Proposed Tru by Hilton Hotel

99 Millennium Parkway,
Belleville, ON
27th May 2020
Project Description

- The proposed development is a new five storey Tru by Hilton Hotel with 95 rooms. The building will have a gross floor area of 4195.56 m².

- The site will contain 119 parking spaces. The property boundary will include new planting buffering the hotel from neighboring properties.

- The building will be of contemporary design with EIFS finishes. The west entrance will include a guest drop off a porte-cochere.

- The proposed building will be serviced by new municipal water and sewer.

- The subject lands will require rezoning to allow for a hotel use.
The Provincial Policy Statement (PPS)

The vision of the PPS is to build strong communities and facilitation of long-term economic growth through efficient development and land use patterns. 

Section 1.1.1 promotes the following policies for sustaining health, liveable and safe communities:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.
- Accommodating an appropriate range and mix of residential..., employment (including industrial and commercial); institutional..., recreation, park and open space, and other uses to meet long-term needs.
- Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Policy 1.1.3.2 provides that land use patterns within settlement areas shall be based on densities and a mix of land uses which: Accommodating an appropriate range and mix of residential..., employment (including industrial and commercial); institutional, recreation, park and open space, and other uses to meet long-term needs

- Efficiently use land and resources.
- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.
- Support active transportation. The subject site is 5 minutes walking distance from Route 4 which connects to Quinte mall.
City of Belleville Official Plan (2018)

- The subject land is designated commercial in the City of Belleville Official Plan in accordance with sections 3.1.2(c) and 3.1.2(d).

- The proposed development is in the Bell Boulevard Area. Belle Boulevard is one of four distinct areas of major commercial activity. Hotel use is permitted in the Bell Boulevard area (Section 3.9.2.b).

- The Bell Boulevard area’s role as a major focus of employment and retail activity within the region would be enhanced through development of retail, highway commercial and recreational commercial uses. As a gateway to the community, the image of the Bell Boulevard area should be enhanced through policies emphasizing a high level of urban design, co-ordination of separate developments to function cooperatively, landscaping and efficient traffic circulation (Section 3.9.2.a).

- The proposed 5 storey hotel building with high level of urban design, coordinated landscaping and functional vehicular circulation would create landmark for the commercial area of Bell Boulevard.
Site and Surrounding Area

- The subject site is located north of highway 401 on Millennium Parkway between Cloverleaf Dr. and Sidney Street.
- The total site is approximately 0.61 ha area, with land covered with grass.
- The subject lands are currently undeveloped and do not contain any existing buildings or structures.
- The property is surrounded by Millennium Parkway and Vacant land to the south. Low rise residential to the north. Community living on adjacent properties to the west and medical services on the adjacent properties to the east.

*Figure 1*

Property as seen from Millennium Parkway
Site and Surrounding Area

Figure 2. Aerial Picture of Surrounding Context

Figure 3. Neighboring Buildings
The proposed Zoning By-law Amendment is required to rezone the lands from “Service Industrial (SI-2-h)” Zone to Highway Commercial (C1) zone as the current zoning does not permit a hotel use under the provisions of the Thurlow Zoning By-law (3014), as amended with site-specific development standards are required to facilitate the construction of the proposed Hotel.

- Reduction in a Minimum required front yard setback from 12.0m to 5.05 m
- Reduction in a Minimum required side yard setback from 6.0m to 4.589 m
- Increase in Maximum permitted height from 11.0 m to 17.7 m
- Reduction in Landscaping strip for north of the subject property from 3.0 m to 1.2
- Reduction in parking space width from 3.0 m to 2.4 m
- Reduction in parking drive aisle width from 7.0 m to 6.7 m
Site Plan

Property Details:

- The Property is located at the north side of the Millennium Parkway.
- Total Site Area: 6092 sq m
- Frontage: 53.42 m
- Coverage: 839.11 sq m (13.77%)
- Landscaped Area: 867.39 sq m (14.23%)
- Parking exceeds the minimum requirement with 119 spaces.
- The site is proposed to have one vehicular access point.
- The entrances also acts as a Fire Route for the Site.
- The fuel storage tanks and truck lay-by area would be located to the rear of the property along with the Moloks, away from the street edge.
Proposed Hotel Amenities:

- Lobby
- Lounge
- Fitness Room
- Meeting Room
Typical Second to Fifth Floor Plan

Proposed Hotel Includes: 95 Rooms
- 57 King Suites
- 29 Double Queen Suites
- 5 King Accessible Suites
- 4 Double Queen Accessible Suites

Typical Double Bed Room
- Queen Size beds
- Mini fridge
- TV
- Bathroom
- Work Area
- Closet
Proposed Elevations

West Elevation

South (Street) View Elevation

East Elevation

North Elevation
Perspective Views

View from Millennium Parkway

View from Millennium Parkway

North-West View

Aerial View