



Report
Staff Report
 The Corporation of the City of Brampton
 7/7/2025

Date: 2025-06-23

File: OZS-2022-0019

Subject: **Recommendation Report – Application to Amend the Official Plan and Zoning By-law**
(To facilitate the development of a new Place of Worship, known as the BARIC Islamic Centre)
Brampton and Regional Islamic Centre (BARIC) – G-Force Urban Planners & Consultants
 9445 Clarkway Drive
 Ward 10

Contact: Chinoye Sunny, Development Planner, Development Services & Design
 Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2025-520

RECOMMENDATIONS:

1. That the report from Chinoye Sunny, Development Planner, Development Services & Design, to the Planning and Development Committee Meeting of July 7th, 2025, re: **Recommendation Report – Application to Amend the Official Plan and Zoning By-law**, Brampton and Regional Islamic Centre (BARIC) – G-Force Urban Planners & Consultants, 9445 Clarkway Drive, Ward 10, File: OZS-2022-0019, be received;
2. That the Application to Amend the Official Plan and Zoning By-law submitted by G-Force Urban Planners & Consultants on behalf of Brampton and Regional Islamic Centre (BARIC) be approved on the basis that it represents good planning, including that it has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Policy Statement, conforms to the Brampton Plan and for the reasons set out in this Planning Recommendation Report;
3. That the amendments to the Official Plan, generally in accordance with Attachment 11 attached to this report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Attachment 12 attached to this report be adopted; and,

5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

OVERVIEW:

- This report recommends approval of an amendment to the Official Plan and the Zoning By-law to facilitate the development of a Place of Worship known as the BARIC Islamic Centre. The development consists of a 3,369 square metre two-storey Place of Worship building. The building may also include spaces for religious teaching, a gymnasium, a fitness room, multi-purpose rooms, and communal eating rooms. A total of 141 parking spaces, including 50 underground parking spaces is provided in the plan.
- The subject property is designated 'Open Space' and 'Woodlot' in the Official Plan. Development on lands within these designation is required to obtain an amendment to the Official Plan, with technical justification through environmental studies being provided. An Environmental Impact Statement (EIS) is prepared and demonstrates that there will not be negative impacts on significant natural features or their ecological functions.
- The subject property is designated 'Mixed Commercial/Industrial' within the Bram East Secondary Plan (SP41a) and is designated as 'Commercial' within the Castlemore Crossing Block Plan (BP41-1). An amendment to the Secondary Plan is required to facilitate the proposal.
- The property is zoned 'Agricultural' as per City of Brampton Zoning Bylaw 270-2004, as amended. The 'Agricultural' zone permits agricultural uses, as well as non-agricultural uses such as a single detached dwelling and a supportive housing residence. An amendment to the Zoning By-law is required in order to facilitate the proposal.
- A Statutory Public Meeting for the application was held on December 12, 2022. At the meeting, there were six hundred and fifty-four (654) registered delegations at the meeting and thirty-five (35) written letters of correspondence. An additional two hundred and thirty-two (232) written pieces of correspondence were received via email after the public meeting. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues are included in the summary chart as well as in Attachment 7 of this report.
- The application received a Sustainability Score of 49 overall and achieves the required Bronze threshold.

- **The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.**
- **The application represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement 2024, the Regional Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2024).**

BACKGROUND:

The lands subject to the Official Plan Amendment and Zoning By-law Amendment is located at 9445 Clarkway Drive. The application was submitted on March 22, 2022 and deemed complete on July 7, 2022, in accordance with Section 22 (6.1) and Section 34 (10.4) of the Planning Act.

The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on December 12, 2022. A total of six hundred and fifty-four (654) delegations were made at the meeting and thirty-five (35) written correspondence were received. An additional two hundred and thirty-two (232) written pieces of correspondence were received via email after the public meeting.

Since the time of receipt of the application, the applicant has submitted three (3) submission packages to be able to resolve various technical issues associated with the proposal.

