

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

PLACES OF WORSHIP STATUTORY PUBLIC MEETING

April 8, 2010

Statutory Public Information Meeting Under the Planning Act of Ontario

- An opportunity for the public to provide input into planning applications received by the City.
- No decisions are made at the public meeting.
- Members of Committee attend in order to hear public input and not engage in debate about the merits of the application.



Public Participation and the Planning Process

Brampton chooses to involve the community early in the process



*The Provincial Planning Act requires Council to make a decision within 120 days or the applicant is eligible to appeal to the Ontario Municipal Board.

*This is an opportunity to direct input to Committee or to Council.



Planning Department 905-874-2050

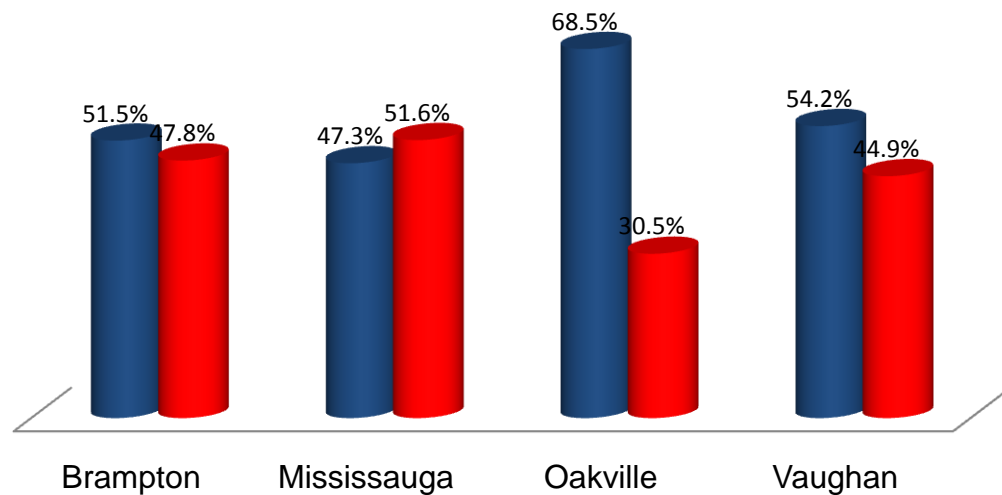
Members of Brampton's Faith Coalition

- Randy Neilson - Bramalea Christian Fellowship
- Paul Gill - Sikh community
- Kevin Begley - Harvest Worship Centre
- Sheik Ahmad - Islamic community
- Bob Wright - New Life Community Church
- Major Bert Sharp – Salvation Army
- Ken Kersey – United Church
- Catherine Gravely – Sorenson Gravely Lowes Planning Association

