

CPRM March 20, 2023

PL-13-23

Delegation material from TJ Cieciura

# 4103 Palladium Way Better Life Residences Proposed Retirement Home

Community Planning, Regulation & Mobility Committee Presentation

March 20<sup>th</sup> 2023



**EspositoArchitects**



**DESIGN PLAN SERVICES**  
TOWN PLANNING CONSULTANTS

# Site Plan In Context



EspositoArchitects

4103 PALLADIUM WAY  
URBAN DESIGN BRIEF

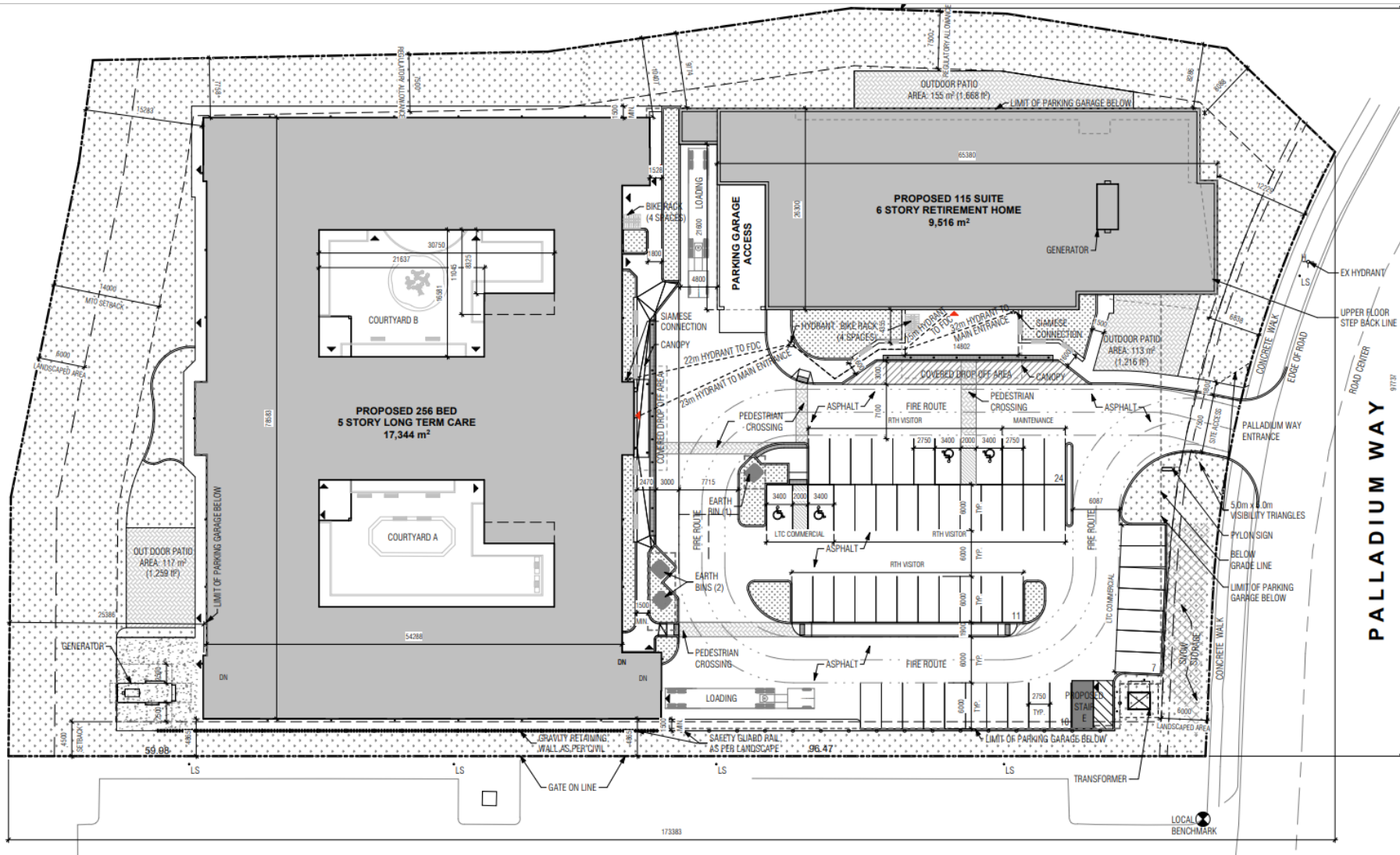


**BETTER LIFE MAPLE VILLA**

PALLADIUM WAY, BURLINGTON, ONTARIO

SITE PLAN  
CONTEXT

**WALKER'S LINE**

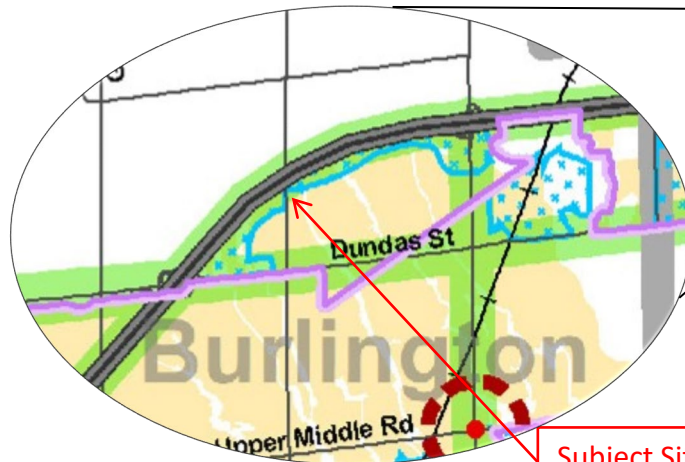




# Regional Official Plan Amendment No. 48

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.



