



**SUBJECT: Statutory Public Meeting for application to permit a place of worship at 4721 Palladium Way**

**TO: Planning and Development Committee - Public**

**FROM: Department of City Building - Planning Building and Culture**

Report Number: PB-20-18

Wards Affected: 6

File Numbers: 520-12/17

Date to Committee: April 10, 2018

Date to Council: April 23, 2018

---

**Recommendation:**

Receive and file department of city building report PB-20-18 regarding an application to permit a place of worship at 4721 Palladium Way.

**Purpose:**

The purpose of this report is to provide information for a statutory public meeting concerning an application to amend the Zoning By-law to permit a place of worship at 4721 Palladium Way.

The following objectives of Burlington's Strategic Plan (2015-2040) apply to the discussion of the subject application:

A City that Grows

- Promoting Economic Growth
- Intensification
- Focused Population Growth

An Engaging City

- Community Building through Arts and Culture via Community Activities
-

**Executive Summary:**

<b>RECOMMENDATIONS:</b>		<i>None. Statutory Public Meeting</i>	<b>Ward No.:</b>	6
<b>Application Details</b>	<b>APPLICANT:</b>	<i>A.J. Clarke and Associates</i>		
	<b>OWNER:</b>	<i>Halton Islamic Association</i>		
	<b>FILE NUMBERS:</b>	<i>520-12/17</i>		
	<b>TYPE OF APPLICATION:</b>	<i>Zoning By-law Amendment</i>		
	<b>PROPOSED USE:</b>	<i>Place of Worship (mosque), office, and retail</i>		
<b>Property Details</b>	<b>PROPERTY LOCATION:</b>	<i>North side of Palladium Way, west of Appleby Line</i>		
	<b>MUNICIPAL ADDRESSES:</b>	<i>4721 Palladium Way</i>		
	<b>PROPERTY AREA:</b>	<i>1.66 ha</i>		
	<b>EXISTING USE:</b>	<i>Vacant</i>		
<b>Documents</b>	<b>OFFICIAL PLAN Existing:</b>	<i>Business Corridor</i>		
	<b>OFFICIAL PLAN Proposed:</b>	<i>Business Corridor (no change)</i>		
	<b>ZONING Existing:</b>	<i>BC1-319</i>		
	<b>ZONING Proposed:</b>	<i>BC1-XXX</i>		
<b>Processing</b>	<b>NEIGHBOURHOOD MEETING:</b>	<i>January 8, 2018</i>		
	<b>PUBLIC COMMENTS:</b>	<i>Staff have received 57 emails and 2 letters</i>		

**Background and Discussion:****General**

On November 30, 2017, the Department of City Building acknowledged that a complete application had been received to amend the Zoning By-law to permit a place of worship within an employment area at 4721 Palladium Way. The purpose of this report is to

provide an overview of the application, an outline of applicable policies and regulations, and a summary of technical and public comments received to date. This report is intended as background information for the statutory public meeting.

## Site Description

The subject property is located on the north side of Palladium Way, west of Appleby Line, as shown on Sketch No. 1. The property has an area of 1.66 hectares, with approximately 205 metres of frontage on Palladium Way, and a lot depth ranging from 64 metres in the west to 109 metres in the east. The site is currently vacant with the exception of two hydro transformers located along the Palladium Way frontage. The property is surrounded by the following:

- to the north: a City-owned creek block, beyond which is the Highway 407 right-of-way;
- to the east: vacant land designated for employment uses;
- to the south: Palladium Way, beyond which are Mikalda Road and low-density residential uses including semi-detached and detached houses; and
- to the west: St. George's Anglican Church.

The property is partially regulated by Conservation Halton due to its adjacency to a creek block. The property is also regulated by the Ministry of Transportation due to its proximity to Highway 407.



Figure 1: Air photo (2017) with subject property outlined

## Description of Application

As shown on Sketch No. 2, the applicant proposes to develop a two-storey, 3,817 m<sup>2</sup> place of worship (mosque), comprising a prayer hall, gymnasium, classrooms, board rooms, banquet room, administrative offices, and library/computer lab (“Building A”). The applicant also proposes a second two-storey building with a floor area of 1,909 m<sup>2</sup> that would contain a mix of office, retail, and medical office uses (“Building B”). Office is intended to be the predominant use in Building B. The applicant proposes to provide 261 surface vehicle parking spaces and 16 bicycle parking spaces to accommodate both buildings.

To allow the proposed development to occur, the applicant has applied to amend the Zoning By-law by rezoning the subject property from BC1-319 to a new site-specific BC1-XXX zone that will permit the proposed uses.

The applicant has submitted the following materials in support of the application:

- Site Plan, Floor Plans, and Elevations, prepared by Cynthia Zahoruk Architect Inc., and dated May 23, 2017;
- Planning Justification Report, prepared by A.J. Clarke and Associates Ltd., and dated September 2017;
  - Includes Draft Amending Zoning By-law, Sensitive Land Use Risk Assessment, and D6 Guideline Noise Assessment
  - This report concludes that the proposed development generally complies with, conforms to, and is consistent with the applicable provincial, regional, and City planning documents; that the proposed development represents good planning; and recommends approval of the subject application.
- Storm Water Management and Functional Servicing Report, prepared by A.J. Clarke and Associates Ltd., and dated September 2017;
  - Includes Grading, Drainage, and Servicing Plans
  - This report concludes that the subject property can be serviced for the proposed development in accordance with the requirements of the City of Burlington and Halton Region.
- Transportation Impact Study & TDM Options Report, prepared by Paradigm Transportation Solutions Ltd., and dated September 2017;
  - This report outlines projected parking needs and trip generation for the proposed development, considered in the context of background traffic conditions projected to 2029. The report recommends monitoring of background traffic conditions by the City of Burlington but concludes that roadway or traffic control improvements are not required at this time in the study area.

- Environmental Noise Assessment, prepared by Novus Environmental, and dated June 26, 2017;
  - This report concludes that noise impacts of the environment on the proposed development can be adequately controlled, that impacts of the proposed development on itself are not anticipated, and that impacts of the proposed development on its surroundings are expected to meet the applicable guideline limits. The report recommends that an acoustical consultant confirm acoustical requirements at the time of final design of the proposed mechanical equipment.
- Environmental Site Screening Questionnaire, prepared by Halton Islamic Association, and dated October 4, 2017; and
- Phase 1 Environmental Site Assessment, prepared by S2S Environmental Inc., and dated February 13, 2015.
  - This report concludes that the likelihood of current significant adverse environmental contaminant impact to the subject property appears low. the report does not recommend the completion of a Phase 2 Environmental Site Assessment.

All of the supporting documents have been published on the City's website for the subject application, [www.burlington.ca/4721palladium](http://www.burlington.ca/4721palladium).

## **Policy Framework**

The proposed Zoning By-law amendment is subject to the following policy framework: the Provincial Policy Statement 2014, the Growth Plan for the Greater Golden Horseshoe 2017, the Halton Region Official Plan, the City of Burlington Official Plan, and the City of Burlington Zoning By-law 2020. A discussion of conformity with the provincial and regional documents will be addressed in the subsequent recommendation report.

### ***City of Burlington Official Plan***

Burlington's Official Plan designates the subject property as Business Corridor, as shown on Schedule B, Comprehensive Land Use Plan – Urban Planning Area. The objectives of this designation are to provide 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 related uses; and to establish high design and development standards for Business Corridor Lands (Part III, s 3.4.1).

The Business Corridor designation permits a range of uses including office; certain industrial uses; hotel, conference, and convention uses; limited retail uses such as convenience stores and limited service commercial and recreation uses such as

restaurants, banks, and fitness centres; and a residence for a watchman or caretaker. Retail, service commercial, and recreation uses are only permitted where they are ancillary to and primarily serve the uses, businesses, and employees within the surrounding employment area (Part III, s 3.4.2). In addition to the foregoing, for Business Corridor lands located along Highway 407 in the Alton Community, outdoor storage is prohibited in a yard adjacent to Highway 407, and a higher intensity of development may be permitted in the vicinity of a highway interchange, subject to the recommendations of a travel demand management plan (Part III, s 3.4.3 f).

Institutional uses, which include places of worship, are addressed in Part II, Section 4 of the Official Plan. An objective of this section is to recognize and permit institutional land uses within the Plan, while considering the potential effects of these uses on adjacent uses. Institutional uses are permitted within all land use designations; however, within the Business Corridor designation, places of worship require an amendment to the Zoning By-law. Such an amendment will be considered only following the completion of a risk assessment to determine any existing or potential sources of hazard from existing industrial uses in the vicinity and whether the levels of risk can be reduced to acceptable levels, using risk-based land use planning guidelines, as well as an assessment of compatibility with existing industrial facilities in the area in terms of variables such as noise, vibration, odour and dust, using Provincial Land Use Compatibility guidelines (Part II, s 4.3 d).

#### ***City of Burlington Zoning By-law 2020***

Zoning By-law 2020 assigns a BC1-319 zone to the subject property. BC1 is a Business Corridor zone permitting a range of industrial, office, hospitality, automotive, retail, service commercial, and recreation uses. The following retail uses are permitted, subject to floor area maximums: convenience store, machinery & equipment, computer hardware & software, and office furniture & equipment. The total floor area of such retail uses shall not exceed 15% of the floor area of each building within which the retail use is located. There is no maximum building height (Zoning By-law 2020, Part 3, sections 2 & 4).

Exception 319 is a site-specific regulation applying to lands along Palladium Way throughout Alton Community. It modifies the BC1 zone by requiring the yard abutting a street to be no less than 6 m and no more than 9 m. This exception also permits a hydro transformer or switch station to be located within a landscape area or buffer (Zoning By-law 2020, Part 14).

