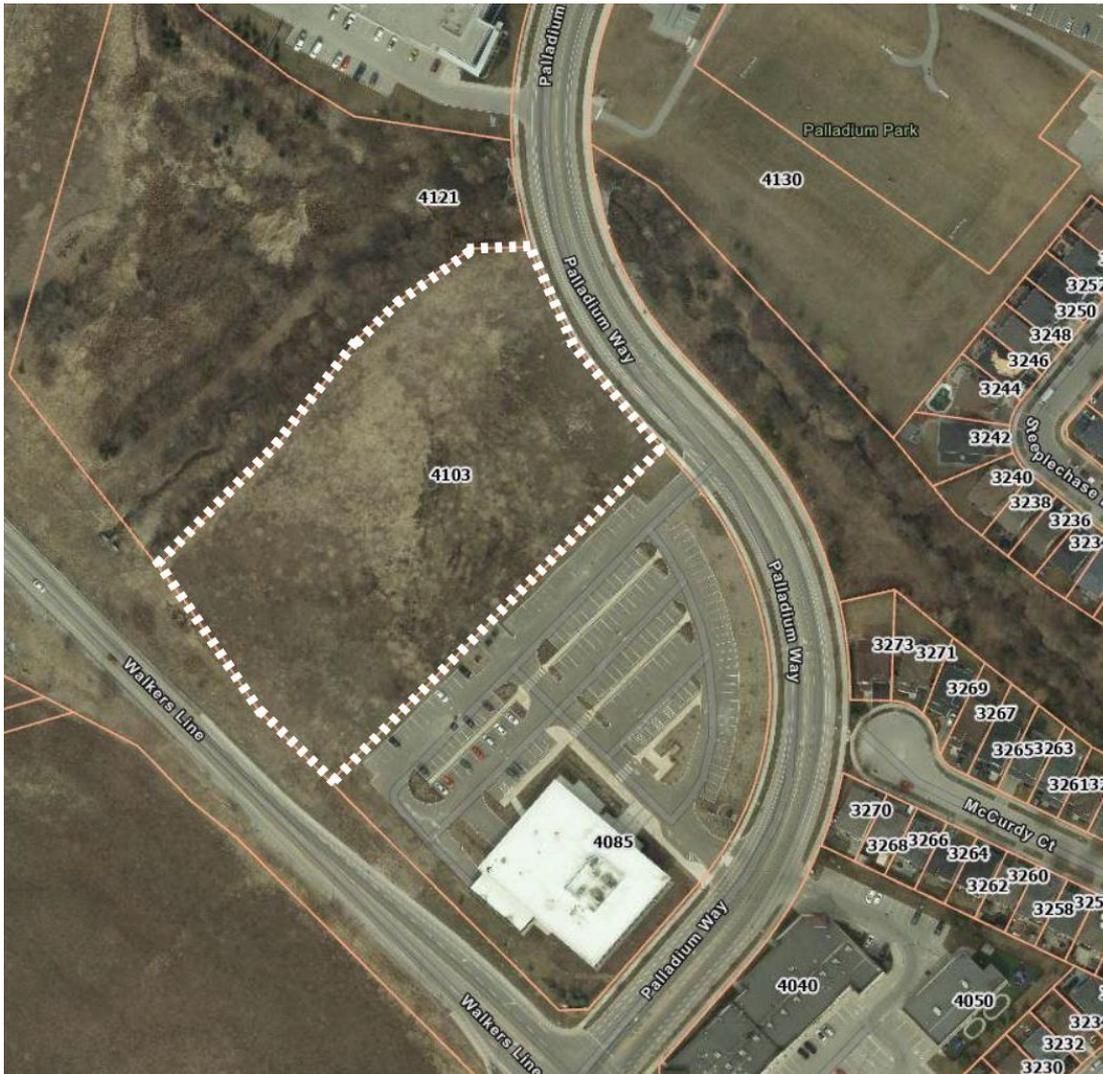


Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: Design Plan Services Inc.
Addresses: 4103 Palladium Way
Files: 505-02/22 & 520-03/22
Date: March 20, 2023
Report: PL-13-23

