



Motion Memorandum

SUBJECT: Expedited File for Better Life Retirement Residence – 4103 Palladium Way

TO: **Committee of the Whole**

FROM: Mayor Marianne Meed Ward and Councillor Angelo Bentivegna

Date to Committee: February 1, 2023

Date to Council: February 14, 2023

Motion for Council to Consider:

Direct Community Planning and all applicable development review staff to prioritize the Better Life Retirement Residence – 4103 Palladium Way file in order to meet provincial funding deadlines and ensure viability of project.

Reason:

Better Life Development submitted a combined Official Plan amendment (OPA) and Zoning By-law amendment (ZBA) application for the lands at 4103 Palladium Way. The [project](#) consists of a 5 storey, 256 bed Long Term Care (LTC) facility, and a 6 storey, 115 unit retirement home. The LTC facility will include the relocation of 93 beds from Maple Villa LTC facility, ensuring that Burlington is working to meet the growing demands of more LTC beds for the community.

Better Life Development received funding for the LTC facility from the Ministry of Long Term Care. The Ministry announced in November 2022 that the construction subsidy financing for LTCs will be increasing for projects that commence construction by August 31, 2023.

Following this announcement, Better Life Development staff connected with City of Burlington staff to discuss the project and figure out next steps. A pre-consultation application for Site Plan Approval was submitted December 2, 2022, and the Site Plan application was submitted December 23, 2022.

The OPA, ZBA and Site Plan applications are concurrently under review by staff. Approval of the OPA and rezoning applications is required prior to site plan approval for Better Life Development to meet the Ministry's deadline and receive the additional funding, which is

vital to this project moving forward. Approval of the OPA and rezoning applications would allow for the developer to submit a building permit application, with issuance targeted for late May.

Outcome Sought:

Residents are asking for more retirement homes and long term care facilities be available across the city so that they can spend the later years of their lives in Burlington, and to relocate family members to these facilities so that they are closer to them. By expediting the review of the submitted applications, staff will prioritize 4103 Palladium Way and work with the developer to meet the deadlines set by the provincial government and protect the funding.

Vision to Focus Alignment:

- ☒ Increase economic prosperity and community responsive city growth
- ☐ Improve integrated city mobility
- ☒ Support sustainable infrastructure and a resilient environment
- ☒ Building more citizen engagement, community health and culture
- ☒ Deliver customer centric services with a focus on efficiency and technology transformation

Motion Seconded by: Councillor Angelo Bentivegna, Ward 6
Share with Senior Staff ☒

Approved as per form by the City Clerk,

Reviewed by the City Manager - In accordance with the Code of Good Governance, Council-Staff Relations Policy and an assessment of the internal capacity within the City to complete the work based on a specific target date (quarter/year).

Comments:

City Clerk: Approved as per form.

City Manager: Approved