The current zoning permits the proposed office, medical office, and retail uses but does not permit the proposed place of worship use; hence, the applicant has applied to amend the Zoning By-law by creating a new site-specific exception that permits places of worship (BC1-XXX).

## Technical Review

On December 14, 2017, staff circulated a request for comments to external agencies and City departments. At the time of writing this report, the following responses had been received:

- Ministry of Transportation (MTO)
  - The subject property falls within the MTO's permit control area; therefore Ministry review and approval of the development proposal is required. The MTO advises that the 407 Transitway has an active Environmental Assessment (EA) underway in this area (from west of Brant Street to west of Winston Churchill Boulevard in Mississauga). This project is still in the pre-planning phase, with the preliminary design and preferred alternative to be started in late 2018. MTO staff anticipate EA completion with approval by the Ministry of Environment and Climate Change (MOECC) in 2019.  
Based on their review of the submitted Transportation Impact Study, MTO staff do not expect the proposed development to pose any significant traffic concerns for Highway 407; however, with the Transitway EA still underway, MTO staff are concerned about the potential for the Transitway Right-of-Way to impact the development of the subject property.
- Conservation Halton (CH)
  - CH requires the revision of plans to remove a proposed retaining wall from CH's 7.5 m regulatory limit along the northerly lot line adjacent to the creek. CH also commented on appropriate planting and landscaping practices for the regulated area.
- Capital Works – Landscaping and Urban Forestry
  - Landscaping and Urban Forestry staff have no objections to the proposed development. Their comments note that 18 city street trees are located along the frontage of the subject property, of which four would need to be removed to facilitate the proposed development. Permits and compensation for these removals are required at the Site Plan review stage. There are no trees located on the subject property; therefore any planting to occur on site will grow the city's urban forest. Planting potential may be limited along the frontage of the property due to the presence of a Burlington Hydro easement.
- Capital Works – Site Engineering
  - Site Engineering staff require the Environmental Site Assessment (Phase 1) to be revised, as the original assessment was completed at a time when the property was covered in snow and could not be properly assessed. They also request minor technical revisions to the Functional Servicing Report, Servicing Plan, and Utility Co-ordination Plan, and echo

CH's comment that the proposed retaining wall is not permitted in CH regulated area.

- Burlington Economic Development Corporation (BEDC)
  - BEDC does not support the application for rezoning. BEDC's comments advise that these lands are prestige employment lands in the city and as such are a scarce resource; conversion of employment areas limits the ability of the city to achieve employment targets and assessment growth; and introduction of sensitive uses creates land use conflicts with surrounding or adjacent employment uses which is contrary to the planned intent for the area. These comments are consistent with BEDC's comments on previously approved places of worship on Palladium Way.
- Halton Catholic District School Board
  - has no concerns
- Canada Post
  - provided technical comments related to logistics of mail delivery for the proposed development.
- Finance Department
  - provided standard comments advising that all property taxes must be paid, including all installments levied.
- 407 ETR
  - directed the City and applicant to seek comments from the MTO
- Burlington Hydro Inc
  - provided technical comments related to their transformers and easement along the frontage of the property.

At the time of writing this report, comments had not yet been received from Halton Region or the City's Transportation Department.

---

### **Financial Matters:**

All applicable development application processing fees have been paid.

---

### **Public Engagement Matters:**

The application was subject to the standard circulation requirements for a property in the urban area. A public notice and request for comments were circulated in December 2017 to all property owners and tenants within 120 m of the subject property. A notice sign was posted on the subject property in November 2017.

A webpage was created on the City of Burlington website, accessible at [www.burlington.ca/4721palladium](http://www.burlington.ca/4721palladium). This webpage provides information about the subject application including dates of public meetings, links to supporting studies, and contact information for the applicant's representative and the Department of City Building.

### ***Neighbourhood Meeting***

City staff held a neighbourhood meeting on January 8, 2018, at Haber Recreation Centre. Staff from the Department of City Building, Transportation Department, and City Manager's Office were present, as were Mayor Goldring and Ward 6 Councillor Lancaster. The applicant was also present along with their consultant team. The meeting was attended by approximately 50 members of the public.

The meeting consisted of a presentation by Planning staff on the planning process and how residents can become involved in the processing of the subject application, followed by a presentation by the applicant's planning consultant on the proposed development. The meeting concluded with a question and answer period. The general themes of the question and answer period are outlined below. Responses are provided for some of the concerns and questions raised; the remaining questions and concerns will be addressed in a subsequent recommendation report.

- concern about the possibility of Cline Street being opened up to connect to Palladium Way;
  - Planning staff confirmed that no changes to the separation of Palladium Way and Cline Street/Mikalda Road are proposed by the subject application. The sketches attached in Appendix 1 have been revised to clarify the separation.  
Transportation staff advised that a study of the transportation network in the Alton Community is being conducted by the City separately from the review of the subject application, and that further public consultation would occur before any changes to the street network and residential access are considered.
- concern about parking and traffic impacts from the proposed development on the surrounding streets and neighbourhoods, particularly during the peak prayer hours on Friday afternoons;
- Concerns that the proposed office building will conflict with the parking needs of the proposed place of worship;
- concern that parking spaces would be used for snow storage in winter, putting additional strain on the parking supply;
- questions about whether the proposed place of worship and office/retail building could be scaled back to lessen the amount of parking needed while simultaneously freeing up more land to provide additional parking spaces;

- questions about parking demand mitigation measures that could be undertaken such as staggering prayer times and renting parking spaces from a neighbour's parking lot;
- questions about how parking rules will be enforced;
- concern about the loss of employment lands to institutional uses on Palladium Way, including a court house and two previous places of worship in addition to the proposed development;
- question about who the tenants for the office/retail building will be;
  - The applicant advised that this is not yet known.
- question about whether the submitted Transportation Impact Study considers the impacts of other recently proposed and/or approved developments in the vicinity;
- question about whether additional transit service could be offered to serve the proposed development and mitigate traffic and parking impacts;
- concern about safety of proposed driveway location given sightlines from curve of Palladium Way.

### ***Public Comments***

In response to the public circulation, staff received 57 emails and 2 letters from members of the public providing comments on the subject application. Of these, 28 were unique communications while the balance were duplicates. Emails and letters were received from residents of the Alton Community as well as residents from other parts of the City and individuals who work in Burlington. All emails and letters received by staff are contained in Appendix 2 of this report.

The themes expressed in the public's written comments are similar to those raised in discussion at the neighbourhood meeting and largely reflect concerns about potential traffic and parking impacts of the proposed development, and associated concerns about pedestrian safety. There were some additional themes arising from the written comments, which are summarized as follows:

- Expressions of preference for the subject property to be utilized as green space or a daycare centre rather than a place of worship.
- Concerns about the potential noise impact from the proposed place of worship;
- Concerns about existing traffic conditions on Cline Street;
- Concerns about the environmental impact of additional traffic associated with development on the north side of Palladium;
- Concerns about the lack of a crosswalk for pedestrian to cross Palladium Way from Alton to access the proposed place of worship;
- Concerns about assumptions used in the Transportation Impact Study submitted by the applicant;

- Comments encouraging the proposed place of worship and adjacent existing church to co-ordinate and share parking spaces on their different worship days;
- Comments from representatives of the adjacent church, sharing insights from their experience with providing sufficient parking for their place of worship.

The questions and concerns raised in the public's written comments, like those raised at the neighbourhood meeting, will inform staff's review of the application, and will be addressed in a future report.

---

## **Conclusion:**

This report provides a description of the subject application and an update on the technical and public review that are underway. A subsequent report will provide an analysis of the proposal in terms of applicable planning policies and will provide a recommendation on the proposed application.

