



The Corporation of the Town of Milton

Report To: Committee of Adjustment and Consent

From: Rachel Suffern, MPA, M.Sc. (PI), MCIP, RPP

Date: October 24, 2024

File No: A24-050/M

Subject: 8490 Parkhill Drive

Recommendation: THAT the application for minor variance **BE APPROVED SUBJECT TO THE FOLLOWING CONDITION:**

1. That the applicant obtain Site Plan Approval within two (2) years from the date of decision.

General Description of Application

Under Section 45(1) of the Planning Act, the following minor variances to Zoning By-law 016-2014, as amended, have been requested:

- Allow a maximum height of 20.64 metres, whereas the Zoning By-law currently permits 15 metres (an increase of 5.64 metres).
- Allow one loading space, whereas the proposed gross floor area proposed requires two loading spaces (a reduction of one loading space).

The subject property is known municipally as 8490 Parkhill Drive. It is located east of Regional Road 25 at the south-west corner of High Point Drive and Parkhill Drive. Surrounding land uses include general industrial and service commercial. The subject lands currently contain an existing hotel (Home 2 Suites by Hilton), with 200 rooms, and an access onto Parkhill Drive.

Through a concurrent Site Plan Application (File No. SP-16/24), the applicant is proposing a new six-storey hotel, with 90 rooms, at the south-east corner of the subject lands. The development will result in the new hotel and minor modifications to the site layout (i.e. parking areas) - no physical impact to the existing hotel is proposed.

Official Plan Designation (including any applicable Secondary Plan designations)

In accordance with the Provincial Policy Statement (2020) in-effect at the time of this report being prepared, the subject property is designated as Office Employment Area on Schedule B - Urban Land Use Plan within the Town of Milton Official Plan. The lands are further designated as Office Employment Area on Schedule C.2.B - Milton 401 Industrial/Business Park Secondary Plan within the 401 Industrial Business Park Secondary Plan.

Official Plan Designation (including any applicable Secondary Plan designations)

Section 3.7.3.3 of the Official Plan permits a range of uses within the Office Employment designation, including convention facilities and hotels.

Section 3.7.3.4 speaks to development criteria within the Office Employment Area:

- a) The proposed uses will contribute to the vibrancy of the area;
- b) The development will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- c) The development will be planned to provide maximum pedestrian accessibility to surrounding areas;
- d) The development will conform with Section 2.8 - Urban Design of this Plan;
- e) Elements of the public realm will be improved as a condition of development/redevelopment; and,
- f) The uses are designed and located to minimize impacts on adjacent residential areas through buffering and landscaping treatments.”

Planning Staff is satisfied that the proposal is in conformity with the above-noted development criteria. The proposed hotel will maximize the use of the site and will generate local employment opportunities which contributes to the vibrancy of the area. Through the concurrent Site Plan Application, the applicant provided a Transportation Impact Study (TIS), prepared by Tatham Engineering Limited. The TIS demonstrated that the proposal will not create an unreasonable impact to adjacent road networks. Further, the subject lands are within the Milton Transit service area which provides alternatives to personal vehicular travel. With respect to pedestrian accessibility, there is a municipal sidewalk located on the east side of Parkhill Drive and the site provides established paths of travel for pedestrians. Urban Design Staff are satisfied that the proposal conforms to the urban design principles within the Official Plan, enhances the existing public realm, and provides transitional built form between the industrial and service commercial uses.

Furthermore, Section C.2.4.5.1 of the 401 Business Park / Industrial Secondary Plan directs proposals to have regard for the Urban Design Guidelines for the Planning District. The applicable Milton 401 Industrial / Business Park Urban Design Guidelines states:

Section 4.1.1: “Building Heights should be determined on an individual basis according to site, adjacent development and impact on views to the Escarpment.”

Section 4.1.2: “Building Heights taller than four stories should be examined for their impact on visibility to the Escarpment. Buildings are not recommended to exceed six storeys in height.”

Based on the aforementioned, Planning Staff is satisfied that the proposal is in conformity with the Town of Milton Official Plan and 401 Business Park / Industrial Secondary Plan.

Zoning

The subject lands are zoned as Employment (EMP-2) within the Town of Milton Urban Zoning By-law 016-2014, as amended. The EMP-2 Zone permits a range of uses such as a convention centre, banquet facility and hotel.

The proposal complies with all provisions of the EMP-2 Zone, with the exception of the relief being requested:

Variance No. 1 - Maximum Building Height

Section 8.2 Table 8B of the Zoning By-law, as amended, permits a maximum building height of 15 metres. To accommodate the proposed six storeys, the applicant is requesting a maximum height of 20.64 metres (an increase of 5.64 metres).

Variance No. 2 - Required Loading Spaces

Section 5.11 Table 5J of the Zoning By-law, as amended, requires that two loading spaces be provided based on the proposed gross floor area. Based on the anticipated demand of the loading spaces, the applicant is requesting permission to have one loading space (a reduction of one loading space).

Consultation

Public Consultation

Notice for the hearing was provided pursuant to the Planning Act on October 09, 2024. As of the writing of this report on October 16, 2024, Staff have not received any comments from members of the public.

Agency Consultation

No objections were filed with respect to the variance application from Town Staff or external agencies.

Development Services Comments

The applicant is proposing to construct a six-storey hotel on the south-east quadrant of the subject lands. There is an existing six-storey hotel located on the northern portion of the subject lands. An access from Parkhill Drive is existing, which will service both the existing and proposed hotels.

Variance No. 1 - Maximum Building Height

The applicant is seeking a maximum building height of 20.54 metres to accommodate the proposed six storey hotel. Staff have reviewed the applicable Urban Design Guidelines noted above and is satisfied that the proposal achieves the direction. The proposed six-storey hotel will not negatively impact the subject lands, those adjacent, or views of the Niagara Escarpment. Staff note that the existing hotel on the site, along with the hotel immediately to the north (Holiday Inn



Consultation

and Express Suites), have heights of 21 metres. Therefore, the proposed height is not deviating from existing built-form and heights within the Secondary Plan area. Furthermore, the additional height is not anticipated to impact the site, or those adjacent, beyond what is permitted as-of-right.

Variance No. 2 - Required Loading Spaces

The applicant is requesting to reduce the number of loading spaces required for the proposal. One loading space is proposed, whereas the applicable gross floor area requires two loading spaces. The applicant has indicated that the brand standard only requires one space and operationally, would be sufficient. Transportation Planning Staff offered no objection to the reduction.

Based on the above-noted analysis, Planning Staff offers no objection to the approval of this application. The minor variances are minor in nature, desirable for the development of the subject lands, maintain the intent of the Zoning By-law and conform to the Official Plan.

Respectfully submitted,

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For questions, please contact:

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Attachments

Figure 1 - Concept Plan (dated August 15, 2024)