



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 272-92

To adopt Amendment Number 225
and Amendment Number 225 A to the
Official Plan of the City of Brampton Planning Area

The council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, 1983, hereby ENACTS as follows:

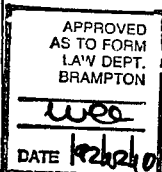
1. Amendment Number 225 and Amendment Number 225 A to the Official Plan of the City of Brampton Planning Area are hereby adopted and made part of this by-law.
2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of Amendment Number 225 and Amendment Number 225 A to the Official Plan of the City of Brampton Planning Area.

READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL,

this 14th day of December, 1992.

PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK



6-92/OPAislamic

AMENDMENT NUMBER 225
AND
AMENDMENT NO. 225 A
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

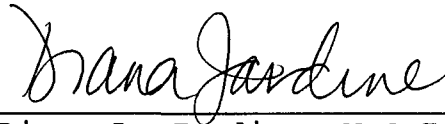
21-0P 0031 225

AMENDMENT NO. 225
TO THE
OFFICIAL PLAN FOR THE
CITY OF BRAMPTON PLANNING AREA

This Amendment No. 225 to the Official Plan for the City of Brampton Planning Area which was adopted by the Council of the Corporation of the City of Brampton is hereby approved under Sections 17 and 21 of the Planning Act.

Date:

1993-03-19



Diana L. Jardine, M.C.I.P.
Director
Plans Administration Branch
Central and Southwest
Ministry of Municipal Affairs



ORIGINAL

THE CORPORATION OF THE CITY OF BRAMPTON

CERTIFIED A TRUE COPY

BY-LAW

City Clerk
City of Brampton

DEC 29 1992 19

Number 272-92

To adopt Amendment Number 225
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READ a FIRST, SECOND AND THIRD TIME, and PASSED, in OPEN COUNCIL,

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PETER ROBERTSON - MAYOR

LEONARD J. MIKULICH - CLERK

APPROVED
AS TO FORM
LAW DEPT.
BRAMPTON

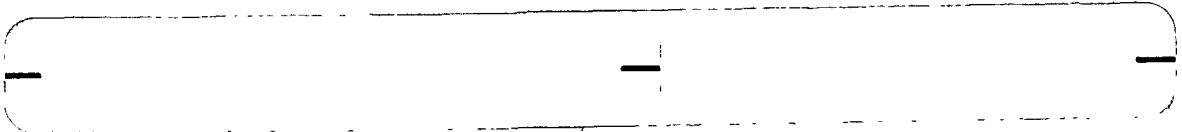
DATE 12/24/92

6-92/OPAislamic

AMENDMENT NUMBER 225

AND

AMENDMENT NUMBER 225 A
to the Official Plan of the
City of Brampton Planning Area



AMENDMENT NUMBER 225
AND
AMENDMENT NUMBER 225 A
TO THE OFFICIAL PLAN OF THE CITY
OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to redesignate lands located on the west side of Torbram Road, north of Balmoral Drive. More specifically this amendment:

- changes the land use designation of the subject property from "Industrial" to "Institutional" in the City's primary Official Plan; and,
- changes the land use designation of the subject property from "Parks and Open Space" to "Institutional" in the applicable secondary plan.

This amendment will facilitate the redevelopment of the subject lands for church purposes.

2.0 Location

The lands subject to this amendment are known municipally as 8450 Torbram Road, and are located approximately 300 metres (985 feet) north of Balmoral Drive, on the west side of Torbram Road. In particular, the subject lands are described as Part of Lot 2, Concession 5, East of Hurontario Street, in the geographic Township of Chinguacousy, and is also identified as Part 1 and Part 3, Reference Plan 43R-15348. The property has an area of approximately 0.27 hectares (0.7 acres).

3.0 Amendment and Policies Relative Thereto:

3.1 Amendment Number 225 :

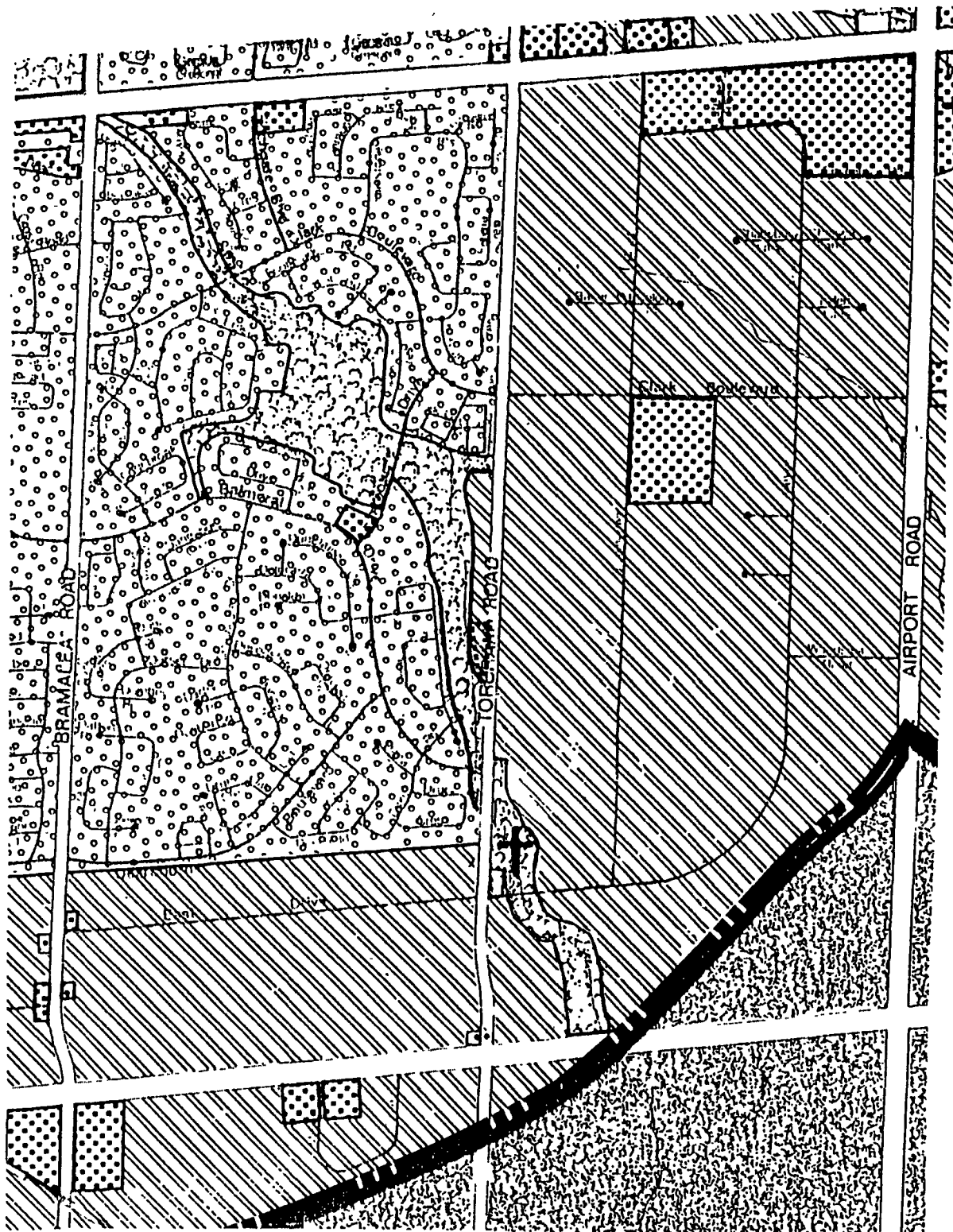
The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (a) by adding, to the list of amendments pertaining to Secondary Plan Area Number 21 as set out in the first paragraph of subsection 7.2.7.21, Amendment Number 225 A; and
- (b) by changing, on Schedule A thereto, the land use designation of the lands shown outlined on Schedule A to this amendment, from INDUSTRIAL to INSTITUTIONAL.

3.2 Amendment Number 225 A:

The document known as the Consolidated Official Plan of the City of Brampton Planning Area, as it relates to the Southgate Secondary Plan is hereby further amended:

- (1) by changing, on Plate 16 thereof, the land use designation of the land outlined as the "subject lands" on Schedule B to this amendment from "PARKS AND OPEN SPACE" to "INSTITUTIONAL".



GENERAL LAND USE DESIGNATIONS SCHEDULE 'A'

----- URBAN BOUNDARY

RESIDENTIAL

OPEN SPACE

COMMERCIAL

INDUSTRIAL

INSTITUTIONAL

PRIVATE COMMERCIAL RECREATION

AGRICULTURAL

RURAL SETTLEMENTS (EXPANSION)

RURAL SETTLEMENTS (INFILLING)

● RURAL SETTLEMENTS (MAINTENANCE)

PARKWAY BELT WEST

PROVINCIAL FREEWAY (HWY. 410)

RURAL ESTATE

RURAL ESTATE EXPANSION

RURAL-COMMERCIAL

OPEN SPACE - CEMETERIES

0m 200m 400m
SCALE

..... LANDS SUBJECT TO THIS AMENDMENT TO
BE REDESIGNATED FROM "INDUSTRIAL" TO
"INSTITUTIONAL"

