

COMMITTEE OF THE WHOLE JUNE 23, 2009

**ZONING BY-LAW AMENDMENT FILE Z.05.010
AHMADIYYA MUSLIM JAMA'AT CANADA INC.
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.010 (Ahmadiyya Muslim Jama'at Canada Inc. - formerly named Ahmadiyya Movement in Islam Ontario Inc.) BE APPROVED, specifically to amend By-law 1-88, for the subject lands shown on Attachments #1 and #2, to permit the Mosque Campus shown on Attachments #3a and #3b, as follows:
 - a) that the Holding Symbol "H" be placed on a portion of the subject lands currently zoned "A" Agricultural Zone and identified as "future development areas" on Attachments #3a and #3b; however, this shall not prevent the placement of portables (offices and classrooms pending the construction of new facilities) on such lands where the Holding provision is in effect, provided the locations, screening and numbers of portables and associated parking are reviewed through the submission of a Site Plan Application to be approved by the City;
 - b) permit a one floor basement expansion with a gross floor area of 1,742.24 m² to the existing 1-storey (9 m) high, 883.56 m² Mosque (Building L - Mosque);
 - c) permit a 4,510.16 m² GFA, 2-storey (9 m) high building for technology, communications and educational activities, including communications production for Muslim Television Ahmadiyya (MTA), and lecture and meeting halls, with an expected maximum occupancy capacity of 100 people, as an additional permitted use (Building A - Technology and Communications Centre);
 - d) permit a 25.77 m² GFA, 1-storey, security building, as an additional permitted use (Building B - Security);
 - e) permit a 2,504.56 m² GFA, 2-storey (9 m) high building for a guest residence compound for visiting dignitaries, as an additional permitted use (Building C - Guest Residence);
 - f) permit 4 buildings for block townhouse dwellings, which are not to exceed a maximum of 24 units, with each block comprised of up to a maximum of 6 units and having a gross floor area of 1,106.14 m², and being 2-storeys (10 m) high for the residential accommodations of staff and volunteers, and owned by Ahmadiyya Muslim Jama'at Canada Inc., as an additional permitted use (Buildings D, E, F and G - Block Townhouse Dwellings);
 - g) permit a 2,346.34 m² GFA, 1-storey (8.5 m) high building for a hospitality hall for entertaining a large assembly of people including a community dining hall, kitchen and food preparation area, and office, with an expected maximum occupancy capacity of 500 people for use by the Ahmadiyya Muslim community and not for commercial use as a banquet hall or for use by other users, as an additional permitted use (Building H - Hospitality Hall);
 - h) permit a 8,404.29 m² GFA, 3-storey (11 m) high building, with a one floor basement having a gross floor area of 2,801.43 m², for a multi purpose facility comprised of two (2) multi-purpose halls/auditoriums for social and recreational

functions, with an expected maximum occupancy capacity of 1,500 people, and offices, with an expected maximum occupancy capacity of 50 people, as an additional permitted use (Building J - Community Hall and Offices);

- i) permit a 1,540.38 m² GFA, 2-storey (9 m) high building, with a one floor basement with a gross floor area of 770.19 m², for a library, specializing in the Muslim faith, which will be open to both the Ahmadiyya Muslim community and the general community, as an additional permitted use (Building K - Library);
- j) permit a 7,026.12 m² GFA, 4-storey (15 m) high building for a staff and seniors residence, with up to a maximum of 80 self-contained apartment units, as an additional permitted use (Building N - Staff and Seniors Apartment Residence);
- k) permit a minimum of 1,020 parking spaces provided the property remains as one land holding shown as the subject lands on Attachments #3a and #3b, whereas 1542 parking spaces are required;
- l) permit a minimum front yard (east) setback of 14 m, whereas 15 m is required;
- m) permit a minimum interior side yard (south) setback of 13 m, whereas 15 m is required;
- n) permit a minimum interior side yard (north) setback of 8 m for the 4-storey high Building N - Staff and Seniors Apartment Residence, whereas 15 m is required;
- o) require a minimum setback to the Highway #400 property line above and below grade of 14 m;
- p) permit a building height to not exceed a maximum of 15 m for the 4-storey high building for a staff and seniors residence with no nursing or medical facility uses (Building N - Staff and Seniors Apartment Residence), whereas 11 m is required;
- q) permit loading and unloading to take place any where on the lot except between a building and Highway #400, and a building and Jane Street;
- r) permit a minimum 2 m wide landscaping strip abutting the north lot line between the west lot line of Fazia Mahdi Park and the west side of Mosque Gate for an Institutional Use abutting a Residential Zone or Open Space Zone, whereas 2.4m is required;
- s) permit a minimum 1.5 m wide landscaping strip abutting the south lot line to the west of the existing office (Building M) for an Institutional Use abutting a Residential Zone or Open Space Zone, whereas 2.4 m is required;
- t) include a definition for "Hospitality Hall" for the purposes of the subject lands, which shall mean a building that is used to prepare and/or provide food and drink for consumption within or outside the building for functions associated with the Place of Worship, on the same lot, and shall not be for commercial purposes;
- u) include a definition for "Community Hall and Offices" for the purposes of the subject lands, which shall mean a building with multi-purpose halls/auditoriums that is used for functions associated with the Place of Worship, on the same lot, and shall not be for commercial purposes; and,
- v) that a maximum of 7 portables (offices and classrooms pending the construction of new facilities) shall be permitted on the property zoned "A" Agricultural Zone

A(H) Agricultural Zone, provided the locations, landscape screening, and associated parking are reviewed through the submission of a Site Plan Application to be approved by the City.

