

Date: 2022-11-28

Subject: **Information 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
East side of Clarkway Drive, South of Bellchase Trail
Ward 10

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Report Number: Planning, Bld & Growth Mgt-2022-993

Recommendations:

1. **That** the report titled: **Information Report: Application to Amend the Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners and Consultants**, 9445 Clarkway Drive, Ward 10 (File: OZS-2022-0019) to the Planning and Development Committee Meeting of December 12, 2022 be received; and
2. **That** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant has submitted applications for an Official Plan and Zoning By-law Amendment to facilitate the development of Place of Worship known as the BARIC Islamic Centre. The development consists of a 3,116 square metre two-storey building with space for worship, a school for religious teaching, a gymnasium, a fitness room, a library and community activity center. A total of 94 parking spaces are included in the plan with two separate access points on Clarkway Drive.**

- **The subject property is designated ‘Open Space’ on Schedule A of the Official Plan. Development on properties designated as ‘Open Space’ is generally prohibited, with the exception of recreational and cultural facilities, conservation projects, cemeteries, public transit and essential public works and utilities. An amendment to the Official Plan is required in order to facilitate the proposal.**
- **The subject property is also designated ‘Woodland’ as per Schedule D of the Official Plan. Development and site alteration is not permitted within natural features identified on Schedule D until 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 By-law 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.**
- **This Information Report and associated Public Meeting facilitate compliance with the Strategic Plan’s ‘Good Government’ priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

G-Force Urban Planners and Consultants submitted the Official Plan and Zoning By-law Amendment applications on behalf of the Brampton and Regional Islamic Centre (BARIC), on March 17, 2022. This application was reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on July 7, 2022.

Current Situation:

Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit the development of a new Place of Worship building with space for worship, an evening school for religious teaching, a gymnasium, a fitness room, a library and community activity center.

Details of the proposal are as follows (Refer to Appendix 1):

- A 2-storey building with a total area of approximately 3,116 square metres;
- Two vehicular access points on Clarkway Drive; and
- 94 parking spaces, including five (5) accessible parking spaces.

Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Are municipally known as 9445 Clarkway Drive;
- Have a total site area of approximately 10,557.52 square metres (2.61 acres);
- Have a frontage of approximately 90.37 metres on Clarkway Drive.
- Currently contains a vacant residential dwelling and existing woodland areas.

The surrounding land uses are described as follows:

North:	An existing woodlot and low density housing
South:	Commercial uses, truck storage and outdoor storage yard
East:	Highway 50, the City of Vaughan and existing warehousing
West:	Existing low density housing

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in a future Recommendation Report to the Planning and Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application that will need to be addressed as part of the comprehensive analysis:

- Appropriateness of the proposal relative to the impacts to the forested areas / Natural Heritage System;

- The appropriateness of the proposed parking relative to projected demand, and related impacts to the nearby residential neighbourhood.

Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of the various aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding Planning Act requirements. Notice of this public meeting was also published in the Brampton Guardian. This report, including documents and studies have been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council: A Well-run City (Good Government) priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan and Zoning By-law.

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Attachments:

- Appendix 1 – Concept Site Plan
- Appendix 2 - Location Map
- Appendix 3 – Official Plan Designation
- Appendix 4 – Secondary Plan Designation
- Appendix 4A – Block Plan
- Appendix 5 – Zoning Designation
- Appendix 6 – Aerial & Existing Land Use Map
- Appendix 7 – Information Summary
- Appendix 8 – Sustainability Score Snapshot