OFFICIAL PLAN AMENDMENT No. 225

SCHEDULE A By-Law 272-92



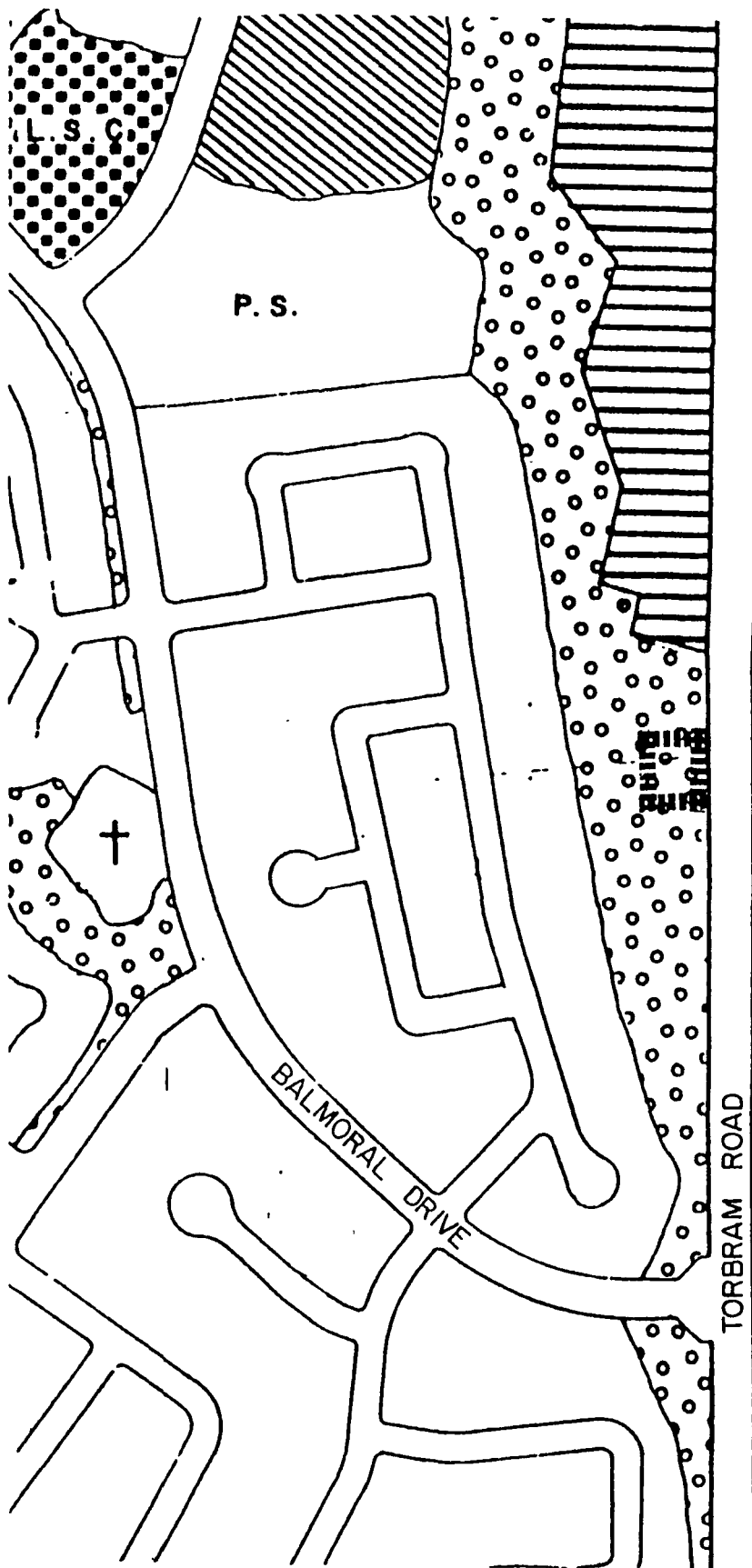
CITY OF BRAMPTON
Planning and Development

Date: 1992 08 25



Drawn by : CJK

File no. C5E2.4

Map no. 64-22F



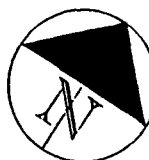
LEGEND

-  SINGLE & SEMI-DETACHED
-  MULTIPLE DWELLINGS - SITE PLAN CONTROL
-  MULTIPLE DWELLINGS
-  COMMERCIAL
-  LOCAL SHOPPING CENTRE
-  SERVICE STATION & CONVENIENCE GROCERY STORE
-  MOTEL
-  MEDICAL CENTRE - OFFICE & PROFESSIONAL SERVICES
-  INSTITUTIONAL
-  CHURCH
-  PUBLIC SCHOOL
-  SEPARATE SCHOOL
-  COMMUNITY CENTRE
-  INDUSTRIAL LAND-USE
-  SPECIAL INDUSTRIAL
-  PARKS & OPEN SPACE

IIIIIIII LANDS SUBJECT TO THIS AMENDMENT TO BE REDESIGNATED FROM "PARKS & OPEN SPACE" TO "INSTITUTIONAL"

OFFICIAL PLAN AMENDMENT No. 225

Schedule B By-Law 272-92



CITY OF BRAMPTON
Planning and Development

Date: 1992 08 25

Drawn by: CJK

File no. C5E2.4

Map no. 64-22G

BACKGROUND MATERIAL TO
AMENDMENT NUMBER 225 & 225A

Attached is a copy of a planning report dated June 10, 1992 as well as a report dated July 20, 1992 forwarding the notes of a public meeting held on July 8, 1992 after notification in the local newspaper and the mailing of notices to assessed owners of properties within 120 metres of the subject lands.

The following written submissions were also received with respect to the subject Official Plan Amendment:

The Regional Municipality of Peel

March 4, 1992

INTER-OFFICE MEMORANDUM

PC June 15

Office of the Commissioner of Planning and Development

DATE: June 10, 1992

TO: The Chairman and Members of Planning Committee

FROM: Planning and Development Department

RE: EXECUTIVE SUMMARY to the attached
staff report
ISLAMIC SOCIETY OF PEEL
8450 Torbram Road
Ward Number 9
Our File Number: C5E2.4

The attached report reviews and analyses a proposal to redevelop an existing place of worship (an Islamic mosque) involving:

- a central entrance hall and resource library attached to a mosque having a total combined floor area of 437.40 square metres (4,708.28 square feet). The proposed height of the domed mosque is 16 metres (52.49 feet);
- overlooking the mosque, a mezzanine (a prayer area for women) having a floor area of 176.40 square metres (1,898.81 square feet);
- a below grade multi-purpose hall, foyer, and kitchen area having a floor area of 437.40 square metres (4,708.28 square feet);
- a 28 metre (91.8 feet) high minaret (equivalent to a church spire), and,
- 49 at grade parking spaces accessed from a driveway from Torbram Road.

Staff supports the application due to:

- conformity with the locational criteria in the Official Plan respecting churches, namely; access to an arterial road; access to public transit where appropriate; and, compatibility with the surrounding area, and,
- land use compatibility between the proposal and the industrial area east of Torbram Road, and the westerly residential neighbourhood.

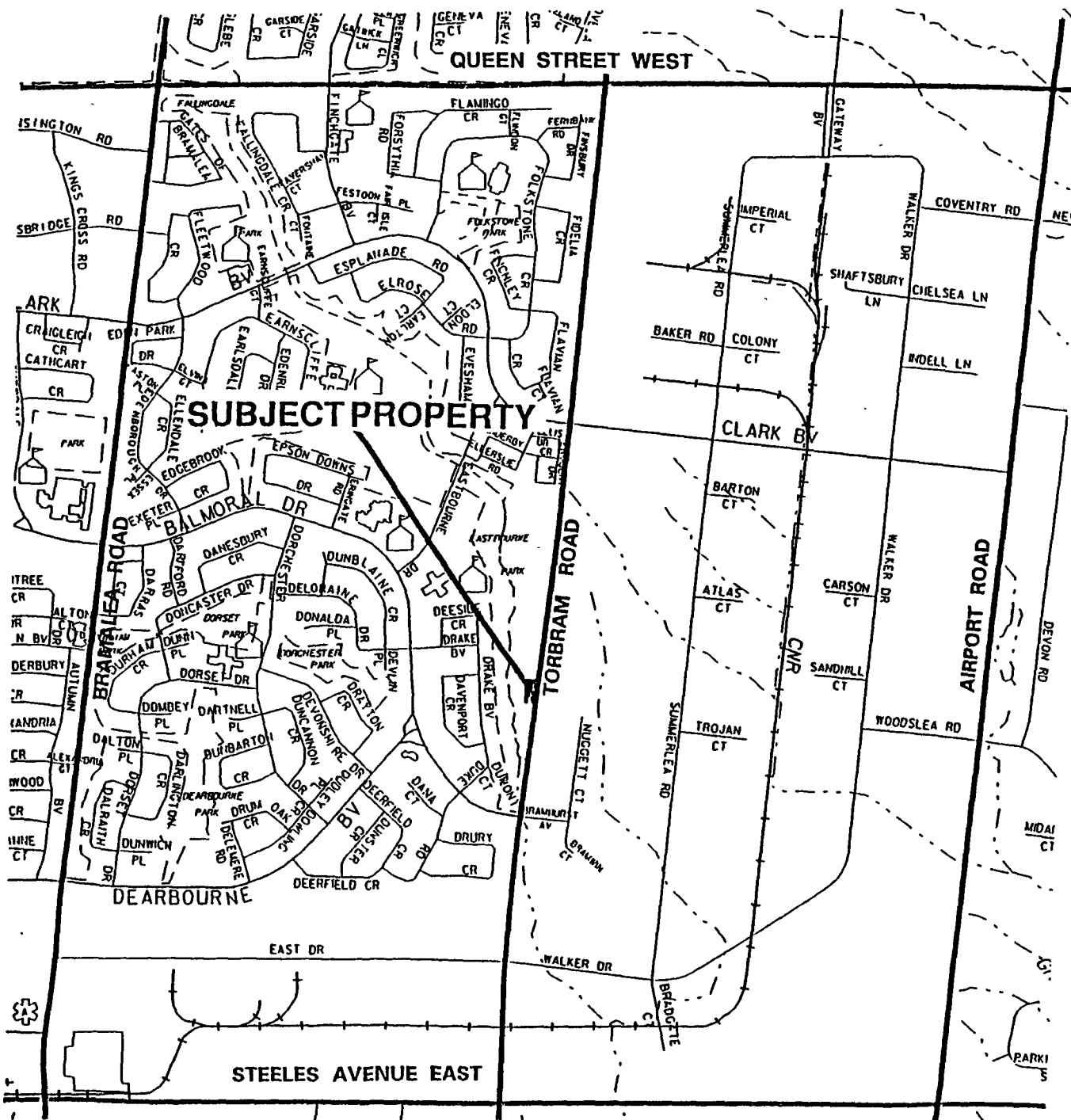
PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

Staff notes that on site parking can be accommodated through the a parking standard of 1 parking space for every 8.4 square metres of floor area devoted to worship. In order to mitigate against possible overflow parking onto Torbram Road, it is recommended that:

- the applicant agree by agreement that parking along Torbram Road shall be prohibited, and,
- staff be instructed to enforce the no parking restrictions on Torbram Road.

Moreover, it is recommended that staff be instructed to review the City's existing parking standards for churches and report back to Planning Committee at a later date. This would be in response to the concerns identified by the Traffic Engineering Services Division in Appendix A to the staff report. Finally, staff has identified the need for the applicant to revise the application to include an amendment to the Official Plan.

Based upon the foregoing, staff is recommending that Planning committee recommend to City Council that subject to the results of a public meeting, the application to amend the Official Plan and Zoning By-Law be approved.



CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
File no. C5E2.4 Map no. 64-22A

LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning and Development

Date: June 10, 1992

To: The Chairman of the Development Team

From: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part of Lot 2, Concession 5, E.H.S.
(Part 1 and Part 3, Reference Plan 43R-15348)
Ward Number 9
8450 Torbram Road
ISLAMIC SOCIETY OF PEEL
Our File: C5E2.4

1.0 INTRODUCTION

The above noted application to amend the Zoning By-Law was referred to staff by City Council on March 9, 1992 for a report and recommendation. Subsequently, the applicant revised the concept site plan in order to meet road widening and landscaping requirements.