2. THAT the Holding Symbol "(H)" shall not be removed from the subject lands until such time that the following conditions are satisfied for the subject lands or portion of the subject lands (Phase) thereof:
 - a) the water supply and sewage servicing capacity has been identified and allocated to the subject lands or portion of the subject lands (Phase) thereof by the City;
 - b) the approval of a site plan for the subject lands or portion of the subject lands (Phase) thereof, respecting stormwater management, water balance and water infiltration with the development of the subject lands, in consultation with the Toronto and Region Conservation Authority, to the satisfaction of the City; and,
 - c) the City is provided with written clearance from the Trustee for the Block 33 East Landowners Group that the Owner of the subject lands shown on Attachments #1 and #2, has entered into and signed the Block 33 East Cost Sharing Agreement.
3. THAT the Master Plan shown on Attachments #3a and #3b, BE APPROVED, as a guide for the future development of the subject lands shown on Attachment #2, with specific development standards being defined and implemented through the Site Plan approvals process for the subject lands or portion of the subject lands (Phase) thereof, and that an updated version of the Master Plan be submitted to the City for further approval, should there be modifications to the Master Plan.
4. Prior to the approval of a Site Plan Application, the Owner shall submit a Phase 1 Environmental Site Assessment for review and approval by the Vaughan Engineering Department and a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.

Contribution to Sustainability

The sustainable features for the development of the subject lands shown on Attachments #3a and #3b will be determined at the Site Development stage for the subject lands or portion of the subject lands (Phase) thereof.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On March 24, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Columbus Trail Resident's Association. To date, three letters have been received with the following comments:

- i) April 14, 2005, April 8, 2008 and November 14, 2008, being correspondence from Bratty and Partners, representing the Block 33 East Landowners Group, indicating that the applicant is required to enter into and sign the Block 33 East Cost Sharing Agreement for the front-end financing and provision of community services and facilities by the Block 33 East Landowners Group. This concern will be addressed with the placing of the Holding Symbol "(H)" on the subject lands which cannot be removed until the City is provided with

written clearance from the Trustee for the Block 33 East Landowners Group that the Owner of the subject lands shown on Attachment #2 has entered into and signed the Block 33 East Cost Sharing Agreement. Another concern that was raised related to the traffic generation from the proposed development, and that a Site Development application is required to review the proposal. Development of the subject lands or part thereof, will require future Site Plan approval.

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.05.010), specifically to amend By-law 1-88, for the subject lands shown on Attachment #2, to permit the Mosque Campus shown on Attachments #3a and #3b.

Mosque Master Plan

As part of the Zoning By-law Amendment application, the Owner submitted a proposed Master Plan, which is to provide a guide for the future development of the subject lands shown on Attachments #3a and #3b, comprised of the following thirteen (13) buildings:

- i) Building L - Mosque (Existing);
- ii) Building M - Office (Existing);
- iii) Building A - Technology and Communications Centre;
- iv) Building B - Security;
- v) Building C - Guest Residence;
- vi) Buildings D, E, F and G - 4 Block Townhouse Dwellings with 6 units each for 24 units;
- vii) Building H - Hospitality Hall
- viii) Building J - Community Hall and Offices;
- ix) Building K - Library; and,
- x) Building N - Staff and Seniors Apartment Residence for 80 units;

The primary access for the subject lands is from Jane Street. Secondary accesses to the site are from the north portion of the subject lands via Mosque Gate to access Building L – Mosque, and Ahmadiyya Avenue to access the west portion of the subject lands. The proposal is providing an internal ring-driveway system around the predominant uses, located in the central portion of the site being, Building L - Mosque, Building J - Community Hall and Offices and Building K – Library, with primary access from Jane Street and Mosque Gate.

There are two existing pedestrian pathway connections from the north and three existing pedestrian connections from the south into the subject lands. Additional internal pedestrian connections will be provided to connect the predominant uses, Building L - Mosque, Building J - Community Hall and Offices, and Building K - Library to Building H - Hospitality Hall.

The Mosque Campus is to be built out over a period of time. There may be modifications to the location of the proposed buildings and land uses, which will be finalized at the Site Plan review stage as the subject lands or portion of the subject lands (Phase) thereof are developed. The Owner shall submit updates of the Master Plan if there are any revisions to buildings that are being built or that are built.

Supporting Documents

The Owner, in support of the application to amend the Zoning By-law, has submitted the following documents:

- i) Planning letters by Weston Consulting Group Inc., dated March 27, 2007, August 8, 2008, and May 13, 2009;

- ii) *Functional Servicing Report for Ahmadiyya Muslim Jama'at Canada Inc. (formerly named Ahmadiyya Mosque), City of Vaughan, by A. M. Candaras Associates Inc., dated March 22, 2007 and May 2008;*
- iii) *Ahmadiyya Muslim Mosque Master Plan - Traffic Study, by Paradigm Transportation Solutions Ltd., dated February 2005 and November 2006;*
- iv) *Phase 1 Environmental Site Assessment, Part of Lot 25, Concession 5, 10610 Jane Street, Vaughan, Ontario, by Shaheen & Peaker Limited, dated June 14, 2006 and revised to September 19, 2006;*
- v) *Environmental Noise Analysis - Ahmadiyya Islam Movement Centre, by Valcoustics Canada Ltd., dated January 10, 2007; and,*
- vi) *Urban Design Guidelines - Ahmadiyya Muslim Community Mosque, by Terraplan Landscape Architects, dated April 20, 2007, July 2, 2008 and February 4, 2009.*

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are located south of Teston Road, on the west side of Jane Street, in Part of Lot 25, Concession 5, City of Vaughan.

Land Use

The subject lands are currently developed with an existing 1-storey (9 m) high, 883.56 m² Mosque (Building L - Mosque) and an existing 2-storey high, 505.38 m² office (Building M - Office). The Highway #400 right-of-way is to the west limits of the subject lands. The surrounding land uses are shown on Attachment #2.

The subject lands are within the Block 33 East Plan. The Owner of the subject lands was not a participant in the Block 33 East Block Plan process, and will be required to enter into a cost-sharing agreement to reimburse the Block 33 East Landowners Group for front-ending the costs and providing the services and facilities in Block 33 East, which has been included as a recommendation in this report.