CURRENT SITUATION:

An application to amend the Official Plan and Zoning By-law has been submitted to permit a two-storey Place of Worship (3,369 sq.m), known as the BARIC Islamic Centre, on the subject site. The building may also include spaces for religious teaching, a gymnasium, a fitness room, multi-purpose rooms, and communal eating rooms. A total of 141 parking spaces, including 50 underground parking spaces are included in the plan. A restricted right-in/right out access is proposed on new Clarkway Drive, as well as a full moves access on Old Clarkway Drive. The proposed Place of Worship development will be required to submit a future site plan application prior to seeking building permits.

Original Proposal

At the time of the Statutory Public Meeting held on December 12, 2022, the Place of Worship was contemplated with the following features:

- A 2-storey building with a total area of approximately 3,116 square metres;

- Two vehicular access points on Clarkway Drive; and,
- 94 surface parking spaces.

Details of Revised Proposal (refer to attachment 1)

Following the public meeting and upon the review of comments from members of the public and from internal City departments, the proposal was revised to include additional parking spaces, and details regarding vehicular access and building size were finalized. Details of the proposal are noted below:

- A new protective “Open Space” Official Plan designation and Zoning By-law designation is now proposed for portions of the site to help ensure the long term preservation of 0.422 hectares of “Woodland” on the subject property.
- A 2-storey building with a total area of approximately 3,369 square metres;
- Two (2) vehicular access points on Clarkway Drive:
 - a full moves access on Old Clarkway Drive and,
 - a new restricted right-in / right-out access on new Clarkway Drive, based on the findings of the updated Traffic Analysis completed by GHD Limited;
- A total of 141 vehicular parking spaces are proposed on the site:
 - 91 surface parking spaces; and,
 - Additional 50 parking spaces in an underground garage. These were provided as part of findings of an updated Traffic Impact Study that included a comprehensive parking analysis in accordance with the City’s Terms of Reference for Places of Worship.

Property Description and Surrounding Land Use (refer to Attachment 2)

The subject lands have the following characteristics:

- are municipally known as 9445 Clarkway Drive;
- have a total site area of approximately 10,557.5 square metres (2.6 acres);
- have a frontage of approximately 90.37 metres on Clarkway Drive; and,
- is currently vacant and contains existing woodland areas.

The surrounding land uses are described as follows:

- **North:** An existing woodlot, beyond which is Bellchase Trail and low density housing;
- **South:** vacant lands that are subject to a site plan application (City File: SPA-2024-0071), beyond which are lands used for truck storage and outdoor storage yard which is subject to a development application for mixed-use building (City File: OZS-2024-0039);
- **East:** Highway 50, beyond which is the City of Vaughan and existing warehousing land uses; and
- **West:** Clarkway Drive, beyond which are existing low density residential subdivisions.

Further details on this application can be found in the Detailed Planning Analysis contained in Attachment 9, which contains an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

Traffic Impact Study and Parking Study

Two separate Traffic Impact Study's (TIS) prepared by GHD Limited were completed as part of the review of this development application. The original Traffic Study (dated May 19, 2022) was prepared for the first submission. At the public meeting, staff received concerns from members of the public that the Traffic Study was completed during the COVID-19 pandemic, when traffic counts may have been considerably lower due to government restrictions and stay-at-home orders.

City staff requested an updated Traffic Impact Study (TIS), prepared by GHD Limited on August 22, 2023, to assess the transportation related aspects of the proposed development in a post COVID-19 environment. The updated Traffic Study also included a specific Place of Worship Parking Study, in accordance with the City's Terms of Reference, which assessed parking demand through 'proxy sites' for similar Places of Worship in Brampton.

The report includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. Vehicular accesses to the Place of Worship are now proposed as follows:

- one restricted right-in/right-out driveway from Clarkway Drive, south of the intersection with Bellchase Trail, and
- one full moves driveway located on "Old Clarkway Drive" from the existing cul-de-sac that is accessed from Highway 50.

The proposed Place of Worship is expected to generate its peak number of site trips during the planned Friday prayer service where a maximum total of 135 inbound vehicle trips and 135 outbound vehicle trips are expected before and after the prayer service.

The Traffic Study concluded that the existing road network is capable of supporting the expected traffic flows for the new Place of Worship.