Tonight's Meeting

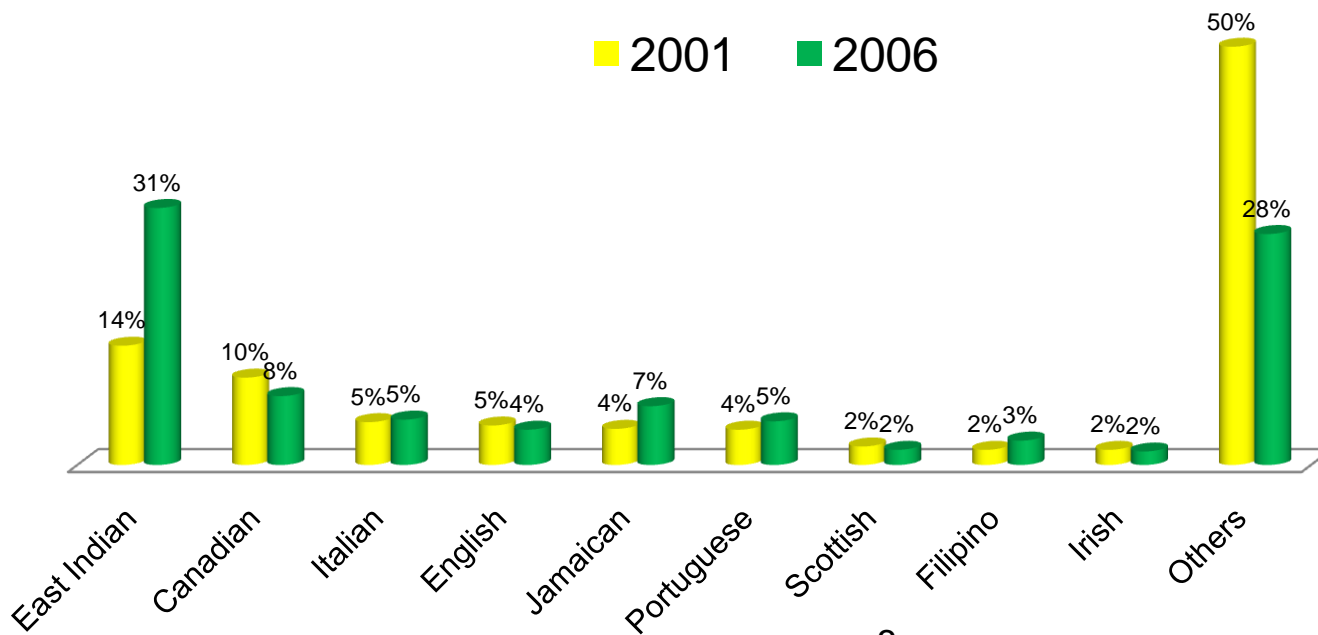
- To present recommended Official Plan policies and Zoning By-law provisions resulting from extensive consultation.
- If these recommendations are supported through this formal consultation, they would be brought forward by staff for Council decision.
- If they are not supported, staff are prepared to consult further. However, the existing policies and zoning will remain in place until a resolution is obtained.

■ Non-immigrants ■ Immigrants



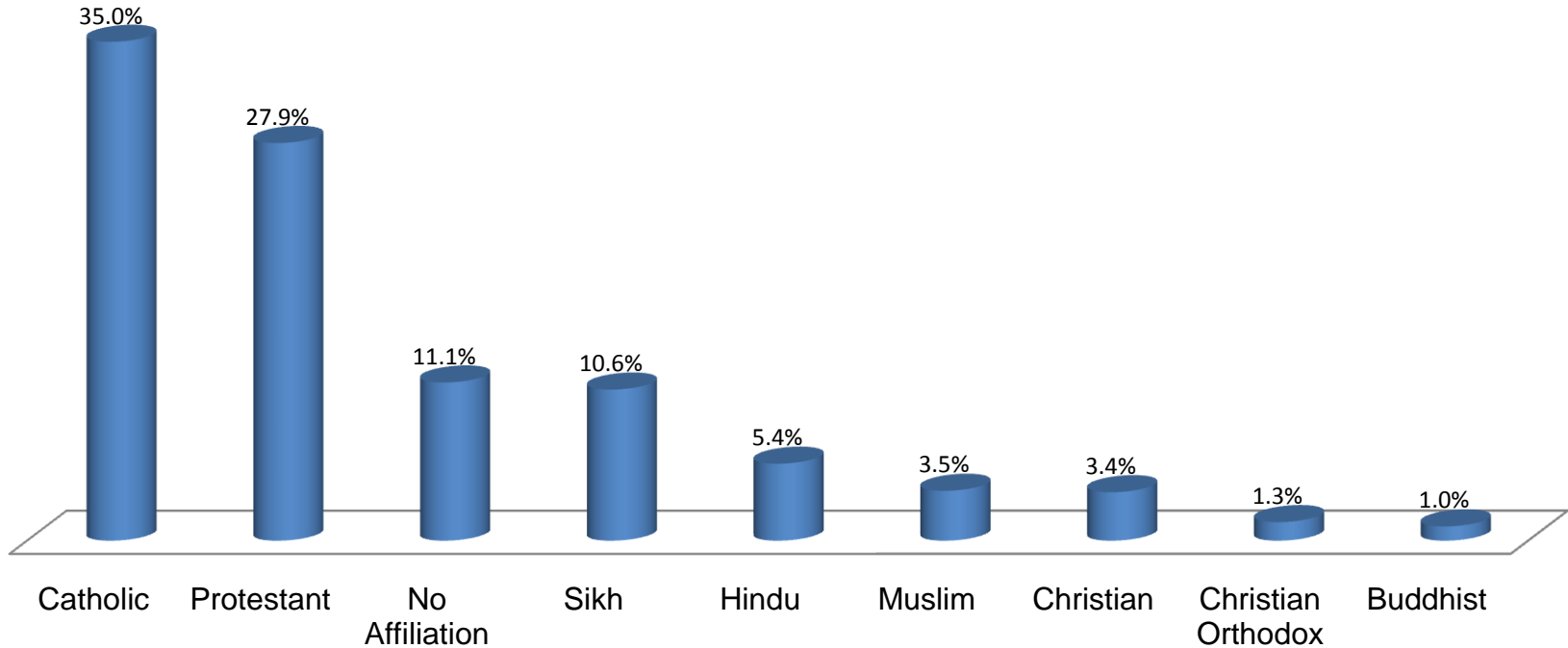
Percentage of Immigrants
Source: 2006 Census

