

PLANNING JUSTIFICATION REPORT ADDENDUM

4103 PALLADIUM WAY, BURLINGTON

DESIGN PLAN SERVICES INC.

DPS JOB NUMBER : 1942

NOVEMBER 2024

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1.0 INTRODUCTION

This Planning Justification Report (“PJR”) Addendum has been prepared to supplement the previously submitted PJR - dated and prepared by Design Plan Services Inc. on April 2022- in support of development applications under the Planning Act, R.S.O. Chapter p.13, as amended, for an Official Plan Amendment (“OPA”) and Zoning By-Law Amendment (“ZBA”) for lands in Burlington located at 4103 Palladium Way (“Subject Land”). This OPA & ZBA builds upon the previous planning justifications provided for the successful applications of OPA No. 134 and ZBA 2020.454 (Approved by City Council on March 21, 2022).



Figure 1: Location Map Source: DPS

The purpose of the Official Plan Amendment Application is to seek approval for:

- Permitting an increase in floor area ratio (FAR) from the previously approved 1.82:1 to the proposed FAR of 2.03:1.

The purpose of the Zoning By-Law Amendment Application is to seek approval for:

- Permitting an increase in the height of the previously approved Retirement Home from six (6) storeys to eight (8) storeys;
- Permitting a reduction to the required number of off-street parking spaces for the Retirement Home from 0.6 space per unit to 0.53 space per unit;
- Permitting an increase in floor area ratio (FAR) from the previously approved 1.82:1 to the proposed FAR of 2.03:1.

The Subject Land’s “campus of care” also includes an approved Long Term Care Facility situated on the western portion of the site and features 256 beds within a gross floor area of 17,344m2. The Long Term Care Facility on the Subject Land is currently under construction and remains unchanged in this proposal.

Overall, the proposed addition of two (2) storeys to the approved Retirement Home building is consistent with the Provincial Planning Statement 2024 (“PPS”) and continues to be in conformity with Halton Region’s Official Plan policies.

The current proposal is in conformity with the City of Burlington’s 1997 Official Plan and the City of Burlington’s 2020 Official Plan (partially under appeal) policies in principle. However, as described previously, an Official Plan Amendment is required to further amend the site-specific Official Plan policies enacted by OPA No. 134 to permit an increase in FAR.

Further, an amendment to the site-specific zoning performance standards under BC1-505 of the City of Burlington Zoning By-Law, 2020 is required to permit the increase in building height, FAR, and reduced parking for the Retirement Home component of the campus of care.

1.1 DESCRIPTION OF THE SUBJECT LAND

The Subject Land is municipally known as 4103 Palladium Way, located on the west side of Palladium Way, east of Walkers Line, and south and east of Highway No. 407 in the central east area of the Alton Community. The legal description of the subject site is Part of Lot 10, Concession 1, North Side of Dundas Street (geographic Township of Nelson) City of Burlington, Regional Municipality of Halton.

The land subject to this application is a total of 14,883m2 (1.48 ha) in size and is an irregular shape, with approximately 80.7m of frontage on Palladium Way and a depth of 156.5m on the southern property boundary. The irregular shape of the northern border of the site is largely due to the natural areas located directly to the north of the site, including small watercourses of Appleby Creek and a slope from the site down to the valley area. This lot boundary is subject to a 7.5m buffer to the limit of the creek hazards (the northern lot boundary). The western lot boundary, which abuts Walker's Line right of way, is subject to a 14m building setback required by the Ministry of Transportation (MTO). The Subject Land is currently undergoing construction activity for the purpose of the approved Long Term Care Facility.

1.2 HISTORY OF THE PROPOSAL

- On September 28, 2020, Burlington City Council passed By-law 2020.423 to amend the Zoning By-law 2020 to permit the Long Term Care Facility (LTCF) with ancillary uses on the Subject Land.
- On July 7, 2021, The Regional Municipality of Halton enacted and passed Official Plan Amendment No. 48 (ROPA 48). Through this amendment, the proposed employment area conversion request for the Subject Land was advanced as part of ROPA 48 to consider permitting the proposed Retirement Home use on the Subject Land.
- On February 14, 2023, a motion was approved by City Council directing 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.
- On March 20, 2023, a public meeting was held at the City of Burlington's Community Planning, Regulation & Mobility (CPRM) Committee to present the Subject Land's development proposal and OPA (File #505-2/22) and ZBA (File # 520-2/22). Vote for CPRM to recommend OPA & ZBA approvals carried unanimously. The following day, on March 21, 2023, City council unanimously voted in support of OPA & ZBA approval.
- On March 23, 2023, City Council issued the Notice of Decision on passing OPA No. 134 to permit the Long Term Care Facility and Retirement Home uses with a maximum floor area ratio of 1.82:1 on the Subject Land.
- On March 23, 2023, City Council issued the Notice of Decision on passing Bylaw 2020.454 to rezone lands at 4103 Palladium Way, to permit the five (5) storey Long Term Care Facility (LTCF) and the six (6) storey retirement home building with associated ancillary uses. Site Specific Zoning BC1-505 was designated on the Subject Land.
- On February 27, 2023, the City of Burlington issued conditional Site Plan Approval for the previously proposed Long Term Care Facility and Retirement Home.
- On March 30, 2023, a Building Permit application was submitted for the LTC.
- On June 27, 2023, the City of Burlington issued final Site Plan Approval for the previously proposed Long Term Care Facility and Retirement Home.
- On August 10, 2023, a Building Permit was received for the LTC.
- On October 10, 2023, the construction of the Long Term Care Facility was commenced.

1.3 DESCRIPTION OF THE PROPOSAL

Located at the northeast corner of the Subject Land, the proposed development will add two (2) additional storeys to the previously approved six (6) storey Retirement Home building, resulting in an increase of 32 retirement home units for a total of 147 retirement home units. The proposed Retirement Home building will provide a total GFA of 12,767m2, which will result in an increased floor area ratio (FAR) of 2.03:1 from the previously approved 1.82:1.

The proposed development of the eight (8) storey Retirement Home building maintains the floor-plate dimensions and all other design elements of the structure, apart from its height increase, will remain unchanged from the previously approved six (6) storey Retirement Home building, see Appendix A.

A total of 236 parking spaces will be provided through 52 spaces at grade and 184 underground parking spaces on the Subject Land to support both the approved Long Term Care Facility and the approved Retirement Home building with the proposed addition.

The approved 5 storey Long Term Care Facility will remain unchanged and is excluded from the proposed OPA and ZBA applications.

1.4 SURROUNDING CONTEXT

a. North

- To the immediate north of this property is Appleby Creek, and the associated flooding and erosion hazards. This land is regulated by Conservation Halton, and a 7.5m buffer is required from the greatest creek hazard in this location. Based on the available information, the northern property boundary represents the limit of the creek hazards.
- Beyond the Conservation Halton regulated land to the northwest is Highway No.407.
- Beyond the Conservation Halton regulated land to the northeast is 4131 Palladium Way, currently occupied by Neelands Group Limited, a commercial company that provides refrigeration and HVAC equipment supply, installation and service.
- The north side of Palladium Way contains a range of businesses and institutional uses including places of worship, offices and storage facilities.

b. South

- To the south of the Subject Land on the abutting property is 4085 Palladium Way, which is currently occupied by a Provincial Courthouse.
- On the south-east corner of Palladium Way and Walkers Line is a commercial plaza containing a restaurant, medical offices, salon and fitness facilities.

c. East

- The land east of the Subject Land, across Palladium Way, includes Palladium Park, Alton Village Public School and a residential neighbourhood consisting of single detached dwellings. There is a natural buffer between the Subject Land and these nearby uses due to the continuation of Appleby Creek as well as the Palladium Way right-of-way.

d. West

- The area west and south-west of the Subject Land (east of Highway 407; west and south of Walker’s Line) has recently been subdivided and is currently being developed. Palladium Way continues on the western side of Walker’s Line, with a similar zoning pattern to the east side. In this location, the south and west side of Palladium Way is zoned residential, and the north and west side of Palladium Way is zoned Business Corridor.

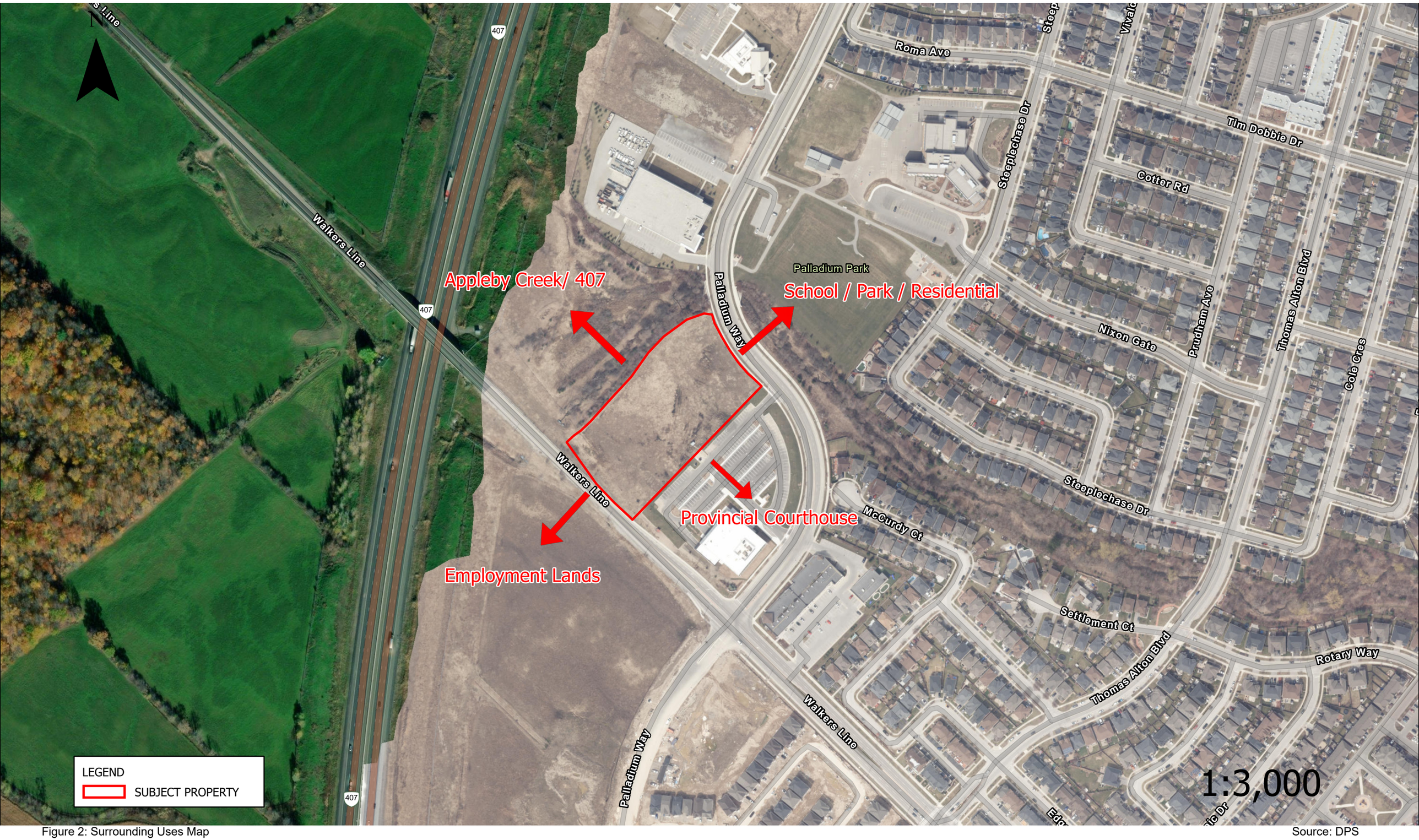


Figure 2: Surrounding Uses Map

Source: DPS

2.0 PROVINCIAL PLANNING & REGULATORY FRAMEWORK

As per our review and reanalysis provided in the following subsection, it is our opinion that the proposed development is consistent with the Provincial Planning Statement 2024 (“PPS”).

The proposed development to add two (2) storeys to the approved Retirement Home building (6 storeys) will provide a total of 147 dwelling units and be integrated to the approved campus of care on the Subject Land by providing more residential housing options for senior citizens. Increasing the Retirement Home building height by two (2) storeys enables an increased residential density while efficiently using the existing and planned infrastructure, and public service facilities to create a compact and liveable campus of care for the growing aging population.

2.1 PROVINCIAL PLANNING STATEMENT 2024

The Provincial Planning Statement 2024 (“PPS 2024”) was approved by the Lieutenant Governor in Council, Order in Council No. 1099/2024. It was issued under section 3 of the Planning Act and came into effect October 20, 2024. The PPS 2024 is a streamlined province-wide land use planning framework that replaces both the Provincial Policy Statement 2020 and a Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 while building upon housing-supportive policies from both documents.

The PPS 2024 continues to set out high-level policy goals on matters of provincial interest related to land use planning and development in Ontario. Generally speaking, it promotes efficient development and uses of land, long-term economic prosperity, careful use and management of natural resources and public health and safety.

The following policies are relevant to the proposed development:

Policy 2.1.6 states that planning authorities should support the achievement of complete communities by:

a. Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meeting long-term needs;
b. Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
c. Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity deserving groups.

Policy 2.2.1. provides that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) Permitting and facilitating:

1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;
2. All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.

c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Policy 2.3.1.1 states that settlement areas shall be the focus of growth and development.

Policy 2.3.1.3 states that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The Subject Land is located within the settlement area known as the City of Burlington. The proposed development builds upon the previously approved OPA and ZBA by adding two (2) storeys to the Retirement Home building, achieving an overall building height of eight (8) storeys and a total of 147 Retirement Home units. The proposal is in a compact built form which represents an efficient use of the Subject Land and existing infrastructure and amenities. The proposed development will contribute to the achievement of complete community by providing additional retirement home units to the previously approved campus of care development in an area that already provides a range of residential, employment and institutional uses.

It is our opinion that the proposed two (2) storey addition to the Retirement Home building and the associated Official Plan Amendment and Zoning By-law Amendment are consistent with the policies outlined in the Provincial Planning Statement (PPS) 2024.

3.0 REGION OF HALTON OFFICIAL PLAN, 2024

Bill 23, More Homes Built Faster Act, 2022, tabled by the Province in October 2022, Halton Region was identified as an “upper-tier municipality without planning responsibilities”. This change to Halton Region’s role in land use planning was in effect as of July 1, 2024. Since July 1, 2024, the Regional Plan is no longer an official plan for the Regional Municipality of Halton. Instead, it has been deemed an official plan of each of the Local Municipalities in Halton until such time as it is revoked or amended by the respective municipality.

The latest Region of Halton Official Plan, office consolidated on May 16, 2024, includes the latest Regional Official Plan Amendments 48 (“ROPA 48”) and 49 (“ROPA 49”). The purpose of the ROPAs was to update the Regional Official Plan to conform to Provincial plans policies including Provincial Policy Statement, 2020 and Growth Plan, 2019 (now replaced by PPS 2024).

The Subject Land is identified as being within the “Urban Area” as indicated on Map 1 – Regional Structure. It is also located within the “Built Boundary” of the Region as identified on M1h – Regional Urban Structure. As part of the ROPA 48, the Subject Land has been removed from the “Employment Area” designation, as shown on Map 1C – Future Strategic Employment Areas, see figure 3. It is our opinion that the proposed development conforms with the policies within the HROP.

Upon review the Region of Halton Official Plan policies, our opinion remains unchanged from our previous Planning Justification Report (Dated: April 2022) in principle that the proposal conforms to the Region of Halton Official Plan policies. For the full analysis of the applicable Region of Halton Official Plan policies, please refer to Sections 3.0 & 4.0 of the Planning Justification Report (Dated: April 2022), see Appendix D.

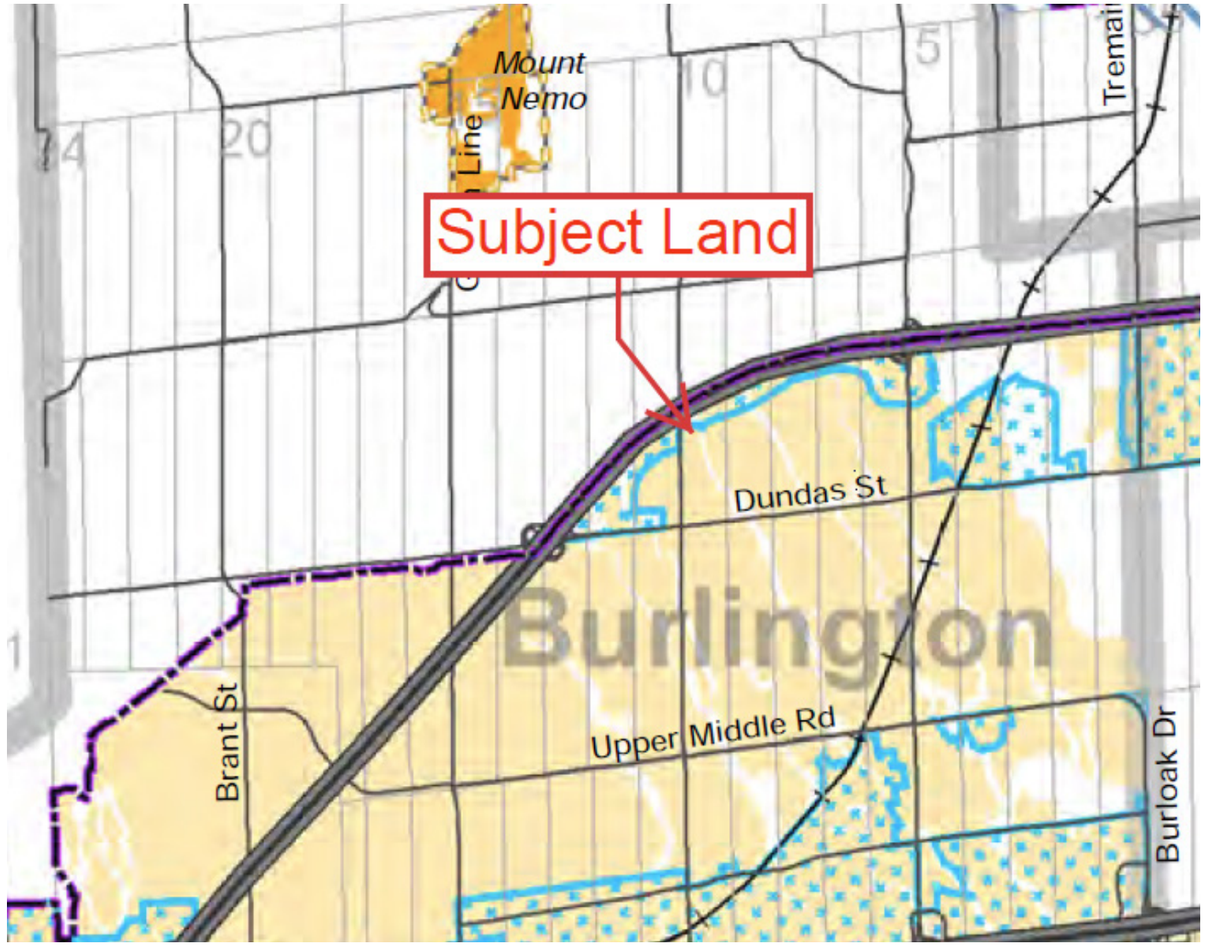


Figure 3: Halton Region OP - Regionnal Urban Structure - M1h Source: Halton Region

4.0 CITY OF BURLINGTON OFFICIAL PLANS

4.1 CITY BURLINGTON OFFICIAL PLAN, 1997

The City of Burlington Official Plan 1997 (“BOP 1997”), updated in December 2019 and was approved by the Ontario Municipal Board (now Ontario Land Tribunal) on October 24th, 2008. The intent of the Official Plan is to set out a long-term vision that guides the City’s land-use strategy to ensure that future planning and development will meet the specific needs of the community.

On Schedules A – Settlement Pattern and B – Comprehensive Land Use Plan (see figure 4), the Subject Land is identified as Employment Lands and Business Corridor respectively. Adopted by City Council on March 21, 2023, OPA No. 134 amended the BOP 1997 by adding site-specific policy o) at end of Part III, Land Use Policies– Urban Planning Area, Section 3.4 Business Corridor Designation, Subsection 3.4.3 Site Specific Policies. The site-specific policy 3.4.3 o) is read as follows:

> *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.*

The proposed development to increase the Retirement Home’s height from six (6) storeys to eight (8) storeys has subsequently increased the FAR from the previously approved 1.82:1 to 2.03:1, which necessitates an additional OPA application.

Upon reviewing the BOP 1997, we find that the proposed two-storey addition to the Retirement Home within the campus of care development does not introduce a significant change in terms of scale or massing. The addition aligns with previously approved building setbacks, spacing, and materials. This expansion, along with the overall campus of care development, continues to exemplify high-quality design and adheres to all relevant policies. Our assessment remains consistent with the conclusions presented in the Planning Justification Report (dated April 2022). For a comprehensive policy analysis, please refer to Section 5.1 of the Planning Justification Report (dated April 2022) and Appendix D.

Unlike the previous approval, this proposal includes a reduction in the required number of off-street parking spaces for the Retirement Home building. The following policy under the BOP 1997 applies:

Policy 3.2.2.j) Reduced parking ratios and/or standards and/or on-street parking ratios and/or standards may be permitted subject to evaluation by the City of the appropriateness of such standards and implemented through the approval of development applications or other City initiatives.

Under the City of Burlington Zoning By-law 2020, the Retirement Home use requires a total of 88 resident parking spaces for residents based on a rate of 0.60 spaces per unit. This proposal provides 80 resident parking spaces, resulting in a shortfall of 8 spaces and a proposed rate of 0.53 spaces per unit for resident parking. Parking for visitors and maintenance vehicles for the retirement home as well as the remaining uses within the campus of care development will continue to meet zoning requirements.

A parking study, included in the Traffic Impact Study prepared by GHD and dated November 27, 2024, concludes that the proposed resident parking spaces for the Retirement Home use will adequately meet demand.

The proposed Zoning By-law Amendment is detailed in Section 4.2 of this Addendum and included as Appendix C of this report.

In conclusion, the proposed development to increase the height of the Retirement Home building from six (6) to eight (8) storeys generally conforms to the applicable policies of the BOP 1997. A minor amendment to the site specific policy to increase the maximum floor area ratio is required to facilitate the proposed development, which will provide additional housing opportunities within a campus style community tailored to the needs of a growing aging population. This proposal is appropriate and represents good planning.

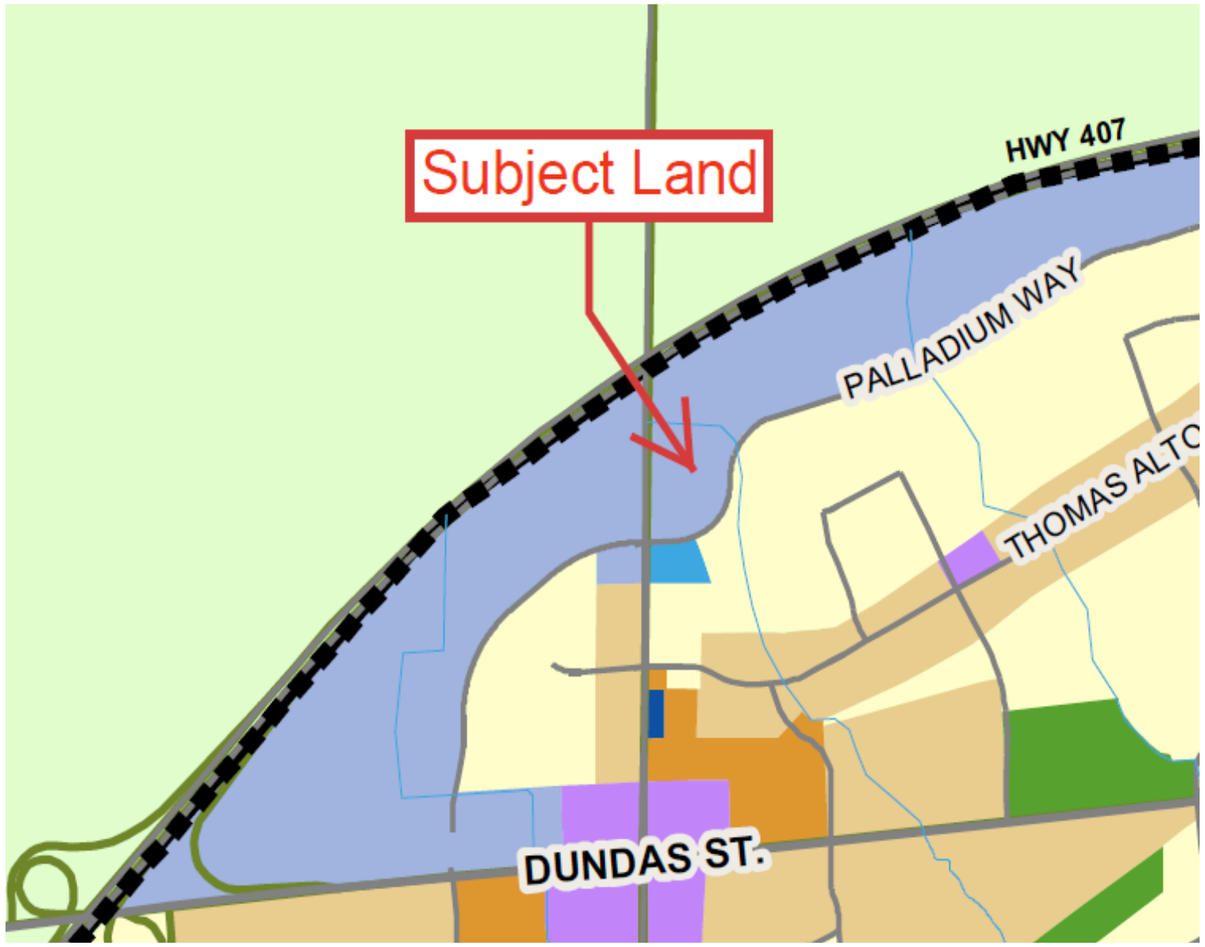


Figure 4: City of Brampton OP 1997 - Schedule B - Comprehensive Land Use Plan Source: City of Brampton

4.2 CITY BURLINGTON OFFICIAL PLAN, 2020

The City Council approved and adopted an interim version of the new Burlington Official Plan on April 26, 2018, and was approved, with modifications, by the Region of Halton on November 30, 2020. The Local Planning Appeal Tribunal (LPAT, now Ontario Land Tribunal (OLT)) received 48 appeals to the new Burlington Official Plan, 2020 ("BOP 2020"). Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject of an appeal will come into effect on the day after the last date for filing a notice of appeal (December 22, 2020). As the LPAT process advances, the BOP, 2020 is subject to change and the interim working version will require periodic updates. This Planning Justification Report Addendum has reviewed and analysed the relevant policies from the latest interim working version found on the City of Burlington Planning Department website, dated February 2021, in conjunction with the summary of policies in full or partial effect as confirmed by operation of the Planning Act as per the January 4, 2023 Order issues by the Ontario Land Tribunal for case number OLT-22-00221.

As the BOP 2020 is only partially approved and the applicable policies found in Section 8.0, Land Use Policies – Urban Area, are currently under appeal, the proposed development must consider both the BOP 2020 as well as the current BOP 1997.

Upon review the BOP 2020, the proposed development to increase the height of the Retirement Home building from six (6) to eight (8) storeys generally conforms to the BOP 2020 policies, which is consistent with our opinion in the Planning Justification Report (Dated: April 2022). For the Full analysis of the applicable Official Plan policies, please refer to Section 5.2 of the Planning Justification Report (Dated: April 2022), see Appendix D.

4.3 PROPOSED OFFICIAL PLAN AMENDMENT

The purpose of the Official Plan Amendment is to allow for:

- Permitting an increase in floor area ratio (FAR) from the previously approved 1.82:1 to the proposed FAR of 2.03:1.

The proposed Official Plan Amendment is included as a fulsome document in Appendix B of this report.

5.0 CITY OF BURLINGTON ZONING BY-LAW No.2020

5.1 EXISTING ZONING

The Subject Land is currently zoned BC1 (Business Corridor) under the City of Burlington By-law No.2020, which permits a range of employment uses including office and light industrial, and is subject to site-specific exception 505, which was approved through a Zoning By-law Amendment 2020.454 in March 2023.

The site-specific exception 505, issued through ZBA 2020.423, permitted the Long-Term Care Facility, Retirement Home and accessory uses. The site-specific exception also provided additional performance standards for the LTCF and Retirement Home use that included setbacks, maximum height, landscape areas, and Floor Area Ratio.

The currently in effect site-specific exception 505 is summarized as follow:

1. Additional Permitted Uses:
    i) Long-Term Care Facility;
    ii) Retirement Home.

2. Permitted uses accessory to a Long-Term Care Facility and Retirement Home:
    i) Accessory uses including Day Care Centre, Medical Clinic (with accessory Pharmacy), and convenience restaurant are permitted only as accessory to the approved Long Term Care Facility and Retirement Home;
    ii) Retail pharmacy accessory to the medical office to a maximum floor area of 115 m².

3. Maximum Heights:
    i) Long-Term Care Facility: 5 storeys
    ii) Retirement Home: 6 storeys

4. Additional regulations for Long-Term Care Facility and Retirement Home:
    i) Yard abutting Palladium Way: 6 m minimum, 9m maximum
    ii) Yard abutting Walker's Line: 14 m
    iii) South Side Yard: 3.5 m
    iv) North Side Yard: 7.5 m
    v) Landscape Areas:
        i. Abutting Palladium Way: maximum 2 m walkway in landscape area
    vi) Maximum Floor Area Ratio: 1.82:1
    vii) A hydro transformer or switch station shall be permitted in the landscape area or buffer.

Based on our review of the current zoning by-law regulations applicable to the Subject Land, and confirmed by City staff, a Zoning By-law amendment is required to facilitate the proposed development of an additional two (2) storeys to the previously approved Retirement Home building.

5.2 PROPOSED ZONING BY-LAW MENDMENT

The purposes of the Zoning By-law Amendment are to allow for:

- Zoning By-law relief for an increase in height of the previously approved Retirement Home from six (6) storeys to eight (8) storeys, enabling the creation of an additional 32 Retirement Home units, from the previously approved 115 unit count to a new total of 147 units.
- Zoning By-law relief for 8 parking space reduction on the Subject Land with a lower effective resident parking rate for the Retirement Home from the parent by-law required 0.6 spaces per unit to 0.53 spaces per unit. A total of 236 parking spaces will be provided to serve the entire campus of care development with 52 located at-grade and 184 located within the site's underground garage. Other than the deficiency in number of resident parking spaces for the Retirement Home, the rest of the campus of care development will meet the parking requirements under the Zoning By-law.
- Zoning By-law relief for an increased floor area ratio (FAR) of 2.03:1 from the previously approved 1.82:1. The proposed Retirement Home's GFA will increase from 9,509.7m2 to 12,767m2.

We do not anticipate any other changes to the rest of the development standards outlined in site-specific exception 505 as the building footprint is proposed to generally remain the same. However, should any appropriate development standards be missed, it is intended to be included in the final by-law to permit the development of the Subject Land in a manner consistent with the architectural plans, dated November 29, 2024, prepared by Same Esposto Architect Inc (See Appendix A Concept Site Plan). These amended performance standards are considered acceptable in the context of the Business Corridor Zone and the approved site-specific exception 505, as the proposed amendments are largely consistent with the existing Zoning By-law performance standards applicable to the Subject Land.

The proposed Zoning By-law Amendment is included as a fulsome document in Appendix C of this report.

6.0 OTHER SUPPORTING REPORTS & STUDIES REVIEWED

6.1 Pedestrian Wind Comfort Assessment, dated November 26, 2024, prepared by RWDI

The Pedestrian Wind Comfort Assessment was based on computational modelling, simulation and analysis of wind conditions for the proposed development design, in conjunction with the local wind climate data and the Burlington pedestrian wind criteria for comfort and safety.

The report concludes that wind conditions are expected to meet the wind safety criterion in both existing and proposed configurations considered.

The addition of the proposed RTH is expected to generally reduce wind speeds on and around the site compared to the existing condition. However, wind channeling can occur at the gap between the two buildings on site. Based on the site plan, this area is near loading zone and is not expected to be frequented by pedestrians, therefore the high wind activity predicted may not raise a concern.

Wind conditions on site, including the main entrances, patios, courtyards, walkways and parking lot are expected to be appropriate for the intended usage. The project is not expected to have a significant adverse impact on wind conditions. However, slightly higher than desired wind speeds are expected at drop-off areas during winter.

Uncomfortable wind speeds are expected at the gap between the two buildings and to the north and south of the site near the building corners in winter. However, these conditions may be acceptable as they are predicted to occur in areas that are not expected to be frequently visited or are comparable to the existing conditions.

Wind speeds on the level 2 terrace of the Retirement Home are predicted to be mostly appropriate for passive use. However, uncomfortable conditions can occur at the corner terrace.

Wind control strategies have been discussed and provided in the report applicable to each area of interest. Additional guidance can be provided by RWDI to implement the wind control strategies to achieve appropriate levels of wind comfort based on the programming of the various outdoor space.

6.2 6.2 Noise and Vibration Impact Study, dated November 12, 2024, prepared by Thornton Tomasetti

The Noise and Vibration Impact Study (NVIS) concludes that the proposed addition of two floors to the proposed retirement home will result in minimal changes to the predicted noise impacts associated with the Project for both transportation and stationary noise. Based on the analysis conducted for stationary noise, there are no changes to the recommendations or conclusions of the previous Noise and Vibration Impact Study, dated March 10, 2023.

Traffic noise impacts to the additional floors can be addressed through ventilation, construction measures, and warning clauses similar to those identified in the previous NVIS report. The only additional mitigation measures required are to provide the same STC rating of exterior facade and windows on the east side of the Retirement Home as was previously recommended on the west side of the Retirement Home. Otherwise, the conclusion of the assessment remains unchanged.

6.3 Update D-6 Land Use Compatibility Assessment, dated November 21, 2024, prepared by EXP Services Inc.

EXP Services Inc. was retained by the property owner to update the D-6 Land Use Compatibility Assessment – Air Quality Study, dated December 2021, on the compatibility of the proposed residential development on the Subject Land. The report provides the following findings:

- The proposed location of the development is surrounded by light industrial, commercial, community, residential, parkland, and institutional facilities.
- During the Site visit the only odours detected by human senses were odours typical of an urban environment (traffic). During the 2021 Odour Screening Assessment conducted by EXP, no odours were detected at the Subject Site above the Nasal Ranger's measurable threshold level. During the site visit, no significant odours were detected within the 1 km Study Area radius of the Site.
- One (1) Class I facility was identified outside the minimum separation distance but inside the area of influence, hence further assessment or mitigation measures should be considered.
- The proposed development is located 130 m east of Highway 407. As such, TRAP emissions TRAP emissions strategies and good practices for residential buildings within an urban setting should be included in final design.

Based on the findings, no changes to the surrounding facilities, database searches or regulations from the previously approved assessment were identified. Similarly, there is no significant impact on the change in building height to eight (8) stories from six (6) stories. Accordingly, the proposed development is compatible with respect to air quality with similar recommendations that were previously approved. For detailed recommendations, see Section 11 of the Update D-6 Land Use Compatibility Assessment.

6.4 Traffic Impact Study, dated November 27, 2024, prepared by GHD Ltd.

This report is an update to the previously completed Traffic Impact Study for the subject site. The report has been updated to reflect the updated site plan consisting of an increase to 147 retirement units in addition to conducting updated turning movement counts for all existing study intersections. The report provides the following findings:

- Access to the subject site is proposed to continue to be provided via a new unsignalized full-moves access on Palladium Way.
- Based on ITE Trip Generation rates, the subject site is expected to generate a total of 71 two-way vehicle trips during the a.m. peak hour consisting of 52 inbound and 19 outbound trips. During the p.m. peak hour, it is expected to generate 91 new two-way vehicle trips consisting of 33 inbound and 58 outbound trips.
- Under existing and 2029 future background/total traffic conditions, all intersections are operating and reported to continue to operate at acceptable v/c ratios and levels of service during the a.m. peak and p.m. peak hours.
- Application of the City of Burlington Zoning By-Law 2020 parking rates to the subject site results in a requirement of a minimum of 244 parking spaces, including 10 barrier free spaces, 2 bicycle parking spaces, and 2 loading spaces. The subject site provides a total of 236 vehicle parking spaces, including 10 barrier free spaces, 2 bicycle parking spaces, and 2 loading spaces. Resident parking for the retirement home is proposed to be provided at a rate of 0.53 spaces per unit.
- Proxy surveys were conducted over two days which resulted in peak parking demands of 0.43 spaces per unit and 0.40 spaces per unit, respectively, for retirement home/ senior apartment uses. Based on the survey data, GHD is of the opinion that a reduced parking supply of 0.53 spaces per unit for the retirement home occupants/employees throughout the site is appropriate.
- TDM measures are proposed for the subject site to encourage residents to explore various modes of transportation in order to reduce their dependency on single occupancy vehicle trips.
- GHD assessed the site circulation for emergency vehicles, WB-15 trucks, waste collection vehicle, and passenger vehicle and confirmed no issues with the site circulation.
- The traffic study confirms that the revised proposal for the retirement home facility can be accommodated within the existing and planned road network without significant negative effects on traffic flow, capacity, or safety.

6.5 Functional Servicing Report, dated November 29, 2024, prepared by EXP Services Inc.

The findings outlined in this Functional Servicing Report demonstrate that the proposed development can be adequately serviced and the results are summarized as follows:

- Water servicing can be provided with three new fire connections and two new diameter domestic connections to the existing 300 mm diameter watermain located on the west side of Palladium Way.
- Adequate fire protection can be provided based on the required maximum day plus fire flow demand and the observed hydrant flow testing results.
- Sanitary servicing can be provided by re-using the existing 200 mm diameter service stub (pending results of CCTV inspection) and a new private sanitary y-connection to the existing 200mm diameter service stub before outletting to the existing 300 mm diameter municipal sanitary system on Palladium Way.
- Sanitary capacity is available for the proposed development based on the allowances made through the subdivision and municipal sanitary sewer design and correspondence with Region of Halton staff.
- Storm servicing can be provided by re-using the existing 525 mm diameter storm service (pending results of CCTV inspection) which is connected to the existing 525 mm diameter storm sewer on Palladium Way including the proposed SWM control measures outlined in the SWM Report prepared by EXP.
- Groundwater management can be addressed with proposed foundation drains pumped through the proposed SWM cistern with pre-treatment from a proposed passive settlement treatment system.
- The required utilities can be provided to service the site based on the correspondence with utility agency staff.

6.6 Sun Shadow Study, dated November 27, 2024, prepared by Esposto Architects

The Sun Shadow Study concludes that there is minimal impact on the public sidewalk. Additionally, Palladium Park is only impacted by shade around the evening times throughout the year with little to none during the summer months. The LTC couryards have the most sun in the summer around noon and the least sun in the winder. The RTH has two patios, one for use off the dining room looking northwest at the green open space, and one at the front facade by the main entrance of the site. The LTC has one patio facing south along Walkes's Line. The patios are located so that at least one of the three patios always has sun, allowing for maximum duration of sun exposure.

7.0 SUMMARY & CONCLUSIONS

As outlined in this Addendum and in the supporting technical reports, the proposed eight (8) storey Retirement Home building and its associated Official Plan Amendment and Zoning By-law Amendment represent good planning that adheres to Provincial, Regional and Municipal Plans and policies.

The proposal will enhance the campus of care development on the Subject Land by accommodating more residents and increasing housing supply for seniors in a desirable area of Burlington. This development is designed to accommodate the needs of the City and Region's growing older population. The proposal requires an Official Plan Amendment to raise the Floor Area Ratio (FAR) from the currently approved 1.82:1 to 2.03:1. Additionally, a Zoning By-Law Amendment is needed to permit the increased FAR, to increase the building height from six (6) to eight (8) storeys, and to reduce the resident parking requirement for the Retirement Home.

The development will fit well with its immediate surroundings, which includes other residential uses on the east side of Palladium Way, institutional uses such a public school, a place of worship, and courthouse; as well as other commercial and light industrial uses. The location also benefits from its proximity to several community and recreational amenities such as Palladium Park, Norton Leash Free Dog Park, and the Harber Recreation Centre. Furthermore, the site abuts onto to two active transportation corridors linked to the City's Urban Cycling Spine Network and is served by multiple bus routes (2/3, 6, 11, 25, 48, 51, and 52), which will provide residents with excellent local and regional mobility options.

The proposed Retirement Home as part of a campus of care development supports the City of Burlington's vision as being an age-friendly city. The proposal will contribute to this vision by offering facilities and services that align with these goals that help to ensure that all citizens, especially older adults, are able to access and achieve a high quality of life in a City already established as a leading community for living, working, playing, and aging well.

Based on the existing physical context and the surrounding neighbourhood, the technical assessments, the high-quality architectural design, and our analysis of the proposal within the in-force and adopted policy and regulatory context, we conclude the following:

1. The proposal is consistent with the Provincial Planning Statement, 2024;
2. The proposal conforms to the Halton Region Official Plan, 2024;
3. The proposal generally conforms to the in-force City of Burlington Official Plan, 1997 and New City of Burlington Official Plan, 2020. Although a Site Specific OPA is required to permit the proposed FAR, the proposal has demonstrated that the increase in FAR will enhance the campus of care and is appropriate for the Subject Land;
4. The proposal is generally consistent with the current provisions of the Zoning By-law No.2020, as amended, with a few site-specific exceptions being amended and added to permit the proposed FAR, building height, and parking rate for the Retirement Home building.
5. The proposal is compatible with the existing and planned context for the area. Through the appropriate studies and reports, it has been demonstrated that the proposed sensitive land use will not be adversely impacted by its surroundings, nor will it significantly limit the potential light industrial uses that could be established in the nearby Business Corridor designation.

We conclude that the proposed development is appropriate for the Subject Land and represents good planning and, therefore, the Official Plan Amendment and Zoning By-law Amendment should be approved.

THEODORE J. CIECIURA
REGISTERED PROFESSIONAL PLANNER
R.P.P.
ONTARIO PROFESSIONAL PLANNERS INSTITUTE
INSTITUT DES PLANIFICATEURS PROFESSIONNELS DE L'ONTARIO

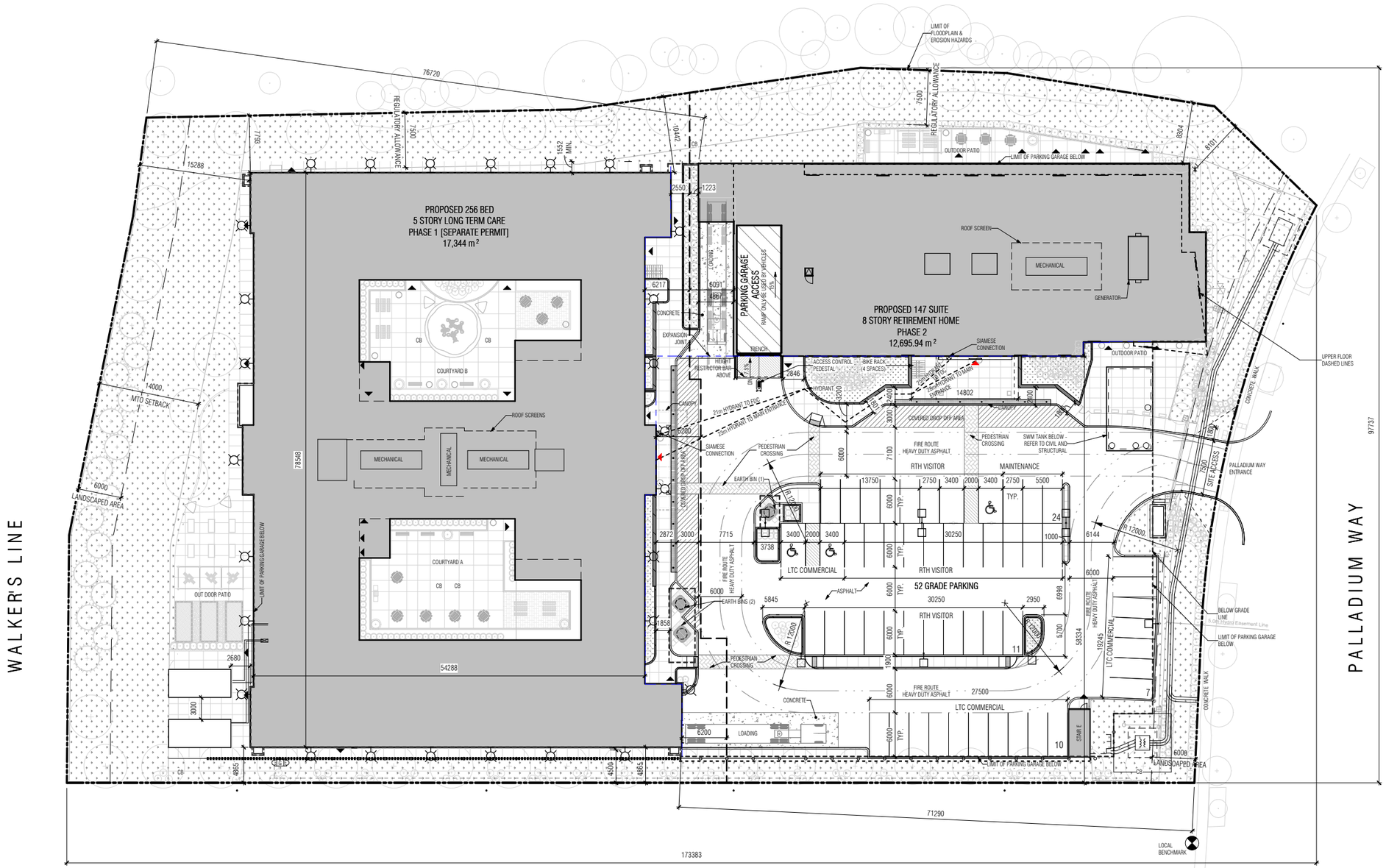
I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.

Date: November 29, 2024

T.J. Cieciura, MSc MCIP RPP
Principal & Planner

8.0 APPENDIX

Appendix A



1
A100

SITE PLAN

1 : 300

Appendix B

OFFICIAL PLAN AMENDMENT XX
AMENDMENT NO. XXX TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

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

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to permit an increase in floor area ratio (FAR) for a Retirement Home use on the Subject Land, to allow for additional building height from a previous approval, and to be developed in conjunction with the approved Long Term Care Facility with ancillary uses.

2. SITE AND LOCATION

The Subject Land is located between Walkers Line on the south and Appleby Creek on the north. Palladium Way is situated to the east. The Subject Land is approximately 1.48 hectares in size, with approximately 80.7m of frontage on Palladium Way. The Long Term Care Facility building is currently under construction.

3. BASIS FOR THE AMENDMENT

a) The proposed Amendment is consistent with the Provincial Planning Statement (PPS), 2024. The PPS promotes efficient development and land use patterns that efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.
b) Development within the designated Greenfield Area, that has full municipal services in a compact built form to provide additional residential and employment opportunities meets the intent of the Region of Halton Official Plan.
c) The proposed development consists of 8 storey Retirement Building (previously approved at 6 storeys) and a 5 storey Long Term Care Facility (already permitted and under construction) and together will provide a campus of care to support the needs of the growing aging population in the City of Burlington as well as the Region of Halton by providing a variety of services for residents on the same site.
d) The Subject Land is in close proximity to neighbourhood communities, Neighbourhood Park, various community services and facilities, and will be directly serviced by future Burlington Transit on Palladium Way.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Text Change:

The text of the Official Plan of the Burlington Urban Planning Area (1997), as amended, is hereby amended as follows:

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

4103 Palladium Way	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 2.03:1.

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 Burlington Planning Area.

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 Burlington Planning Area.

