



Application Submitted

The City of Burlington is looking for your feedback on a development application in your area.

Planning Application submitted by:
Design Plan Services Inc.

Site Address - Ward 6
4103 Palladium Way

Planner on File

Name: Mariana Da Silva

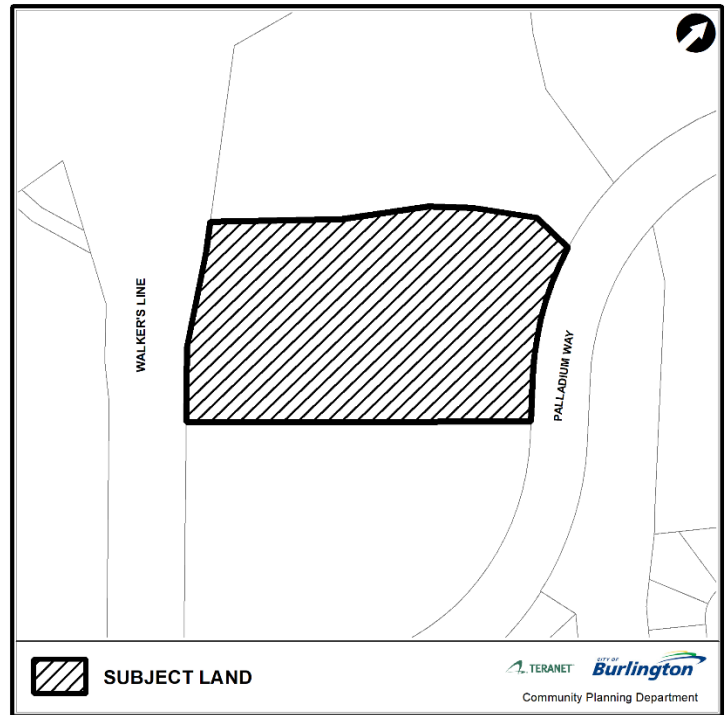
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Phone: 905-335-7600, ext. 7536

File: 505-02/22 & 520-03/22

burlington.ca/4103palladiumway



What is Proposed?

A private land owner has made an application to amend the Zoning and Official Plan Designation for the property located at 4103 Palladium Way.

These applications will allow a 5-storey Long Term Care Facility building containing 256 beds and a 6-storey Retirement Home building containing 115 units to be developed as well as associated ancillary commercial uses in the ground floor. The proposed gross floor area for the Long Term Care Facility building is approximately 17,346 m² and for the Retirement Home building is approximately 9,510 m² resulting in a Floor Area Ratio of 1.8. Additionally, the development proposes 238 vehicle parking spaces including 6 accessible parking spaces, 8 bicycle parking spaces and 2 loading spaces.

Written Comments:

No decisions about this application have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.

To submit written comments, or for more information, please contact:

City Building Department
PO Box 5013, 426 Brant St.,
Burlington, ON L7R 3Z6

Your written comments should be submitted by: July 11, 2022

Meeting Date: To be determined

Site Summary

Property Address: Ward 6

4103 Palladium Way

Property Size: 1.48 ha

Existing Official Plan designation:

The site is designated as "Business Corridor" which may permit a wide range of employment uses including office, industrial, utilities, transportation, hotel, conference and convention uses as well as services trades uses. Additionally, a limited range of retail, service commercial and recreation uses as well as a residence for a watchman or caretaker use may be permitted.

New Official Plan designation:

The site is designated as "Business Corridor" which may permit a wide range of employment uses and ancillary employment uses including office, industrial, utilities, transportation, service trades, hotel, conference and convention uses. Additionally, a limited range of accessory retail, a full range of accessory service commercial, a limited range of recreation uses and large-scale motor vehicle dealership uses may be permitted.

Existing Zoning By-law designation:

The site is zoned as "Business Corridor" (BC1-505) with site specific regulations. This zone may permit a wide range of employment uses including office, industrial, hospitality, automotive as well as limited retail, service commercial and recreation uses. Zoning exception 505 may permit for specific additional uses, specific structures and walkways within the landscape area or buffer, increased floor area ratio, reduced parking, yards and setbacks as well as an increased height of up to 6 storeys.

