

CPRM September 13, 2022
PL-50-22
Delegation material from
Design Plan Services Inc.

4103 Palladium Way Better Life Residences Proposed Retirement Home

Community Planning, Regulation & Mobility Committee Presentation

September 13th 2022



EspositoArchitects



DESIGN PLAN SERVICES
TOWN PLANNING CONSULTANTS

Context Plan

EspositoArchitects

4103 PALLADIUM WAY



CONTEXT PLAN

OVERVIEW OF WHERE THE SITE IS LOCATED IN THE LARGER CONTEXT OF THE NEIGHBOURHOOD

Site Plan In Context



EspositoArchitects

4103 PALLADIUM WAY
URBAN DESIGN BRIEF



BETTER LIFE MAPLE VILLA

PALLADIUM WAY, BURLINGTON, ONTARIO

SITE PLAN
CONTEXT

Aerial View of Proposed Development

EspositoArchitects

4103 PALLADIUM WAY
URBAN DESIGN BRIEF



APPLEBY CREEK
TREE LINE

PATIO

COURTYARD B

VARIETY OF PLANTINGS
ALONG FACADES
PATIO

COURTYARD A

TREE LINE

FENCE & TREE
LINE

CONCEPTUAL
LANDSCAPE PLAN

Aerial View from Palladium Way Looking West

Please note: Plans are preliminary and will be subject to change

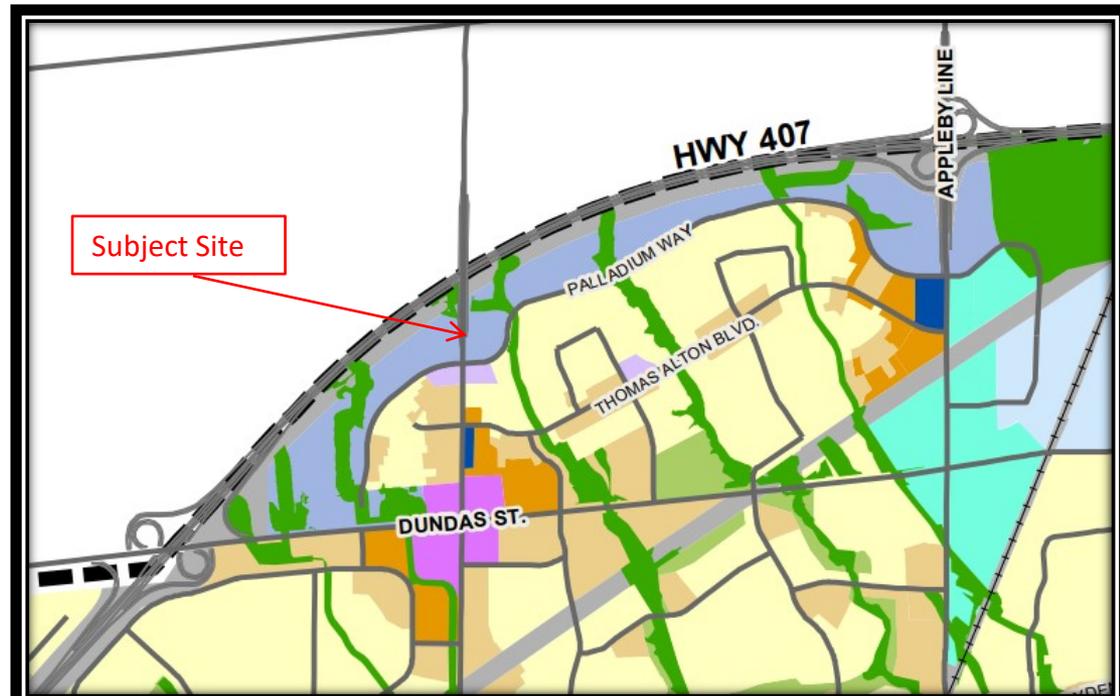


View From Site Entrance

Please note: Plans are preliminary and will be subject to change



City of Burlington Official Plan & Current Zoning



City of Burlington	
Legend	EMPLOYMENT LANDS
MIXED USE INTENSIFICATION AREAS	General Employment
Urban Centres	Business Corridor
Mixed Use Nodes and Intensification Corridors	NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE
Mixed Use Commercial Centre	City's Natural Heritage System
Neighbourhood Centre	Major Parks and Open Space
Local Centre	MINERAL RESOURCE EXTRACTION AREA
Employment Commercial Centre	
Urban Corridor	INFRASTRUCTURE AND TRANSPORTATION CORRIDORS
Urban Corridor - Employment	
RESIDENTIAL NEIGHBOURHOOD AREAS	CONTEXTUAL REFERENCES
Residential - Low Density	Municipal Boundary
Residential - Medium Density	Urban Boundary
Residential - High Density	Urban Growth Centre Boundary
	Special Street (Tremaine Dundas Secondary Plan)

Regional Official Plan Amendment No. 48

The ROPA No. 48 was approved by the Minister of Municipal Affairs and Housing on November 10, 2021. As a result, the Subject Property is no longer designated "Employment Area".