2.0 PROPERTY DESCRIPTION AND SURROUNDING LAND USES

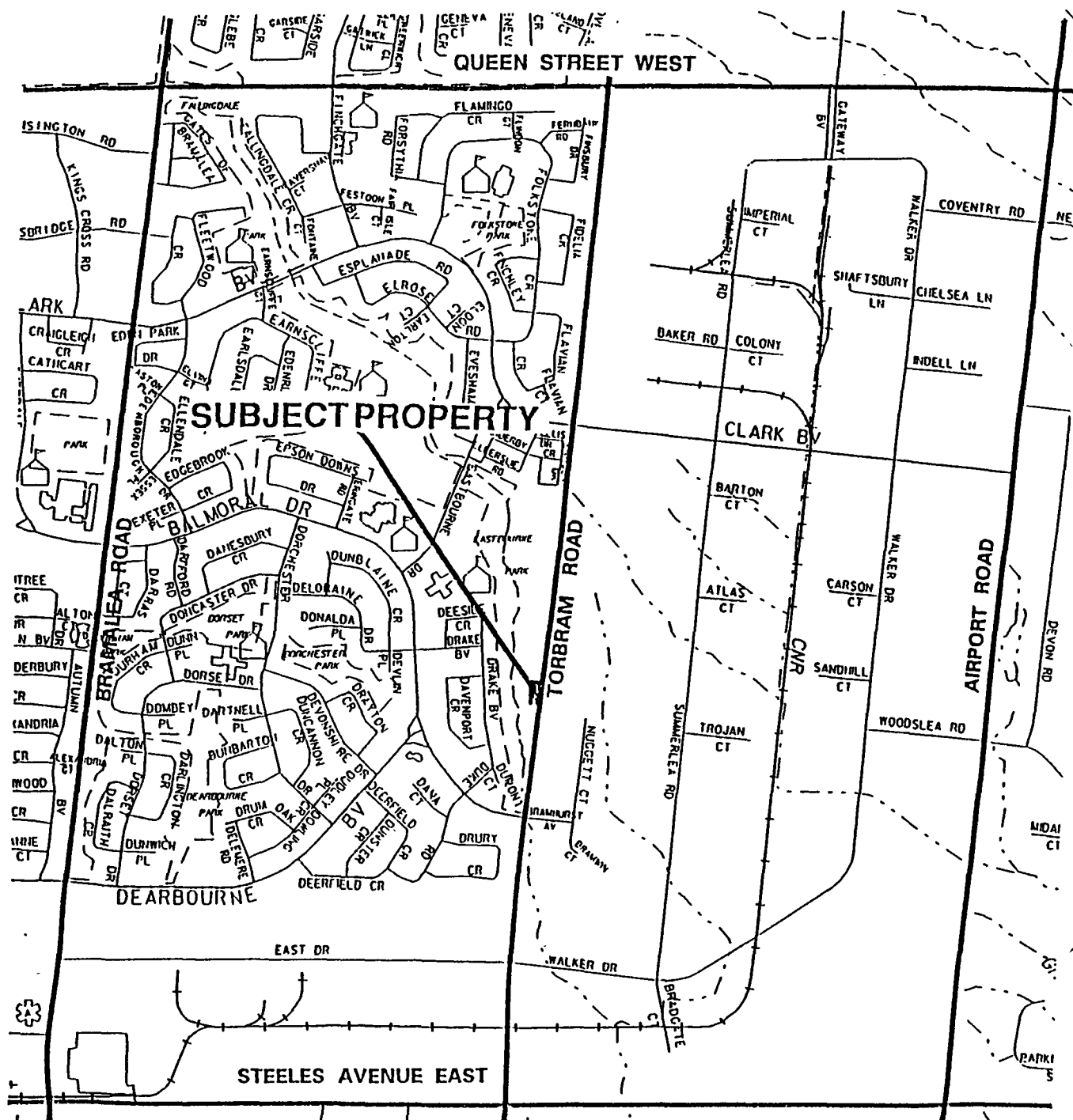
The subject property has the following characteristics:

- LOCATED on the west side of Torbram Road, approximately 300 metres (984.25 feet) north of the intersection of Balmoral Drive and Torbram Road;
- FRONTAGE of 63.398 metres (217.84 feet) on the west side of Torbram Road;
- LOT DEPTH of approximately 44 metres (144.35 feet), and,
- AREA of approximately 0.2775 hectares (0.68 acres).

The subject property contains:

- a one storey former single family dwelling, currently used as a mosque having a gross floor area of 113.97 square metres (1226.8 square feet) surrounded by a grassed area containing three (3) Silver Maple trees and one (1) Norway Maple, and,
- a detached wood frame garage;
- a paved parking area consisting of fifty-three (53) parking spaces;

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL



CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
File no. C5E2.4 Map no. 64-22A

LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

- a trailer currently being used as a place of worship during Ramadan (a period of religious significance throughout the month of April);
- a 7.5 metre (24.6 feet) wide driveway from Torbram Road;
- a 1.2 metre (3.9 feet) black vinyl clad chainlink fence along the northerly, easterly, and southerly property lines, and a 1.8 metre (5.9 feet) black vinyl clad chainlink fence along the westerly property line, and,
- landscaped open space strips contiguous to all property boundaries.

The surrounding land uses are as follows:

North- institutional (The Church of the 7th Day Adventist), and further to the north, an animal hospital and industrial;
South
&
West- open space (Eastbourne Park, which contains a tributary of the Mimico Creek) further to the west, residential (semi-detached dwellings) fronting on Drake Boulevard, and,
East- Torbram Road, and further to the east, industrial

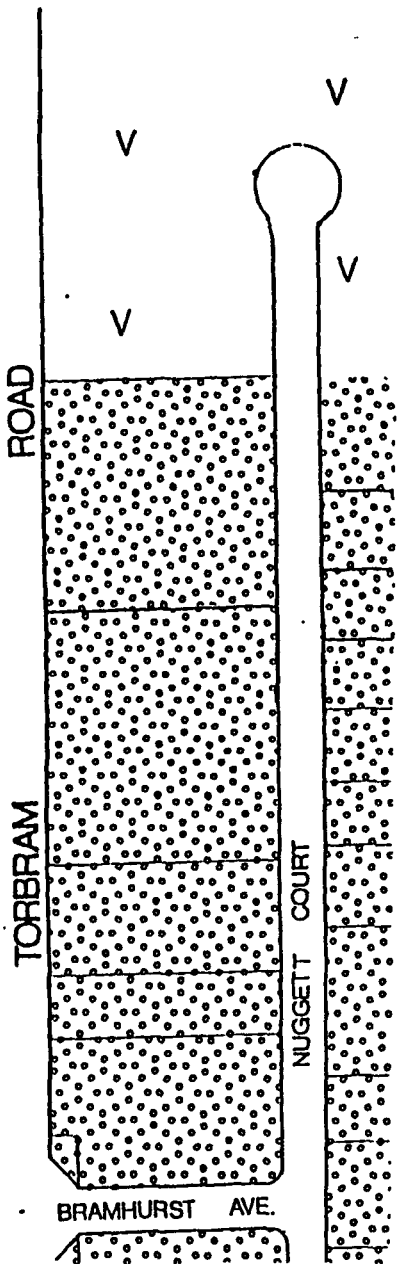
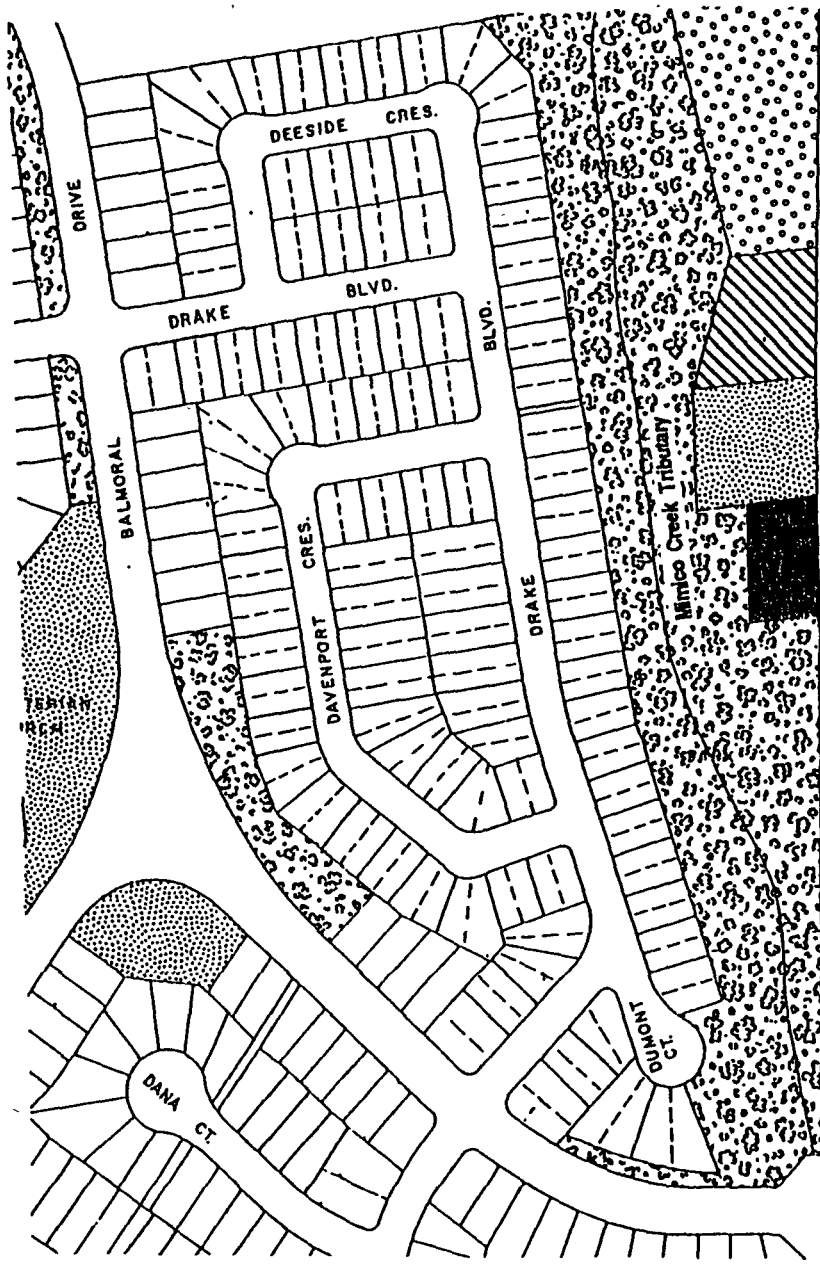
3.0 OFFICIAL PLAN AND ZONING STATUS

- "Industrial" (Schedule 'A', General Land Use Designations, the Official Plan);
- "Parks and Open Space" (Plate Number 16, the Southgate Secondary Plan), and,
- "Institutional One-Section 446 (I1-Section 446)" (By-law 182-88, amending Comprehensive Area Zoning By-Law 151-88, as amended).








