

Statutory Public Meeting

Application to amend the Zoning By-law

Applicant: A.J. Clarke & Associates on behalf of
Halton Islamic Association

Address: 4721 Palladium Way

Date: April 10, 2018

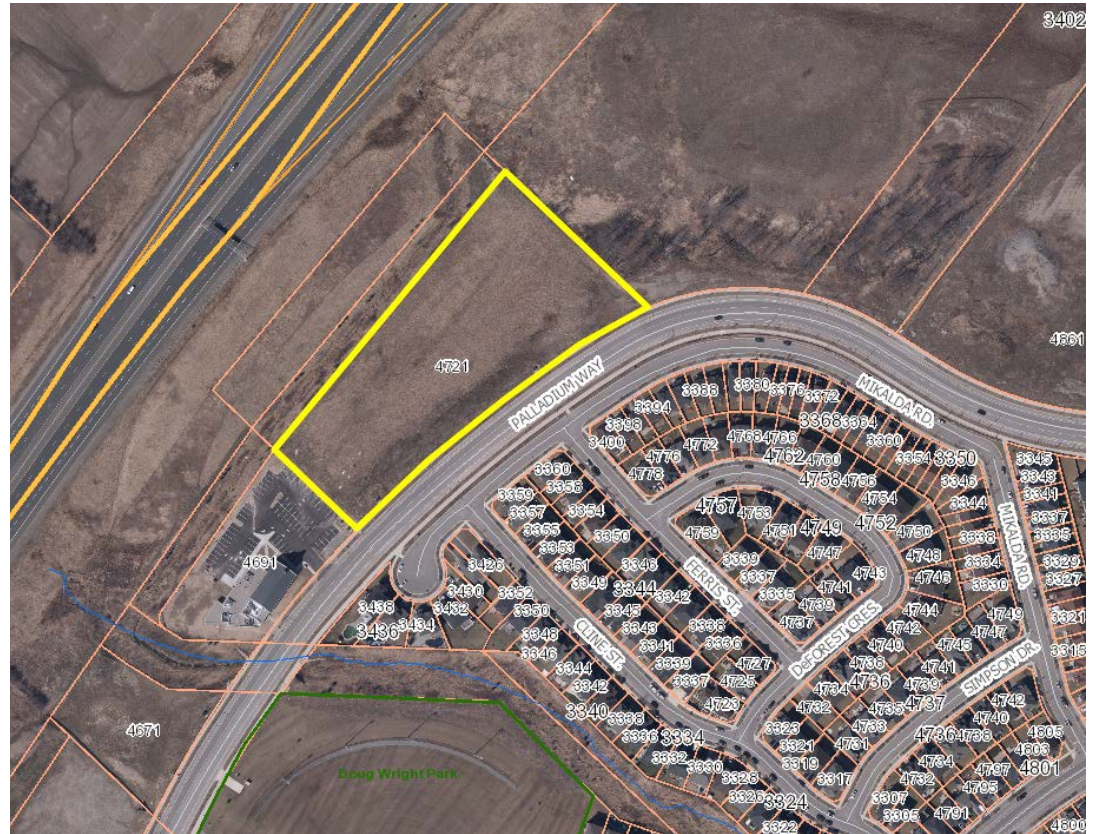
File No.: 520-12/2017

Presented by: Thomas Douglas, Planner,
Dept. of City Building



Development Site

- 4721 Palladium Way
- North side of Palladium Way, west of Appleby Line
- Lot area: 1.66 hectares
- Surrounding uses:
 - North: creek, Hwy 407
 - East: vacant employment land
 - South: residential community
 - West: church