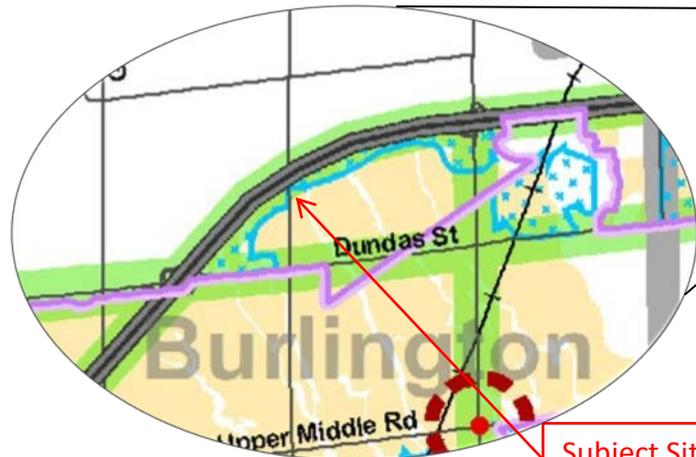
Map 1h shows the Subject Property has been removed from the "Employment Area" designation.

Map 1h
Regional Urban Structure
Approved 2021-11-10

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The geographic extent and boundary of the Urban Area, and the geographic extent and classification of the Corridors, as shown on this map are subject to revision through the current municipal comprehensive review.

The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.



Subject Site



Job Creation

Development Type	# of Jobs
Retirement Housing	36 (Full Time)
	26 (Part Time)
Long Term Care Facility	165 (Full Time)
	157 (Part Time)
Total Jobs Created	384

Ontario Adding 195 New Long-Term Care Spaces in Burlington

Project involves the construction of a new 288-bed home

BURLINGTON (November 20, 2020) — The Ontario government is moving forward with a new long-term care home project at Maple Villa Long Term Care Centre in Burlington to help reduce local waitlists and improve the quality of care and quality of life for our seniors. This initiative is part of the 2020 Budget, Ontario's Action Plan: Protect, Support, Recover, a comprehensive action plan to respond to the serious health and economic impacts of COVID-19.

Details were provided today by Jane McKenna, MPP for Burlington and Parliamentary Assistant to the Minister of Labour, Training and Skills Development.

Maple Villa Long Term Care Centre has been approved for the development of 195 new spaces and the upgrade of 93 existing spaces. This project will involve the construction of a new 288-bed home in Burlington and will be part of a campus of care.

"Protecting our loved ones and ensuring they receive the care they deserve is at the centre of everything we do," said Minister Merrilee Fullerton, Minister of Long-Term Care. "With this announcement, our government is taking another step towards creating a 21st century long-term care sector that provides the highest quality of care for our most vulnerable people, where and when they need it."

"Too many seniors in our community are on waiting lists for long-term care. Our government's announcement of 195 new beds and 93 upgraded beds for Maple Villa Long Term Care Centre is good news for Burlington seniors," said Oakville North-Burlington MPP Effie Triantafilopoulos, Parliamentary Assistant to the Minister of Long-Term Care. "More beds at Maple Villa means our seniors will have faster access to compassionate, high-quality care."

Across the province, the Ontario government is moving forward with 29 new long-term care projects, which will lead to an additional 3,000 new and upgraded long-term care spaces. Among the 29 new long-term care projects, 19 will include campuses of care where multiple services are provided for residents on the same site.

QUICK FACTS

- The 29 new projects consist of 2,983 long-term care spaces, including 1,968 new and 1,015 upgraded spaces.
- Ontario is investing \$1.75 billion to create 30,000 beds over ten years. Today's announcement brings the total number of new and upgraded long-term care spaces in the pipeline to 22,368.
- As of June 2020, more than 38,500 people are on the waitlist to access a long-term care bed.
- Ontario is committing to an average of four hours of direct care per day for our loved ones living in long term care homes. Ontario is the first province in Canada to take this important step.
- Ontario's Action Plan sets out a total of \$45 billion in support over three years to make available the necessary health resources to continue protecting people, deliver critical programs and tax measures to support individuals, families and job creators impacted by the virus, and lay the groundwork for a robust long-term economic recovery for the province.

ADDITIONAL RESOURCES

- [Ontario Providing New and Upgraded Long-Term Care Spaces](#)
- [2020 Ontario Budget/Ontario's Action Plan: Protect, Support, Recover](#)
- Visit Ontario's [website](#) to learn more about how the province continues to protect Ontarians from COVID-19.
- [Emergency information and orders](#)

Maple Villa Long Term Care Centre has been approved for the development of **195** new spaces and the upgrade of **93** existing spaces. This project will involve the construction of a new **288**-bed home in Burlington and will be part of a campus of care.

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Building Amenities



LOUNGE



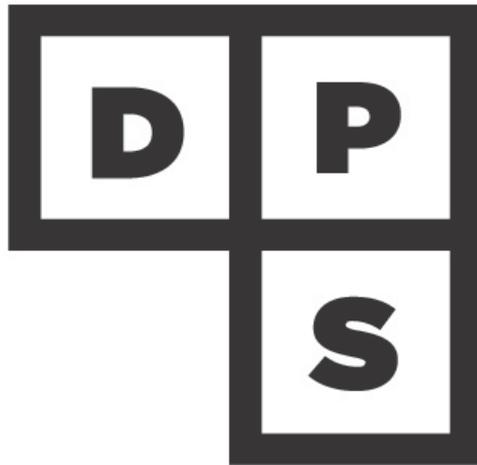
CAFE/PUB



SALON/SPA



GAMES ROOM



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