■ 2001 ■ 2006



Brampton's Population by Ethnic Origins.
Source: 2001 & 2006 Census

Brampton's Population by Religious Affiliation. Source: 2001 Census



- Approximately 115 POW sites in Brampton

Major Brampton POW's Under Development

Archangel Michael and St. Tekla



Ahmadiyya Mosque



Springdale Sikh Temple

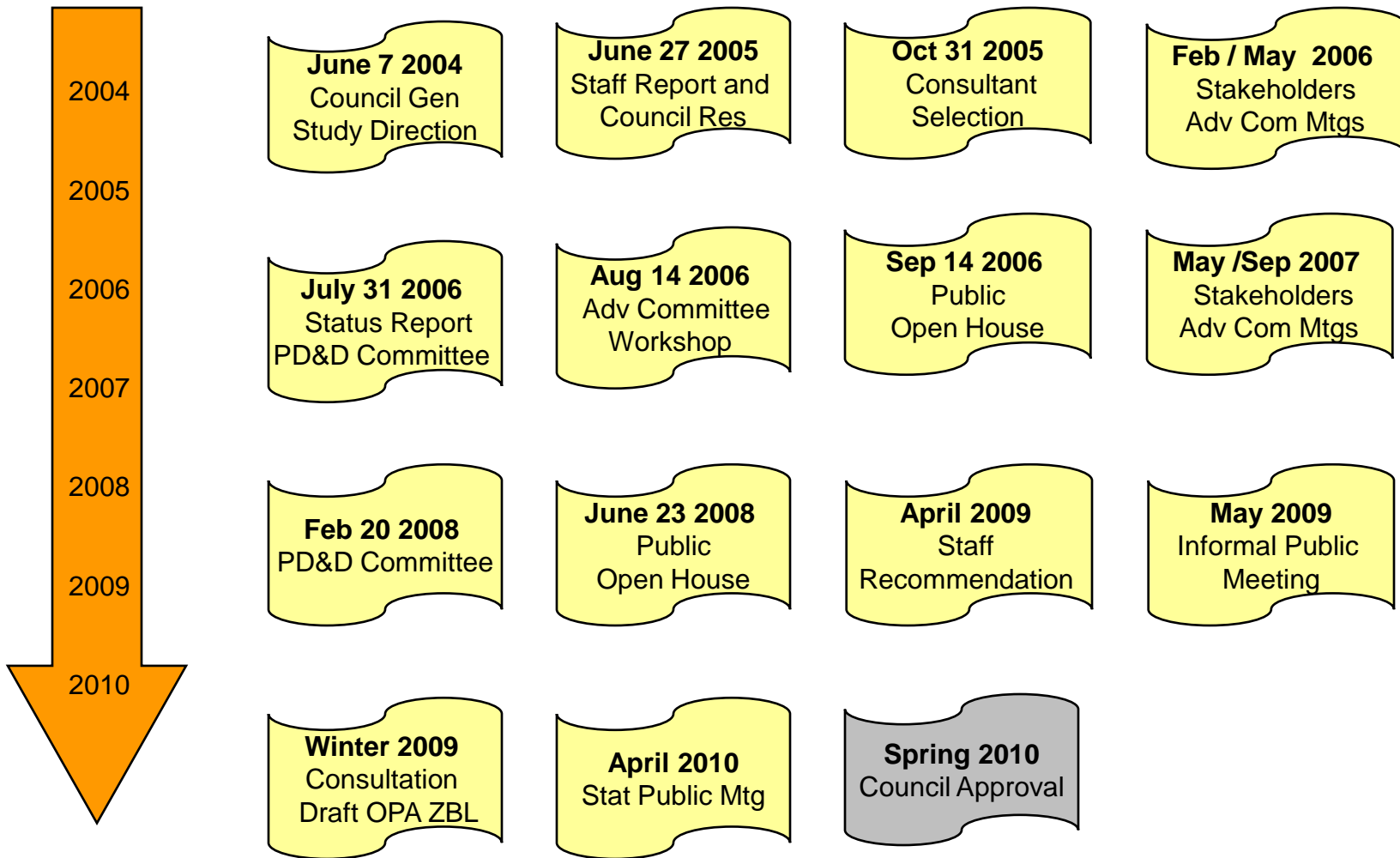


St. Eugene de Mazenod



St. Dimitar Eastern Orthodox

Places of Worship Policy Review Chronology Extensive Consultation with Faith Coalition



Principles in April 2009 Draft Policies

- Continued recognition of the important role faith groups and Places of Worship play in the City as an integral community asset, including their contribution to building complete communities.
- A progressive and holistic approach that is responsive to the needs of faith communities.
- Enhanced clarity, efficiency and certainty for the development of Places of Worship.

Principles in April 2009 Draft Policies

- POW to be permitted in more land use designations subject to compatibility and functional criteria:
 - ✓ size and location
 - ✓ access - parking
 - ✓ landscaping - setbacks
- Revisions to POW reserve site policies to facilitate acquisition.

Principles in April 2009 Draft Policies

- Parking requirements to be based upon the worship area/person capacity.
- Updated definitions to reflect the broad community role performed by POW.