It is also important to note that pedestrian sidewalks are currently planned to be provided on “Old Clarkway Drive” through the Site Plan approval process for the development applications directly south of the subject property (at 9416 Highway 50 and 9379 Clarkway Drive). The subject site is also in proximity to transit systems, specifically:

- Brampton Transit Bus Route 35 (Clarkway),
- Brampton Transit Bus Route 50 (Gore Road), and
- GO Transit Route 38 (Bolton/Malton)

As such, there are many active modes of transportation in proximity to the subject site which will help mitigate any traffic congestion.

Parking Study

A Parking Study was completed in accordance with the City’s Terms of Reference for Places of Worship. The study (prepared by GHD Limited) included an analysis of ‘proxy sites’ for similar places of worship in Brampton. The study concluded that 135 parking spaces were required to support the Place of Worship. A total of 141 parking spaces are provided to accommodate the proposed development, which is supported by Traffic staff.

The parking study was completed to help ensure that sufficient parking would be provided on-site, informed by using the most current real world information. This was completed rather than simply relying on the City Zoning By-law minimum parking requirements, as per the following calculations that the Zoning By-law specifies:

- Option A: 1 parking space for every 4 seats proposed for the main worship area,
- Option B: 1 parking space for each 2 metres of bench space for the main worship area, or
- Option C: 1 parking space for each 5 square metres for the net worship area when there is open floor seating.

The above noted Option C, could be applied and would result in a minimum of 99 parking spaces .

When the application was originally submitted, 94 parking spaces were proposed for the development. The development proposal was then revised to include 47 additional parking spaces based on the findings of the Parking Study. The revised proposal now provides a total of 141 parking spaces, including 91 surface parking spaces and 50 additional underground parking spaces. The Zoning By-law for this application will include minimum parking requirement of 141 parking spaces.

Environmental Impact Study

The subject property is designated as 'Woodland' as per Schedule D of the Official Plan. The City of Brampton Official Plan policy 4.6.6.19 aims to conserve natural heritage features. The policy strives to achieve no net loss and if possible, a net gain, in natural heritage features and areas. In some instances, where the removal of the woodland is permitted, the compensation for the feature and/or area that is no longer retained as part of the natural heritage system may be requested and subject to approval, compensation may be provided at another appropriate location to maximize the benefits to the system.

An Environmental Impact Study (EIS) was prepared by Kuntz Forestry Consulting Inc. to assess the potential impact to wildlife habitats and the woodland on site. Based on the report, removal of a portion of the woodland is required to facilitate the development. A total of 0.422 hectares (20% of the wooded area) is proposed to be removed.

A Woodland Management Plan has been incorporated into the EIS report and is intended to restore and increase the ecological integrity of existing woodland areas. The Plan will restore 0.056 hectares of the subject property using native species plantings to increase the ecological integrity of the area by providing increased habitat potential, native plant species abundance and diversity, and decreasing invasive species. The report notes 0.422 hectares of off-site woodland compensation will be provided at another location within Brampton.

At this time, staff are recommending that the following additional measures be implemented through the enactment of the Official Plan and Zoning By-law Amendment:

1. Adding a protective 'Open Space' Official Plan designation for the natural heritage feature (woodland) and associated buffer;
2. Adding a protective 'Open Space' designation in the Zoning By-law for the natural heritage feature (woodland) and associated buffer;
3. Using a Holding (H) Symbol that requires the owner to register an Environmental Easement Agreement on the remnant woodland area to allow the City access and to monitor the natural heritage feature on the subject lands; and
4. Using a Holding (H) Symbol that requires off-site compensation planting on lands within the Humber Watershed in Brampton to create 0.422 hectares of woodland.

With the above measures, in addition to the Woodland Management Plan proposed through the Environmental Impact Study, staff is satisfied that the proposal will achieve a net gain in natural heritage function.

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed amendments to the Official Plan and Zoning By-Law, generally in accordance with Attachments 11 and 12, respectively. The proposed mixed-use development represents

good planning, is consistent with the Provincial Policy Statement, the Region of Peel Official Plan, and the City of Brampton Official Plan. Please see associated details in Attachment 9 – Detailed Planning Analysis.