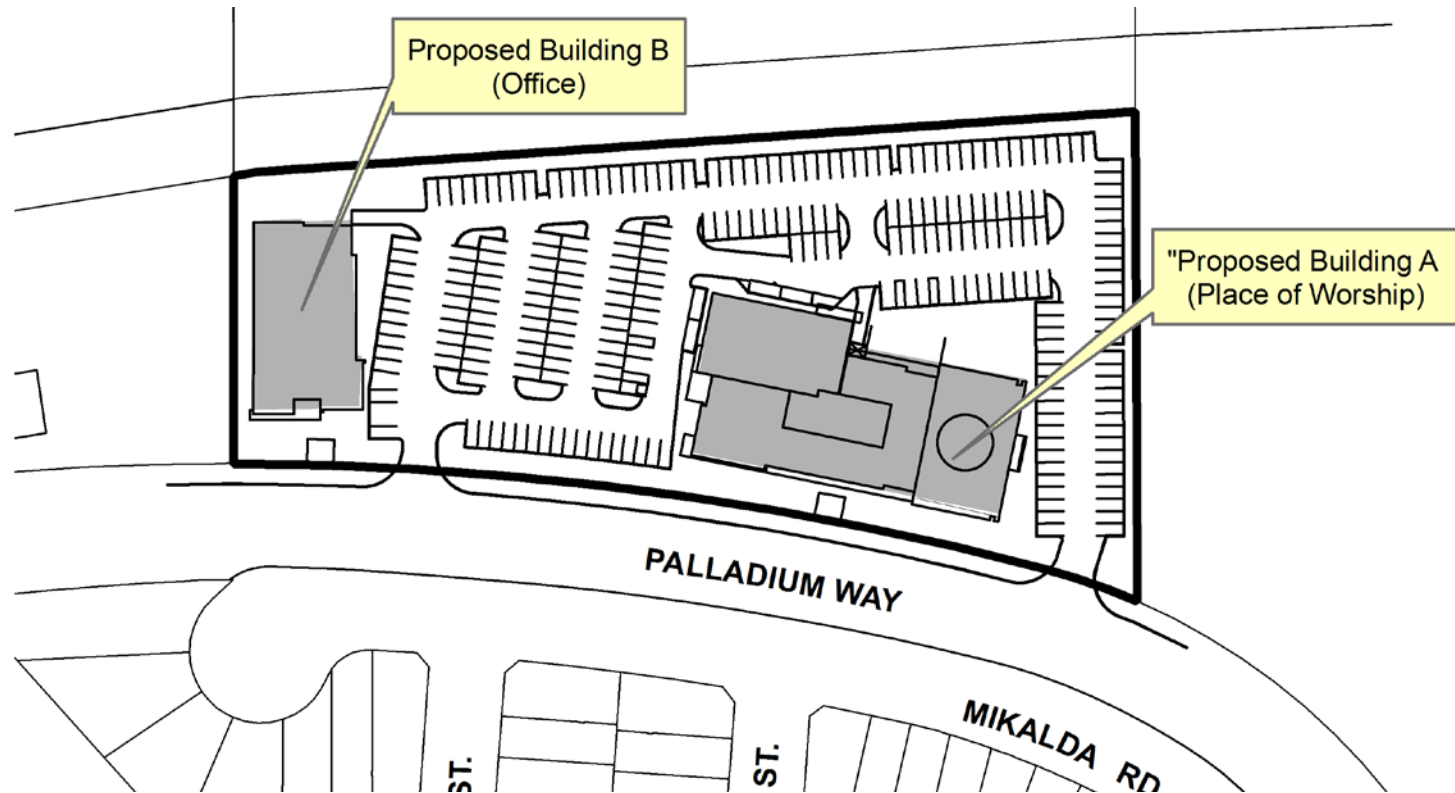
Proposed Development

To develop a two-storey place of worship comprising a prayer hall, gymnasium, classrooms, banquet room, and admin offices; and a two-storey office building with retail and medical office components.

