

Planning Application for: 4103 Palladium Way

File: 520-09/19

As you may remember from the previous Notice letter that was mailed on November 14, 2019, the City of Burlington has received an application from Better Life Retirement Residence Inc. (2669006 Ontario Inc.) to rezone the property located at 4103 Palladium Way as shown on the sketch below.

The purpose of this application is to permit the use of a Long-Term Care Facility with ancillary uses, including a Daycare Centre and pharmacy accessory to a medical office. The property is currently zoned BC1 (with site specific exception 319), which permits a range of uses including all office uses as well as certain industrial, hospitality, retail, service commercial, and recreation uses. Institutional uses, including Long-Term Care Facilities and Daycare Centres, are permitted in all designations including certain Employment Lands subject to a Zoning By-law Amendment that considers a risk and compatibility assessment.

Burlington Community Planning staff have reviewed the application along with the comments received from the public and technical agencies to date. Staff will be recommending **approval** of the amendment to the City's Community Planning, Regulation and Mobility Committee of Council.

Public Meeting Information

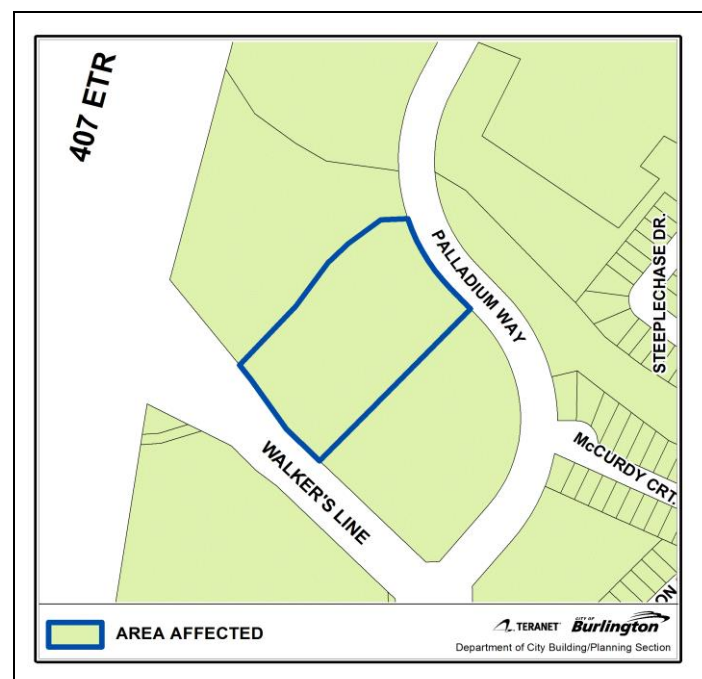
You are invited to attend a Public Meeting to consider the recommendation report concerning the above-mentioned application. This meeting will take place on:

Date: September 15, 2020
Start Time: 1:00 pm
Location: Virtual Meeting (see www.burlington.ca/calendar)

Looking for more information?

You can access the City of Burlington's website for more information about this application. The application has its own webpage which contains additional materials, including supporting studies submitted by the applicant. To access the webpage for this file please go to: www.burlington.ca/4103palladium

Location of Proposal



How to Obtain the Staff Report:

The staff recommendation report which contains the proposed zoning by-law amendment as well as discussion and review of the application, will be available for public review on September 2, 2020. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee. A copy of the report can also be picked up at the City Clerk's Department on the main level of City Hall.

Speaking at the Meeting (delegation):

If you wish to make a delegation to the Community Planning, Regulation and Mobility Committee regarding the application please register online at www.burlington.ca/delegation or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or Jo-Anne.Rudy@burlington.ca. Speakers are limited to a maximum of 10 minutes each and are webcasted online.

Also, if you have presentation materials, they must be submitted to Ms. Rudy by noon the day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered to be public and will be posted to the city's website.

Additional Notice:

Should you wish to be notified of City Council's decision to approve, refuse, or approve with modification this application, or of any subsequent Local Planning Appeal Tribunal appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy.

If you do not include your name and address with written comments about the application or speak at the public meeting, you may not be able to appeal the decision of Council to the Local Planning Appeal Tribunal or appear as a Party to any future Hearing about this issue. For more information about this matter, including information about preserving your appeal rights, contact Danika Guppy, Planner I, using the contact information below.

If you have any questions about this application, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Danika Guppy".

Danika Guppy, Planner I

Phone: 905-335-7600 Ext.7427

Email: danika.guppy@burlington.ca

Legal Notices

Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record.

The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of a Local Planning Appeal Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Detailed Sketch