Official Plan Amendment

The subject lands are designated 'Open Space' on Schedule A of the Official Plan. Any development proposed on properties designated as 'Open Space' requires an amendment to the Official Plan to facilitate the proposal, with the submission of technical environmental studies to justify the proposal.. The subject property is designated 'Mixed Commercial/Industrial' within the Bram East Secondary Plan (SP41a). An amendment to the Secondary Plan is required to facilitate the proposal. The draft Official Plan Amendment can be found in Attachment 11.

Zoning By-law Amendment

The property is zoned 'Agricultural' as per City of Brampton Zoning Bylaw 270- 2004, as amended. The zoning designation does not permit the proposed institutional uses.

The Zoning By-law Amendment proposed will rezone the portion of the lands to be developed for the place of worship as 'Institutional One' with a site-specific section, with a Holding (H) symbol. The Zoning By-law Amendment will contain site-specific provisions to regulate building setbacks, building height, and the parking rate.

The balance of the property will be zoned 'Open Space (OS)' as shown in Attachment 12 to this report, which will not permit not permit development to protect the woodlot.

The Holding (H) provisions will ensure that an environmental easement agreement is registered on the remnant woodland feature (to permit City access to lands for monitoring of natural heritage features) and provision of off-site compensation planting to facilitate creation of 0.422 hectares of woodland.

PLANNING ANALYSIS SUMMARY

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement (2024), the Region of Peel Official Plan, the City's Official Plan, and other applicable City of Brampton guidelines and priorities.

The proposed By-law, with the changes recommended by Staff, represents good planning. Please refer to Attachment 9 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act, R.S.O, 1990

This development proposal has regard for the matters of the Provincial Interest, as set out in Section 2 of the Planning Act.

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act. The proposal contemplates a Place of Worship with 141 parking spaces and 0.422 hectares of land preserved for woodland preservation. The proposal conforms to the matters of provincial interests in supporting orderly development and appropriate growth that will rely on the existing and planned transportation, sewage and water facilities, and waste management system in the area, in accordance with Sections 2(f), (h), and (p). The proposed development is designed to be sustainable as it relates to supporting the existing transit network at Highway 50 and Clarkway Drive, and will incorporate new sidewalks to ensure a pedestrian friendly development, in accordance with Sections 2(q) and (r).

As part of the EIS, a Woodland Compensation Plan was submitted for the proposed development. Although a portion of the woodland will be removed, the protective “Open Space” Official Plan designation and Zoning designation will ensure the long-term preservation of 0.422 hectares of “Woodland” on the subject property, in accordance with Section 2(a), (c) and (d).

Based on the above, staff is satisfied the application has regard for matters of Provincial interest under the Planning Act.

Provincial Planning Statement, 2024

The proposed Official Plan Amendment and Zoning By-law Amendment is consistent with Sections 2.3.1.1 and 2.1.6 of the PPS, as the subject lands are located within a Settlement Area and provide institutional uses to meet the long-term needs of the community. The Provincial Planning Statement focuses growth and development within urban and rural areas, and recognizes the wise management of land use change given to the full range of current and future needs. The proposal introduces a new Place of Worship within the community that contributes to the spiritual needs of faith groups in the growing population as outlined in the City of Brampton Official Plan.

The proposed development supports livable, healthy communities by representing an appropriate and supportable form of re-development. The proposed development is also promoting efficient development and land use patterns over the long term by providing institutional intensification that will connect with municipal infrastructure, services, and amenities, in accordance with Sections 2.1.6, 2.3.1.3, 3.1.1 and 3.1.2 of the PPS.

The proposed development is situated on a woodlot feature. In accordance with Sections 4.1.1, 4.1.2, 4.1.5 and 4.1.8, natural heritage features shall be protected for the long term. A portion of this woodlot feature would need to be removed for the Place of Worship to be developed. Compensation for the loss of this woodlot feature has been requested and is planned to be located at another appropriate location in the City. Based on the above, staff is satisfied that the proposed development is consistent with the policies of the Provincial Planning Statement.

Municipal Planning Documents

Region of Peel Official Plan, 2022

Bill 185, the Cutting Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024. Included in that omnibus bill are Planning Act changes first introduced through Bill 23, the More Homes Built Faster Act, 2022, which remove planning policy and approval responsibilities from several upper-tier municipalities, including Peel Region, as of July 1, 2024. On this date, the Region of Peel Official Plan (RPOP) became a plan of the local municipalities, and as such the City of Brampton is required to implement and ensure applications conform to the RPOP.