4.0 BACKGROUND

In 1983, The Islamic Society of Peel purchased the subject property after obtaining written confirmation from the City that a church was a permitted purpose under the existing "Agricultural One(A1)" zone designation, and began to use the existing detached dwelling as an Islamic Mosque.

In 1985, City Council enacted Interim Control By-law 341-85 which removed a place of worship as a permitted purpose in agricultural zone designations. Subsequently, The Islamic Society of Peel filed an application to amend the Zoning By-Law in August of 1986, to enable the existing church use to be recognized in the Zoning By-Law. Subsequently, City Council enacted By-law 182-88 which:



LEGEND

-  **SUBJECT PROPERTY**
-  **INDUSTRIAL**
-  **ANIMAL HOSPITAL**
-  **RESIDENTIAL**
-  **INSTITUTIONAL**
-  **OPEN SPACE**
-  **VACANT**



CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
 File no. C5E2.4 Map no. 64-22B



LAND USE MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

- permitted the subject property to be used for church purposes, and accessory purposes thereto;
- recognized the continued use of the former single family dwelling as a mosque, and limited the maximum building height and maximum floor area of all buildings and structures to one storey and 170 square metres (1,829 square feet) respectively, and,
- required parking to be provided on the basis of 1 parking space per 9 square metres of floor area or portion thereof.

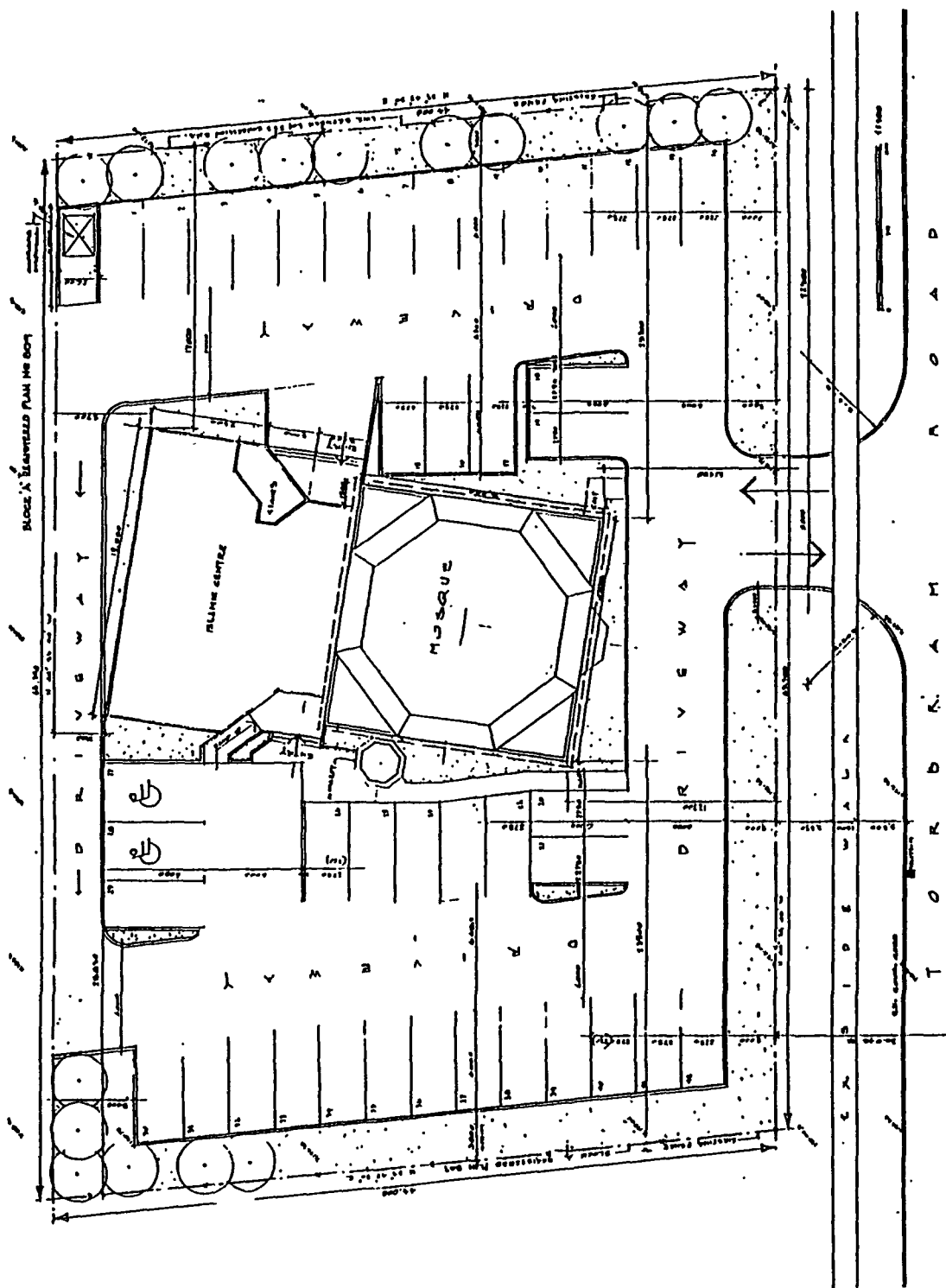
Subsequently, a site plan was approved by the Commissioner of Planning and Development on October 1, 1987. The approved site plan shows all of the above mentioned elements, including 53 on grade parking spaces.

5.0 PROPOSAL

The applicant is proposing to demolish the existing single family dwelling currently used as a mosque, and construct "an Islamic Centre and Mosque". The major features of the proposed re-development as identified on the concept site plan as first submitted involve:

- a central entrance hall and resource library attached to the mosque having a total combined floor area of 437.40 square metres (4,708.28 square feet). The proposed height of the domed mosque is 16 metres (52.49 feet);
- overlooking the mosque, a mezzanine (a prayer area for women only) with a floor area of 176.40 square metres (1,898.81 square feet);
- a below grade multi-purpose hall, foyer, and kitchen area with a total floor area of 437.40 square metres (4,708.28 square feet), and,
- a 28 metre (91.8 feet) high minaret (equivalent to a church spire).

Originally, the applicant proposed 38 additional parking spaces on gravel surfaces abutting the southerly and westerly property lines on the City owned Eastbourne Park. The Parks and Recreation Department indicated that the provision of parking spaces on a City park is unacceptable, and the applicant was advised accordingly. Consequently, the applicant is no longer pursuing this aspect of the proposal.



0 10 20
Metres

CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
File no. C5E2.4 Map no. 64-22C



CONCEPT SITE PLAN
ORIGINAL SUBMISSION

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

5.1 The Revised Concept Site Plan

The Public Works and Building Department require a 3.0 metre (9.84 feet) road widening along the Torbram Road frontage. The Urban Design and Zoning Division require a minimum 3.0 metre (9.84 feet) wide landscape open space strip contiguous to the required Torbram Road widening. In order to accommodate these requirements, and not reduce the proposed floor area of the mosque, the applicant revised the concept site plan as originally submitted. These revisions entail:

- provision of the aforementioned road widening and landscape strip;
- relocating the building footprint approximately 20 metres (65.6 feet) to the south, as well as revising the proposed front, rear, and side yard setbacks;
- locating the existing driveway approximately 14.3 metres (46.9 feet) to the south, and,
- reconfiguring the parking area in order to increase the number of parking spaces from 42 to 49.

Staff recirculated the revised concept site plan to other City departments for comments. Internal and external comments are attached as Appendix A.

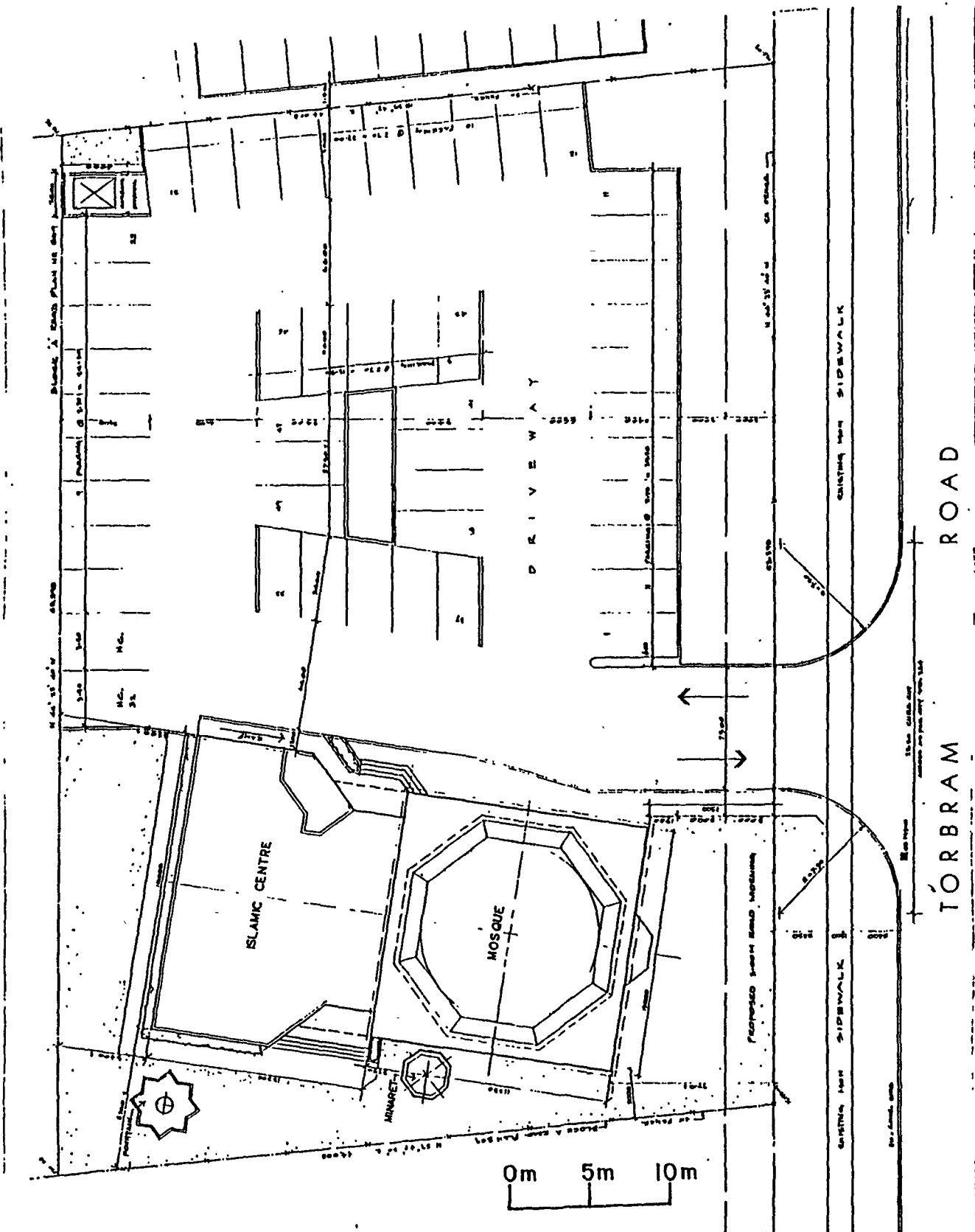
6.0 DISCUSSION

6.1 Land Use

The Official Plan permits non-industrial purposes on lands designated for industrial purposes, provided that they do not interfere with, nor are detrimental to the surrounding industrial area. However, a church or place of worship is a use specifically permitted in both the "Residential" and "Institutional" land use designations in the Official Plan. Considering the existing designation of the site in both the Official Plan and Southgate Secondary Plan, staff is of the opinion that an amendment to the Official Plan is warranted.