---

Respectfully submitted,

Thomas Douglas

Planner

(905) 335-7600 ext. 7811

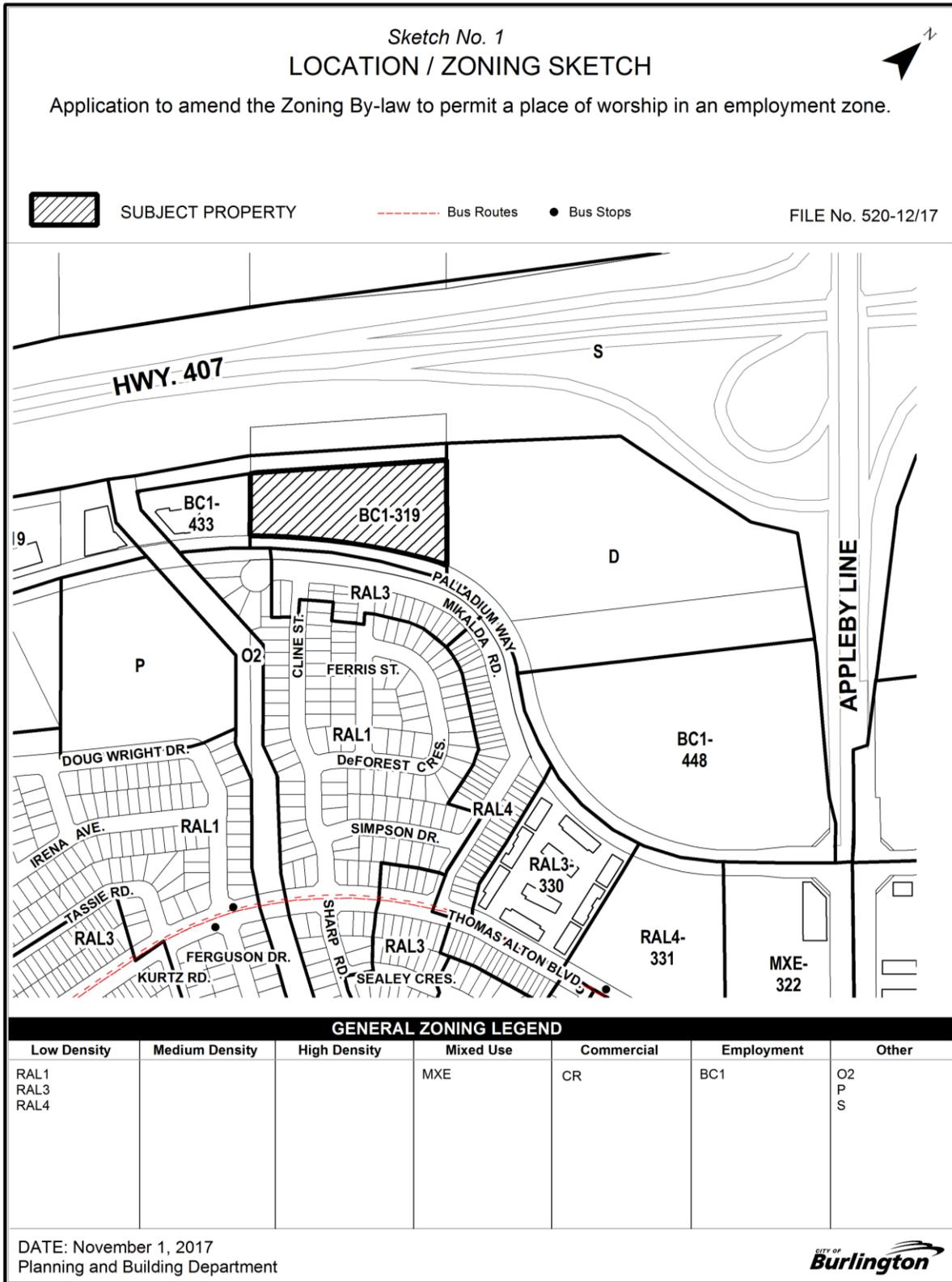
## **Appendices:**

- A. Sketches
- B. Public comments received to date

## **Report Approval:**

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

### Appendix 1: Sketches

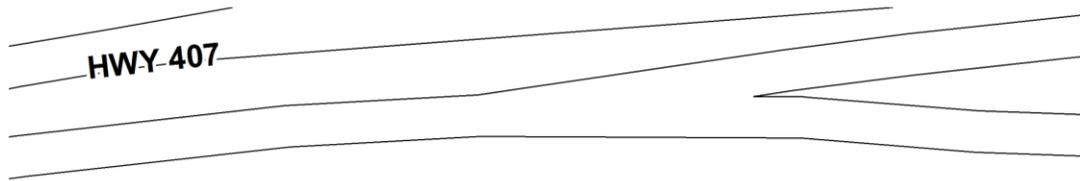


Sketch No. 2  
**DETAIL SKETCH**

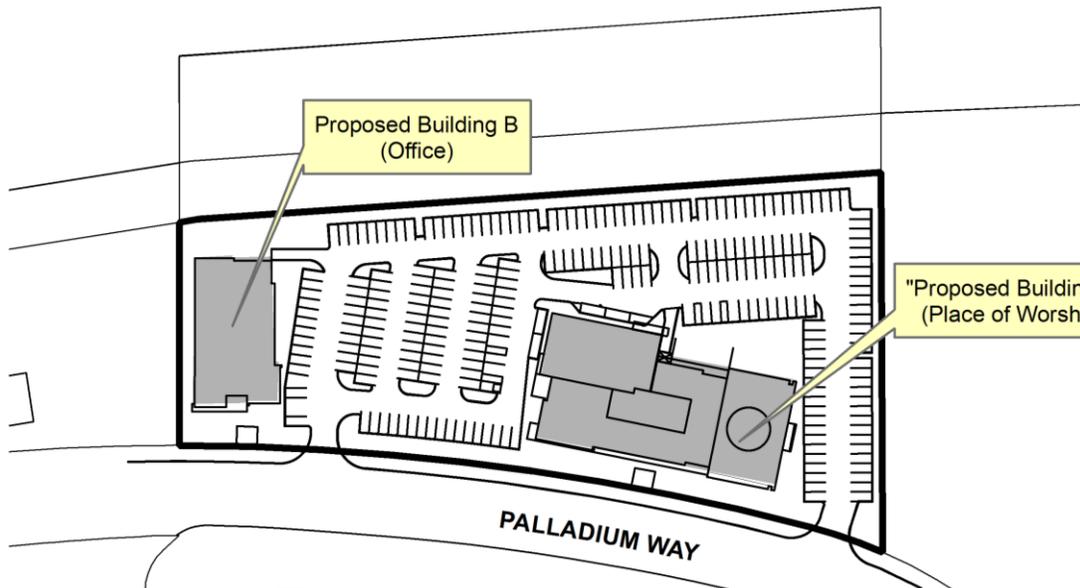


Application to amend the Zoning By-law to permit a place of worship in an employment zone.

 SUBJECT PROPERTY



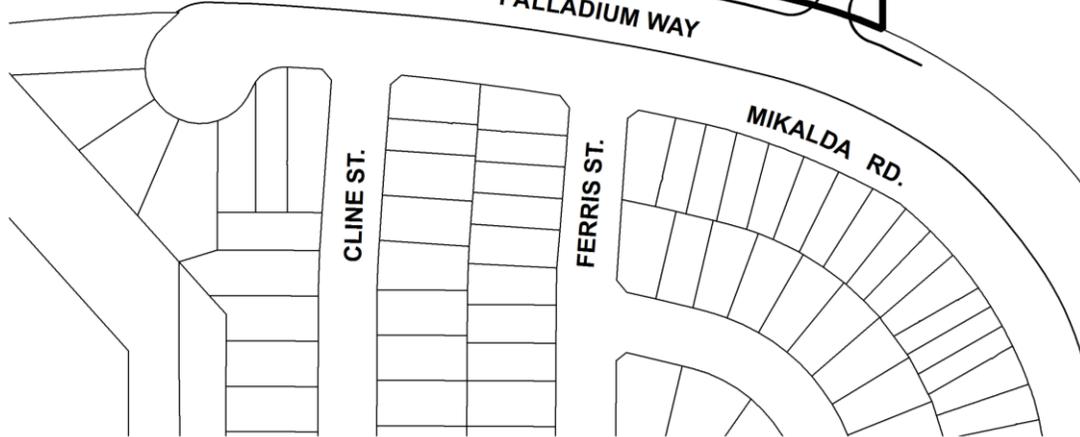
**HWY-407**



Proposed Building B  
(Office)

"Proposed Building A  
(Place of Worship)

**PALLADIUM WAY**



**CLINE ST.**

**FERRIS ST.**

**MIKALDA RD.**

DATE: March 7, 2018  
Department of City Building



## Appendix 2: Public Comments Received to Date

### Letter 1

Good Morning Mr. Douglas,

My name is Borjana Pavic, I live on 3392 Mikalda Rd with my husband and my two children. My biggest concern regarding the proposed build is that City Opening is proposing to up Cline St. on to Palladium, Which I find ridiculous. Opening up a residential street on to a commercial will be a nightmare for us with kids who are always playing outside. Traffic is already a nightmare in this neighborhood this will make it even worse, I will not have peace of mind if my kids are playing outside with cars going in and out. This is one of the reasons we bought the house. Small street, less cars so my kids can have the freedom of being outside without me worrying about cars. I am please asking you to change your plan and DO NOT open CLINE to Palladium. I am sure many if not all of the residents will agree with me on this.

Borjana & Zoran Pavic, 3392 Mikalda Rd

### Letter 2

Hi Thomas,

I wanted to register my concern on the subject and, for consistency reasons, I copy & paste my comments I provided for 4691 Palladium Way few years back. Please note that the same reference conditions apply as I expressed in my original email.

***"1. With the economic downturn we are experiencing, as a resident of Burlington, I'd prefer to see more developments geared towards increasing long-term employment and tax base. I'm not sure how the churches are taxed (I'm guessing they are not). Please note that I would have raised the same question whether the development was a mosque, temple or church.***

***2. On the flipside, with the development of North Burlington, the green space is continue to shrink and the proposed area lies just south of Highway 407 - a major source of noise ( I live in the area, so I know). I'd prefer to see a buffer green space, such as parks than a building and parking lot."***

I also wanted to add a couple more points:

3. Since the development on 4691 Palladium Way was built, I see the parking lot for the church being occasionally overpacked with cars, forcing people to park illegally along the Palladium Way, as well as on the residential streets of Minerva, Cline, Ferris and, sometimes Deforest. I saw the parking arrangement for 4721 and, with further development of Phases 2 and 3, I foresee the parking only get worse, especially during

events. If both of the developments goes ahead, I see the parking situation being exacerbated if both locations have events at the same time.

4. I would like to get more information on how religious developments are taxed vs. business. As a resident of Burlington, I'd like to see increased tax base rather than increased (under)utilization which is likely to be passed onto the residents of Alton Village (and Burlington).

Wish you Merry Christmas and a Happy New Year!

Bayar

### **Letter 3**

Dear Thomas,

As we discussed on the phone, here are some of the concerns we have in regards to the amendment to the current proposal to include school/ community centre.

A place of worship will no doubt bring increased traffic, however with the proposed amendment traffic in the Alton Village will be horrendous. Just try and drive in this area between 8:15am and 8:45am to see what I mean about traffic especially in the winter months.