The subject lands are located within the 'Urban System' as delineated in "Urban System" in Schedule E-1: Regional Structure. The proposed development represents an efficient built form that will optimize the use of an underutilized and utilize existing infrastructure. The proposed development provides appropriate institutional land use, which will provide a Place of Worship, with the inclusion of an evening school for religious teaching, a gymnasium, a fitness room, multi-purpose rooms, and communal eating rooms. The proposal will contribute to complete communities by providing an essential community service in the area in accordance with through the provision of a mixed-use high-density development with rental apartment building units in close proximity to the Brampton GO Station in accordance with Sections 5.4.10, 5.6.17.10, 5.6.18.5, 5.6.20.12, and 5.6.20.14.14f) and g).

The proposal and its location within the Regional Urban Boundary are consistent with the Regional Official Plan's goal of ensuring that development and redevelopment takes place in a timely, orderly, and sequential manner. The development proposal will ultimately assist the City of Brampton in ensuring that its residents of different religious backgrounds have a safe place for worship and community gatherings. Furthermore, the proposal directs development to the urban system in accordance with Section 5.6.11 of the Region of Peel Official Plan. The proposed development will contribute towards making the neighbourhood a complete community, will be transit supportive and pedestrian friendly, and lead to the efficient use of the greenfield area.

Based on the above, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan (2006)

The property is designated 'Open Space' on Schedule A of the City of Brampton Official Plan. Although the 'Open Space' designation does not generally contemplate development, Section 4.7.1.4 states that development can be supported for recreational and cultural facilities, conservation projects, cemeteries, public transit and essential public works and utilities. The proposal not only include a Place of Worship, but it also includes spaces for religious teaching, a gymnasium, a fitness room, multi-purpose rooms, and communal eating rooms.

The subject property is designated as 'Woodland' as per Schedule D of the Official Plan. In accordance with S.4.6.6.2, S.4.6.6.3, and S.4.6.6.19, the City of Brampton aims to conserve natural heritage features and strives to achieve no net loss and if possible, a net gain, in natural heritage features and areas. An Environmental Impact Study (EIS) was submitted for the application which notes that a portion of the woodland must be removed in order to develop the Place of Worship. The EIS indicates that tree compensation will happen on the site and off-site compensation will occur to create a future woodland in the community. Although the proposal contemplates a net loss to the natural heritage feature, S.4.6.6.19 states that compensation may be provided at another appropriate location to maximize the benefits to the natural heritage system. The EIS indicates that tableland tree compensation will happen on the site and 0.422 hectares of off-site compensation will be provided at another location within Brampton.

The proposed Place of Worship will be designed to provide sufficient parking to fulfill the needs of the regular worship attendance and other regular events generally in accordance with the City's Zoning By-law. Through the approval of an Urban Design Brief, it has been demonstrated that the size, height, massing and scale of the proposed building is compatible with the character of the adjacent residential uses. The proposed Place of Worship, which is located within a residential area, is not located within the Lester B. Pearson International Airport (LBPIA) Operating Area, or within an area subject to adverse effects from contaminant discharges generated by a major facility. As such, the development proposal is in accordance with S.4.9.8.1.

An amendment to the Official Plan is required for the proposed development as the property is designated 'Open Space' and a Place of Worship is not permitted. Staff proposes to maintain the current designation to maintain policy references to the important woodland feature, but include a Special Policy Area to permit the Place of Worship use on the westerly portion of the site. By not redesignating the site, the policy will continue to reference the importance of the natural heritage feature and its preservation.

As such, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment generally conforms to the policies of the City of Brampton Official Plan.

Brampton Plan (2023)

The subject property is designated 'Natural Heritage System' as per Schedule 1A: City Structure, 'Natural Heritage System' as per Schedule 2: Designations of Brampton Plan, and 'Woodland' as per Schedule 6B: Natural System Features and Areas. This designation is intended to support the natural heritage features within the City and permit only limited development and site alteration on these features.