Overview of Development Site



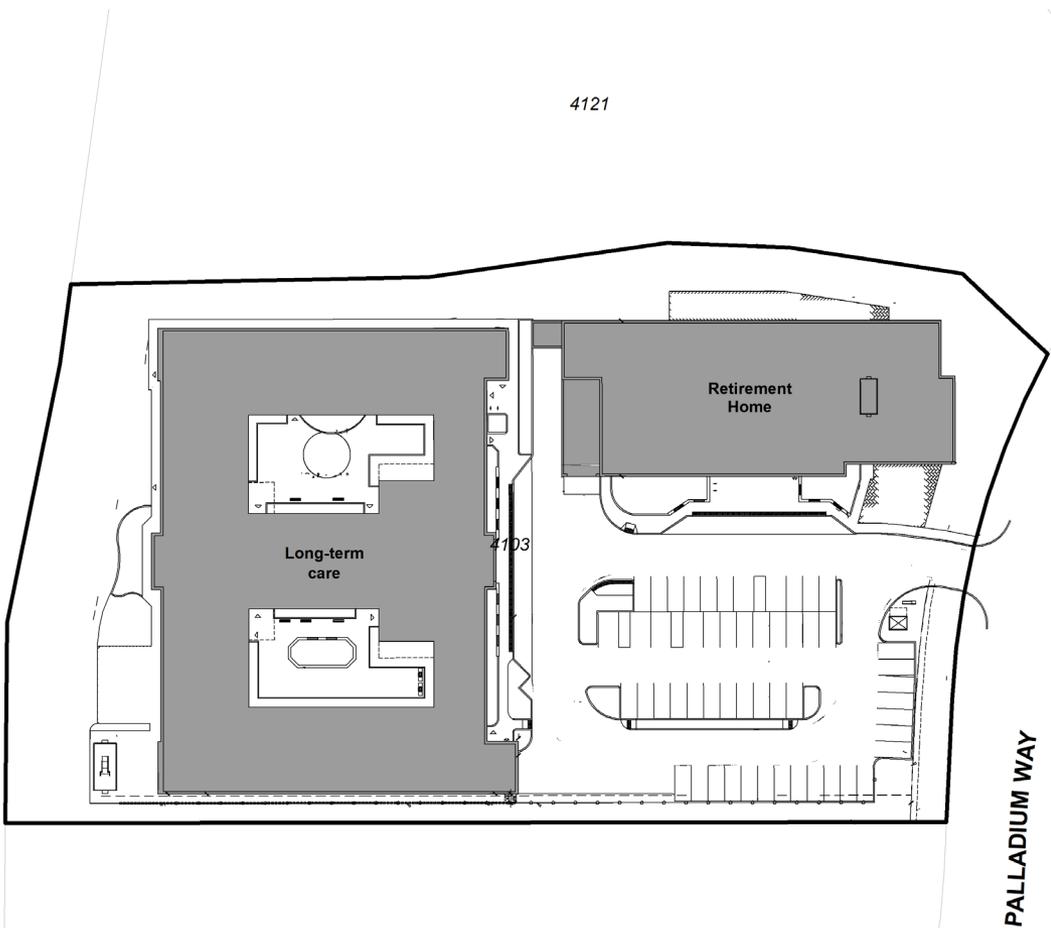
Site Area: 1.48 hectares

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

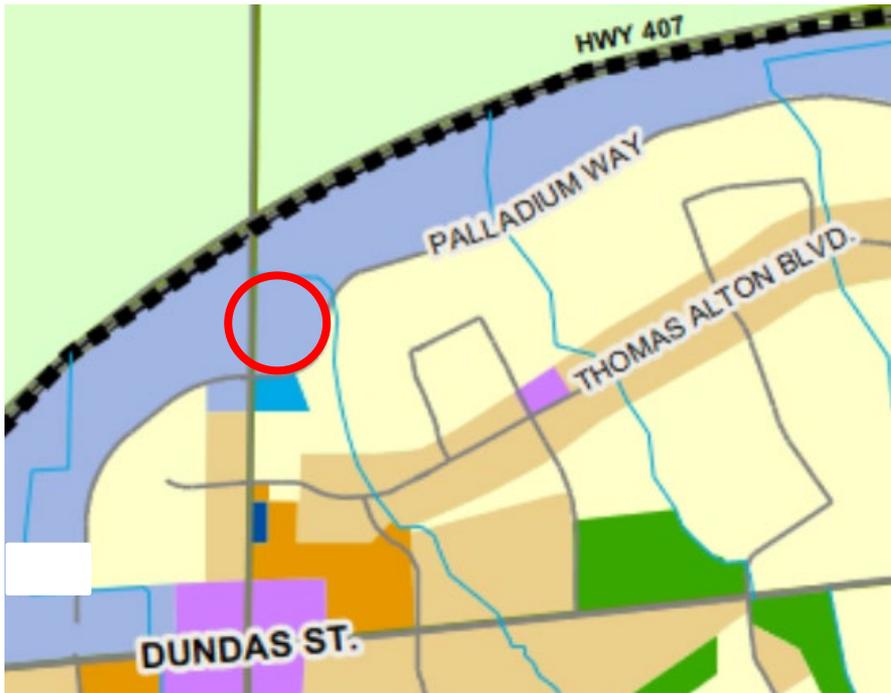
The Application

- 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