To our knowledge there have not been enough traffic studies conducted in the area. Especially in the winter months with the three schools in the area (two elementary and one high school). I do know that ADI developers did a joke of a traffic study during March break and summer months.

The ADI development has not yet been resolved, even with 10 storeys we are looking at major addition of both walking and driving traffic.

There are only stop signs in Alton Village and with the addition of a mosque and ADI development we will no doubt need traffic lights.

The deign of Alton village is not conducive to large scale traffic. Our schools are considered to be walking schools (meaning most children should be walking). With all the addition of an Islamic school / community centre we will have more traffic from all around as people from other communities will be driving their children to this facility. Currently Alton has been unable to secure crossing guards for all our major crosswalks/ stop signs. How do I as a parent know my children are safe with all the increased vehicular traffic? If this amendment is approved what will the city do to ensure we have crossing guards and or lights to allow our children to get to school safely?

In my opinion under no circumstance can Palladium be opened to Alton Village (rumor is Cline and Mikalda are considerations). This will be a traffic nightmare. As much as possible let's keep the traffic on walkers/ Appleby and Palladium.

Keep in mind, there are numerous commercial developments on Palladium and Thomas Alton. All of which add to the traffic in the area.

The new Provincial offences Act court house which is to be open in 2019 will on its own bring a great deal of traffic to the area. This facility as per their website will service, Burlington, Halton Hills, Milton and Oakville. Again as per the website this is a 34 000 sq ft court house, so we are talking about a large scale facility with no doubt high flow of people in and out this area.

Palladium as it stands today is too narrow at one lane each way and a bike lanes (bikes are a joke if the area is to be as dense as they are proposing it to be. )

The reality is, a through traffic analysis needs to be conducted during high traffic times and seasons before any decisions can be made. Let's also try to make decisions considering all the factors (ADI development, businesses, Provincial court, schools and other places of worship). I fear all the "pieces of the puzzle" are being looked at properly. We still have too many unknowns to make decisions that will impact for many years to come.

Thank you for your time Thomas!

Chris and Annette Palalas, 4666 Cortina Rd

#### **Letter 4**

Dear Mr Douglas,

My name is David Tang, I live in Alton Village and I was there 2 nights ago for the neighborhood meeting regarding Planning Application for 4721 Palladium Way File: 520-12/17.

I'm very concerning about this application.

1. The parking problem: Although they promised it will not be a problem, but from the situation we seen from the other mosque, we all know it will have a huge impact on our community.
2. This is a residential area. The fact that this plan will bring lots of unnecessary traffic into our community. It will create a big safety concern for the nearby schools, our children, and every residents in our community.

We would really appreciate if you can reconsider this application.

Thank you for your understanding.

Best Regards,

David Tang, 3347 Roma Ave

## **Letter 5**

Hello Mr. Douglas

My name is Lily Ju, currently live on Nixon Gate in Alton Village community. I have some serious concerns over the noted application.

- 1) There are already two places of worship built on Palladium Way, which will be very busy considering the two nearby schools and looming employment lands in the near future;
- 2) The magnitude of the proposed development far exceeds the scale of Alton Village community and the requirement for a place for worship;
- 3) The risk of this application would be very high on stake in terms of additional traffic impact, parking, noise, as well as the kids' safety in the neighborhood.

As quoted "We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application." in the City's notice, I am wondering, under what circumstances, the City would refuse the application based on the risk assessment based studies.

### **Follow-up:**

Thanks very much for the information.

From a technical competency prospective, has the City already reviewed and approved the technical content in the "supporting documents" for public consultation?

Each report should document the pros and cons of the proposed development based on the sound risk assessment from the technical studies. However it seems fruitless of the public consultation if the City has been already advocating the recommendations in the report, namely the City has somewhat agreed with the conclusions of the reports.

Why isn't there a planning need study in the planning context? I think the Alton residents would need a day care place more than a place for worship. The City has the responsibility to control the land use for the best benefit of local residents at large.

Thanks again.

Lily (Guo Liu) Ju

## **Letter 6**

Hi Thomas,

I am the residence in Burlington for quite a few years. We love here and enjoy living in this city. A news, which I encountered recently, has raised my concerns. A worship place will be built in Haber community. Even though, I don't live in that area, but I know that area very well. My son went to Charles Elementary sometimes.

The reasons I don't think this is a good idea are as followed,

1. There is a church right beside the future location of this construction. The traffic, especially at weekends, will be overwhelming. The location is in a bay area, which means there is only one way to get in and out of the area. With two worship places sitting adjacent to each other is not a good idea for any of the peoples.
2. The location is right behind a pretty tight living area, which mainly hold the families with young kids. If such a place with high volume of people who are not living in that area will bring new safety issues to them.

Overall, I believe this project should be moved to an area will less trafic, and young families.

Thanks and regards,

Lan, Roseland

## **Letter 7**

Hi Thomas

I have lived in Shoreacres area of Burlington for many years, we all love Burlington and are very proud of it. Now serval times a week, I will drive my kids to Haber community center to join different kind of activities including basketball, badminton and skateboard etc. The facilities over there are first class!

From the Burlington Post I found that a worship and a commercial shopping area are going to be built at Palladium way. it raised my concerns, the reasons why I don't think it is a good idea are as followed:

1. Alton village itself is a high-density community which most of the population are families with young kids living in townhouse, the population density is already higher than most of other residential areas in Burlington. You can see that from Dr. Frank J Hayden Secondary School, how many portables they are using now? 12 or 15? It is no doubts that the worship will bring a lot of traffic to the village area, You can change the Zonging of that piece of land, but you can't change the width of the road and other facilities which are already finished! This will bring great potential danger to the young kids and teenagers living in this village.
2. About the parking, when the parking lot around the worship is not enough, eventually people will park along the roadside which will make the road more narrow and bring more inconvenient and danger to the local residents; or if they park in front of the Haber Centre, those people now using the facilities just like me have to fight for a parking space, and this also will bring more danger to the kids walking between the library and the skateboard park. It is said the worship will offer public transportation, is it 7 days a week? what is frequency? what if people don't like to use it? what if the worship has

financial problem and can't afford these transportation service two years later? As you know, when it is built, even it brings big trouble to local residents , it is there forever.

3.About the noise, Are there any speakers at the outside of the worship? how is the voice volume when serval hundreds of people praying together? will it affect the residents near the worship?

Finally I hope the City of Burlington will learn from the lesson that approving an office building in New Street to be changed into an apartment for sale in 1965, last year the structure of the apartment had problems, the first one those owners sued was the government. I guess the price for the settlement must be very high.

I sincerely hope after 30 years, you still think you make a right decision for the residents of Alton village and the City of Burlington!

Thank you!

Shirley Ou

### **Letter 8**

Hi Thomas,

Good morning.

My name is Herman who is resident of Burlington. We love this city so much and enjoy every day we are living here. Recently we heard there is a worship will be built in Haber community. That's a quite big concern from our family because my daughters has been visiting that area frequently. We knew there is a busy and density area even without any new building. A new worship definitely cause new heavy traffic when they are holding activities. which will give significant risk to kids living there and students who are have education there.

We totally understand other residents requirements about belief, religion and culture. However we hope city of Burlington has to be seriously evaluate potential security risk, noise risk as well as culture conflict before make any decision and change in Burlington. We wouldn't see any negative changing in this lovely city.

Appreciated for your attention and effort to protect our home.

Best Regards.

Herman

### **Letter 9**

Hello Thomas,

I am a current resident of Alton Village and just wanted to express my concern over the proposed development of a mosque on Palladium Way.

I do not support construction of such a facility for the following reasons.

Alton Village is a nice residential neighbourhood whose characteristics are already changing because of a number of construction projects underway and I fear that with a mosque being built will further cause the community to lose more of its appeal. It will become much more crowded, traffic congestion will increase, and many people who don't actually live in this community will frequent the area, disrupting the enjoying for residents.

Firstly it was noted that between 500-600 people will attend Friday prayers (but there will also be daily prayers so there will always be a stream of people present) yet only 261 parking spots will be created. This is a recipe for disaster, given the lack of parking and the fact the the mosque also plans to build a gym and office, it will attract so many people that they will be forced to park on the street within the neighbourhood. This is already a problem for people living hear the current mosque in Burlington. Cars will be on the streets reducing traffic flow and I don't see City officials actively cracking down on this consistently for the life of the mosque. Streets will be more crowded and detract from the enjoyment, peace, and quiet that community residents who have paid hundreds of thousands, if not millions of dollars, for their homes. An additional glut of people, cars, and traffic is not wanted by those wanting to live in a nice residential neighbourhood.

Another related concern is that the mosque will attract so many people that don't live in the Alton Village neighbourhood, i.e. living in Oakville, Hamilton, and even Mississauga. When I think of why I moved here it was because it was a nice quiet place with a strong community feel and this stands to change with the addition of such a facility. People will be hanging out at various times of the day and night who don't reside here reducing the "quiet community" feel of the place.

The provincial traffic court is also being built here and there is also the proposed development of twin tower condos (which although shot down is being appealed by the developer), plus Alton West is under construction as we speak. Burlington decision makers should take a fulsome view of things and truly consider the potential impacts that all these large construction projects will have on the local community residents. It is really not fair to us (the property tax paying residents). I can't even fathom how congested this neighbourhood will be if all of those things end up being constructed. I would literally just move out of this neighbourhood and I know many others would as well.

I fully support people being able to worship but I don't understand the need for it to literally be plopped down right inside a quiet residential neighbourhood. I would ask that

the City refuse the re-zoning and refuse the development of the mosque because it is extremely unfair to those that have chosen to live here and want to enjoy the sense of community with their fellow residents.