Appendix C

DRAFT BY-LAW NUMBER 2024.XXX, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2024.XXX

Being a By-law to amend By-law 2020, as amended, for 4103 Palladium Way, for the purpose of facilitating the development of Retirement Home

File No.: xxx-xx/xx

WHEREAS Section 34(1) of the Planning Act, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved PL-20-20 on XXXXX, to amend the City's existing Zoning By-law 2020, as amended, to permit additional height for the previously approved retirement home ;

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 25W of PART 15 to By-law 2020, as amended is hereby amended as show in Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are subject to Exception BC1-505 as amended by this by-law.
3. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by repealing and replacing Exception BC1-505 with the following:

Exception 505	Zone BC1	Map 25W	Amendment 2020.423 2020.454 2024.XXX	Enacted Sept 28/20 March 20/23 Xxxx xx/24

1. Additional Permitted Uses:
   - i) Long-Term Care Facility
   - ii) Retirement Home

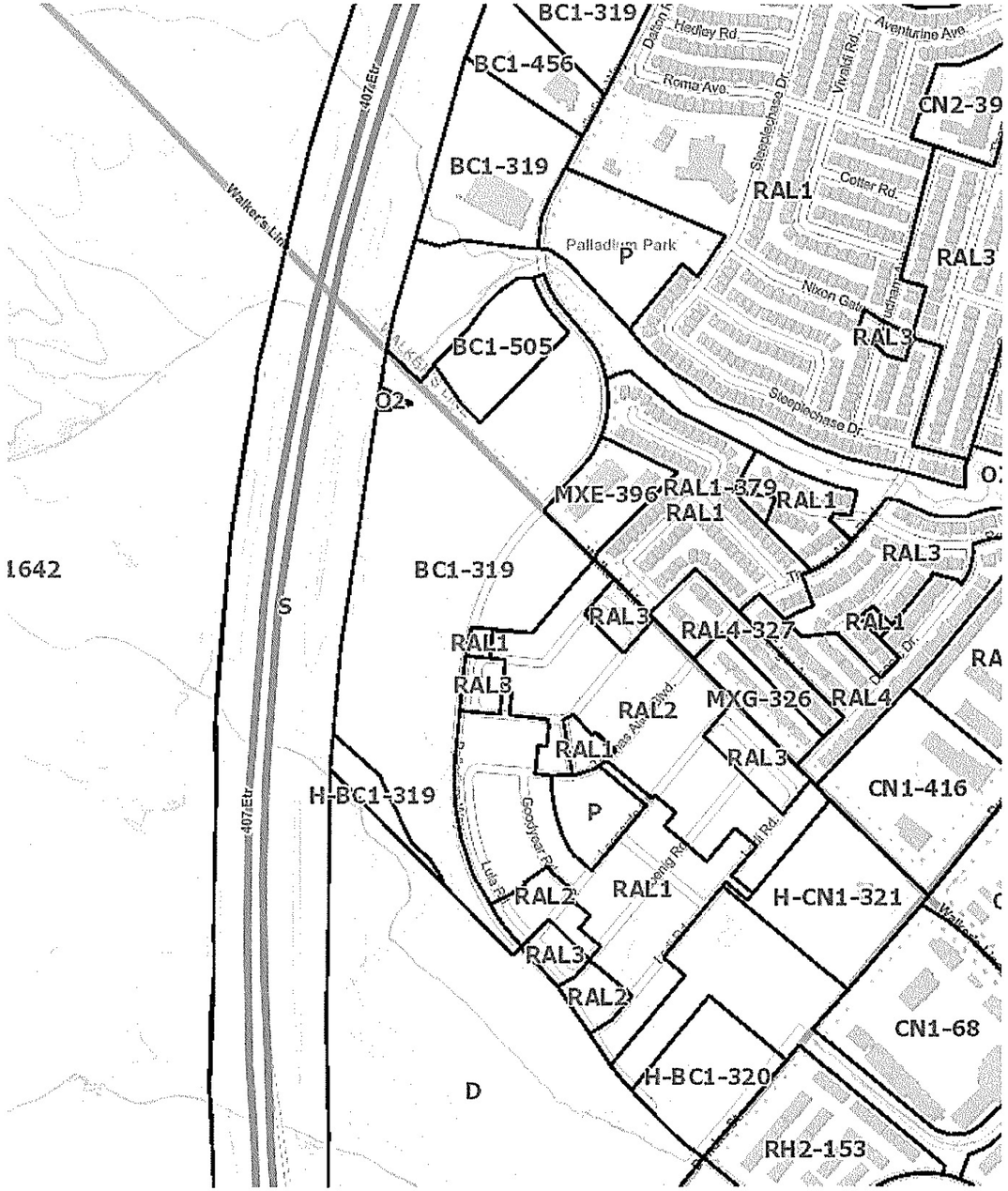
2. Permitted uses accessory to a Long-Term Care Facility and Retirement Home:
   - i) Accessory uses including Day Care Centre, Medical Clinic (with accessory Pharmacy), and convenience restaurant are permitted only as accessory to the approved Long-Term Care Facility and Retirement Home.
   - ii) Retail pharmacy accessory to the medical office to a maximum floor area of 115 m^2.

3. Maximum Heights
   - i) Long-Term Care Facility: 5 Storeys
   - ii) Retirement Home: 8 Storeys
4. Additional regulations for Long-Term Care Facility and Retirement Home:
   - i) Yard abutting Palladium Way: 6 m minimum, 9m maximum
   - ii) Yard abutting Walker's Line: 14m
   - iii) South Side Yard: 3.5m
   - iv) North Side Yard: 7.5m
   - v) Landscape Areas:
     - i. Abutting Palladium Way: maximum 2m walkway in landscape area
   - vi) Maximum Floor Area Ratio: 2.03:1
   - vii) A hydro transformer or switch station shall be permitted in the landscape area or buffer
   - viii) Parking Standard:
     - i) Retirement Home Occupant/Employee: 0.53 spaces / unit

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

Area "A"

to be rezoned from
BC1-505 to BC1-XXX



SCHEDULE "A" TO BY-LAW 2020.XXX AMENDING MAP NO.25-W PART 15, BY-LAW 2020 AS AMENDED. PASSED THE ___ DAY OF _____ 202_.

Appendix D



PLANNING JUSTIFICATION REPORT

4103 PALLADIUM WAY, BURLINGTON

DESIGN PLAN SERVICES INC.

DPS JOB NUMBER : 1942

APRIL 2022

DESIGN PLAN SERVICES INC.
TOWN PLANNING CONSULTANTS

900 The East Mall
Suite 300
Etobicoke, Ontario
M9B 6K2
Tel: 416.626.5445

designplan.ca

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1.0 INTRODUCTION

This Planning Justification Report has been prepared in support of development applications under the Planning Act, R.S.O. Chapter p.13, as amended, for an Official Plan Amendment (“OPA”) and Zoning By-Law Amendment (“ZBA”) for lands in Burlington located at 4103 Palladium Way (“Subject Land”). This application, if approved, would result in a Retirement Home in conjunction with a Long Term Care Facility (LTCF) as a campus of care within land designated as Business Corridor. Burlington City Council passed By-law 2020.423 to amend By-law 200 on September 28, 2020, to permit the Long Term Care Facility (LTCF) with ancillary uses on the Subject Land.



Figure 1: Location Map Source: DPS

1.1 DESCRIPTION OF THE SUBJECT LAND

The Subject Land is municipally known as 4103 Palladium Way, located on the west side of Palladium Way, east of Walkers Line, and south and east of Highway No. 407 in the central east area of the Alton Community. The legal description of the subject site is Part of Lot 10, Concession 1, North Side of Dundas Street (geographic Township of Nelson) City of Burlington, Regional Municipality of Halton.

The land subject to this application is a total of 14,883m2 (1.48 ha) in size and is an irregular shape, with approximately 80.7m of frontage on Palladium Way and a depth of 156.5m on the southern property boundary. The irregular shape of the northern border of the site is largely due to the natural areas located directly to the north of the site, including small watercourses of Appleby Creek and a slope from the site down to the valley area. This lot boundary is subject to a 7.5m buffer to the limit of the creek hazards (the northern lot boundary). The western lot boundary, which abuts Walker’s Line right of way, is subject to a 14m building setback required by the Ministry of Transportation (MTO). The Subject Land is currently vacant.

1.2 HISTORY OF THE PROPOSAL

The Subject Land is currently within an Employment Area and designated Business Corridor on the Settlement Pattern and Comprehensive Land Use Plan maps for the City of Burlington Official Plan (See figures 8 and 7). On September 28, 2020, Burlington City Council passed By-law 2020.423 to amend By-law 200 to permit the Long Term Care Facility (LTCF) with ancillary uses on the Subject Land. The proposed Retirement Home is proposed to be in conjunction with the Long Term Care Facility to create a campus style development. The proposed Retirement Home is a residential use, which is not permitted on the Subject Land. Within Employment Areas (including Business Corridor) an amendment to the Official Plan and Zoning By-law is required to establish a Retirement Home in addition to the LTCF. Also, the Halton Region Council has adopted Amendment No.48, “An Amendment to Define a Regional Urban Structure” (ROPA 48) to the Halton Regional Official Plan through By-law No. 31-21, enacted and passed on July 7, 2021. Through this amendment, the Region has recommended that the conversion request for the Subject Land be advanced as part of ROPA 48 to consider permitting the proposed Retirement Home use on the Subject Land. Supporting documents as requested by the City were identified through the Development Application Pre-consultation Meeting January 27, 2021 and again through updated Pre-Consultation meeting notes provided by the City on March 7, 2022, to support the Official Plan Amendment and Zoning By-law Amendment applications and provide detailed analysis of the Subject Land being appropriate for the proposed development.

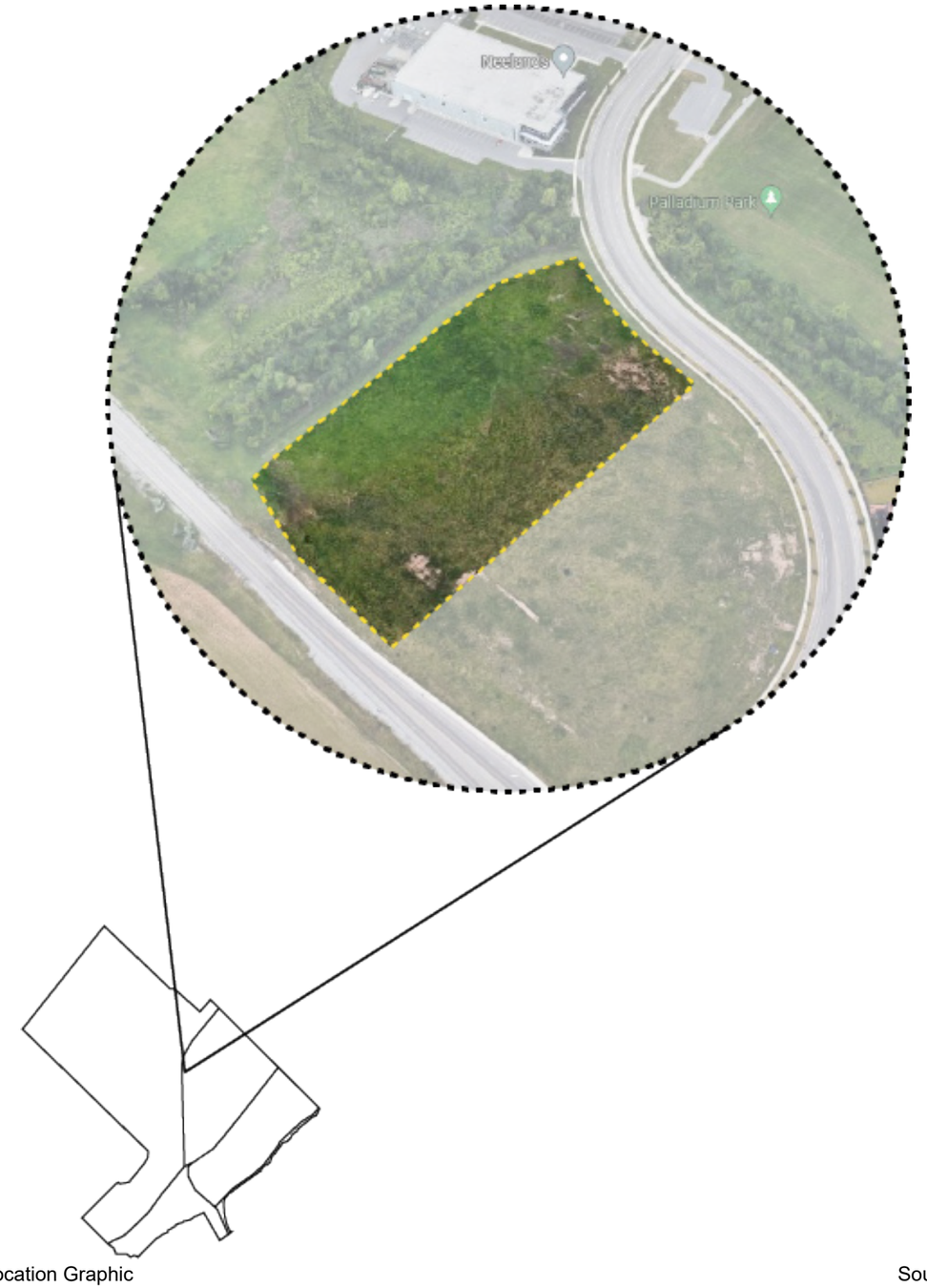


Figure 2: Location Graphic

Source: DPS

1.3 DESCRIPTION OF THE PROPOSAL

The proposed development will consist of two buildings in the form of a five storey LTCF building, containing 256 beds within 17,344m2 of Gross Floor Area (GFA) located at the west portion of the Subject Land, and a six storey Retirement Home building, containing 115 units within 9,509.7m2 of GFA located at the northeast corner of the Subject Land. A total of 238 parking spaces will be provided through both surface and underground parking within the Subject Land to support the proposed LTCF and Retirement Home.

The proposed 256 beds will include the relocation of 93 existing beds from Better Life's LTCF located at 441 Maple Avenue in Burlington, known as Maple Villa, which has reached the end of its building life cycle. The proposed development will include an additional 163 new beds that have already been awarded for the Subject Land, to help meet the demand for long term care in Ontario, as part of a campus of care.

The Retirement Home building is subject to both the OPA and ZBA applications to allow this use on employment lands. The LTCF is subject to the ZBA only to address setback requirements based on the revised proposal.

The applications supported by this Planning Justification Report are:

- Application for Official Plan Amendment to permit the use of a Retirement Home in BC1 zone.
- Application for Zoning By-Law Amendment to permit the use of a Retirement Home in the BC1 zone and site specific regulations for the Retirement Home and LTCF.



Figure 3: Perspective from Palladium Way Rendering

Source: Esposto Architect Inc.

1.4 CURRENT & PAST USES

The Subject Land is currently vacant. The lot was created through a comprehensive subdivision plan approved in 2005. Prior to the subdivision of the land, this area was used for agricultural purposes but the site has been vacant since 1934.

The Phase One Environmental Site Assessment found that the site has been a vacant agricultural field since 1934, and a vacant field circa 2018. Based on the evaluation of potentially contaminating activities, no areas of potential environmental concern were identified. The report concluded that a Phase Two Environmental Site Assessment was not required.

The property was purchased from the City of Burlington in December 2018.

A Zoning By-law Amendment application was submitted to permit the Long Term Care Facility (LTCF) use on the Subject Land, and the application was deemed complete by the City of Burlington on November 1, 2019, and assigned as File No. 520-09/19. This Zoning By-law Amendment (By-law 2020.423) was passed by the City Council on September 28, 2020, and was adopted by the City Council.

On August 31, 2020, an Employment Area Conversion Request was submitted to the Regional Municipality of Halton to permit Retirement Home use on the Subject Land in addition to the LTCF. On July 7, 2021, Halton Region Council adopted Amendment No.48, “An Amendment to Define a Regional Urban Structure” (ROPA 48) to the Halton Regional Official Plan through By-law No. 31-21, and recommended that the proposed conversion request for the Subject Land be advanced as part of ROPA 48 to consider permitting the proposed Retirement Home use on the Subject Land.

1.5 SURROUNDING LAND USES

a. North

- To the immediate north of this property is Appleby Creek, and the associated flooding and erosion hazards. This land is regulated by Conservation Halton, and a 7.5m buffer is required from the greatest creek hazard in this location. Based on the available information, the northern property boundary represents the limit of the creek hazards.
- Beyond the Conservation Halton regulated land to the northwest is Highway No.407.
- Beyond the Conservation Halton regulated land to the northeast is 4131 Palladium Way, currently occupied by Neelands Group Limited, a commercial company that provides refrigeration and HVAC equipment supply, installation and service.
- The north side of Palladium Way contains a range of businesses and institutional uses including places of worship, offices and storage facilities.

b. South

- To the south of the subject site on the abutting property is 4085 Palladium Way, which has been recently occupied by a Provincial Courthouse.
- On the south-east corner of Palladium Way and Walkers Line is a commercial plaza containing a restaurant, medical offices, salon and fitness facilities.

c. East

- The land east of the subject site, across Palladium Way, includes Palladium Park, Alton Village Public School and a residential neighbourhood consisting of single detached dwellings. There is a natural buffer between the subject site and these nearby uses due to the continuation of Appleby Creek as well as the Palladium Way right-of-way.

d. West

- The area west and south-west of the subject site (east of Highway 407; west and south of Walker’s Line) has recently been subdivided and is currently being developed. Palladium Way continues on the western side of Walker’s Line, with a similar zoning pattern to the east side. In this location, the south and west side of Palladium Way is zoned residential, and the north and west side of Palladium Way is zoned Business Corridor.

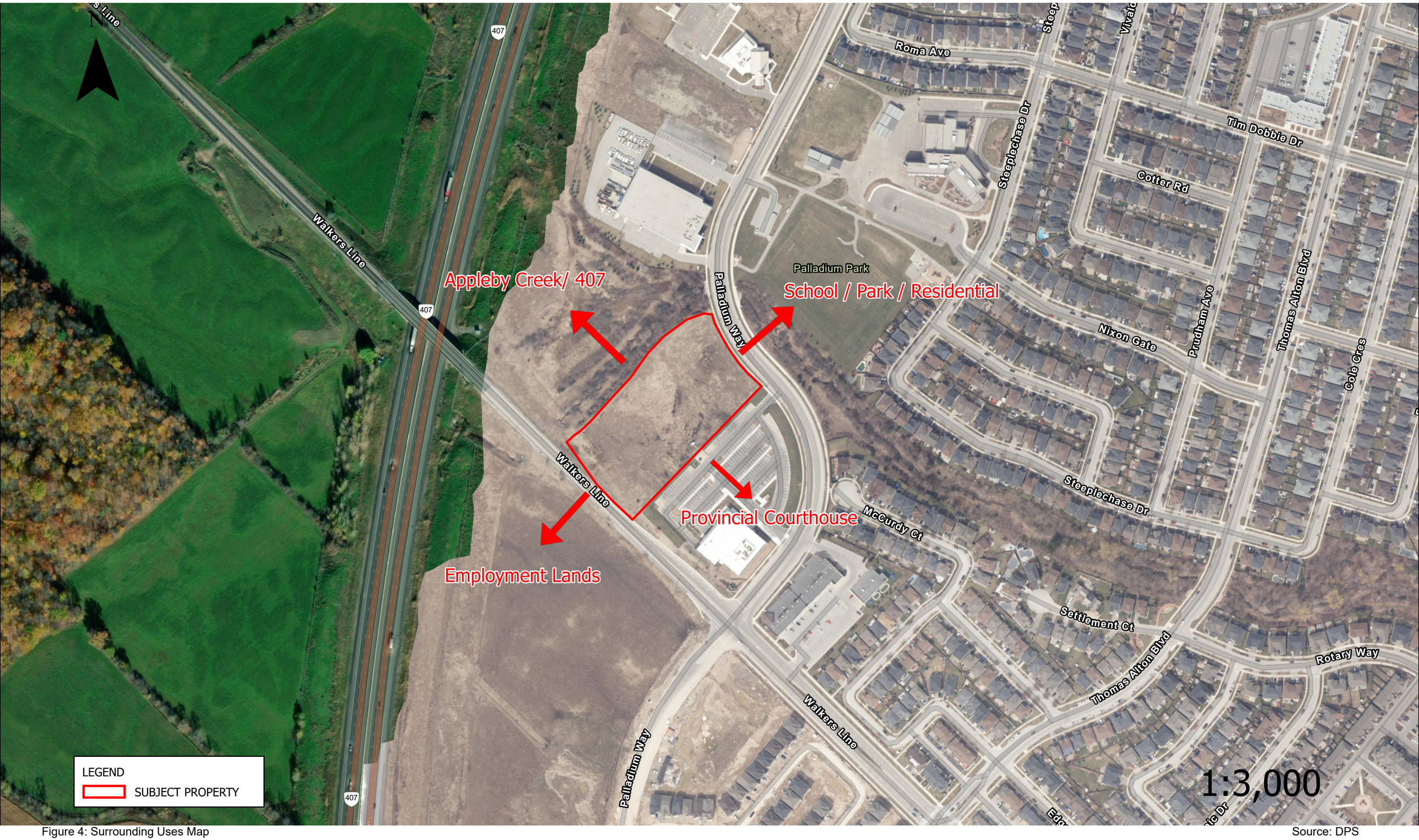


Figure 4: Surrounding Uses Map

Source: DPS

2.0 PLANNING & REGULATORY FRAMEWORK

This Section of the report provides an overview of policies applicable to the subject site and proposed development including the Provincial Policy Statement (2020) (PPS); Growth Plan for the Greater Golden Horseshoe (2020); Region of Halton Official plan, City of Burlington Official Plan, 1997; City of Burlington Official Plan, 2020; and City of Burlington Zoning By-law 2020.

As per the analysis provided in the following subsections, it is our opinion that the proposed development is consistent with the PPS (2020), and conforms to the Growth Plan Greater Golden Horseshoe 2020. The proposed development of a 6 storey Retirement Home containing a total of 115 units in conjunction with a Long Term Care Facility (LTCF) to create a campus style development within the 'Designated Greenfield Area' under the Growth Plan 2020, will directly contribute to the existing diversity of housing types available and providing additional residential and employment opportunities in the area; and efficiently use the existing and planned infrastructure and public service facilities to create a compact and liveable community for the growing aging population. In order to permit the proposed development and bring the specific site performance standards in conformity with higher level policy directions, amendments to the City of Burlington Official Plan and City of Burlington Zoning By-laws 2020, as amended, and a Site Plan Control application are required.

2.1 PROVINCIAL POLICY STATEMENT 2020

a. The Provincial Policy Statement (PPS) 2020 was issued under section 3 of the Planning Act R.S.O. Chapter p.13, as amended, and came into effect on May 1, 2020. It replaces the Provincial Policy Statement issued on April 30, 2014. It was approved by the Lieutenant Governor in Council, Order in Council No 229/2020.

b. The PPS sets out high-level policy goals for land-use planning in Ontario. Generally speaking, it promotes efficient development and uses of land, long-term economic prosperity, careful use and management of natural resources and public health and safety.

c. Part V Section 1.1 deals with managing and directing land use to achieve efficient development and land use patterns. Given the surrounding area is made up of mostly residential uses, the proposal is consistent and compatible with the surrounding land uses, being low density residential uses to the south and north, with some small-scale institutional and commercial uses to the north and south. More specifically the subject proposal contributes to a healthy, livable and safe community and meets the following policies:

- Policy 1.1.1 indicates that Healthy, liveable and safe communities are sustained by:

  - » Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - » Accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
  - » Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
  - » Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and serving costs;
  - » Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

- The Subject Land is located within the settlement area known as the City of Burlington, and the following policies under Section 1.1.3 are met by the proposed development:

  - Policy 1.1.3.1 states that settlement areas shall be the focus of growth and development;
  - Policy 1.1.3.2 speaks to land use patterns within settlement areas and shall be based on densities and a mix of land uses which:

    - » Efficiently use land and resources;
    - » Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available;
    - » Minimize negative impacts to air quality and climate change, and promote energy efficiency;
    - » Support active transportation;
    - » Are transit-supportive, where transit is planned, exists or may be developed.

  - Policy 1.1.3.3 states that Planning authorities shall identify appropriate locations and promote opportunities for transit-support development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
  - Policy 1.1.3.4 states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
  - Policy 1.1.3.5 states that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

d. Section 1.3 of the PPS deals with Employment Areas and states that:

- Planning authorities shall promote economic development and competitiveness by:

  a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
  b. providing opportunities for a diversified economic base, 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;
  c. facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring and availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
  d. encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
  e. ensuring the necessary infrastructure is provided to support current and projected needs.

- Policy 1.3.2.1 states that Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.
  - Policy 1.3.2.4 states that Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

e. Section 1.4 addresses PPS' policies regarding housing. The proposed retirement home in conjunction with the LTCF in a campus style development is consistent with the housing policies identified in Section 1.4 of the PPS. The proposed 115 retirement home units will contribute to the existing variety of housing types in the area and to meeting the social, health, economic and well-being requirements of the PPS. The proposed retirement home units will be located in an area that is appropriate considering there are existing public services and infrastructure to support the proposed development. The proposed increase in density in an area where existing infrastructure and public service facilities are available represents an efficient use of land, resources, infrastructure and public services facilities.

e. Section 1.6 addresses the PPS' policies on infrastructure and public services. Section 1.6.3 prioritizes the use of existing infrastructure and public service facilities wherever possible. As this site has full municipal servicing (roads, water, wastewater, and stormwater management facilities), it meets the preferred standard set out in this section.

g. Section 1.7 provides policies pertaining to Long Term Economic Prosperity. Policy 1.7.1 provides a list of means to support long-term economic prosperity of the province, and the proposed development will support long-term economic prosperity by:

- promoting opportunities for economic development and community investment-readiness;
- Encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- Optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities;
- Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- Promoting energy conservation and providing opportunities for increased energy supply.

The proposed development takes advantage of currently under-utilized land with availability to full municipal servicing and adjacent to existing development within the settlement area of Burlington.

The built form and uses proposed for the site implement the policies of the PPS as they provide a mix of uses, including the primary use of Retirement Home and LTCF that currently do not appear in the area. This adds to the range of residential, employment and institutional uses that will meet the long-term needs of the City of Burlington and Halton Region.

The subject proposal is a compact, mixed-use development that will provide residential and employment opportunities in a campus-style development of both Retirement Home and LTCF adding to a liveable, resilient community.

h. It is our opinion that the proposed development is consistent with and will implement the policies of the PPS 2014.

2.2 PLACES TO GROW ACT, 2005 & THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

a. The Growth Plan for the Greater Golden Horseshoe, 2020 has been prepared and approved under the Places to Grow Act, 2005 to take effect on May 16th, 2019. Amendment 1 (2020) to the Growth Plan for the Greater Golden Horseshoe 2019 was approved to take effect on August 28, 2020. It is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region by 2051.

b. The subject land is located within the Designated Greenfield Area, as determined by The Growth Plan 2020.

c. The guiding principles of the growth plan are set out in Section 1.2 which include supporting the achievement of complete communities; prioritizing intensification and higher densities; providing flexibility to capitalize on new economic and employment opportunities as they emerge; supporting a range and mix of housing options; Improving the integration of land use planning with planning and investment in infrastructure and public service facilities; providing for different approaches to manage growth that recognize the diversity of communities in the GGH; protect and enhance natural heritage, hydrologic, and landform systems, features and functions; Support and enhance the long-term viability and productivity of agriculture; Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities and integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure to successfully achieve this vision.

d. Schedule 3 of the Growth Plan 2020 forecasts a population of 1,100,000 and 500,000 jobs for the Region of Halton.

e. Section 2.2.1 of the Growth Plan provides policies pertaining to managing growth in the Province of Ontario, and the policies state that the majority of population and employment growth stated in schedule 3 of the Growth Plan will be directed to settlement areas, and focused in delineated built-up areas.

Policy 2.2.1.4 identifies the criteria for complete communities, and the proposed development contributes to meet the following criteria:

a. Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

b. Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

c. provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and income;

d. Expand convenient access to:

   i. A range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

   ii. public service facilities, co-located and integrated in community hubs;

   iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities.

e. provide for a more compact built form and a vibrant public realm, including public open spaces;

f. Mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

g. Integrate green infrastructure and appropriate low impact development.

The proposed development is located in a settlement area known as the "City of Burlington". The proposed development will contribute to the creation of a complete community by adding to the existing mix of uses in the area and providing both residential use and employment opportunities in close proximity to existing residential neighbourhoods, school and public park. The proposed retirement home and LTCF is a compact built form and is designed to contribute to a vibrant public realm.

e. Section 2.2.7 of the Growth Plan addresses developments within 'Designated Greenfield Areas,' and includes the following policy:

1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

   a. supports the achievement of complete communities;

   b. supports active transportation; and

   c. encourages the integration and sustained viability of transit services.

2. A target density of not less than 50 residents and jobs combined per hectare is set for the Region of Halton in designated Greenfield areas. However, in subsection 3(c), employment areas are deducted from the minimum density target calculation.

The subject site is located within the 'Designated Greenfield Area' and the proposal is to develop a currently vacant lot. Intensification of underdeveloped lands is generally encouraged by the Growth Plan. Although employment lands are not included in the target density for the Region, the development is proposed to contain 115 Retirement Home units and 256 beds provided by the LTCF as well as jobs associated with the proposed uses on a 1.48ha lot. The proposed development is an appropriate type and scale of development that adds the residential component targeting the aging population in conjunction with an important institutional function to a community and provides employment opportunities, which contributes to the goal of achieving complete communities. Palladium Way is identified in the City of Burlington's Long Term Cycling Master Plan (Figure 9) to contain a bike lane and multi-use path, facilitating active transportation to and from the Subject Land. Burlington Transit bus route 6 has a stop located at the corner of Walker's Line and Thomas Alton Boulevard, a 600m walk from the subject property, and connects to the Burlington Go Station, as well as other City bus routes. Additionally, there is a planned bus route along Palladium Way. The existing and proposed bus routes provide a viable transit option to and from the subject property.

f. Section 2.2.5 of the Growth Plan addresses 'employment', and includes the following policies:

1. Economic development and competitiveness in the GGH will be promoted by:

   a. making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
   b. ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
   c. planning to better connect areas with high employment densities to transit; and
   d. integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

4. In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated.
5. Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.
7. Municipalities will plan for all employment areas within settlement areas by:

   a. prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;
   b. prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and
   c. providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.

8. The development of sensitive land uses, major retail uses or major office uses will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.
9. The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

   a. there is a need for the conversion;
   b. the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;
   c. the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;
   d. the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and
   e. there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

10. Notwithstanding policy 2.2.5.9, until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:

    a. satisfy the requirements of policy 2.2.5.9 a), d) and e);
    b. maintain a significant number of jobs on those lands through the establishment of development criteria; and
    c. not include any part of an employment area identified as a provincially significant employment zone unless the part of the employment area is located within a major transit station area as delineated in accordance with the policy in subsection 2.2.4.

The subject proposal promotes economic development and competitiveness by making more efficient use of currently vacant employment lands. The proposed LTCF and ancillary uses was approved by the City of Burlington council in September 2020, and the current proposal is to introduce the Retirement Home component of the development to be in conjunction with the approved LTCF. However a Retirement Home is considered a residential land use according to the Region of Halton and City of Burlington Official Plan. The Subject Land is currently designated "Employment Area" by the Region of Halton Official Plan and "Employment Lands" by the City of Burlington Official Plan, and residential land uses are not permitted within "Employment Area" nor "Employment Lands". Although according to Growth Plan policy 2.2.5.7, residential uses are prohibited in employment areas, policies 2.2.5.9 and 2.2.5.10 provides that conversion of lands within employment areas to allow non-employment uses can be permitted through a Municipal Comprehensive Review.

The Region of Halton is currently in the process of its Official Plan Review to update the Regional Official Plan to reflect changes in all communities and the vision for the Region, and to ensure that the Official Plan remains aligned with Provincial policies. As part of the Regional Official Plan Review, the Region accepted Employment Land Conversion requests submitted by individual landowners that wish to convert Employment Lands to permit other uses. A Employment Land Conversion Request for the Subject Land was submitted to the Region by Design Plan Services Inc. on August 31, 2020 to permit the proposed Retirement Home use. On July 7, 2021 Regional Council adopted Regional Official Plan Amendment (ROPA) 48 which helps define and provide direction on urban structure, such as Urban Growth Centres, Major Transit Station Area, Regional Nodes and employment areas. The Employment Land Conversion Request for the Subject Land was accepted as part of the ROPA 48 to be further reviewed for its appropriateness to permit Retirement Home use on the Subject Land.

Also, as the proposed Retirement Home use is considered a residential land use, a D-6 Land Use Compatibility – Air Quality Feasibility Study was completed by EXP Inc. that assessed the compatibility of the subject proposal with the other uses in the surrounding area under Provincial guidelines and regulations. In particular, the potential impact by existing industrial facilities and major transportation corridors on the air quality on the proposed development and potential compliance issues on the nearby industry. The report concluded that there were no facilities within the study area that were expected to pose an unacceptable air quality, dust or odour issue to the Subject Land to permit the proposed LTCF and Retirement Home uses.

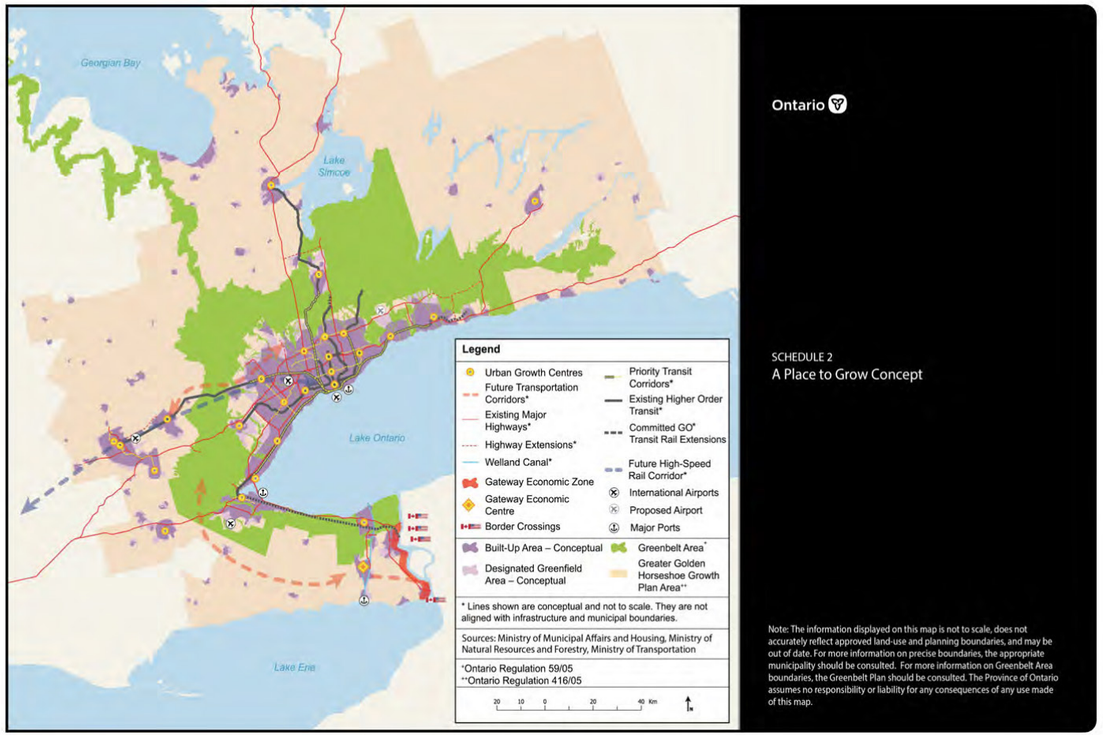


Figure 5: Growth Plan for the Greater Golden Horseshoe - Schedule 2 Source: Growth Plan

The subject proposal is also not considered to significantly limit the potential future uses on the nearby lands. A map attached to the report shows the subject site and recommended areas of influence for Class I, II and III industrial sites, as classified in the MECP guideline, 'D-6 Compatibility between Industrial Facilities.' The proposed development would only limit the future use of Class II or Class III industrial sites, however, such uses are already limited by existing factors, and not further limited by the proposed development. The zoning for the employment lands north and west of Palladium Way allows for a range of employment uses including office and light industrial, and on the south and east sides of Palladium Way, there is an existing residential community. If any lands on Palladium Way in the Business Corridor designation were proposed to be developed for heavy industrial uses, a Zoning By-law Amendment would be required and would not conform with the policies for lands designated Business Corridor under both the City of Burlington Official,1997 and the City of Burlington Official Plan, 2020, therefore, an Official Plan Amendment would also be required. Such an amendment would entail a more robust review and would require reports and studies to be completed to ensure compatibility with the surrounding sensitive uses including the residential community and other sensitive land uses in the area. Through that more robust review the approval authority would ultimately determine whether that proposal was compatible with the subject proposed use. These existing factors would limit the potential future uses in this area to likely be classified as a Class I site, despite the approval of the proposed development.

Although the proposed Retirement Home is considered a residential land use, it is being developed in conjunction with the LTCF to provide a campus-style experience, and there is still a significant employment aspect to the proposal. As part of the development proposal, the proposed LTCF and ancillary uses as well as the Retirement Home include the employment of permanent full and part-time staff in a range of roles including support staff, nurses, doctors, cleaners and administration, among others for an estimated total of at least 350 jobs.

The number of parking spaces and parking area has been minimized based on how this property will function. Most of the parking spaces will be provided in the underground parking structure which will have less visual impact compared to providing all parking spaces at grade, and will allow the Subject Land to be developed in a more compact and efficient manner.

The subject proposal maintains an appropriate interface with the non-employment areas. The subject site is largely surrounded by employment areas to the south and west (across Walker's Line). There is a large buffer on the north side of the property (CH regulated area), Palladium Way on the east side, and abutting greenspace further east of Palladium Way which provides a buffer for the Subject Land to the non-employment uses in the surrounding areas.

Also the proposed sensitive land use complies with the relevant provincial guidelines, and is not considered to limit potential industrial or manufacturing uses on the nearby employment lands as demonstrated by the D-6 Compatibility Study by EXP dated April, 2022.

G. Section 2.2.6 of the Growth Plan addresses ‘Housing’, and includes the following policies:

1. a). i. support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by identifying a diverse range and mix of housing options and densities.

2. Municipalities will support the achievement of complete communities by:

   a. planning to accommodate forecasted growth to the horizon of this Plan;
   b. planning to achieve the minimum intensification and density targets in this Plan;
   c. considering the range and mix of housing options and densities of the existing housing stock; and
   d. planning to diversify their overall housing stock across the municipality.

The subject site is designated Greenfield Area under the Growth Plan where new development is contemplated. The proposed development will contribute to the minimum intensification and density targets identified in the Growth Plan in the form of a 6-storey Retirement Home building in conjunction with an LTCF in a campus-style development. The proposed Retirement Home provides 115 retirement home units in total. It is our opinion that the proposed development will contribute to the existing range and mix of housing options and diversify the overall housing stock across the City.

We have reviewed all policies of the Growth Plan for the Greater Golden Horseshoe and are of the opinion that this specific proposal conforms to the goals and objectives of the Plan.

2.3 OTHER PROVINCIAL LEGISLATION & PLANS

2.3.1 Niagara Escarpment Plan (2017)

The subject site is not within the Niagara Escarpment Plan Area.

2.3.2 Greenbelt Plan (2017)

The subject site is not within the Greenbelt Plan Area.

3.0 REGION OF HALTON OFFICIAL PLAN

The Subject Land is identified as being within the “Urban Area” and the “Employment Area”, as indicated on Map 1 – Regional Structure of the Halton Region Official Plan (HROP). The Subject Land is not within the ‘Built Boundary’ as indicated on figure 6, which reflects the built-up area in the Growth Plan. There are no specific policies regarding the Built Boundary that are applicable to the proposed development, therefore it is the Urban Area policies that would be applicable.

The following Urban Area policies apply:

a. 72. The objectives of the Urban Area are:

- 72(1) To accommodate growth in accordance with the Region’s desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.
- 72 (3) To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.
- 72 (4) To ensure that growth takes place commensurately both within and outside the Built Boundary.
- 72 (7) To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation.
- 72(10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.
- 72(10.1) To direct where employment uses should be located and to protect areas designated for such uses.

b. 74. The Urban Area consists of areas so designated on Map 1 where urban services are or will be made available to accommodate existing and future urban development and amenities. Within the Urban Area, Employment Areas and Urban Growth Centres are identified on Map 1 as overlays on top of the Urban Area, for which specific policies apply.

c. 75. The Urban Area is planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities as shown in Table 1 and Regional Phasing as shown in Table 2a.

The subject proposal is development within the Urban Area that promotes a healthy community and economic prosperity, with a high quality design. According to Table 1 of the Regional Official Plan, the City of Burlington will achieve a population and employment distribution of 193,000 and 106,000 respectively. The proposed Retirement Home and LTCF together will provide both residential and employment opportunities which will directly contribute to the anticipated population and employment growth in the City.

The subject lands are also under the Employment Area overlay, and therefore they are subject to the Employment Areas policies. The following Employment Lands policies are applicable:

d. 77.1 The objectives of the Employment Areas are:

- 77.1(2) To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, 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.

e. 77.4 It is the policy of the Region to:

- 77.4(1) Prohibit residential and other non-employment uses including major retail uses in the Employment Areas except:

  a. to recognize uses permitted by specific policies of a Local Official Plan on December 16, 2009; or
  b. for institutional uses identified in a Local Official Plan, as a result of a detailed study that sets limits and criteria on such uses based on the following principles:

     i. the use is of small scale and such uses collectively within an Employment Area shall not change the character of that Employment Area;
     ii. the location and design of the use meet the Land Use Compatibility Guidelines under Section 143(10) of this Plan
     iii. the use is located at the periphery of the Employment Area; and
     iv. such uses do not collectively displace employment from the Employment Area to result in a shortfall in Employment Areas to meet the Local Municipality’s employment forecast in Table 1 and Table 2a.

- 77.4(3) Ensure the necessary infrastructure is provided to support the development of the Employment Areas in accordance with policies of this Plan.
- 77.4(4) Require Local Municipalities to prohibit the conversion of lands within the Employment Areas to non-employment uses including major retail uses unless through a municipal comprehensive review where it has been demonstrated that:

- there is a need for the conversion;
- the conversion will not compromise the Region's or Local Municipality's ability to meet the employment forecast in Table 1 and Table 2a;
- the conversion will not adversely affect the overall viability of the Employment Area, and achievement of the intensification and density targets of Table 2 and other policies of this Plan;
- there is existing or planned infrastructure to accommodate the proposed conversion;
- the lands are not required for employment purposes over the long term;
- cross-jurisdictional issues have been considered; and
- all Regional policies and requirements, financial or otherwise, have been met.

- 77.4(5) Require Local Municipalities to promote intensification and increased densities in both new and existing Employment Areas by facilitating compact, transit-supportive built form and minimizing surface parking.

The proposed development consists of uses permitted by a specific policy of the Burlington Local Official Plan, on December 16th, 2009. Policy 4.3 c) of Part II of the Burlington Official Plan permits institutional uses within all land use designations located on the Comprehensive Land Use Plan – Urban Planning Area of the Official Plan. Therefore the proposed LTCF and ancillary uses conform to the Official Plan policies. However, the proposed Retirement Home is considered a residential land use and is not a permitted use within the "Employment Area" under the Regional Official Plan. Policy 77.4(4) states that conversion of lands within the "Employment Area" is prohibited unless through a municipal comprehensive review and the proposed conversion can demonstrate that all criteria listed under policy 77.4(4) can be met. The Region is currently in the process of a municipal comprehensive review, and an "Employment Area Conversion Request" for the Subject Property to permit Retirement Home use was submitted to the Region on August 31st, 2020. The Conversion Request and supporting materials submitted have demonstrated that all criteria under policy 77.4(4) has been met, and the proposed conversion request should be considered and further evaluated by the Regional and Municipal staff.

A D-6 Land Use Compatibility Study was completed as part of the Conversion Request by EXP Inc. Further, a Noise and Vibration Impact Study has also been completed by Thornton Tomasetti. These assessments conclude that the proposal is compatible with the existing context and complies with the relevant Provincial and Regional guidelines and requirements. Furthermore, the proposed development is not considered to further limit potential future employment uses in the nearby employment lands due to the limits already placed on these lands by existing nearby residential uses as well as the existing zoning.

Based on the above, the proposed development and the associated Employment Area Conversion Request through the Municipal Comprehensive Review to permit the proposed Retirement Home on the Subject Property conforms to the applicable policies of the Halton Region Official Plan.

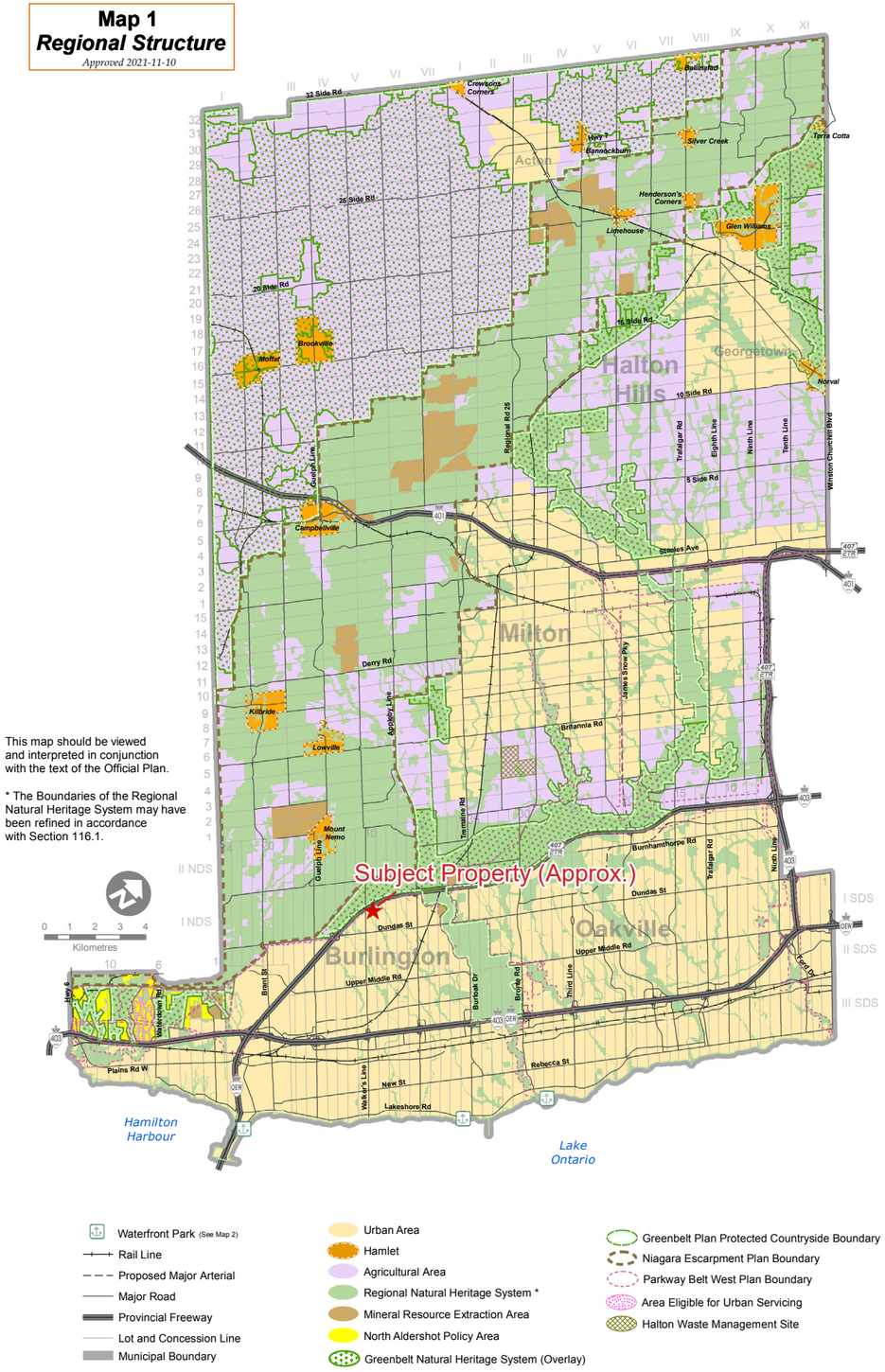


Figure 6: Region of Halton Official Plan: Map 1 - Regional Structure Source: Region of Halton

4.0 REGIONAL OFFICIAL PLAN AMAENDMENT 48 (ROPA 48)

Regional Official Plan Amendment (ROPA) No. 48 - “An Amendment to Define a Regional Urban Structure” was initiated by Regional Staff in 2020 as the first amendment to be adopted by the Regional Council as part of the Regional Official Plan Review. The purpose of ROPA 48 is to update the current Regional Urban Structure and identify a hierarchy of strategic growth areas in the Regional Official Plan to help accommodate population and job growth to 2051, as required by the Growth Plan 2020. ROPA 48 was adopted by Regional Council on July 6, 2021, and was approved by the Minister of Municipal Affairs and Housing with a limited number of changes on November 10, 2021.

The approved amendments to the Regional Official Plan includes: Updating planning targets to include 2051 population and employment forecasts and sets out minimum density targets of jobs and residents for certain strategic growth areas; Adjustments to Urban Growth Centres boundaries and minor policy changes to achieve conformity with the Provincial Growth Plan; Delineation of boundaries and identify density targets for all Major Transit Station Areas (MTSAs); Identifying new primary and secondary Regional Nodes; and, allowing a limited amount of Employment Area Conversions that meet the criteria identified by the Region in conformity with the Growth Plan to be reviewed first as part of the Municipal Comprehensive Review, as these lands have been identified by the Local Municipalities as having strategic importance in advancing elements of local urban structure and support the Regional Urban Structure and strategic planning objectives. The “Employment Area Conversion Request” for the Subject Property to permit the proposed Retirement Home to be developed in conjunction with the approved LTCF in a campus style has been included as part of ROPA No. 48, as the proposed development has demonstrated that it meets all criteria and also has strategic importance to the local and regional municipalities by delivering much needed senior housing in a campus style development, in a timely manner to the City of Burlington, Region of Halton, and as obligated to the Ministry of Health and Long Term Care.

5.0 CITY OF BURLINGTON OFFICIAL PLAN

5.1 CURRENT CITY OF BURLINGTON OFFICIAL PLAN, 1997 (APPROVED 2008, UPDATED 2019)

The City of Burlington Official Plan (BOP), updated in December 2019, was approved by the Ontario Municipal Board (now Ontario Land Tribunal) on October 24th, 2008. The intent of the Official Plan is to set out a long-term vision that guides the City's land-use strategy to ensure that future planning and development will meet the specific needs of the community. On Schedules A – Settlement Pattern and B – Comprehensive Land Use Plan, the Subject Site is identified as Employment Lands and Business Corridor respectively (figures 8 and 7 of this report).

BOP PART II

Part II of the BOP includes functional policies, including guidance on the design of development within the City.

Section 2 Sustainability and the Environment

This section of the Official Plan outlines the City's intention to be a prosperous, liveable and healthy community through the process of sustainable development.

