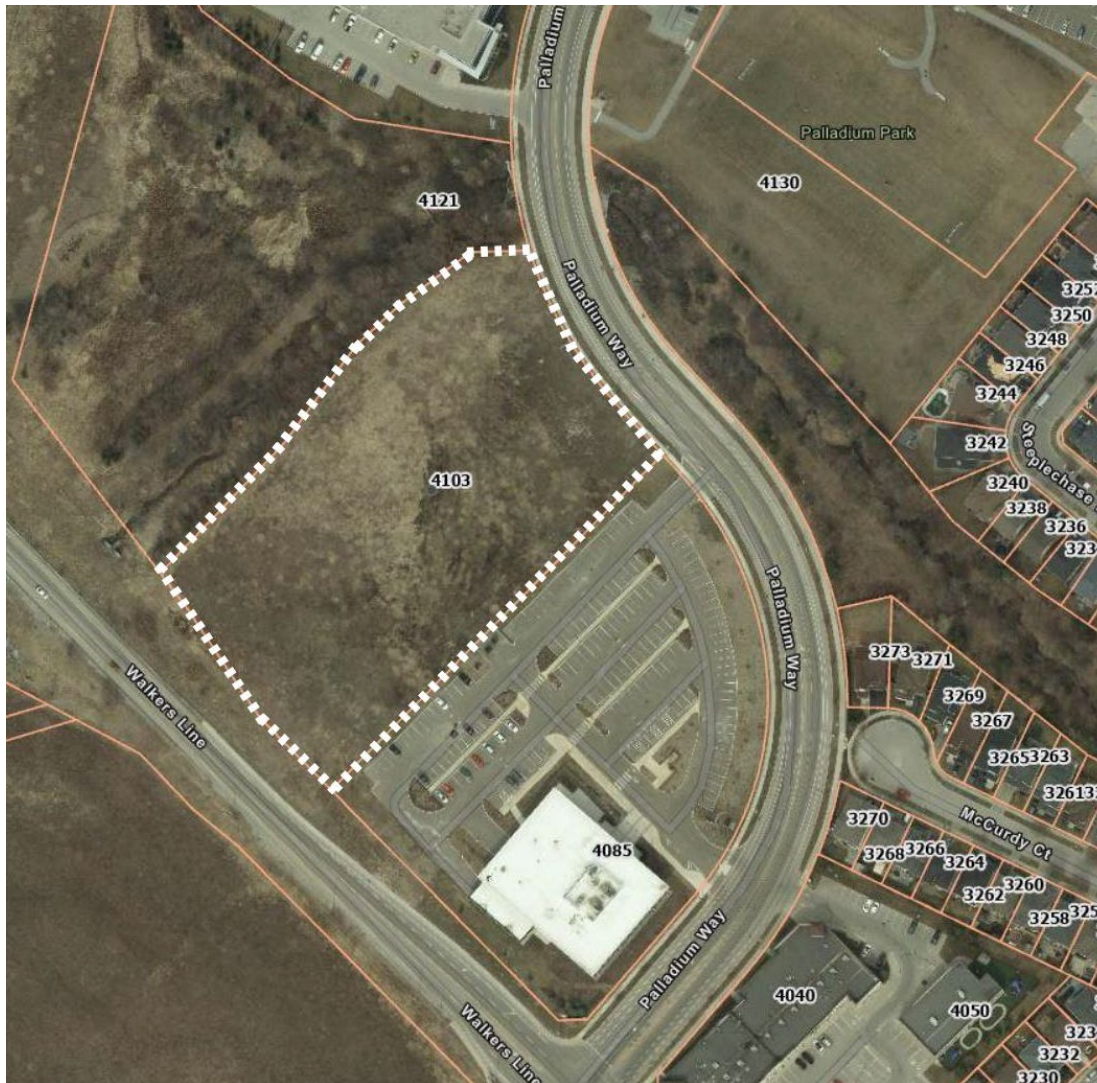


Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: Millington & Associates Inc.
Addresses: 4103 Palladium Way
Files: 505-02/22 & 520-03/22
Date: September 13, 2022
Report: PL-50-22