The City of Brampton recognizes the important role faith groups play and the contribution Places of Worship make to the objective of building sustainable, complete communities. A Place of Worship is an integral aspect of creating a complete community. As per S.2.2.7.56, generally, a Place of Worship will only be permitted on lands designated Mixed Use or Neighbourhoods. As the site is designated 'Natural

Heritage System' and 'Woodland', an amendment to the Official Plan is required to permit the proposed development.

The proposed Place of Worship will be designed in a manner that will not adversely impact adjacent land uses. The size, height, massing and scale of the building will be compatible with the character of adjacent uses. Through the approval of an Urban Design Brief, it has been ensured that the size, height, massing and scale of the proposed building is compatible with the character of the adjacent residential uses. The proposed Place of Worship, which is located within a residential area, is not located within the Lester B. Pearson International Airport (LBPIA) Operating Area, or within an area subject to adverse effects from contaminant discharges generated by a major facility. As such, the development proposal is in accordance with S.2.2.7.58.

Staff proposes to maintain the current designation to maintain policy references to the important woodland feature, but include a Special Policy Area to permit the Place of Worship use on the westerly portion of the site. By not redesignating the site, the policy will continue to reference the importance of the natural heritage feature and its preservation.

As such, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment generally conforms to the policies of the City of Brampton Official Plan.

Bram East Secondary Plan (Area 41)

The subject lands are designated 'Mixed Commercial/Industrial' within the Bram East Secondary Plan. The 'Mixed Commercial/Industrial' designation is intended to permit the Business Industrial policies of Part 1, section 4.2 and other applicable policies of the 2006 Official Plan. The Mixed Commercial/Industrial designation permits a broad mix of industrial and large scale commercial uses; including but not limited to motels, restaurants, retail warehousing, prestige industrial uses. The designation also permits "community services uses" which is consistent with the definition of a Place of Worship or community centre. Section 4.9.8 of the OP describes Places of Worship as a place that provides "social and community related functions and services, and often serve as the focal point of the community". S.4.9.8.1 of the Official Plan notes that Places of Worship shall generally be permitted within Residential, Central Area, Business Corridor, Industrial, Major Institutional as well as the different Retail designations (Regional, District and Convenience).

The Secondary Plan designation and the Official Plan designation conflict. As per Section vi) in the Bram East Secondary Plan, where there is a conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan, the current Official Plan shall prevail. As such, the Official Plan 'Open Space' designation and policies take precedence.

An amendment to the Secondary Plan is required for proposed development. The Secondary Plan amendment will redesignate the lands from Mixed Commercial/Industrial to Place of Worship.

Staff have reviewed the proposed Official Plan and Zoning By-Law Amendment from a technical perspective and have determined that they are suitable with respect to character for the area and planned land use function.

Bram East Block Plan (41-1)

The proposed development is located within the Block Plan for Sub-Area 41-1 of the Bram East Secondary Plan. The property is identified as 'Commercial' in the Bram East Block Plan (Area 41-1). An amendment is not required to permit the proposed Place of Worship.

An Urban Design Brief was submitted to City Staff as part of the application and reviewed against the City's Community Design Guidelines. The proposed development was also reviewed against the City's Urban Design Guidelines to ensure the compatibility of the development with the adjacent neighborhood and meets the sustainable development principles established for the block area. The design of the Place of Worship will be further evaluated at the Site Plan Approval stage.

Based on the above, staff is satisfied that the proposed development confirms and is consistent with the policies of the Block Plan.

Zoning By-law

The property is zoned 'Agricultural' as per City of Brampton Zoning Bylaw 270- 2004, as amended. An amendment to the zoning by-law is needed to permit the proposed institutional uses. The proposed zoning by-law amendment will rezone the lands to a split zone of Institutional One with a special section and Open Space, subject to a Holding (H) provision. The Institutional One zone includes site-specific provisions to regulate building setbacks, building height, and the parking rate. A protection zone (Open Space) will be implemented into the Zoning By-law to limit development on that specific portion of the land.

City Staff are recommending that a Holding (H) provision be included within the by-law as well to ensure:

- An Environmental Easement Agreement on the remnant woodland feature is registered to allow City access to the lands and monitor natural heritage features on the site; and
- Provision of off-site compensation planting on lands within the Humber Watershed in Brampton to create 0.422 hectares of woodland.