In February 1989, the site development plan to permit the Mosque was approved. The 2-storey dwelling for the priest's residence and administrative office purposes already existed at that time.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #600. The "Low Density Residential" designation permits "Institutional Uses", which includes uses such as: private schools, religious institutions, community centres and libraries. The Official Plan permits "Places of Worship", specifically large-scale places of worship within residential areas, provided the use is located on an arterial road, without requiring an amendment to the Official Plan. The proposed uses shown on Attachments #3a and #3b, for the Mosque Campus, which are associated with the place of worship, and have frontage onto Jane Street, which is an arterial road, conform to the Official Plan.

Zoning

The subject lands shown on Attachment #1 are currently zoned A Agricultural Zone and OS2 Open Space Park Zone by By-law 1-88. The A Agricultural Zone does not permit the additional uses for the proposed Mosque Campus. To facilitate the proposed Mosque Campus, as shown on Attachments #3a and #3b, an amendment to By-law 1-88 is required to rezone and provide exceptions for the subject lands.

a) Proposed Uses and Exceptions

The proposed Mosque Campus will be developed in accordance with the following standards:

- i) that the Holding Symbol "H" be placed on a portion of the subject lands currently zoned "A" Agricultural Zone and identified as "future development area" on Attachments #3a and #3b; however, this shall not prevent the placement of portables (offices and classrooms pending the construction of new facilities) on such lands where the Holding provision is in effect, provided the locations, landscape screening and numbers of portables and associated parking are reviewed through the submission of a Site Plan Application to be approved by the City;
- ii) permit a one floor basement expansion with a gross floor area of 1,742.24 m² to the existing 1-storey (9 m) high, 883.56 m² Mosque (Building L-Mosque);
- iii) permit a 4,510.16 m² GFA, 2-storey (9 m) high building for technology, communications and educational activities, including communications production for Muslim Television Ahmadiyya (MTA), and lecture and meeting halls with an expected maximum occupancy capacity of 100 people, as an additional permitted use (Building A - Technology and Communications Centre);
- iv) permit a 25.77 m² GFA, 1-storey, security building, as an additional permitted use (Building B - Security);
- v) permit a 2,504.56 m² GFA, 2-storey (9 m) high building for a guest residence compound for visiting dignitaries, as an additional permitted use (Building C - Guest Residence);
- vi) permit 4 buildings for block townhouse dwellings, which are not to exceed a maximum of 24 units, with each block comprised of up to a maximum of 6 units and having a gross floor area of 1,106.14 m², and being 2-storeys (10 m) high for the residential accommodations of staff and volunteers, and owned by Ahmadiyya Muslim Jama'at Canada Inc., as an additional permitted use (Buildings D, E, F and G - Block Townhouse Dwellings);
- vii) permit a 2,346.34 m² GFA, 1-storey (8.5 m) high building for a hospitality hall for entertaining a large assembly of people including a community dining hall, kitchen and food preparation area, and office, with an expected maximum occupancy capacity of 500 people for use by the Ahmadiyya Muslim community and not for commercial use as a banquet hall or for use by other users, as an additional permitted use (Building H - Hospitality Hall);
- viii) permit a 8,404.29 m² GFA, 3-storey (11 m) high building, with a one floor basement having a gross floor area of 2,801.43 m², for a multi purpose facility comprised of two (2) multi-purpose halls/auditoriums for social and recreational functions, with an expected maximum occupancy capacity of 1,500 people, and offices with an expected maximum occupancy capacity of 50 people, as an additional permitted use (Building J - Community Hall and Offices);
- ix) permit a 1,540.38 m² GFA, 2-storey (9 m) high building, with a one floor basement with a gross floor area of 770.19 m², for a library, specializing in the Muslim faith, which will be open to both the Ahmadiyya Muslim community and the general community, as an additional permitted use (Building K - Library);
- x) permit a 7,026.12 m² GFA, 4-storey (15 m) high building for a staff and seniors residence, with up to a maximum of 80 self-contained apartment units, as an additional permitted use (Building N - Staff and Seniors Apartment Residence);

- xi) include a definition for "Hospitality Hall" for the purposes of the By-law for the subject lands, which means a building that is used to prepare and/or provide food and drink for consumption within or outside the building for functions associated with the Place of Worship, on the same lot, and shall not be for commercial purposes;
- xii) include a definition for "Community Hall and Offices" for the purposes of the subject lands, which shall mean a building with multi-purpose halls/auditoriums that is used for functions associated with the Place of Worship, on the same lot, and shall not be for commercial purposes; and,
- xiii) that a maximum of 7 portables (offices and classrooms pending the construction of new facilities) shall be permitted on the property zoned "A" Agricultural Zone or A(H) Agricultural Zone, provided the locations, landscape screening, and associated parking are reviewed through the submission of a Site Plan Application to be approved by the City.

The following zoning exceptions to the A Agricultural Zone of By-law 1-88 are required to facilitate the proposal:

Standard	By-law 1-88 A Agricultural Zone Requirements	Exceptions to the A Agricultural Zone
Minimum Front Yard Setback (Jane Street)	15.0 m	14.0 m
Minimum Interior Side (South) Yard Setback	15.0 m	13.0 m
Minimum Interior Side (North) Yard Setback (Building N - Staff and Seniors' Apartment Residence)	15.0 m	8.0 m
Minimum Setback to the Highway #400 Property Line Above and Below Grade	MTO Standard	14.0 m
Maximum Building Height (Building N - Staff and Seniors' Apartment Residence)	11 m	15 m
No Loading and Unloading Between a Building and a Street	As described	To permit Loading and Unloading anywhere on the lot, except between a Building and Highway #400, and a Building and Jane Street
Minimum Landscaping Strip for an Institutional Use abutting a Residential Zone or Open Space Zone (South Lot Line) (Building M - Office)	2.4 m	1.5 m
Minimum Landscaping Strip for an Institutional Use abutting a Residential Zone or Open Space Zone (North Lot Line) (West of Mosque Gate)	2.4 m	2.0 m
Parking Spaces	1,542 parking spaces (The parking calculation based on using the comparable	1,020 parking spaces (Parking space calculation based on a combination of a

Standard	By-law 1-88 A Agricultural Zone Requirements	Exceptions to the A Agricultural Zone
	parking standards in By-law 1-88 for the proposed uses.)	number of parking spaces per gross floor area, and shared parking.)