I don't look forward to having tons of cars, traffic, and people from all over the place routinely passing in and out of our community, What also needs to be remembered is that the mosque complex will also become a hangout for teens and others who will make it a place to congregate and socialize (especially with the gym) which again just means that more people (most of which don't live here) will be hanging around the area for significant amounts of time. Again, that's not a problem in and of itself, it's just a problem because of its proximity to the community that is already becoming more and more congested.. The proposal seems way too large for the chosen location, doesn't have enough parking spaces, and is much too close to the residences. I hope that the HIA can find another more suitable location further away from a residential neighbourhood.

Please accept this email as formal communication against approval and I know my sentiment is shared by many other current residents of the community.

Thanks,

Concerned resident.

### **Letter 10**

I am a resident in Alton village. Regarding Zoning By-law Amendment Application - Files 520-12/17, I have some concern on the noise impact during the 5-times praying in the planned mosque as well as the already crowded traffic around the elementary schools.

Appreciate you attention on this. Thanks.

Xin Xu, 3181 Sorrento Crescent

### **Letter 11**

Dear Blair and Thomas,

Regarding the proposed rezoning plan of mosque on Palladium Way in Alton VILLAGE, I do believe it causes negatively impact to the community and neighborhoods.

When we moved into Alton village, Palladium way was very quiet and rare building was erected along the road. I did not even worry about the traffic will cause any safety concerns when my children walk or ride to the school on Palladium way. With more and more commercial complexes were build, Palladium way was not quiet anymore.

Especially, more and more worship cars parked inside the community road when the existing church parking lot were fully occupied. Which, as a consequence, cause very

unpleasant and uncomfortable feeling to the neighborhood due to the traffic, congestion, noise pollution and safety concerns. More large worship building coming to the Palladium way will deteriorate the situation considering proposed rezoning is way more density and insufficient parking space when worshippers coming along from all different cities.

On the other hands, with more young family moving into this village, insufficient day care center should draw more attention to meet the community needs. We've seen a long waiting list in local limited day care center, which cause very inconvenient to the neighborhood. We are more than very welcome to build such facilities to offer our community, which in turns will support she sustainable development to the community.

There are more negative factors for this rezoning plan and I just name a few. I am really objective to it and hope the voice can be heard from our local residence.

Warmest regards!

David (Wei Chen), Cline Street

## **Letter 12**

Hello,

I am writing this letter to express my opinion about the proposed rezoning of mosque on Palladium Way in Alton Village. I believe this re-zoning proposal does negatively affect the surrounding properties and the existing neighbourhoods.

the existing road condition is not able to accommodate heavy traffic flow. Palladium Way is a one lane light road. The designed capacity cannot handle hundreds cars flooding into at the same time. The proposed rezoning requires at least medium to heavy traffic mode to be able to accommodate their routine activities and big celebrations.

the proposed rezoning is way over density and insufficient parking space, which will result in that the local residence has to be forced to endure their parking problem.

the proposed rezoning doesn't meet the local residence needs, such as a daycare. The neighbourhood shorts daycare service and there is a long waiting list. The local residence pays all the maintenance for the local facilities even for the extra police force for the traffic problem caused by the rezoning project, however, they are not benefited at all from the rezoning. That's not fair.

the proposed rezoning negatively affects the local economic and local businesses. There are more than four gyms in surrounding area, and they welcome everyone. There are local schools in Burlington shutting down, and these are perfect source for

classrooms. The rezoning doesn't meet one of crucial criteria for zoning: whether a proposal benefits the local economic/local businesses, and supports sustainable development.

I strongly oppose the rezoning proposal. I really hope the voice from our local residence can be heard.

Warmest Regards!

Sincerely,

***Copies of this letter, some with minor variations, were received from seven individuals:***

Weijun Chen, 3100 Jenn Ave

Yan Luo, 4770 Deforest Cres

Jinfei Li, 4770 Deforest Cres

Steven Lu, 3137 Velebit Park Blvd

Mike & Lisa, 4651 Irena Ave

Jasmine, 1510 Rusholme Cres

Helen & Family, 3204 Sorrento Cres

### **Letter 13**

Dear Mr. Douglas,

I have been a Burlington resident for many years. I attended the neighborhood meeting that was held at Haber community centre in regards to the proposal of Zoning By-law amendment application -4721 Palladium way, files: 520-12/17. However, I do have some concerns of it, and I want to share them with you.

First of all, I believe the parking lot for this proposed project will be a huge issue. In fact, there are not enough parking spaces for any kind of new buildings in Burlington whether it has been built up or is still in a progress. I know the project is properly handled by a professional architect company and the construction builders. All building facilities are designed to meet the city requirements, however; we are the local residence living here, and we know what daily traffic flow really is. The parking space becomes more concern, especially, on the prayer gathering on every Friday afternoon or any of other weekdays. The proposed numbers of parking spot is already inadequate than the planned people who will be coming for the Prayer. Although, I trust people will definitely try their best to use carpool whatsoever avoiding cause any inconvenience to the neighborhood, but the reality is when there is not parking space they have to park on the road without other options as they can't miss to pray. As far as I know Palladium way is a one lane light road, if there are cars parking on the road, it will even narrow down the road smaller. On

the Fridays, many school age children have activities after schools; you can image how the congestion will be facing.

This concern can extend further to the children's safety in the community. Alton Village is a more recent community; many of my friends with young children are living there. I visit them often. My friends keep telling how busy is the traffic and how frustrating they feel when comes to morning drop off kids to schools as well as afternoon pick up. We love our children, treasure our wonderful community. That's why if we see the issue of traffic flow, it could be a potential threaten to our children's safety, we are very cautious as this is our nature as a parent.

I am not sure when you conclude a decision for this Re-zoning amendment, how you weight each factor for consideration. I hope, please take our local resident's concerns into account when making the decision. Any of proposed solutions from the party who proposed this project is based on a hypothetical solution, but in our real life to start even working on these solutions which requires a lot of extra time and money. However, it will be only taking a few years to build this mosque, on another hand; it takes more than several years for urban construction would be possible to use those hypothetical solutions to turn into a practical solution. However, the inconvenience that may be caused to the surrounding residents occurs at the beginning of the mosque.

If you have any questions, please reply to this email.

Thank you very much

***Copies of this letter, some with minor variations, were received from twelve individuals:***

Helen Mu, 494 Mathewman Cres

Yanxia Li, 4632 Erwin Rd

Chenghai E, 4632 Erwin Rd

Lifeng Zhang, 4681 Cortina Road

Grace, 4689 Bracknell Rd

Kate, 3291 Foundation Gate

Wei, 4615 Keystone Cres

Jason Xu & Lin Yu, 3189 Sorrento Cres

Vincent Ha, 3259 Steeplechase Drive

Cynthia Chen, 3259 Steeplechase Drive

Daniel Yang, 1244 Tyrrell Road

Sharon Xu, 4310 Clubview Dr

## Letter 14

Hello Blair,

It was a pleasure meeting you on January 8th at the Alton Village neighbourhood meeting re. the proposed development of 4721 Palladium Way.

As I'm sure you recall, the issue of Cline St. opening up onto Palladium Way was a very hot topic. Even though it was clarified at the meeting that the drawing presented was wrong and there were no plans to open the residential streets onto Palladium as part of the proposed development, a number of city officials did state that there was a possibility that would happen down the road as part of traffic resolution concerns.

In correspondence with you over Facebook, you asked me to email my concerns and you would be sure to include them as input into the traffic consultation review underway.

Unfortunately I did not know of the original Nov. 2017 traffic consultation, but will be sure to participate in any coming ones.

As many residents have voiced over our shared Alton Village Facebook page, there are a number of key concerns with opening Cline up to Palladium:

- 1) The street snakes around towards Thomas Alton Blvd. and has a number of blind / narrow turns, especially with parked cars on the street. Increasing traffic substantially on this street will result in accidents and huge safety concerns. This is a quiet residential street with many young children, and quite frankly many of us are already concerned with the number of near misses we have encountered or witnessed, particularly in the Cline St. stretch between Thomas Alton, Simpson, and DeForest. Thankfully most residents off Cline are already quite aware and drive cautiously around those bends.
- 2) Another concern is excess speeding on the north side of Cline towards Thomas Alton or in the other direction – although Cline St. snakes around and has blind spots off DeForest and Simpson as described above which are a major hazard, there is also a long straight stretch between Palladium and DeForest that will encourage speeding and add to the risk. This stretch is already of concern to many of us, and we have been musing about options to address. Increasing the volume of traffic substantially will make things worse.
- 3) Opening up the street onto Palladium will also invite easy and undesirable access into the neighbourhood. There already has been a concerning number of reported crimes in the neighbourhood. Providing an easy access point onto our street will invite many more issues and pose a security concern for residents on all the nearby streets.
- 4) We all purposefully chose to buy homes on a quiet residential street and paid substantial premiums to do so. Turning Cline into a throughway will impact our property values and also fundamentally ruin our original purpose of living on a quiet street.

5) Opening access will unquestionably create easy means for inappropriate spillover parking headaches from both the church (St. George's) as well as the proposed new development by the Halton Islamic Association. There are already issues on Sundays from church-goers, and that's with access blocked off. Imagine how bad it would get if the street were opened up! As you heard on Jan. 8th, far and away the biggest concern with the new development was repeatedly stated to be the potential parking impact, and that's without direct access onto Palladium. The problem would become intolerable.