- Staff was directed to continue discussions with Brampton Faith Coalition to refine the draft policies and zoning provisions.

2010 Draft Official Plan Policies

Places of Worship to be permitted in:

- Residential, except Estate Residential
- Institutional
- Commercial
- Business Corridor, up to 5,000 sq. m.
- Industrial: - up to 5,000 sq. m. if located within 500m of a Residential Zone and intended for light industrial uses.
- up to 3,000 sq. m. if located at the edge of an Industrial area.

2010 Draft Official Plan Policies

- Recognition that alternative parking arrangements such as shared parking may be approved by the City.
- Places of Worship policies to be reviewed and monitored in consultation with Brampton Faith Coalition on a regular basis.
- Recommend permanent approvals for POW's that have received temporary planning approvals and are currently operating.
- 24 sites identified – To be included in the Zoning By-law.



FIGURE 1 - PLACES OF WORSHIP

- ▲ PLACES OF WORSHIP WITH CURRENT COMMITTEE OF ADJUSTMENT PERMANENT APPROVAL
- PLACES OF WORSHIP WITH CURRENT COMMITTEE OF ADJUSTMENT TEMPORARY APPROVAL
- INDUSTRIAL ZONES

Proposed Policies for Reserve Sites

- Minimum size of 0.8 hectares (2 acres).
- Retention period of 5 years from the date of assumption of the subdivision.
- Reserve sites to permit alternative uses only through the lifting of a Holding Zone provision in accordance with the Planning Act.