Section 2.7 deals with sustainable design and compatibility with the following principle:

- To the greatest extent possible, proposed development shall be consistent with the goals and objectives of Sustainable Development.

Many of the policies in this section are applicable at the Site Plan stage of the approvals process. However, policy 2.7.3 sets out policies for sustainable development and compatibility that are relevant for the subject Zoning By-law Amendment, including:

n. Exposure of residential and other land uses sensitive to vibration, noise, dust, odours or other effects caused by transportation or industrial facilities, and likewise, the encroachment of sensitive land uses on these facilities, shall be avoided through the use of separation distances, the placement of non-sensitive land uses in buffer areas, and/or other means. Proponents may be required to submit studies and undertake necessary mitigating actions to address compatibility issues to the satisfaction of the City and Region. Provincial guidelines shall be referred to for direction in land use planning decisions; and

o. Proponents of Official Plan or zoning by-law amendments for residential development or other sensitive land uses within proximity to any existing or potential sources of man-made hazard, may be required to undertake a risk assessment using risk-based land use planning guidelines, to determine the potential level of risk and whether the risk can be reduced to acceptable levels.

As previously mentioned, the proposed use of a Retirement Home is considered a residential land use and as such,the relevant studies have been completed to determine if the proposed residential land use will be impacted by vibration, noise, dust, odours or other effects caused by transportation or industrial facilities, given the location of the subject property. A D-6 Compatibility – Air Quality Feasibility Study was completed by EXP Inc. to assess compliance with the relevant Provincial guidelines. Based on the findings of their assessment, there are no facilities identified within the study area that are expected to pose an unacceptable air quality, dust or odour issue to the subject site. Additionally, a Noise and Vibration Impact Study was completed by Thornton Tomasetti dated April, 2022 concluded that the noise and vibration impact of the nearby transportation noise sources on the proposed development is expected to meet MECP criteria with the recommended mitigation measures.

The issue of providing sensitive uses on the Subject Land was discussed in section 2.2 of this report in response to similar policies in the Growth Plan for the Greater Golden Horseshoe. It was stated in section 2.2 that existing factors would limit the potential future industrial or manufacturing uses in this area to uses that would likely be classified as a Class I site, and not limited by the proposed development. Therefore, the subject sensitive land use is not considered to encroach on the potential use of the Employment Lands in this location.

Section 2.10 provides policies that guide watershed management in the City of Burlington. One of the principles of watershed management in the City is to cooperate with Conservation Halton and work to protect lands subject to flooding or erosion hazards from development or site alteration.

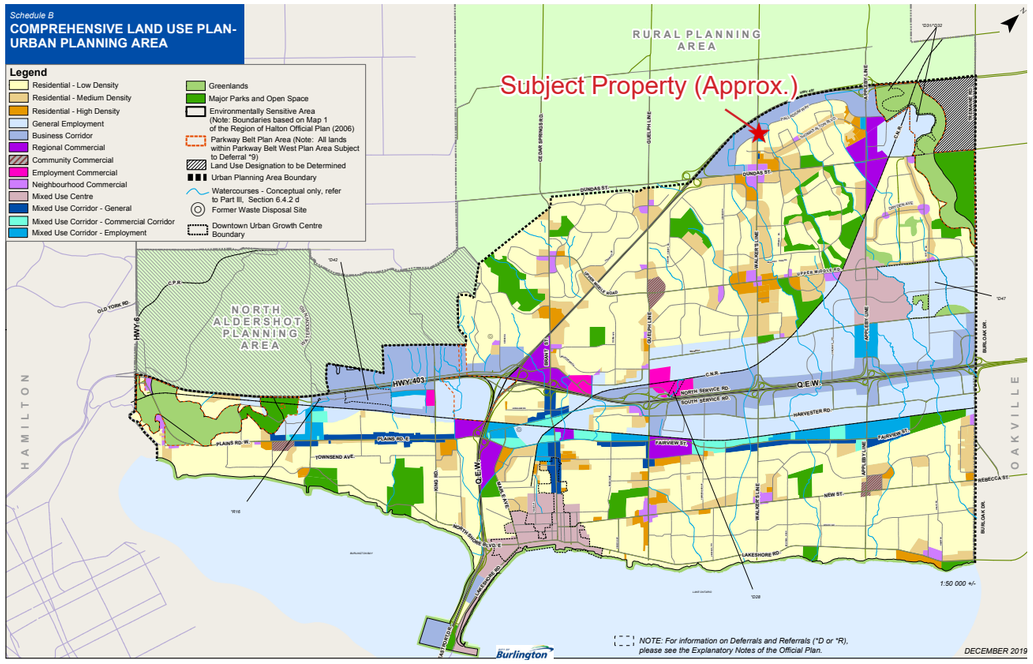


Figure 7: Current City of Burlington OP - Schedule B (Comprehensive land use plan) Source: City of Burlington

The subject property abuts the flooding and erosion hazards associated with Appleby Creek. Conservation Halton (CH) regulates a distance of 7.5m from the limit of the greatest creek hazard in this location.

Based on available information, the northern property boundary represents the limit of the creek hazards. Therefore, CH regulates 7.5m into the property from the north. The requirement of a minimum 7.5m setback to the north property boundary has been included as part of the approved Zoning By-law Amendment 2020.423. The proposed Zoning By-law Amendment will continue to respect this setback provision to the north property line, so the proposed development of both Retirement Home and LTCF buildings will meet this setback requirement.

Section 6 Design

Section 6.0 emphasizes the increasing importance of design as an element of the planning process and the City of Burlington's commitment to a high standard of built form.

Policy 6.1 sets out the City's design principle:

> The tangible elements of the urban form, consisting of a combination of the built environment and open space that form the urban landscape, shall be designed in an efficient, attractive and compact manner to enhance the well-being of the residents of the community and to reflect the vision of this Plan.

The objectives covered in Policy 6.2 include:

- To ensure that the design of the built environment preserves, enhances and connects natural features and landscapes.
- To ensure that the design of the built environment enhances heritage features.
- To ensure that the design of the built environment strengthens and enhances the character of existing distinctive locations and neighbourhoods, and that proposals for intensification and infill within existing neighbourhoods are designed to be compatible and sympathetic to existing neighbourhood character.
- To ensure that the design of the built environment in new communities integrates with the natural setting and provides a diverse social setting that is well served by public transit, and by attractive and well-developed pedestrian environments.
- To achieve a high quality of design within the public realm.
- To ensure consistency, compatibility and quality in the built environment while allowing for a diverse design expression.
- To integrate urban design into the full range of decision-making activities to assist in achieving the design objectives of this Plan.
- To ensure that the principles of Sustainable Development are considered in the design of the built environment.

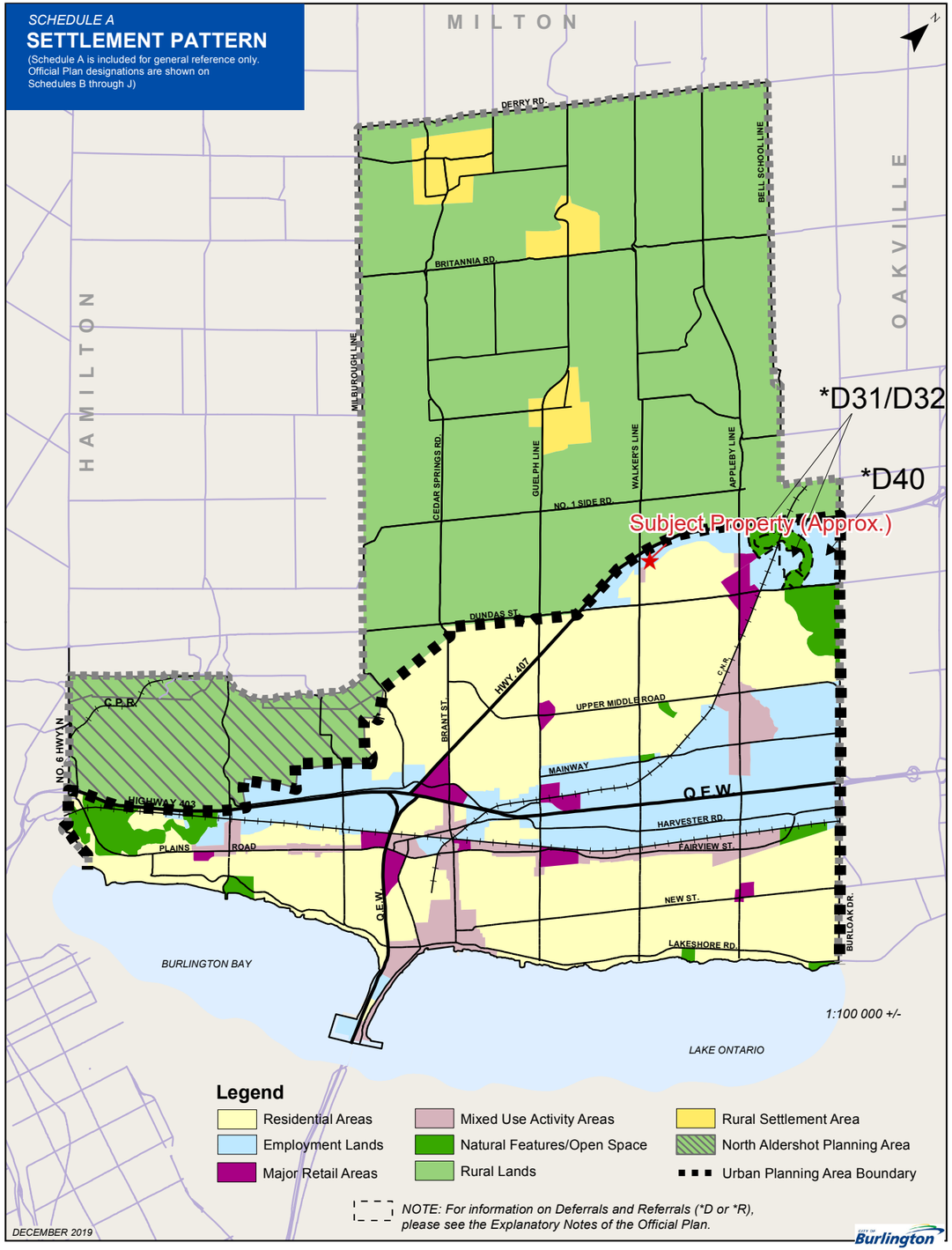


Figure 8:Current City of Burlington OP - Schedule A (Settlement Parttern) Source: City of Burlington

The proposed development meets all of the above principles and objectives. The lot is currently vacant without any natural or heritage features however the Subject Landis located adjacent to Appleby Creek, an area regulated by Conservation Halton. As such the proposed buildings have been designed to recognize this natural feature by locating amenity space along the north side of the buildings to capture views of this feature. The proposed buildings are also considered to strengthen and enhance the desired prestige character of the Business Corridor lands through a high quality design that addresses the public realm. The design ensures compatibility and consistency with the existing developments along Palladium Way and the nearby residential neighbourhood to the east. To the south of the subject site is the newly constructed provincial courthouse which is institutional in style and provides a large setback to the subject site as a result of on-site parking. To the north of the subject site, the nearest abutting property is on the other side of Appleby Creek; it contains an industrial warehouse-type building with a utilitarian design. Further along Palladium Way, there are lots that currently remain vacant, places of worship, and other warehouses; the proposed development will not adversely impact any of these lots, or limit the potential uses on the vacant lots. The nearby residential area on the south side of Palladium Way is oriented to front internally to the neighbourhood, and in some cases is further separated from the subject site by Appleby Creek and Palladium Park. Therefore, the subject proposal is considered to maintain consistency, compatibility and quality in the built environment and will integrate well into the existing and planned context of Palladium Way.

The proposed development meets the purpose and intent of policies 6.5 (Design Guidelines Policies) and 6.6 (Implementation Policies) in this section through the implementation of the City's Urban Design Guidelines. The Alton Central East Design Guidelines, the Sustainable Building and Development Guidelines, and the Mid-Rise Building Design Guidelines were developed by the City to carry out the policies listed under section 6.5 of the Official Plan. The Urban Design Brief and the UDB Panel Minutes submitted as part of the OPA and ZBA applications (Appendix D and Appendix E) set out how specific aspects of the design address the design guidelines and represent a high quality of design.

BOP PART III

Section 3 Employment Lands

Section 3 sets out specific objectives for lands identified as "Employment Lands." The following objective relates to the proposed development:

3.2.1 b. To maintain a sufficient supply of land within the Urban Planning Area for employment uses in order to meet the anticipated needs, including an adequate supply of serviced land and an allowance for choice in terms of location, size of property and servicing needs. It is the general intent of this Plan that this supply shall not be reduced through re-designation of employment lands to permit non-employment uses.

3.2.1 c. To encourage, through the implementation of site plan control and urban design policies, aesthetically pleasing development in the City, especially along major roads.

Further Section 3.2.2 provides policies for "Employment Lands." The following policies are applicable to the proposed development:

3.2.2 a. A sufficient supply of land designated for employment uses shall be maintained within the Urban Planning Area in order to meet anticipated short and long-term needs, including an adequate supply of serviced land and an allowance for choice in terms of location, size of property and servicing needs.

3.2.2 d. Proposals for the re-designation of lands designated for employment uses to non-employment uses, or to add a range of uses to an employment designation that are primarily permitted in a non-employment designation, shall be evaluated based on meeting the following criteria:

i. the proposal shall only be considered in conjunction with the Comprehensive Review provisions identified in the Provincial Policy Statement and the policies of Provincial Plans;

ii. the proposal shall not detrimentally affect the short and long term employment land needs of the City;

iii. the intensity and characteristics of the proposed non-employment uses shall not detrimentally impact the viability, desirability, or the proper servicing of existing and future surrounding land uses;

iv. (the site's physical and natural characteristics, development constraints and location shall justify the consideration of non-employment uses at the subject location;

v. re-designation of lands abutting major transportation corridors including railways, highways and major arterial roads shall be discouraged;

vi. support studies as identified in Part VI, Section .3, clause f), General Policies, of the Plan are prepared;

vii. in addition to (i) through (vi) above, the re-designation shall also meet at lease two of the following conditions:

i. the amount of land affected is minor in area based on the projected land requirements within the planning horizon of the Plan;

ii. the development of the site is not feasible for employment uses within the planning horizon of the Plan;

iii. there are no alternative sites, designated and approved for the proposed use elsewhere in the City;

iv. the proposal will have a beneficial impact on the surrounding uses and the broader community;

v. the development of the lands for non-employment uses will meet a public need identified by City Council resolution.

An Employment Area Conversion Request for the Subject Land to permit the proposed Retirement Home was submitted to the Region and was included as part of ROPA 48 for further review as described in section 1.3 of this report. A review of applicable conversion criteria was included as part of the conversion request to demonstrate that the proposed Retirement Home use meets all applicable criteria and should be included as a permitted use on the Subject Land. This review is also included as Appendix F of this Report.

Section 3.4 sets out the objectives specific to the Business Corridor Designation, which include establishing high design and development standards for Business Corridor lands. The Business Corridor provides locations for prestige-type offices and industrial uses. The designation allows for a broad range of uses, including the use of LTCF, with ancillary uses which was already approved through Zoning By-law Amendment 2020.423.

Section 3.4.2 of the Official Plan provides policies related to urban design and the following policies are met by the proposed development:

d. A range of building heights and development intensities shall be permitted within areas designated as Business Corridor; and

f. The design and development of Business Corridor areas shall ensure a high degree of compatibility between new prestige industrial and office uses and adjacent non-industrial uses. The following site design and development factors shall be considered for new and/or expanding Business Corridor uses:

i. Off-street parking shall be located away from adjacent uses;

ii. loading areas shall be located to avoid conflict between pedestrian and vehicular traffic away from adjacent uses and adjoining roads;

iii. outdoor storage areas shall be fenced and/or screened;

iv. the number and location of vehicular access points shall be limited to minimize disruption to traffic flows;

v. lighting shall be directed to minimize impacts on adjacent uses;

vi. the proposal provides convenient access to public transit services;

vii. the proposal includes features to promote public safety;

viii. off-street parking areas, loading areas and site service areas shall be screened and landscaped; and

ix. urban design considerations contained in Part II, Section 6.0.

All of the above factors have been considered as part of the design of the proposed development, and the resulting buildings are considered to comply with the policies of this section. Off-street and underground parking are proposed in a location and orientation to try to minimize its proximity to adjacent uses; loading and storage areas are screened and located to avoid conflict with pedestrian or vehicle traffic; there is a single access point which is located to minimize disruption to traffic; lighting will not impact adjacent uses due to distance to nearby buildings or structures that would be occupied in the night time, and also light fixtures details and locations will be finalized during the Site Plan process to minimize any impacts on any adjacent uses; the land has convenient access to public transit through a new bus route along Palladium Way; and safety has been considered in the design through the location and design of pedestrian footpaths, vehicle parking and access and visibility between different spaces. Therefore, the proposed design is considered to meet the urban design objectives and policies contained in the current Official Plan.

Based on the above, the proposed development generally conforms to the applicable policies of the Halton Region Official Plan for the LTCF component of the proposal and it is our opinion the Official Plan Amendment to permit a residential land use for a Retirement Home on the Subject Property, in conjunction with the approved LTCF to create a campus style community for the growing aging population, has merit.

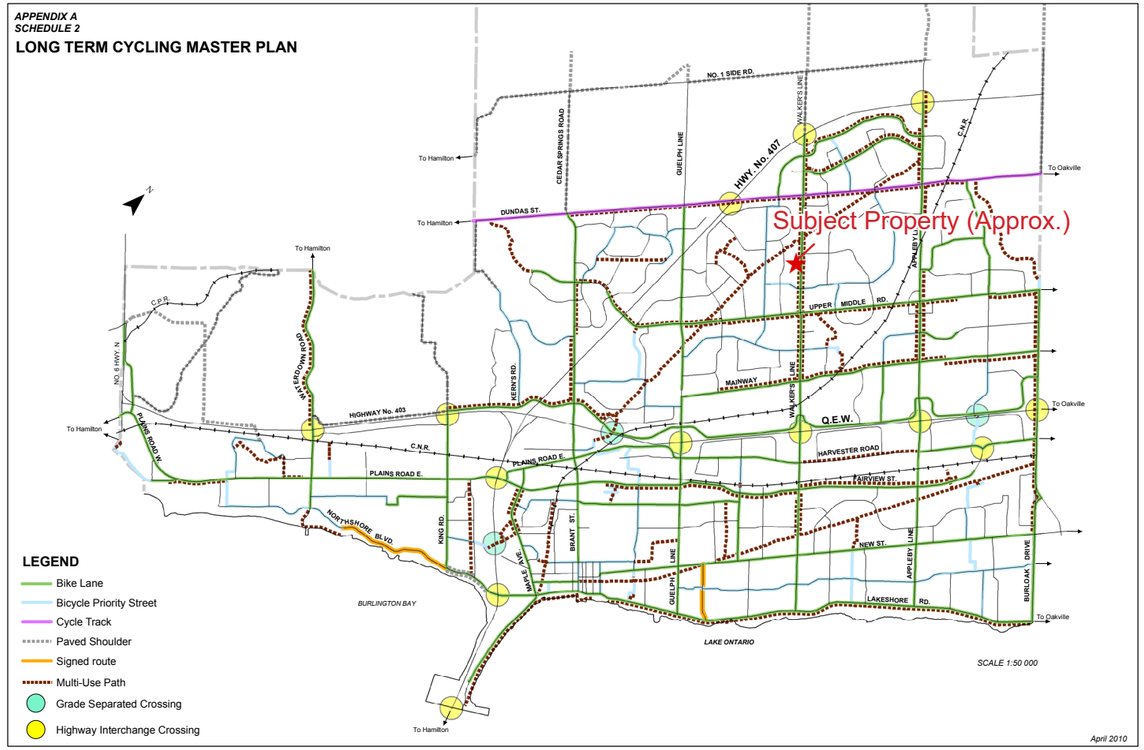


Figure 9: New City of Burlington OP - (Long term cycling master plan) Source: City of Burlington

5.2 NEW BURLINGTON OFFICIAL PLAN (2020)

The City Council approved and adopted an interim version of the new Burlington Official Plan on April 26, 2018, and was approved, with modifications, by the Region of Halton on November 30, 2020. The Local Planning Appeal Tribunal (LPAT, now Ontario Land Tribunal (OLT)) received 48 appeals to the new Burlington Official Plan, 2020 (BOP, 2020. Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject of an appeal will come into effect on the day after the last date for filing a notice of appeal (December 22, 2020). As the LPAT process advances, the BOP, 2020 is subject to change and the interim working version will require periodic updates. This Planning Justification Report will provide a review and analysis of relevant policies from the latest interim working version found on the City of Burlington Planning Department website, and this version is dated February 2021.

As the BOP 2020 is only partially approved and currently under appeal, the proposed development must consider both the BOP, 2020 as well as the current Burlington Official Plan, 1997 (approved in 2008, updated in 2019). The review of the Burlington Official Plan, 1997 has been provided under Section 6.1 of this report.

The Subject Land is continued to be designated as Business Corridor under BOP 2020 as shown on Schedule B of BOP 2020 (currently under appeal, see figure 10), and Retirement Home is considered a residential use which is not permitted on the Subject Land. Chapter 8, section 8.2 of BOP 2020 provides policies pertaining to Employment lands, and the following policies are applicable to the proposed development:

8.2.2 a. A sufficient supply of land designated for employment shall be maintained within the Urban Area in order to meet anticipated short and long-term needs, including an adequate supply of serviced land and an allows for choice in terms of location, size of property and servicing needs.

8.2.2 k. In the General Employment and Business Corridor designations, institutional uses and public service facilities may be considered, subject to the policies of Subsection 3.2.2 e) of this Plan.

Section 8.2.4 of BOP 2020 addresses policies for lands designated Business Corridor and the following objectives and policies are applicable:

8.2.4(1) a. To provide locations in the city for prestige-type offices and industrial uses that require good access and high visibility along major transportation routes.

8.2.4(1) b. To permit a wide range of employment uses including office, industrial and ancillary employment uses.

8.2.4(1) c. To establish high design and development standards for Business Corridor lands.

8.2.4(2) a. The following uses may be permitted within the Business Corridor designation:

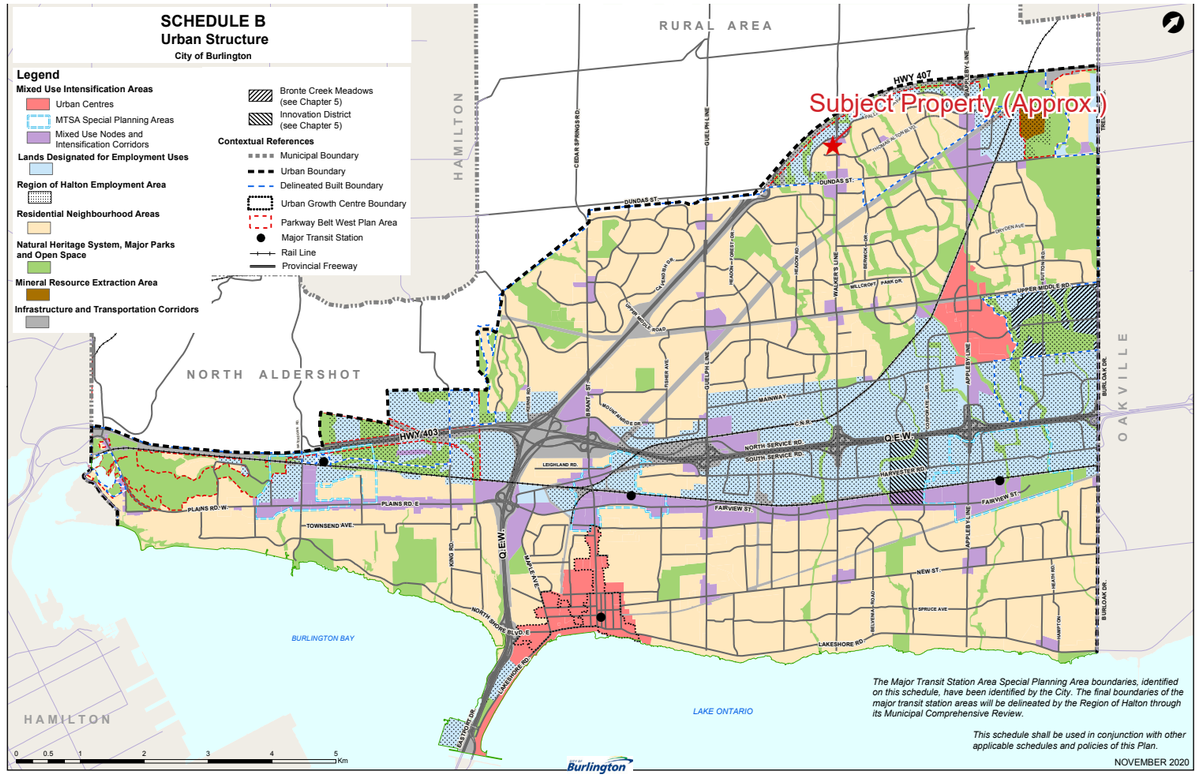


Figure 10: City of Burlington OP (2020) - (Schedule B - Urban Structure) Source: City of Burlington

i. a broad range of office uses; industrial uses that involve assembling, fabricating, manufacturing, processing, warehousing and distribution uses, research and information processing, communications, utilities and transportation uses, and service trades, provided these uses are located within an enclosed building and are unlikely to cause significant adverse effects such as noise, vibration, odours or dust; hotel, conference and convention uses;

Although the Retirement Home provides residential functions, it also provides sufficient employment opportunities. Also the intention of the proposal is not to change the designation of the Subject Land from Business Corridor to a Residential Land Use, but rather to add a site specific policy to permit the Retirement Home use that is compatible with the LTCF while still maintaining and meeting other policies of the Official Plan.

The permitted land uses of lands designated Business Corridor indicates that the proposed uses should be more prestigious than uses permitted on General Employment lands, as any heavier industrial uses must be located within an enclosed building that is unlikely to cause significant impacts on surrounding uses. Based on the D-6 Land Use Compatibility - Air Quality Feasibility Study prepared by Exp Inc. dated November 30, 2021, the proposed LTCF and Retirement Home will not have any incompatibility issues with the surrounding land uses within a 300m radius of the Subject Site.

The Subject Land is located within the Region of Halton Employment Area as identified on Schedule B of BOP 2020 (currently under appeal, see figure 10), which is subject to policies under Chapter 5: Economic Activity. Section 5.2 of BOP 2020 provides policies to protect the employment area, and the following policies are applicable to the proposed development:

5.2.2 a. Lands within the Region of Halton Employment Area as identified on Schedule B: Urban Structure, of this Plan, are subject to the policies of Chapter 5: Economic Activity, of this Plan, and the underlying land use designations found in Chapter 8: Land Use Policies – Urban Area.

5.2.2 b. Lands within the Region of Halton Employment Area as identified on Schedule B: Urban Structure, of this Plan, will accommodate a significant component of the employment forecast for the city to the year 2031, as identified in Chapter 2: Sustainable Growth, of this Plan.

5.2.2 c. Proposals for the conversion of lands identified within the Region of Halton Employment Area as identified on Schedule B: Urban Structure, of this Plan, shall be subject to the policies of the Regional Official Plan and the Provincial Growth Plan and shall be considered at the time of a municipal comprehensive review undertaken by the Region of Halton, or in accordance with the Provincial Growth Plan.

5.2.2 d. In support of the Region of Halton municipal comprehensive review the City will provide input related to the policies of the Regional Official Plan and the Provincial Growth Plan, based on findings of local employment related studies to inform the consideration of employment conversions, additions to the Region of Halton Employment Area and modifications to policies to support the long term objectives of employment areas.

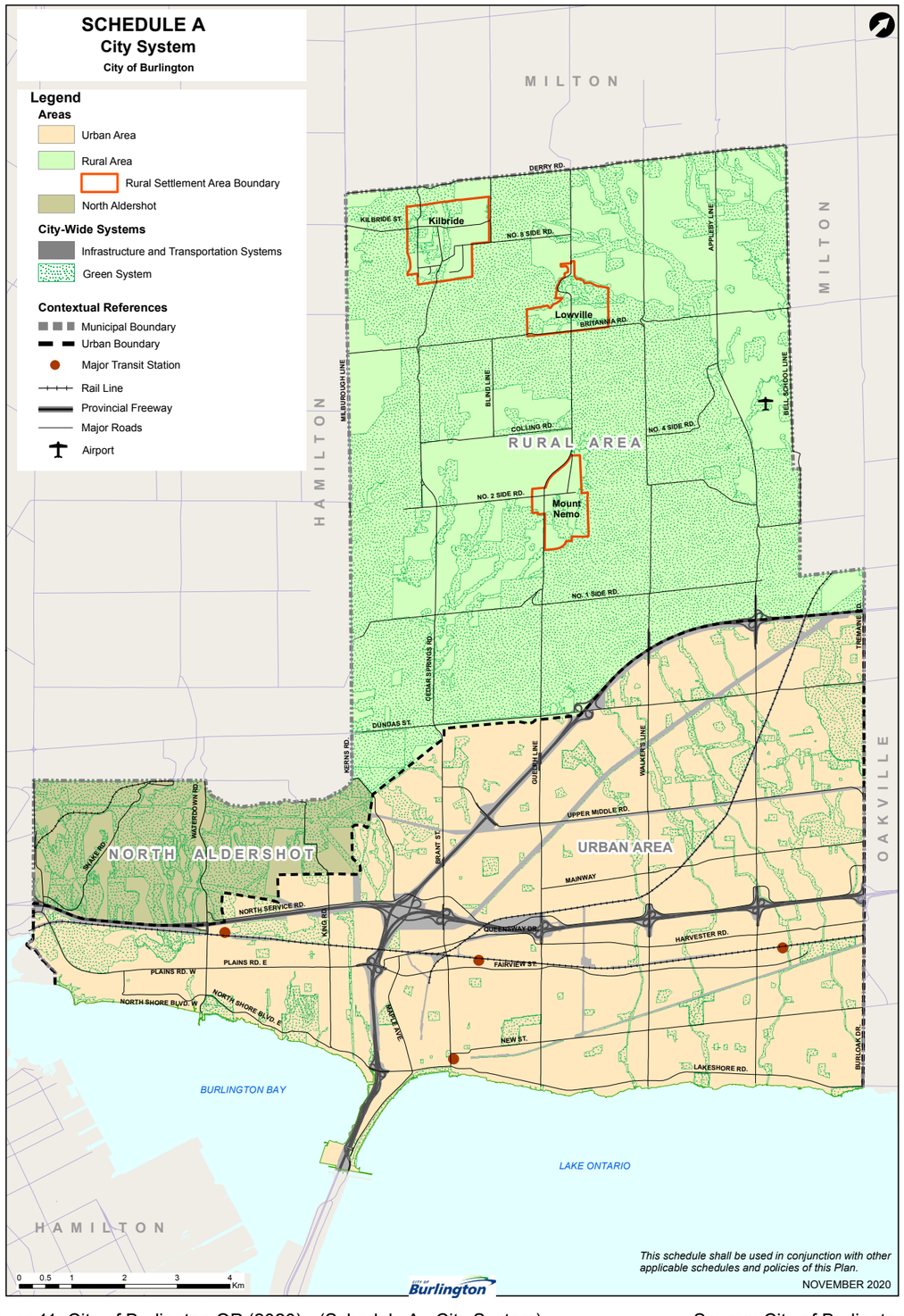


Figure 11: City of Burlington OP (2020) - (Schedule A - City System) Source: City of Burlington

A Regional Employment Area Conversion Request for the Subject Land to permit the proposed Retirement Home was submitted and was included as part of the ROPA 48 for further review as described in section 1.3 of this report. The proposed conversion is compatible with the surrounding residential, commercial, and institutional land uses which will not adversely impact the viability of adjacent lands and within the employment area, and meets the general goals and objectives of the Provincial Growth Plan and Regional Official Plan. The proposed Retirement Home will complement the proposed Long Term Care Facility, and together could provide additional residential and employment opportunities for the City of Burlington and Halton Region. As a campus of care, the proposal efficiently uses the existing and planned infrastructure and public service facilities to create a compact and liveable community for the growing aging population. The proposed Retirement Home is unlike other residential land uses as it generates employment opportunities that are associated with the retirement home use.

The proposed development of a Retirement Home will complement the approved LTCF by providing a campus of care for the aging population that allows for varying housing options depending on individual care needs and sharing of resources between uses. Although the Retirement Home is a residential use, it will directly contribute to providing additional employment opportunities in the Urban Area of the City of Burlington which is contemplated by BOP 2020. The proposal is compatible with the surrounding land uses including residential, commercial and institutional land uses which will not adversely impact the viability of adjacent lands and within the employment area, and meets the general goals and objectives of the Provincial Growth Plan and Regional Official Plan. As the proposed Retirement Home is not a permitted use on the Subject Land, an Official Plan Amendment is required; however it is our opinion the proposal generally conforms with the policies of the Official Plan.

5.3 PROPOSED OFFICIAL PLAN AMENDMENT

A site specific policy will be added to both the City of Burlington Official Plan, 1997 under Section 3.4.3 and the City of Burlington Official Plan, 2020 under Section 8.2.4(3) to permit the proposed Retirement Home use on the Subject Land. The proposed Official Plan Amendments are included as Appendix G of this report.

6.0 CITY OF BURLINGTON ZONING BY-LAW No.2020

6.1 EXISTING ZONING

a. The subject site is currently zoned BC1 (Business Corridor) under the City of Burlington By-law No.2020, which permits a range of employment uses including office and light industrial, and is subject to site-specific exception 505, which was approved through a Zoning By-law Amendment 2020.423 in September 2020. The site-specific exception 505 permits Long-Term Care Facility and uses accessory to a Long-Term Care Facility, and provides additional regulations for LTCF, including setbacks, maximum height, landscape areas, Floor Area Ratio and Required Parking.

   A Retirement Home is not permitted as of right under the current Zoning designation of the Subject Property. A selection of relevant performance standards for the subject site (from site-specific exception 505) are summarized below:

   1. Yard Abutting a Street: 6m minimum and 9m maximum
   2. Yard abutting Walkers Line: 30m
   3. South Side Yard: 4.5m
   4. North Side Yard: 7.5m
   5. Height: 6 Storeys maximum
   6. Floor Area Ratio: 1.29:1
   7. Required Parking for LTCF: 0.35 spaces/bed

b. “RH-Residential High Density” (RH1 to RH5) zone permits Retirement Home use in the form that generally matches the proposal and provides specific performance standards for Retirement Home use. RH1 provides the most restrictive performance standards among the other RH zones for Retirement Home (from Part 2, Section 14.1) which are summarized below:

   1. Lot width: 30m
   2. Lot area: 0.2ha
   3. Floor Area Ratio: 1.25:1 maximum
   4. Front Yard: 7.5m
   5. Rear Yard: 9m
   6. Side Yard: 4.5m
   7. Density: 50 units per hectare minimum
   8. Height: 6 Storeys maximum

   Therefore, it is demonstrated that the proposal already fits within standards that exist elsewhere in the City and in the parent Zoning By-law.

6.2 PROPOSED ZONING

The primary purpose of the Zoning By-law Amendment is to permit the use of a Retirement Home in the Business Corridor designation. The proposed zoning by-law is included in Appendix H to this report, and also includes minimal changes to the development standards for both the LTCF and Retirement Homeuses to permit the proposed development as shown on the plans. However should any appropriate development standard be missed, it is intended to be included in the final by-law to permit the development of the subject property in a manner consistent with the plans attached in Appendix B.

The submitted Zoning By-law Amendment includes minor amendments to the current site specific lot standards and regulations including the following:

- Floor Area Ratio for Long Term Care Facility and Retirement Home: 1.8:1
- South Side Yard Setback for the Underground Parking Structure: 3.5m
- Yard abutting Walkers Line: 14m
- Expand the list of permitted uses to include Retirement Home

No changes are expected to be required to the rest of the performance standards outlined in the site-specific exception 505. These amended performance standards are considered acceptable in the context of the Business Corridor Zone and the approved site-specific exception 505, as the proposed amendments are largely consistent with the existing Zoning By-law performance standards applicable to the Subject Site.

The proposed LTCF building provides a setback of 14m minimum to Walkers Line measured at the narrowest point between the main wall of the building and the rear lot line, and the rest of the building is set back further from Walkers Line with a setback of 25m at the widest point. Additionally, the proposed setback meets the MTO setback requirement of 14m from Walkers Line. The previous setback of 30m reflects the previous design concept that only included a LTCF central to the Subject Land.

The proposed south side yard setback of 3.5m is only for the underground parking structure as, the above grade portion of the proposed LTCF building will meet the setback requirement of 4.5m. Further, the underground parking structure will not encroach into the existing 5m hydro corridor easement located along the eastern boundary of the Subject Site.

The floor area ratio is considered to be acceptable, due to the fact that it is not significantly over the permitted floor area ratio and it is to accommodate both the 5-Storey LTCF Building and 6-Storey Retirement Home Building. In addition, this floor area is permitted within the BC1 zone, as the principal use of the proposal is not an office use, therefore the floor area ratio is not applicable. The intent of the concept plan is to propose a 5-Storey LTCF building and a 6-Storey Retirement Home building that comply with all other performance standards.

It is our opinion that the proposal of both LTCF and Retirement Home in a campus style development is consistent with the purpose and intent of the By-law by providing a variety of uses and still providing adequate employment opportunities in the Business Corridor. Further, the LTCF beds will allow the current residents and staff working at the existing Maple Villa to remain in Burlington, and provide additional beds and employment opportunities.

The proposed use and performance standards are considered compatible and appropriate for the development of the property, and the proposed zoning generally maintains the intent of the By-law and conforms to the City of Burlington Official Plan.

MAP No. - 25

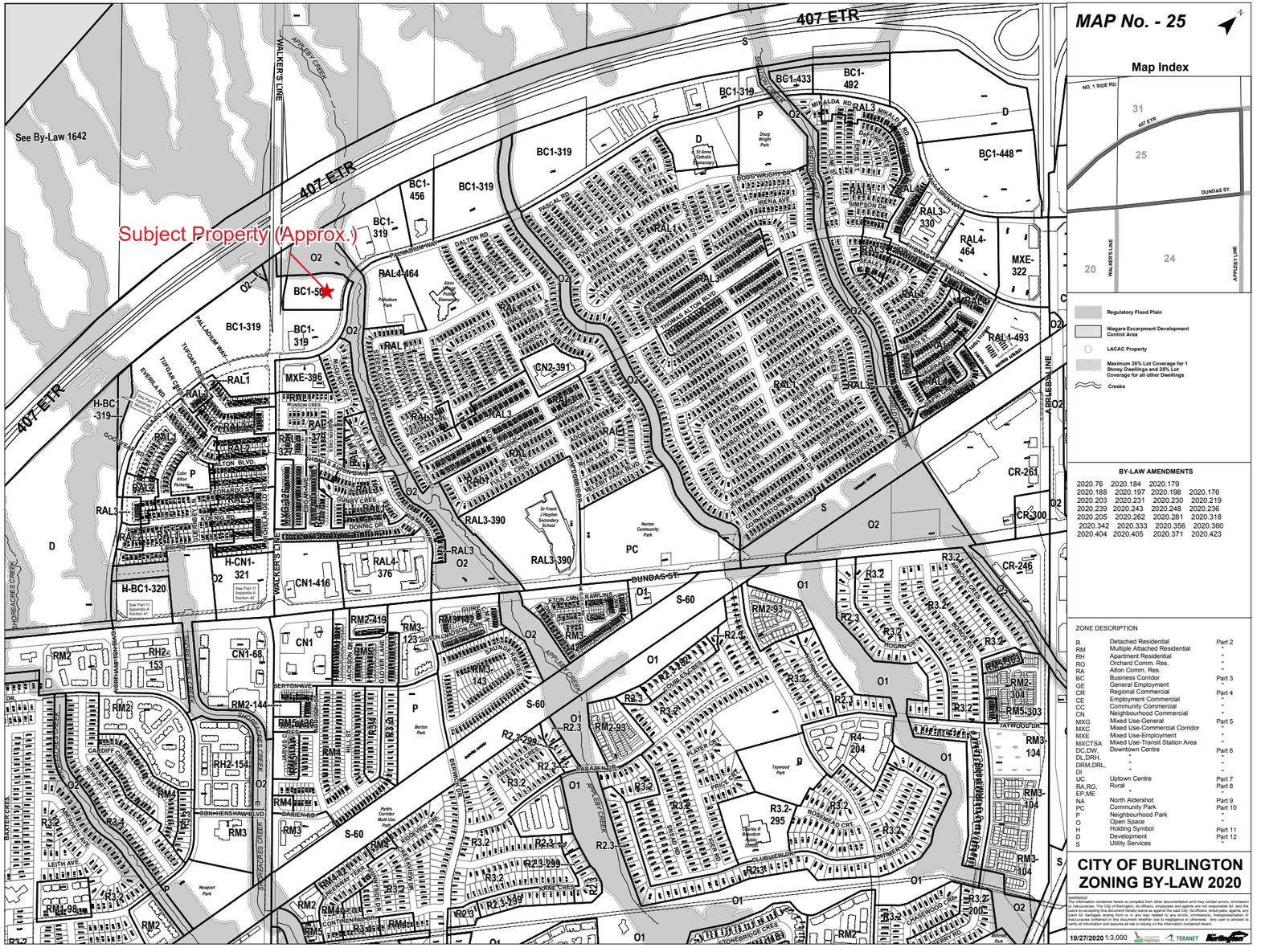


Figure 12: City of Burlington Zoning By-law 2020 - (Map 25)

Source: City of Burlington

7.0 OTHER SUPPORTING REPORTS & STUDIES REVIEWED

7.1 PHASE ONE ENVIROMENTAL SITE ASSESSMENT REPORT

7.1.1 The report was prepared by EXP Services Inc, dated November 29, 2021.

7.1.2 The report found that the site has been a vacant agricultural field since 1934, and a vacant field circa 2018. Based on the evaluation of potentially contaminating activities, no areas of potential environmental concern were identified.

7.1.3 The report concluded that, based on the findings of the Phase One ESA, a Phase Two ESA is not required prior to filing a Record of Site Condition.

7.2 STORMWATER MANAGMENT (SWM) REPORT

7.2.1 The report was prepared by EXP Services Inc., dated April 26, 2022

7.2.2 The report concluded that the proposed SWM strategy can meet the requirements of proposed development and the City of Burlington and MTO drainage criteria. The results can be found in the report.

7.3 FUNCTIONAL SERVICING REPORT

7.3.1 The report was prepared by EXP Services Inc., dated April 26, 2022.

7.3.2 The report concluded that the proposed development can be adequately serviced and the results and findings can be found in the report.

7.4 GRADING & SERVICING PLANS

7.4.1 The Grading and Servicing Plans were prepared by EXP Services Inc, both dated April, 2022.

7.4.2 The plans demonstrate the proposed grading and servicing to be implemented for the proposed development, as explained in the Functional Servicing and Stormwater Management Reports.

7.5 NOISE IMPACT STUDY

7.5.1 The study was prepared by Thirnton Tomasetti, dated April 27, 2022.

7.5.2 The noise impact study concludes that the noise impact of the nearby transportation noise sources and stationary noise sources on and around the Project is expected to meet applicable MECP and City of Burlington criteria, provided the recommended noise mitigation as described in Section 4.4 of this report is implanted. The proposed development should therefore be approved from a noise perspective.

7.6 GEOTECHNICAL STUDY

7.6.1 The report was prepared by EXP Services Inc., dated November 3, 2021

7.6.2 EXP completed a previous geotechnical investigation at the site in 2019, in support of the approved Zoning By-law Amendment to permit LTCF. Due to the significant changes in the proposed development plan, this supplemental investigation was provided to further determine the subsoil and groundwater conditions at the site.

7.6.3 Based on an assessment of the factual subsurface data, this report provides geotechnical recommendations to allow for the proposed development of the site.

7.7 HYDROGEOLOGICAL INVESTIGATION

7.7.1 The report was prepared by EXP Services Inc., dated April 28, 2022.

7.7.2 The report provided conclusions and recommendations to allow for the proposed development of the site.

7.8 TRAFFIC IMPACT STUDY

7.8.1 The study was prepared by GHD, dated April 22, 2022.

7.8.2 The study concludes that the subject development is expected to have a negligible impact on intersection operations in the area, the access is expected to operate satisfactorily with negligible impact on Palladium Way. Swept Path Analysis illustrates that the site plan can accommodate the required vehicles and their expected movements.

7.9 TREE INVENTORY & PRESERVATION PLAN

7.9.1 The Tree Inventory and Preservation Plan was prepared by Baker Turner Inc, dated April 26, 2022.

7.9.2 The Tree Inventory shows 6 trees in the municipal right of way along Palladium Way and 13 trees in the CH regulated land to the north in close proximity to the lot boundary. Of these trees, all but two are proposed to be preserved, and protected by Tree Protection Hoarding. Two trees in the municipal right of way are proposed to be removed with the City's approval. As shown on the Landscape Concept Plan, trees will be planted to replace those removed.

7.10 LANDSCAPE CONCEPT PLAN

7.10.1 The Plan was prepared by Baker Turner Inc, dated April 26, 2022.

7.10.2 The Landscape Concept Plan demonstrates how the exterior spaces will function.

7.11 WASTE MANAGMENT PLAN

7.11.1 The plan was prepared by GHD, dated April 28, 2022.

7.11.2 The Waste Management Plan shows the proposed route the waste collection truck would travel on site, the route waste will be removed from the building, the waste collection loading areas, and indicative areas for waste bins.

7.12 SUN SHADOW STUDY

7.12.1 The study was prepared by Esposto Architects, dated April 29, 2022.

7.12.2 This Sun shadow study reflects shading within the confines of the Subject Property, as the adjacent properties consist of the natural feature to the north and the Provincial courthouse to the south that is located closer to the Walker's Line. Note that the natural feature to the north is not designated Open Space under the City's Official Plan and is not accessible to the public, therefore, evaluation of potential shadowing to the north is not necessary.

7.12.3 The study demonstrates that there is minimal shadowing impact on the public sidewalk. Additionally, Palladium Park is only impacted by shade around the evening times throughout the year with little to none during the summer months

7.13 D-6 COMPATIBILITY - AIR QUALITY FEASIBILITIY STUDY

7.13.1 The D-6 Compatibility Study was completed by EXP Services Inc, dated December 20, 2021.

7.13.2 The Land Use Compatibility Air Quality Feasibility Study assesses the proposed development in accordance with requirements outlines in the Ministry of the Environment, Conservation and Parks (MECP) D-6 Series Guidelines to ensure no adverse effects on the future sensitive land use.

7.13.3 The study concludes that none of the facilities identified within the Study Area are expected to pose an unacceptable air quality, dust or odour issue to the subject site.

7.12.4 The assessment recognized that there is potential for an odour and/or dust impact due to proximity of the Subject Site to Highway 407, from smaller facilities identified at the neighbouring commercial and light industrial properties and/or from general urban occurrences. Recommendations for TRAP mitigation measures have been provided as a precaution and as a general good practice for residential buildings in an urban setting.

8.0 PRE-CONSULTATION, PRE-APPLICATION CONSULTATION & BUD

8.1 PRE-APPLICATION CONSULTATION MEETING

A Pre-Application Consultation meeting was held on January 27, 2021, through a virtual meeting platform. The applicable staff from the City of Burlington and Region of Halton were present and provided their initial comments on the preliminary proposal.

The meeting established that the proposed residential land use is located in the designated “Employment Area” and does not conform with both the Region of Halton and City of Burlington Official Plans. Therefore, an Employment Area Conversion Request to the Region of Halton as part of the MCR process of the Regional Official Plan, and a City of Burlington Official Plan Amendment are required. It was also determined that a Zoning By-law Amendment would be required to ensure compatibility and permit the use of a Retirement Home, as well as specific performance standards pertaining to both the Retirement Home and LTCF based on the current proposal. Required submission materials for the proposed Official Plan and Zoning Amendments were established as a result of the pre-consultation meeting, and a checklist of the submission requirements was issued as part of the meeting minutes of this pre-consultation meeting.

In January 2022, the City required a new Pre-Application Consultation application for the subject proposal as the comments and checklist previously provided were expired. Subsequently, a new application with the latest concept plan was submitted on January 24, 2022, and new comments and submission checklist was received in March 2022. The latest Pre-Application Consultation comments and checklist have been attached to this report as Appendix C.

8.2 PRE-APPLICATION PUBLIC CONSULTATION MEETING

After consultation with the Mayor and Ward Councillor, and providing the required notice to area residents, a pre-application consultation meeting was held over a virtual meeting platform on March 30, 2021. The meeting was attended by staff from the City of Burlington, Ward Councillor Angelo Bentivegna, Mayor Marianne Meed Ward, as well as a few members of the public.

There were no planning related questions asked by the public during the Pre-Application Consultation Meeting, and staff confirmed that no written comments were received by the City during the Pre-Application phase.

In the general discussion following the formal question and answer session, it was evident that the members of the public present at the meeting, including the Mayor and the Ward Councillor were generally supportive of the proposal. Pre-Application Public Consultation Meeting Comments and Response Memo has been attached to this report as Appendix I.

8.3 BURLINGTON URBAN DESIGN (BUD) PANEL MEETING

On May 20, 2021, a virtual meeting was held with the Burlington Urban Design Panel and the minutes of this meeting have been included as Appendix E of this report. Prior to the meeting, an Urban Design Brief was prepared to summarize how the design addressed the urban design policies in the Official Plan, and the applicable urban design guidelines. The Urban Design Brief has been updated to address comments received from the Urban Design Panel and is included as Appendix D of this report.