Overview of Development Site



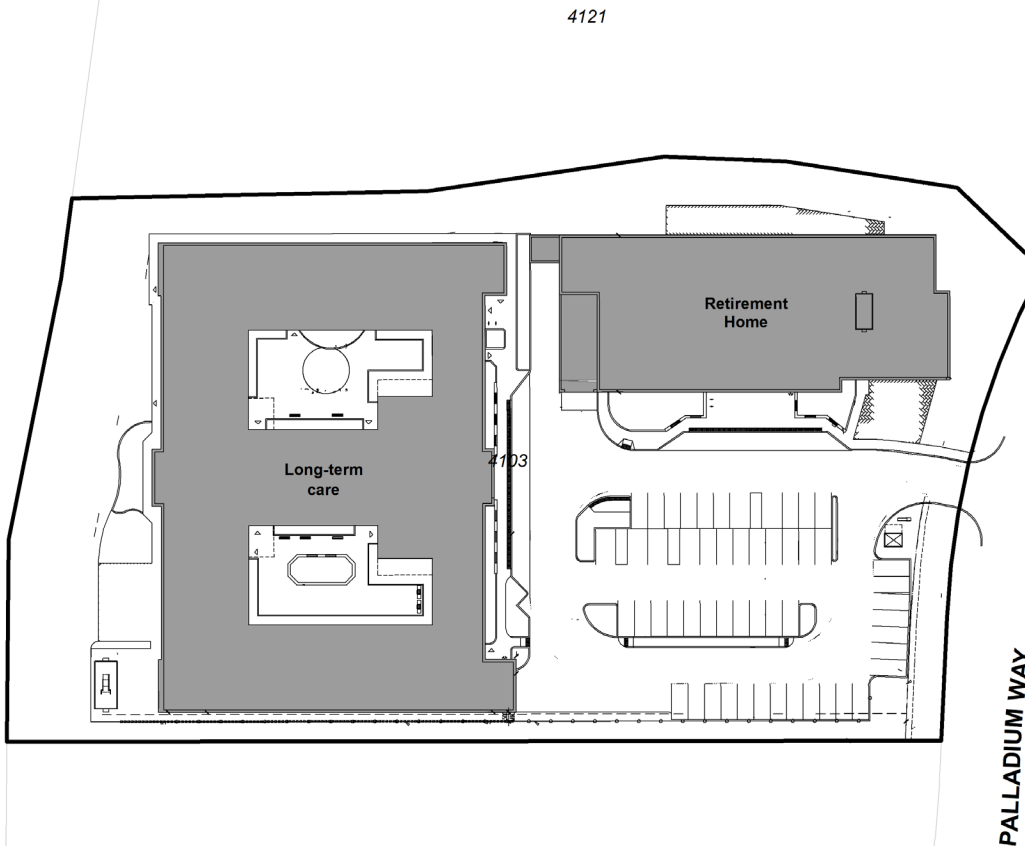
Site Area: 1.48 hectares

Policy Context

- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

The Application

- A five (5) storey Long Term Care Facility building containing 256 beds and a six (6) storey Retirement Home building containing 115 units fronting onto Palladium Way



Burlington Official Plan (1997, as amended)

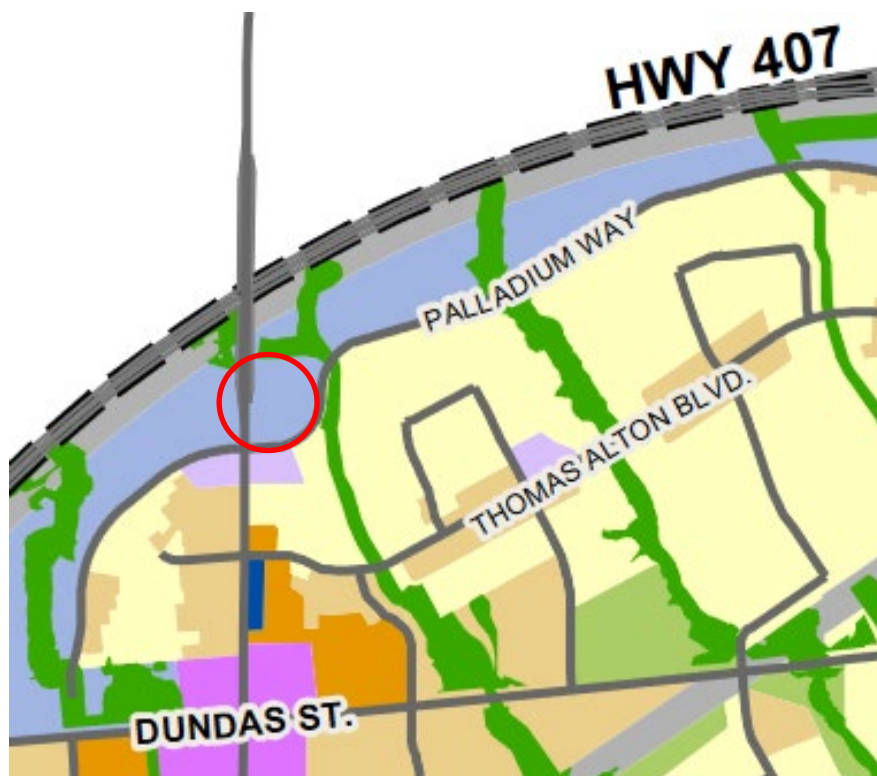
Current Official Plan Designation: Business Corridor