The subject proposal meets the locational criteria in the Official Plan with respect to institutional uses, namely;

- (i) access to an arterial road;
- (ii) access to public transit where appropriate (a bus stop is located at the north-west corner of Balmoral Drive and Torbram Road), and,
- (iii) compatibility with the surrounding area.



CITY OF BRAMPTON

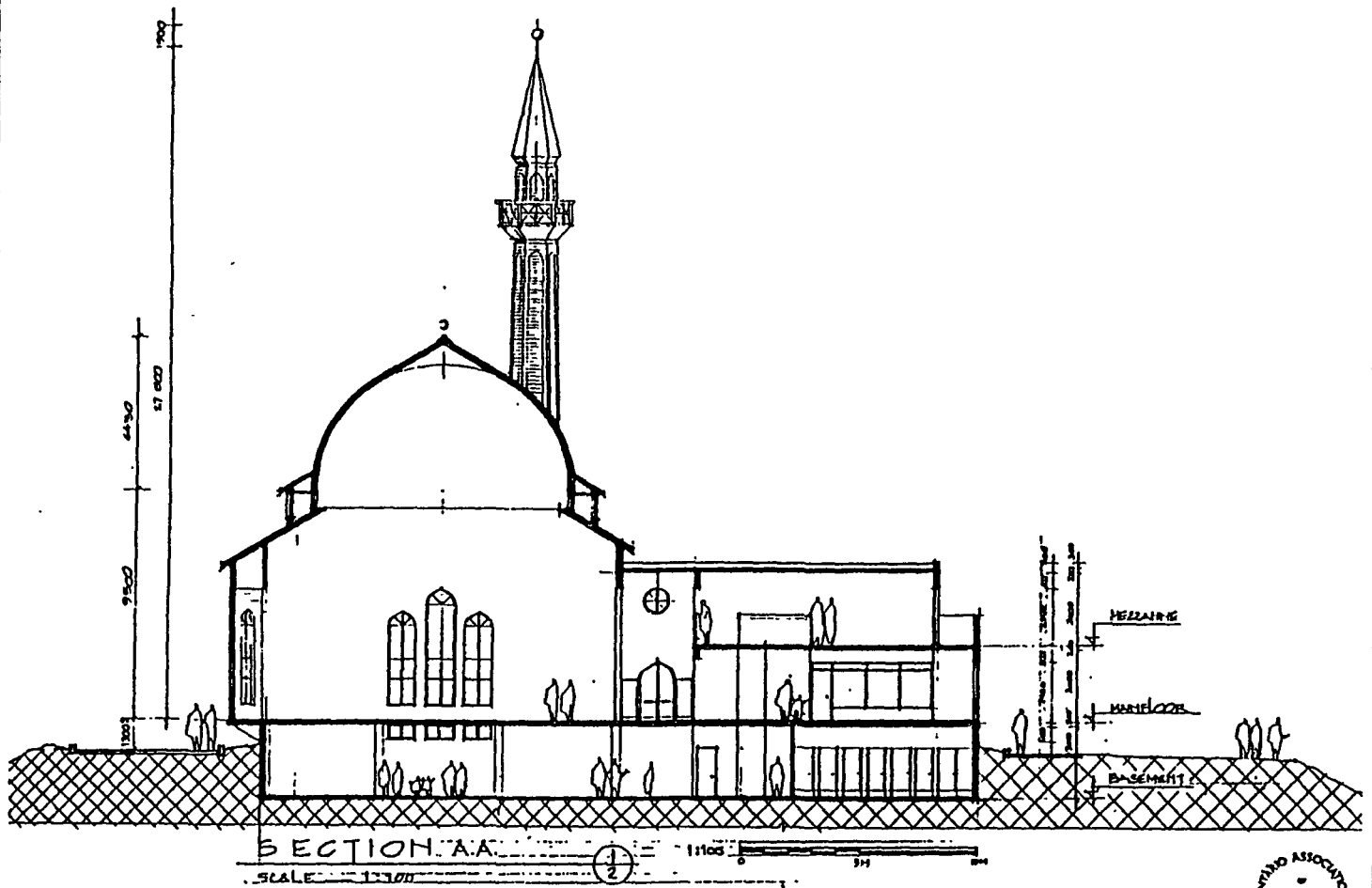
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Drawn by: C.J.K.
Map no. 64-22E



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

REVISED CONCEPT SITE PLAN



CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
File no. C5E2.4 Map no. 64-22D



CROSS-SECTION

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

With respect to the latter, staff is of the opinion that the proposal can be well integrated with the surrounding area. For example, the subject property is on the periphery of an industrial area to the east of Torbram Road, and is therefore unlikely to have an adverse impact upon these various industries. Further, there is a relatively large separation distance between the subject property and the westerly residences. Consequently, staff is of the opinion that the subject proposal will not significantly impact upon the amenity of the adjacent residential neighbourhood. Finally, the approval of the northerly abutting property for church purposes in June of 1989 (Church of the 7th Day Adventist), and the approval of the existing mosque on the subject lands, have served to establish an institutional precinct in this area.

6.2 Parking

The Building and By-Law Enforcement Division has provided an occupant load calculation and parking requirement which:

- (i) based upon drawings submitted with the application, calculates the area of the proposed mosque and mezzanine (i.e. the actual floor area devoted to worship only) as being 353 square metres (3,799.78 square feet);
- (ii) calculates the area per worshiper as 1.4 square metres (this is based upon one 3 feet x 5 feet prayer mat per person);
- (iii) divides the total area occupied for worship (353 square metres) by the area per worshiper (1.4 square metres) to derive an occupant load of 252 persons, and,
- (iv) applies two different parking standards of 1 parking space per 6 persons to the 252 person occupant load figure to obtain 42 required parking spaces; and, a parking standard of 1 parking space per 9 square metres of occupied floor area to obtain 39 required parking spaces.

By dividing the 353 square metres devoted solely to worship (i.e. the floor area of the mosque and the mezzanine for female worshipers) by 42 parking spaces, a parking standard of 1 parking space for every 8.4 square metres of floor area devoted to worship is derived.

The Urban Design and Zoning Division advise that it is the practice of the City to calculate parking for church uses based solely upon the floor area devoted to worship or prayer, excluding floor areas such as office, meeting rooms, kitchen areas etc. The revised concept site plan increases the number of parking spaces originally proposed from 42 to 49. The Division notes that four of the parking spaces clustered around the central landscaped island do not meet the 2.7 metre x 5.4 metre

standard, nevertheless, they are in agreement with the application of a parking standard of 1 space for every 8.4 square metres of floor area devoted to worship. The eventual layout and configuration of parking spaces can be addressed through the site plan approval process.

In commenting upon the revised concept site plan, the Traffic Engineering Services Division does not object to the proposed relocation of the driveway onto Torbram Road. Of greater concern to the Division, is overflow parking along Torbram Road, which has been an ongoing problem associated with the existing mosque in spite of posted no parking signs on either side of the roadway. Staff met with the applicant to discuss this issue, and advised that in order to ensure that the intensification of the property did not exacerbate overflow parking, the following recommendations were to be put forward:

- (i) the applicant shall agree to provide parking based on 1 parking space for every 8.4 square metres of floor area devoted to worship, and if necessary, reduce the building area to ensure that the amount of parking provided is commensurate with the floor area devoted to worship ;
- (ii) that as a condition of approval, the applicant shall agree that parking along Torbram Road shall be prohibited, and,
- (iii) staff be instructed to actively enforce the parking restrictions on Torbram Road.

The applicant is in agreement with the aforementioned recommended conditions of approval, and is aware of the potential for overflow parking onto Torbram Road during key religious holidays. In order to fully explore the concerns raised by the Traffic Engineering Services Division, it is recommended that staff be instructed to review the City's existing parking standard for churches and report back to Planning Committee at a later date.

7.0 RECOMMENDATION

In view of the foregoing, it is recommended that Planning Committee recommend to City Council that the application be approved, subject to the following conditions:

- A. the applicant shall revise the application to include an amendment to the Official Plan and payment of the applicable additional fees,
- B. staff be instructed to enforce the parking restrictions on Torbram Road,

- C. staff be instructed to review the City's existing parking standard for church purposes and report back to Planning Committee,
- D. a Public Meeting respecting an Official Plan Amendment and an application to amend the Zoning By-Law be held in accordance with City Council procedures, and
- E. subject to the results of the Public Meeting, staff be instructed to prepare the appropriate documents for the consideration of Council, subject to the following conditions:
 - 1) the site specific zoning by-law shall contain the following provisions:
 - a) the site shall only be used for:
 - i) a religious institution, and
 - ii) purposes accessory to the permitted purpose.
 - b) the maximum gross floor area of the building shall not exceed 791 square metres;
 - c) the maximum height of the building, excepting the minaret, shall not exceed 16 metres;
 - d) parking shall be calculated on the basis of one parking space for every 8.4 square metres of floor area devoted to worship;
 - e) minimum front yard depth- 4.5 metres;
 - f) minimum rear yard depth- 5.4 metres;
 - g) minimum interior side yard depth- 3.0 metres, and,
 - g) a minimum 3.0 metre wide landscaped open space area shall be provided along the Torbram Road frontage.
 - 2) Development of the site shall be subject to a development agreement and the development agreement shall contain the following:
 - a) Prior to the issuance of a building permit, a site plan, a landscape and fencing plan, grading and drainage plan, elevation cross section drawings, a fire protection plan, and engineering and servicing plans shall be approved by the City and appropriate securities shall be deposited with the City to ensure implementation of these plans.