Staff is satisfied that the Draft Zoning By-law Amendment represents good planning and is appropriate for the orderly development of the lands.

Community Engagement

The proposed Official Plan and Zoning By-Law Amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on December 12, 2022. There were a total of six hundred and fifty-four (654) delegations at the meeting as well as thirty-five (35) written correspondence. An additional two hundred and thirty-two (232) written pieces of correspondence was received via email after the public meeting. Since the time of receipt of the application, the applicant has submitted three (3) submission packages to resolve various technical issues associated with the proposal. A summary of the issues raised and a response to those issues are included in the summary chart below.

Concerns Raised	Staff Response
Increased Traffic Congestion	<p>Two separate Traffic Impact Study's (TIS) prepared by GHD Limited were completed as part of the review of this development application. The original Traffic Study was prepared for the first submission and dated May 19, 2022. At the public meeting, staff received concerns from members of the public that the Traffic Study was completed during the COVID-19 pandemic, when traffic counts may have been considerably lower due to government restrictions and stay-at-home orders.</p> <p>City staff requested an updated Traffic Impact Study (TIS), prepared by GHD Limited on August 22, 2023, to assess the transportation related aspects of the proposed development in a post COVID-19 environment. The updated Traffic Study also included a specific Place of Worship Parking Study, in accordance with the City's Terms of Reference, which assessed parking demand through 'proxy sites' for similar Places of Worship in Brampton.</p> <p>The report includes a review and assessment of the existing road network,</p>

	<p>traffic volumes, vehicle maneuvering and circulation. Vehicular access to the Place of Worship includes a restricted right-in/right-out driveway located on Clarkway Drive south of the intersection with Bellchase Trail and the second, a full moves driveway located on the Clarkway Drive cul-de-sac that is accessed from Highway 50. The proposed Place of Worship is expected to generate its peak number of site trip during the Friday prayer service where a maximum total of 135 inbound vehicle trips and 135 outbound vehicle trips are expected before and after the Friday prayer service. The Traffic Study concluded that the existing road network is capable of supporting the expected traffic flows for the new Place of Worship. City Traffic Services staff have reviewed the TIS and have found the document to be satisfactory.</p>
Safety Concerns	<p>The proposal contemplates a 2 storey Place of Worship with space for worship, an evening school for religious teaching, a gymnasium, a fitness room, multi-purpose rooms, and communal eating rooms. Places of worship often bring people together regularly, fostering a strong sense of belonging and social support. Religious leaders and community members often serve as mentors, especially for youth, promoting ethical behavior and discouraging involvement in criminal activities. Staff note that there is no correlation between places of worship and increase in crime.</p>
Insufficient Number of Parking Spaces	<p>The City of Brampton's Zoning By-law permits 1 parking space for each 5 square metres of Place of Worship. Under the City's Zoning By-law, a minimum of 99 parking spaces would be required based on the size of the proposed development. When the application was originally submitted, 94 parking spaces were proposed for the</p>

	development. Based on the findings of the Parking Study, the proposal was revised to include additional parking spaces. The Place of Worship now proposes 141 parking spaces which will be identified as the minimum parking requirement in the implementing Zoning By-law for this site. 91 surface parking spaces and 50 underground parking spaces are proposed. This is an increase of 47 parking spaces from the original proposal.
Noise and Air Pollution	During construction, there may be temporary disruptions to the community. The proposed development will require a Building Permit from the City of Brampton and any site works will be subject to City requirements (i.e. hours of construction, restrictions on construction noise, hoarding, shoring, phasing, street access, and applicable securities etc.).
Loss of Green Space	The subject property is designated as 'Woodland' as per Schedule D of the Official Plan. The City of Brampton aims to conserve natural heritage features and strives to achieve no net loss and if possible, a net gain, in natural heritage features and areas. An Environmental Impact Study (EIS) was submitted for the application which notes that a portion of the woodland must be removed in order to develop the Place of Worship. The EIS indicates that tableland tree compensation will happen on the site and 0.422 hectares of off-site compensation will be provided at another location within Brampton.
Unsuitable Lot Size	As per the Bram East Secondary Plan (Area 41), Place of Worship sites are intended to be generally 0.8 to 1.2 hectares (2.0 to 3.0 acres). The total site area is approximately 2.61 acres which deems it an ideal location based on the size of the lot.
Environmental Concerns	An Environmental Impact Study (EIS) was prepared by Kuntz Forestry