6) Cline St. is not that deep into Alton Village; we simply don't understand how opening it up to Palladium will drastically alleviate traffic on Thomas Alton Blvd. Far and away, the issue with Thomas Alton Blvd. is related to school drop-offs and pickups, also exacerbated by Thomas Alton Blvd. being the bus route as well. There have been numerous great suggestions made to address and none have been actioned. For example: why don't AVPS and St. Anne's Catholic school stagger their start times? Also, why can't entry into AVPS be made one-way off Thomas Alton, with exit opened up onto Palladium? We were told the school doesn't own that property, and that it's owned by the Parks department (or something to that effect). Surely the City of Burlington can help with that? What about better bussing options for perimeter residents, or making the bus route along Palladium with direct access to AVPS and St. Anne's off Palladium?

7) Should the unthinkable happen and the 2 proposed 19-storey condo towers get built, residents there will have an easy and direct access into Alton off a narrow residential street, creating further nightmare traffic scenarios.

In closing, I wish to thank you for being a supportive voice for the residents of Alton Village. It is such a great community with so much more potential, but under threat from excessive overdevelopment around it and seemingly limited solutions being offered by the City.

I would be happy to discuss these issues further if you need more detail. I look forward to hearing back some of the City's proposed resolutions and future meetings.

Thanks again.

***Follow-up to Letter 14***

Staff noted that the letter predominately concerns existing conditions, and asked for clarification on whether the writer had any concerns about the proposed development. The writer responded as follows:

Thank you Thomas. I understand your point, however there is an interesting nuance for you to consider re. Community impacts - I personally have no concern with the proposed development so long as Cline does not open up onto Palladium for the foreseeable future. However, if it does open up down the road, then I think the highly likely parking spillover impact will become a problem and will adversely affect the

community. As you heard at the meeting, parking was the #1 concern repeatedly expressed, and that's with the residential streets closed off to Palladium.

Anyway, not sure how you would work that in other than noting that this concern should be a major consideration for the City for any future traffic alleviation tactics. I would agree, this is more in Kaylan's court at this point.

No need to involve me with any further consultations for the place of worship. Blair & Kaylan, I would however like to be involved in any future consultations on traffic concerns and proposed options.

Thanks very much.

Hamza Habbal, 3332 Cline St.

## **Letter 15**

I am the resident of Alton Village. I want to share my opinions about the proposed rezoning of the mosque on the Palladium Way in Alton Village. I moved to this community because of it is quiet and road safe for my kid, but I am seriously worried now because of this proposal. I really hope that our government can listen to the local residents' voice but not other people who are not living here.

1. If the mosque is built in Alton Village, there will be many prayers rush into this quiet community every day. Our local residents will face a lot of traffic issues:

1). There are already traffic jams every day on Appleby line, Walker's line and Dundas street. With this mosque, a lot of people will come here from other communities of Burlington and even other cities. I can't imagine how heavy the traffic will be.

2) Current Palladium Way is not a wide road. If hundreds of cars flood here, this road will be in heavy traffic for sure. The design of Palladium Way can't accommodate that.

3). When this mosque holds any events and celebrations, the traffic problem will be more serious.

2. The local residents also face the safety issue because of the traffic brought by the mosque.

1) There are schools on Palladium Way. There are students come across the road daily. The parents are feeling safe for now, but with the heavy traffic brought by the mosque, it won't be safe anymore. Some little kids don't know how to deal with so many running cars.

2) There a lot of joggers, bikers, and kids especially in the summer. It won't be safe anymore with that big amount of cars.

3. The parking issue. The proposed rezoning has a plan of a big building, but it doesn't have enough parking space. The result will be that they will park in the Alton Village. They will park in front of the door of our houses. Many residents have kids playing in front of our houses. So many cars driving around and parking are not safe for our kids. Especially when they have any celebrations or big events.

4. Our local residents will face the environment pollution. Not only the polluted air from the traffic congestion but also the noise if they use the loudspeakers for outside prayers and for any events/celebrations they will hold.

5. This proposal will negatively affect our business. This proposal doesn't provide as many job opportunities as a business building. If it is built as a business building, a lot more people will get a job there and the City of Burlington will get more tax income. This will benefit Burlington's economic much better.

6. When the City of Burlington reviews the rezoning, it should meet the criteria which are to benefit the local economic/business, local residents and supports the city sustainable development. What will benefit this community is something like daycares but not a mosque. There are long waiting lists for the daycares. Parents either send their kids to daycares far away from home or they can't go to work, they have to stay at home to take care of their kids.

Based on what I mentioned above, I strongly oppose the rezoning proposal. I really hope that our government considers our local resident's thoughts. We are the people whose daily life is seriously affected. We really need your support.

Thank you and best wishes

Sincerely

***Copies of this letter were received from two individuals:***

Min He

Dong Zhao, 4688 Huffman Road

## **Letter 16**

Dear Mr. Thomas

I am writing you as a resident of Burlington living in the Community of Alton Village who wants to voice their urgent concern and objection regarding the rezoning on 4721 Palladium Way (File 520-12/17) to allow for the building of a large place of worship.

I was able to attend the January 8 public meeting at Haber Community Centre to examine the proposed site layout, parking and building plans and as such voice my concerns having a good understanding of what is proposed to be built as well as an intimate understanding of daily life and commuting within my own neighbourhood.

I also understand that the current zoning is for a business corridor for office and industrial use and does not include places of worship and hence leading to council's decision on whether to re-zone.

I have 2 main concerns over 1. Traffic and Safety and 2. Parking and have provided relevant details to support the objection of the proposed rezoning:

1. Traffic and Safety:

- Palladium way is a two lane street with bike lanes separating an industrial park from the Alton Village residential area. It has no dedicated crossing zones, cross walks or stop signs/lights along its entire length from Appleby to Walkers line as it was intended to be used as an industrial access road and there were no such crossings on the site maps for the proposed development.
- The proposed re-zoning on Palladium Way is directly across from a residential area and two perpendicular streets (Cline and Ferris St) that might potentially be opened onto Palladium Way in the future (Please see attached map – Location 1). Any visitors to the development from Alton Village and any visitors that might park in Alton Village will have to cross a busy street without marked cross walks or stop signs/lights.
- Two elementary schools with over 1,700 students back directly onto Palladium Way. Parents and their children living on the North-West periphery of Alton Village use sidewalks on Palladium Way to get to and from School in the morning and at 3PM which coincides with estimated peak use time for the proposed development (Please see attached map – Location 2).
- In comparison to the existing places of worship on Palladium Way, this proposal is on a significantly larger scale and scope with an occupancy of over 600 and a ground floor area of 41,000 square feet. The parking space of the existing places of worship is also a fraction of the 261 parking spaces at the proposed development (For example: Approximately 70 parking spaces exist at St. George's Anglican Church immediately adjacent to the proposed building). This means that the traffic impact will be significantly larger than that of the existing buildings. In addition, the use of the proposed gymnasium, offices and classrooms are also likely to put pressure on local traffic outside of the identified peak-use times for the proposed development.
- Traffic in the Alton Village area will also increase if a proposed residential development of a 19 story-498 unit condominium and 200 townhomes on Thomas Alton is approved (Please see attached map – Location 3)– likely compounding the traffic problems from the proposed re-zoning. Please note that the traffic map attached shows the existing traffic congestion in Alton Village at 3PM on a Friday (Per Google Maps).

I believe the combined factors of the close proximity to residential areas and walkways combined with the increased vehicle and foot traffic that will stem from such a large

development will pose unacceptable traffic and safety risks to the residents of Alton Village and any visitors to the proposed development.

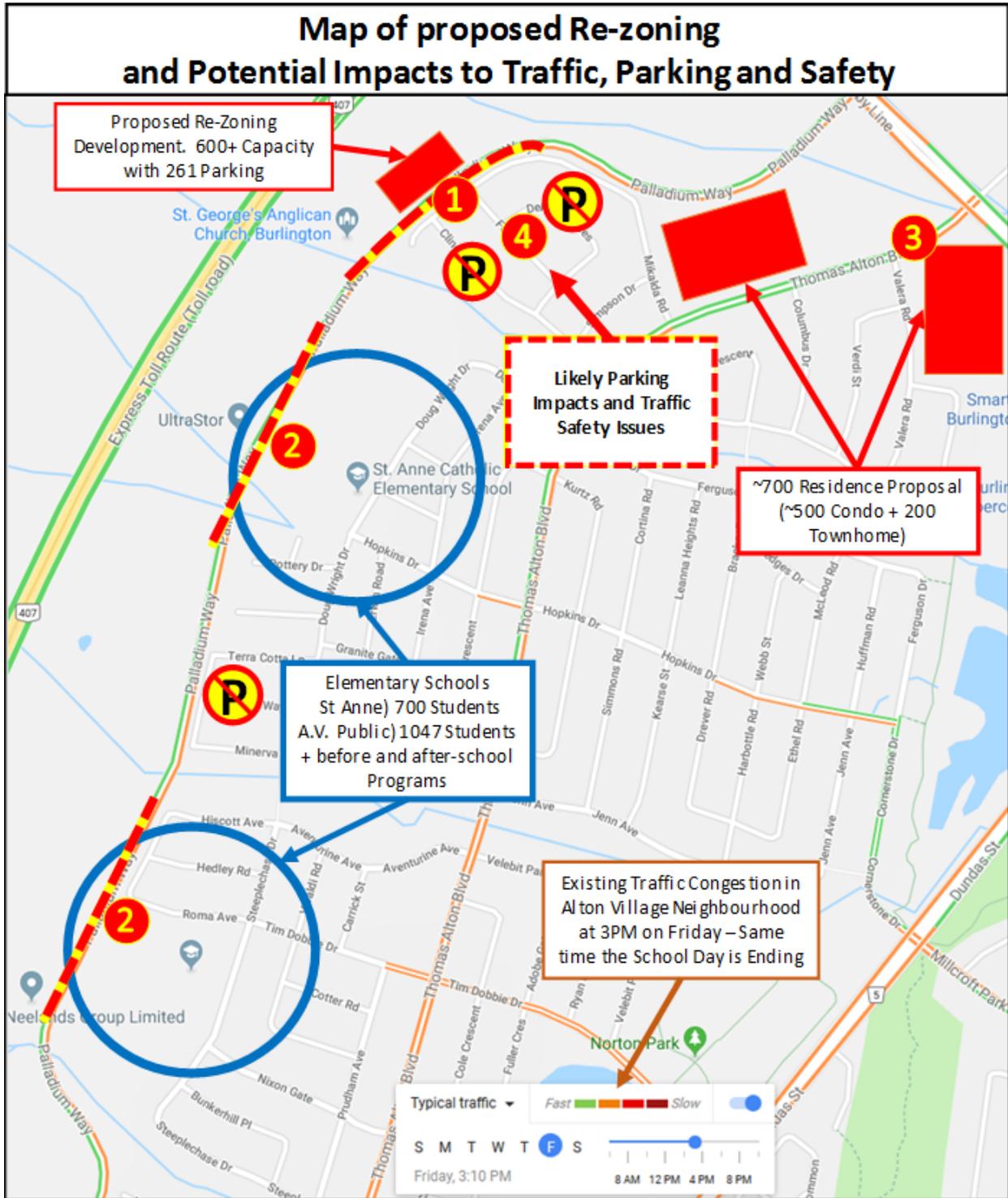
## 2. Parking:

- With only 261 parking spaces (Some of which will be blocked for snow clearing during winter months) for a proposed capacity for over 600 people, there will likely be issues with parking capacity that will spill over onto residential streets in Alton Village and lead visitors of the proposed site to cross Palladium Way where there is no pedestrian crossing or stop signs/lights (Please see attached map – Location #1).

Any parking of non-residents will negatively impact the quality of life on the residents of Alton Village

- After having heard at the Jan 8 meeting that the city planners might consider opening up perpendicular street access from Ferris St. and Cline St. onto Palladium Way, this increases my concern for parking on these residential streets (Please see attached map – Location #4) as visitors to the site would even more likely search out alternate parking when the proposed development is at capacity (As is the case with a similar place of worship on Fairview Street)

I sincerely hope that you will consider the above objections related to negative impacts on Traffic, Safety and Parking on residents of the Alton Village neighbourhood when making the decision on re-zoning and whether to approve the proposed development on Palladium Way.



**Copies of this letter, some with minor variations, were received from eight individuals:**

Qiong Pan, 4611 Irena Ave

Yan Pan, 3062 Jenn Ave

Jin Chai Huang, 4275 Adobe Gate

Daniel Zhen Yu Liu, 3320 Gravenstein Rd

Julia Lihua Ji, 3320 Gravenstein Rd

Paul Chen, 4275 Adobe Gate

Song Zhang, 4634 Ethel Rd

Binbin Liang

### **Letter 17**

As a resident in Alton Village living close to St Anne Elementary school, I am writing this letter to express my opinion about the proposed rezoning of mosque on Palladium Way.

Having been living in Alton Village since 2006, I like this beautiful and peaceful community. My two kids were born in our home here. This is kind of a new community. Many new couples chose to settle down here and we can see more little children than in other community. The heavy traffic and parking issue brought by proposed mosque will significantly increase the risk on children's safety in the surrounding neighbourhood.

We can expect hundreds cars to flood into this area at the same time. As Palladium Way is a one lane light road, long line and car idling appear inevitable. The proposed rezoning is of way over density and there will be insufficient parking spaces. The nearby streets will be packed solid by the cars spilling over from the parking lot. Hundreds cars will compete with loggers, bikers and kids, and therefore cause safety issue. I witnessed all these happened in another city where I work. The peace in our neighbourhood will be gone and children will start to live in a community with increasing risk of being hit by the heavy and busy traffic.

Based on the above grounds, I strongly oppose the rezoning proposal. I really hope the voice from our local residents will be heard.

#### ***Follow-up on Letter 17:***

Hi Thomas,

Further to my comments below, I have the following additional concerns regarding the traffic and parking impacts.

There will be two services: 1:30 and 2:30, on Friday. When the first run of people are exiting, the other run of people are rushing into. It is very hard for the 2nd run to find the parking space. They will probably park in the neighbourhood. To make it worse, around 2:30 parents are driving from inside and outside Alton Village to St Ann School to pick up kids.

I hope all these negative impacts are taken into account in the decision making.

Thanks,

Yong Chen, 4611 Irena Ave

### **Letter 18**

Dear Mr. Douglas,

I am contacting you about the Re-Zoning Amendment in regards to 4721 Palladium Way.

Our city has repeatedly been recognized among the top two living places in Canada for its unique community environment (safety, transportation, education, employment opportunities etc.). As an Alton Village resident, my family has truly enjoyed the environment here. We see fellow residents strolling on the streets in the evening especially on Palladium Way to enjoy the peacefulness and quiet nights. Currently, one side of this street is designated for residence and the other for business. The proposed amendment threatens the safety of this area as it would bring a very high traffic flow through the area. The road is only 2 lanes with no cross walks or stop signs - not only would this be dangerous for the children who attend the nearby public schools, it would also significantly worsen the traffic in the area, which is already congested at peak times. The location of the proposed establishment will also increase the traffic flow through neighbouring areas, again making the congestion worse.

Furthermore, the amendment proposes a much larger establishment than others and would require significantly more parking space. This would invariably lead to parking spilling onto the residential streets. Not only does this also pose more risks to residents trying to cross the street, it would again mean significantly more traffic in residential areas which would unfairly disrupt the nearby residents of Alton Village.

I sincerely hope that you will take my concerns to heart when discussing the decision on the re-zoning amendment.

Thank you,

Mengchun Zhang, 3288 Foundation Gate

### **Letter 19**

Good day Sir/Madam

The following comments are against the size and mix of activities in the development of the Islamic Center versus a place of worship:

§ As stated in page 25 of the Traffic Impact study, "The first principles calculation provides insight on the key factors influencing demand. Trip generation depends on the capacity of the worship space, a factor to account for the fact that facilities are not

always at 100 percent capacity and that some people may park off-site, the percent of people arriving by car, and the average number of passengers per vehicle.” The provided assumption to use the current Harbor Centre in its current capacity and nature of use as a reference for the new development is refuted for the following reasons:

1. Harbour center is on Dundas st., a highway, served and accessible by public transit, so the 73% of attendees arriving by car will have to be changed to a much higher percentage where no transit serves palladium and not even residents will be walking to the center. We're looking at 95-100% instead.

2. A mosque with attractive architecture as proposed and complemented by diverse activities will attract more congregation than a Rec. center that is not designed for the worship purpose, which at times might deter worshipers. So regardless of the 800 attendees at Harbor, the new place of worship will host above that figure on regular basis not accounting for the growth.

3. Therefore, proposed mosque capacity in the traffic impact study should be calculated at over 800 attendees.

§ Thus, it is fair to establish the argument that such a center is of regional nature even without account of near future growth, being built next to a local community. It is legitimate to question the impact of that on the studies submitted for the development including traffic and parking.

§ Peak hours on Fridays are just around the same time schools get off. The safety of our children comes first as they walk and bike just steps away from a rally of cars estimated at around 300 ( $800/2.8$ ) leaving all at the same time.

§ As much as we would like to see mixed activities to serve the diverse needs of our community, the additional activities are going to just add insult to injury. Proposed parking will not be sufficient and that is from our experience as residents in Alton village. City approved calculations has proved deficient in meeting actual demands and user behavior.

§ Our recommendations aim at transforming this regional center to a local place of worship by downsizing the prayer hall to a capacity determined by current and projected local demographics and demands mainly in Alton village and not elsewhere in Halton and Hamilton. The downsize should also entail all other related activities except the offices, as their use is of a different nature and might be needed as revenue for this non-for profit development.

§ It would be recommended as discussed at the meeting to facilitate collaboration between the Anglican Church and the centre for the utilization of parking, as currently Church attendees overspill on Palladium and Mikalda and it would be a pity to fall into the same trap again

***Copies of this letter, some with minor variations, were received from seven individuals, some of whom did not provide their names:***

Fadi Sharaiha, 4865 Verdi Street

Paul Haddaden, 3346 Mikalda Road

Rob Georgi, 4805 Thomas Alton Blvd

Xiao Ming, Xiong (Tony)

May Sadek, 3339 Cline St.

**Letter 20**

Dear Mr. Douglas,

I have a big road safety concern to the proposal. I was struck by a car before in the peak hour in Burlington. Some drivers may not observe carefully enough all the directions including the bicycles and pedestrians at a busy intersection.

In the Alton Village, there are Alton Public School, St. Anne Catholic Elementary School, Hayden High School, and Haber Recreation Centre. There are lots of children walking and cycling on the street to and from the school and community centre. These children are vulnerable to the road safety. A large traffic flow before and after the services time introduce high risks to the neighborhood, especially to the children. Any proposals that could cause large traffic flow in the weekday, during the hours for children going and leaving school, are inappropriate due to the safety risks.

This is not a simple parking and traffic concern. This is about children's safety.

Best Regards,

Xinyi Zhang, 5402 Redstone St

**Letter 21**

Dear Blair and Thomas,

Regarding the proposed rezoning plan of mosque on Palladium Way in Alton VILLAGE, I do believe it causes negatively impact to the community and neighborhoods.