Figure 13: Perspective from Palladium way (Street level) Source: Esposto Architect Inc.



Figure 14: Aerial Perspective of Development Rendering

Source: Esposto Architect Inc.

9.0 COMPATIBILITY

The compatibility of the proposed uses has been established in the above sections of this report including sections 2 and 5 of this report, which discuss the applicable policies in the Growth Plan and City of Burlington and Region of Halton Official Plans. The proposed built form is also compatible with the surrounding context, as summarized below:

1. The proposed buildings are 5 storeys and 6 storeys in height, with a height of 20.3m and 20.5m. The Retirement Home building is located closer to Palladium Way and will be 6 storeys in height. The LTCF is located towards the rear of the Subject Land closer to Walkers Line. The proposed heights are considered to be appropriate for the Business Corridor designation, which does not have a maximum height requirement but maintains the maximum building height of 6 storeys approved for the LTCF based on the surrounding context. Due to the orientation of the lot, the building will largely cast shadows on Appleby Creek to the north and on the Palladium Way and Walker's Line right of ways, rather than on any abutting buildings. Due to the large setbacks, as well as the fact that the lot only abuts one other parcel containing built form, the proposed building's height will not have any adverse impacts on any surrounding properties. Refer to the sun shadow analysis by Sam Esposto Architects. Also the height allows the building to be visible from Highway 407, and assists in establishing Palladium Way as an area for prestige-type uses.

2. The proposed setbacks are as follows:
   a. Front (East): 6m;
   b. Side (South): 4.5m;
   c. Side (North): 7.5m as required by Conservation Halton; and
   d. Rear (West): 14m (14m required by MTO).

   The proposed setbacks implement the setbacks and buffers required by Conservation Halton and MTO at the north and rear side of the property. The south side yard implements the current side yard setback required in the Zoning By-law so no change is required. The front yard setback complies with the general requirements for the BC1 zone as well as the site-specific exception 505, being within 6m to 9m of the front lot boundary. This setback is considered acceptable as it is only for the south-easterly corner of the building, which is only for a small portion as shown on the Site Plan. The majority of the Retirement Home is setback over 6m from the front property boundary but within the 9m maximum.

   The proposed building setbacks implement Provincial and municipal policies, and ensures the building fits within its context, and maintains an appropriate relationship to the abutting courthouse, conservation area and public streets.

3. The massing and design of the building have evolved through the pre-application process with municipal staff and BUD panel and resulted in a development that contributes positively to the area. The buildings and site have been designed to incorporate design objectives as outlined in the Alton Central East Community Urban Design Study and Guidelines and Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings, in the form that is compatible with adjacent properties and to ensure the design enhances the character of the existing neighbourhood. The buildings are placed in the form of a L-shaped campus style design which will take advantage of the natural features and the river stream to the north of the subject site, while maximizing the distance between adjacent properties. The proposed site design will create a pedestrian-friendly environment and providing landscape areas that act as screens and buffers to enhance development while minimizing visual impacts of service lanes, parking and loading areas to adjacent properties.

Typically in commercial industrial areas there are few people and occupants in the area after regular business hours. This proposed use will have the result of bringing more activity to the area through non-business hours. This has the added benefit of animating a street that would be largely unused outside business hours and contributing to safety and security throughout the area, when there would typically be less passive surveillance.

10.0 SUMMARY & CONCLUSIONS

As outlined in this report, and in the supporting technical reports, the proposed development, associated Official Plan Amendment and Zoning By-law Amendment represent good planning and adhere to Provincial, Regional and Municipal plans and policies.

The proposed Retirement Home and LTCF in a campus style development will be a positive addition to this area. Although the proposed Retirement Home use is not permitted on the Subject Land, it is compatible and will complement the proposed and permitted LTCF. The proposal is subject to an Official Plan Amendment and Zoning By-law Amendment in employment lands to permit the proposed Retirement Home and ensure compatibility with the surrounding land uses. Further, the Zoning By-law Amendment will establish site specific performance standards for the proposed Retirement Home and LTCF. Based on the current proposal, the proposed LTCF will comply with most of the performance standards previously established through By-law 2020.423, and will require amendments to two (2) of the setbacks only. As required by the Official Plan and Provincial policies, a D6 Compatibility – Air Quality Feasibility Study was completed and determined the proposed sensitive land use will not be adversely impacted by its location, nor cause any new restriction on future uses. The subject proposal will be compatible with its surrounding context, which includes other residential uses on the east side of Palladium Way, institutional uses such as a courthouse, and places of worship, as well as light industrial uses. The proposed LTCF will include the relocation of existing beds from Maple Villas in downtown Burlington, which has reached the end of its lifecycle, as well as providing additional beds to meet the current demand. These additional beds have already been awarded for the Subject Land by the Ministry of Long Term Care (MOLTC). The proposed Retirement Home will provide living accommodations for the growing aging population in the City and the Region. Together with LTCF will provide a campus of care where multiple services are provided for residents on the same site which is supported by the MOLTC . The proposed uses will also provide employment opportunities and additional amenities for Burlington residents, providing a beneficial addition to the community.

Based on the existing physical context and the surrounding neighbourhood, the technical assessments, the high-quality architectural design, and our analysis of the proposal within the in-force and adopted policy and regulatory context, we conclude the following:

1. The proposal is consistent with the Provincial Policy Statement, 2020;
2. The proposal conforms to the Growth Plan for the Greater Golden Horseshoe, 2020;
3. The proposal generally conforms to the Halton Region Official Plan, 2018;
4. The proposal generally conforms to the in-force City of Burlington Official Plan, 1997 and New City of Burlington Official Plan, 2020. Although the proposed Retirement Home is not a permitted use and a Site Specific OPA is required, the proposal has demonstrated that the proposed use will meet all conversion criteria and is appropriate for the Subject Land;
5. The proposal is generally consistent with the current provisions of the Zoning By-law No.2020, as amended (which already permits a LTCF), with a few site specific exceptions as well as the new Retirement Home use being added.
6. The proposal of providing both LTCF and Retirement Home on one site in a campus style development is appropriate for the Subject Land and the Business Corridor designation, and the design is in keeping with the character of Palladium Way as a location for prestige-type uses; and
7. The proposal is compatible with the existing and planned context for the area. Through the appropriate studies and reports, it has been determined that the proposed sensitive land use will not be adversely impacted by its surroundings, nor will it significantly limit the potential light industrial uses that could be established in the nearby Business Corridor designation.

We conclude that the proposed development is appropriate for the Subject Land and represents good planning and, therefore, the Official Plan Amendment and Zoning By-law Amendment should be approved.



I hereby certify that this plan/report was prepared by or under the supervision of a Registered Professional Planner, within the meaning of the Ontario Professional Planner Institute Act, 1994.

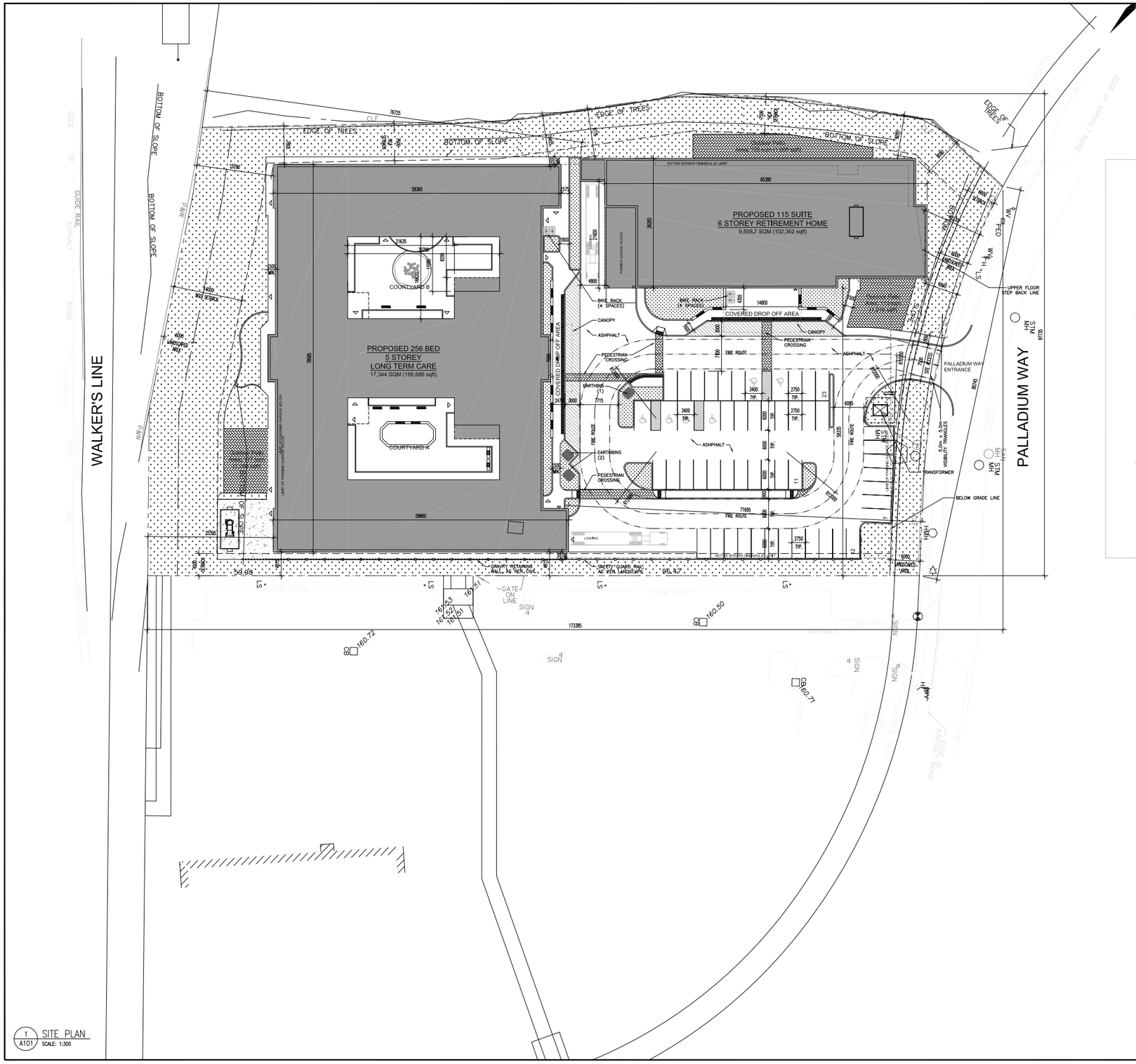
Date: April 29, 2022

T.J. Cieciura, MSc MCIP RPP

Principal & Planner

11.0 APPENDIX

Appendix A



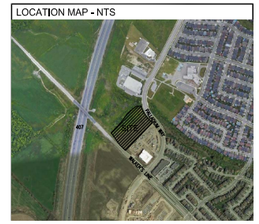
SITE STATISTICS:

	REQUIREMENTS	PROPOSED	
ZONING DESIGNATION	BUSINESS CORRIDOR, EMPLOYMENT ZONE, BC1-319	BUSINESS CORRIDOR, EMPLOYMENT ZONE, BC1-319	Y
MINIMUM LOT AREA	0.4Ha	OVERALL SITE= 14,833m² (1.48 HECTARES)	Y
MINIMUM LOT FRONTAGE	45m	80.7m	Y
MINIMUM LOT WIDTH	45m	97.7m	Y
MINIMUM LOT DEPTH	N/A	173.4m	Y
BUILDING AREA	N/A	LTC 3,510m² RETIREMENT 1,685m² TOTAL= 5,195m²	Y
MAXIMUM GROSS FLOOR AREA	LTC FACILITIES 1.29 x SITE AREA =1.29 x 14,833m² =19,134.6m² F.A.R. N/A AS THE PROPOSED USE IS NOT CONSIDERED AN OFFICE USE	L1: 3,510m² L2-L5: 3,459m² x 4 FLOORS LTC 17,346m² L1 1685m² L2-6 1,565m² x5FLOORS = 7,825m² RETIREMENT 9,510m² TOTAL= 26,856m² F.A.R. 26,856m²/ 14,833m² =1.8	-
MAXIMUM LOT COVERAGE	N/A	35% (USING BUILDING AREA)	Y
MINIMUM YARD REQUIREMENTS	FRONT YARD (E) = 6m - 9m REAR YARD (W) = 14m SIDE YARD (S) = 4.5m SIDE YARD (N) = 7.5m	LTC FRONT YARD (E) = 71.6m REAR YARD (W) = 15.2m SIDE YARD (S) = 4.8m SIDE YARD (N) = 7.8m RETIREMENT FRONT YARD (E) = 6.8m REAR YARD (W) = 76.7m SIDE YARD (S) = 58.3m SIDE YARD (N) = 8.2m	Y
MAXIMUM BUILDING HEIGHT	6 STOREYS	LTC 5 STOREYS, RETIREMENT 6 STOREYS	Y
MINIMUM LANDSCAPED OPEN SPACE	25% OF LOT AREA	MIN. 25% OF LOT AREA	Y
MINIMUM LANDSCAPE BUFFER	6m ABUTTING A STREET GREATER THAN 26m (MAX 2m WALKWAY)	VARIES, MINIMUM OF 6m ALONG ALL STREET LINES HAS BEEN PROVIDED.	Y
PARKING	MIN SIZE = 2.75m WIDE + 16.5m² LTC 0.35 x 256 beds =90 RETIREMENT (1A/UNIT +1 A/5 VISITORS) 0.85 x 115 unit =98 MED. OFFICE (150m²/100) x6 =9 PHARMACY/RETAIL(100m²/100)x3.5 =4 DAYCARE/PRO (705m²/100)x4 =29 TOTAL= 230 REQUIRED	MIN SIZE = 2.75m x 6m 53 AT GRADE 185 UNDERGROUND PARKING TOTAL 238 SPACES PROVIDED AT GRADE PARKING: -35 REQ'D VISITOR SPOTS -STAFF PARKING GARAGE: -RETIREMENT HOME RESIDENTS -STAFF	Y
DESIGNATED BARRIER FREE PARKING SPACES	TYPE A: (3.4m WIDE + 2m ACCESS) MIN. 1 REQ'D	6 BARRIER FREE PROVIDED (3.4m + 2m = 5.4m ACCESS)	Y
	TYPE B: (2.75m WIDE + 2m ACCESS) MIN 3 REQ'D		
MIN. DRIVING LANE WIDTH	6m	6m	Y
MIN. AISLE WIDTH	6m	6m	Y
MIN No. OF LOADING SPACES	N/A	2 LOADING SPACES PROVIDED	Y
MIN No. OF BICYCLE PARKING SPACES	4 SPACES REQ'D	8 SPACES PROVIDED	Y

SITE LEGEND:

SYMBOL	DESCRIPTION
	PROPERTY LINE
	NEW CONTINUOUS CONCRETE CURB
	NEW LANDSCAPE SETBACK
	BUILDING FOOTPRINT
	LANDSCAPING. SEE LANDSCAPE DRAWINGS FOR DETAILS.
	TACTILE WARNING STRIP, "ALERTCAST" CAST-IN-PLACE, DETECTABLE WARNING SYSTEM IN BLACK. TRUNCATED DOME PATTERN, AS PER ADA DESIGN STANDARDS, OR APPROVED EQUAL.
	NO PARKING PAINT
	PEDESTRIAN CROSSWALK
	DIRECTION OF TRAFFIC
	PRIMARY BUILDING ACCESS LOCATION
	SECONDARY BUILDING ACCESS LOCATION
B	BOLLARD. SEE LANDSCAPE DRAWINGS FOR DETAILS.
	FIRE ROUTE
	BICYCLE RACK. SEE LANDSCAPE DRAWINGS FOR DETAILS
	BARRIER FREE ACCESSIBLE PARKING STALL COMPLETE WITH ACCESSIBLE PARKING SIGNAGE AT THE END OF EACH STALL.
OW	"ONE WAY" SIGNAGE
FR	"FIRE ROUTE" SIGNAGE SEE DETAIL 3 ON DRAWING A1.0 FOR FURTHER SIGN DETAILS.

LOCATION MAP - NTS



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Revisions

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Project:

PROPOSED BETTER LIFE
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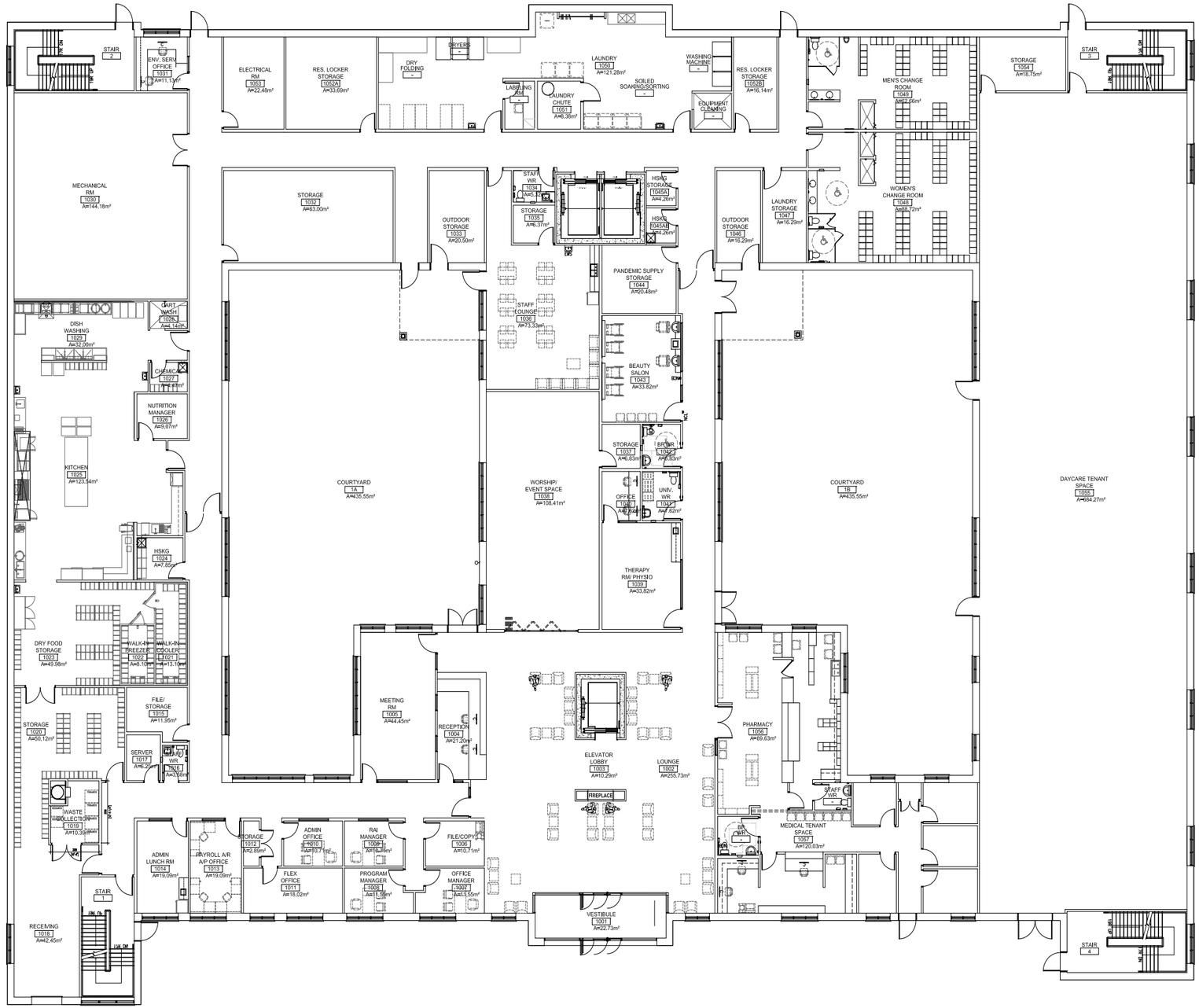
4103 PALLADIUM WAY
BURLINGTON, ONTARIO

Drawing Title:

SITE PLAN

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Checked By:	SE	Plot Date:	2022.04.28
Project Date:	DECEMBER 2020		
Project No.	-		
Drawing No.	A101	Sheet version.	1

Appendix B



1 A201 GROUND FLOOR PLAN
SCALE: 1:100

ROOM SPACE CHART

ROOM NUMBER	ROOM NAME	AREA (m²)
1001	VESTIBULE	22.73
1002	LOUNGE	255.73
1003	ELEVATOR LOBBY	10.29
1004	RECEPTION	21.20
1005	MEETING RM	44.45
1006	FILE/COPY	10.71
1007	OFFICE MANAGER	11.55
1008	PROGRAM MANAGER	11.55
1009	RAI MANAGER	10.71
1010	ADMIN OFFICE	10.71
1011	FLEX OFFICE	18.02
1012	STORAGE	2.89
1013	PAYROLL A/R A/P OFFICE	19.09
1014	ADMIN LUNCH RM	19.09
1015	FILE/ STORAGE	11.95
1016	STAFF WR	3.58
1017	SERVER	6.25
1018	RECEIVING	42.45
1019	GARBAGE CHUTE	12.12
1020	STORAGE	53.70
1021	WALK-IN COOLER	13.10
1022	WALK-IN FREEZER	8.10
1023	DRY FOOD STORAGE	49.98
1024	HSKG	7.85
1025	KITCHEN	123.54
1026	NUTRITION MANAGER	9.07
1027	CHEMICAL	4.47
1028	CART WASH	4.14
1029	DISH WASHING	32.00
1030	MECHANICAL RM	141.60
1031	ENV. SERV OFFICE	11.90
1032	STORAGE	63.00
1033	OUTDOOR STORAGE	20.50
1034	STAFF WR	5.43
1035	STORAGE	4.56
1036	STAFF LOUNGE	77.32
1037	STORAGE	6.83
1038	WORSHIP/ EVENT SPACE	108.41
1039	THERAPY RM/ PHYSIO	33.82
1040	OFFICE	7.62
1041	UNIV. WR	7.62
1042	BF WR	6.83
1043	BEAUTY SALON	33.82
1044	PANDEMIC SUPPLY STORAGE	23.85
1045	HSKG STORAGE	8.37
1046	OUTDOOR STORAGE	16.29
1047	LAUNDRY STORAGE	16.29
1048	WOMEN'S CHANGE ROOM	89.72
1049	MEN'S CHANGE ROOM	92.66
1050	LAUNDRY	121.28
1051	LAUNDRY CHUTE	6.38
1052A	RES. LOCKER STORAGE	33.69
1052B	RES. LOCKER STORAGE	16.14
1053	ELECTRICAL RM	22.48
1054	STORAGE	19.86
1055	DAYCARE TENANT SPACE	684.27
1056	PHARMACY	89.63
1057	MEDICAL TENANT SPACE	120.03
1A	COURTYARD	435.55
1B	COURTYARD	435.55

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Revisions

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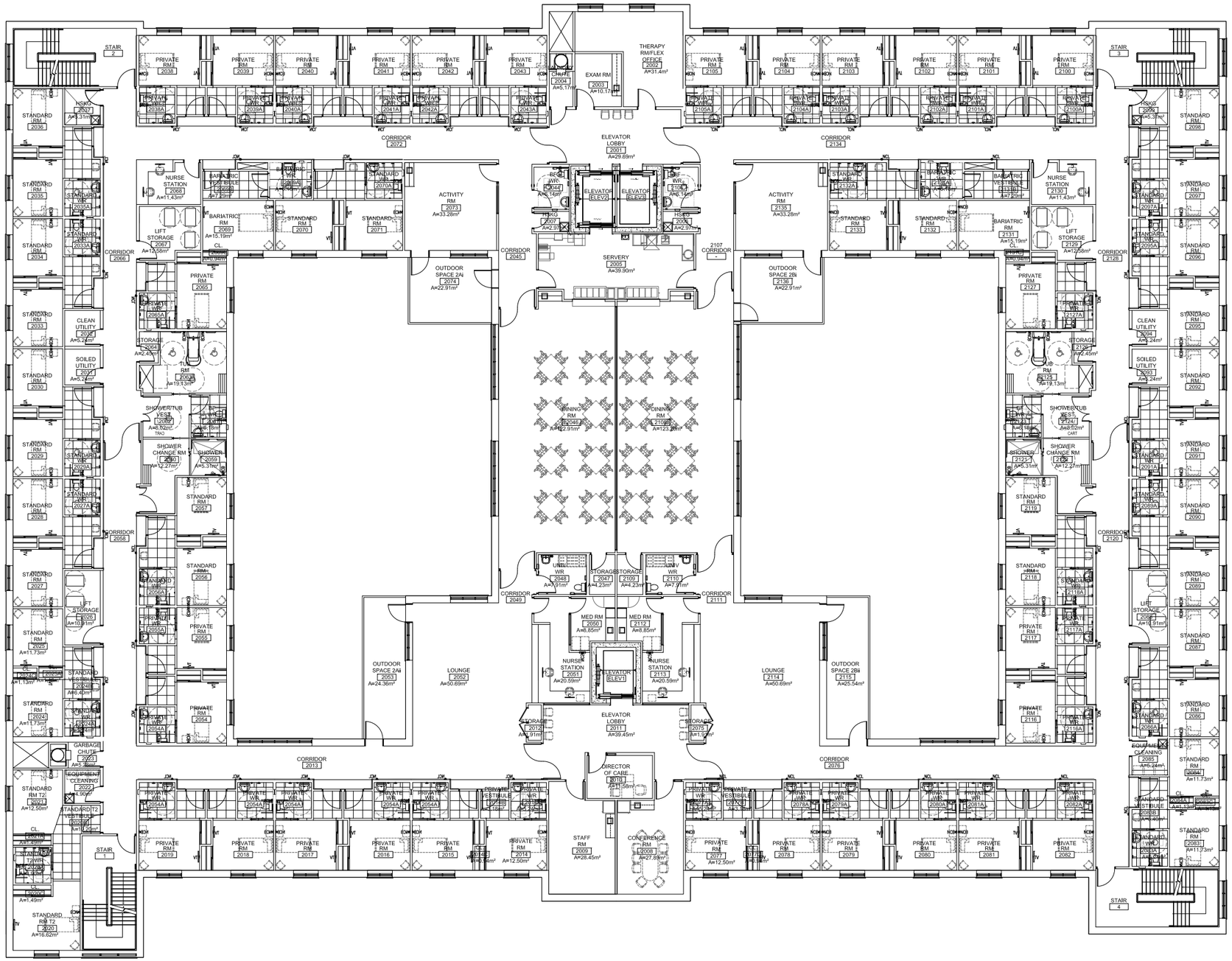
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MAPLE VILLA

4103 PALLADIUM WAY
BURLINGTON, ONTARIO

Drawing Title:

LONG TERM CARE
GROUND
FLOOR PLAN

Drawn By: -	Scale: AS NOTED
Checked By: SE	Plot Date: 2022.04.25
Project Date: DECEMBER 2020	
Project No. -	
Drawing No. A201	Sheet version. 1



1 / A202 TYP UPPER FLOOR PLAN
SCALE: 1:100

ROOM SPACE CHART			
ROOM NUMBER	ROOM NAME	AREA (m²)	
2001	ELEVATOR LOBBY	29.69	
2002	THERAPY RM/FLEX OFFICE	#####	
2003	EXAM RM	10.17	
2004	LAUNDRY CHUTE	5.17	
2005	SERVERY	39.90	COMMON AREAS OUTSIDE RHA
2006	HSKG	2.97	
2007	HSKG	2.97	
2008	CONFERENCE RM	27.89	
2009	STAFF RM	28.45	
2010	DIRECTOR OF CARE	11.58	
2011	ELEVATOR LOBBY	39.45	
2012	STORAGE	1.91	
2014	PRIVATE RM	12.50	
2014A	PRIVATE WR	5.24	TYP. PRIVATE RM
2014B	PRIVATE VESTIBULE	3.18	
2014C	CL.	0.94	
2020	STANDARD RM T2	16.62	
2020A	STANDARD T2 WR	4.90	
2020B	STANDARD T2 VESTIBULE	10.20	
2020C	CL.	1.49	
2021	STANDARD RM T2	12.50	
2021A	CL.	1.49	
2022	EQUIPMENT CLEANING	4.90	
2023	GARBAGE CHUTE	5.28	
2024	STANDARD RM	11.73	
2024A	STANDARD WR	5.24	TYP. STANDARD RM
2024B	STANDARD VESTIBULE	6.40	
2024C	CL.	1.13	
2025	STANDARD RM	11.73	
2025A	CL.	1.13	
2026	LIFT STORAGE	10.91	
2031	SOILED UTILITY	5.24	
2032	CLEAN UTILITY	5.24	RHA "A"
2037	HSKG	5.31	
2044	BF WR	6.14	
2046	DINING RM	122.91	
2047	STORAGE	4.23	
2048	UNIV WR	7.91	
2050	MED RM	8.85	
2051	NURSE STATION	20.59	
2052	LOUNGE	50.69	
2053	OUTDOOR SPACE 2Ai	24.36	
2059	SHOWER	5.31	
2060	SHOWER CHANGE RM	12.27	
2061	BF WR	6.18	
2062	SHOWER/TUB VEST.	8.02	
2063	TUB RM	19.13	
2064	STORAGE	2.45	
2067	LIFT STORAGE	12.58	
2068	NURSE STATION	11.43	
2069	BARIATRIC RM	15.19	
2069A	BARIATRIC WR	6.18	
2069B	BARIATRIC VESTIBULE	7.29	
2069C	CL.	0.94	
2073	ACTIVITY RM	33.28	
2074	OUTDOOR SPACE 2Ai	22.91	
2075	STORAGE	1.91	
2077	PRIVATE RM	12.50	
2077A	PRIVATE WR	5.24	TYP. PRIVATE RM
2077B	PRIVATE VESTIBULE	3.18	
2077C	CL.	0.94	
2083	STANDARD RM	11.73	
2083A	STANDARD WR	5.24	TYP. STANDARD RM
2083B	STANDARD VESTIBULE	6.40	
2083C	CL.	1.13	
2084	STANDARD RM	11.73	
2084A	CL.	1.13	
2085	EQUIPMENT CLEANING	5.24	
2088	LIFT STORAGE	10.91	
2093	SOILED UTILITY	5.24	
2094	CLEAN UTILITY	5.24	
2099	HSKG	5.31	
2106	BF WR	6.14	
2108	DINING RM	123.20	
2109	STORAGE	4.23	
2110	UNIV WR	7.91	
2112	MED RM	8.85	
2113	NURSE STATION	20.59	
2114	LOUNGE	50.69	
2115	OUTDOOR SPACE 2Bi	25.54	
2121	SHOWER	5.31	
2122	SHOWER CHANGE RM	12.27	
2123	BF WR	6.18	
2124	SHOWER/TUB VEST.	8.02	
2125	TUB RM	19.13	
2126	STORAGE	2.45	
2129	LIFT STORAGE	12.58	
2130	NURSE STATION	11.43	
2131	BARIATRIC RM	15.19	
2131A	BARIATRIC WR	6.18	
2131B	BARIATRIC VESTIBULE	7.29	
2131C	CL.	0.94	
2135	ACTIVITY RM	33.28	
2136	OUTDOOR SPACE 2Bi	22.91	

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Revisions

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OWNER	GFA CALCULATIONS UPDATED	2021.10.29
MINISTRY	PRELIMINARY MINISTRY SUBMISSION	2021.09.29
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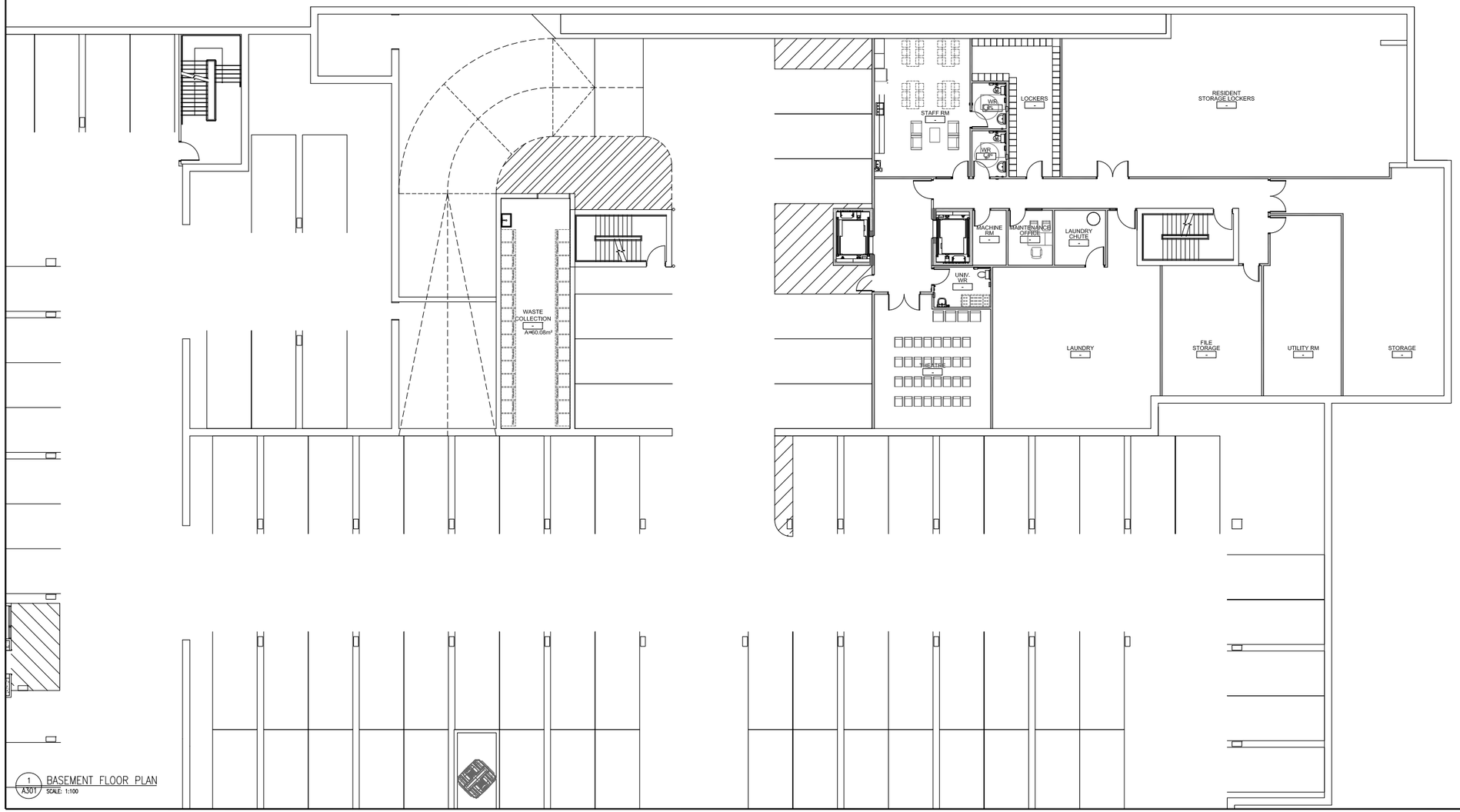
PROPOSED BETTER LIFE
MAPLE VILLA

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BURLINGTON, ONTARIO

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TYPICAL UPPER
FLOOR PLAN

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Project No.	-		
Drawing No.	A202	Sheet version.	1



1 / A301 BASEMENT FLOOR PLAN
SCALE: 1:100

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No.:	For:	Date:
CITY (1)	OPA & REZONING	2022.04.22
MINISTRY	PRELIMINARY MINISTRY SUBMISSION	2021.11.26
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Seal:

ONTARIO ASSOCIATION OF ARCHITECTS
SAM M. ESPOSTO
LICENCE 5726

North Arrow:

TRUE NORTH
PROJECT NORTH
NORTH

Architect:

SAM ESPOSTO | ARCHITECT INC.
548 UPPER JAMES ST. HAMILTON, ON. L9C 2Y4
T. 905.383.7500 F. 905.383.5700

Project:

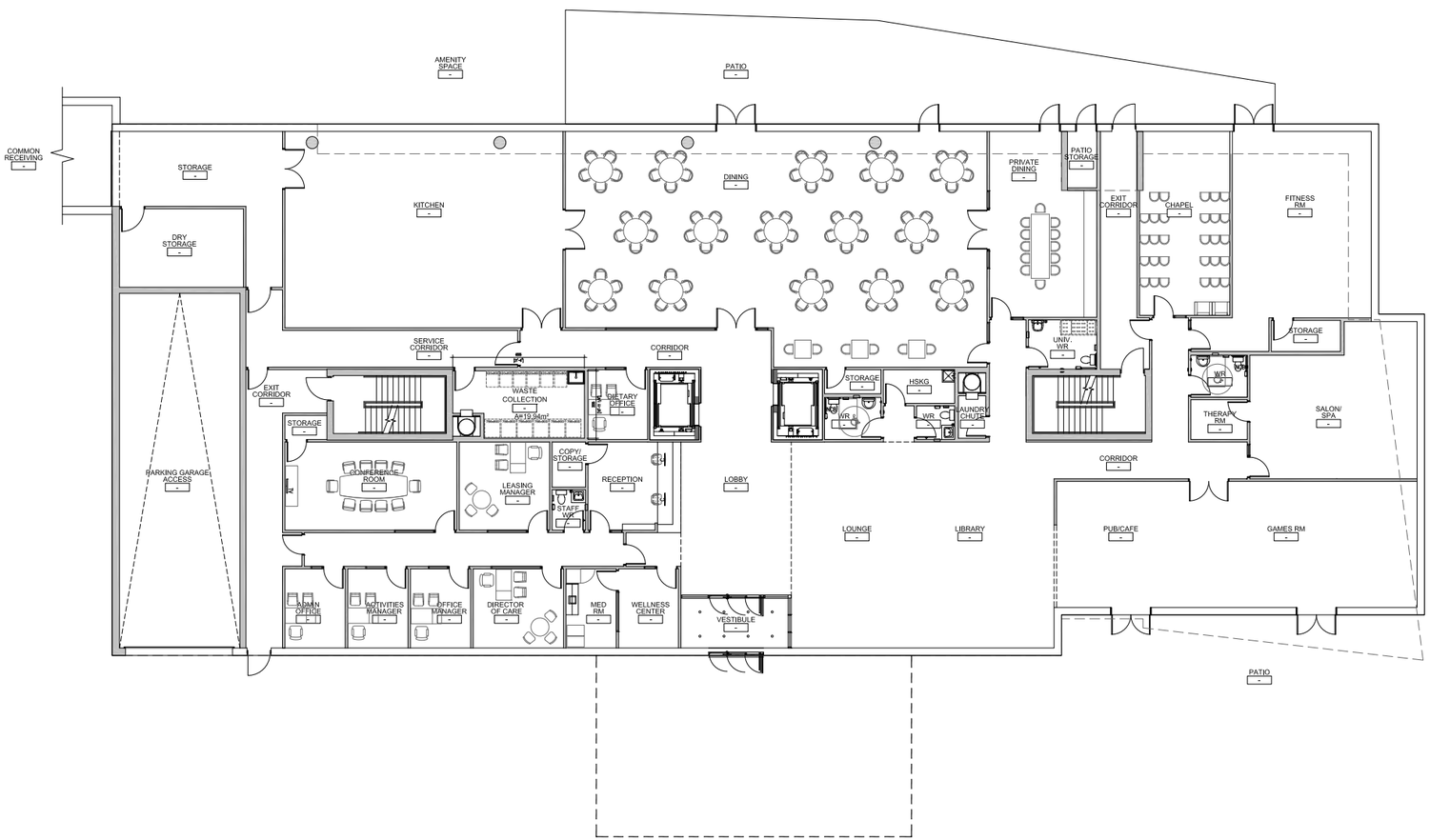
PROPOSED BETTER LIFE
MAPLE VILLA

4103 PALLADIUM WAY
BURLINGTON, ONTARIO

Drawing Title:

RETIREMENT HOME
BASEMENT
FLOOR PLAN

Drawn By: -	Scale: AS NOTED
Checked By: SE	Plot Date: 2021.06.21
Project Date: DECEMBER 2020	
Project No. -	
Drawing No. A301	Sheet version. 1



1 A302 GROUND FLOOR PLAN
SCALE: 1:100

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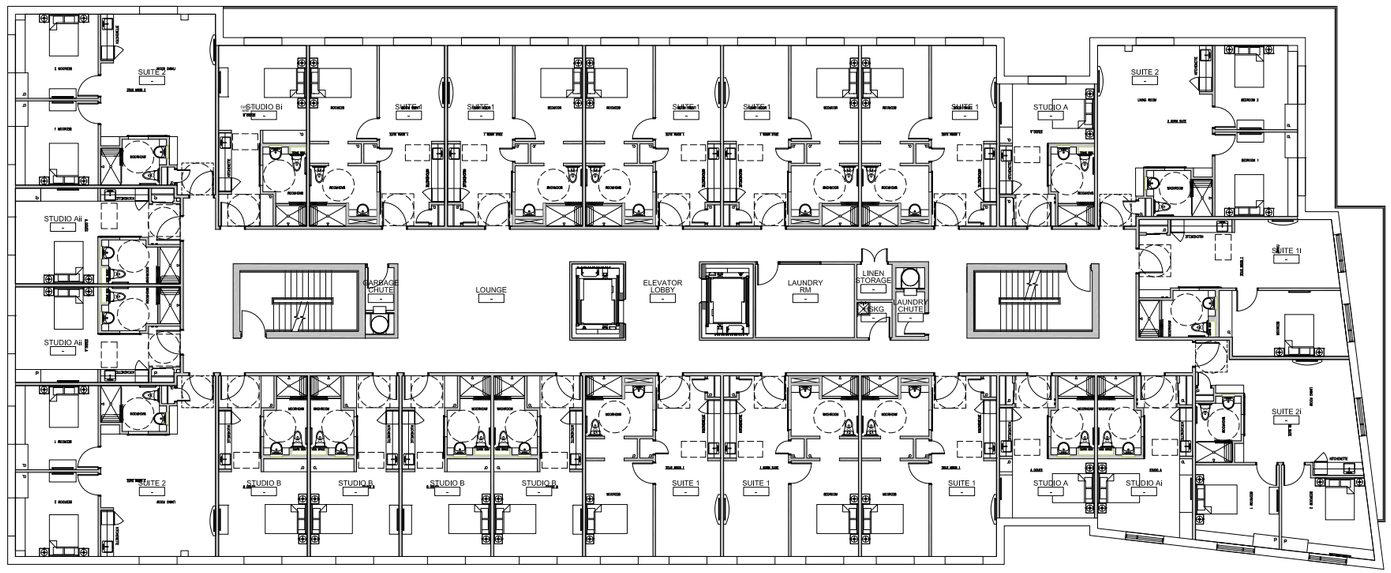
PROPOSED BETTER LIFE
MAPLE VILLA

4103 PALLADIUM WAY
BURLINGTON, ONTARIO

Drawing Title:

RETIREMENT HOME
GROUND
FLOOR PLAN

Drawn By:	-	Scale:	AS NOTED
Checked By:	SE	Plot Date:	2021.09.27
Project Date:	DECEMBER 2020		
Project No.	-		
Drawing No.	A302	Sheet version.	1



1 / A303 TYPICAL UPPER FLOOR PLAN
SCALE: 1:100

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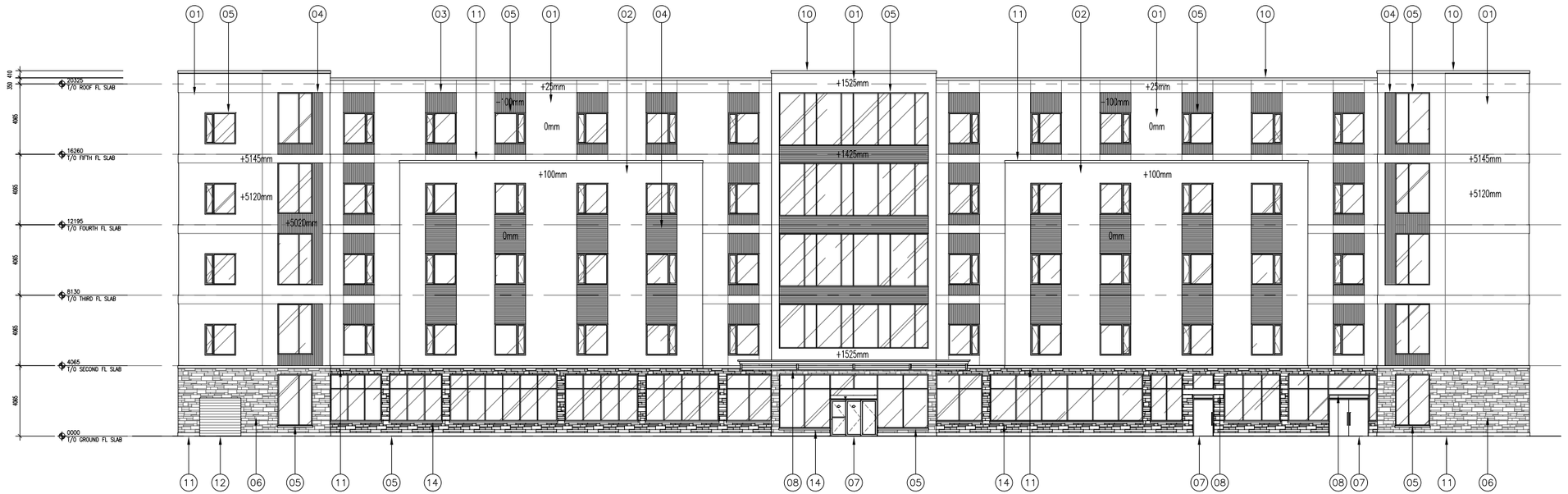
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MAPLE VILLA

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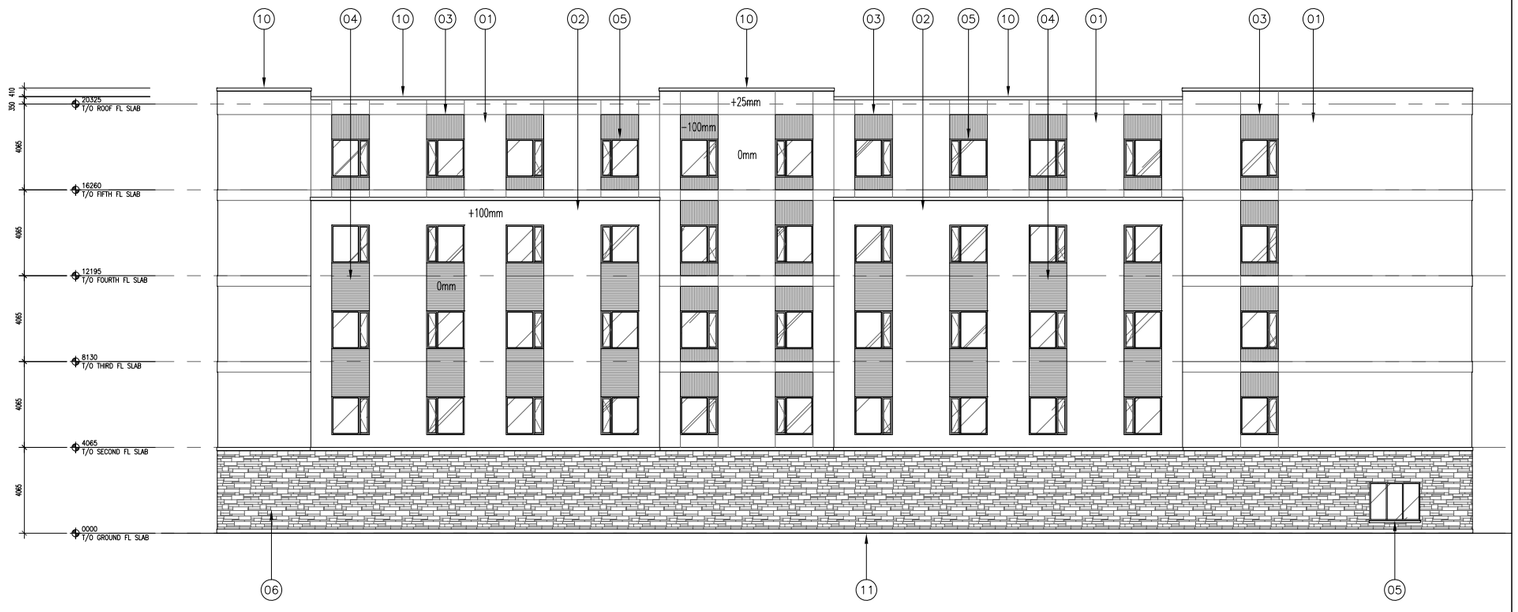
Drawing Title:

RETIREMENT HOME
TYPICAL UPPER
FLOOR PLAN

Drawn By:	-	Scale:	AS NOTED
Checked By:	SE	Plot Date:	2021.11.26
Project Date:	DECEMBER 2020		
Project No.	-		
Drawing No.	A303	Sheet version.	1



1 / A401 EAST ELEVATION
SCALE: 1:100



2 / A401 SOUTH ELEVATION
SCALE: 1:100

LEGEND:

SYMBOL	DESCRIPTION
01	Brick
02	Stucco 2
03	Siding 1
04	Siding 2
05	Glass Window
06	Stone
07	Glass Door
08	Canopy
09	Railing
10	Metal Capping
11	Concrete Trim
12	Overhead Garage Door
13	Hollow Metal Door
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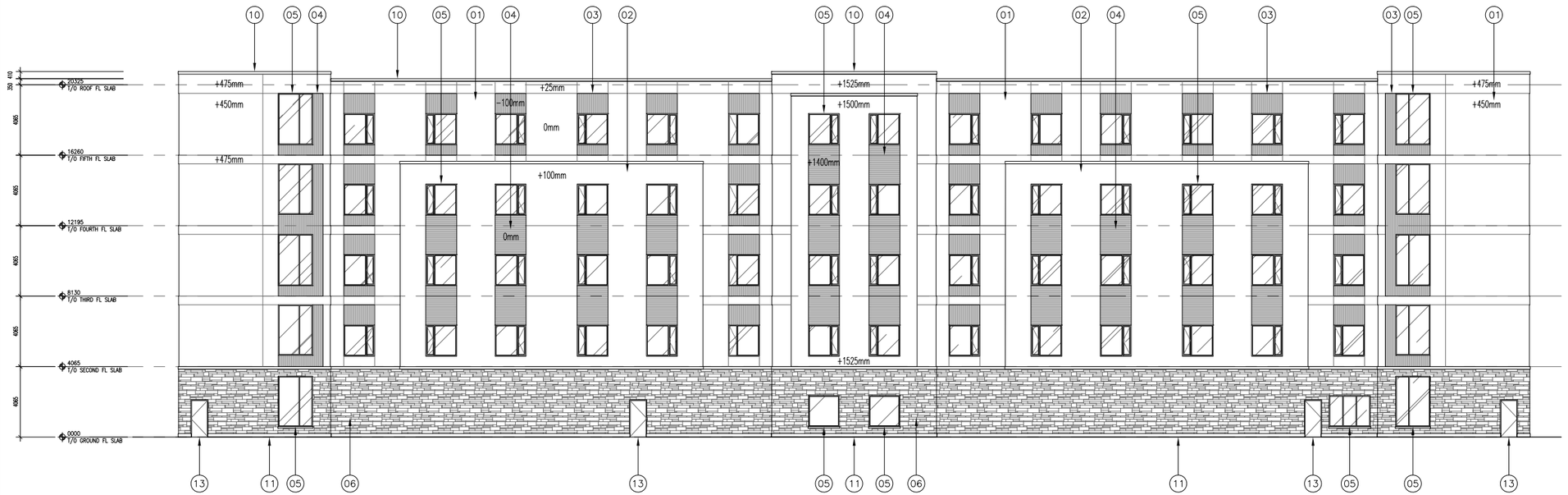
PROPOSED BETTER LIFE
MAPLE VILLA

4103 PALLADIUM WAY
BURLINGTON, ONTARIO

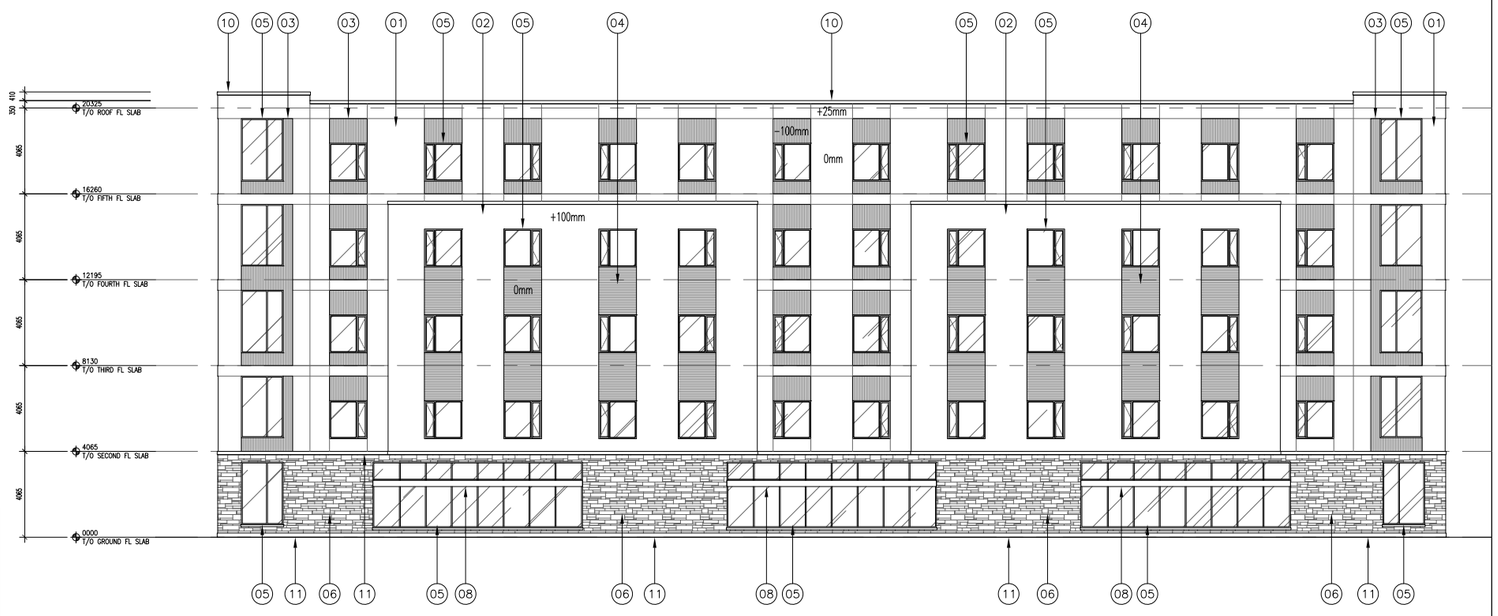
Drawing Title:

ELEVATIONS

Drawn By:	-	Scale:	
Checked By:	SE	Plot Date:	2021.12.15
Project Date:	DECEMBER 2020		
Project No.	-		
Drawing No.	A401	Sheet version.	1



3 A402 WEST ELEVATION
SCALE: 1:100



4 A402 NORTH ELEVATION
SCALE: 1:100

LEGEND:	
SYMBOL	DESCRIPTION
01	Brick
02	Stucco 2
03	Siding 1
04	Siding 2
05	Glass Window
06	Stone
07	Glass Door
08	Canopy
09	Railing
10	Metal Capping
11	Concrete Trim
12	Overhead Garage Door
13	Hollow Metal Door
14	Concrete Window Sill

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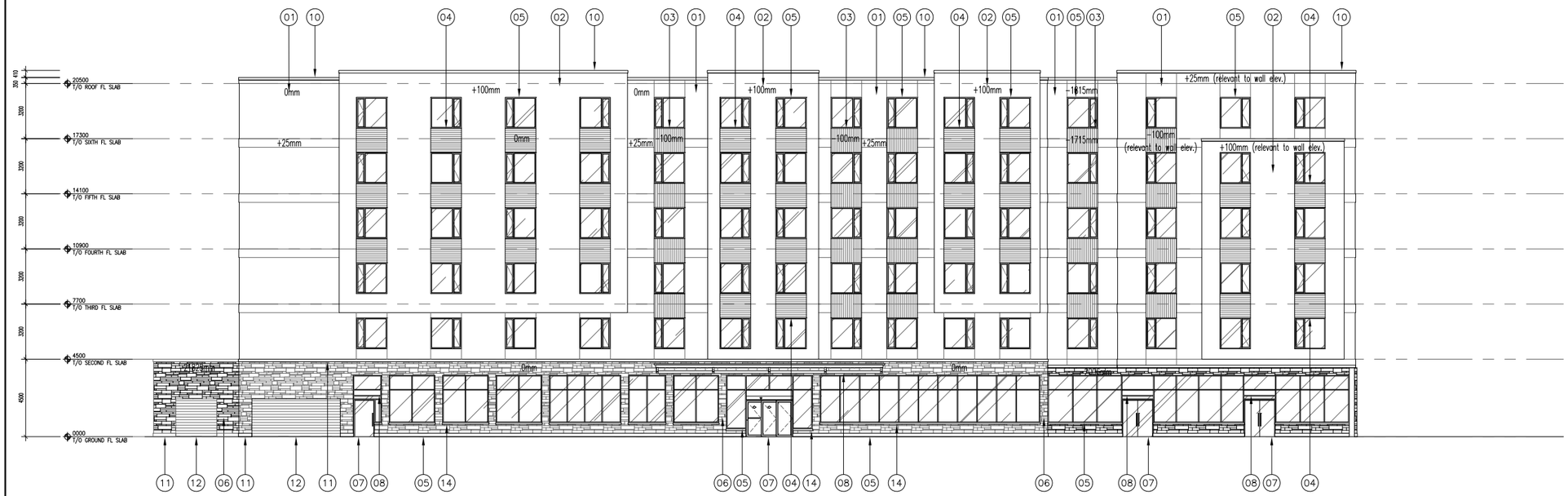
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MAPLE VILLA

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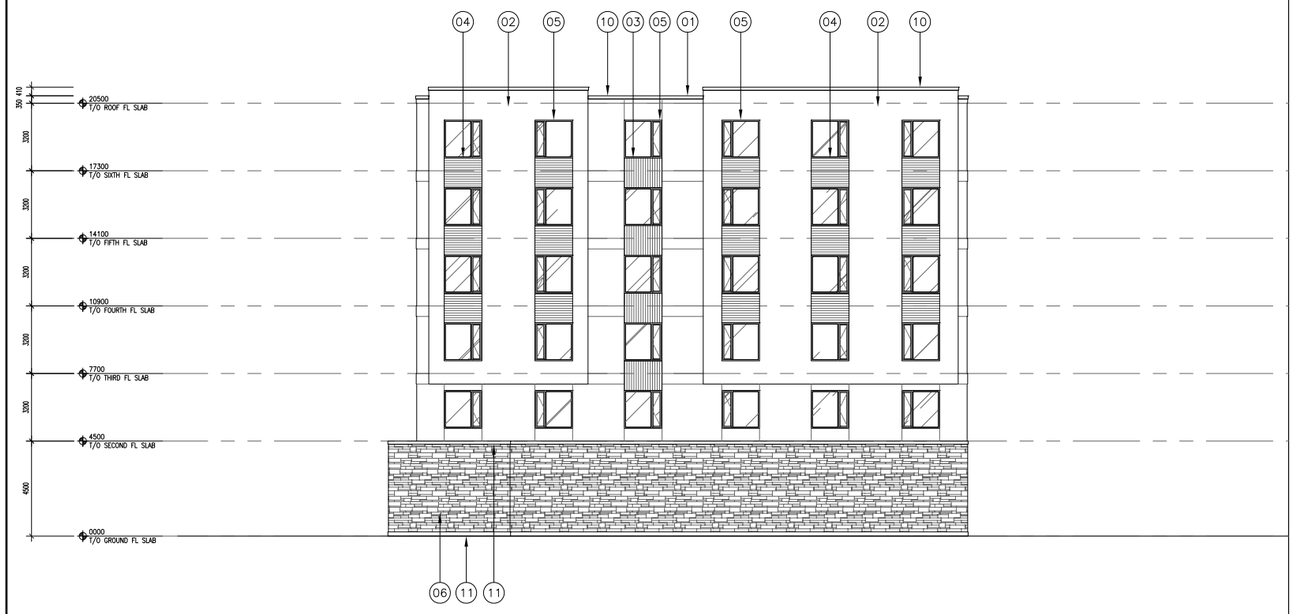
Drawing Title:

ELEVATIONS

Drawn By:	-	Scale:	
Checked By:	SE	Plot Date:	2021.12.15
Project Date:	DECEMBER 2020		
Project No.	-		
Drawing No.	A402	Sheet version.	1



1 A403 RH SOUTH ELEVATION
SCALE: 1:100



2 A403 RH WEST ELEVATION
SCALE: 1:100

LEGEND:	
SYMBOL	DESCRIPTION
01	Brick
02	Stucco 2
03	Siding 1
04	Siding 2
05	Glass Window
06	Stone
07	Glass Door
08	Canopy
09	Railing
10	Metal Capping
11	Concrete Trim
12	Overhead Garage Door
13	Hollow Metal Door
14	Concrete Window Sill

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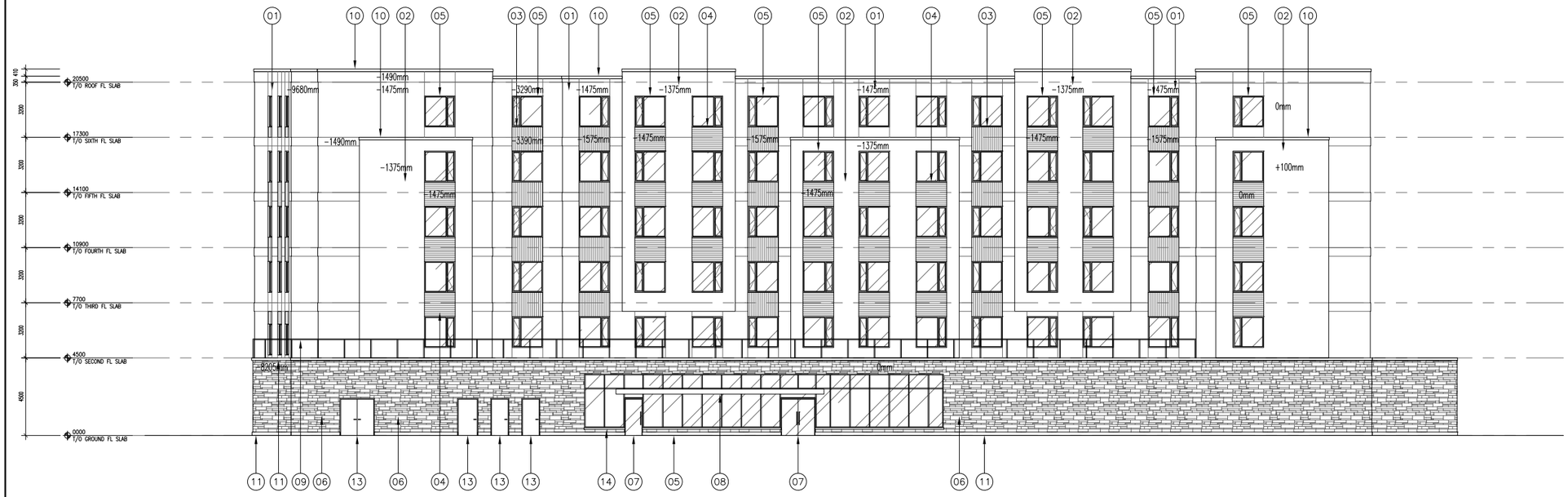
PROPOSED BETTER LIFE
MAPLE VILLA

4103 PALLADIUM WAY
BURLINGTON, ONTARIO

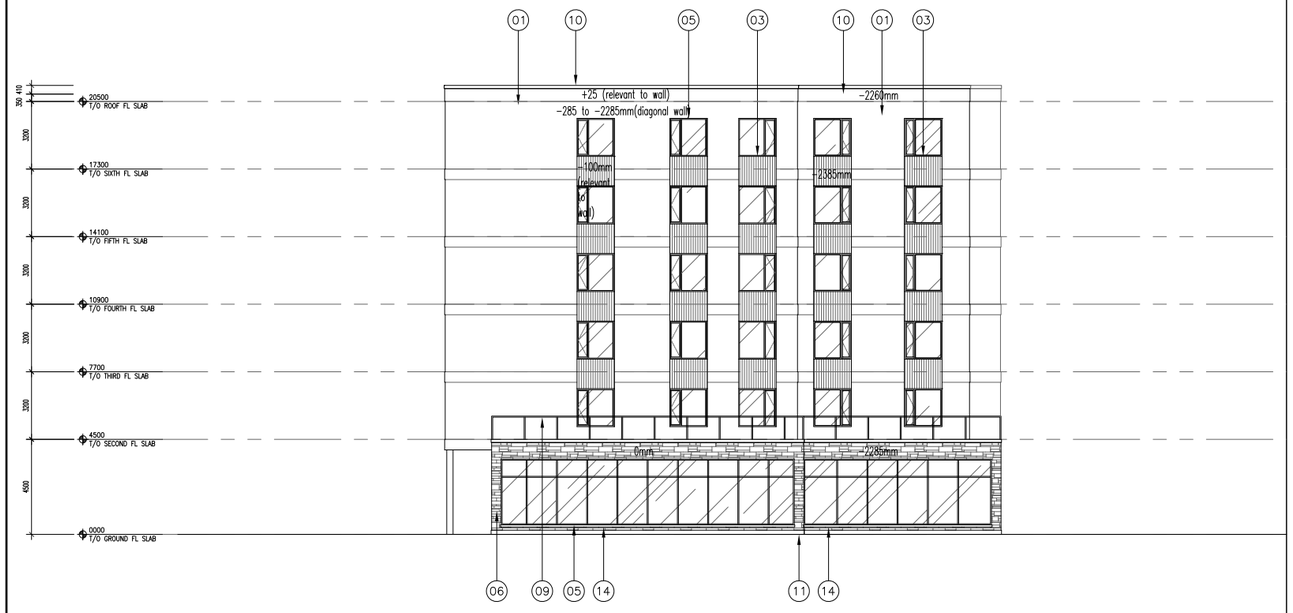
Drawing Title:

ELEVATIONS
RETIREMENT HOME

Drawn By: -	Scale:
Checked By: SE	Plot Date: 2021.12.15
Project Date: DECEMBER 2020	
Project No. -	
Drawing No. A403	Sheet version. 1



3 A404 RH NORTH ELEVATION
SCALE: 1:100



4 A404 RH EAST ELEVATION
SCALE: 1:100

LEGEND:

SYMBOL	DESCRIPTION
01	Brick
02	Stucco 2
03	Siding 1
04	Siding 2
05	Glass Window
06	Stone
07	Glass Door
08	Canopy
09	Railing
10	Metal Capping
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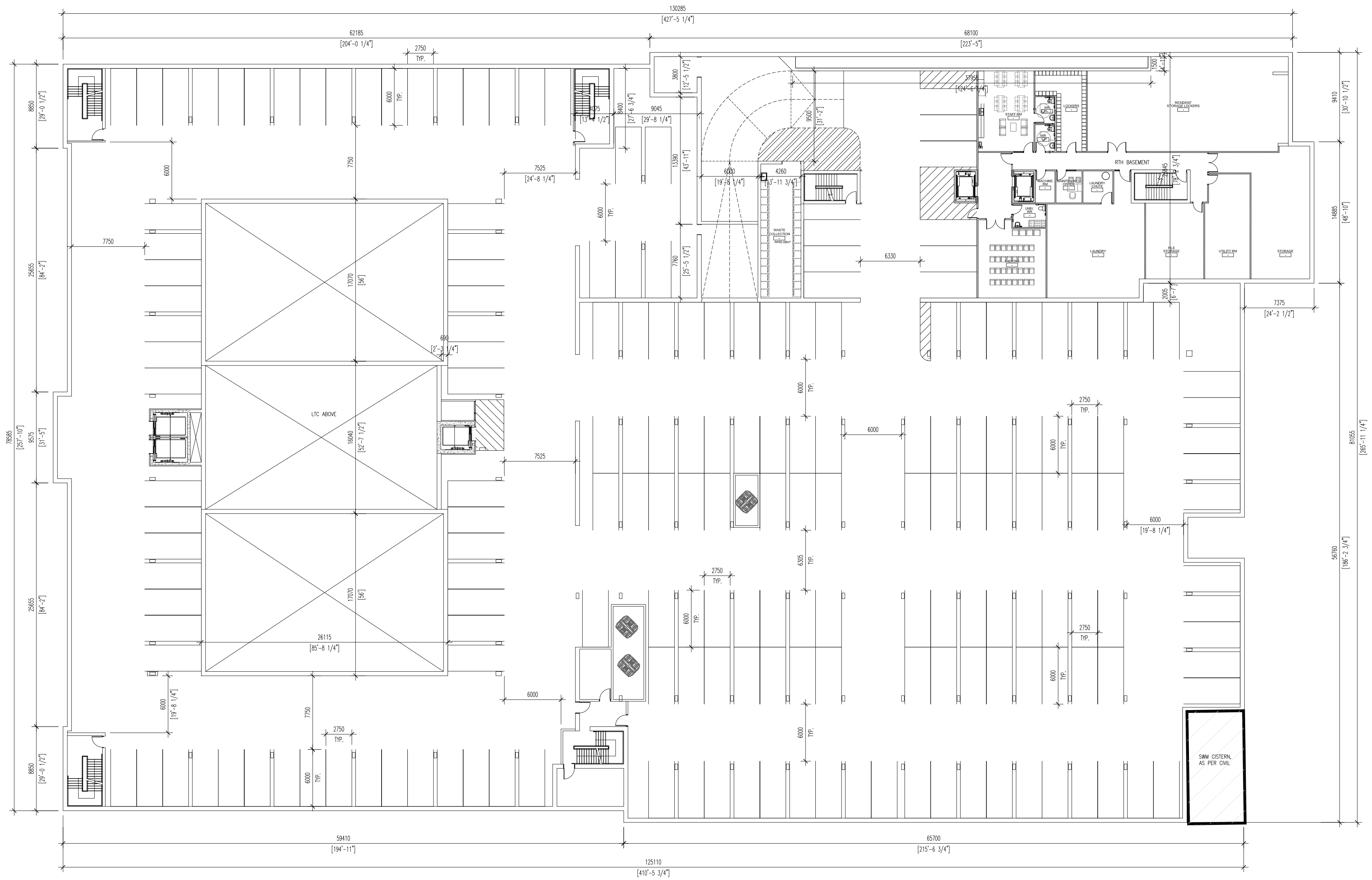
PROPOSED BETTER LIFE
MAPLE VILLA

4103 PALLADIUM WAY
BURLINGTON, ONTARIO

Drawing Title:

ELEVATIONS
RETIREMENT HOME

Drawn By:	-	Scale:	
Checked By:	SE	Plot Date:	2021.12.15
Project Date:	DECEMBER 2020		
Project No.	-		
Drawing No.	A404	Sheet version.	1



1 / A102 UNDERGROUND PARKING
SCALE: 1:200

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T. 905.383.7500 F. 905.383.5700

Project:

PROPOSED BETTER LIFE MAPLE VILLA

4103 PALLADIUM WAY
BURLINGTON, ONTARIO

Drawing Title:

UNDERGROUND PARKING PLAN

Drawn By:	-	Scale:	AS NOTED
Checked By:	SE	Plot Date:	2022.04.27
Project Date:	DECEMBER 2020		
Project No.	-		
Drawing No.	A102	Sheet version.	1

Appendix C

DEVELOPMENT APPLICATION PRE-CONSULTATION FORM

Notes Prepared Date: February 23, 2022	**Site Address:** 4103 Palladium Way
Property Owner: 2669006 Ontario Inc (c/o Better Life Retirement)	**Applicant / Address / Phone / Email** Design Plan Services (c/o TJ Cienciura / Steve Qi) 900 the East Mall, Suite 300 Toronto, M9B6K2 Phone: 416 626 5445
Site Area: 1.48 ha	

APPLICATION TYPE (check applicable applications):

Local Official Plan Amendment	**X**	Zoning By-law Amendment	**X**	Plan of Subdivision		Parkway Belt Amendment	
Other Application							

1. Brief description of proposed development:

Proposed 5-storey Long-Term Care Facility (LTCF) with 256 beds and a 6-storey Retirement Home with 115 suites. 238 vehicle parking spaces are also proposed (185 underground and 53 at grade including 35 parking spaces for visitor parking) as well as 2 loading spaces and 8 bicycle parking spaces

2. Conformity with Regional Official Plan Designation? YES X NO _____

Has an application been made to amend the Regional Official Plan: YES _____ NO X

3. 1997 Official Plan Designation: Business Corridor

Conformity with 1997 Official Plan land use designation? YES _____ NO X

If 'NO' what is the nature of the OP amendment needed? Retirement Home (residential use) not permitted in current designation.

4. 2020 Official Plan Designation: Business Corridor

Conformity with 2020 Official Plan land use designation? YES _____ NO X

If 'NO' what is the nature of the OP amendment needed? Retirement home use in Business Corridor

5. Existing Zoning: Business Corridor (BC1-505)

Conformity with existing zoning? YES _____ NO X

If 'NO' what is the nature of the zoning amendment needed? Retirement Home not a permitted use

6. Design Guidelines in effect? YES X NO _____

Name of Design Guidelines Alton West Urban Design Guidelines

7. Is the property listed in Municipal Heritage Register, designated under the Ontario Heritage Act or adjacent to a designated property?

YES _____ NO X

8. Fees Required at Time of Application

APPLICATION	CITY	REGION	CONSERVATION HALTON
Official Plan Amendment:	$22,745.00	$8,892.87	TBD
Rezoning - Base Fee: (70% if combined) Rezoning - Variable Fee:	$15,008.00 78,909.55	$1,048.96	TBD
Subdivision - Base Fee: Subdivision - Variable Fee:	-- --	-- --	-- --
TOTAL	$116,662.55	$9,941.83	TBD

Separate payments are required for the City, Halton Region and Conservation Halton

CITY FEES ARE CURRENTLY UNDER REVIEW AND ARE ANTICIPATED TO INCREASE IN THE NEAR FUTURE.

ALL FEES ARE PAYABLE BASED ON THE RATE IN THE FEE SCHEDULE ON THE DATE THE PAYMENT IS MADE.

9. Additional Agencies to be contacted: Ministry of Transportation (MTO), Union Gas, Burlington Hydro

10. Pre-Application Public Consultation Meeting

Is a pre-application consultation meeting required?

YES x NO _____

The following steps must be completed if a Pre-Application Public Consultation Meeting is required:

- *The consultation meeting is to be organized by the proponent and must be held before the application is submitted.*
- *Circulation of the meeting invitation to residents and tenants within 120 metres of the development site will be completed by the City for a fee. Provide the required materials to the City at least one month prior to the meeting. Notice must be sent a minimum of 21 days in advance of the meeting.*
- *Please notify the Ward Councillor, Mayor, and the Coordinator of Development Review of the date, time & location of the meeting. Be sure your meeting location is accessible and close to the development site.*
- *During the meeting, provide a detailed overview of the development proposal and allow time for questions and comments from the public. Planning staff will provide an overview of the development application review process. Take notes of the discussion.*
- *As part of a complete application, you must provide consultation meeting minutes which include a written summary of public input received at the meeting. As part of the Planning Justification Report, you must explain how this public input was considered and used to modify the development proposal.*

11. Community Benefits

Is this an application for increased height and/or density? YES _____ NO X

If "YES" Community Benefits **may be** required.

12. Required Information for Complete Application

1)	Completed Application Form	Required
2)	Fees for the processing of planning application(s)	Required

	Supporting Reports, Studies, Plans **In accordance with Policies contained within 11.1.2 of the City's Official Plan, all identified materials must be submitted in accessible PDF format consistent with the City's standards and the standards of <u>The Accessibility for Ontarians with Disabilities Act</u> before an application is deemed complete.**	**Required (Yes/No)**
i.	Planning Justification Report, including employment or residential needs analysis, where required	**Yes**
ii.	Land Assembly Documents	No
iii.	Survey and Severance Sketch, prepared by an Ontario Land Surveyor	**Yes**
iv.	Land Use Compatibility Study	**Yes**
v.	Retail and Service Commercial Needs Assessment	No
vi.	Financial Impact Study	No
vii.	Housing Impact Statement	No
viii.	Park Concept Plan	No
ix.	Agricultural Impact Assessment	No
x.	Social Impact Assessment	No
xi.	Archeological Report	No
xii.	Heritage Impact Study	No
xiii.	Cultural Heritage Landscape Impact Assessment	No
xiv.	Conceptual Site Plan Layout	**Yes**
xv.	Architectural Plans	**Yes**
xvi.	3-D Model of Proposed Buildings	**Yes**
xvii.	Burlington Urban Design Advisory Panel (BUD) Comments	**Yes**
xviii.	Height Survey of Adjacent Buildings	No
xix.	Angular Plane Study	No
xx.	Shadow Analysis Plan	**Yes**
xxi.	Wind Impact Study	**Yes**
xxii.	Arborist's Report	**Yes**
xxiii.	Tree Inventory and Preservation Plan	**Yes**
xxiv.	Landscape Plan	**Yes**
xxv.	Water & Wastewater Functional Servicing Report	**Yes**
xxvi.	Hydrogeology Study / Water Budget & Hydrology Study (Hydrogeological report)	**Yes** (unless demonstrated otherwise)
xxvii.	Source Protection Disclosure Report	No
xxviii.	Noise Feasibility Study / Vibration Study	**Yes**
xxix.	Transportation Impact Study	**Yes**
xxx.	Transportation Demand Management Plan and Implementation Strategy	No
xxxi.	Parking Justification Report	No
xxxii.	Storm Water Management Report / Functional Drainage Report, Storm Services Plan and Flooding Hazard Delineation and/or Grading and Drainage Plans	**Yes**
xxxiii.	Environmental Impact Assessment	No
xxxiv.	Top-of-bank Demarcation / Slope Stability Assessment / Creek Erosion Assessment / Geomorphic Study	No
xxxv.	Shoreline Hazardous Land Studies	No
xxxvi.	Geotechnical Report	**Yes**
xxxvii.	Phase One Environmental Assessment	**Yes**
xxxviii.	Phase Two Environmental Assessment / Record of Site Condition	**Yes** (unless demonstrated otherwise)
xxxix.	Landfill Assessment	No
xl.	Sustainable Building and Development Guidelines Checklist	**Yes**
xli.	Phasing Strategy for Development of Retail and Service Commercial Uses	No
xlii.	Public Consultation Strategy	No
xliii.	Response to Comments Received at a Community Meeting Held in Advance of a Formal Development Application	**Yes**
xliv.	Comprehensive Block Plan	No
xlv.	Urban Design Brief	**Yes**
xlvi.	Tenant Relocation and Assistance Plan	No
xlvii.	**Other**	
	Environmental Site Screening Questionnaire	**Yes**
	Draft Official Plan Amendment / Draft Zoning By-law Amendment	**Yes**
	Construction & Mobility Management Plan	**Yes**
	Waste Management Report	**Yes**
	Reference Plan and Pin Report (including any agreements on title)	**Yes**
	Air Quality Assessment	**Yes**

13. ADDITIONAL REQUIREMENTS: See attached meeting notes & application checklist

NOTES:

1. **The applicant may request a Technical Preconsultation prior to submission of the application. This optional process involves electronic submission of the draft materials and a preliminary municipal review to determine whether there are technical issues which could be resolved prior to formal submission of the application.**

2. **Notwithstanding the fees noted above, all fees are payable based on the rate in the fee schedule by-law in effect on the date the payment is made.**

3. **The purpose of this document is to identify the information required to commence processing a complete application as set out in the Planning Act. Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the Corporation of the City of Burlington to either support or refuse the application.**

4. **This document expires 180 days from the date of signing or at the discretion of the Director of Community Planning. Please note that development application fees may change during this period and it is the applicant's responsibility to ensure that the correct fees are paid at time of application.**

5. **Beyond 180 days, but prior to 1 year from the date of signing, proponents may submit a request to have this document updated for an additional 180 days. A detailed changed matrix must accompany an update request. Beyond 1 year from the date of signing of the original pre-consultation form, a new pre-consultation request must be submitted.**

6. **In the event this Pre-consultation Document expires prior to the application being accepted by the City, another meeting will be required.**

7. **The applicant acknowledges that submission requirements are subject to change and that additional reports, studies, plans or information may be required beyond what is identified within this document in advance of an application being deemed complete.**

8. **The City may require the peer review of any technical report or study submitted by the applicant. If this is required, the applicant will be advised and will be charged a fee equal to the cost of the peer review.**

9. **Application materials submitted without the information identified in this Pre-consultation Document, or without the supporting technical studies prepared in accordance with the direction provided in Appendix 1, the meeting notes, and the Pre-submission checklist attached to this Document, will be returned to the applicant based on insufficient information to properly evaluate the application.**

10. **The applicant acknowledges that the City considers the application forms and all supporting materials, including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the City copying and releasing the application and any supporting materials either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.**

11. **It may be determined during the review of the application that additional studies or information will be required as a result of issues arising during the processing of the application.**

12. **The applicant must grant permission for municipal and agency staff to visit and access the property while the application is being processed.**

13. **There may also be financial requirements arising from the application, including, but not limited to, park dedication, development charges, payment of outstanding property taxes, deferred local improvement charges, costs for lifting 0.3-metre reserves, and reimbursement for road widening acquisition or road improvements.**

14. **Personal information contained in this form is collected under the authority of the Planning Act, R.S.O. 1990, cP.13, as amended. The information will be used for the purpose of administering the City of Burlington's pre-consultation process on development applications.**

15. **The applicant requests that the information submitted on this pre-consultation form and associated documents be kept confidential. It is understood; however, that an access request may be filed under the Municipal Freedom of Information and Protection of Privacy Act, and information may be subject to release, notwithstanding the request to keep information confidential.**

Staff and Agency Signatures:

Planning Staff	Planning Staff (Signature)	Date
Site Engineering Staff	Site Engineering Staff (Signature)	Date
Site Engineering Staff	Site Engineering Staff (Signature)	Date
Capital Works Staff	Capital Works Staff (Signature)	Date
Transportation Staff	Transportation Staff (Signature)	Date
Regional Staff	Regional Staff (Signature)	Date
Regional Staff	Regional Staff (Signature)	Date
Conservation Halton Staff	Conservation Halton Staff (Signature)	Date

Proponent Sign-off (In Lieu of Signatures):

I acknowledge that the City will require the provision of the drawings, reports and other requirements indicated in Section 11 of the Development Application Pre-Consultation Form, in addition to a completed Application Form, any information or materials required by Statute, the required application fees and a signed copy of this acknowledgement prior to the planning application being deemed complete, pursuant to the *Planning Act* and applicable City of Burlington Official Plan policy. These items should be completed in accordance with the direction in this Development Application Pre-Consultation Form, the attached Notes, and the attached Pre-Submission Document Terms of Reference, in order to allow for the full consideration of the planning application. I have read and acknowledge the Notes listed in Section 12 of the Development Application Pre-Consultation Form. I have authority to bind the Owner.

Property Owner	Property Owner (Signature)	Date
Agent	Agent (Signature)	Date

(I have authority to bind the owner)

APPENDIX ONE: REQUIREMENTS FOR REPORTS/STUDIES AND PLANS

i. **Planning Justification Report**
A qualified planner (Registered Professional Planner) must submit a signed report providing planning justification for the proposed amendment in light of the objectives and policies of the City's Official Plan and the technical studies accompanying the application. The goal of the report is to document how the proposed departure from the local policies and regulations represents good planning and is in the public interest. The report must include items listed in the attached Pre-Submission Checklist.

ii. **Land Assembly Documents**
Required for applications where, in the opinion of the Community Planning Department, the assembly of additional lands is required to facilitate orderly development of the area. Applicants are required to submit documentation demonstrating that a reasonable, bona fide offer has been made to acquire such lands.

iii. **Survey and Severance Sketch, prepared by an Ontario Land Surveyor**
Survey / Reference Plan of site showing PINs, easements, property boundaries etc.

iv. **Land Use Compatibility Study**
Required for applications proposing sensitive land uses in proximity to existing industrial uses, or proposing industrial uses in proximity to existing sensitive uses, in accordance with 4.6.2 of the City's Official Plan, Part IV, Sections 143 of the Regional Official Plan, and the Ministry of the Environment D-6 series guidelines or other Provincial land use compatibility guidelines.

v. **Retail and Service Commercial Needs Assessment**
Required in accordance with Chapter 8 of the Official Plan.

vi. **Financial Impact Study**
Required for a major development application which is deemed to have a potential impact on the City's financial sustainability and which meets the criteria listed in Subsection 6.5.2. of the Official Plan.

vii. **Housing Impact Statement**
Required for a development proposal which includes more than 100 dwelling units. Required in accordance with Subsection 3.1.1(2) h) of the Official Plan.

viii. **Park Concept Plan**
Required to illustrate how a parkette, neighbourhood park, community park, city-wide park, special resource area / linkage, and / or privately-owned publicly accessible open space (POPS) could be provided and function on a site in accordance with the applicable policies of Subsection 3.3.2 of the Official Plan.

ix. **Agricultural Impact Assessment**
Required In accordance with Subsection 9.2.2 (d) of the Official Plan, the Regional Official Plan and Halton Region's 'Agricultural Impact Assessment (AIA) Guidelines'.

x. **Social Impact Assessment**
Required to analyze, monitor and manage the intended and unintended social consequences of a development proposal, an infrastructure project, a policy or project, or any social change processes invoked by those interventions in accordance with Subsection 6.1.2 h) of the Official Plan.

xi. **Archaeological Report**
Required for all applications in or near areas of archaeological potential, as determined by the Region of Halton. Reports must be completed in accordance with Provincial requirements, the Regional Archaeological Master Plan and Subsection 3.5.2(5.2) of the City's Official Plan.

xii. **Heritage Impact Study**
Required where the City foresees potential unacceptable impacts on heritage attributes (including important landscapes, vistas and streetscapes) of a property designated pursuant to The Ontario Heritage Act, or of a property that in the opinion of the City has the potential to meet eligibility criteria for designation under The Ontario Heritage Act, in accordance with Subsection 3.5.2(5) of the Official Plan.

xiii. **Cultural Heritage Landscape Impact Assessment**
Required for a major development or infrastructure proposal within a Cultural Heritage Landscape Study Area Boundary or potential Cultural Heritage Landscape Study Area in accordance with Subsection 3.5.2(5.1) of the Official Plan.

xiv. **Conceptual Site Plan Layout**
General plan required showing proposed building envelopes, setbacks, driveways, parking and landscape areas.

xv. **Architectural Plans**
Architectural plans to include floor plans and elevation plans.

xvi. **3-D Model of Proposed Buildings**
Required for major development proposals within the City's intensification areas, in accordance with the City's 3D Model Specifications, as amended.

xvii. **Burlington Urban Design Advisory Panel (BUD) Comments**
The Burlington Urban Design Advisory Panel (BUD) is an independent advisory body comprised of design professionals that provides urban design advice to the Community Planning Department. Advice from BUD will be integrated early in the review process to reinforce the City's expectation for a high standard of design excellence resulting in a more efficient and effective municipal development review. A copy of BUD meeting minutes must be submitted with the application along with a Design Brief explaining how their advice has been incorporated into the development proposal, in accordance with Subsection 12.1.2 (1.2) of the Official Plan.

xviii. **Height Survey of Adjacent Buildings**
Required for all infill and intensification development applications adjacent to residential properties, in accordance with Subsection 8.3.3(1) e) of the Official Plan. A surveyor's report must identify the highest points of the existing adjoining roofs measured from the existing average grade of the shared property line.

xix. **Angular Plane Study**
Identifies visual (height & overlook) impacts, sun shadow and wind impacts, and demonstrates how any adverse impacts can be mitigated to acceptable levels in accordance with Subsection 12.1.2 (1.2) of the Official Plan.

xx. **Shadow Analysis Plan**
May be required to demonstrate the potential shadow impacts of a proposed development on its surrounding context, in accordance with Subsections 7.3.2 and 12.1.2 (1.2) of the Official Plan and in compliance with the City's Shadow Study Guidelines and Terms of Reference.

xxi. **Wind Impact Study**
May be required to predict and assess the wind impacts of proposed buildings and site designs on surrounding public and private spaces in addition to on-site wind conditions, in accordance with Subsections 7.3.2 and 12.1.2 (1.2) of the Official Plan and in compliance with the City's Pedestrian Level Wind Guidelines and Terms of Reference.

xxii. **Arborist's Report**
Required in accordance with Subsection 4.3.2 of the Official Plan.

xxiii. **Tree Inventory and Preservation Plan**
Required when a property under application contains woodlots, tree stands or hedgerows, in accordance with Subsection 4.3.2 of the City's Official Plan and Part IV, Sections 146-147 of the Regional Official Plan. A tree survey must be prepared by a qualified professional, identifying all existing trees, their type, size and condition, those trees proposed to be removed and retained, and the methods to be used to ensure preservation and protection of those trees to be retained.

xxiv. **Landscaping Plan**
Required in accordance with Subsections 4.3.2 and 7.3.2 of the Official Plan. The Landscaping Plan must be prepared by a qualified professional (certified member of the Ontario Association of Landscape Architects), identifying the location and general design intent of the proposed plantings, identifies minimum required soil volumes for proposed planting areas and location of any structural soil cell installation areas.

xxv. **Water and Wastewater Functional Servicing Report**
Required for all applications in urban areas in accordance with Part III, Sections 87-89 of the Regional Official Plan. Municipal (Urban) Servicing Guidelines are available from the Halton Region.

xxvi. **Hydrogeology Study / Water Budget & Hydrology Study**
Required for all applications in areas subject to private water and septic services, in accordance with Subsections 9.1.2 and 9.5.2 of the Official Plan, the Regional Official Plan and Halton Region's 'Hydrogeological Studies & Best Management Practices for Groundwater Protection Guidelines.'

xxvii. **Source Protection Disclosure Report**
Required where there would be significant drinking water threats from activities associated with a proposed development, in accordance with Subsections 4.4.2(2) o) and p) of the Official Plan.

xxviii. **Noise Feasibility / Vibration Study**
Required for applications in accordance with Subsections 4.6 and 6.2.5 (2) of the Official Plan, Part IV, Sections 142-143 of the Regional Official Plan, and for all properties abutting arterial roads. In the case of Regional roads, applicants shall refer to Halton Region's 'Noise Abatement Guidelines'.

xxix. **Transportation Impact Study**
Required to assess the impact of a proposed development on current travel patterns and/or future multi-modal transportation requirements in accordance with Subsection 6.2.1(2) d) of the Official Plan and Sections 171-173 of the Regional Official Plan. Contact City Transportation Services staff (City roads) or Regional Public Works staff (Regional roads) for background information and to discuss TIS requirements. For Regional roads, applicants shall refer to Halton Region's 'Transportation Impact Study Guidelines.' The Ministry of Transportation must be contacted for development proposals near provincial highways or interchanges.

xxx. **Transportation Demand Management and Implementation Strategy**
Required for development proposals within Primary, Secondary and Employment Growth Areas and may be required within other areas of the City, excluding Residential Low-Density areas, in accordance with Subsection 6.2.10(2) of the Official Plan.

xxxi. **Parking Justification Report**
Required for development proposals that are requesting a reduced parking rate in order to assess the potential impacts and appropriateness of reduced parking rates, in accordance with Subsection 12.1.2 (1.2).

xxxii. **Stormwater Management Report / Functional Drainage Report, Storm Services Plan and Flooding Hazard Delineation and/or Grading and Drainage Plans**
Required for development proposals in accordance with Subsections 4.4.2(2) and 12.1.2 (1.2) of the Official Plan to understand and mitigate the effects of urbanization / development on the hydrologic and hydraulic cycle including increased runoff, and decreased infiltration or rain and snowmelt.

xxxiii. **Environmental Impact Assessment**
Required in accordance with Subsection 4.2.4 of the Official Plan, the Regional Official Plan and the Region's Environmental Impact Assessment Guidelines to demonstrate that a proposed development or site alteration will result in no negative impacts to the City's Natural Heritage System, its ecological functions, or hydrologic functions, to sensitive surface water features, or groundwater features or their hydrologic functions, or to key natural features.

xxxiv. **Top-of-bank Demarcation / Slope Stability Assessment / Creek Erosion Assessment / Geomorphic Study**
Required for applications on any property containing, or abutting a creek or valley feature, Lake Ontario or Burlington Bay shoreline, in accordance with Subsection 4.4.2 (3) of the Official Plan.

xxxv. **Shoreline Hazardous Land Studies**
Required in accordance with Subsection 4.5.1(2) of the Official Plan for applications along Lake Ontario and Burlington Bay/Hamilton Harbour.

xxxvi. **Geotechnical Report**
Required for proposals with underground parking structures or to determine stable top-of-bank in accordance with Subsection 4.4.2(2) of the Official Plan.

xxxvii. **Phase I Environmental Assessment**
Required to assess matters related to known or potential site contamination in accordance with Subsection 4.7.2 of the Official Plan, the Regional Official Plan and Halton Region's 'Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites'. All requirements of O. Reg. 153/04 must be met for Phase One and Two studies and required Records of Site Condition (RSCs). A letter of reliance from the Environmental Consultant/Qualified Person, confirming the City of Burlington and the Region of Halton can rely on the information contained in the report(s) is required. All reports must be signed by a Qualified Person as defined under O. Reg. 153/04.

xxxviii. **Phase II Environmental Assessment**
Required to assess matters related to known or potential site contamination in accordance with Subsection 4.7.2 of the Official Plan, the Regional Official Plan and Halton Region's 'Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites'. All requirements of O. Reg. 153/04 must be met for Phase One and Two studies and required Records of Site Condition (RSCs). A letter of reliance from the Environmental Consultant/Qualified Person, confirming the City of Burlington and the Region of Halton can rely on the information contained in the report(s) is required. All reports must be signed by a Qualified Person as defined under O. Reg. 153/04.

xxxix. **Landfill Assessment**
Required for development proposals on or within 500 metres of an area identified as a former Waste Disposal Site, in accordance with Subsection 4.8.2 of the Official Plan.

xl. **Sustainable Building and Design Guidelines Checklist**
Required for high and medium density residential, mixed use, commercial, industrial, office, institutional and public service facilities in accordance with Subsection 7.4.1 of the Official Plan, the Regional Official Plan and Halton Region's 'Healthy Communities Guidelines.'

xli. **Phasing Strategy for Development of Retail and Service Commercial Use**
Required for applications proposing a comprehensive development of a site that include the replacement of existing commercial floor area. Required to demonstrate that the proposed development does not adversely impact the long-term provision of goods and services as the site transitions to its complete stage of development in accordance with Chapter 8 of the Official Plan.

xlii. **Public Consultation Strategy**
Required for individual development applications and outlines a proposed strategy for consulting with the public, in accordance with Subsection 12.1.2 (1.2)

xliii. **Response to Comments Received at a Community Meeting Held in Advance of a Formal Development Application**
In accordance with Subsection 12.1.2 (1.2).

xliv. **Comprehensive Block Plan**
Required to provide a framework for the distribution of development and provide design direction on streets and blocks, land use, parks and open space, building massing, building setbacks, public realm and streetscapes, parking and access, landscape, pedestrian connections and heritage integration in accordance with 8.1.1(3.7) and 8.1.1(3.20) of the Official Plan.

xlv. **Urban Design Brief**
Required to be prepared by a qualified person, and demonstrates how a proposed development meets the policies of the Official Plan and addresses the relevant design guidelines in accordance with Subsection 7.1.2 of the Official Plan.

xlvi. **Tenant Relocation and Assistance Plan**
Required for development applications which include the demolition of residential rental properties or the conversion to condominium tenure or owner occupancy, including the right to return and alternative accommodations to lessen hardship in accordance with Subsection 3.1.2 (2) and 12.1.2 (1.2) of the Official Plan.

xlvii. **Other**
Any other studies as determined to be necessary to facilitate proper consideration of the application.

Draft Plan of Subdivision
The plan of subdivision map is to contain information required under Section 51(17) of the Planning Act, as well as: legend, map scale, boundary of property to be subdivided, north marker, address, registered plan number, lot and concession, date plan prepared and date of any revisions, name of person or firm who prepared the plan, all landowners names, signatures and date, and the Ontario land surveyor's name, signature and date.

Preconsultation Meeting Notes Update

4103 Palladium Way - February 23, 2021

Description of Development Concept:

- 5-storey Long-Term Care Facility (LTCF) with 256 beds and a 6-storey Retirement Home with 115 suites
- 238 vehicle parking spaces (185 underground, 53 at grade including 35 parking spaces for visitor parking) as well as 2 loading spaces and 8 bicycle parking spaces

Planning Comments:

1997 Official Plan (as amended)

- The Official Plan (1997, as amended) designates the subject property as 'Business Corridor'.
- The 'Business Corridor' designation provides locations for prestige-type offices and industrial uses that require good access and high visibility along major transportation routes.
- The designation permits a broad range of office, industrial (e.g., assembling, fabricating, manufacturing, processing), warehousing and distribution, and research and information processes uses, as well as utilities and transportation facilities and service trades.
    - Other permissions in this designation include: hotel, conference and, convention uses, as well as a limited range of retail and service commercial uses on lands having buildings with a total floor are of more than 3,000m2. The retail and service commercial uses are intended to serve the surrounding employment area. With the exception of a single restaurant, retail and service commercial uses may occupy no more than 15% of the total floor area of any one building.
- 'Business Corridor' policies recommend that outdoor storage, parking areas and loading areas be fenced and/or screened.
- Long-Term Care Facilities (LTCF) are considered institutional uses and are permitted in all land use designations in the Urban Planning Area. Within employment areas (including Business Corridor), an amendment to the zoning by-law is required.
- Retirement Homes do not meet the definition of an institutional use, and an amendment to the Official Plan is required to re-designate lands to permit non-employment uses. Part III, section 3.2.2 d) outlines criteria by which proposals to convert employment lands for non-employment uses are evaluated.
- Applicable Official Plan policies include:
    - Part II Functional Policies
        - Section 2.0 Sustainability and the Environment policies 2.7.3 n) & o)
        - Section 4.0 Institutional Uses policy 4.3 d) (relevant for the LTCF)
    - Part III Land Use Policies – Urban Planning Area
        - Section 3.0 Employment Lands policy 3.2.2 d) (i-vii)
- Where a sensitive use is proposed to be located near industrial/transportation facilities, two types of assessments are required by the Official Plan:
    - **D6 Guideline Assessment:** The Ministry of the Environment has a published list of Guidelines that need to be considered to ensure compatibility between industrial facilities and sensitive land uses. The intent of a D6 Assessment is to determine the impact of vibration, noise, dust, and odours caused by transportation or industrial facilities on the sensitive use. The assessment needs to deal with transportation and industrial facilities within a 300m radius of the proposed sensitive use. A land use survey should be undertaken to determine what if any industries and potential impacts (related to vibration, noise, dust & odours only) exist within 300m of the site. Once the land use survey is complete, a noise consultant could undertake the vibration and noise component of the study, while other consultants would complete the dust & odour components.
    - **Risk Assessment:** The purpose of the risk assessment is to use risk-based land use planning guidelines to determine the potential level of risk of manmade hazards within 300m of the sensitive land use. The risk assessment consultant will need to refer to the MIACC (Major Industrial Accidents Council of Canada) Criteria to evaluate risk, and report whether the risk can be reduced to acceptable levels. To approach this study, a land use survey will need to be completed, identifying land uses that use hazardous chemicals and the amount used. The Risk Consultant will take this information, and using the MIACC guidelines, identify and evaluate the potential risk on the sensitive land use. Follow-up studies will depend on the results of the initial land use survey.