The A Agricultural Zone permits uses such as a place of worship, community centre, public library and an institution owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds, but not including an Institutional Care Facility (e.g. group home). The subject lands, which are used as a place of worship are owned by Ahmadiyya Muslim Jama'at Canada Inc., which is a registered charity as verified through Charities Directorate, Canada Revenue Agency. Accordingly, the proposal, for additional uses in support of the place of worship is appropriate for the A Agricultural Zone.

The large gatherings of people, as part of the Mosque Community practices, have previously occurred on the subject lands, and have included the temporary installation of tents for these large events. The Owner is now providing permanent structures such as Building H - Hospitality Hall for entertaining a large assembly of people, which will include a community dining hall, kitchen and food preparation area, and Building J - Community Hall and Offices for social and recreational functions, both of which shall not be used for commercial purposes, as shown on Attachments #3a and #3b. These uses, including the new uses in Building A - Technology and Communications for technology, communications and education activities and Building N - Staff and Seniors Apartment Residence for the staff and volunteers of the Mosque community are to be used as part of the supporting uses to the existing Mosque functions.

The proposed exceptions to the A Agricultural Zone are for the most part minor deviations from the By-law standards. The reductions to the yard setbacks are either minor or for a portion of the subject lands. The reduction to the required interior (north) yard setback for Building N - Staff and Seniors Apartment Residence from 15 m to 8 m, which is the largest exception requested to the interior side yard requirement, can be mitigated with landscaping. Further, the reduction to the required interior side (south) yard setback along the south lot line is mainly for the proposed 2-storey block townhouse dwelling units for the Mosque staff and volunteers. An acoustic fence, and Navy Court and Boom Road, both local roads, separate the proposed subject lands from the residential subdivision to the south, resulting in minimal impact to the existing residential subdivision. The increase to the maximum allowable height from 11 m to 15 m for Building N - Staff and Seniors Apartment Residence, is appropriate as the use is surrounded by landscaping and Ahmadiyya Avenue (a local road to the north being the existing driveway), a landscaped area and parking area to the south, and Jane Street being an arterial road to the east, which will have minimal impact on the existing residential area. The Development Planning Department is satisfied that the requested additional uses and exceptions to the A Agricultural Zone are appropriate for the development of the subject lands.

The proposal to permit temporary accessory portables (could be 6 or 7) for offices and classrooms pending the construction of new facilities shown on the Master Plan, on both lands zoned "A" Agricultural Zone or with the Holding provision, is satisfactory to the Development Planning Department, as the structures will be removed as new buildings are site plan approved and constructed. The locations, landscaped screening and associated parking will be subject to site plan approval by the City, to determine the appropriateness of the portables.

b) Parking

The By-law requires a minimum of 1,542 parking spaces, which includes 16 handicapped parking spaces. The required parking was based on the application of comparable uses in the By-law, such as 6 parking spaces per 100 m² of gross floor area for a technical school, which would be

used to determine the required parking for Building "A" - Technology and Communications Centre. The various functions of the buildings on subject lands result in some facilities not being used at the same time to allow for shared-parking to support the reduction of required parking for the site. In particular, Building L - Mosque is in use only for prayer on Friday afternoons, when the demand for parking is greatest for this facility. Building J - Community Hall and Offices, is not in use during Friday afternoon prayer, but is in use during weekday evenings and weekends. Therefore, the sharing of parking is possible for the uses of Building L - Mosque and Building J - Community Hall and Offices. The application of shared parking is also possible between other functions on the subject lands.

The subject lands are to be developed over a period of time. To ensure that there is sufficient parking as each building is built-out, the required parking spaces based on the gross floor area for a buildings use or number of residential units has been determined to be a minimum of 1,020 parking spaces, required for the site.

Ahmadiyya Muslim Mosque Master Plan - Parking Study, by Paradigm Transportation Solutions Ltd., dated November 2006, was prepared for the subject lands, and the following conclusions and recommendations of the parking report supported the reduction and sharing of parking (in part):

"However, many of the activities on the site are very unique and are not addressed in the City By-law. Further, the activities on the site are very integrated and the peak parking demands for each component do not occur simultaneously. The primary example is that community social and recreational facilities on the site will not be used during the Friday afternoon prayer service at the Mosque."

"A more specific assessment of the parking needs of each component on the site was carried out based on the planned activities at each component. This assessment also recognized the different parking demand at different time periods. Based on this assessment, the peak parking demand on the site will be about 1,020 parking spaces. As noted in the study, this estimate is generally conservative and is expected to fully accommodate the parking needs of the development."

The Development/Transportation Engineering Department reviewed the *Ahmadiyya Muslim Mosque Master Plan - Parking Study*, by Paradigm Transportation Solutions Ltd., dated November 2006, and advises that the parking supply figures appear to be based on supporting analysis provided in the report and therefore, they agree with the conclusions and can support the proposed 1,020 parking spaces. The Development Planning Department is satisfied that due to the sharing of uses and the provision of parking spaces as facilities are built out to ensure sufficient parking on site, the reduction of the parking can be supported for the subject lands.

c) Holding Symbol/Phasing

The Holding Symbol "(H)" will be placed on the subject lands to address the Toronto and Region Conservation Authority (TRCA) issues concerning stormwater management, water balance and water infiltration with the development of the subject lands. Also, the water supply and sewage servicing capacity will need to be identified and allocated to the subject lands or portion of the subject lands (Phase) thereof by the City. Furthermore, as discussed earlier in this report, the City is to be provided with written clearance from the Trustee for the Block 33 East Landowners Group that the Owner of the subject lands has entered into and signed the Block 33 East Cost Sharing Agreement. When these requirements are addressed, the Holding Symbol "(H)" can be removed from the subject lands or portion of the subject lands. A recommendation to this effect is included in this report.