When we moved into Alton village, Palladium way was very quiet and rare building was erected along the road. I did not even worry about the traffic will cause any safety concerns when my children walk or ride to the school on Palladium way. With more and more commercial complexes were build, Palladium way was not quiet anymore. Especially, more and more worship cars parked inside the community road when the existing church parking lot were fully occupied. Which, as a consequence, cause very unpleasant and uncomfortable feeling to the neighborhood due to the traffic, congestion,

noise pollution and safety concerns. More large worship building coming to the Palladium way will deteriorate the situation considering proposed rezoning is way more density and insufficient parking space when worshippers coming along from all different cities.

On the other hands, with more young family moving into this village, insufficient day care center should draw more attention to meet the community needs. We've seen a long waiting list in local limited day care center, which cause very inconvenient to the neighborhood. We are more than very welcome to build such facilities to offer our community, which in turns will support she sustainable development to the community.

There are more negative factors for this rezoning plan and I just name a few. I am really objective to it and hope the voice can be heard from our local residence.

Yiru Liu, 3350 Cline Street

## **Letter 22**

I am sending this email to you with regards to the Re-Zoning Amendment for 4721 Palladium Way.

The Alton Village neighbourhood has stood out for many reasons. One of which I believe to be of great importance to many residents here is a generally quiet environment where everyone is raising families. I among many go for walks along Palladium Way and find that it is a very safe route due to the current traffic levels that I've observed. The proposed amendment is concerning as it would increase the traffic flow of the roads and nearby neighbourhood streets which not only makes it very noisy and disturbing for residents but also unsafe for pedestrians and kids who are out walking or playing along the streets. The nearby public schools and parks along Palladium Way already attract much traffic during rush hours and in general as well, and I imagine parking allocation will cause many more vehicles to enter nearby neighbourhood streets which will significantly increase overall congestion while reducing pedestrian safety.

I hope that you will take my concerns into consideration when discussing the decision on the re-zoning amendment. I am currently living at 3288 Foundation Gate.

Thank you,

Larry, 3288 Foundation Gate

## **Letter 23**

Dear Sir/Madam,

I am writing to express my concern regarding the proposal of zoning by law amendment 4721 Palladium Way.

I am fully supportive of City of Burlington's decision to build and provide more places of worship to the residents to fulfill their spiritual needs. However, 4721 Palladium is not the right location for this project mentioned above as it will create a lot of issues and inconvenience to the residents in the neighbourhood and reduce our quality of life here.

With the mosque max capacity of 500-600 people per service with 2 services offered on Friday afternoon, there could possibly be over 1000 people in that area at some point of time. People who finished their prayers will not disappear just like that, they need time to leave the premise. And people for the next session may arrive earlier. Also there could be people who linger around the area for other activities ie. gym etc.

1. Would there be enough parking for that many people? It does not seem like it from the plan. Although this huge number of attendance will not happen overnight but lesson learnt from Fairview mosque where the growth of muslim population in Burlington and surrounding area has increased the need to have access to a mosque. How can anyone guarantee that the number of people who come to Palladium way will not exceed the capacity in few years down the road and turn the street into the second Fairview St where parking is a nightmare on Friday afternoons. If the parking spill over to the residential area (which is happening at Fairview), this will create major inconvenience to the residents and potentially a safety issue.

2. Safety of children attending St Anne school is a major concern. With currently already busy traffic during drop off and pick up time, the prayer sessions is so closed to the after school pick up time will make the situation even worse. I highly doubt that the traffic from prayers would be able to clear up before parents arrive to pick up their kids. If there are parking that spill over, meaning traffic in the area would be even worse resulting in even more impatient/angry drivers who often end up with reckless driving. This poses a major risk to the children walking to school. Fairview mosque which was not close to school is already causing crazy traffic in the area, this the situation will even be worse here where it is right across from a school. Children safety is the top priority and we want a community that is safe to walk to school. There should not be any large scale building that close to the school proximity which potentially compromised the safety of school children.

3. Palladium way is still under development and have not have much activities and traffic on the street. However, have the city consider how the traffic flow will be like when the street is fully occupied with offices, plus a large religious+recreational center+office space? We have 2 decent size churches built there and their activities are on weekend. So it does not interfere with any of the business or school activities in the area. With this project, Friday will be unimaginable busy, raising the noise level for residents living close to that part of the neighbourhood. Not only on Palladium way but how about the traffic on both Appleby/Dundas and Walkers/Dundas? There are 3

schools in the neighbourhood and Dundas is already very busy during weekdays. Attracting even more traffic for the prayers will make the issue even more serious.

4. I hope the City seriously consider the consequences of approving such large scale project in the area. There may be more organization or businesses try to apply for large scale building if this is approved.

Born and raised in Islamic country, I have witness the exact same issue with Friday prayers in both countries - traffic and parking which caused a lot of frustration. I sincerely do not want Alton Village or Palladium Way turning into the second Fairview Street and neighbouring area. This is a quiet neighbourhood and I wish it would be maintained that way. Large scale building should be built further away from residential area, not so close to a school and already dense neighbourhood.

Thank you for your attention.

Sincerely,

Sau Leng Lee, 4607 Irena Ave

## **Letter 24**

Dear Mr. Douglas and Councillor Lancaster,

I am responding to your call for feedback regarding the plan for development at 4721 Palladium Way. As a concerned resident of Mikalda Rd, which is the closest public road that will allow for overflow parking, I would like to voice my concerns regarding the size and scope of the project.

1. The HIA spoke at the meeting a few weeks ago, saying that their worship centre is being designed to hold up to 600 people. They also said they are planning to eventually host two services between 12-3pm on Fridays. That indicates they are planning for up to 1,200 people to attend on a single afternoon, most of whom will likely be driving alone from places of work. And since it is also a community/social facility, we cannot expect that the first group will leave as soon as the first service is over, meaning we may have 4-600+ cars visiting the property at the same time. That is over double their parking capacity, not just on Fridays, but also 600-guest weddings, meetings, conference rentals, and other events. That could mean potentially hundreds of cars overflowing onto our residential streets.

2. While the plan indicates that there are 261 parking spaces available on the property, 60 of them are allotted to a secondary commercial building that seems unnecessary to the central goal of the development. While the HIA President stated at the meeting earlier this month that he would require the tenants to sign an agreement that "gives priority" to the worship attendees, it is unreasonable to expect that doctors offices and business employees will regularly leave with their vehicles for three hours on a Friday

afternoon, or even close their doors to clients. With only 201 spaces remaining for worship attendees, and at least double the vehicles, the toll on our neighbourhood streets will be heavy. Eliminating the non-essential commercial building would both decrease the number of cars already present on Fridays, as well as provide more room to build parking spaces.

3. There are already several cars parked along Mikalda Rd on Sunday mornings, as the church parking lot regularly overflows. Their number of parking spaces as required by the city based on capacity and square footage is inadequate for their typical Sunday services, which means perhaps the requirement should be revisited before any new ground is broken.

4. This is of high concern to residents of Mikalda and Cline, many of whom may not be aware of the potential ramifications of this project. We, along with many of our neighbours, have deliberately chosen to purchase homes on these quiet streets because they allow for our young children to play in our front yards or visit their friends across the street. Our children also walk home from St. Anne Catholic School, which dismisses at 3pm, the same time that the HIA stated their second service would dismiss.

I would like to request that the plan be revisited to allow for a higher parking-to-capacity ratio, either by eliminating/relocating the secondary commercial building or decreasing the maximum capacity of the building and increasing the parking spaces required. While we welcome development on Palladium Way, this seems to be exceeding the planned scope and capacity of the land parcel.

Thank you for your time and service to our community. I appreciate your openness to community voices while evaluating this proposal.

Stephanie Finn, 3342 Mikalda Rd

## **Letter 25**

I am writing to you to say that I am in agreement regarding the new mosque on Playdium....but am worried about the additional gym office space, parking, and congestion.

We have multiple gyms nearby, most with women only sections, and tons of nearby empty commercial space. We do not need additional commercial space...nor a gym.

Fill out what we have.

I am also worried about the traffic being caused by the new facilities and lack of parking. Plus the additional condo and infill projects in the area will create too much congestion. We moved from Alton because it was getting too busy.

People are worried about people parking all over their streets and then walking over to the mosque if there is not enough parking onsite....this as a resident would really upset me if a ton of cars came and parked outfront my house weekly. Just not enjoyable to look at, live there, back out of my driveway, no room for my guests to park, possible child safety issues with additional cars/blind spots etc.

People mentioned about a cut through from palladium to the community as well? You'd be promoting additional traffic to currently quiet family streets. I could see maybe a 1 way from the community onto palladium...to help people escape...say at Roma Ave to the west of alton village public school. But wouldn't want to be directing fast moving traffic down into the community. Thats just asking for people to start taking shortcuts etc.

Good luck with it all. Do what is right for the community. Listen to the people.

Thanks

Randy Hart - Sales Representative

Thompson Hart Real Estate Team

Royal LePage Burloak Real Estate

3060 Mainway, #200, Burlington, ON, L7M1A3

## **Letter 26**

Dear Mr. Douglas,

I am writing to voice my opposition to the proposed Islamic Centre planned for Palladium Way.

Is it necessary to build a "community centre" when there is already an excellent facility already in Alton Village. As you know, parking on Fairview Street where the current mosque is located has been a nightmare and building a larger centre will only add to parking problems on Palladium Way. What about the school and traffic on Friday afternoons? Has consideration been given to the safety of our children?

While I could go on, I writing to request you reconsider this development.

Yours faithfully,

Catherine Neal, 2215 Middlesmoor Cres