

# Statutory Public Meeting & Recommendation Report

## Application for a Zoning By-law Amendment

**Applicant:** Better Life Retirement Inc. (c/o Design Plan Services)

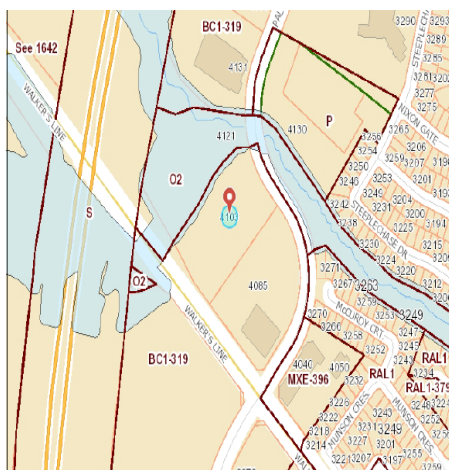
**Address:** 4103 Palladium Way

**File:** 520-09/19

**Date:** September 15, 2020



## Overview of Development Site



- Site Area: 1.48 ha
- Surrounding Uses:
  - North: Appleby Creek, Hwy 407
  - South: Provincial Courthouse at 4085 Palladium
  - East: Palladium Park, Alton Village Public School, residential neighbourhood
  - West: currently being developed



## Burlington Official Plan & Zoning By-law



### Existing Land Use Designation:

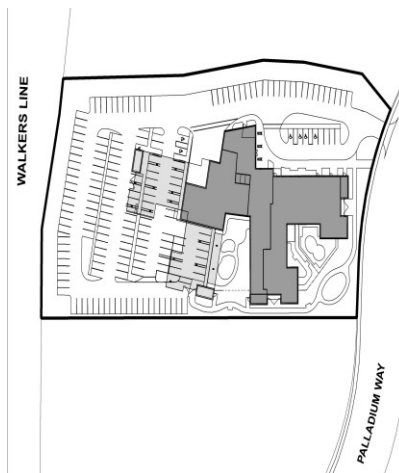
- Employment Lands – Business Corridor

### Existing Zoning:

- Business Corridor with a site-specific exception (BC1-319)



## The Application



- To amend the Zoning By-law to permit the use of a Long-Term Care Facility (LTCF) with ancillary uses in the BC1 Zone
  - A 6-storey LTCF, containing 288 beds and ground floor ancillary uses, including Daycare Centre, Adult Day Program, medical clinic with pharmacy, convenience restaurant
- Institutional uses, including LTCFs and Daycare Centres, are permitted in all designations including certain Employment Lands subject to a Zoning By-law Amendment



## Public Consultation

- Pre-application Neighbourhood Meeting held in July 2019
- Application deemed complete in October 2019 and Notice sign posted on site in November 2019
- Public circulation mailed to properties within 120m in December 2019
- Public comments are attached as Appendix C to report PL-20-20, which includes 3 written comments from 3 correspondents
- Main themes:
  - Concerns about height of the building
  - Concerns over potential noise impact



## Recommendations

- Staff's analysis of the application for a Zoning By-law Amendment considered the applicable policy framework and comments submitted by technical agencies and the public. Staff finds the application to be consistent with Provincial, Regional, and City policy frameworks
- Staff recommends approval of the rezoning application as outlined in Appendix B of Report PL-20-20