Zoning By-law 2020

- The current zoning of this property is BC1-505.
- The base zoning is BC1 – Business Corridor, which permits a range of employment uses including office and light industrial
- The exception number recognizes previous site-specific zoning approved in September 2020 for this site for a 6-storey LTCF with ancillary uses, including a Day Care Centre and a pharmacy accessory to a medical office to a maximum floor area of 109m2.
- The exception number also regulates the minimum and maximum building setback for all uses from Palladium Way to between 6m and 9m, and provides additional regulations and setbacks with regards to the LTCF, including:
    - Yard abutting Palladium Way: 6m max
    - Yard abutting Walker's Line: 30m
    - South side yard: 4.5m
    - North side yard: 7.5m
    - Height: 6 storeys max
    - Landscape area abutting Palladium Way: permit max 2m walkway in landscape area
    - Floor area ratio: 1.29:1
- In accordance to the parking requirements discussed in Part 1, Section 2.25 of the By-law – Off-street parking and loading requirements LTCF uses require 0.35 spaces / bed and Retirement Home uses require 0.6 occupant/employee parking spaces per unit, 0.25 visitor spaces per unit and one (1) additional space per 50 units for the use of maintenance vehicles servicing the site.
- Additional, for institutional uses 2 bicycle parking spaces plus 1 bicycle parking space per 1000 m^2 GFA is required. For over 90 required parking spaces, 3% designated accessible parking spaces are required.
- There is a 7.5m building setback to a creek block, which is regulated by Conservation Halton.
- A Zoning By-law Amendment will be required to facilitate the proposal.

New Official Plan (2020)

Burlington's new Official Plan was adopted by City Council on April 26, 2018 and approved, with modifications, by Halton Region on November 30, 2020. Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject to an appeal will come into effect on the day after the last date for filing a notice of appeal - that date being December 22, 2020 for the new Burlington Official Plan.

The record prepared for the Ontario Land Tribunal (OLT, formerly the Local Planning Appeal Tribunal or LPAT) by Halton Region on December 23, 2020 states that 48 appeals to the Burlington Official Plan, 2020 were received. Since that date, four of the 48 appeals have been withdrawn by the appellant(s).

*All remaining appeals to the Burlington Official Plan, 2020 will be assessed by the OLT to determine their validity in accordance with this consistency/conformity test, and other factors. The OLT will then issue an Order to confirm which parts of the Burlington Official Plan, 2020 are subject to a valid appeal. For detailed information about the OLT case status, scheduled hearings, and Orders and Decisions that have been issued, please visit the Ontario Land Tribunals website and search case number **PL210040**.*

In the meantime, the City has prepared an interim working version of the Burlington Official Plan, 2020 and has made the appeals available for public access. As the OLT process advances, the Burlington Official Plan, 2020 is subject to change and the interim working version will require periodic updates. The interim working version must be read along with all appeals, as well as any Orders and Decisions resulting out of subsequent OLT proceedings, and users must satisfy themselves as to the legal status and applicability of

the polices. At the appropriate time, City staff will also bring forward a repeal bylaw(s) for the former Burlington Official Plan (1997, as amended).

For more information please visit the City's New Official Plan Project website https://www.burlington.ca/en/services-for-you/official-plan-review.asp.

- The new Official Plan (2020) designates this subject property as 'Business Corridor'. Policies related to Employment lands are contained within Chapter 8, section 8.2 of the new Official Plan (2020), specifically 8.2.4 for policies related to the Business Corridor designation.
- The objectives of the 'Business Corridor' designation involve providing locations in the city for prestige-type *offices* and *industrial* uses that require good access and high visibility along major transportation routes; to permit a wide range of employment uses including office, industrial and ancillary employment uses; and to establish high design and development standards for Business Corridor lands (Chapter 8, section 8.2.4(1)).
    - Other permissions include: broad range of office uses; industrial uses; communications; utilities and transportation uses, and service trades provided these uses are located within an enclosed building and are unlikely to cause significant adverse effects such as noise, vibration, odours or dust, conference and convention uses, limited range of accessory retail uses, full range of accessory service commercial uses, limited range of recreational uses, large scale motor vehicle dealerships (Chapter 8, section 8.2.4(2)(a)).
- Chapter 8, section 8.2.4(3)f) contains sites specific policies for the Alton Community which prohibits outdoor storage in yards adjacent to Highway No. 407. Outdoor storage in other locations shall be sited, fenced and screened so as not to detract from the character of the Business Corridor.
- Lands within the Region of Halton Employment Area (as identified on Schedule B: Urban Structure of the new OP) are subject to the policies of Chapter 5: Economic Activity in addition to the underlying land use designations found in Chapter 8. Please note in particular policy 5.2.2 c), which requires proposals of conversion of lands identified within the Region of Halton Employment Area (i.e., to permit a Retirement Home use on site) to be subject to the policies of the Regional Official Plan and Growth Plan and must be considered at the time of a municipal comprehensive review. In support of this process, the City will provide input related to the policies of the Regional Official Plan and the Provincial Growth Plan based on findings of local employment related studies (policy 5.2.2 d)).
- LTCFs are considered *public service facilities*, which, like institutional uses, are "permitted in all land use designations identified on Schedule C: Land Use – Urban Area, Schedule I: Land Use – Rural Area and Schedule K: Land Use – North Aldershot; with the exception of the Natural Heritage System, Agricultural Area, and Mineral Resource Area designations of this Plan" (Chapter 3, section 3.2.2 a)).
    - Policy 3.2.2 c) discourages *public service facilities* from being located within the employment area unless certain criteria are met, such as: the use being an *ancillary employment use*; the use is located at the periphery of the employment area; the use has access to at least one Major Arterial, Multi-Purpose Arterial, Urban Avenue, or Industrial Connector Street; the use has a maximum floor area of 500 sq. m; and the use *shall* not contain a residential use.
    - Policy 3.2.2 e) requires that *public service facilities* that are considered a *sensitive land use* and are proposed within an employment area shall be subject to certain criteria, including "a site-specific Zoning By-law Amendment, which will be considered only following the completion of a land use compatibility assessment that addresses all relevant considerations such as noise, vibration, odour and dust, using Provincial Land Use Compatibility guidelines and the Region of Halton's Land Use Compatibility Guidelines, Air Quality Guidelines, the policies of section 4.6, Land Use Compatibility, of this Plan, and any other relevant considerations to ensure that the location and design of the use mitigates *adverse effects*" (Chapter 3, section 3.2.2 e) (iii)).
- An Official Plan Amendment will be required to facilitate the proposal.

Preliminary Review of the Concept Plan
NOTE: Section 22(2.1) of the Planning Act states that no person or public body shall request an amendment to a new official plan before the second anniversary of the first day any part of the plan comes into effect. Exceptions include where a council has declared by resolution that such a request is permitted.

- Land uses on Palladium Way should present an excellent design appearance to the Highway 407 frontage, Walkers Line and to Palladium Way.
- MTO requires a 14m building setback adjacent to the Highway 407 ROW at the Walkers Line frontage of this property.
- Areas regulated by Conservation Halton cannot have buildings, parking, or driveways located within them. They cannot be used for snow storage.
- A 3m landscape buffer is required adjacent to the creek and this cannot contain parking spaces.
- Please consider how residents will circulate on site for enjoyment and exercise outside.
- The drawings do not indicate plans to include a Day Care Centre or medical office with ancillary pharmacy as part of the previous approval – if they are still intended to be part of this project, they should be clearly indicated on plans.

Application Requirements:
- Zoning By-law Amendment and Official Plan Amendment applications are required in order to facilitate the LTCF and Retirement Home proposal.
- D6 and risk assessment studies are required in support of the applications.
- Consultation with MTO is required regarding setbacks and other requirements.
- Prior to submitting the application, a Pre-Application Public Consultation Meeting is required:
    - The meeting is to be organized by the applicant and must be held before the application is submitted. Please try to avoid holding meetings in late December.
    - Circulation of the meeting invitation to residents and tenants within 120 metres of the development site will be completed by the City for a fee. Provide a PDF of the meeting invitation on the applicant's letterhead for distribution. Notice must be sent a minimum of 20 days in advance of the meeting.
    - Please notify the Ward Councilor, and the Coordinator of Development Review of the date, time and location of the meeting. Be sure your meeting location is accessible and close to the development site. Due to the current COVID-19 situation, the meeting may be held virtually. Please contact Kyle Plas, Coordinator of Development Review, at kyle.plas@burlington.ca for further instructions on hosting a virtual meeting.
    - During the meeting, provide a detailed overview of the development proposal and allow time for questions and comments from the public. Take notes of the discussion.
    - As part of a complete application, the applicant must provide neighbourhood meeting minutes which include a written summary of public input received at the meeting. As part of the Planning Justification Report, the applicant must explain how this public input was used to modify the development proposal.
    - If a complete application is not submitted within six months of this pre-consultation form, another community meeting may be required.
- Prior to submitting the application, consultation with the Burlington Urban Design Panel will be required. An Urban Design Brief will be required to explain how the City's Design guidelines have been addressed and how the comments of BUD have been taken into account. A copy of the BUD meeting minutes must be submitted with the application. BUD Terms of Reference provided.
- A Planning Justification Report is required:
    - To discuss the impact of Provincial, Regional, and local planning policy (including both 1997 and New Official Plan (2020)) on the proposed development;
    - to explain why the requested change to an institutional use, proposed land use, traffic access and servicing aspects of this development work within the context of the greater area is desirable and represents good planning;

- To discuss how the results of the required technical studies have been used to refine the redevelopment proposal;
- To explain how input received at the Pre-Application Public Consultation meeting has been used to refine the proposal; and,
- To explain how the proposed development is compatible with surrounding land uses, including height, setbacks, massing and design and community features.

Region of Halton Planning Comments:
REGIONAL OFFICIAL PLAN, 2009

Designation & Overlays: Urban Area (Map 1)

Regional Official Plan Amendment No. 48
Regional Official Plan Amendment (ROPA) 48 was adopted by Regional Council on July 7, 2021 and approved by the Province on November 10, 2021. This amendment is the first amendment to be advanced as part of the Regional Official Plan Review under Section 26 of the Planning Act. The amendment defines specific elements of a Regional Urban Structure including strategic growth areas and the delineation of Urban Growth Centres and Major Transit Station Areas. ROPA 48 also includes a limited number of Employment Area conversions, establishes targets for strategic growth areas and updates the population and employment allocations assigned to Halton Region to 2051 by the Growth Plan, 2019.

Through ROPA 48 the Subject Lands were removed from the Employment Area Overlay.

Urban Area, as amended by ROPA 48
- The Urban Area (Section 72) policies of the Regional Official Plan (ROP) identify that the goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.
- Within the Urban Area, the Regional Urban Structure as shown on Map 1H implements Halton's planning vision and growth management strategy to ensure efficient use of land, amongst other matters. Section 72.1 (6) identifies a Regional Urban Structure that directs growth to *Strategic Growth Areas*. The Subject Lands are not located within a Strategic Growth Area.

Regional Natural Heritage System
- The Subject Lands appear to abut lands that form part of the Regions Natural Heritage System (RNHS) and appear to be regulated by Conservation Halton.
- Given the location of the proposed works in relation to the Regions Natural Heritage system, in accordance with ROP policy 118 (3.1) c) an Environmental Impact Assessment (EIA) would be required. Regional Staff are of the opinion that the EIA requirement can be waived in this instance.
- Conservation Halton staff provide technical review services to the Region with respect to the delineation and protection of watercourses, wetlands, fish habitat, natural hazards and related concerns. The applicant should have regard to any comments/concerns provided by Conservation Halton staff relating to these matters as conformity with CH Regulations and PPS policy direction will need to be addressed.
- All lands identified as forming part of the Regional Natural Heritage System are to be properly designated and zoned, and should be dedicated at the appropriate stage of development approval.

Potential for Site Contamination
- In accordance with S.147(17) of the Region's Official Plan states that a property is to be free of contamination prior to any development/change of use taking place.
- Regional staff note that as part of the previous Zoning By-law application a Phase 1 Environmental Site Assessment (to O.Reg 153/04 standards and with a Letter of Reliance) was completed. Staff note that in accordance with O.Reg, reports are only good for 18 months. As such, at time of application, should the reports be older than 18 months, a Letter of Update would be required. (Phase 2 and/or RSC may be required as part of the complete application should the Update Letter conclude that a Phase 2 Environmental Site Assessment and/or RSC is required).

Land Use Compatibility
- ROP policy requires the assessment of Land Use Compatibility matters when a new sensitive use is proposed in close proximity to major facilities and transportation uses. Given the location the subject lands in relation to adjacent major facilities (Hwy 407), a Land Use Compatibility Assessment in addition to an air quality assessment and noise impact study is required to evaluate the adjacent major facilities, and to make recommendations on setbacks and mitigation measures to address impacts.

Municipal Servicing:
- Section 89 of the Regional Official Plan require that approvals for all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.
- Detailed servicing comments are provided under separate cover.

Waste Management:
- To ensure that the efficient and safe collection of solid waste from this site can be accommodated for this development, Regional Staff will require the submission of a detailed Waste Management Plan to be completed to address the Region's guidelines and site development standards.

Submission Requirements:
- All submission materials on a USB/CD
- Applicable Regional Fee(s)
- Complete Application forms
- Planning Justification Report
- Functional Servicing Report
- Land Use Compatibility Assessment
- Noise Impact Assessment
- Air Quality Assessment
- Concept Site Plans
- Environmental Site Screening Questionnaire
- Update to Phase 1 Environmental Site Assessment (ESA) to O.Reg 153/04 standards and with a Letter of Reliance.
- Waste Management Plan
- Staff contact: Kayleigh Arnott, Kayleigh.Arnott@halton.ca.

Region of Halton Servicing Comments:
- There is a Halton Region local watermain within Palladium Way adjacent to the proposed development.
- There is a Halton Region local wastewater main (sanitary sewer) within Palladium Way adjacent to the proposed development.
- The developer should undertake to locate the size and location of all watermains, water services, water meters, wastewater mains (sanitary sewers), wastewater (sanitary) services, stormwater mains and stormwater services that exist within the road right-of-ways, to the property and within the property and place them on an Existing Site Servicing Plan drawings within their reports. Public and private utility companies can be utilized for this purpose.
- A Functional Servicing Report is required to be prepared by the developer's civil engineering consultant (watermains, water services, fire hydrants, sanitary sewer mains, sanitary sewer services, stormwater mains and stormwater services) to show options for how the property is proposed to be serviced according to City of Burlington and Halton Region standards. Local watermain and wastewater main (sanitary sewer) hydraulic analysis should be completed by the developer's consultant as well for the local sewers and the drainage area down the to the nearest trunk sewer. The consultant should include details about other developments properties in the drainage area in their analysis of the local sewers (if any). The report

should speak to the number/type of units proposed and the phasing of the development with respect to the impacts on the Region's water distribution system and wastewater collection system. Phasing, timing of the development, and required/available capacity shall be detailed in the report. The consultant will include details about potential external main upsizing or main extensions to accommodate the development. Also future forecast Regional capital works projects. The proposed development (FSR) will have to align with any Area Servicing Plan/Master Servicing Plan that is required for the area, City and Region.

- The FSR report should incorporate Fire Flow Rate Testing. The proponent should undertake fireflow rate testing of representative Regional fire hydrants in the area, with the proponent's fireflow contractor and Region forces present. Include within the Report a copy of the fireflow rate testing results, and the Fire Underwriters Survey (FUS) requirements for the development. This information will help to assist in informing the watermain design and watermain hydraulic modelling analysis that is being undertaken by the proponent's consultants.
- Further to the formal hydraulic analysis requirement, the developer's consultant can utilize the Region's current water and wastewater models (if required). The developer's civil consulting engineering firm will be required to enter into a Data License Agreement prior to obtaining any digital information from the Region.
- The FSR should include information related to all the other Utilities infrastructure in the area and potential conflicts.
- The FSR should show the existing site services and note how they are proposed to be decommissioned to make way for the development.
- New development must be on the basis of full municipal services.
- The developer should be aware of the Region's Multi-Unit Servicing Policy with respect to the number and location of water meters.
- Regional policies state that water and sanitary services cannot cross lot lines, the owner will ensure this throughout the process. Each lot must be independently serviced if it is proposed to be a separate lot.
- Any major servicing works required for this project would fall under the Regional Servicing Agreement process, including securities, Agreement registration, developer's liability insurance and the payment of Agreement fees.
- Servicing of a standard nature is required to go through the Regional Services Permit process.
- The size and scope of, utility trench and road cut, road restoration shall be to the satisfaction of the City of Burlington for local roads.
- Watermain and wastewater main (sanitary) servicing capacity is not guaranteed at the LOPA and ReZoning stage. Servicing of development in the Burlington area of Halton Region is currently on a first-come-first-serve basis. The owner can pre-consult about servicing capacity with the Region at any time in the future going forward. This current development proposal capacity will be reviewed closely and commented upon at the time of Planning application receipt. Should a servicing capacity issue be identified at that time then it will have to be dealt with, working through it with the Region. Servicing capacity is deemed to be in hand at the issuance of a Regional Servicing Agreement, Special Financial Agreement, and Regional Services Permit, which is reviewed and obtained toward the end of the City's Site Plan approval process, or Regional Servicing Agreement.
- The property is located within a City of Burlington Employment Area within the city. Halton has initiated a Regional Municipal Comprehensive review process, ie. the Halton Region Official Plan review for the Region. Halton Region has also initiated a Water and Wastewater Master Servicing Plan review exercise for the Region, together with, and in time, Background Studies and formal Programs. Please see the Planning comments for more context.
- As always, acquiring land for development purposes and hiring consultants, at this time, is at the risk of the developer.
- Any water services, sanitary services and stormwater services that currently exist to the property that will not be utilized for any reason will be required to be disconnected right at the respective main by the developer.
- The developer's site servicing consultant can preconsult with the Region at any time regarding their proposed draft site servicing water design, wastewater design and identified utility conflicts (including storm).
- The Region would like to receive confirmation in writing when any required formal land assembly has taken place at the LOPA and ReZoning stage in order for servicing to conform with Regional Policies, that water and wastewater services do not and will not cross lot lines for different property owners.
- The developer should prepare a Solid Waste Management Plan to the satisfaction of the Region. The Plan shall have regard for the Region's Solid Waste Management Guidelines. The Solid Waste Management Guidelines are available on-line at http://www.halton.ca , Regional Official Plan (ROP) Guidelines, Development Design Guidelines for Source Separation of Solid Waste.
- The developer will inform the City, and the Region, whether they will be submitting a Site Plan application at the same time as the LOPA and ReZoning applications for timing purposes and issues identification and resolution purposes.
- Questions can be directed to John Kisneris at john.kisneris@halton.ca.

Conservation Halton Comments:

Ontario Regulation 162/06 – Conservation Halton

CH regulates all watercourses, valleylands, wetlands, Lake Ontario and Hamilton Harbour shoreline and hazardous lands, as well as lands adjacent to these features. The property is adjacent to Appleby Creek and contains the flooding and erosion hazards associated with that watercourse. CH regulates a distance of 7.5 metres from the greater of the limit of the flooding or erosion hazards for this particular site. Permission is required from CH prior to undertaking any development within CH's regulated area and must meet CH's *Policies and Guidelines for the Administration of Ontario Regulation 162/06* (https://conservationhalton.ca/policies-and-guidelines).

Proposed Development

In order for CH to support development on the subject property, all new development must be located outside of the regulated area. Based on current available information, the northern property boundary represents the limit of the creek hazards. As such, CH regulates 7.5 m into the property from the north, and all new development must be located outside of that area. Should an application proceed, the proposed development shown on the pre-consultation materials will require modification. Please note that the subject property is within an area currently being studied as part of CH's East Burlington Creeks Flood Hazard Mapping Study. Flood hazard lines are subject to change. Additional information on this study can be found below.

CH discourages new stormwater outlets into creeks and therefore would prefer the stormwater be routed to existing City servicing. Any proposed outlets will require justification and a CH Permit.

Planning Recommendations

Through review of Planning applications, CH recommends that regulated lands be zoned appropriately for protection, restored with native vegetation based on CH's Landscaping and Tree Preservation Guidelines (https://conservationhalton.ca/policies-and-guidelines), and placed into public ownership where possible and appropriate.

Flood Hazard Mapping Study

As noted above, the subject property is within an area currently being studied as part of CH's East Burlington Creeks Flood Hazard Mapping Study. The purpose of the study is to generate updated flood hazard mapping for the Tuck, Shoreacres, Appleby, and Sheldon Creek watersheds. Updated flood hazard models and mapping are used by CH, and municipal partners, to support flood forecasting and warning, emergency planning and response, prioritization of flood mitigation works, and to define the extent of CH regulated areas which informs community planning and land use decision making.

Stakeholders and members of the public are invited to engage in the study process. Public Engagement Session 1 was held on October 14, 2021 to provide background study information and engage with the public and

other stakeholders. A second Pubic Engagement Session to present the draft, updated flood hazard mapping and engage further is anticipated in Spring 2022. To learn more, please visit www.consevationhalton.ca/east-burlington-flood-mapping. If you have any questions or would like to be added to the mailing list for this study, please email floodplainmapping@hrca.on.ca.

Memorandum of Understanding (MOU)
Should this application move forward, CH requests to review the following per the Memorandum of Understanding with the Region and City:

- Stormwater Management Report. Stormwater should be directed to existing storm sewers.
- Staff recommend pre-to-post water balance and incorporation of Low Impact Development (LID) features.

Fees/Circulation
CH should be circulated the full application in digital format.

CH will confirm applicable review fees once additional details are provided. Fees will apply based on the applicable fee schedule at the time of submission. CH's 2022 fee schedule is available online: https://conservationhalton.ca/plan-review-fees

Summary of Submission Requirements

- Site Plan and Engineering Drawing Set (i.e. grading, servicing, ESC plans) with regulated area delineated on all drawings
- Stormwater Management Report
- Landscape and Tree Preservation Plans
- CH Permits for any work within the regulated area
- Staff contact: Sean Stewart, sstewart@hrca.on.ca

Site Engineering Comments:
Right of Way:

1. Palladium Way is a City of Burlington owned Road, the deemed right of way (ROW) width is 26m, the existing width is 26 m, no widening is required.

General Comments:

1. We ask that the applicant pre-consult with Burlington Hydro regarding servicing requirements
2. We ask that the applicant pre-consult with Union Gas regarding servicing the property
3. Please consider the Site Plan Application Guidelines when designing the site: https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/development_Applications/SitePlanGuidelinesason-2014-nc.pdf
4. Please consider the Capital Works Documents and Drawings when designing the site: https://www.burlington.ca/en/modules/document/document.aspx?param=2Z3nvEAH3UVGGP5lA5HbUqeKsQeQuAleQuAl
5. Please clearly show snow storage areas, they cannot be in designated parking spaces, our preference would be that snow is stored on a landscaped surface with clear outlet to a swale/catch basin system as this would provide an element of pretreatment for salty snow melt. Please also be advised that stating "snow to be removed from site" is not an acceptable snow storage strategy.
6. Please consider incorporating bike racks for employees, or if required by zoning.
7. Please identify garbage/recycling storage areas, it is our understanding that garbage/waste/recycling bins must be enclosed or located inside the building, please confirm with zoning/planning/Region the garbage/waste/recycling storage requirements and ensure that it is clearly shown and labeled on the site plan and engineering drawings. the concept plan provided shows a couple of indoor garbage rooms, but they are no adjacent to a loading area, there are also two unlabeled areas at the rear corners of the buildings that may be outdoor shielded garbage areas, which also do not look to be near a designated loading space. Site Engineering defers to our colleagues in transportation to provide guidance on loading area requirements.
8. If site grading work (import/export) is undertaken before site plan approval is received, a site alteration permit would be requried. Please contact Teresa Giangregorio to confirm Site Alteration requirements, teresa.giangregario@burlington.ca , please also reference the Site Alteration By-Law materials on the City's website: https://www.burlington.ca/en/services-for-you/Site-Alteration-Permits.asp

Environmental Site Assessment

1. With an application we ask that at minimum a Phase One ESA completed in accordance with O.Reg. 153/04 be submitted along with a letter of reliance confirming the City of Burlington can rely on the information provided in the report. If the Phase One ESA indicates a Phase Two ESA is required, then the Phase Two ESA (in accordance with O.Reg. 153/04 & letter of reliance) must also be submitted with the application. If the Phase Two ESA indicates remedial works are required, then details of the remedial works must also be submitted. Please be advised that if remedial works are required, then a Record of Site Condition acknowledged by the MECP will be required prior to site plan approval.

Geotechnical Report required

1. Geotechnical Investigation (Stamped and certified by a P. Eng.) is required to make the application complete.
2. The Geotechnical investigation shall address any concerns with groundwater that may require temporary and/or permanent dewatering (if foundation drainage required, or for installation of servicing). If groundwater management requires permanent dewatering, estimates of the seasonally high flows need to be provided to the Civil Engineer so that they can incorporate into their stormwater management plan. Please ensure the geotechnical engineer consults with the environmental engineer to see if there are any concerns with outletting intercepted groundwater into the municipal storm system. I.e. does the groundwater meet the municipal storm sewer water discharge criteria? If there is any contamination in the groundwater it may need to be outlet to a sanitary sewer (with Region's permission) or filtered prior to outlet to storm sewer. Confirm if it is anticipated that a permit to take water required or not? A Hydrogeological report may be required, depending on the initial findings and recommendation of the Geotechnical Engineer.
3. It is expected that groundwater monitoring wells would be installed early in the planning stages (if necessary if there is foundation drainage required) so that information regarding water levels in all seasons is included in the report.
4. Also, in support of any LID techniques that may be implemented, i.e. permeable pavement, infiltration, Cultec type storage chambers must be well above the seasonally high groundwater levels.
5. Provide recommendation for pavement structure

Construction Management and Mobility Plan

1. A Construction Management and Mobility Plan (CMMP) is required for the application to be complete. Please confirm if the use of the City's road allowance will be necessary during construction of the proposed development. A CCMP is required to ensure that the development works can be completed in a manner that is to the satisfaction of the Director of Capital Works and the Director of Transportation Services, as the use of the City's road allowance for construction staging has not been

approved and in order to minimize the impact to residents, vehicles, pedestrians and local businesses the following is required (please refer to the attached staff report):

a. CMMP, plotted to scale on 24" x 36" sheet
b. Proposed limits of construction
c. Proposed construction staging areas, including any staging areas required on the City's road allowance for concrete pours, material deliveries, site servicing, etc. and written justification for any construction staging areas on the city's road allowance
d. Proposed temporary/permanent encroachments on the City's road allowance and written justification of any required encroachment on the City's road allowance
e. Proposed truck haulage routes and location of truck stacking
f. Proposed location of mud mat and vehicle wash down area
g. Dust control strategies
h. Proposed location of crane assembly and swing radius (if a crane is needed)
i. Location of site trailer, sanitary facility, material storage, trades parking, etc., please be advised that the South Service Road has no street parking, so trades/site staff parking either needs to be maintained on site or alternate private arrangements made. We will require details of where trades/construction staff will park on the CMMP. Parking on the City boulevard is not acceptable.
j. Proposed traffic control measures, specifically addressing signage and/or any lane closures/restrictions
k. Pedestrian control measures, specifically addressing signage and pedestrian routing
l. Is temporary Groundwater management required during construction? if so, details need to be provided.

Noise & Vibration Detailed Study (prepared by a P. Eng.)

1. Noise & Vibration Detailed Study (stamped and certified by a P.Eng.) is required for the application to be complete. The Noise & Vibration Detailed Study shall be completed in accordance with MECP's Environmental Noise guideline Publication NPC-300. The detailed Noise & Vibration Study shall also take into consideration and provide discussion in the report:
    a. Impact of environmental noise on the proposed development (office areas)
    b. Impact of the proposed development on neighboring noise sensitive receptors and spaces (offices)
    c. Impact of the proposed development on proposed development's noise sensitive receptors and spaces
    d. Impact of construction related vibration on neighboring structures. Please note precondition surveys of surrounding structures may be required (with owner consent) prior to construction as a condition of the Site Plan Application. Furthermore, vibration monitoring may be required for the duration of construction as a condition of the Site Plan Application. Please include recommendation for requirement of, and if deemed necessary, the detailed limits of the precondition surveys and vibration monitoring shall be confirmed by a Professional Engineer specializing in vibration as a condition of the Site Plan Application.
    e. Copy of the concept site plan to be included in the report to ensure the Noise & Vibration Detailed Study is based on an up to date Site Plan design
    f. Applicant to provide copies of correspondence from Railway regarding train counts in the appendix of the report (if needed, if noise consultant determines railways are a source of noise, if they aren't it needs to be clearly stated in the report)
    g. Report to address vibration (if any)
    h. Address if there are any steady and varying or impulsive sounds in the area
    i. Please have the acoustical engineer consult with the architect and structural engineer as to the optimal placement of at grade and/or rooftop mechanical equipment
    j. Please advise the noise consultant that reflective surface should be used in Stamson (or alternate model) calculations
    k. All STAMSON (or other model) calculations to be included in the report
    l. All mitigating measures calculations are required to be included in the report, i.e. window glazing, façade requirements, etc.
    m. Actual noise measurements to be included in the report
    n. Copies of correspondence from the City of Burlington, and any other vested agency, confirming traffic/train counts must be included in the report's appendix.
    o. Key plan showing points of reception to be included & a chart referencing the key plan, detailing the estimated noise levels, allowable levels, and mitigated noise levels
    p. Receptors for surrounding sensitive uses (offices, etc.) is also required.
    q. A table clearly outlining the receptor ID, allowable Nosie level under NPC-300, estimated noise level, and mitigated noise level is required.
    r. Area context plan to be included showing potential sources of noise
    s. Provide warning clause recommendations (if any)
    t. Provide a summary/drawing of mitigation measures to be implemented

Stormwater Management Report:

1. The City of Burlington has new Stormwater Management Design Guidelines and IDF curves, approved by City Council, available online https://www.burlington.ca/uploads/92/Doc_637285861251414490.pdf
2. The City's Stormwater Engineer has provided the following SWM criteria:
    a. **Quantity Control** – 100-year Post Development Flows to be controlled to the 5-year Pre-Development Flows, including use of LID techniques,
    b. Enhanced **Quality Control** achieving 80% Total Suspended Solids Removal with the OGS credited at a maximum of 50% efficiency in TSS removal. A treatment train approach will be required to reach the required enhanced level of quality control.
    c. **Erosion control** – 25mm event must be retained on site for a minimum of 48 and a maximum of 72 hours.
    d. **Water Balance** – recommend retain and infiltrate 5mm on site
    e. **External Flows** – engineer to confirm any external flows entering the site under the existing conditions. All identified external flows must be routed safely under the developed conditions without causing any flooding or ponding
    f. **Existing Municipal infrastructure** – there is a 300 mm stub at property line, leading to a 525 mm storm sewer in Palladium Way.
    g. **Drainage Patterns** – existing drainage directions and patterns should be maintained., existing drainage patterns cannot be negatively affected,
    h. Report to include full size stamped/signed servicing & grading plan
    i. Storm sewer pipes cannot be located under buildings
    j. Confirm if there is permanent dewatering required for basement/foundation drainage (if present) – and incorporate into design, and identify how it would be outletted, i.e. is it clean enough to outlet to the municipal storm sewer? Civil Engineer to consult with Environmental Engineer and Geotechnical Engineer in this regard. The appendix of the SWM report shall include the geotechnical and environmental information that is referenced if necessary. If the SWM report advises there will be no groundwater collection (i.e. no foundation drains) then we will require written confirmation from the Geotechnical Engineer, Architect and Structural

Engineer that there is no foundation drainage required, this confirmation will be required to be included in the appendix of the SWM report.

k. Please note that there should be no surface ponding in (surface) accessible parking spaces, and no surface ponding in a 5-year storm, if there is any surface parking proposed
l. Please clearly show the overland flow route for this address and neighboring properties to ensure existing drainage patterns are maintained.
m. Rooftop storage will not count towards the stormwater storage requirements (although allowed for other purposes, i.e. grey water for flushing toilets, irrigation for landscaping, etc.), unless it meets the requirements outlined in the City of Burlington Stormwater Management Design Guidelines and is approved by the City's Stormwater Engineer.
n. Control structures and their location with cross sectional details
o. Storm sewer design sheet, storm system, at minimum to hold the 5-year storm.
p. If there are questions regarding SWM criteria please contact us, we are happy to preconsult with the Consulting Civil Engineer if they have any questions, (umar.malik@burlington.ca or carol.gulak@burlington.ca)
q. We encourage Low Impact Development Stormwater Management techniques, such as rainwater harvesting for irrigation, use of treatment train approach of quality control by using bio and infiltration swales, etc., currently we look to the CVC/TRCA LID guidelines and/or in the future MOECC guidelines.

***Detailed Engineering Plans**:*

1. Separate plans required: Grading Plan, Servicing Plan, Erosion Control Plan, sections, details, notes, construction management & mobility, photometrics, coordinated utility, etc.
2. All drawings across all disciplines to coordinate, i.e. use same base layer, same building footprint, parking and sidewalk layout, etc., show property lines, easements, etc.
3. Please also reference the Site Plan Application Guidelines, the Stormwater Management Design Guidelines and the Capital Works design standard (links in general comments above), the information below is not intended to be considered comprehensive, just some of the main items to be shown on the drawings.
4. All Plans:
    a. Easements
    b. Lighting poles/utility pedestals/transformers/etc.
    c. Snow storage areas
    d. Lot lines
    e. Proposed widening requirement
5. Servicing Plan:
    a. Show all proposed and existing servicing, and what is to happen to existing servicing, i.e. reuse, remove, if reuse, the infrastructure will need to be certified by the P. Eng. as in good working condition.
    b. Maintenance holes, catch basins, etc., slopes, material, length, inverts, obverts, crossing information, etc. for proposed infrastructure. Include detail for each referenced specification, a separate sheet may be required.
    c. Actual locations of buried infrastructure is required, i.e. daylighting, engineering drawings must contain accurate locations and inverts for connections and crossings. This must be completed and shown on the plans before they are submitted as part of a development application.
    d. Crossing information, storm/sanitary/watermain
    e. Bordering city trees to be shown on drawing and boundary trees over 100mm in diameter within 3m of the property line), indicate which trees are proposed to be removed.
    f. Utility furniture (meters, pedestals, boxes, etc.) for private developments cannot be located within the municipal right of way.
    g. Catch basins in landscape areas shall be sumpless
    h. Existing utilities, both buried and overhead, please note that min. 1.2m clearance between utility poles and back of curb is required and needs to be dimensioned on the drawing.
    i. Sewers shall not be located under buildings.
6. Detailed grading plan:
    a. TFW, FFE, underside of footing, openings in foundation, etc.
    b. Curb depressions
    c. Accessible (walkway) ramps, and provide a detail to scale to confirm there is room
    d. Grades of barrier free parking spaces, max. 1.5% running slope, max. 1.0% cross slope, please ensure no surface ponding in a barrier free parking space or access aisle and we would also ask that if possible no maintenance holes or catch basins be in barrier free parking spaces or access routes (or sidewalks)
    e. If necessary, top of retaining wall and bottom of retaining wall elevations for both proposed and existing, we need to clearly see how the proposed development will interface with the neighboring properties.
    f. Top of curb and bottom of curb elevations
    g. Surface ponding elevation contours and corresponding storm, i.e. 100-year storm ponding
    h. Overland flow route
    i. Need to include grades on adjacent properties enough to determine existing drainage patterns. The plan will clearly need to show how drainage will be contained in the development, and not cut off surrounding properties drainage.
    j. show where snow storage will be accommodated. Our strong preference is to have snow stored on a landscaped (grass) area and then intercepted by catch basins, this would allow for pretreatment of salty/sandy snow prior to entering the storm system. A note stating that snow will be removed from site is not acceptable. Please note that snow storage will also need to be shown on the landscape plans and site plan. Snow storage cannot occupy required parking spaces.
    k. Utility furniture (meters, pedestals, boxes, etc.) for private developments cannot be located within the municipal right of way.
    l. Provide sections, at least two for each side to show how the development will interface with adjacent properties.
    m. Utility poles, etc.
7. Notes & Details Plan – more than one plan may be needed, please reference City of Burlington, OPSD and Region of Halton specifications, please ensure that any standard referenced on the plans has a detail of the standard included on the notes plan or a separate details plan. Include geotechnical recommendations for private pavement (and if needed concrete pad) structure(s), and a section for municipal right of way restoration
8. Stormwater Storage Facility – if an underground stormwater storage facility is proposed, a plan detailing the storage facility, specific to the project is required, and shall be stamped/signed by the engineer. If a non-traditional SWM facility (i.e. cultec) is proposed, please confirm with MTO that they will accept.

9. Erosion Control Plan - silt sac's not just landscape fabric for catch basin protection, mud mat, wash down station, temporary erosion control ponds, silt sacs in street catch basins fronting the property on both sides of the South Service Road and downstream catch basin, etc.
10. Removals Plan – show any existing storm system on site, and existing other utilities (sanitary, water, gas, etc.), please provide a removals plan showing what is to be removed from the site (if necessary). Please note that if applicable, existing storm services need to be removed to the mainline storm sewer to the satisfaction of the City inspector. Please reach out to the Region to confirm their requirements. If an existing storm service is proposed to be reused, the Civil Engineer will need to certify it is in good working condition, is sized correction, and provide a copy of the video inspection, and if a pvc pipe a passing mandrel test.
11. Provide a Utility coordination plan, please no meters/valves/piping/vaults at the front of the building or near main entrances or blocking/encroaching into walkways or accessible routes. No private (required for the sole use of the development) utilities are allowed on municipal property, i.e. no piping, meters, boxes, etc., all required utility infrastructure must be contained to the property limits. Please also ensure utility piping/meters/bollards do not encroach into pavement
12. Lighting/Photometrics details/drawing, as per City of Burlington Accessibility Design Standards and City of Burlington Outdoor Lighting Guidelines, available on our website https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Design_Guidelines/Lighting_Design_Guidelines.pdf , and provide manufacturer catalogues sheets for the luminaires to confirm full cut off/BUG U-0
13. Applicant is advised that a new Standard is in effect as of July 12, 2017, S-114-B, requiring any disturbance to the municipally owned ROW asphalt to be restored curb to curb for the entire frontage(s) of the property, it may also mean that a City contractor will complete the works, and the costs borne by the Applicant

Other:

1. Precondition survey of area buildings prior to start of excavation and vibration monitoring for the duration of construction, may be required, limits of study area to be determined/advised by the acoustical/geotechnical engineers. Once your acoustical/geotechnical engineers have assessed the proposed development and provided their professional opinion on whether a precondition survey and vibration monitoring are warranted please contact the City to discuss.
2. Applicant to provide a **reference plan** showing all existing property lines/blocks/easements/etc. with the site plan application package
3. Applicant to provide **Title Search/PIN report for the property**, to verify any agreements on title, as well as copies of agreements on title for the properties, with the site plan application package. As mentioned above, our GIS mapping indicates there is an easement on the property, please ensure the easement documents are provided with the application, and any obligations of the easements are maintained within the development proposal.
4. Mechanical Engineer will need to confirm that they have reviewed the SWM and have designed the internal pipes accordingly, prior to draft site plan approval being issued
5. A stormwater management maintenance manual will be required prior to security release, it will need to outline all the SWM techniques on the site, how often they need inspected and maintained, and provide a list of local contractors who could perform the inspection/maintenance works.
6. As mentioned above, actual locations and inverts of all buried (and above ground) infrastructure in locations of proposed connections will be required (i.e. daylighting) with the site plan submission package, the civil engineer will need to confirm they have incorporated the actual locations/inverts into their design. This is required as part of the site plan application package.

The applicant is advised that a comprehensive review of materials will be undertaken once an application is submitted, at which time Site Engineering may provide additional comments, raise additional concerns, or request additional information.

- Staff contact: Carol Gulak, carol.gulak@burlington.ca or 905-335-7600 ext. 7772



Urban Forestry & Landscape Comments:

Re: Existing Trees

1. A Tree Inventory and Preservation Plan and Arborist Report is required for all existing trees greater than 10cm DBH on site and on adjacent properties within 6m of the property lines, and trees of any size on city property. Please ensure the tree inventory chart includes all the requirements from the list below. See the City of Burlington: Pre-Submission Checklist for requirements.

Tree Inventory Table Requirements

- Please identify the tree id number to corresponding tree protection plan
- Please identify the botanical name and common name
- Please identify the DBH measurement and include all individual sized stems where co-dominant or multi-stems are present.
- Please confirm the structural and health rating as a percentage %
- Please confirm ownership of trees (e.g., public, private, boundary, neighbor). Where multiple types of public property are identified please further clarify the public property (e.g., public row, public parkland, public creek corridor or creek block) so it is clear.
- Please identify the subject property where the tree resides (e.g., if it is a neighboring tree please identify the address)
- Please include the critical root zone as identified in the City's specification document
- Please include percentage of impact in MTPZ and that of the CRZ
- Please identify the proposed recommendation (e.g., preserve, injury, destruction (removal).
- Please identify any tree related commentary such as evidence of pests and diseases or structural issues (e.g., EAB).
- Please provide this table in excel format with the next submission in addition to including it in the report.

2. There are City trees within the ROW on Palladium Way. Removal of city trees in the right-of-way will require council approval. Removal of city trees should be avoided where possible, and proposal for removal will require an arborist's assessment of health and structural condition prior to the request being accepted. Additionally, alternate layouts and construction measures should be considered to preserve healthy city trees and discussed in the Arborist's Report, and in the absence of alternatives, justification provided for any requested removals.

3. The Public Tree By-Law 68-2013 is applicable to this site and a tree permit is required for all works around city trees. This includes the payment of the Tree Permit fee and securities for trees to be retained. Removal of city trees will require council approval.

4. Any existing trees on the subject site should be considered for preservation. All existing private and neighboring/boundary trees will need to be replaced using the City's method of calculation. The tree's size, as well as the overall condition rating will impact the total number of cm's required to be replaced. Generally, one replacement tree is required for every 10 cm diameter removed. It is recommended that the replacement trees are replanted on the subject site. If there is no room on site for the replacement trees, there will be a charge of $400 per replacement tree. This information and calculations should be included in the submitted Arborist Report and Tree Preservation Plan.

5. Removal or damage to trees on neighboring properties within 6.0m of the property line and boundary trees (which are protected under the Provincial Forestry Act (RSO 1990) Section 10) will require:

   - The adjacent property owners shall be consulted and made aware of the proposed development and potential impacts to their trees and boundary trees and requested to submit in writing that there are no concerns with proposed treatment of the existing trees.

     OR

   - A qualified professional (as defined in Pre-Submission Checklist) shall be retained to address the potential impacts on the neighbor's trees and/or boundary trees and provide a letter or report

confirming in their opinion regarding impacts to the boundary trees from proposed construction. The arborist letter or report shall also include the preservation methods, including pruning and fertilizing, that can be implemented by the owner to ensure the health of trees on neighboring properties.

6. **If** trees on private property are proposed to be removed prior to Site Plan approval, a Tree Permit is required for removal or injury of trees on private property within the Urban Planning Area Boundary of the City of Burlington, in accordance with the Private Tree Bylaw 20-2020, including the payment of the Tree Permit fee and compensation for trees required to be removed. A Private Tree Permit application should be applied for through the online application system: https://webforms.burlington.ca/Roads-and-Parks-Maintenance/Private-Tree-Permit-Application.
7. All existing public and private trees to be retained require tree protection fencing. Please see the City of Burlington Tree Preservation and Protection Specification SS12A for further tree protection details. Minimum Tree Protection Zones (MTPZ) and Critical Root Zones (CRZ) should be clearly shown and labeled on the Tree Inventory and Preservation Plan, in addition to tree protection fencing. Any encroachments into the MTPZ of existing trees to retain should be discussed in the Arborist Report.
8. Show existing trees to be preserved and tree preservation fencing on the Construction Management and Mobility Plan.
9. A qualified professional (as defined in the City of Burlington's Pre-submission Checklist) may be required to be retained to address potential impact on the existing trees on site during excavation operations to ensure no damage to the protected trees or their root systems. Requirement to be determined at the Site Plan stage.
10. **Do not remove any trees from the site until after the Rezoning and Official Plan applications have been approved.**

Landscape

1. A Landscape Concept Plan will be required, showing the general layout and intent of what is proposed for landscaped areas, including landscape buffer planting, outdoor amenity areas, fence location and types and pedestrian circulation. See the Pre-Submission Checklist for requirements.
2. Proposed tree plantings should follow the ESA's guide *Planting Under or Around Powerlines & Electrical Equipment:* trees and/or shrubs with a max. mature height and spread of 4.5m in the Low Zone (to 4.5m from the power lines), trees with a max. mature height and spread of 7.6m in the Medium Zone (7.6m from the power line), and trees of any size beyond 7.6m from the power line. (See https://esasafe.com/assets/files/esasafe/pdf/Electrical_Safety_Products/Guidelines/Tree-Planting%20AODA%20Final%20Tagged.pdf).
3. Where required, landscape buffers should provide separation and to partially obstruct the views to adjacent properties should be provided along shared property lines. The landscape buffers should be a dense landscape screen consisting of evergreen trees or a combination of solid screen fencing with evergreen and deciduous trees and understory shrubs.
4. The property of 4103 Palladium Way falls within the regulated limits of Conservation Halton (CH). Please show all regulated limits, hazard lines and setbacks to the satisfaction of CH.
5. The Sustainable Design and Development Guidelines apply to this property. Please review these guidelines and apply as necessary. The guidelines can be found at the City of Burlington's website using this link: https://www.burlington.ca/en/services-for-you/Design-Guidelines.asp
6. Any recommendations or issues of compatibility (e.g. noise, light, uncomfortable wind conditions) noted in the Planning Justification Report, Noise Report and Wind Study should be addressed and reflected on the Landscape Concept Plan, for example with buffer planting, screens and fencing, trellises or awnings for outdoor areas including pedestrian walkways and amenity areas.
7. Clearly show the limits of the underground parking on the Landscape Concept Plan and ensure there is sufficient soil volume for full sized large canopy trees.
    - Minimum required soil volumes is 30m^3 of soil per tree in a single tree pit, 20m^3 per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth. Smaller rooting volume (minimum 15-20m^3) may be proposed for smaller trees.
    - Enough space between the property line and the limit of underground parking should be provided to grow large canopy trees that will not need to be removed when the underground parking garage requires repairs (i.e. trees planted on the roof slab of the underground parking garage). Propposing underground parking to the limits of the property lines would not be not be supported.
8. Screen parking from the road frontages.
9. Once the number of parking spaces is finalized, confirm the required number of Type "A" and Type "B" barrier free parking spaces required. Type "A" shall be 3400 mm in width and signed to indicate Van Accessible Parking. Type "B" shall be 2750 mm as per city zoning by-law. As per city zoning by-law, the access aisle shall be 2000 mm. The access aisle is to be clearly identified and can be shared by both spaces. Please see GAATES Figure 2.6.4.1 (page 127) for Van Accessible Signage detail.

    Locate the barrier free parking spaces closest to the elevator lobby or main entrances and not crossing vehicular traffic.

    Contact the city's Accessibility Coordinator if you have any questions: Judi Lytle, 905-335-7600, ext. 7865, judi.lytle@burlington.ca.
10. Show bicycle parking and snow storage locations.
11. Show and dimension pedestrian walkways and connections to the city sidewalk (1500mm minimum width, 1800mm recommended). Consider the width of the pedestrian walkways minus the doors that open out to ensure pedestrians don't need to walk on vehicular driveways.
12. Show the location of air vents/shafts and coordinate with landscape concept (e.g. do not locate vents in walkways and coordinate with proposed planting locations).
13. Show conceptually the proposed layout and use of any outdoor amenity areas.
14. Please provide a construction Management and Mobility Plan which shows existing trees to be preserved and tree preservation fencing.

- Staff contact: Zelaikha Shareqi, zelaikha.shareqi@burlington.ca

Parks & Open Space Comments:

- Park dedication will be a requirement of this development.
- Park Dedication will be taken as Cash in Lieu of Parkland dedication as specified in the current Park dedication by-law.
- The previous application provided for outdoor amenity space. The current proposal provides for outdoor amenity spaces through interior courtyards that have the potential of being shaded.
- As proposed there is no effective outdoor amenity space for the retirement home. We strongly recommend a portion of the surface parking area be converted to outdoor amenity space for the enjoyment of the residents
- Staff Contact: Marion Rabeau, Marion.Rabeau@burlington.ca.

Transportation Services Comments:

- Please refer to our Burlington Citywide Parking Standards Review for applicable parking rates for this proposal. Lower parking rates will not be supported by Transportation Planning staff - see the following URL https://www.burlington.ca/en/services-for-you/city-wide-parking-standards-review.asp
- This site will require a Traffic Impact Study, please consult with the City of Burlington Staff to determine scope of work. Include a sightline study for the propose vehicle access.