Urban Design/Landscaping

The Development Planning Department has reviewed the *Urban Design Guidelines - Ahmadiyya Muslim Community Mosque*, by Terraplan Landscape Architects, dated April 20, 2007, July 2, 2008 and February 4, 2009. The *Urban Design Guidelines* indicate that the proposal will be in keeping with the *Landscape Master Plan for Block 33 East*, by MBTW, dated 1998, and the Block 33 East Plan. The proposal incorporates pedestrian linkages between the existing and proposed buildings and the surrounding lands. As the proposal is to build out over a period of time, the final design details will be determined at the Site Plan stage. The Development Planning Department is satisfied with the proposal and that the detailed landscaping and elevation design requirements can be addressed at the Site Plan stage.

Site Plan Approval

The subject lands are to be developed in Phases by Site Plan Approval. At the Site Plan stage, the details such as sustainability, landscaping, elevations, stormwater management and servicing allocation shall be determined. The Site Plan process will require approvals from the Ministry of Transportation, Toronto and Region Conservation Authority, the Region of York, and the City.

Development/Transportation Engineering Department

The Development/Transportation Engineering Department has no objections to the proposal and provides the following comments:

a) Environmental Site Assessment (ESA)

As part of the Site Plan process and prior to the approval of any Site Plan Application on the subject lands or any portion thereof, a Phase 1 Environmental Site Assessment (ESA) is required to be submitted for approval by the City. The City will require documented proof of the registration of the Record of Site Condition (RSC) with the Environmental Site Registry of the Ministry of the Environment (MOE), which includes the acknowledgement from the MOE and a signed RSC by a qualified person. A recommendation of approval is included in this report.

b) Development/Transportation

At the Site Plan stage, the site grading, servicing, stormwater management, lighting, noise and traffic/transportation plans and reports shall be submitted for approval to the satisfaction of the Engineering Department. The proposal is within the Ministry of Transportation (MTO) controlled-access highway right-of-way, and therefore, will require a permit from MTO for the use and signage at the Site Plan stage.

c) Water Supply and Sanitary Services

Water supply and sewage servicing capacity is to be confirmed by the Region and City. Formal allocation of water supply and sewage servicing capacity will be required by Council, in approval of the Site Plan for the subject lands or portion of the subject lands (Phase) thereof.

Real Estate Department

The Real Estate Department has advised that the Owner shall be required to dedicate and/or pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner is of the opinion that, the subject lands which are an institution owned and operated by a religious, educational or charitable institution supported in whole or in part by public funds, in accordance with the A Agricultural Zone provisions of By-law 1-88, should be exempt from the dedication and/or payment of cash-in-lieu of the dedication of

parkland. The Real Estate Department shall determine the disposition of the dedication and/or payment of cash-in-lieu of the dedication of parkland, as part of the Site Plan process.

The Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the *Functional Servicing Report for Ahmadiyya Muslim Jama'at Canada Inc. (previously named Ahmadiyya Mosque)*, City of Vaughan, by A. M. Candaras Associates Inc., dated March 22, 2007 and May 2008, and advised that there are concerns respecting:

- i) the hydrologic model used to confirm the storage volumes to be maintained on-site, which has to be rerun using the TRCA hydrologic model to confirm the storage volumes to be maintained on-site, and to confirm that the existing stormwater management ponds in Block 33 East will function as designed and maintain the required level of water quality control to accommodate the proposed development; and,
- ii) the water balance analysis, using pre-development, post-development without mitigation, and post-development mitigation measures is required, including maintaining the pre-development infiltration rate.

In order to address these issues, the Holding Symbol "(H)" will be applied to the subject lands for the new development areas. The detailed analysis as required by TRCA will be undertaken by the Owner and submitted as part of the Site Plan process for the subject lands.

York Region (Public) District School Board

The York Region (Public) District School Board, which owns the abutting Teston Village Public Elementary School to the south, has no objection to the proposal provided safe walkways are incorporated into the development connecting the school site to the lands to the north. These details are to be finalized at the Site Plan stage.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has no objections to the proposed development, and requires that the site plan, grading, servicing, stormwater management, lighting, noise and traffic/transportation plans and reports be submitted and be approved to the satisfaction of the Region of York, through the site plan process. The Applicant will be required to enter into a Regional Site Plan Agreement.

Conclusion

Zoning By-law Amendment File Z.05.010 (Ahmadiyya Muslim Jama'at Canada Inc.) has been reviewed in accordance with the policies of OPA #600, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed Mosque Campus consisting of Building L - Mosque (existing) and Building M - Office (existing) along with the proposed Building A - Technology and Communications Centre, Building B - Security, Building C - Guest Residence, Buildings D, E, F and G - 4 buildings for Block Townhouse Dwellings with 6 units each for 24 units, Building H - Hospitality Hall, Building J - Community Hall and Offices, Building K - Library, and Building N - Staff and Seniors Apartment Residence for 80 units as shown on Attachments #3a and #3b, are appropriate and compatible with the existing and permitted uses in the surrounding area.

The Owner has submitted a Master Plan shown on Attachments #3a and #3b, together with *Urban Design Guidelines - Ahmadiyya Muslim Community Mosque*, by Terraplan Landscape Architects, which will be used to guide the future development of the Mosque Campus, as the subject lands are to be developed by Site Plan approval. The Development Planning Department is satisfied that the proposal can be developed in a manner that is appropriate and compatible with the existing community.

The Development Planning Department can support the approval of the Zoning By-law Amendment Application and the Master Plan shown on Attachments #3a and #3b, subject to the recommendations in this report.