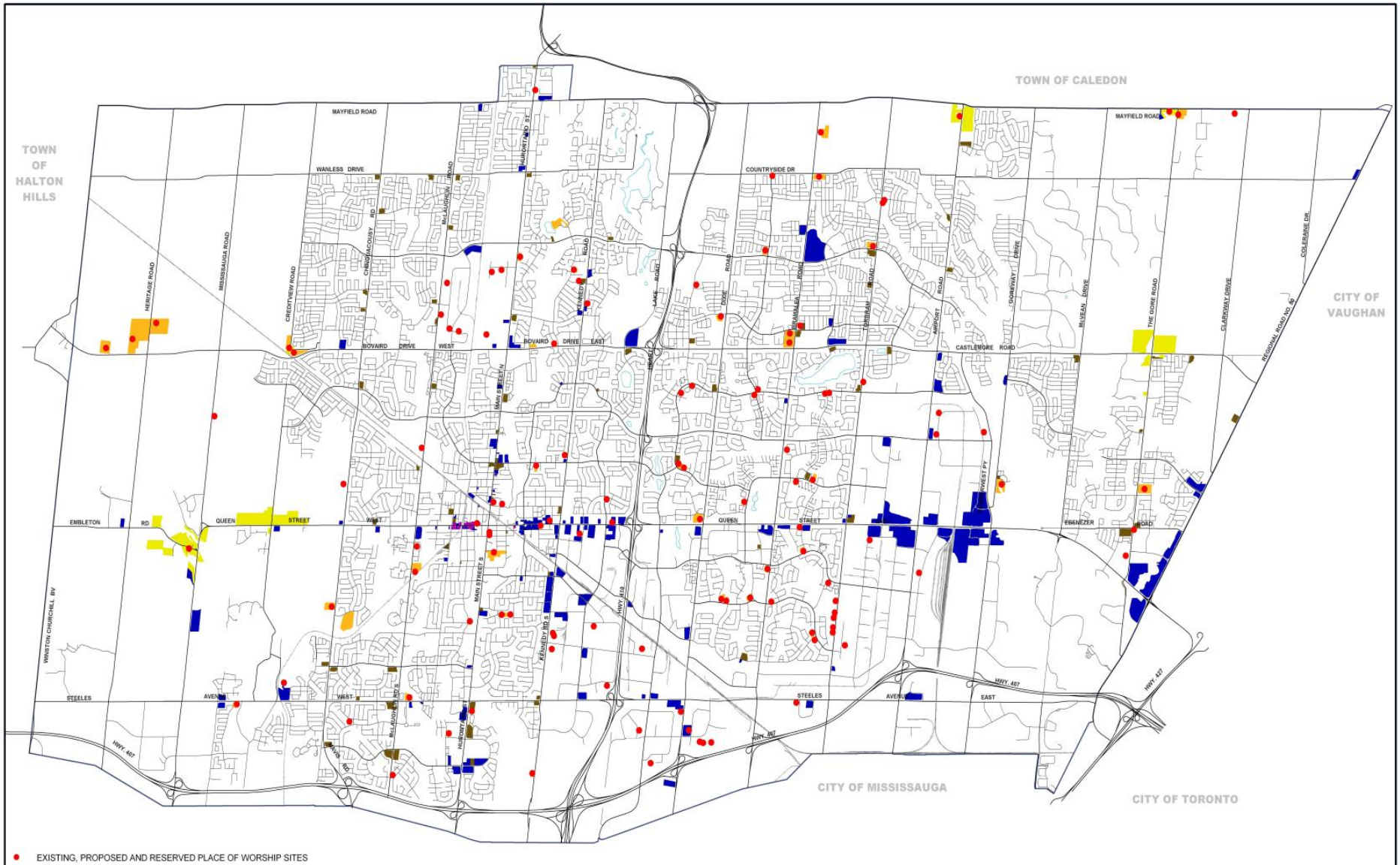
Special Study Areas

- 3 Special Study Areas to determine potential to permit a POW.
- Studies to consider:
 - ✓ Scale
 - ✓ Access
 - ✓ Parking
 - ✓ Integration with surrounding area and natural environment
 - ✓ Available servicing