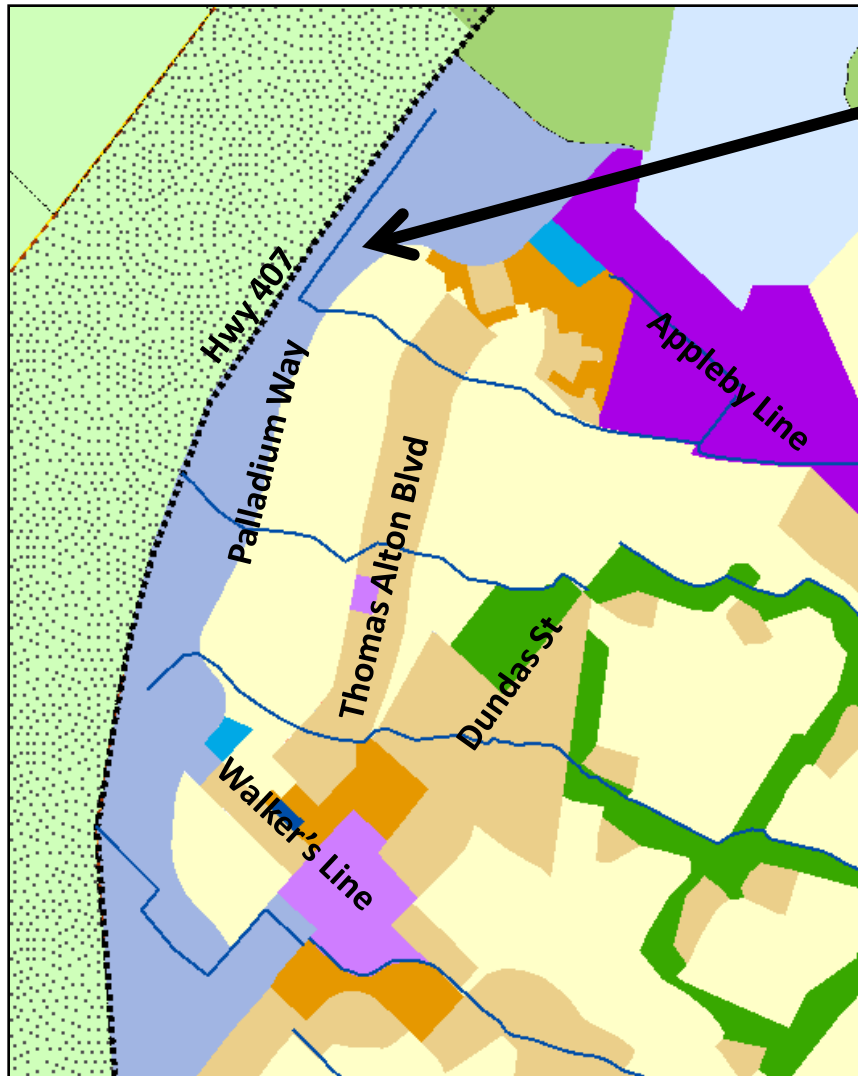


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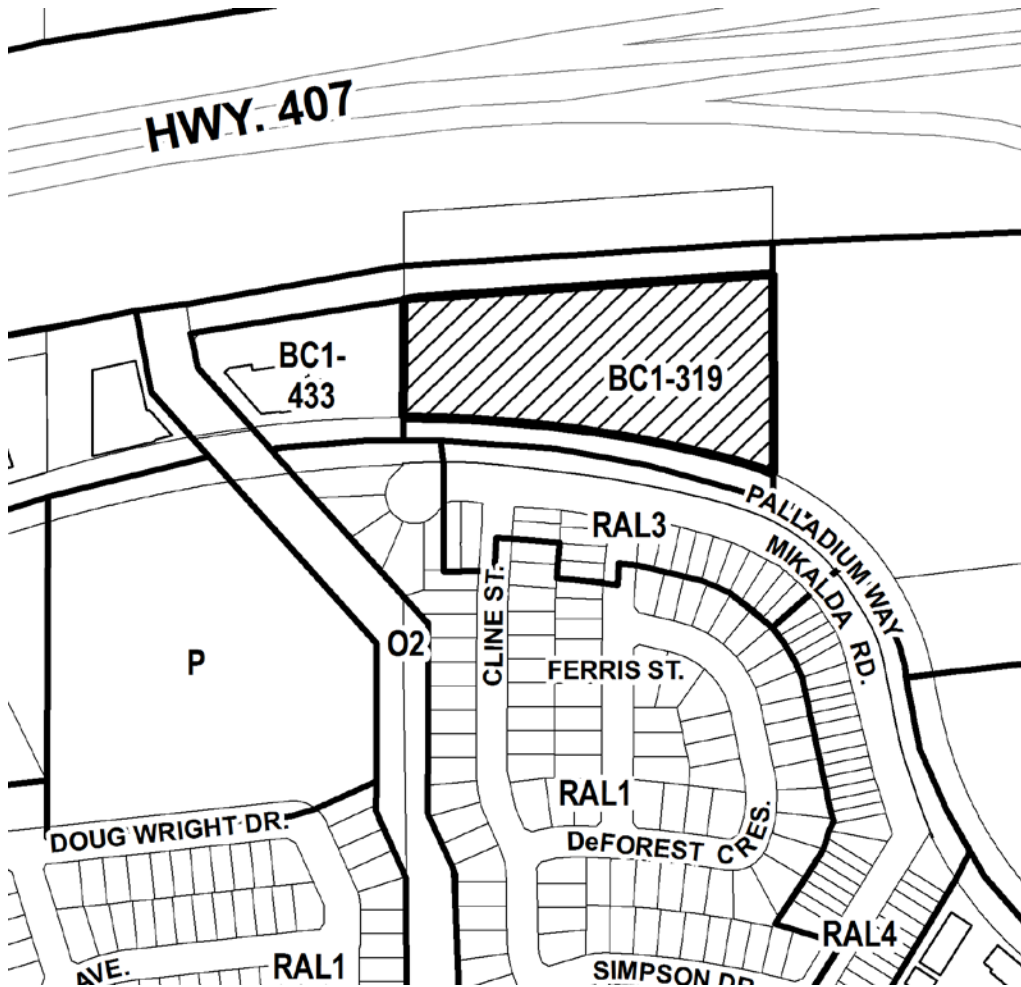
Official Plan Designation