Attachments

1. Contextual Location Map
2. Location Map
- 3a. Mosque Master Plan - West
- 3b. Mosque Master Plan - East

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



The City Above Toronto

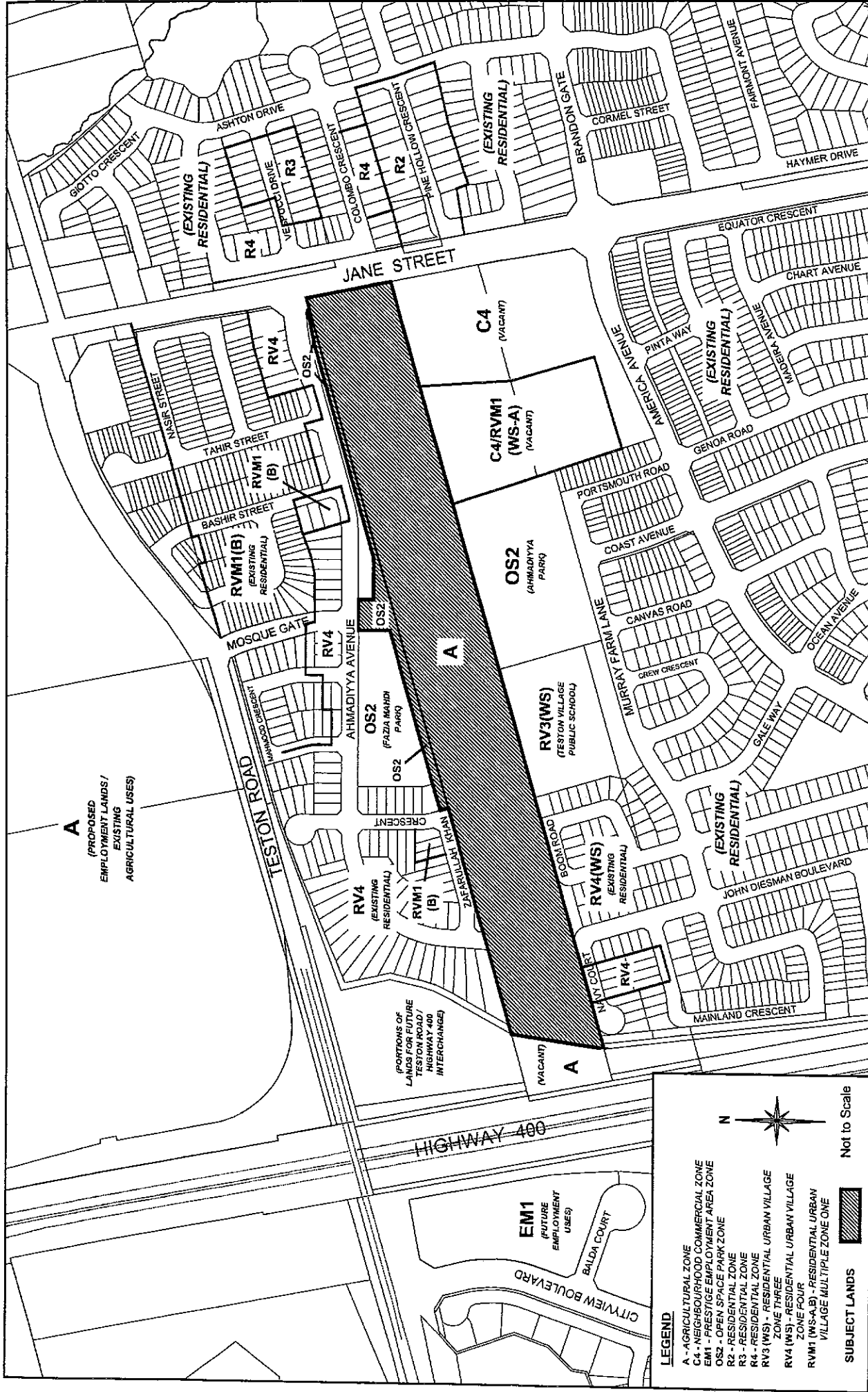
Development Planning Department

Context Location Map

Part of Lot 25,
Concession 5

Applicant:
AHMADYYA MUSLIM JAMA'AT CANADA INC.

MA\GPT\1 ATTACHMENTS\Z.05.010.dwg



LEGEND

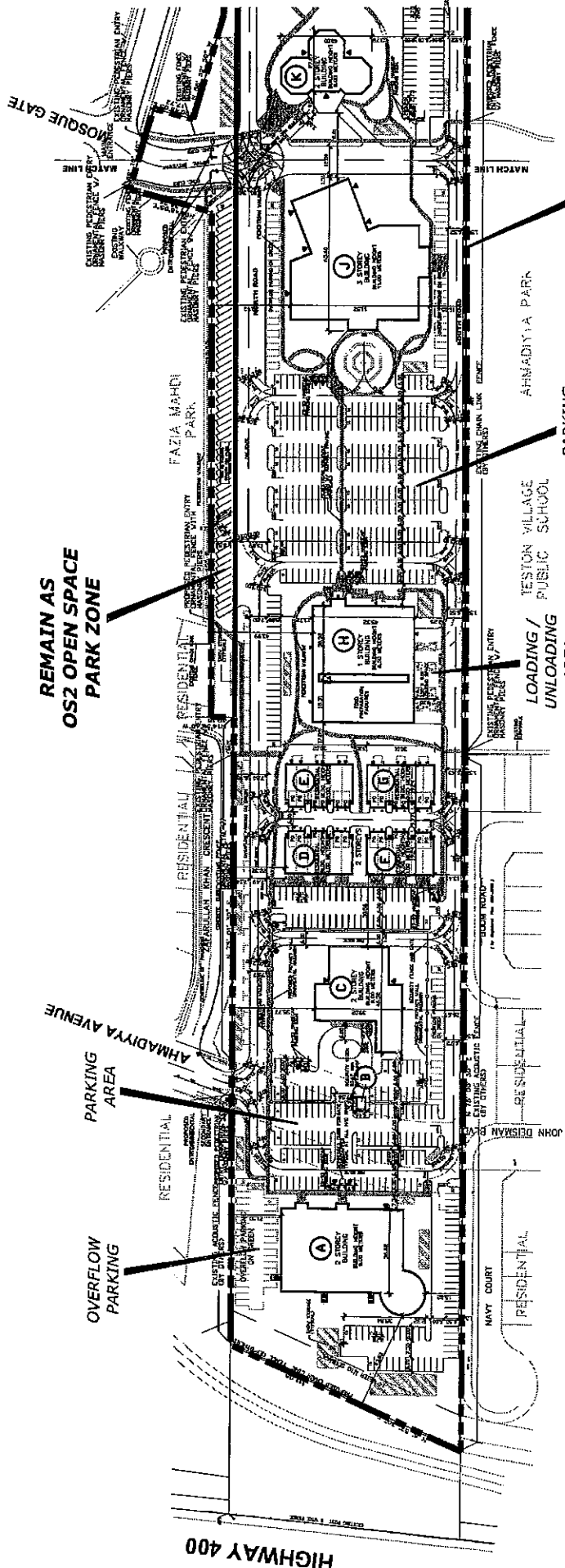
- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RV3 (WS) - RESIDENTIAL URBAN VILLAGE ZONE THREE
- RV4 (WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RVM1 (WS-A/B) - RESIDENTIAL URBAN VILLAGE MULTIPLE ZONE ONE

