



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: March 25, 2024

Report No: DS-015-24

Subject: Z-01/24 - 1000337795 Ontario Inc. (245 Commercial Street) - Technical Report

Recommendation: THAT Staff Report DS-015-24 outlining an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to introduce Medical Clinic use on the subject lands BE APPROVED;

THAT staff be authorized to bring forward an amending Zoning By-law in accordance with the draft By-law attached as Appendix 1 to Report DS-015-24 for Council adoption;

AND THAT the Commissioner of Development Services forward this report to the Provincial Ministers of Health, Education, Transportation and Infrastructure and Metrolinx with a request to review and plan for future Milton District Hospital, school and transportation expansions;

AND FURTHER THAT the Commissioner of Development Services forward a copy of the Report and Decision to the Region of Halton for their information.

EXECUTIVE SUMMARY

The applicant has applied to amend the Town of Milton Zoning By-law 016-2014, as amended, for the lands municipally known as 245 Commercial Street. The proposed amendment introduces Medical Clinic uses to the site specific Residential Low Density III (RLD3*120) zone and establishes a site specific parking rate.

All internal Town of Milton departments and responding external agencies have provided correspondence to Town Planning Staff indicating their support for the application as currently presented. Planning Staff have reviewed all of the documentation, plans and comments provided to date and is of the opinion that the application as submitted is prepared in a manner that would allow it to be considered by Town Council for approval.

REPORT

Background

Owner: 1000337795 Ontario Inc., 245 Commercial Street, Milton, Ontario

Applicant: Urban in Mind, 3390 South Service Road, Burlington, Ontario

Location/Description:

The subject lands are located in Ward 1 and are municipally known as 275 Commercial Street. The property is generally located east of Ontario Street South and north of Derry Road. The subject lands comprise an area of approximately 1.43 hectares (3.53 acres). The subject lands currently contain a 1,158.70 square metre building which accommodates various office uses permitted within the site specific Residential Low Density III (RLD3*120) Zone (i.e. accounting, a regulated health professional, and insurance).

Surrounding land uses include low density residential subdivisions, natural heritage systems to the rear (including a tributary of Sixteen Mile Creek), and J.M. Denyes Public School to the west.

A Location Map is included as Figure 1 to this report.

Proposal:

The applicant is seeking an amendment to the Town of Milton Zoning By-law 016-2014, as amended, to introduce medical clinic permissions with a maximum gross floor area of 190 square metres, along with a site-specific parking rate. No physical changes are proposed on-site as a result of this application. If approved, a portion of the existing gross floor area that is currently being used for permitted office uses will be converted to medical clinic uses.

A Site Plan is included as Figure 2 to this report.

The following information has been submitted in support of this application:

- Site Plan, prepared by Urban in Mind, dated November 16, 2023;
- Floor Plans, prepared by Fine Lines Design, dated December 22, 2023;
- Planning Justification Report, prepared by Urban in Mind, dated February 21, 2024;
- Traffic Opinion Letter, prepared by CGC Transportation Consulting, dated January 16, 2024; and,
- Draft Zoning By-law Amendment.

Discussion

Planning Policy:

The subject lands are designated as Residential Area on Schedule B - Urban Area Land Use Plan of the Town of Milton Official Plan. Through Section 3.2.2 (i), the Residential Area designation permits local commercial uses, such as limited convenience commercial and

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office uses that provide services to the needs of residents in adjacent neighbourhoods. Sections 3.2.3.6 and 3.2.3.7 provides direction for local commercial uses as it relates to siting and integration with adjacent residential uses - including, minimizing traffic impacts, providing adequate on-site parking, and ensuring there is a need locally for the proposed service.

It is the opinion of Planning Staff that the proposal conforms to the above-noted policy direction.

The Ontario Medical Association (2024) has identified a shortage of medical professionals within the province - therefore, the proposed Medical Clinic use being introduced through this application will contribute to the availability of healthcare services within the Milton community.