- Refer to our Site Plan Guidelines for applicable design standards for structured parking and ground floor. (e.g. offsetting of columns, ramp slopes, flat landing area, driving aisle width)
- Provide truck turning templates to demonstrate the functionality of the accesses, loading spaces and underground parking.
- Questions can be directed to Danijel.ozimkovic@burlington.ca.

Ministry of Transportation (MTO)

- No new comments at this stage. We will await further information to review. The subject land is located within the Ministry's permit control area and any development of this land requires ministry review and approval.
- Staff contact: Mark White mark.j.white@ontario.ca.

City of Burlington: Pre-Submission Document Terms of Reference

Address: 4103 Palladium Way

Date: February 23, 2022

NOTE: These general Terms of Reference (below) will be used to assess the materials and technical studies submitted in support of a *Planning Act* application(s) and are to be reviewed upon the submission of and prior to the deeming of 'complete' of the application(s). The following Terms of Reference are intended as a guide to assist proponents in the preparation of materials and technical studies due upon submission (see: Section 12 of Development Application Pre-Consultation Form) and to provide recommendations as to the information content of those materials that would assist City of Burlington, Region of Halton, Conservation Halton and external agency partners in their review, once circulated. In circumstances where these Terms of Reference are generally not adhered to, submission materials may be returned to the proponent/applicant and/or a file not initiated.

1) General Requirements

- Correct application fees (based on most current fee schedule)
- Correct number of application forms and copies of reports
- Application form fully completed and commissioned
- Landowner's authorization and consent to enter property signed
- Three CDs or flash drives containing electronic copies of all materials
- Consistency within technical reports in terms of the development concept evaluated, and supporting appendices and drawings.
- Consultants have coordinated data and conclusions so that reports are consistent between disciplines
- Clear and legible drawings
- All electronic file submissions must be named using the following naming protocol: "Address_StudyName_MM-DD-YYYY". If a document is revised and resubmitted the file name should indicate that it is a revised submission and the date of the revision should be noted: "Address_StudyName_Revised_MM-DD-YYYY".
- Two digital copies of all plans are required along with paper copies. Digital plans must be submitted in Autocad and/or GIS Shapefile format that must be geospatially positioned to match the City of Burlington's Geographic and Projected Coordinate Systems (Geographic Coordinate System: GCS_North_American_1983; Projected Coordinate System: NAD83_UTM_ZONE 17N).
- Pre-Application Community Meeting Notes
- BUD Meeting Minutes

2) Planning Justification Report

- Signed by a Registered Professional Planner
- Contains a written acknowledgement by the RPP that they have reviewed all supporting technical studies in consideration of their planning opinion.
- Contains a review of the applicable policies of the Provincial Policy Statement.
- Contains a review of the applicable policies of A Place to Grow Growth Plan
- Contains a review of Ontario Regulation 162/06.
- Contains a review of all other relevant Provincial legislation.
- Contains a review of the applicable policies of the Region of Halton Official Plan.
- Contains a detailed explanation of how the proposed development is consistent and/or conforms to all relevant Provincial Plans and policies.
- Contains a review and analysis of the applicable policies of the City of Burlington Official Plan (2008) and 'New Official Plan' (2020).
- Contains an analysis of the Intensification Criteria in the Burlington Official Plan.
- Contains a fulsome discussion of the results of the required technical studies and how they have been used to refine the redevelopment proposal.
- Contains a discussion of how input received at the Pre-application consultation meeting has been used to refine the redevelopment proposal.
- Contains a discussion of how input received from the Burlington Urban Design Panel has been used to refine the proposal.
- Contains an explanation of how the proposed development is compatible with surrounding land uses including height, setbacks, massing and design.
- Draft Official Plan Amendment and/or Amending Zoning By-law.
- Contains a robust justification of any removal or conversion of employment lands.
- Contains an explanation of why the requested change represents good planning and adheres to Provincial and municipal plans and policies.
- If land division is required, contains an explanation of the proposed process (condominium type, subdivision, consent), timing and next steps.

3) Survey and Severance Sketch / Conceptual Site Plan

- Legible, metric scale drawing on 24x36 inch paper (or digital)
- Prepared and signed by an OLS Surveyor

- Clearly identifies all development constraints including easements, MTO setbacks, floodlines & hazard lands, natural heritage buffers, required right-of-way widenings, daylight triangles, etc.
- Survey / Reference Plan of site showing PINs, easements and property boundaries, etc.

4) Pedestrian Level Wind Study

- Completed in accordance with the City's Pedestrian Level Wind Study Guidelines and Terms of Reference.

5) Shadow Study:

- Completed in accordance with the City's Shadow Study Guidelines and Terms of Reference.

15) Tree Inventory and Preservation Plan and Arborist Report

- Is prepared by a qualified professional (e.g. Arborist certified by the International Society of Arboriculture (ISA), including ISA number; qualified by Ministry of Training, Colleges and Universities (MTCU) or Ontario Training and Apprentice Board (OTAB); registered professional Forester in Ontario, etc.)
- Contains legible drawings on 24x36
- Includes all dimensions in metric, to scale, and on a consistent base map layer
- Includes bar scale
- Shows the proposed development (including property lines, easements, regulated areas, paved areas, buildings and entrances, landscaped areas, regulated limits, etc.) and is coordinated with the Site Plan, Grading and Servicing drawings
- Arborist Report should describe the scope and methodology of proposed construction works and the tree preservation measures
- Identifies all existing trees (over 10cm diameter at breast height (DBH) measured at 1.4m above the ground) on site and within 6m of the property lines, and trees of any size on city property, their common and botanical name, size (DBH and height), structural and physiological condition, ownership, comments and notes, recommendations, and photos (particularly those requested for removal)
- Identifies trees proposed to be removed and retained, and the methods to be used to ensure preservation and protection of trees to be retained, including location and detail of tree protection fencing in accordance with the City of Burlington's Tree Protection and Preservation Specification SS12A: https://www.burlington.ca/en/services-for-you/resources/Forestry%20Operations/Tree_Protection_and_Preservation/City-of-Burlington-Standard-Specification-for-Tree-Protection-and-Preservation.pdf

- Minimum Tree Protection Zones and Critical Root Zones clearly shown and labeled in addition to tree protection fencing
- Percentage of injury should be clearly shown on the plan and noted in the Arborist Report, and impacts and damage mitigation methods outlined
- Clearly show the excavation limits on the plan (e.g. foundations or footings, trenching, etc.) and discuss damage mitigation measures (e.g. root pruning) in the Arborist Report
- Alternate layouts and construction measures should be considered and discussed in the Arborist Report to ensure any proposed removals are necessary and justified (i.e. there are no alternatives to the removal)
- Abbreviations should be defined and industry standard terminology used
- If removal or damage to trees on neighboring properties or boundary trees is required, provide either: 1) letter of consent from adjacent property owners that they are aware of the proposed development and potential impact to their trees or boundary trees and have no objections, OR 2) the Arborist Report should include preservation methods that can be implemented to mitigate damage to neighboring or boundary trees
- Arborist Report should describe compensatory tree planting if trees are proposed to be removed (layout to be shown on the Landscape Concept Plan)

16) Landscape Concept Plan

- Is stamped and signed by a qualified member of the Ontario Association of Landscape Architects
- Contains legible drawings on 24x36 inch paper
- Includes all dimensions in metric, to scale, and on a consistent base map layer
- Includes bar scale
- Identifies the location and general design intent of the proposed plantings and amenity areas
- Shows location and dimensions of pedestrian walkways and crossings. Include dimensions from open doors if doors open out onto walkways.
- Identifies minimum required soil volumes, and location of any structural soil cell installation areas to achieve minimum soil volumes ($30m^3$ of soil per tree in a single tree pit, $15m^3$ per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth)
- Identifies the location, type and height of proposed fencing
- Identifies snow storage and bicycle parking areas
- Identifies the location of air vents/shafts

- Identifies property lines, easements, regulated areas, impermeable surfaces (including curbs, roads, driveways, sidewalks, etc.), buildings and entrances, landscaped beds, lawns or other permeable surface areas, other information as needed
- Identifies the location of all underground, at grade and overhead utilities
- Identifies the location of any storm water management infrastructure, including swales, sub-drains, catch basins, pipes, and other quality and quantity controls as required
- Is coordinated with the Site Plan, Grading and Servicing drawings, Planning Justification Report, Noise Study, Wind Study, and shows any recommended mitigation measures (e.g. buffer planting, screening, fencing) conceptually on the Landscape Concept Plans

6) Functional Servicing Report

- Is prepared, signed and stamped by a Professional Engineer.
- Contains legible drawings , including all dimensions, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500 on 24x36 inch paper, and on a consistent base map layer .
- Follows the terms of reference agreed upon by the Regional and City staff in advance of study commencement. Includes a copy of this approved Terms of Reference as an Appendix.
- Includes digital copies of models.
- Includes all dimensions in metric, to scale, and on a consistent base map layer.

7) Hydrogeological Assessment

- Is prepared, signed and stamped by a qualified person (Professional Geoscientist or Professional Engineer)
- Follows the requirements for Completion of Hydrogeological Studies to Facilitate Conservation Halton's reviews (www.conservationhalton.ca/policies-and-guideline)
- Follows the terms of reference agreed upon by Conservation Halton, Regional and City staff in advance of study commencement. Includes a copy of this approved Terms of Reference as an Appendix.
- Contains legible drawings
- Includes digital copies of models
- Includes all dimensions in metric, to scale, and on a consistent base map layer.

8) Noise & Vibration Feasibility Study

- Is prepared, signed and stamped by a Professional Engineer.
- Includes determination of project feasibility

- Includes assessment of existing and proposed transportation sources of noise and stationary sources of noise and vibration.
- Includes traffic/train counts confirmed by relevant agencies and includes correspondence from those agencies in an appendix.
- Includes assessment of outdoor and indoor acoustical environments, including those onsite and on neighbouring noise sensitive land uses
- Includes clearly defined environmental sound levels for transportation sources of noise and stationary sources of noise as per City's requirements and the MOECC publication NPC-216 and NPC-300 as amended
- Includes investigation of feasible means of noise impact mitigation, including a chart outlining noise control measures required to achieve sound levels of 55dBA (or as close as possible) for each outdoor living area
- Includes all calculations and modeling (i.e. STAMSON output)
- Includes technical details, and clarifies the responsibility for the implementation and maintenance of the required noise control measures.
- Includes recommendations for warning clauses.

9) Traffic Impact Study

- Confirmation of Scope of Work by Burlington Transportation Services staff
- Signed by CET or signed and stamped by a Professional Engineer
- Follows Regional TIS Guidelines for Regional roads
- Follows MTO Guidelines for sites within MTO permit control area
- Includes correspondence about traffic projections from City, Region and MTO in an Appendix.
- Includes SYNCHRO files as an electronic attachment (not a PDF)
- Traffic counts are not completed during school holiday times, and are completed during the mid-week period (Tuesday through Thursday).
- Traffic counts are no older than one year.
- Electronic copy of all signal warrant calculation files (not a PDF)
- Includes all traffic counts and modelling data in an Appendix and electronically
- Includes a multi-modal approach to transportation analysis
- Incorporates Travel Demand Measurement measures

10) Stormwater Management Report

- Please refer to the City of Burlington Stormwater Management Design Guidelines, approved by City Council on June 22, 2020, please be advised of new IDF curves for the City of Burlington: https://www.burlington.ca/en/services-for-you/Stormwater.asp
- Refers to the Ministry of the Environment "Stormwater Management Planning and Design Manual" and the TRCA/CVC Low Impact Development Stormwater Management Planning and Design Guide.
- Is prepared, signed and stamped by a Professional Engineer
- Includes pre and post development drainage area plans that are legible, plotted to an acceptable metric scale, plotted on 24" by 36" paper and plotted on a consistent base map layer
- Includes site grading and servicing plans that are legible, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500, plotted on 24" by 36" paper and plotted on a consistent base map layer
- Includes digital copies of modeling, modelling program acceptability to be confirmed with City Staff prior to use and prior to submission of report.
- Includes a list of all past reports and current technical documents that have been consulted.
- Includes all calculations, modelling, and parameters (as per City Standard Drawings S-IDF, S-2D, S-3D, etc., as amended)
- Includes clearly defined stormwater criteria for the site (including source) and demonstrates in report how these criteria will be satisfied.
- Addresses all interim conditions as well as the ultimate condition
- Contains engineering details and cross-sections showing existing utility locations if any temporary and/or permanent encroachments are proposed.
- Provide chemical analysis of groundwater to determine if it satisfies the City's storm sewer discharge criteria for water quality. (including documentation from the Geotechnical or Environmental Engineer in the appendix)
- If groundwater cannot be directly outletted to the municipal storm system, detail where it will outlet, i.e. treated then outlet to storm or outlet to the sanitary system.
- Provide an estimate of groundwater flow to be permanently managed in the site storm system (including documentation from the Geotechnical Engineer or Hydro-geologist in the appendix)
- Provide comment on whether or not it is anticipated a permit to take water would be necessary either temporarily during construction or permanently.

11) Grading and Servicing Plans

- Must be separate Plans
- Are stamped and signed by a Professional Engineer
- Contains legible drawings, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500, on 24" by 36" paper and plotted on a consistent base map layer
- Identifies property lines, dedications, easements, regulated areas, impermeable surfaces (including curbs, roads, driveways, sidewalks, etc.), buildings and entrances, and other information as needed
- Identifies the location of all underground, at grade and overhead utilities
- Identifies the location of all storm water management infrastructure, including swales, sub-drains, catch basins, pipes, and other quality and quantity controls as required
- Identifies Municipal Benchmark and Horizontal Control

12) Geotechnical Study (including Groundwater)

- Is prepared, signed and stamped by a Professional Engineer.
- Contains legible drawings
- Includes digital copies of models
- Includes all dimensions in metric, to scale, and on a consistent base map layer.
- Includes groundwater information (for example: dewatering during construction vs. permanent dewatering to be accommodated in a stormpond). Includes estimated volumes of groundwater to be permanently managed.
- Indicates if a Permit to Take Water would be required either during construction or permanently.
- Includes testing of groundwater to ensure it meets municipal stormwater discharge criteria. (City and Regional staff have been contacted if groundwater does not meet discharge criteria.)
- Contains sufficient quantity and distribution of boreholes to map soil and groundwater conditions for the soil type.
- Provides sufficient monitoring data to address groundwater level seasonality.
- Contains results of any geotechnical test completed.
- Discusses infiltration capabilities if Low Impact Development is proposed.
- Contains shoring and excavation details (for example: tiebacks, caissons, foundations, forming, piles) if underground parking or encroachments are proposed.
- Includes cross-sections, and dimensions from property lines and details of over-digging.

- Includes a stable slope assessment if required at the preconsultation stage. This study refers to the Ministry of Natural Resources and Forestry Technical Guidelines "Natural Hazards Manual Technical Guide – River and Stream Systems: Erosion Hazard Limit" and final topographical survey drawings with stable top of bank delineation signed and stamped by a Professional Engineer.
- Contains confirmation of the need for pre-construction surveys of surrounding buildings, to an extent determined by a Professional Engineer specializing in vibration, OR confirmation that pre-construction surveys are not warranted.

13) Environmental Site Assessment Report

- Completed in accordance with Ontario Regulation 153/04 as amended
- Regional Environmental Site Screen Questionnaire included
- Prepared, signed and stamped by a Qualified Person
- Letter of Reliance for City and Regional staff
- If the Phase One Study recommends a Phase Two Study, then the Phase Two is included with the submission
- If the Phase Two Study recommends site remediation, then the remediation plan is included to ensure that remediation feasibility has been considered.

14) Urban Design Brief:

- Contains a itemized and detailed analysis of how the proposed development meets the urban design objectives and policies of the Official Plan and any relevant approved urban design guidelines.
- Indicates how the proposed development responds to its surrounding context (both existing and planned).
- Provides a close examination and understanding of the surrounding area including blocks, streets, and buildings that could influence overall site and building design.
- Describes the overall architectural expression; building relationship to streetscape and adjacent properties; pedestrian, cycling, and transit connections; sustainable building elements; and other urban design features that ensure design excellence.
- Contains an explanation of how the proposed development is compatible with surrounding land uses including height, setbacks, massing and design.
- Contains a discussion of how input received from the Burlington Urban Design Panel has been used to refine the proposal.
- Include the BUD Meeting Minutes as an Appendix.

15) Waste Management Report

- Contains a loading plan showing turning radii for trucks
- Contains building elevations illustrating vertical clearance for truck access
- Contains details of layout for waste storage areas
- If no public waste collection is proposed, includes a letter confirming private pick-up.

16) Risk Assessments (MIACC & D6)

- Is signed by qualified professional
- Illustrates how the proposal satisfies Provincial D6 Guidelines criteria

17) Construction Management and Mobility Plan:

- Legible, metric scale drawing on 24” x 36” paper
- Clearly identify property lines, easements, floodlines & hazard lands, natural heritage buffers, existing trees/vegetation to be preserved (and tree preservation fencing), etc.
- Clearly identify limits of above ground development, including buildings, parking, sidewalks, curbs, etc.
- Clearly identify limits of underground parking structure, including dimensioning distance from property lines
- Includes shoring and excavation details
- Clearly identify limits of all elements of the underground parking structure including foundation drainage system/shoring/tiebacks/etc.
- Clearly identify limits of temporary perimeter/security fencing, covered sidewalk protection (if proposed) and tree protection fencing
- Clearly identify proposed temporary (trailers/material storage/fencing/etc.) and/or permanent encroachments (tiebacks/shoring/etc.) into the Right of Way and identify approximate time line of closure
- Clearly identify any proposed temporary sidewalk and/or lane closures and identify approximate time line of closure.
- Identify haul route, i.e. what roads are to be used for material deliveries
- Identify crane location and swing radius – please note that further detail/additional requirements will be provided at the site plan stage
- Drawing must clearly note that no trades parking or truck staging will be allowed on the Municipal Right of Way
- The applicant is advised that if the Official Plan Amendment/Re-Zoning application is approved, at the Site Plan stage additional construction management details may be required, including requirement of Road Occupancy and Municipal Consent permits if applicable.

Appendix D

Proposed Better Life Maple Villa

LONG TERM CARE & RETIREMENT HOME
BURLINGTON URBAN DESIGN BRIEF



DESIGN PLAN SERVICES
TOWN PLANNING CONSULTANTS

Better Life
Residences

EspostoArchitects

4103 Palladium Way, Burlington Ontario

2022.04.25

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4103 PALLADIUM WAY
URBAN DESIGN BRIEF

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1.0 PROJECT SUMMARY

This development proposes to construct a new health care campus consisting of a 256 bed, 5 storey Long Term Care (LTC) and a 115 suite, 6 storey Retirement Home (RTH). These buildings will also include associated ancillary commercial uses. The intent is to provide a home-like environment where both physical and emotional well-being is at the forefront. With the aging population and the demand on hospitals increasing, this proposal will provide adults with 24-hour care in the LTC, create an aging in place environment for the RTH residents and will aid the pressure Hospitals are faced with in today's care setting. The Government of Ontario has established substantial growth for all LTC Homes in order to reduce wait times, provide necessary care for faster and better health care that all patients and families require. The proposed 256 bed LTC will include the relocation of the existing 93 beds at the Maple Villa LTC, at 441 Maple Avenue in Burlington, which has reached the end of its building life cycle. This proposal both provides a positive relocation of 93 residents and responds to the high demand for adding more beds, which is demonstrated by the recent bed award to Better Life by the Ministry of Health and Long Term Care (MOHLTC) for the LTC portion of this proposal.

The proposed development at 4103 Palladium Way is designed to meet the Ministry of Health and Long-Term Care mandatory Design Guidelines. The proposal also addresses principles, objectives and policies of the Official Plan and Alton East Urban Design Guidelines and Secondary Plan. The design is based on resident and patient care, advocating for privacy, dignity and individuality. Better Life's intent is to achieve a home-like environment through both social and private spaces familiar to residents, families, staff and volunteers.

Both the LTC and the RTH have their main amenity spaces, administration and service uses on the ground and basement levels. All Resident Home Areas (RHA) in the LTC and Apartment Suites in the RTH are on the upper floors. The LTC ground floor contains space for ancillary commercial uses such as an adult day program, and a medical clinic with pharmacy, amenities such as lounges, therapy space, hair salon, place of worship and building services such as laundry, kitchen and receiving. Floors two through five in the LTC each contain two pairs of RHA's. Each RHA is a self-contained living environment containing 32 residents each. Each RHA can also be divided into two self-contained spaces of 16 residents for further infection control. Each RHA contains spacious resident bedrooms/washrooms, bath/shower room, dining room, lounge areas, program/activity space, staff workspace, therapy space, storage, nurse stations and more. The RHAs are designed for both the comfort and safety of the resident and the safety and efficiency of the staff. The main vertical circulation is central to the building and from there branches out to the RHAs, similar to the operational model of a hotel. The figure eight shape of the LTC lends itself for two secured ground floor outdoor courtyards and balconies overlooking the courtyard on each floor, which are accessible to residents and family members.

The RTH ground floor contains space for office administration areas, lounge, games room, chapel, fitness room, dining rooms, kitchen space, café, salon and spa. The basement contains staff amenities, locker rooms, resident storage lockers,

laundry, utility and files room. Floors two through six contain the living quarters. The RTH has two patios, one for use off the dining room looking northwest at the green open space and one at the front façade by the main entrance of the site, relating to the café inside which both connects the pedestrian to the entrance and gives the building a very human scale. The patios also create a vibrant place that people are drawn to which aligns with Section 7 of the Burlington Official Plan (BOP).

The proposed gross floor area for the LTC is 17,344m^2 and the RTH is 9,510m^2. The site contains 238 parking spaces on the 3.67-acre site. As per BOP 3.4.2 to minimize disruption of traffic flows, one site access point will be provided off Palladium Way into the development. The surrounding area includes a variety of uses such as the Provincial Courthouse, a church, industrial buildings, an elementary school, a public park and residential uses. The site is currently vacant; the following report will further detail the proposed development of this underutilized site.

1.1 Objective of the Urban Design Brief

The proposed development on this site is subject to a hierarchy of planning policies and guidelines. Urban Design objectives are set out by the Burlington Official Plan and the City's Urban Design Guidelines. The intent of the Urban Design Brief is to demonstrate how the higher order policies and guidelines will be implemented to provide a framework to create an attractive, safe, and pedestrian friendly community.

A LTC with a daycare centre is permitted across all designations in the City of Burlington in compliance with the official plan, subject to a site-specific Zoning By-law Amendment application. Such an application was submitted by Better Life and approved by the City of Burlington for this property in September 2020, which maintained the Business Corridor zoning but applied exception 505 (now zoned BC1-505). Since that time, Better Life decided to create a campus style development that provides different levels of care for seniors in two building types that are compatible and complimentary in terms of uses and scale. However, the addition of a Retirement Home use requires an Official Plan Amendment and new Zoning By-law Amendment as it is seen as introducing a residential use on employment lands despite the resulting job creation by this proposal. Notwithstanding, the site-specific applications will respect the intent of the Official Plan including the urban design policies.

The City's design principles set out that the built environment and landscape shall be designed in an efficient, attractive and compact manner to enhance the well being of the residents of the community. The design of the built environment preserves, enhances and connects natural features and landscapes while being sympathetic to the existing character of the surrounding neighbourhood. The proposal integrates with the setting while also serving as a diverse social setting, which can be accessed by public transit nearby.

The City of Burlington's Urban Design Guidelines are intended to be read in conjunction with the City of Burlington's

Site Plan Guidelines and will be implemented through the Site Plan Approval Process. The following pages outline the urban design principles, which are fundamental to this development and are followed by Urban Design Guidelines, which respond to these issues.

1.2 City of Burlington Policy and Regulatory Context

Region of Halton Official Plan, 2009

The subject property is designated Urban Area (Built Boundary) with an Employment Area overlay in the Region of Halton's Official Plan. The LTC is permitted however the proposed retirement use would not be considered a permitted use in an Employment Area and can only be evaluated through a Municipal Comprehensive Review (MCR). This MCR process is currently underway by the Region and an employment conversion request has been submitted by Better Life for consideration of the retirement home use.

City of Burlington Official Plan, 1997 (as amended)

The intent of the City of Burlington Official Plan (BOP) is to set out long-term vision that guides the City's land-use strategy to ensure that future planning and development will meet the specific needs of the community. The proposed development at 4103 Palladium Way has been designated as a Business Corridor within the Burlington's Official Plan. Section 3.4 of the BOP sets out the objectives specific to the Business Corridor Designation, which include establishing high design and development standards. This designation permits a wide range of employment uses including office, light industrial, hospitality, and retail uses. The objective of the Business Corridor area is to provide locations in the City for prestige-type of offices and industrial uses. Part of this proposal is for a LTC facility, which is an institutional use as defined by the BOP and permitted subject to a Zoning By-law Amendment. As mentioned, this use has been approved on this site by the City of Burlington in September 2020. The other use of this proposal is for a RTH, which is considered a Residential land use and is currently not permitted. Therefore, an Official Plan Amendment is required to show that there are no risks or impacts from the surrounding employment lands to the proposed use and vice-versa.

New City of Burlington Official Plan, 2020 (Approved but not in effect)

On November 30, 2020, the Region of Halton issued a Notice of Decision approving the new BOP. However multiple appeals to various parts of the new BOP were received. As such, it is currently unclear what portions of the new BOP are in effect as Orders from the Local Planning Appeal Tribunal (LPAT) are required to confirm which portions of the Plan remain subject to appeal and which portions are in effect. Consequently, the 1997 Official Plan as amended remains in force and effect. As such, the new BOP is not currently applicable to the proposal, therefore, the relevant policies are reviewed here for information purposes only.

Similar to the in effect BOP, the new BOP, 2020 designates the subject property as Business Corridor, which provides for prestige-type office and industrial uses with access and high visibility along major transportation routes and establishes high design and development standards. However, the new BOP also contains site specific policies for the Alton Community that prohibits outdoor storage in yards adjacent to Highway 407, and requires outdoor storages in other areas of the property to be screened to maintain the character of the Business Corridor. Also, LTCs are now considered public service facilities but are again permitted in all land use designations. RTH are still considered a residential land use and require the need for an Official Plan Amendment.

Zoning By-law 2020

The subject property is zoned BC1-505. The base zoning is BC1-Business Corridor 1, which permits a variety of employment uses. The exception number 505 reflects the site-specific zoning that was approved in September 2020 to allow for the LTC with ancillary uses including a Day Care Centre and a pharmacy accessory to a medical office. However, the base zoning nor the site-specific zoning does not permit the proposed RTH. As such, a Zoning By-law Amendment is required to allow for the RTH use and to adjust some regulations to reflect this revised proposal. The parking provided onsite meets the minimum parking spaces required.

The following sections describes how the proposed development meets the principles and objectives of the BOP.

1.3 Site Description

The property is located on Palladium Way in Burlington. It is located on the south end of Palladium Way, prior to intersecting Walkers Line. The site contains a variety of vegetation that are scattered throughout, including trees and shrubs. On the property itself, there are no existing buildings. This development has respected the objectives of the BOP by accommodating the following:

- The development of a building along a main road with transit service, promoting the use of public transit.
- Pedestrian friendly ground floor uses promote safe and walkable streets, influencing the use of public transit.
- Parking lot location behind the LTC in relation to Walker's Line and beside the RTH, away from the street, adjacent to the existing parking lot of the neighbouring lot.
- The design both preserves, enhances and connects natural features and landscapes. The L-shaped design takes advantage of the natural features and the river stream to the north of the property.



1.4 Surrounding Land Uses

Section 4 of the BOP Part II sets out the objective to recognize and permit institutional land uses within the Plan, while considering the potential effects of these uses on adjacent uses to ensure compatibility. The site is located within a neighbourhood that has a variety of building types and uses. The lands to the north of the site house a commercial use building, a church, Palladium Park and Alton Village Public School. To the northeast of the subject is Appleby Creek and beyond the Express 407 Toll Route. To the southeast of the site is the Halton Provincial Court Services building and other commercial and various forms of residential uses beyond. Further southeast is a new Farm Boy grocery store and various other food and drink establishments. The remainder to the west and south is vacant land and beyond residential development.

The design ensures compatibility and consistency with the existing developments along Palladium Way and the nearby residential neighbourhoods. The newly constructed provincial courthouse south of the site is institutional in style and provides a large setback to the subject site, as both parking fields are adjacent to each other. The mid-rise buildings consider both the pedestrian friendly experience and complement the adjacent context by remaining sympathetic in terms of scale and placement. The subject proposal is considered to be compatible with the nearby land uses. Following is a photo display of the surrounding context for greater clarity.



CONTEXT PLAN

OVERVIEW OF WHERE THE SITE IS LOCATED IN THE LARGER CONTEXT OF THE NEIGHBOURHOOD

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4103 PALLADIUM WAY
URBAN DESIGN BRIEF



VIEW FROM WALKERS LINE LOOKING AT PROPERTY TOWARDS PROVINCIAL COURTHOUSE (1)



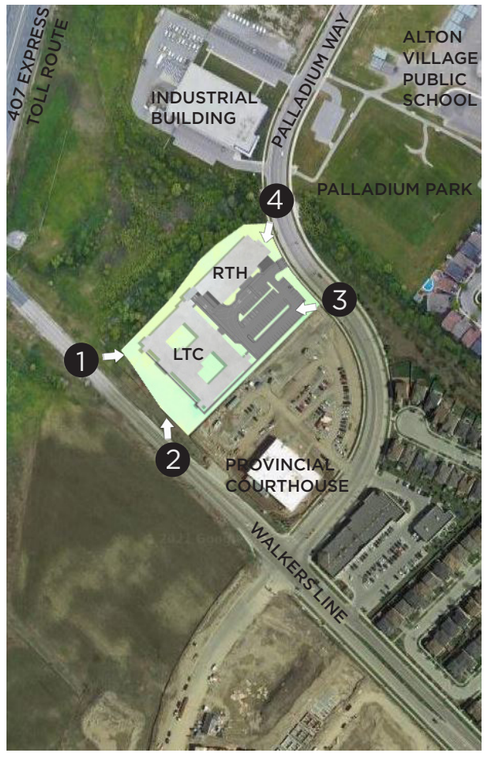
VIEW FROM WALKERS LINE LOOKING TOWARDS THE APPLEBY CREEK TREE LINE AT THE NORTH WEST EDGE OF SITE (2)



VIEW FROM PALLADIUM WAY LOOKING TOWARDS PROPERTY AND APPLEBY CREEK TREE LINE (3)



VIEW FROM PALLADIUM WAY LOOKING AT PROPERTY TOWARDS PROVINCIAL COURTHOUSE (4)



SURROUNDING CONTEXT

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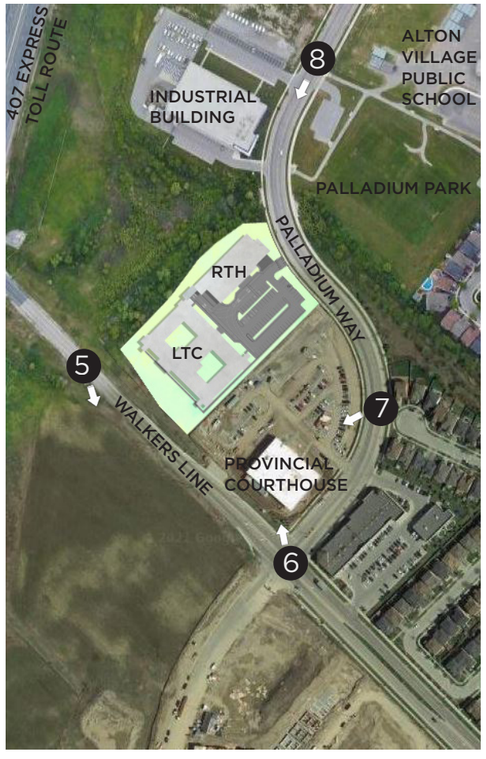
4103 PALLADIUM WAY
URBAN DESIGN BRIEF



VIEW FROM PROPERTY ACROSS WALKERS LINE 5

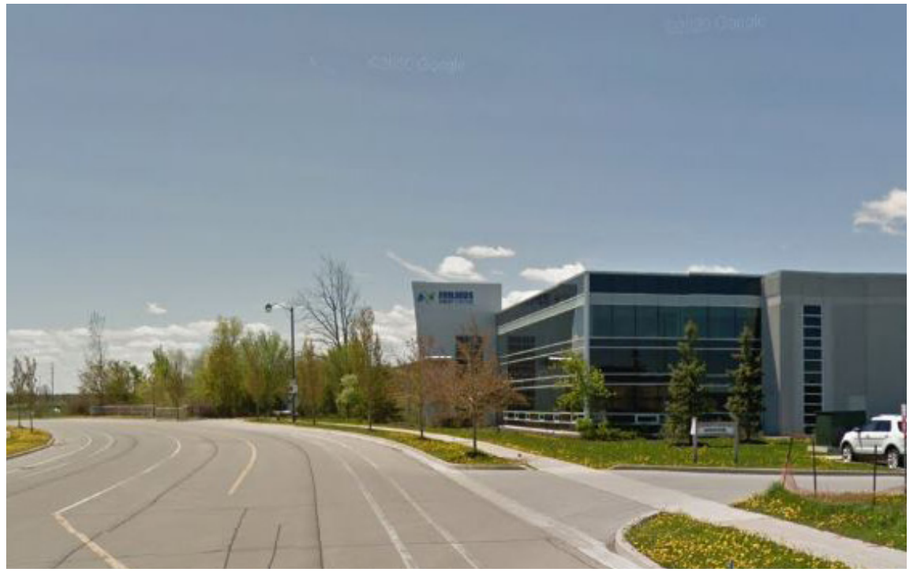


PROVINCIAL COURTHOUSE AT WALKERS LINE 6





PROVINCIAL COURTHOUSE AT PALLADIUM WAY 7
8



VIEW FROM PALLADIUM WAY LOOKING TOWARDS INDUSTRIAL BUILDING 8

SURROUNDING CONTEXT

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4103 PALLADIUM WAY
URBAN DESIGN BRIEF



TRUE NORTH
CONSTRUCTION NORTH

BETTER LIFE MAPLE VILLA

PALLADIUM WAY, BURLINGTON, ONTARIO

SITE PLAN
CONTEXT

2.0 SITE PLANNING

The Site Design incorporates design objectives as outlined in the Alton Central East Community Urban Design Study and Guidelines and Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings. The key Urban Planning principles for this site are to create a form that is compatible with adjacent properties and as per BOP Policy 6.2, to ensure the design enhances the character of the existing neighbourhood. The L-shaped campus style design takes advantage of the natural features and the river stream to the north of the property, while maximizing the distance between adjacent properties. The site was designed to create a strong community image with a pedestrian–friendly environment and the landscape areas were designed to act as screens and buffers to enhance the development while minimizing visual impacts of service lanes, parking and loading areas to adjacent land uses.

2.1 Traffic and Site Access

Site access is via Palladium Way. The number of vehicular access points is limited to one in order to minimize disruption to traffic flows. Palladium Way acts as a connection point between Appleby Line to Walkers Line and Dundas St. Vehicular volume along Palladium Way is controlled even during peak traffic times. The internal throat length of the site access provides extended queuing area, ensuring that any traffic, which may back up into the property, would not interfere with the internal traffic circulation. The site has clear drop off areas and a smooth flow of site circulation.

2.2 Pedestrian Circulation

As per the Burlington Official Plan, the site shall have clear arrival points for the pedestrian visitor. A public sidewalk along Palladium Way connects pedestrians directly to the sidewalk and patio by the RTH. The RTH can be accessed along the main drive aisle on the south building façade. Access to the LTC will be provided through an entrance vestibule on the east façade. Both building access points are highlighted through the use of a covered drop-off canopy, which are also visually connected to Palladium Way. The internal pedestrian walkways provide direct access to all points of entry / exit on the buildings.

Pedestrian footpaths have been integrated throughout the site as well as, around the perimeter of both the LTC, considering both safety and the convenience of site through-access on foot. Bike racks have been provided adjacent to the parking areas, to the side of the main entrances of both the LTC and the RTH. These racks will promote alternate forms of transportation to the site using the existing bicycle lanes along Palladium Way and Walkers Line.

There is convenient access to a multi-nodal transit service for staff and visitors of the LTC and RTH including a bus line that runs north to south through the neighbourhood in close proximity to the site. A bus stop at the corner of Walkers Line and Thomas Alton Blvd is within a 5 minute walk from the site and connects pedestrians to alternate bus routes

which run east to west through the city. The proximity of the site to public transportation further enhances access options for visitors to Maple Villa.

2.3 Parking

The onsite parking shall be internalized and screened by buildings and/or landscape areas. The parking will be at-grade and below grade. The parking is entirely behind the building on Walkers Line, keeping it farther from public view from that street. Plantings and fencing along the southeast property line will create a barrier between the parking lot and the adjacent lot. The parking closer to the street will be buffered by planting beds and trees. The majority of the visitor parking is surface parking and there is one level of underground parking which is for the LTC and RTH residents and staff personnel.

There are two loading spaces on site, one for each building. To conform to the BOP section 3.4.2 the loading spaces have been located at the rear of the property shielded from direct view and to avoid conflict with pedestrian and vehicular traffic.

2.4 Landscaping

The perimeter of the site shall have various plantings including trees, shrubs and perennials. The landscaping is being used to buffer the adjacent land uses from the parking, loading and garbage areas. The landscaping along the front of the building has been designed to embrace the public sidewalk and welcome people into the spaces at grade in the RTH. The planting shall be in accordance with Conservation Halton's Landscape and Tree preservation guidelines. The Rezoning and Site Plan Applications process will implement the appropriate landscaping through the review and approval of the landscape plan.

2.5 Site Entrances and Gateways

The site entrance serves as a gateway to the development. It introduces the development to the street, defines the transition from public to private, and makes a powerful and welcoming impression.

A ground sign will be located at the site access point off Palladium Way. This Gateway will serve as the project indicator. It will include design elements and features to represent the architectural style of the development and will be reviewed and implemented at the site plan application and sign permit stages.



APPLEBY CREEK
TREE LINE
PATIO
COURTYARD B
VARIETY OF PLANTINGS ALONG FACADES
PATIO
COURTYARD A
TREE LINE
FENCE & TREE LINE

CONCEPTUAL
LANDSCAPE PLAN



VIEW FROM PALLADIUM WAY LOOKING NORTH-WEST



VIEW FROM WALKERS LINE LOOKING EAST



VIEW FROM PALLADIUM WAY LOOKING WEST



PALLADIUM WAY SITE ENTRANCE



VIEW FROM PALLADIUM WAY LOOKING SOUTH

3.0 BUILT FORM AND ARCHITECTURAL DESIGN

Better Life Residences is committed to providing an exceptional and contemporary senior's campus of care in its redevelopment of Maple Villa. The proposed development meets the purpose and intent of Urban Design Policies in the BOP for high quality design and development standards for the Business Corridor lands, especially along major roads such as Palladium Way, Walkers Line and the 407 Express Highway. The City's Urban Design Guidelines, The Alton Central East Design Guidelines, the Sustainable Building, Development Guidelines and the Mid-Rise Building Design Guidelines were developed by the City to carry out the policies listed under section 6.5 of the Official Plan. Although the Design Guidelines for Mid-Rise Buildings do not strictly apply to the subject property, the design proposal still considered these guidelines as best practice. The Description of the Overall Architectural Expression sets out how specific aspects of the design address the design guidelines.

Section 6 of BOP Part II emphasized the increasing importance of design as an element of the planning process and the City of Burlington's commitment to a high standard of built form. Policy 6.1 sets out the City's design principle of the tangible elements to be designed in an efficient, attractive and compact manner and to enhance the well-being of residents of the community. These buildings shall be built with community in mind by ensuring a visually appealing development that fits in with the context of the surroundings, while including the conveniences of both a pedestrian and vehicular friendly site.

Policy 6.2 ensures that the design both preserves, enhances and connects natural features and landscapes. The L-shaped design takes advantage of the natural features and the river stream to the north of the property and built form on the other sides of the property. The two buildings are part of a campus style layout, which support the City of Burlington's goal of creating a compact and sustainable community as per BOP Policy 6.2. There are pleasing interfaces between the travel portion of Walkers Line and the LTC building and Palladium Way and the RTH building. There are covered drop off areas at the front of each building which open up the plan to show a clear indication of the entrances.

The LTC design is driven by the Resident Home Area model for long-term care living. Both the LTC and RTH are designed to achieve an environment for well-being and feeling of home. Ground floor access into the buildings provide for safe, animated streets, open spaces and pedestrian connections. These building entrances will be visible from Palladium Way, promoting a visual connection to the street, ensuring safe public spaces while allowing for passive surveillance of the community and the development.

In recognition of the Sustainable Building and Design Guidelines, Better Life will consider and evaluate several options, such as snow management, rain gardens, permeable pavements, draining roofs to pervious areas, waste management, water efficient plumbing features, water conservation, and electric vehicle charging. The adjacent Appleby Creek open space lands will be maintained and respected with a required building setback of 7.5m.



DINING



LOUNGE



LOUNGE



CAFE/ PUB



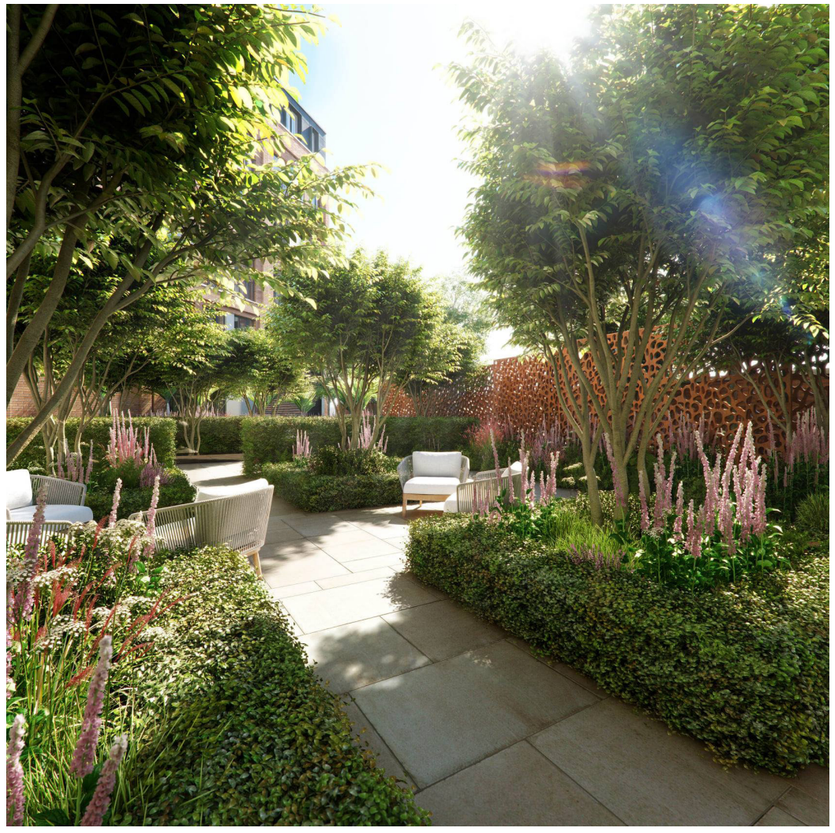
SALON/SPA



GAMES ROOM



COURTYARD



COURTYARD

3.1 Setbacks and Built-to Lines

Building setbacks create a sense of definition and containment to a street. The proposed setbacks reflect the site-specific by-law for the property. Exceptions to the parent By-Law simply reflect the irregular shape of this parcel of land and help to associate the proposed building with the existing surrounding built form. A yard abutting a street (Palladium Way) will be a minimum 6m, the minimum south side yard will be 4.5m and north side yard will be 7.5m in accordance with the site-specific by-law. However, given the addition of the retirement home building and change to the building configuration, the rear yard setback (Walkers Line) is proposed to be a minimum 14m. These setbacks acknowledge the character of the area and provides generous spacing to adjacent uses.

3.2 Building Heights

The LTC will be designed with a maximum height of 5 storey's and the RTH a maximum of 6 storey's that achieve a high-quality environment that supports the City of Burlington's goal of creating a compact and sustainable community. These two building heights achieve a high degree of compatibility between the adjacent business corridor uses and the non-industrial uses. The buildings directly surrounding the property are 2 storey's in height but separated at a substantial distance from the subject property. This proposal will work well with the massing of the neighbourhood by proposing a mid-rise form that is setback from adjacent uses but still creating a cohesive streetscape by adding to the street wall in a respective manner. BOP policies related to urban design under 3.4.2 allow a range of building heights and development intensities within areas designated as Business Corridor. Section 3.4.3 of the BOP includes specific policies, including the Highway 407 – Alton Community area where it was noted that buildings within the Alton Community that are within the vicinity of highway interchanges are permitted to have higher intensity of development. This policy is applicable to the subject site as the density being proposed has a higher floor area ratio.

The building is visible from the 407 Express Toll Route and the form of the building has been designed to consider the vehicle occupants from this high-speed roadway. The elevations have a simpler bold massing with well-defined architectural elements.

3.3 Treatment of Setback Areas

The area between the façade of a building and the street serves as the transition zone between the private and public realm. The setback between Palladium Way and the proposed RTH building shall include a public sidewalk in the public right-of-way and enhanced landscaping. The treatment of the ground floor facade will include pedestrian scale lighting and visual connectivity to the activity of the uses on this floor.

3.4 Space Between Buildings

In order that appropriate spacing is achieved between buildings on the same block, light, view, and privacy setbacks may be used to provide the appropriate relationship between buildings. The buildings are situated further away from the Ontario Court of Justice building to the southeast and face the green space, which keeps the proposed uses away from the adjacent building. This ensures any noise or shadow from the development makes a minimal impact to the other uses as possible. The L-shaped site layout maximizes the views and the distance between buildings on the site itself. The L-shape design also creates a welcoming parking layout with visible building entrances from Palladium Way.

3.5 Materials and Built Form

The development will be designed with acknowledgement of local vernacular. The combination of contemporary materials and forms with materials and forms of surrounding buildings (stone, brick and stucco), integrates the development seamlessly into the community. There is ample ground floor glazing which allow in a significant amount of natural light on each of the main floors. The generous ground floor glazing will also enhance the visual connection to and from the buildings further animating the site for the residents and visitors alike. The bedroom windows will be a generous size and will have low window sills.

Architectural design shall not vary greatly between floors. Floors with differing uses will have unique changes to materials, but the overall design will be cohesive throughout the building, creating a visually unified development. The proposed massing fits into the community. It is a mixture of the surrounding building types and provides a massing that is not currently in the area. It will act as a transitional form between the surrounding commercial and residential densities.

3.6 Building Orientation

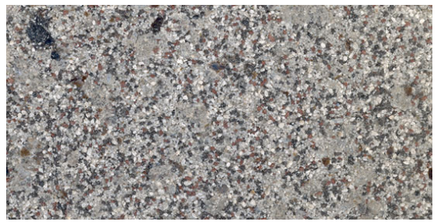
The LTC front facade faces towards the northeast and runs parallel to Palladium Way and Walkers Line. The RTH front façade faces towards the southeast. The proposed LTC has a figure eight footprint with the longer edge parallel to the street and the proposed RTH has a rectangular footprint with the longer edge perpendicular to Palladium Way. The proximity of the RTH building to the street helps to create a continuous street presence. The building orientation is designed to maximize both sunlight and views towards the creek for the majority of resident bedrooms.

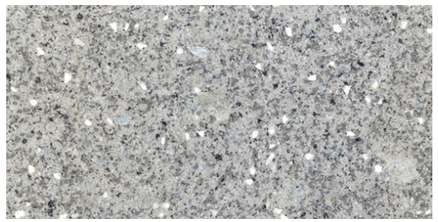
3.7 Sun/ Shadow Study

This portion of the design brief reviews the impact of the proposed building mass on shadows cast on adjacent public and residential spaces. The images compare the proposed design through a variety of times and days throughout the year to fully understand the maximum impact of the mass on to adjacent properties. Shadows from the proposed development onto the adjacent lands have no negative impact.











