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.