SUBJECT LANDS Not to Scale

A
 (PROPOSED
 EMPLOYMENT LANDS /
 EXISTING
 AGRICULTURAL USES)

(PORTIONS OF
 LANDS FOR FUTURE
 TESTON ROAD /
 HIGHWAY 400
 INTERCHANGE)

EM1
 (FUTURE
 EMPLOYMENT
 USES)



REZONE PORTIONS OF SUBJECT LANDS FROM A AGRICULTURAL ZONE TO A(H) AGRICULTURAL ZONE WITH THE HOLDING SYMBOL "(H)" (FUTURE DEVELOPMENT AREAS)

LEGEND

- A BUILDING A
- SUBJECT LANDS

BUILDING F (6 RESIDENTIAL UNITS)	GROUND FLOOR AREA	553.07 sqm.
	SECOND FLOOR AREA	553.07 sqm.
	TOTAL GROSS FL. AREA	1,106.14 sqm.
BUILDING G (6 RESIDENTIAL UNITS)	GROUND FLOOR AREA	553.07 sqm.
	SECOND FLOOR AREA	553.07 sqm.
	TOTAL GROSS FL. AREA	1,106.14 sqm.
BUILDING H (HOSPITALITY HALL)	GROUND FLOOR AREA	2,346.34 sqm.
BUILDING J (COMMUNITY HALL AND OFFICES)	LOWER LEVEL FL. AREA	2,801.43 sqm.
	GROUND FLOOR AREA	2,801.43 sqm.
	SECOND FLOOR AREA	2,801.43 sqm.
	THIRD FLOOR AREA	2,801.43 sqm.
	TOTAL GROSS FL. AREA	11,205.72 sqm.
BUILDING K (LIBRARY)	LOWER LEVEL FL. AREA	770.19 sqm.
	GROUND FLOOR AREA	770.19 sqm.
	SECOND FLOOR AREA	770.19 sqm.
	TOTAL GROSS FL. AREA	2,310.57 sqm.

SITE DEVELOPMENT DATA		
LOT AREA	97,755.00 sqm.	9.78 hectares
BUILDING A (TECHNOLOGY AND MTA CENTRE)	GROUND FLOOR AREA	2,255.08 sqm.
	SECOND FLOOR AREA	2,255.08 sqm.
	TOTAL GROSS FL. AREA	4,510.16 sqm.
BUILDING B (SECURITY KIBISO)	GROUND FLOOR AREA	25.77 sqm.
BUILDING C (GUEST RESIDENT COMPOUND)	GROUND FLOOR AREA	1,252.28 sqm.
	SECOND FLOOR AREA	1,252.28 sqm.
	TOTAL GROSS FL. AREA	2,504.56 sqm.
BUILDING D (6 RESIDENTIAL UNITS)	GROUND FLOOR AREA	553.07 sqm.
	SECOND FLOOR AREA	553.07 sqm.
	TOTAL GROSS FL. AREA	1,106.14 sqm.
BUILDING E (6 RESIDENTIAL UNITS)	GROUND FLOOR AREA	553.07 sqm.
	SECOND FLOOR AREA	553.07 sqm.
	TOTAL GROSS FL. AREA	1,106.14 sqm.



Not to Scale

Mosque Master Plan - West

Part of Lot 25,
Concession 5

Applicant:
AHMADIYYA MUSLIM JAMA'AT CANADA INC.

NS\DP\1 ATTACHMENTS\A.05.010a.dwg



Development Planning Department

Attachment

File: Z.05.010

Date:
June 2, 2009

3a

REZONE PORTIONS OF SUBJECT LANDS FROM A AGRICULTURAL ZONE TO A(H) AGRICULTURAL ZONE WITH THE HOLDING SYMBOL "(H)" (FUTURE DEVELOPMENT AREAS)