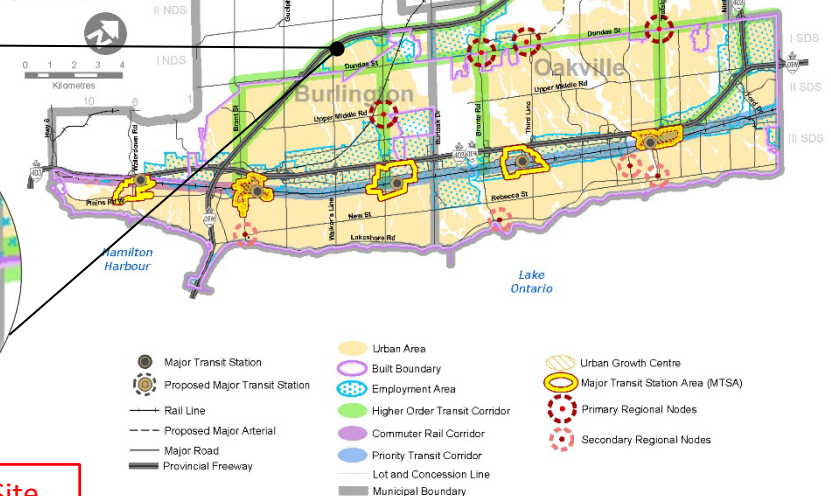
Subject Site

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

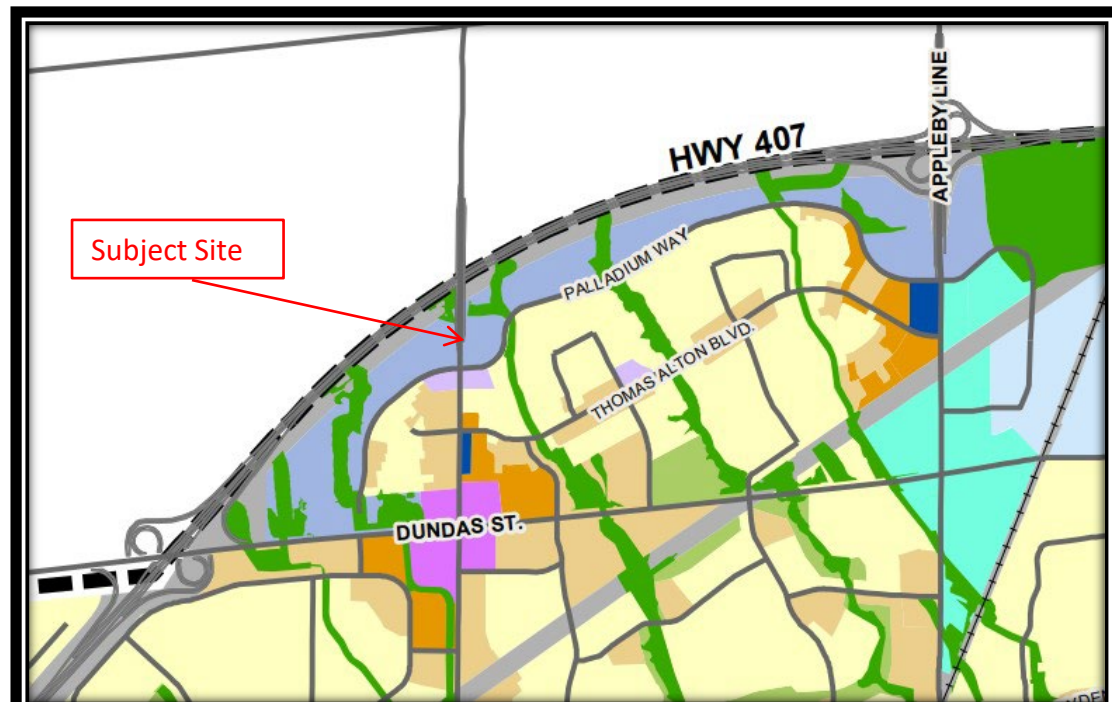
This map should be viewed and interpreted in conjunction with the text of the Official Plan.

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.



# City of Burlington Official Plan & Current Zoning



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



# Aerial View of Proposed Development

EspositoArchitects

4103 PALLADIUM WAY  
URBAN DESIGN BRIEF



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







CONTACT INFORMATION:

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