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**Presentation Notes - TJ Cieciora, Design Plan Services Inc.
City of Burlington, Community Planning, Regulation & Mobility Cttee.
September 15th, 2020, 1:00pm
DPS File 1942
Burlington Staff Report PL-20-20
Statutory Public Meeting and Recommendation Report for approval of
zoning by-law amendment to permit a long term care facility at 4103
Palladium Way, Burlington**

1. Introduction - TJ Cieciora, Planner & Principal, Design Plan Services Inc. as the Planner here on behalf of Better Life Retirement Residence Inc., the owner of the subject property.
2. General Overview of the Application and Subject Site
 - a. North side of Palladium Way
 - b. East of Walkers Line
 - c. Adjacent to the Courthouse Building
3. Proposed Zoning by-law amendment to permit a 6 storey building for a Long Term Care Facility that will include 288 beds and some associated ancillary uses in approximately 19,000 sq m of floor area.
 - a. This facility will be receiving 93 existing beds from the current Maple Villas facility located in Downtown Burlington which is owned by Better Life Retirement Residence Inc. (same owner as subject site). The existing beds at Maple Villa are being relocated here due to that building reaching the end of its life cycle, plus additional beds to meet demand.
 - b. In addition, this proposed use will still have an employment component that fits within the employment designation of this and some surrounding land.
 - c. Note that the proposed use is permitted within this (and all) designations within the City and no Official Plan Amendment is required.
4. We want to thank Planning and other City staff who worked with us on this proposal, from pre-consultation to today. We concur with the recommendations in the Staff Report.
5. We want to thank Councillor Bentivegna who has worked with us from the beginning and throughout the process to ensure the ward's residents are aware of and had input into

the proposal. Note that the public open house held in July of 2019 saw positive response from the Community and no objections were raised at that meeting.

6. It is our opinion that the proposed zoning amendment meets all the applicable Official Plan Policies of the City and Region, and meets all the Provincial Policies and Plans and represents good planning.
7. This proposal will bring a much needed facility to this area of Burlington and provide a facility regulated by the Ministry of Health and Long Term Care.
8. That concludes our comments and we are happy to answer any questions.