4721 Palladium Way

- Designated “**Business Corridor**”
- Business Corridor is an employment designation intended for prestige-type office and industrial uses.
- Institutional uses, like places of worship, are permitted subject to a risk assessment
- **Application conforms to Official Plan**

Zoning



- Property is zoned **BC1-319**
- BC1 is a Business Corridor zone that permits a range of employment and commercial uses.
- 319 is an area-specific exception with special yard and landscape requirements, applying to BC1 properties on Palladium Way

Zoning

Existing BC1-319 zone

Proposed Use	Zoning conformity
Place of worship	Not permitted
Office (including medical office)	Permitted
Retail	A limited range of retail uses are permitted: • Convenience store • Machinery and equipment • Computer hardware and software • Office furniture and equipment

Application proposes to rezone the subject property to a new BC1-XXX zone that permits a place of worship.

Why does the Official Plan permit this use but not the Zoning By-law?

- The Zoning By-law implements the vision contained in the Official Plan
- The Official Plan permits Institutional uses (including places of worship, day cares, and schools) throughout the urban area; however, in employment areas and in proximity to transportation facilities, they are only permitted after a risk assessment.
- The Zoning By-law prohibits institutional uses in employment zones. This zoning may be amended by Council on a site-specific basis to permit an institutional use upon review of a risk assessment.

Public Consultation

- Notice sign posted on site in Dec. 2017
- Public circulation mailed to neighbours within 120 m in Dec. 2017
- Neighbourhood meeting held January 8, 2018
- Staff received 59 written comments from the public (attached as Appendix 2 to report PB-20-18)
 - Main themes:
 - Concerns about parking
 - Concerns about traffic and traffic safety
- Since writing report PB-20-18, staff have received 2 additional sets of public comments (same themes)

Technical Consultation

- Request for comments circulated to relevant City departments and external agencies in Dec. 2017
- Technical comments are summarized in report PB-20-18
- Comments received since writing of report PB-20-18:
 - Transportation Dept. expresses concerns with ensuring the provision of adequate parking
 - Transportation Dept. and Halton Region both request monitoring and updated parking study before construction of Building B (office/retail)

Next Steps

- Applicant to address concerns raised in public and technical comments
- Staff to consider comments and applicant's response
- Staff to bring recommendation report to future Planning & Development Committee meeting
- For more information:
 - Visit www.burlington.ca/4721palladium
 - Contact Lisa Stern, Planner:
 - Lisa.stern@burlington.ca
 - (905) 335-7600 ext 7824