



PLANNING AND URBAN DESIGN DEPARTMENT

MEMORANDUM

TO: Mayor and Council

FROM: Biju Karumanchery, Senior Development Manager

DATE: May 29, 2012

SUBJECT: **Responses to Committee's questions arising from May 22nd Public Meeting regarding Parking By-law**

At the Public Meeting on May 22nd with respect to the change/correction to the definition of "worship area capacity" in the parking by-law, a number of questions were raised including questions regarding the proposed 16th Avenue mosque and the mosque at Denison and Middlefield. Staff have noted the questions raised and have prepared the following responses:

- 1. Is the parking shown in the pictures provided by resident at the Public Meeting legal or illegal?**

On-street parking is permitted on both sides of Denison Street and Middlefield Road. By-law Enforcement has advised that if there was illegal parking, the offenders would be ticketed.

- 2. Have there been any complaints respecting the above parking situation, including any complaints from the adjacent plaza?**

We have been advised by By-law Enforcement that in the past there have been very few complaints regarding on-street parking. Parking complaints typically have related to parking in front of fire hydrants or too close to an intersection. We also understand that the plaza in the area has hired security to monitor parking and as a result there have been no complaints from the plaza.

- 3. Staff was asked to compare the size of Denison Street mosque and the proposed 16th Ave mosque and compare parking requirements.**

The Denison Street mosque site currently contains approximately 135 parking spaces, which is the amount of parking required under the by-law in place at the time of approval. See comparison chart below:

Parking Comparison Between 16th Avenue Site and Denison Street Site

16th Avenue Site	
Gross Floor Area	2626 sq m
Net Floor Area	1693 sq m
Worship Area Capacity	718 (based on the currently proposed by-law amendment)
Parking Required under Formula 1 (net floor area)	188 (based on 1 space/9 sq m of net floor area)
Parking Required under Formula 2 (worship area capacity)	180 (718 divided by 4)
Parking Required (greater of Formula 1 or Formula 2)	188 spaces

Denison Street Site (constructed in 1999)	
Gross Floor Area	2282 sq m (includes 2004 addition)
Worship Area Capacity	540 (based on building permit figures)
Parking Required	135 (based on 1999 standard of 1 space/17.5 sq m of gross floor area)

4. **Staff was asked to provide a detailed calculation of parking for the proposed mosque under a number of scenarios which would show the impact of the proposed by-law amendment. Please see the calculations below:**

Original Submission (pre-December 2011)

Floor Area of Worship Area – 711.7 sq. m.

Existing By-law (multiplied by 0.75) = 534 persons capacity
Parking requirement is 133.5 parking spaces

Proposed By-law (divided by 0.75) = 949 persons capacity
Parking requirement is 237 parking spaces

December 2011 Resubmission (with reduction in Worship Area)

Floor Area of Worship Area – 538.4 sq. m.

Existing By-law (multiplied by 0.75) = 403 persons capacity
Parking requirement is 101 parking spaces

Proposed By-law (divided by 0.75) = 718 persons capacity
Parking requirement is 180 parking spaces

Net Floor Area of Building (unchanged under both scenarios above)

Net Floor Area of Building – 1692.65 sq. m.

Calculation is 1 parking space for every 9 sq. m.
Parking Requirement is 188 parking spaces

5. Has staff done an analysis of street parking situation for streets around the proposed mosque site?

No such analysis has been done since the mosque is satisfying the requirements of the parking by-law. Once the mosque is operating, analysis can be performed to see if there are neighbourhood parking problems arising, and at that time Council may consider options such as restricted parking on neighbouring streets, including times during the day when parking would not be permitted.

6. What sort of agreement will there be with the mosque respecting solutions for additional parking demand at the site?

There is a condition in the draft site plan agreement that requires the implementation of a parking management plan for special events and high holidays, to the satisfaction of the Town.

7. Will there be improvements to the intersection of Fincham and 16th?

The Transportation Division has advised that no improvements related to the proposed mosque are required at the intersection of 16th Avenue and Fincham Avenue. This intersection is currently signalized.

8. What restrictions will be put in place at the proposed mosque and other Places of Worship for peak hours/high holidays?

Parking required for a place of worship is intended to address the typical weekly peak periods (eg. Worship times on Sundays, Saturdays, Fridays depending on the religion). It is not intended to deal with high holidays or special events. During high holidays or special events parking typically overflows onto adjacent streets where legally permitted. However, if a parking variance is being requested during the approval process, staff require that the place of worship make arrangements for offsite parking with appropriate shuttle bus programs if necessary.

9. Is there a "capacity cap" on the mosque building?

From a planning perspective the capacity is based on the available parking.

10. What is the possibility of no parking or permit parking on surrounding streets?

As noted earlier, if a problem arises once the proposed mosque is operating, Council may consider options such as restricted parking on neighbouring streets.

11. Site Plan was endorsed last September, but there have been revisions since. At what point does it have to come back to Committee?

The following changes have been agreed to by the applicant:

- The minaret height reduced from 41 metres (134.5 feet) to 30.5 metres (100 feet)
- Two domes eliminated above the west entrance
- The mezzanine space (173.3 square metres) changed from worship area to classrooms. This has the effect of reducing the net floor area devoted to worship area from 711.7 sq m to 538.4 sq m.

The site plan agreement is currently being finalized. Once executed, the Planning Director signs the plans and approval is granted. The site plan is not legally required to come back to Council.

I trust the above is satisfactory.

Regards,
Biju Karumanchery, Senior Development Manager