	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	Business Corridor
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor
	Mixed Use Corridor - Employment
	Greenlands
	Major Parks and Open Space

Burlington New Official Plan (2020)

New Official Plan Designation: Business Corridor



MIXED USE INTENSIFICATION AREAS

Urban Centres

Mixed Use Nodes and Intensification Corridors

Mixed Use Commercial Centre

Neighbourhood Centre

Local Centre

Employment Commercial Centre

Urban Corridor

Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS

Residential - Low Density

Residential - Medium Density

Residential - High Density

EMPLOYMENT LANDS

General Employment

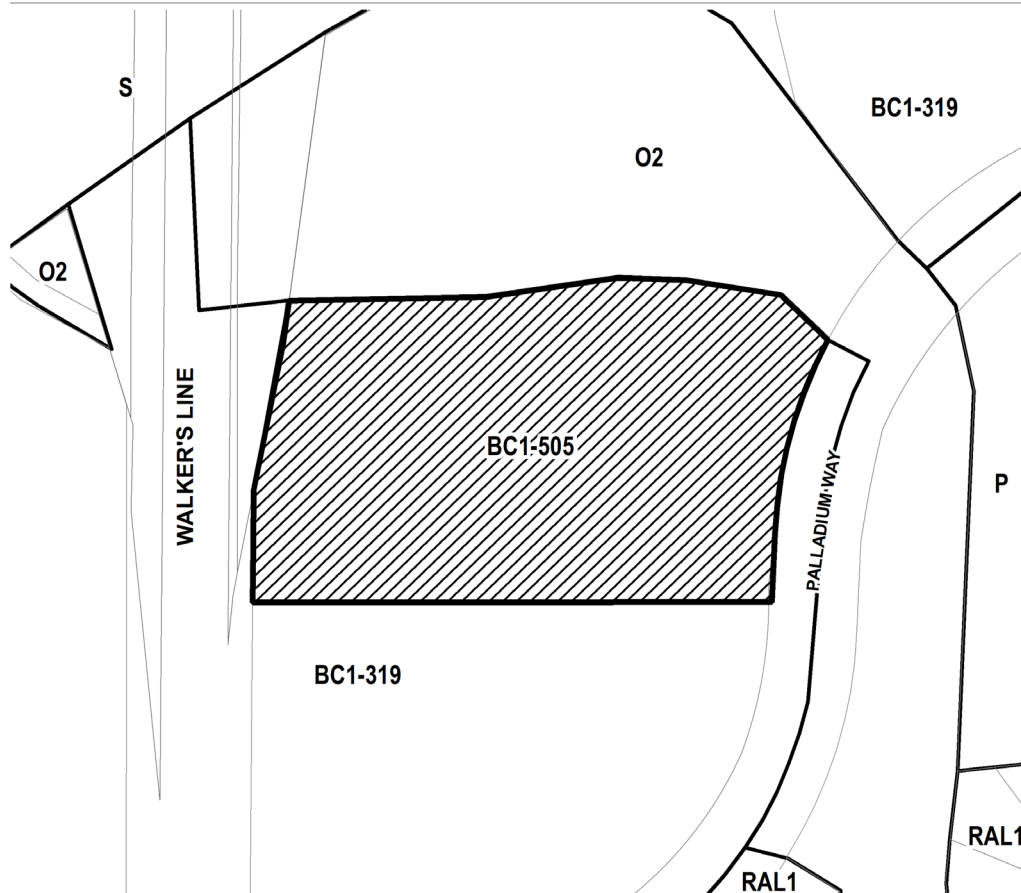
Business Corridor

Burlington Zoning By-law



SUBJECT PROPERTY

File Nos. 505-02/22 and 520-03/22



Existing zoning:

Business Corridor (BC1-505)

- Zoning exception number 505 permits for additional uses including a Long Term Care Facility and related accessory uses
- Proposing to amend the BC1-505 zoning of the site to allow for the proposed Retirement Home use.

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on March 30, 2021
- Notice signs have been posted on the subject lands
- A public notice of the Zoning By-law amendment application and today's meeting details have been mailed to 51 members of the public.
- no written public comments have been received by staff with respect to the subject application since the writing of the report. If comments are received, these will be included as part of a subsequent report to City Council.

Next Steps

- Technical and public comments will continue to be received, and a fulsome review and analysis will be completed.
- Staff is requesting direction to continue to review the subject application to bring a subsequent report to City Council in the future outlining staff's recommendation and an analysis of the proposal based on applicable planning policies.

For more information:

Contact: Mariana Da Silva, Planner I

E: mariana.dasilva@burlington.ca

Visit the City's website:

www.burlington.ca/4103palladium