Through the Traffic Opinion Letter, prepared by CGC Transportation Consulting, the applicant has demonstrated that any traffic generation associated with the proposed Medical Clinic use will be negligible in relation to what currently exists. Further, the existing parking stock has been deemed satisfactory in relation to the site's existing gross floor area and the conversion of space to a Medical Clinic use.

Planning Staff have reviewed the application against the Provincial Policy Statement, Growth Plan, and the Halton Region Official Plan. Both Town Staff and agency partners are satisfied that the application for a zoning by-law amendment, as presented in this report, conforms to the applicable Provincial, Regional and Town land-use planning policies and regulations.

Zoning By-law 016-2014, as amended:

The subject lands are currently zoned Residential Low Density III (RLD3*120) which only permits Office uses. The current application proposes to amend the site specific provisions to allow a maximum gross floor area of Medical Clinic uses, along with establishing a site specific parking rate.

Staff note that through the current RLD3*130 provisions and definition of 'Office' use within the Zoning By-law 016-2014, as amended, a Regulated Health Practitioner is permitted but limited to one employee. Given the applicant intends to permit additional practitioners and employees within the existing multi-unit building, Medical Clinic use must be formally established as a stand-alone use within the applicable zone.

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Site Plan Control:

Given that there is no physical development proposed through this application, Site Plan Control is not applicable. Should an expansion of the building or parking area be proposed in future, Site Plan Approval may be required.

Public Consultation and Review Process:

Notice of a Public Meeting was provided pursuant to the requirements of the Planning Act on February 8, 2024. Signage was posted on the property along Commercial Street and personal notice was provided by mail to all residents within 200 metres of the subject lands. The statutory Public Meeting was held on March 5, 2024. One member of the public provided written correspondence in advance of the Public Meeting.

Agency Consultation:

The application submission, including all supporting documents, were circulated to internal and external commenting agencies. Town Departments, School Boards and other agencies offered no objection to the application.

Summary of Issues:

The following issues and concerns were noted by residents, members of Council and staff through the application process.

Parking

A resident expressed concerns about the existing parking supply and potential overflow parking resulting from the proposed Medical Clinic use. The applicant provided a Traffic Opinion Letter, prepared by CGC Transportation Consulting, which reviewed the existing parking supply in relation to the mix of uses and gross floor area; it was determined that the existing parking supply of 38 spaces was sufficient in regard.

Town Transportation Staff have reviewed with the Traffic Opinion Letter and is satisfied that the proposal provides adequate parking on site.

Traffic Impacts

A resident expressed concerns about the potential traffic impacts from the proposed Medical Clinic permissions. The applicant provided a Traffic Opinion Letter, prepared by CGC



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Transportation Consulting, which contemplated the nature of the Medical Clinic use and potential traffic generation; it was determined that any traffic generation associated with the Medical Clinic use will be negligible in relation to uses currently existing on the site.

Town Transportation Staff have reviewed with the Traffic Opinion Letter and is satisfied that the proposal provides adequate parking on site.

Natural Heritage System

Concern was expressed regarding the development's potential impact on the Natural Heritage System located to the rear of the subject lands. Given that there is no physical development associated with this application, Halton Region offered no objection to the approval of this application as there is no impact anticipated on the adjacent Natural Heritage System area.

Conclusions:

Based on the aforementioned, Planning Staff is satisfied that the proposed zoning by-law amendment is consistent with the applicable Provincial Policy and conforms to both the Region of Halton and Town of Milton Official Plans. Therefore, Planning Staff recommend approval of the draft zoning by-law amendment.

Financial Impact

There is no financial impact associated with this report.

Respectfully submitted,

Jill Hogan, MCIP RPP
Commissioner, Development Services

For questions, please contact: Rachel Suffern, MPA, M.Sc., Phone: Ext. 2263
MCIP, RPP

Planner - Development Review



Attachments

- Figure 1 - Location Map
- Figure 2 - Site Plan
- Appendix 1 - Proposed Zoning By-law

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.