REMAIN AS A AGRICULTURAL ZONE

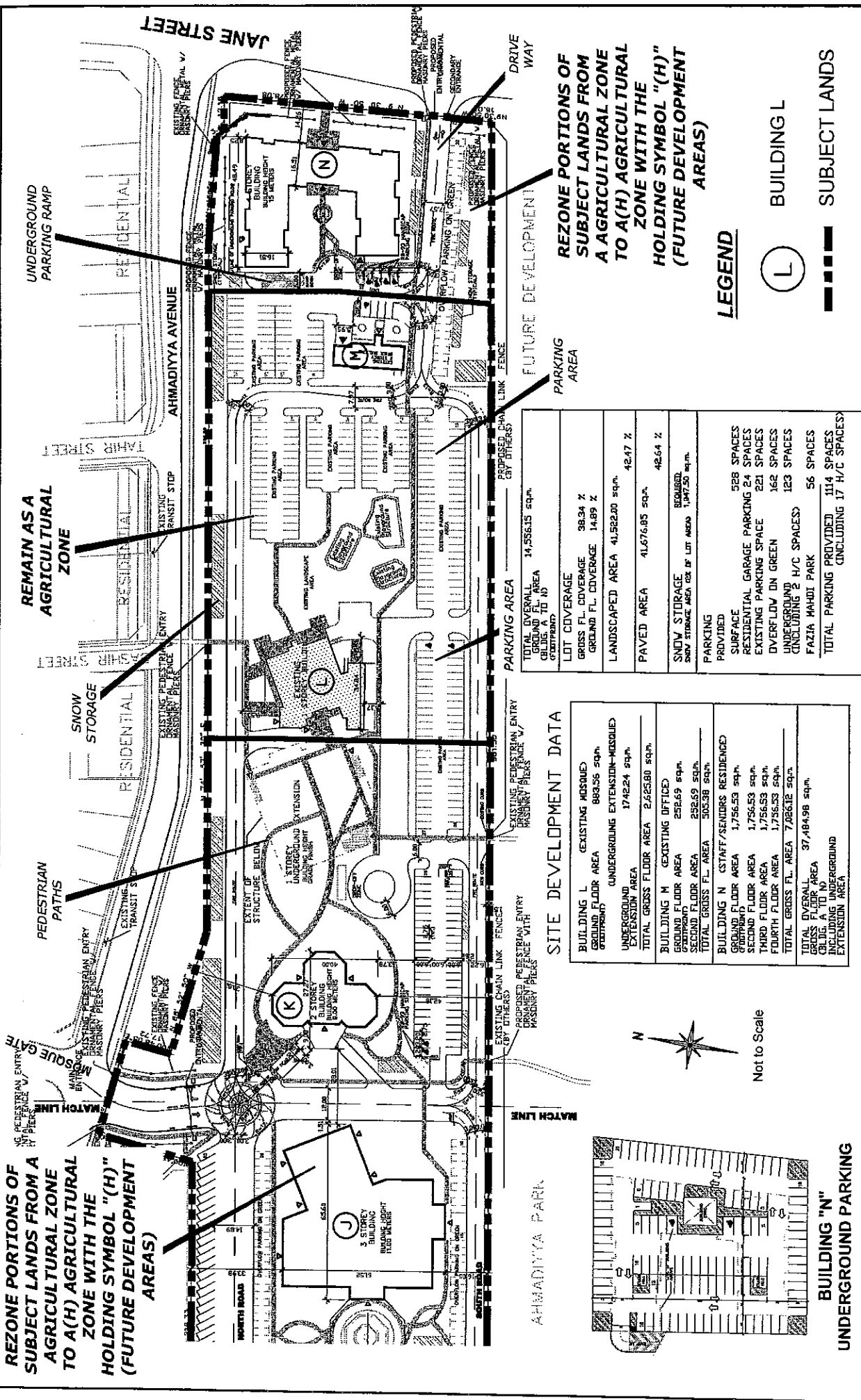
REZONE PORTIONS OF SUBJECT LANDS FROM A AGRICULTURAL ZONE TO A(H) AGRICULTURAL ZONE WITH THE HOLDING SYMBOL "(H)" (FUTURE DEVELOPMENT AREAS)

LEGEND



BUILDING L

SUBJECT LANDS

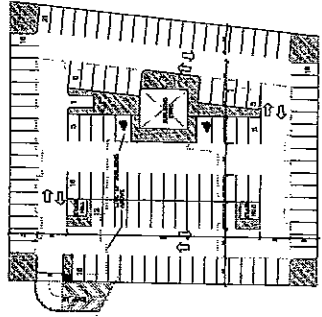


SITE DEVELOPMENT DATA

BUILDING L (EXISTING MOSQUE)	889.56 sqm
GROUND FLOOR AREA	889.56 sqm
UNDERGROUND EXTENSION-MOSQUE	
UNDERGROUND AREA	1742.24 sqm
TOTAL GROSS FLOOR AREA	2,650.80 sqm
BUILDING M (EXISTING OFFICE)	
GROUND FLOOR AREA	258.69 sqm
SECOND FLOOR AREA	258.69 sqm
TOTAL GROSS FLOOR AREA	505.38 sqm
BUILDING N (STAFF/SENDERS RESIDENCES)	
GROUND FLOOR AREA	1,756.53 sqm
SECOND FLOOR AREA	1,756.53 sqm
THIRD FLOOR AREA	1,756.53 sqm
FOURTH FLOOR AREA	1,756.53 sqm
TOTAL GROSS FLOOR AREA	7,066.12 sqm
TOTAL OVERALL GROSS FLOOR AREA (BLDG. A TO N) INCLUDING UNDERGROUND EXTENSION AREA	37,484.98 sqm



Not to Scale



BUILDING "N" UNDERGROUND PARKING

TOTAL OVERALL GROSS FLOOR AREA (BLDG. A TO N) (GROUND FLOOR)	14,556.15 sqm
LOT COVERAGE	38.34 %
GROUND FLOOR COVERAGE	14.89 %
LANDSCAPED AREA	41,522.00 sqm
PAVED AREA	41,676.85 sqm
SNOW STORAGE	
SNOW STORAGE PER CENT OF LOT AREA	1,047.50 sqm
REQUIRED	42.64 %
PROVIDED	
SURFACE	588 SPACES
RESIDENTIAL GARAGE PARKING	24 SPACES
EXISTING PARKING SPACE	221 SPACES
OVERFLOW ON GREEN	162 SPACES
UNDERGROUND (INCLUDING 2 H/C SPACES)	123 SPACES
FAZLA MAHDI PARK	56 SPACES
TOTAL PARKING PROVIDED	1,114 SPACES
(INCLUDING 17 H/C SPACES)	

Mosque Master Plan - East

Part of Lot 25, Concession 5

Applicant: AHMADIYYA MUSLIM JAMA'AT CANADA INC.

NA(DP)1 ATTACHMENTS 27.05.010a.dwg



The City Above Toronto

Development Planning Department

Attachment

File: Z.05.010

3b

Date: June 2, 2009