	<p>Consulting Inc. to assess the potential impact to wildlife habitats and the woodland on site. Based on the report, the removal of a portion of the woodland is required to facilitate the development. A total of 0.422 hectares (20% of the wooded area) is proposed to be removed.</p> <p>A Woodland Management Plan has been incorporated into the EIS report and is intended to restore and increase the ecological integrity of existing woodland areas to remain. The plan will restore 0.056 hectares of the subject property using native species plantings to increase the ecological integrity of the area by providing increased habitat potential, native plant species abundance and diversity, and decreasing invasive species. The report notes 0.422 hectares of off-site woodland compensation will be provided at another location within Brampton.</p>
Quality of Life for Residents	<p>The development of these lands for a Place of Worship contributes in a positive manner to the building of a complete community and avoids risks to public health and safety by respecting the adjacent existing land uses. Places of Worship are religious institutions used for faith-based, spiritual purposes including religious worship, fellowship, religious teaching and charitable community outreach, and all associated activities that support these objectives. The City of Brampton recognizes the important role faith groups play and the contribution Places of Worship make to the objective of building sustainable, complete communities. A Place of Worship is an integral aspect of creating a complete community. The proposal introduces a new Place of Worship within the community that contributes to the needs of the growing population as outlined in the City of Brampton Official Plan.</p>

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

This application to amend the Official Plan and Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will result in the intensification of underutilized parcels of land to implement the policies of the Official Plan and provides a Place of Worship that will meet the spiritual needs of residents in the neighbourhood and surrounding area. The proposal is an example of the efficient use of land and resources within the City’s Urban System.

The application aligns with the Strategic Focus Area as it supports the building of complete communities by:

- Creating a space that can play a crucial role in supporting community wellbeing and public health through various means, including social, emotional, and physical dimensions;
- Optimizing the use of the currently underutilized land and provide off-site compensation to add to the City’s natural heritage system;
- Having regard for matters of provincial interest, representing orderly development in an appropriate area and providing an additional Place of Worship in the community; and,
- Providing a space for worship, an evening school for religious teaching, a gymnasium, a fitness room, multi-purpose rooms, and communal eating rooms, thus contributing to a complete community.

LIVING THE MOSAIC – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

CONCLUSION:

Staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment are generally in accordance with Attachments 11 and 12, represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development is consistent with the Provincial Planning Statement (2024). Furthermore, the proposal conforms to the principles and policy

direction of the Region of Peel Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2023), and the Bram East Secondary Plan (Area 41).

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment generally in accordance with Attachment 11 and 12, respectively. The Official Plan Amendment and Zoning By-law Amendment application is appropriate for the orderly development of the lands considering the following:

- The proposal has regard for matters of provincial interest under the Planning Act;
- The proposal is consistent with the Provincial Planning Statement (2024);
- The development proposes residential typologies and densities which conform to the City of Brampton Official Plan; and,
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed.

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Official Plan and Zoning By-law Amendment, as the proposal is in the public interest.

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Attachments:

- Attachment 1: Concept Plan
- Attachment 1A: Elevations
- Attachment 2: Location Map

- Attachment 3: Official Plan Designation
- Attachment 4: Secondary Plan Designation
- Attachment 4A: Block Plan Designation
- Attachment 5: Zoning Designation
- Attachment 6: Aerial & Existing Land Use
- Attachment 7: Results of Public Meeting
- Attachment 8: Results of External Circulation
- Attachment 9: Detailed Planning Analysis
- Attachment 10: Sustainability Assessment Snapshot
- Attachment 11: Draft Official Plan Amendment
- Attachment 11A: Draft Official Plan Amendment Schedule
- Attachment 12: Draft Zoning By-law Amendment
- Attachment 12A: Draft Zoning By-law Amendment Schedule