Existing Zoning By-law

- No definition for “Worship Area”.
- Zones that currently permit POW:
 - Residential Hamlet One (RHm1)
 - Commercial One (C1)
 - Service Commercial (SC)
 - Institutional One (I1)
 - Central Area Mixed Use (CMU1)



● EXISTING, PROPOSED AND RESERVED PLACE OF WORSHIP SITES

FIGURE 3 - PLACES OF WORSHIP CURRENTLY PERMITTED ZONING DESIGNATIONS

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- | | |
|-------------------------------|-------------------------|
| INSTITUTIONAL ONE (I1) | SERVICE COMMERCIAL (SC) |
| CENTRAL AREA MIXED USE (CMU1) | COMMERCIAL ONE (C1) |
| RESIDENTIAL HAMLET (RHM1) | |

Draft Zoning By-law

PLACE OF WORSHIP: a building or place primarily used for, or used in conjunction with another permitted purpose on a regular basis for faith-based spiritual purposes wherein people assemble for religious worship and are involved in teaching, fellowship, recreation, and charitable community outreach activities.

Accessory uses include, but are not limited to classrooms for religious instruction, daycares, kitchens and eating areas, fellowship halls, recreation facilities, administrative offices, and one habitable living unit with up to 5 guest rooms.

Draft Zoning By-law

MAIN WORSHIP AREA: portion of the Place of Worship in which the main worship functions, excluding altar, pulpit, sanctuary areas.

NET WORSHIP AREA: 70% of the floor area of the Main Worship Area.