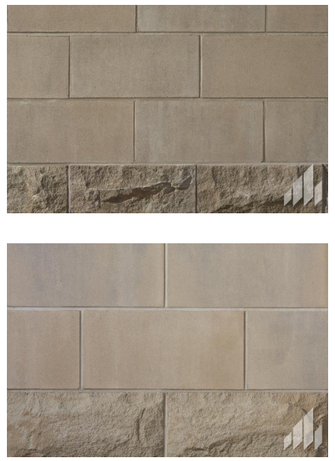
EIFS SAMPLES













STONE SAMPLES

BRICK SAMPLES

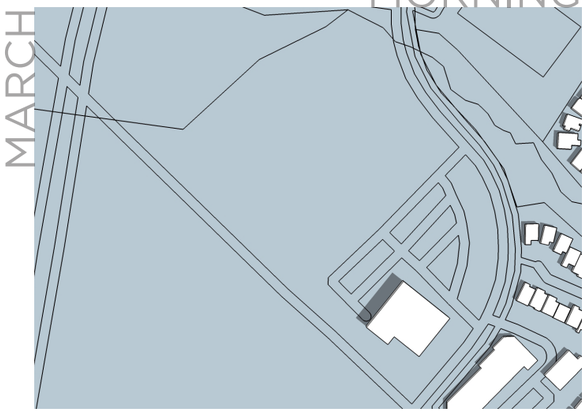
PROPOSED
MATERIALS

MORNING

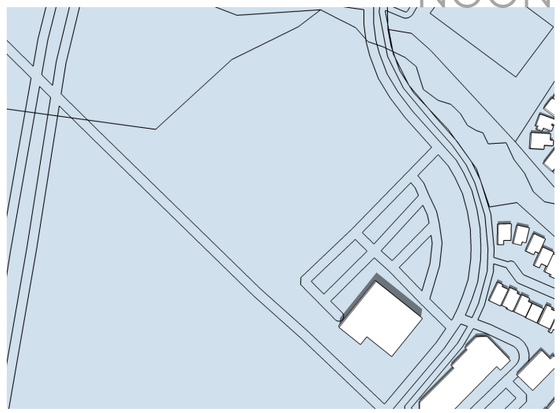
NOON

AFTERNOON

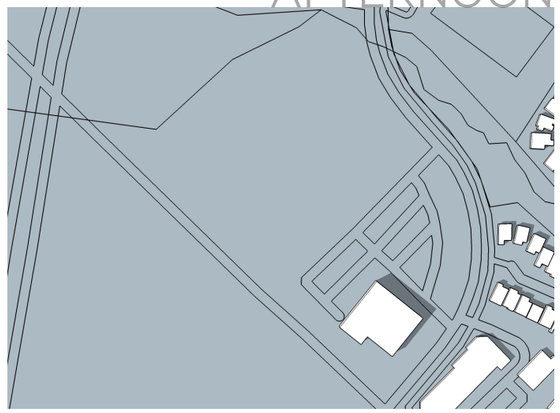
MARCH



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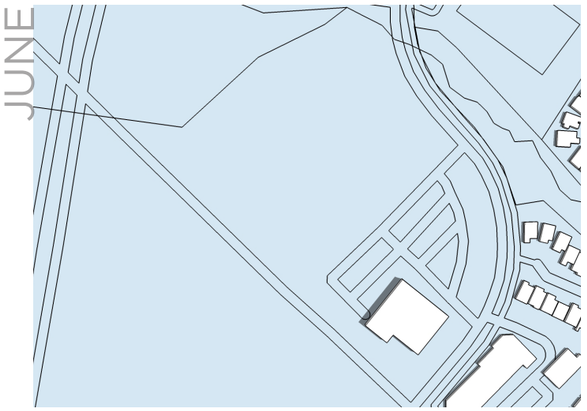


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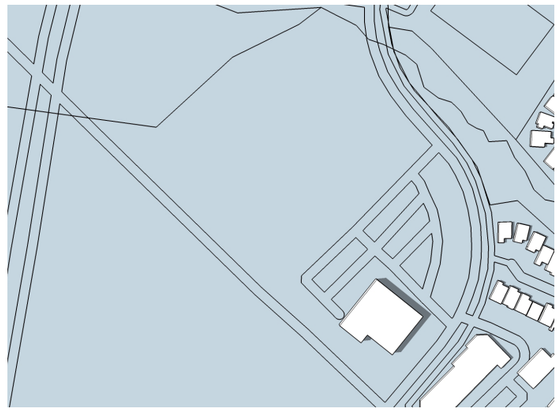
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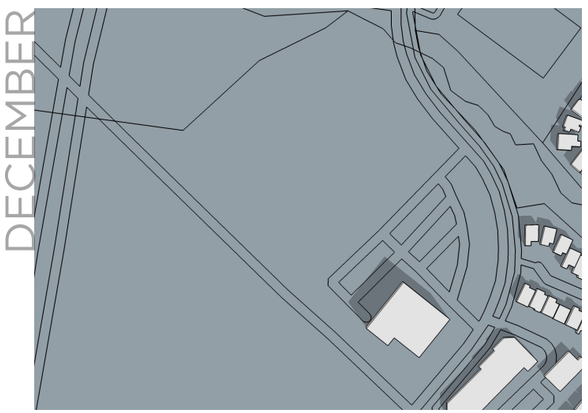


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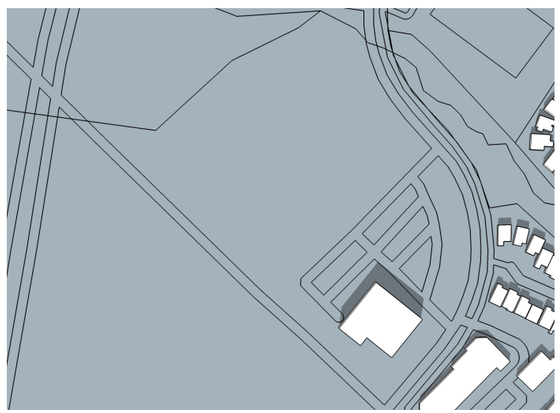


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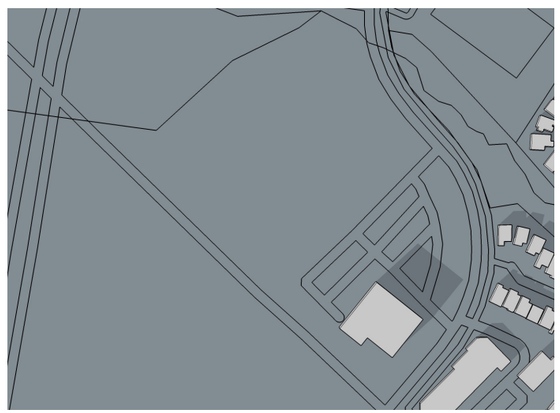
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DECEMBER 21, 3:30PM

EspostoArchitects

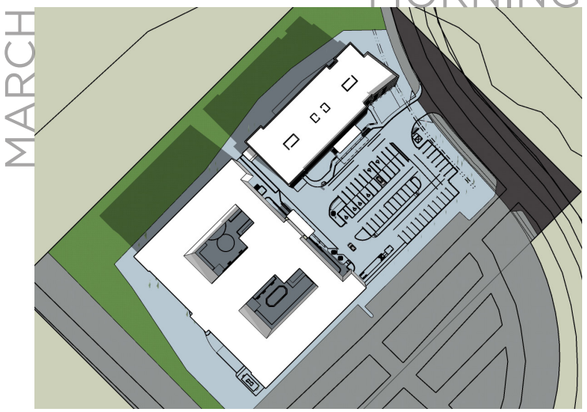
4103 PALLADIUM WAY
URBAN DESIGN BRIEF

EXISTING CONDITION
SUBJECT SITE IS VACANT

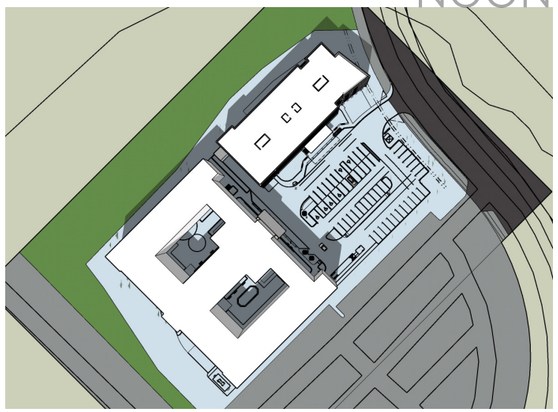
SUN/ SHADOW
STUDY

MORNING NOON AFTERNOON

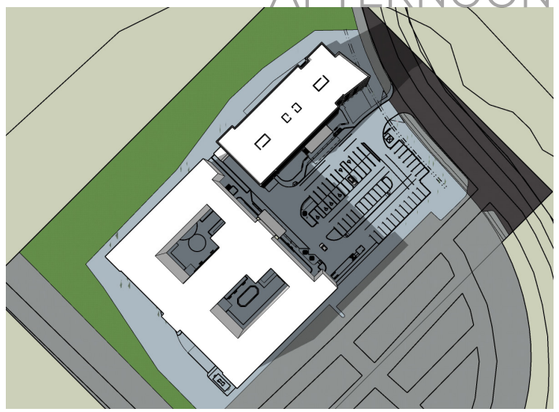
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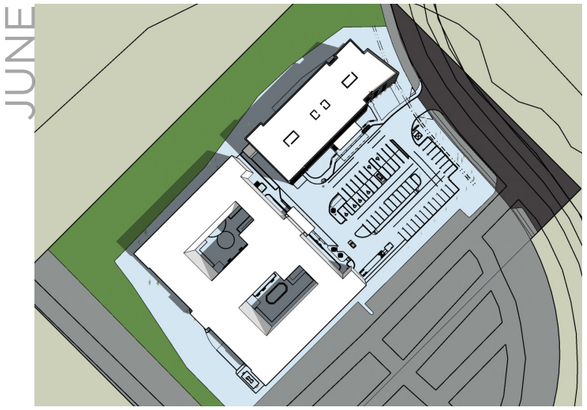


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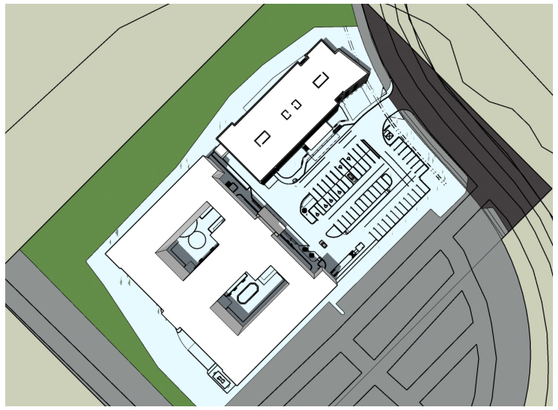


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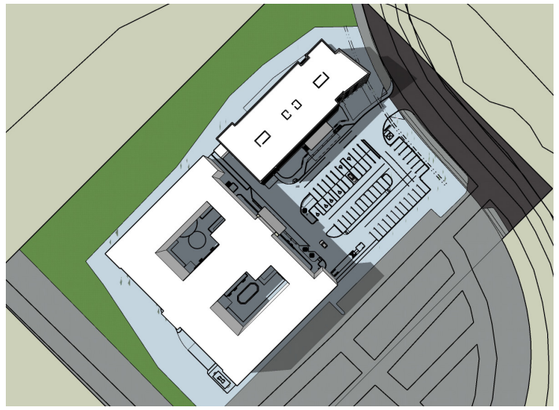
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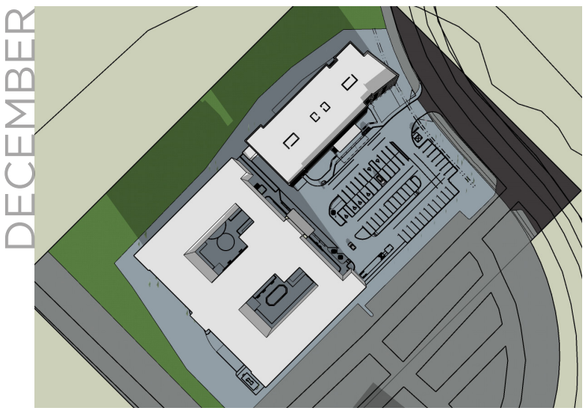


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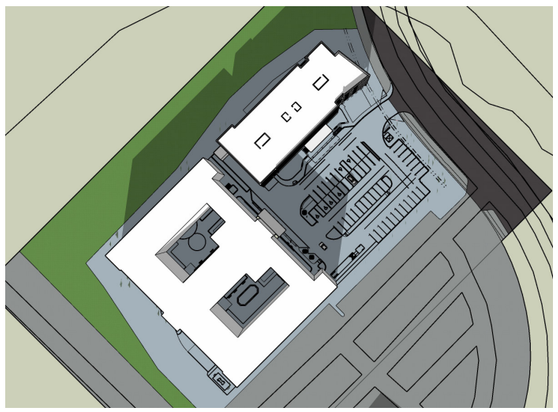


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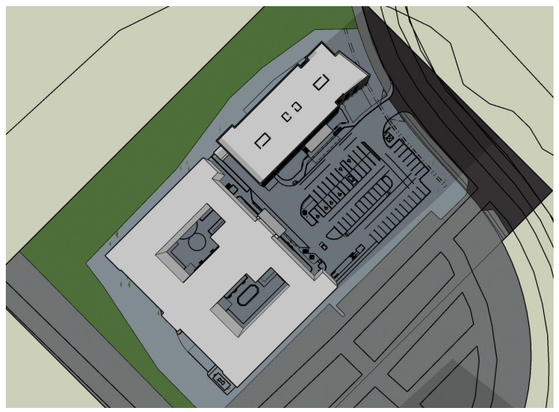
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EspostoArchitects

4103 PALLADIUM WAY
URBAN DESIGN BRIEF

PROPOSED SITE DEVELOPMENT

SUN/ SHADOW
STUDY

4.0 RESPONSE TO BUD

In response to the comments received from the BUD the following changes were implemented:

RESPONSE TO CONTEXT

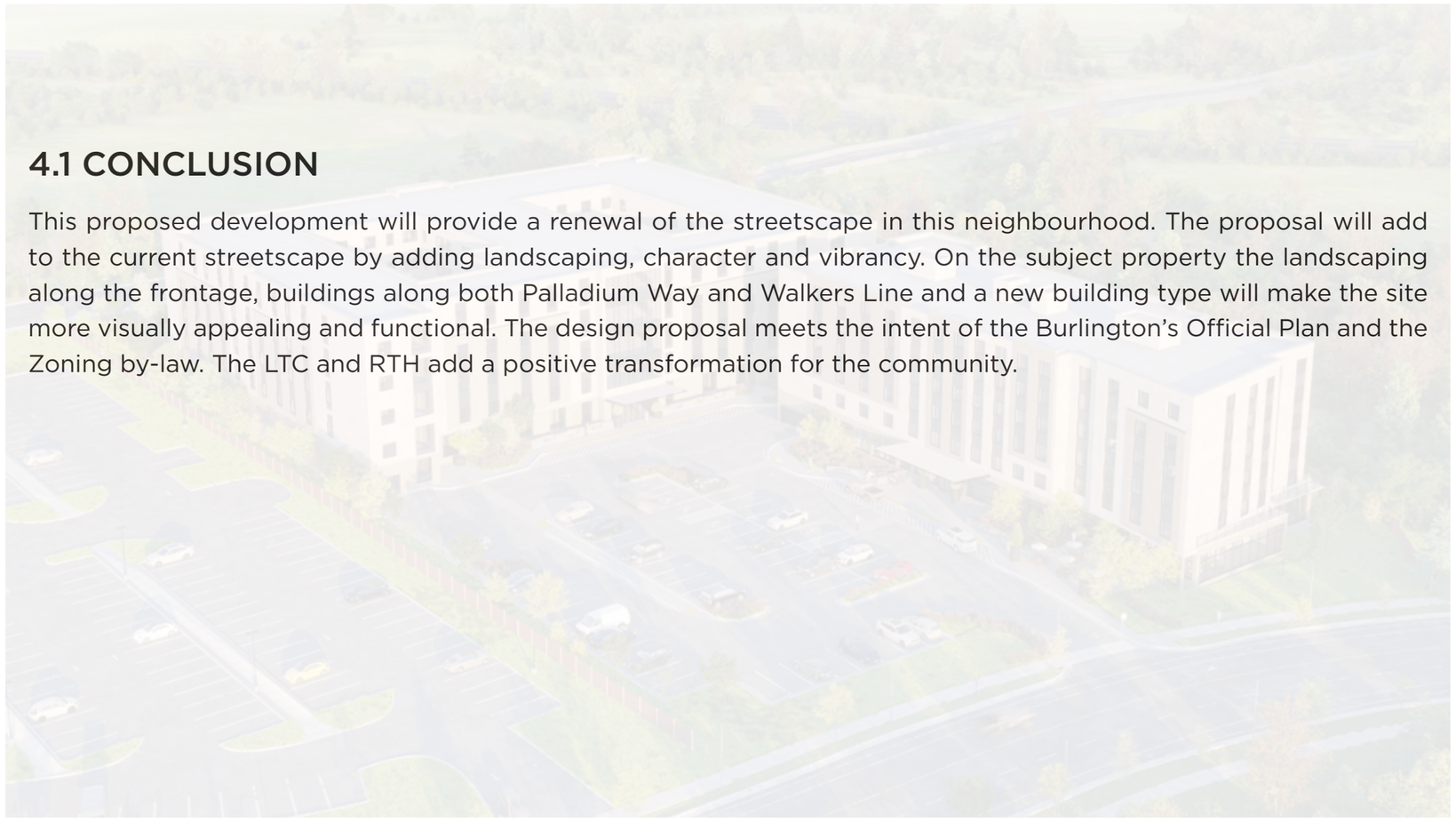
- An additional patio with allotment gardens and shaded seating was added by the LTC facing Walker's Line, adding more amenities for people to engage in outdoor activities. 3 Patios on all sides of the development not only add additional connection to the surrounding areas but also ensure there are always patios which will be in direct sunlight.
- The Courtyards were increased in size to allow more sunlight to enter and generate improved Amenity Spaces
- The gap between the LTC and RTH was increased to delete the pinched condition
- To capitalize on the views and connections to the creek in the north, the Ground Floor Plan of the LTC was flipped to have the Day Care program on this side

SITE DESIGN

- A second loading bay was added by the LTC to free up space between the two buildings and to allow for the Day Care program to be on the North side facing the creek
- The LTC courtyards were increased in size to be more functional and allow more light to enter
- The patio and the green space in front of the RTH was increased to make it a more desirable location to be. The patio will create a welcoming pedestrian street presence along Palladium Way. As well, it will be a desirable place to sit as it is in close proximity to the Landscape Strip with ample Landscaping surrounding it and far enough away from the LTC to keep it in sunlight for most of the day.
- The walking loop around the LTC now has shaded seating and a patio which has the most sun access year round

ARCHITECTURAL DESIGN FEATURES

- Volumes were further articulated adding more change in materials
- Some darker materials were added to accent and break the box
- More glazed treatments were added to lighten the look and add more natural light into the buildings.
- Outdoor space was added to enliven the West end of the site



4.1 CONCLUSION

This proposed development will provide a renewal of the streetscape in this neighbourhood. The proposal will add to the current streetscape by adding landscaping, character and vibrancy. On the subject property the landscaping along the frontage, buildings along both Palladium Way and Walkers Line and a new building type will make the site more visually appealing and functional. The design proposal meets the intent of the Burlington's Official Plan and the Zoning by-law. The LTC and RTH add a positive transformation for the community.

Appendix E

Community Planning Department
Burlington Urban Design Advisory Panel (BUD)

MINUTES

May 20, 2021, 2:00 pm
Virtual (Online) Meeting

Members of BUD

	present	absent / regrets
Ken Coit (Chair)	✓	
Jana Kelemen (Vice Chair)	✓	
Alexandru Taranu	✓	
Jackie VanderVelde	✓	
Jessica Hawes	✓	
LeAnn Seely	✓	
Matt Reid	✓	
Michael Barker		regrets
Nigel Tai	✓	

Item #1: 4103 Palladium Way

Design Review:	First Review
Application:	Official Plan and Zoning By-law Amendments
Presentations:	
City Staff:	Danika Guppy, Community Planning
Design Team:	Sam Esposto, Esposto Architects

Disclosure of conflict-of-interest

None.

City Staff Overview

City staff outlined the project details, planning framework and existing and future context. Staff are seeking the Panel's advice on the following key issues:

1. **Response to Context**
   Please comment on how well the proposal responds to the surrounding context. Does the proposal appropriately respond to Palladium Way, the natural edge abutting Appleby Creek, and Walker's Line? What opportunities are there to emphasize these relationships?

2. **Site Design**
   Please comment on the overall site design including the site layout and hierarchy given to site elements (e.g. outdoor amenity space vs. surface parking). Please also comment on the relationship between the buildings, the location of the site servicing, and pedestrian connections.

3. **Architectural Design Features**
   Please comment on the building's architectural expression. Does the proposed development provide an appropriate design response to the existing character of the community?

Design Team Presentation

The project architect provided an overview of the site context and proposal. The design objectives of the proposal are to: provide a campus care environment where residents could age in place; respect the existing zoning of the site; and continue to respond to BUD's feedback.

The project architect noted that the building is easily identifiable from Walker's Line, Palladium Way and Highway 407. The site is adjacent to Appleby Creek, and respects the 7.5 m setback required by Conservation Halton (CH).

The proposed retirement home abuts the creek, and a large patio at grade is provided on the north side of the building next to the creek. Outdoor amenity space for the long-term care facility is provided in the form of courtyards at grade and outdoor balconies looking into the courtyards. Outdoor amenity for the long-term care residents needs to be controlled to meet the Ministry of Health and Long-Term Care requirements.

A contemporary aesthetic is proposed, utilizing a mix of textures mostly large stone and brick, with stucco for accent. Design of the rooftop mechanical for the long-term care facility has yet to be determined.

Panel Questions:

The Panel asked the following questions of clarification:

- Is the lot to the north expected to develop in the future?
  - (Staff): The lot to the north is heavily constrained and therefore has limited development potential; it is anticipated to remain as open space.
- What are the dimensions of the courtyard, wall-to-wall separation?
  - (Proponent): 23 m x 12 m each courtyard.

- How high is the wall?
    - (Proponent): Approximately 22 m high.
- Has a noise study been conducted to assess noise impacts from the highway?
    - (Proponent) The design of balconies will be subject to the results of a noise study.
- What do you believe are the attributes of this location from an urban design perspective?
    - (Proponent): The site is zoned for long-term care use.
- What is the programming and rationale for the shape of the long-term care facility building and its courtyards?
    - (Proponent): Resident rooms will line the perimeter with interior view of the courtyards and an exterior view of open space. A nursing station for each area provides complete access and view of residents. The shape is designed to reduce the distance that residents must walk to amenities and nurses.
- Have you built and developed similar models in other places?
    - (Proponent): Yes, St. Catherine's.
- What provisions other than setbacks have been made for the creek buffer?
    - (Proponent) Delineation between the setback and the property would be treated with grass and designed to meet the requirements of CH. Nothing is proposed that would impede drainage.
- Any thoughts in terms of sustainable development on-site (overall and including construction)?
    - (Proponent): Underground parking extends under the entire building envelope, which limits the possibility of using Low Impact Development techniques and is a reason why raised planters are proposed. The possibility of using the Ministry of Transportation buffer for stormwater management will be investigated.
- At what time(s) will the sun reach the base of the courtyard?
    - (Proponent): At 12:30 pm in June three-quarters of the ground floor area will have full sun.
- Are there any on-site amenities proposed, other than the patio on the north side?
    - (Proponent): An additional patio is proposed in front of the retirement home. An enclosed, 3-season room is also being contemplated as part of the patio proposed along the north elevation of the Retirement Home. A continuous walkway that is not shown but makes its way around the building is also proposed.
- Ground floor plan of the long-term care facility does not appear to take advantage of a view to the north. Why is this? Why is the adult day care program located on the opposite side of the building to the greenspace?
    - (Proponent) This is a function of the shared loading dock. A design objective is to consolidate the site servicing in one location, the possible locations for the shared dock and associated activities are therefore limited.
- Is there any roof top mechanical proposed for the long-term care facility?
    - (Proponent) This is still to be determined. Most of the mechanical equipment is expected to be inside; any outdoor equipment will be screened.
- Are there any stairs up to roof?
    - (Proponent): One staircase for access to mechanical equipment.

Panel Advice:

Question #1: Response to Context – *Please comment on how well the proposal responds to the surrounding context. Does the proposal appropriately respond to Palladium Way, the natural edge abutting Appleby Creek, and Walker's Line? What opportunities are there to emphasize these relationships?*

The Panel felt that the proposal lacks connection or relationship to the surrounding area. It was commented that the site is currently very self-contained and isolated. The proposal is also car-oriented and appears to be driven by the number of parking spaces; not much attention has been paid to walkability or liveability. The Panel commented that the proposal is over programmed and that the previous proposal had more room to breathe.

In general, the Panel would like to see the site focus on livability first and provide more opportunities for active programming. Opportunities to open up the site to make it more walkable and connected to the surrounding area (e.g. to Palladium Way, Walkers Line, and Palladium Park) should be explored. There is an opportunity to connect the building to the sidewalk, and to better address the edges of the buildings so that they are not surrounded by parking lots.

Specific opportunities to improve connections to the surrounding context are:

- Provide active programming on the edges (e.g. for outdoor exercise);
- Consider how residents might walk to the park;
- Some of the visitor parking close to the courthouse could be moved underground and replaced with a sunny, south facing green area for residents to walk around and socialize;
- A walkway from Palladium Way should be provided to the retirement building and long-term care home;
- Design outdoor and indoor amenity spaces that maximize sun exposure and views to the creek. The only outdoor amenity currently proposed is patio space that is in shade for most of the time. The two proposed courtyards will have minimal amount of sunlight, which does not make for a good space; they should have a height wall and space depth ratio of 1:1;
- The proposed 10 m separation distance between the long-term care and retirement home buildings is a very pinched condition. Think of the space between the buildings as public space for people who live there;
- Free up parking space;
- Provide more site amenities that will allow people to engage in outdoor activities;
- Views and connections to the creek and north should be capitalized; and
- Explore opportunities to design the building to also front onto Walker's Line. Live-work units further south on Walker's could be a source of inspiration. The west elevation of the long-term care facility is particularly stark and design attention should be given to making it more attractive from Walker's Line.

Question #2: Site Design – *Please comment on the overall site design including the site layout and hierarchy given to site elements (e.g. outdoor amenity space vs. surface parking). Please also comment on the relationship between the buildings, the location of the site servicing, and pedestrian connections.*

The Panel noted that their comments to Question #1 apply to this question as well.

Additionally, the Panel strongly recommended having two loading bays to free up space between the buildings in favor of programmable space facing the creek for people to use.

The Panel commented that the courtyards are extremely narrow and not functional. While residents of the long-term care facility may require more controlled amenity spaces, retirement home residents are not locked in.

More programming facing the creek should be provided.

The Panel opined that the patio location at the front of the retirement building is not a desirable condition; it is next to a drop off area where cars idle.
The Panel also felt that there is too much surface parking that will promote a heat island effect in the summer.

The Panel suggested the proponent consider a larger loop around the site for walking, with kiosks and trellises for shade. A project on Hurontario Street by the Region of Peel is an example of how this could be done. A rooftop amenity space facing north could also be provided. The Panel reiterated that it is important to provide sun access, as seniors often feel cold.

Question #3: Architectural Design Features – *Please comment on the building's architectural expression. Does the proposed development provide an appropriate design response to the existing character of the community?*

The Panel commented that the design of the building makes it appear much taller than 6-storeys. Raising some stairs to the roof, further articulation of volumes, more verticality and change of materials (e.g. metal combined with masonry) were suggested. An "L" or "H" shape would allow for smaller massing and wings.

The design should also be softened to read less as a fortress and more as homes where people will live. The style and materials are cold. The layout and architecture of the buildings should reflect how people would use the building. It was suggested the proponent add other structures such as trellises to soften the look.

The Panel felt that the design should celebrate the green space to the north through architecture. Having a conservatory area fronting a natural area is a good idea and should be provided in the long-term care facility as well. It was recommended that the proponent consider providing a conservatory that is shared by both buildings; it could be located where the shared loading area is currently.

Additionally, if there is a walkway around the building, the blank walls should be treated. Extensive blank walls at the ground floor is not desirable. Some darker materials could

be used to accent and break the box. More separation between buildings should be provided, and the treatment of the last level could be different.

The west side of the long-term care building was noted as being particularly stark because it does not have glazed treatment at grade, stepbacks or overhangs to create definition on that side. More needs to be done on this side as it is very visible from Walker's Line and the highway. The Panel believes the building could be better designed to address Walker's Line more. It was suggested that relocating the Adult Day Program to this end of the building (combined with windows and perhaps outdoor space) could really help to enliven the west end of the site.

Lastly, the Panel noted that more articulation of the top floor would be beneficial (e.g. by moving amenity space up and moving some units down). Changing the massing of the top floor could allow courtyards to function better with more sunlight.

End...Item #1

Appendix F

SCHEDULE A: Appendix D: Employment Area Conversion Criteria

	Subject	Principle	Assessment Considerations	Policy	Review
A	**Employment Land Supply**	The supply of land required for employment purposes to the 2041 planning horizon and the ability to achieve Regional employment targets will not be adversely affected by the proposed conversion.	<u>Current Context</u> Are there existing non-employment uses accommodated on the subject lands or specific constraints that hinder the lands from functioning as part of the supply of land required for employment purposes to the 2041 planning horizon?	This Principle responds to s.2.2.5.9b) & c) of the Growth Plan and Sections 77.4(4)b) & c) of the Regional OP.	The subject land is currently vacant and there is no specific constraints that hinder the lands from functioning as part of the supply of land required for employment purposes to the 2041 planning horizon.
			<u>Future Potential</u> Is there a reasonable expectation that the subject lands could maintain or accommodate a significant number of jobs following a conversion which would contribute to accommodating employment growth and meeting growth management targets to the 2041 planning horizon?		The proposed residential land use to permit a retirement home would be developed in conjunction with the Long Term Care Facility (LTCF) that is currently proposed. The proposed retirement home is considered a residential use by the Region, however, the retirement home is different from other conventional residential uses, as it will also provide employment opportunities. Future residents of the retirement home will also complement and support the proposed employment uses in the LTCF. It is our opinion that the proposed conversion is small in scale in comparison to the designated employment areas in the region, and it will have very minimal to no impact to the growth management targets to the 2041 planning horizon .
			<u>Strategic Parcel Supply</u> Could the proposed conversion adversely impact the supply of parcels adjacent to or near major goods movement facilities and corridors or the supply of a range of site sizes, including the supply of large parcels		The subject property is adjacent to Highway 407 which is a Toll Road. The surrounding land uses of the subject lands include other residential, commercial and institutional uses, as well as vacant lands. The proposed conversion is compatible with its surrounding uses and represents an efficient use of the subject land. The subject land is relatively small in scale compared to the designated Employment Areas in the Region. Therefore, the proposed conversion will not adversely impact the supply of parcels adjacent to or near major goods movement facilities and corridors or the supply of a range of site sizes, including the supply of large parcels.
			<u>Land Budget Implications</u> Would the proposed conversion have an overall adverse impact on the supply of employment lands and the ability of Halton Region and the local municipalities to meet the employment forecast and the intensification and density targets in the context of planning to 2041?		The proposed conversion is compatible with the surrounding land uses, and it is relatively small in scale compared to the designated Employment Areas in the Region. Therefore, the proposed conversion will not have an overall significant adverse impact on the supply of employment lands and the ability of Halton Region and the local municipalities to meet the employment forecast and intensification and density targets in the context of planning to 2041.
B	**Demonstrated Needs**	There is a demonstrated need for the proposed conversion on the basis that it would enable a strategic opportunity for growth that supports the Regional Urban Structure and/or Local Urban Structure, or, on the basis that there are specific existing conditions or constraints associated with the subject lands that reduce the limit the opportunity for employment uses.	<u>Strategic Location</u> Is the proposed conversion located within an area that forms part of the Regional Urban Structure and/or Local Urban Structure? In particular, is the proposed conversion located within a strategic growth area such as a Major Transit Station Area or other identified node or corridor?	The Principle responds to Section 2.2.5.9a) of the Growth Plan and Section 77.4(4)a) of the Regional OP.	The subject lands are located within the "Urban Area" and the "Employment Area" under the Halton Region Official Plan. The subject lands are not located within an any strategic growth areas including Major Transit Station Area or other identified node or corridor.
			<u>Strategic Opportunity</u> Would the proposed conversion enable development that supports the Regional Urban Structure and/or Local Urban Structure to the 2041 planning horizon by contributing to strategic growth management objectives such as accommodating significant population and employment growth; achieving density targets within strategic growth areas; optimizing the use of infrastructure; and supporting opportunities for transit and affordable housing?		The proposed conversion would be to permit a residential land use for a retirement home on the subject property along with all other permitted uses. The proposed conversion will provide additional residential opportunities which can accommodate population and employment growth. The subject lands are located within the Urban Area which will optimize the use of existing available infrastructure. Policy 84 of the Region's Official Plan states that the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy different physical, social and economical needs. The proposed retirement home will contribute to the existing supply and variety of housing to provide residential opportunities for seniors in Halton Region and the City of Burlington.

			Specific Conditions & Constraints Is there an existing condition or site-specific constraint such as size, access, configuration, existing adjacent uses, or other physical and natural characteristics, that reduce or limit the opportunity for employment uses and demonstrate the need for the proposed conversion?		The proposed residential land use for a retirement home will be developed in conjunction with the currently proposed LTCF. Appleby Creek is located to the north of the site and additional buffer has been provided. The western lot boundary abuts Walker's Line right of way and is subject to a 14m building setback required by the Ministry of Transportation. There are other existing sensitive uses located in this area which already reduce or limit the opportunity for employment uses. Low density residential uses are located to the south of the subject property.
C	**Employment Area Viability**	The overall viability of an employment area will not be adversely affected by the proposed conversion.	Location Impacts Does the location of the proposed conversion have the potential to produce adverse impacts on the viability of an employment area? For example, are the subject lands located on the periphery of an employment area and would the proposed conversion, if approved, result in an employment area boundary that is logical and does not undermine the continued viability of adjacent lands and within employment area?	The Principle responds to Sections 2.2.5.9d) of the Growth Plan and Sections 77.4(4)c) of the Regional OP	No, the proposed conversion will have minimal potential to produce adverse impacts on the viability of adjacent lands and within employment area. It does not undermine the viability of adjacent lands and within the employment area.
			Compatibility Would the proposed conversion be compatible with the existing land uses in the area?		The proposed conversion is compatible with existing land uses in the area, which includes other employment, residential, commercial, and institutional uses.
			Continued Function & Expansion Could the proposed conversion hinder the operation or expansion of existing or future businesses or hinder the ability to attract a broad range of employment opportunities in the remaining employment area?		No, the proposed conversion will not further hinder the operation or expansion of existing or future businesses or hinder the opportunity to attract a broad range of employment opportunities in the remaining employment area, given the existing residential uses immediately to the south.
D	**General Considerations**	The proposed conversion does not compromise any other relevant Regional or Local objective, policy or requirement, financial or other wise, and can be supported by existing or planned infrastructure and public service facilities.	Cross-Jurisdictional Are there any cross-jurisdictional issues to be considered?	This Principle responds to Section 2.2.5.9e) of the Growth Plan and Sections 77.4(4)d) and 77.4(4)g) of the Regional OP	No.
			Supporting Infrastructure Is there existing or planned infrastructure and public service facilities to accommodate the proposed conversion?		There is existing infrastructure and public service facilities in the area to accommodate the proposed conversion.
			Other Regional Requirements Are there any other Regional policies or requirements that require consideration in relation to the proposed conversion?		Policy 84 of the Region's Official Plan states that the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy different physical, social and economical needs. The proposed conversion will contribute to the existing supply and variety of housing to provide residential opportunities for seniors in Halton Region and the City of Burlington.
			Local Support Is there support for the proposed conversion from the local municipality in which the request is located?		It is our understanding that there is a need for a variety of senior's housing in the City of Burlington including retirement living. This will also be developed in conjunction with a Long Term Care Facility.

Appendix G

OFFICIAL PLAN AMENDMENT XX
AMENDMENT NO. XXX TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

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

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to permit a Retirement Home use on the Subject Land and to be developed in conjunction with the proposed and approved Long Term Care Facility with ancillary uses.

2. SITE AND LOCATION

The Subject Land is located between Walkers Line on the south and Appleby Creek on the north. Palladium Way is situated to the east. The Subject Land is approximately 1.48 hectares in size, with approximately 80.7m of frontage on Palladium Way.

3. BASIS FOR THE AMENDMENT

a) The proposed Amendment is consistent with the Provincial Policy Statement (PPS), 2020. The PPS promotes efficient development and land use patterns that efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.

b) Development within the designated Greenfield Area, that has full municipal services in a compact built form to provide additional residential and employment opportunities meets the intent of the Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2020 and the Region of Halton Official Plan.

c) The Subject Land is designated *Employment Lands* on Schedule A and further designated as *Business Corridor* on Schedule B of the City of Burlington Official Plan. The *Employment Lands* designation does not encourage re-designation of *Employment Lands* to permit non-employment uses (Retirement Home) as dictated in Section 3.2.1 (b) of the City of Burlington Official Plan. The proposed Retirement Home is not permitted within *Employment Lands* or *Business Corridor* areas.

d) Based on Section 3.2.2 (d) of the City of Burlington Official Plan, proposals for the res-designation of lands designated for employment uses to non-employment uses, or to add a range of uses to an employment designation that are primarily permitted in a non-employment designation, shall be evaluated through Municipal Comprehensive Review. A Regional Employment Area Conversion Request has been submitted to the Region through the Regional Municipal Comprehensive Review process, and this specific request has been accepted and will be further reviewed as part of the Regional Official Plan Amendment 48 on July 7, 2021.

e) This Official Plan Amendment is intended to add the Retirement Home as a permitted use on the Subject Land.

f) The proposed development consists of a 5 storey Long Term Care Facility (already permitted) and a 6 storey Retirement Building, together will provide a campus of care to support the needs of the growing aging population in the City of Burlington as well as the Region of Halton by providing a variety of services for residents on the same site.

g) The Subject Land is in close proximity to neighbourhood communities, Neighbourhood Park, various community services and facilities, and will be directly serviced by future Burlington Transit on Palladium Way.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Text Change:

The text of the Official Plan of the Burlington Urban Planning Area (1997), as amended, is hereby amended as follows:

By adding the following policy to Part III, Subsection 3.4.3 within the *Employment Lands – Business Corridor* Designation as follows:

"4103 Palladium Way	Notwithstanding Part III, Subsection 3.4 within the *Employment Lands – Business Corridor* designation at 4103 Palladium Way, a Retirement Home is permitted.

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 Burlington Planning Area.

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 Burlington Planning Area.

OFFICIAL PLAN AMENDMENT XX
AMENDMENT NO. XXX TO
BURLINGTON'S OFFICIAL PLAN, 2020

CONSTITUTIONAL STATEMENT

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

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to permit a Retirement Home use on the Subject Land and to be developed in conjunction with the proposed and approved Long Term Care Facility with ancillary uses.

2. SITE AND LOCATION

The Subject Land is located between Walkers Line on the south and Appleby Creek on the north. Palladium Way is situated to the east. The Subject Land is approximately 1.48 hectares in size, with approximately 80.7m of frontage on Palladium Way.

3. BASIS FOR THE AMENDMENT

a) The proposed Amendment is consistent with the Provincial Policy Statement (PPS), 2020. The PPS promotes efficient development and land use patterns that efficiently uses land, resources, infrastructure, and public service facilities and is supportive of public transit.

b) Development within the designated Greenfield Area, that has full municipal services in a compact built form to provide additional residential and employment opportunities meets the intent of the Growth Plan for the Greater Golden Horseshoe (Growth Plan), 2020 and the Region of Halton Official Plan.

c) The Subject Land is designated *Urban Area* on Schedule A, designated as *Lands for Employment Uses and Region of Halton Employment Area* on Schedule B, and further designated as *Business Corridor* on Schedule C of the City of Burlington Official Plan. The *Lands for Employment Uses* designation does not encourage re-designation of lands designated for *employment* to permit non-*employment* uses (Retirement Home) as

dictated in Section 8.2.1 (a) of the Burlington's Official Plan, 2020. The proposed Retirement Home is not permitted within *Lands for Employment Uses* or *Business Corridor* areas.

d) Based on Section 5.2.2 (c) & (d) of the Burlington's Official Plan, 2020, proposals for the conversion of lands identified within the Region of Halton Employment Area as identified on Schedule B: Urban Structure, of this Plan, shall be subject to the policies of the Regional Official Plan and the Provincial Growth Plan and shall be considered at the time of a *municipal comprehensive review* undertaken by the Region of Halton, or in accordance with the Provincial Growth Plan. A Regional Employment Area Conversion Request has been submitted to the Region through the Regional Municipal Comprehensive Review process, and this specific request has been accepted and will be further reviewed as part of the Regional Official Plan Amendment 48 on July 7, 2021.
e) This Official Plan Amendment is intended to add the Retirement Home as a permitted use on the Subject Land.
f) The proposed development consists of a 5 storey Long Term Care Facility building (already permitted) and a 6 storey Retirement Home, which together will provide a campus of care to support the needs of the growing aging population in the City of Burlington as well as the Region of Halton, by providing a variety of services for residents on the same site.
g) The Subject Land is in close proximity to neighbourhood communities, Neighbourhood Park, various community services and facilities, and will be directly serviced by future Burlington Transit on Palladium Way.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Text Change:

The text of the Burlington's Official Plan, 2020, as amended, is hereby amended as follows:

By adding the following policy to Chapter 8, Subsection 8.2.4(3) within the *Employment – Business Corridor* Designation as follows:

"4103 Palladium Way	Notwithstanding Chapter 8, Subsection 8.2 within the *Employment – Business Corridor* designation at 4103 Palladium Way, a Retirement Home is permitted".

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation" policies of Chapter 12, Implementation and Interpretation, Section 12.2, Interpretation, of the Burlington's Official Plan, 2020.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies of Chapter 12, Section 12.1 of the Burlington's Official Plan, 2020.

Appendix H

DRAFT BY-LAW NUMBER 2020.XXX, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

Being a By-law to amend By-law 2020, as amended, for 4103 Palladium Way, for the purpose of facilitating the development of a Retirement Home.

File No.:xxx-xx/22

WHEREAS Section 34(1) of the Planning Act, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved PL-20-20 on XXXX, to amend the City's existing Zoning By-law 2020, as amended, to permit a Retirement Home;

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 25 of PART 15 to By-law 2020, as amended is hereby amended as show in Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from BC1-505 to BC1-XXX.
3. Part 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception XXX as follows:

Exception XXX	Zone BC1	Map 25	Amendment 2020.XXX	Enacted
1. Additional Permitted Use: (a) Retirement Home 2. Additional Regulations: (a) Yard abutting Walker's Line: 14 m (b) South Side Yard Setback- Underground Parking Structure 3.5m (c) Floor Area Ratio: 1.8:1 Except as amended herein, all other provisions of this By-law, as amended, shall apply.				

When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the By-law shall be deemed to have come into force on the day it was passed.

If one or more appeals are filed pursuant to the provisions of the *Planning Act*, as amended, this By-law does not come into force until all appeals have been fully disposed of, and except for such parts as are repealed or amended in accordance with an order of the Local Planning Appeal Tribunal this By-law shall be deemed to have come into force on the day it was passed.

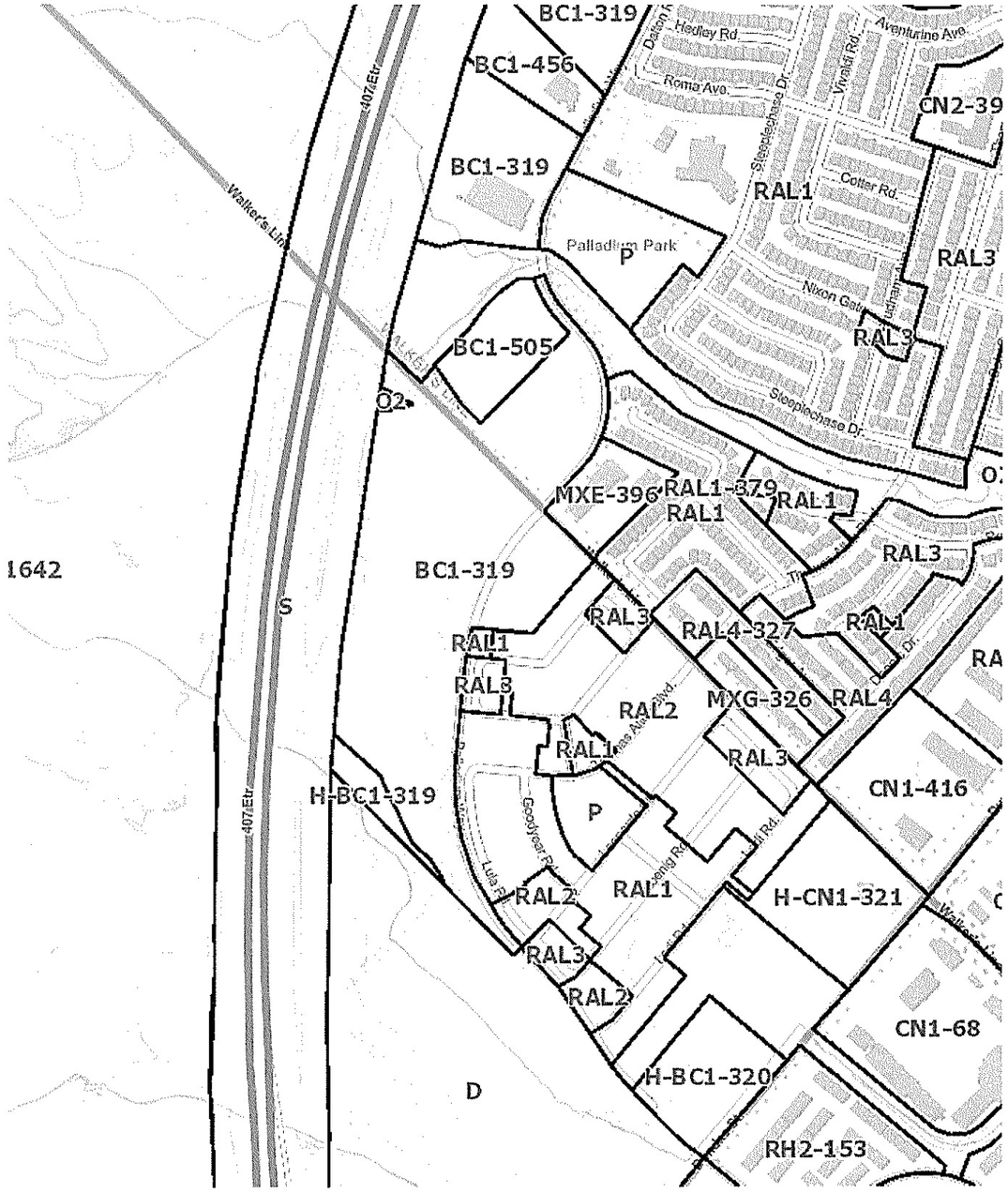
ENACTED AND PASSED this …….. day of …….. 2022

_____MAYOR

_____CITY CLERK

Area "A"

to be rezoned from
BC1-505 to BC1-XXX



SCHEDULE "A" TO BY-LAW 2020.XXX AMENDING MAP NO.25-W PART 15, BY-LAW 2020 AS AMENDED. PASSED THE ___ DAY OF _____ 202_.

Appendix I

DESIGN
PLAN
SERVICES
TOWN
PLANNING
CONSULTANTS

Kyle Plas
Coordinator of Development Review
Community Planning Department
426 Brant Street, Burlington,
ON, L7R 3Z6

Thursday April 28th, 2022

DPS File: 1942

RE: **4103 Palladium Way**
Part of Lot 10, Concession 1,
North Side of Dundas Street
Geographic Township of Nelson
City of Burlington
Response to Comments Received at Community Meeting

A Pre-Application Consultation Meeting was held on March 30, 2021 via a virtual meeting platform. The meeting started at 7:00pm and the following parties attended the meeting:

- City of Burlington: Kyle Plas, Danika Guppy
- Burlington Ward 6 Councillor: Angelo Bentivegna
- Burlington Mayor: Marianne Meed Ward
- Design Plan Services: TJ Cieciura, Steven Qi
- SAM ESPOSTO Architect Inc.: Sam Esposto, Jeniffer Milburn
- Better Life Development: Samer El-Fashny, Nada Nisevic, Kim Harrison-McMillan
- Sarah Feere and 1905XXXX762 (public)

The Public Meeting Notice is attached to this memo and an overview of the meeting's agenda is included on the Notice.

At 7:00pm, TJ Cieciura, the applicant's Planning Consultant, welcomed the attendees of the meeting and briefly introduced the Applicant's team. City staff then played a video "Citizen Guide to the Planning Process" that provided a brief overview of the City's Planning Process and when and how public can participate in the process.

After the video, TJ Cieciura provided an overview of the project, including subject site condition, surrounding context, current proposal, and the status in the process. The overview also included background about Better Life's Maple Villa facility in downtown Burlington which has reached the end of its lifecycle and is one of the reasons behind the need for a new facility. Sam Esposto, the project architect, provided rationale of the proposed design and presented the currently proposed plans and 3D renderings. It was noted that the current design is still evolving, and the proposed plans would be subject to change prior to application submission during the application process. It was expressed that public input is welcomed and would be considered as the design evolves.

After the brief presentation from the applicant's team, the floor was opened for public questions. In general, there were no planning related questions asked by the public during the meeting, and staff confirmed that no written comments were received by the City during the Pre-Application phase. The following questions were raised by the members of the public and was answered by the applicant's team:

- Will there be walking trail proposed around the site.
  Response: A walking trail around the site is not currently proposed as encroachment into the 7.5m setback along the north property line is not permitted as per Conservation Halton's requirements. However internal walkways have been provided within the site to allow pedestrian circulation, as well as a connection to the public sidewalk along Palladium Way.

At the end of the meeting, Mayor Marianne Meed Ward commented on the proposed building orientation and the views to Appleby Creek and thought it was well done. Further, Mayor provided her support for the proposal. The meeting concluded with Ward Councillor Angelo Bentivegna's closing remarks, who was also supportive of the proposal, and specifically appreciated the campus of care style development, and further requested that the applicant to keep him updated with the status of the proposal.

Based on the questions and comments provided through the meeting, it was evident that the members of the public present at the meeting, including the Mayor and the Ward Councillor were generally supportive of the proposal.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

900 THE EAST MALL, SUITE 300, TORONTO, ONTARIO M9B 6K2 416.626.5445 WWW.DESIGNPLAN.CA

Sincerely,

DESIGN PLAN SERVICES INC.

T.J. Cieciura, MSc MCIP RPP
PRINCIPAL

Encl.

TJC/sq

900 THE EAST MALL, SUITE 300, TORONTO, ONTARIO M9B 6K2 416.626.5445 WWW.DESIGNPLAN.CA