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

- b) The applicant shall acknowledge that parking along Torbram Road shall be prohibited.
- c) The applicant shall agree to convey to the City a 3.0 metre road widening along the Torbram Road frontage.
- d) The applicant shall satisfy all financial, landscaping, engineering and other requirements of the City of Brampton and the Regional Municipality of Peel, including the payment of Regional and City development charges in accordance with their respective Development Charges By-laws.
- e) The applicant shall agree to remove all existing structures and the trailer on the subject lands prior to the issuance of a building permit.
- f) The applicant shall agree that all lighting on the site shall be designed and oriented so as to minimize glare on surrounding roadways and properties.

Respectfully submitted,



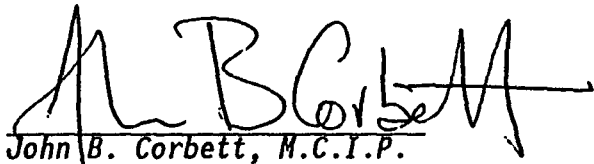
Neal Grady, M.Sc.
Development Planner.

AGREED:



J.A. Marshall, M.C.I.P.
Commissioner of Planning
and Development

NG/islamreport



John B. Corbett, M.C.I.P.
Director, Planning and Development
Services Division

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

Appendix A

The Public Works and Building Department, Traffic Engineering Services Division advise:

There presently exists an overflow parking problem for the existing church (mosque). Currently, vehicles are found to be parked on Torbram Road, thus adversely affecting the operations of the roadway.

There have been a number of instances where we have had to deal with traffic operations and safety concerns, public complaints, and requests for relief from parking restrictions—all generated by Church overflow parking.

Parking generation rates for church/synagogue uses as included in the second edition of "PARKING GENERATION" a publication of the Institute of Transportation Engineers indicates an average demand of 0.43 spaces per attendee - a significant deviation from our standard of 0.17 spaces/person.

With respect to the revised concept site plan, the Division advises that the previous comments pertaining to the issue of parking still apply. Further the Division notes:

"We acknowledge the proposed conditions regarding parking on Torbram Road and its enforcement. Although this may be a possible deterrent for on-street parking, and we do envision the problem continuing, we understand that the proposal does meet the City's current by-law requirements for parking. In addition, with respect to the proposed access relocation, this division does not have any objections. Details regarding the design specifications for this entrance will be determined during formal site plan review."

The Public Works and Building Department, Development and Engineering Services Division advise,

A 3.0 metre right-of-way widening is required where lands are abutting the plan, and;

A site plan amendment is required addressing grading, drainage and access.

The Administration and Finance Department, Treasury Services Division advise:

No Tax Revenue is generated from the site as the area in question presently permits a church. The new proposal does not change this situation.

The Community Services Department, Parks and Recreation Division advise:

That the applicant prepare a fencing and landscape plan for the site development of the property.

The Planning and Development Department, Urban Design and Zoning advise:

A 3 metre wide landscaped area beyond any road widening shall be provided

Each parking space can be reduced to 2.7 metres by 5.4 metres to meet existing standards, provided that this driveway width is 6.6 metres wide.

It is noted that some of the parking spaces on the revised concept site plan do not meet the 2.7 metre by 5.4 metre standard, however, we are in agreement with the method used for deriving the site specific parking standard.

If this application is to be approved, the development shall be subject to site plan approval including the approval of landscape and fencing plans, grading and drainage plans, as well as architectural plans.

Prior to the issuance of a building permit, the applicant shall pay City and Region development charge about \$16,000 (\$12.93 and \$13.07 per square metre respectively for the City and Region, roughly calculated based on the total area of 790.2 square metres minus a credit to the existing 170 square metres of gross floor area). The development may also be subject to Hydro development changes.

The Regional Municipality of Peel advise:

Sanitary Sewers Available in a 375mm diameter sewer on the east side of Torbram Road

Water Available in a 300mm diameter on Torbram Road

Roads No objection

The following departments / divisions have no comment:

Community Services Department, Fire and Transit, Public Works and Building Department, Building Division, Planning and Development Department, Planning Policy and Research Division, Business Development Office, Law Department.

INTER-OFFICE MEMORANDUM

Office of the Commissioner of Planning & Development

Date: July 20, 1992

To: The Chairman and Members of Planning Committee

From: Planning and Development Department

RE: Application to Amend the Zoning By-law
Part of Lot 2, Concession 5, E.H.S.,
Parts 1 and 3, Reference Plan 43R-15348
Ward Number 9
NOTES OF THE PUBLIC MEETING
ISLAMIC SOCIETY OF PEEL
Our File: C5E2.4.

The notes of the public meeting held on Wednesday, July 8, 1992, are attached for the information of Planning Committee.

Approximately 2 members of the public were in attendance. Two gentlemen from the animal hospital, located to the north of the subject property, as shown on the Land Use Map, spoke against the application as it relates to traffic concerns. A letter of objection has been received and is attached to this report. Members of the public expressed the following concerns:

- traffic safety; particularly lack of on-site parking spaces resulting in parking along Torbram Road and on the animal hospital site;
- excessive building height (ie. a 91 foot high minaret (spire)), and
- that the location of the proposed mosque is not appropriate.

Concerning the amount of on site parking spaces, staff is satisfied that the proposed number of parking spaces meets the parking requirements contained in the zoning by-law. In this regard, the staff report dated June 10, 1992 reviewed and analysed the parking for the subject proposal. The result of the analysis was that a minimum of 42 parking spaces are required, whereas the applicant has illustrated 49 parking spaces. The Bramalea Seventh-Day Adventist Church has submitted a letter to the applicant, a copy of which is attached, which recognizes a mutual agreement between property owners concerning parking. With respect to the parking of vehicles along Torbram Road, the applicant has agreed, as a condition of approval, that parking along Torbram Road shall be prohibited and further that staff be instructed to actively enforce the parking restrictions on Torbram Road.

Based on proposed zoning restrictions, it is determined that the height of the mosque is not excessive. In this regard, it is noted that the religious institution contains a basement level, a main floor level and a mezzanine or balcony. This design and floor elevation is not dissimilar to other religious institutions throughout the City and is in keeping with building height provisions contained in the zoning by-law. Similarly, the 28 metre (91.8 foot) high minaret (spire) also meets the requirements of the City's zoning by-law. Height restrictions do not apply to church spires, however, staff is recommending a maximum height of 28 metres (91.8 feet) in the amending zoning by-law for the subject property.

Concerning the location of the mosque and its appropriateness for the area, staff has reviewed the proposal in conjunction with the locational criteria contained in the Official Plan and find the location acceptable. In addition, it is noted that the abutting property to the north of the subject property is currently being used for religious purposes (Bramalea Seventh-Day Adventist Church). Impacts on abutting residential properties are expected to be minimal given that the nearest dwelling units are located approximately 76 metres (249.3 feet) to the west of the subject property. The proposed mosque and residential dwelling units are also separated by Eastbourne Park, which contains a variety of trees. It is also noted that as a further condition of approval the Community Services Division has requested the following:

"That the applicant fence the side adjacent to the open space lands with 1.2m high black vinyl chain link fence in accordance with the City specifications and be densely landscaped on the park side and the said landscaping be approved by the Commissioner of Community Services."

It is staff's opinion that the proposed mosque is suitable for the site and meets the locational criteria for institutional purposes as contained in the City's Official Plan.

Staff note that condition E.1.b, approved by City Council at its meeting of June 22, 1992, contained a typographical error respecting the maximum gross floor area of the building. The maximum gross floor area should indicate 1052 square metres (11,324 sq.ft.) rather than 791 square metres (8,515 sq.ft.).

IT IS RECOMMENDED THAT PLANNING COMMITTEE RECOMMEND TO CITY COUNCIL THAT:

- A. The notes of the public meeting be received.
- B. The application be approved subject to the conditions approved by City Council at its meeting of June 22, 1992 (See Appendix 'A') with the following changes:

to replace E.1.b with the following:

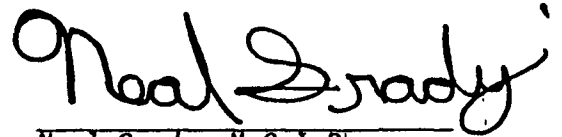
"E.1.b the maximum gross floor area of the building shall not exceed 1052 square metres"

to add the following condition:

"E.2.g The applicant shall agree to fence the property adjacent to the open space lands with 1.2 metre high black vinyl chain link fence in accordance with City specifications. The area adjacent to the open space lands shall be densely landscaped to the satisfaction of the Commissioner of Community Services."

C. Staff be directed to prepare the appropriate documents for Council's consideration.

Respectfully submitted,



Neal Grady, M.C.I.P.
Development Planner

AGREED:

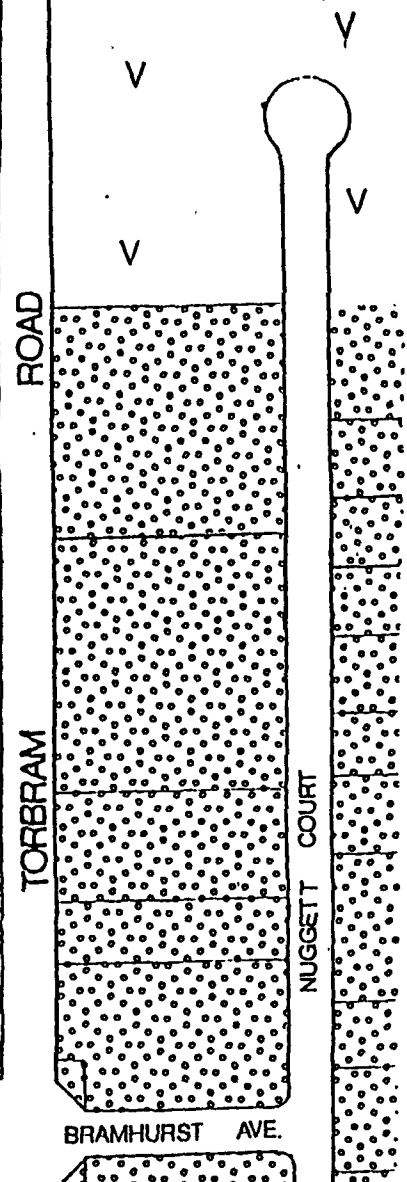
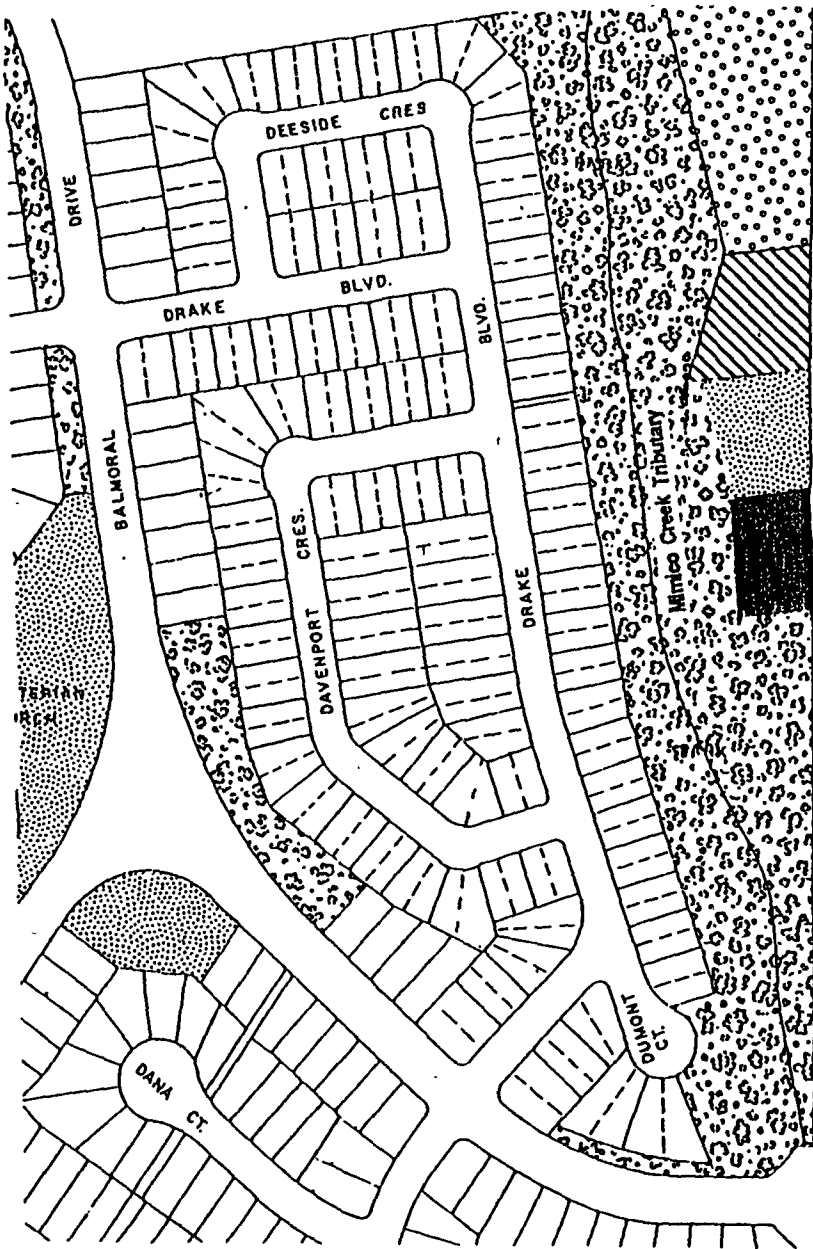


John A. Marshall, M.C.I.P.
Commissioner of Planning and
Development










John B. Corbett, M.C.I.P.
Director, Development
Services

KA/Islamicpubmtg



LEGEND

-  SUBJECT PROPERTY
-  INDUSTRIAL
-  ANIMAL HOSPITAL
-  RESIDENTIAL
-  INSTITUTIONAL
-  OPEN SPACE
-  VACANT



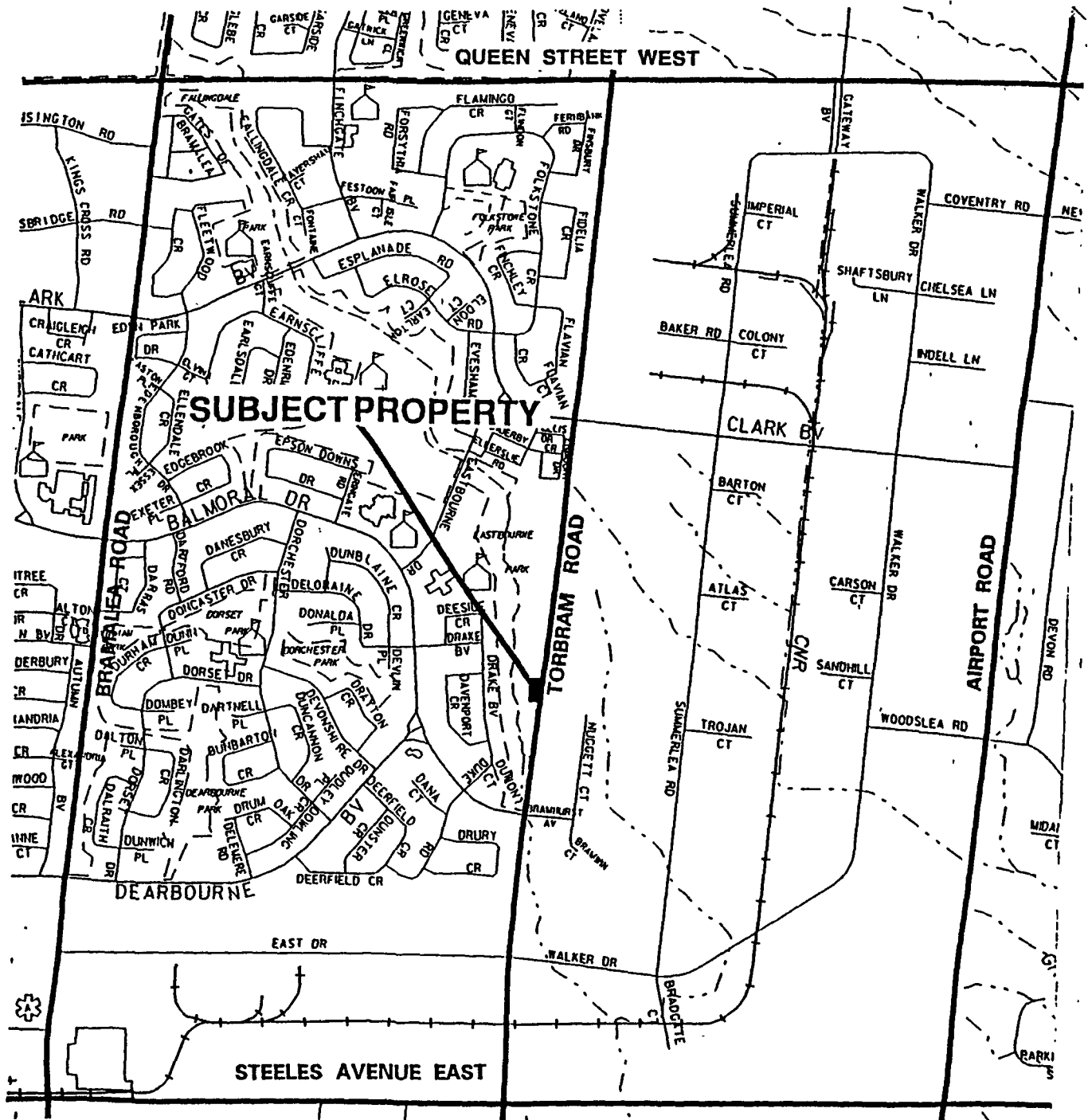
CITY OF BRAMPTON

Date: 92 07 09 Drawn by: JRB
File no. C5E2.4 Map no. 64-22B



LAND USE MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

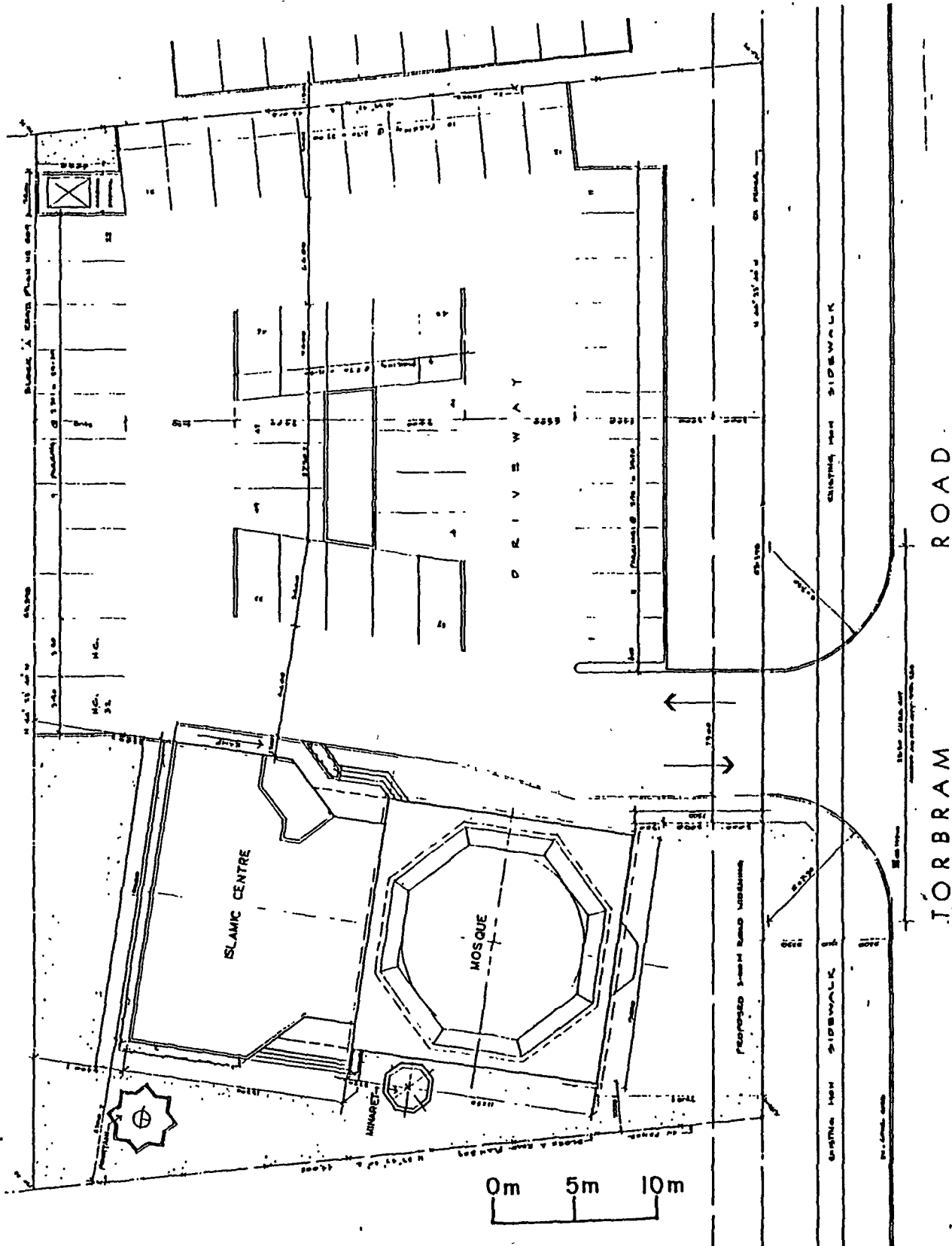


CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
File no. C5E2.4 Map no. 64-22A