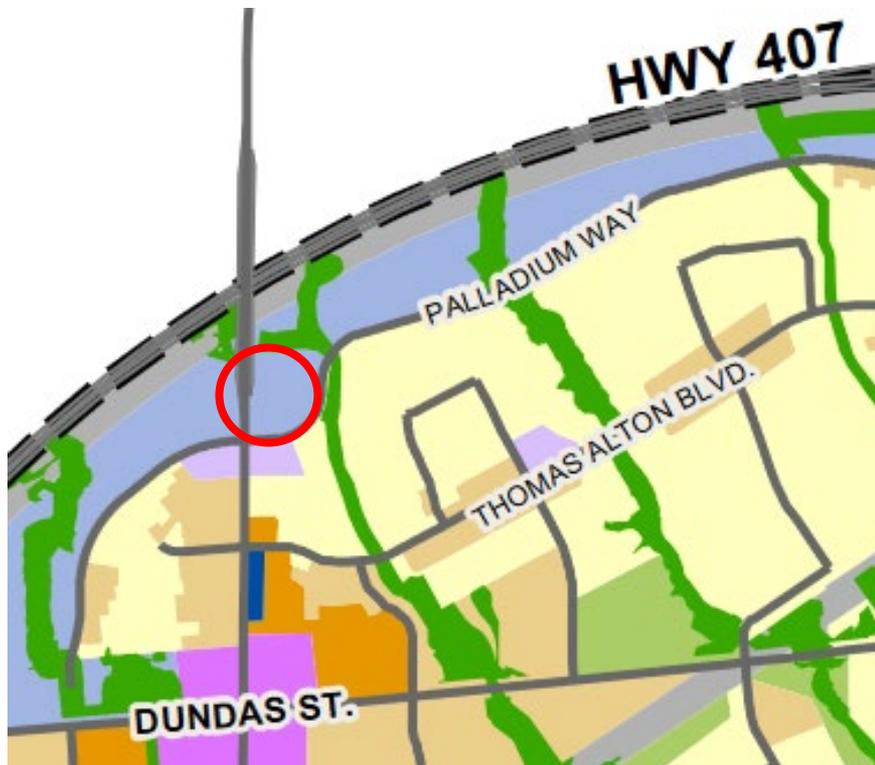


	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	Business Corridor
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor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