What is proposed to change?

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a 5-storey Long Term Care Facility building containing 256 beds and a 6-storey Retirement Home building containing 115 units fronting onto Palladium Way.

The layout of the proposed plan is illustrated on the Concept Plan (next page).

Looking for more information?

You can access the City of Burlington's website for more information about this application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. This webpage will be updated throughout the process and will include information about a future Public Meeting.

To access the webpage for this file please go to: burlington.ca/4103palladiumway

To learn more about the planning process visit: burlington.ca/planningprocess

The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at burlington.ca/newop

The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage, etc.

Learn more at burlington.ca/zoning

If a person or public body would otherwise have an ability to appeal the decision of (Council for the City of Burlington) to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to (the City of Burlington) before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to (the City of Burlington) before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. For more information about preserving your appeal rights, contact the Planner on file, using the contact information provided with this notice. Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of a Local Planning Appeal Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.

CONCEPT PLAN



Application to amend the Official Plan and Zoning By-law to permit the development of a 5-storey Long Term Care Facility building containing 256 beds and a 6-storey Retirement Home building containing 115 units.

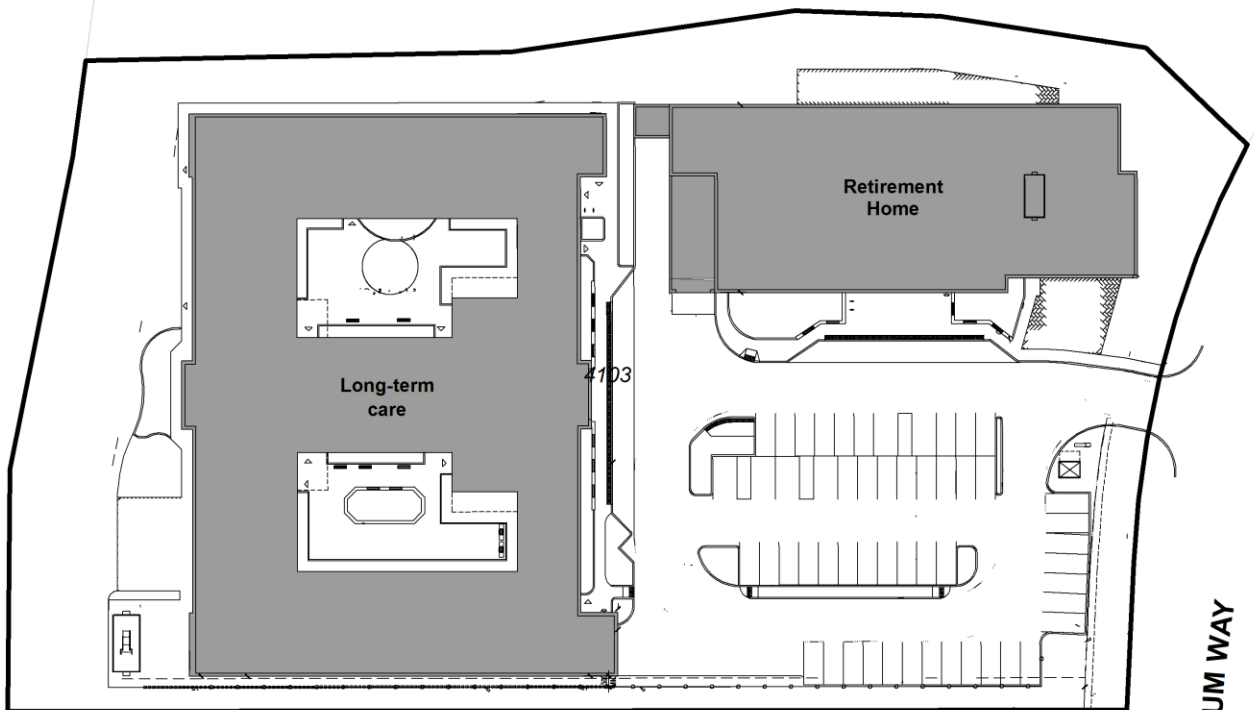


SUBJECT PROPERTY

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

4131

4121



PALLADIUM WAY

4085

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