LOCATION MAP

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL



CITY OF BRAMPTON

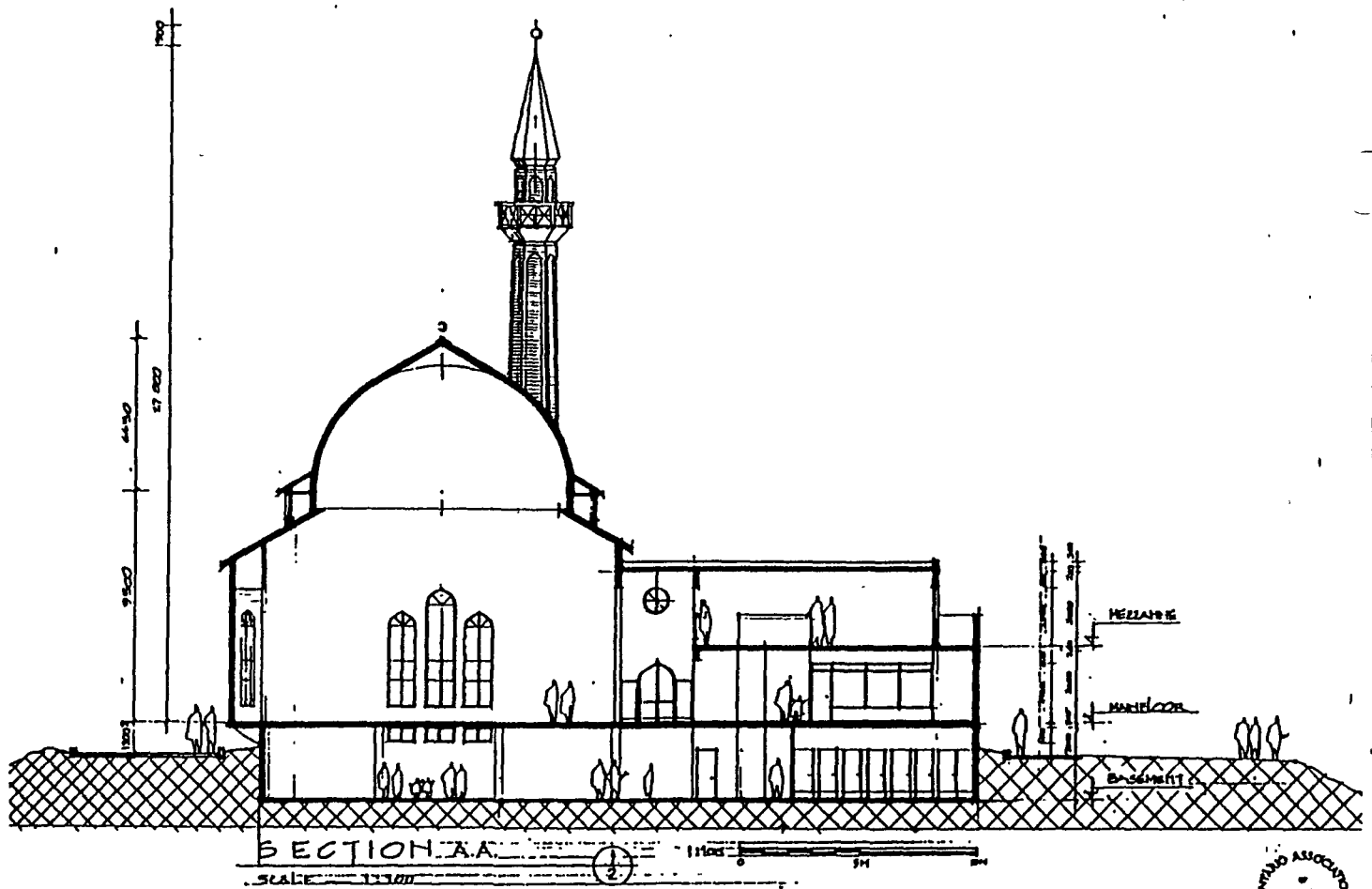
Date: 1992 05 11
File no. C5E2.4

Drawn by: C.J.K.
Map no. 64-22E



REVISED CONCEPT SITE PLAN

**PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL**



CITY OF BRAMPTON

Date: 92 03 18 Drawn by: SEJ
File no. C5E2.4 Map no. 64-22D



CROSS-SECTION

PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT
ISLAMIC SOCIETY OF PEEL

PUBLIC MEETING

A Special Meeting of Planning Committee was held on Wednesday, July 8, 1992, in the Municipal Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:35 p.m., with respect to a proposal by the ISLAMIC SOCIETY OF PEEL (Our File: C5E2.4) to amend the Zoning By-law.

Members Present: Alderman Bob Hunter - Chairman
Alderman Linda Jeffrey
Alderman Peter Richards
Alderman Don McMullen
Alderman John Sprovieri

Staff Present: W.H. Winterhalt - Director, Planning Policy and Research
Bill Lee - Director, Urban Design and Zoning
David Ross - Manager, Development Services
Kathy Ash - Development Planner
Susan Jones - Development Planner
Cheryl Logan - Development Planner
Jeff Bender - Supervisor Technical Services
David Waters - Policy Planner
Ann Miller - Secretary

The Chairman inquired if notices to property owners within 120 metres of the subject site were sent and whether notification of the public meeting was placed in the local newspaper.

Mr. Lee replied in the affirmative.

Two members of the public were present.

David Ross outlined the proposal and explained the intent of the application. After the conclusion of the presentation, the Chairman invited questions and comments from members of the public.

A letter of objection was passed to the Chairman from Mr. & Mrs. R. Davis, 49 Drury Crescent, Bramalea, Ontario, L6T 1L1 which was then passed to the Recording Secretary.

Mr. Oates Telep - Bramalea Animal Hospital is concerned about traffic safety and trouble with parking. People are at present parking along both sides of Torbram Road and there is difficulty seeing past vans. There will be more problems in the future because of a larger volume of traffic.

Mr. John Gordon - owner of the animal hospital property said there is inadequate parking facilities for present needs, that there are going to be more problems with a larger mosque and there will be more traffic.

Alderman Hunter advised those present that the result of this meeting will be presented to Planning Committee at their meeting of August 10, 1992.

There were no further questions or comments and the meeting adjourned at 7:41 p.m.

July 8th, 1992

J. A. Marshall
Commissioner Of Planning & Development
City Of Brampton
2 Wellington Street West
Brampton Ontario
L6Y 4R2

Dear Sir:

Please register this letter as a complaint against "The Islamic Society Of Peel (c5e2.4)" proposal for new building on premises.

I feel the structure is inappropriate for the location. A domed top of 52' & spire of 91.8' is an eyesore for the resident's living in the area. We were living here first and expect the city to protect our rights.

The location of the Mosque is already over populated. On several occasions I have called the parking control to complain about the parking on Torbram Road and it being reduced to one lane each direction. When I called on each occasion the support from the city is appalling. I'm told it's not enforced for religious institution and on one occasion an illinformed clerk told me there were signs allowing parking. "There Are No Signs." Either the city enforces the laws they make or they are not doing their job.

Since the parking already is inappropriate, I feel a larger mosque is definitely going to make the situation worse.

Please be informed that my husband and I are definitely against this proposal.

Yours Truly

Isorell W. Davis
Rick Davis

→ see over
for addition

The size of the property is not appropriate for the need of the mosque. Being a religious institution that is worshipped in almost daily and at certain times daily the location is a disturbance to all residence in the area.

The 91' tower is a large consideration for denial of proposal as we as residence can't even have clothes lines in our yards or wires for telephones etc. I don't feel the amount of use this mosque has, (number of times a week) is fair to the residence in the community. As a resident of 'D' section I can tell you, yes it is an interference in our lives.

Bramalea



July 8, 1992

Mr. Hassan Karu
Chairman of Building Committee
Islamic Society of Ael
P.O. Box 246, Brampton,
Ontario L6V 2L1

Dear Mr. Karu:

As your neighbor church we are happy to know that you are now in the position to build your own meeting facilities.

We would like you to know that you are always welcome to continue to park in our parking place for as long as you need to do so.

We are also thankful for your offer for our members to use your parking place.

May God bless you as you commence your building project. If there is anything that we could do to help you we are more than willing to do so.

Very Sincerely Yours

Romulo A. Darguila
Church Pastor

c/o PASTOR ABLE PANGAN

103 LORD SIMCOE COURT • BRAMPTON, ONTARIO L6S 5H4 • TELEPHONE (416) 459-8662



The Regional Municipality of Peel

Planning Department

March 4, 1992

City of Brampton
Planning Department
2 Wellington Street West
Brampton, Ontario
L6Y 4R2

Attention: Neil Grady
Development Planner

City of Brampton	
PLANNING AND DEVELOPMENT DEPARTMENT	
DATE	MAR 05 1992 Rec'd
File No.	C5E2.4

Re: Rezoning Application
Part 1 & Part 3, Reference Plan 43R-15348
Pt. Lot 2, Con. 5, E.H.S.
8450 Torbram Road
Islamic Society of Peel
Your File: C5E2.4
Our File: R42 5E29B

Dear Sir:

For your information and consideration, please note the following Regional Planning and Public Works comments regarding the above-captioned rezoning application.

Sanitary Sewers: Available in a 375mm diameter sewer on the east side of Torbram Road.

Water: Available in a 300mm diameter on Torbram Road.

Roads: No objection.

We trust that this information is of assistance.

Yours truly

Vince Zammit
Senior Planner
Development Review

BW:nb

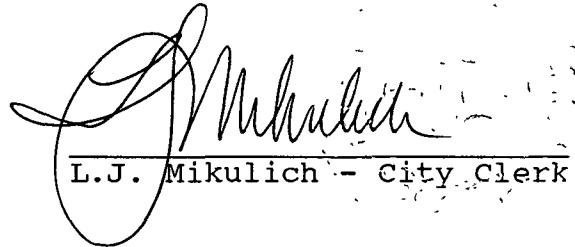
920 2405

AND IN THE MATTER OF the City of
Brampton By-law 272-92 being a by-law
to amend the Official Plan for the
City of Brampton Planning Area
(Islamic Society of Peel -
Files: C5E2.4 and P25-225)

Allen Collie.
A Commissioner, etc.

I, LEONARD J. MIKULICH, Clerk of the City of Brampton do hereby certify that the attached Amendment Number 225 and 225A to the Official Plan for the City of Brampton Planning Area is a true copy as approved, as modified, by the Ministry of Municipal Affairs on March 19, 1993.

Dated at the City of Brampton this 30th day of March, 1993.



L.J. Mikulich - City Clerk