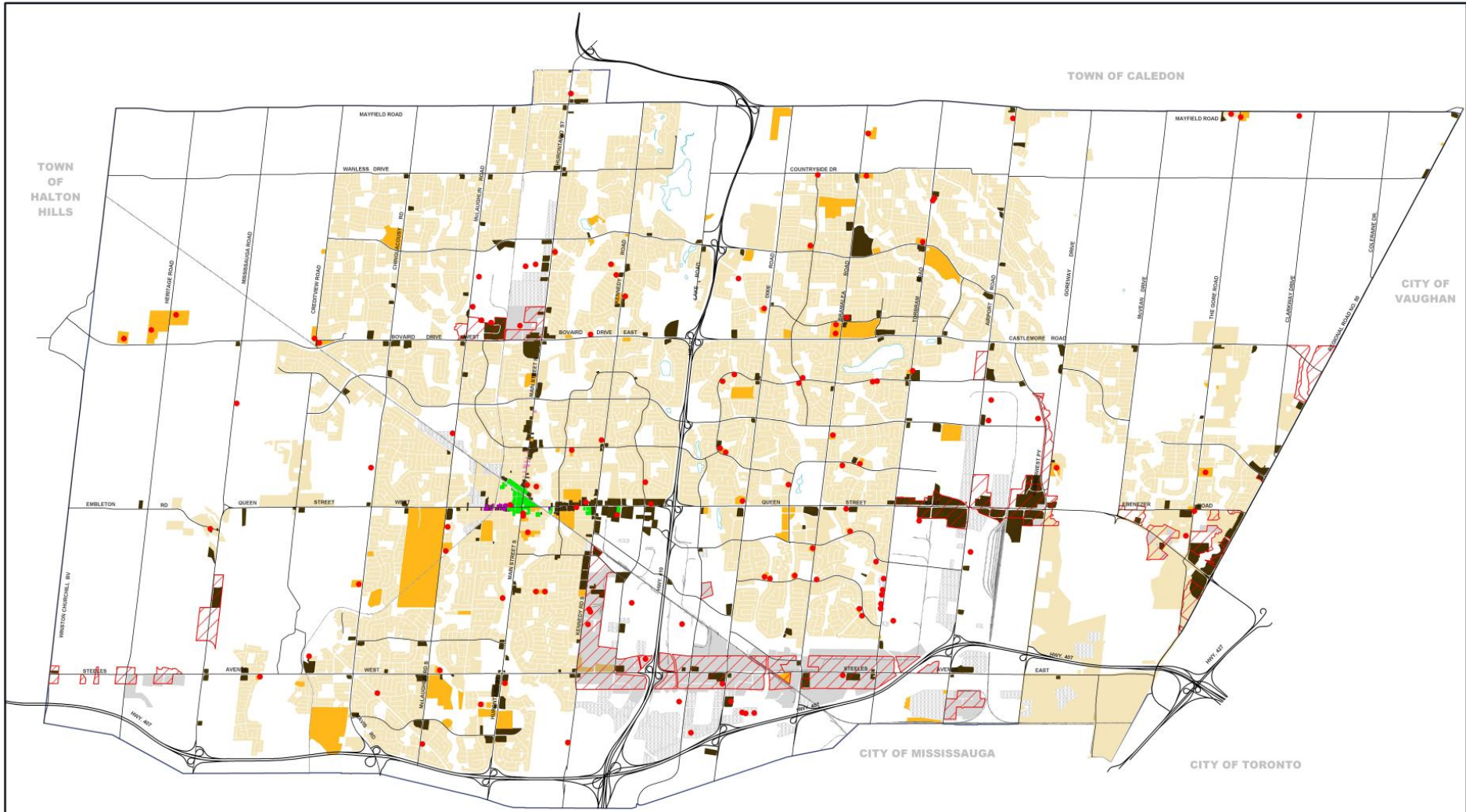
Draft Zoning By-law

POW to be permitted in Residential zones, except Executive Housing (Schedule F) and Rural Estate Residential areas (REH), subject to specific criteria:

- Min. lot area of 0.8 hectares (2 acres).
- Required parking
- Frontage on a min 23m wide road (i.e. collector road)
- Setbacks and Landscaping
- Site Plan approval

POW to be permitted in:

- All Commercial Zones.
- MBU, M1 within 500m of a residential zone, and M2, M3, M4 within the Business Corridor area (Schedule G), up to 5,000 sq. m.
- Certain other M1 Industrial zones, up to 3,000 sq. m.



● EXISTING, PROPOSED AND RESERVED PLACE OF WORSHIP SITES

BRAMPTON
Flower City
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0 1 2 3 4
Kilometres

PROPOSED MAJOR ZONES PERMITTING PLACES OF WORSHIP

- | | | | | |
|--------------------------------------|--|---|--|--------------------------------|
| INSTITUTIONAL (I1 SITES ONLY AND I2) | COMMERCIAL (C1, C2, C3, SC, HC1, HC2) | RESIDENTIAL (RH1- EXCEPT HUTTONVILLE, R1, R2, R3 - EXCEPT THOSE IN UPSCALE, EXECUTIVE HOUSING DESIGNATIONS, R4A, R4B) | INDUSTRIAL ZONES (M1) OUTSIDE OF BUSINESS CORRIDOR | DOWNTOWN COMMERCIAL (DC & DC1) |
| INDUSTRIAL BUSINESS (MBU) | COMPOSITE RESIDENTIAL COMMERCIAL (CRC) | INDUSTRIAL ZONES WITHIN BUSINESS CORRIDOR (M1, M2, M3, M4) | CENTRAL AREA MIXED USE ONE | BUSINESS CORRIDOR |

Proposed Parking Requirements

To be based upon the worship area/person capacity.

1 parking space for every 4 persons, translated into:

- 1 space for every 4 seats, or
- 1 space for each 2 metres of bench, or
- 1 space for each 5 sq. m of the Net Worship Area, for non-fixed seating

Accessory uses do not require additional parking spaces.

Next Steps

- Receiving comments from public and agencies on the recommended OPA and Zoning By-law.
- If these recommendations are supported through formal consultation, then they would be brought forward by staff to Planning, Design and Development Committee and subsequently to Brampton Council for adoption in May/June 2010.

Staff Report and draft Official Plan Amendment and Zoning By-law can be viewed at:

<http://www.brampton.ca/en/Business/planning-development/projects-studies/Pages/places-of-worship.aspx>

For further information, please contact
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Thank you