

AMENDMENT NO.134 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No.134 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to permit a five (5) storey Long Term Care Facility building and a six (6) storey Retirement Home building with associated ancillary uses fronting onto Palladium Way.

2. SITE AND LOCATION

The subject lands are located northeast of the intersection of Walker’s Line and Palladium Way, west of Palladium Way and east of Walker’s Line. The subject lands are approximately 1.48 hectares in size and are currently vacant.

Surrounding land uses consist of a mix of employment uses, parks and open space uses as well as residential uses.

3. BASIS FOR THE AMENDMENT

- a) The application proposes land uses that are consistent with the Provincial Policy Statement (PPS, 2020). The PPS promotes economic development and a mix of housing by providing opportunities for employment and housing for older persons, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses and residents.
- b) Directing intensification within the City’s built-up area and in proximity to transit and convenient access to stores, parks and services assists the City in achieving its intensification targets and meet the intent of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and the Region of Halton Official Plan.
- c) The proposed development is located on lands with adequate infrastructure and in proximity to transit routes and satisfies Official Plan policies to provide employment and housing opportunities on underutilized lands.

- d) The proposed amendment to permit a Long Term Care Facility and a Retirement Home with associated ancillary uses supports the City's Official Plan objective to encourage a wide range of employment uses and residential types while maintaining land use compatibility with the surrounding employment area.
- e) The applicant submitted technical studies with the application that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: None proposed.

Text Change:

The text of the Official Plan of the City of Burlington, as amended, is hereby amended as follows:

By adding the following site-specific policy o) at the end of Part III, Land Use Policies – Urban Planning Area, Section 3.4 Business Corridor Designation, Subsection 3.4.3 Site Specific Policies:

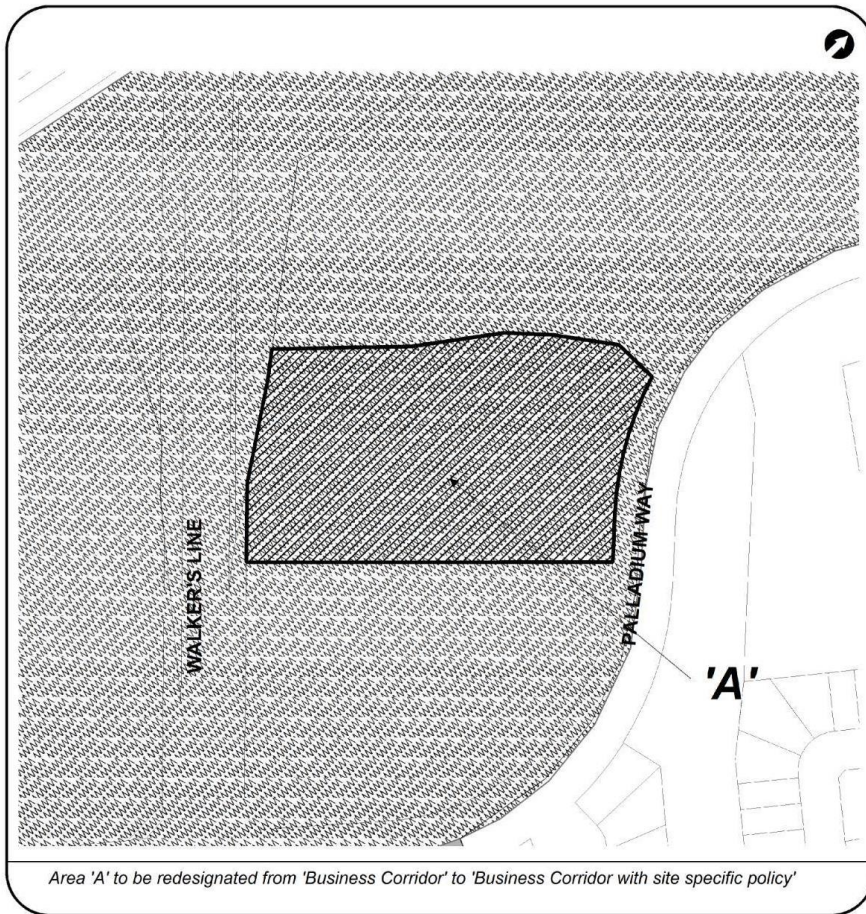
- o) In addition to the uses permitted in Part III, Subsection 3.4.2 a) and e) of this Plan, the property at 4103 Palladium Way *may* permit a Long Term Care Facility and Retirement Home uses with a maximum *floor area ratio* of 1.82:1.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the City of Burlington.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI, of the Official Plan of the City of Burlington.





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MAP 1

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

Legend

-  Business Corridor
-  Residential - Low Density

Date: January 24, 2023
Community Planning Department

