

# HALTON ISLAMIC ASSOCIATION 4721 PALLADIUM WAY, BURLINGTON

## ZONING BY-LAW AMENDMENT CITY FILE: 520-12/17



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## PURPOSE

- Primary purpose is to permit a place of worship within the "BC1" Business Corridor Zone through an amendment to Zoning By-law No. 2020.
- Multiple similar ZBLA applications to permit places of worship have been successful along Palladium Way, including:
  - 4691 Palladium Way (BC1-433)
  - 4209 Palladium Way (BC1-456).



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## POLICY FRAMEWORK

- The proposed amendment is consistent with the Provincial Policy Statement, 2014 and it conforms to the Growth Plan, 2017, specifically its Employment policies.
- Conforms to the Regional Official Plan as Institutional uses are permitted in the Employment designation.
- The location and design of the use meets the Region's Land Use Compatibility Guidelines.
- Such additional institutional uses... *"will not displace employment from the employment area, thereby conforming to the 2009 ROP."*



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## POLICY FRAMEWORK, CONT.

- Policy 4.3 c) of the City of Burlington Official Plan also permits institutional uses (including places of worship) within all designations – This ZBLA application will implement the BOP.
- Staff and Agency comments are supportive of the use.



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## NEXT STEPS

- Address issues heard at January 8<sup>th</sup> Open House meeting.
- Continued willingness to work with City Staff, other government agencies and the community to address & reduce concerns.
- Technical planning tools can be used to help implement the proposal.



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## SITE PLAN



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QUESTIONS?



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