Subject Lands

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

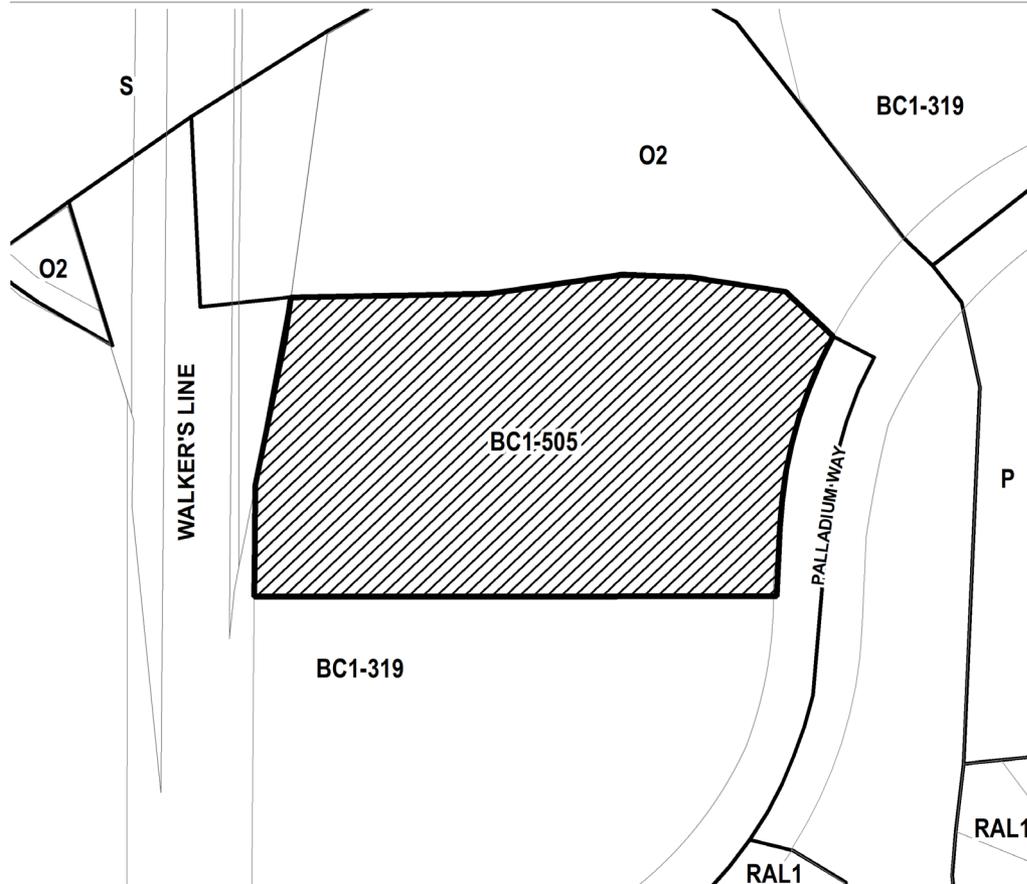
 Subject Lands

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 and related amendments.

Burlington Official Plan

(1997, as amended)

Requested Official Plan Amendment

- To permit the Retirement Home and Long-Term Care Facility uses within the existing Business Corridor designation with a maximum Floor Area Ratio (FAR) of 1.82:1.

Burlington Zoning By-law

Regulation	BC1-505	BC1-505 as amended
Permitted uses	Long Term Care Home Accessory uses: Day Care Centre, Medical Clinic (with accessory Retail Pharmacy) and Convenience Restaurant	Long Term Care Home Retirement Home Accessory uses: Day Care Centre, Medical Clinic (with accessory Retail Pharmacy) and Convenience Restaurant
Yard Abutting Walker's Line	30m	14m
South Side Yard	4.5m	3.5m
Maximum Height: Long Term Care Retirement Home	N/A N/A	5 storeys 6 storeys
Floor Area for Accessory Retail Pharmacy	109 m ²	115 m ²
Maximum Floor Area Ratio (FAR)	1.29:1	1.82:1

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 properties within 120m of the subject lands which includes 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.

History of Application and Recommendation

- September 13, 2022 – Statutory Public Meeting
 - Recommendation to continue to process the submitted applications
- Technical and public comments have been received, and a fulsome review and analysis has been completed based on the applicable planning policies.
- Staff recommends approval of the application.

For more information:

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E: mariana.dasilva@burlington.ca

Visit the City's website:

www.burlington.ca/4103palladium