

Mosque design



Mosque, as shown in MRRCP material

Markham Response

- Promotional material by MRRCP includes a photo of a mosque
- This is not the mosque being proposed

Markham Response

SUMMARY OF NET FLOOR AREA AND GROSS FLOOR AREA BREAKDOWN

	Ground Floor	Mezzanine	Basement 1	Basement 2	Total
Gross Floor Area	988.8 m2	343.5 m2	459.7 m2	834 m2	2,626 m2 (28,266 sq.ft.)
Net Floor Area	792.43 m2	205.5 m2	132.38 m2	562.34 m2	1,692.65 m2 (18,219 sq.ft.)

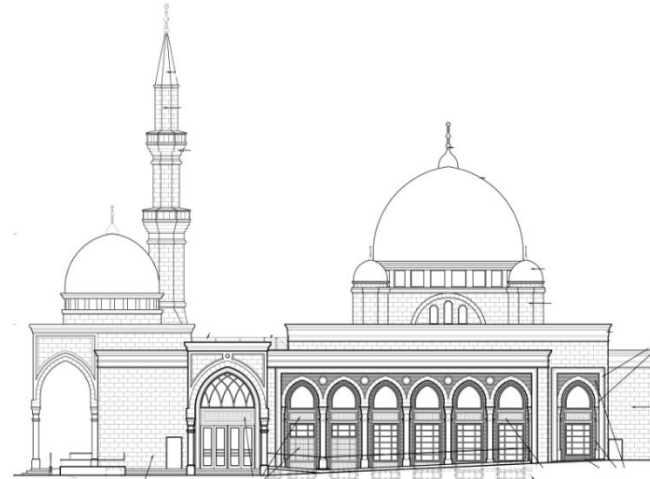
NET FLOOR AREA BY USE

	Ground Floor	Mezzanine	Basement 1	Basement 2
Net Floor Area by Use	Prayer hall, lobby, offices, vestibule, shoe and coat rooms	Classrooms and lobby	Classrooms, guestroom and lobby	Gymnasium, lobby and kitchen

Proposed uses and floor areas are comparable to other places of worship in many neighbourhoods in Markham on similar sized sites.



Site plan endorsed September 2011



Revised site plan January 2012

Revisions to the mosque design are as follows:

- Reduced height of minaret from 41.0m (134.5 ft) to 30.5m (100 ft)
- Eliminated 2 domes
- Reduced worship area from 711.7 m² (7,660 ft²) to 538.4 m² (5,795 ft²)s

Traffic / Pedestrian & Student Safety

- Traffic congestion
- High population density

Markham Response

- The Traffic Study was reviewed by Region and Town staff and found to be acceptable
- Growth in the general vicinity of this site was factored into the traffic study
- There are to be Town road improvements in the area, e.g. widening of Markham Road (Highway 48) from 2 to 4 lanes between 16th Avenue and Major MacKenzie Drive. This went through a Class Environmental Assessment process with public consultation. Section of Highway 48 north of 16th is being widened beginning this spring
- Region of York has already commenced design of the extension for the Don Cousens Parkway, which will directly flow into Highway 48 and divert traffic away from Main Street Markham
- Williamson Road is a Town collector road and 16th Avenue is a Regional arterial road. The Region monitors traffic to determine when traffic signals are required
- As 16th Avenue is a Regional arterial road, the Region prohibits on-street parking
- The Town has the authority to control on-street parking on Williamson Road and local streets

Parking

- Limited parking 16th Avenue and Williamson
- Possibility of illegal parking

Markham Response

- Places of Worship Study 2003 recommended higher parking standard
- By-law 2003-301 increased required parking from 1/6 seats or 1/17.5 sq.m. gross floor area to 1/4 seats or 1/9 sq.m. net floor area (whichever is greater)
- Mosque plans as site plan approved in Sept 2011 comply with parking by-law (188 spaces based on net floor area formula)
- Mosque plans as revised in Jan 2012 also comply with approved recommendation in the places of worship study formula for parking where there are no fixed seats (0.75 sq.m. per person and 1 space /4 people)
- Worship area has been reduced from 711.7 sq.m. to 538.4 sq.m. net floor area (mezzanine space changed from worship area to classrooms)
- Architect has submitted detailed drawings showing worship area capacity as 574 persons
- 574 persons with 1 space /4 people = 144 parking spaces
- 538.4 sq.m. worship area divided by 0.75 sq.m. per person (study approved formula) with 1 space/4 people = 180 parking spaces
- 1,692.65 m. sq. net floor area with 1 space/9 sq.m. = 188 parking spaces (required and provided)
- No variance is being sought from Town parking requirements

Over development

- Town working with mosque developers to ram this thing through
- Ill conceived development decisions
- Zero public consultation

Markham Response

Proposed place of worship at 6232 16th Ave

- Town's Official Plan permits a place of worship at 6232 16th Avenue
- Statutory public meeting held on November 19, 2002 for a plan of subdivision and zoning submitted by Karvon Homes for residential development and the place of worship site at 6232 16th Avenue
- Zoning to permit the place of worship approved on January 28, 2003 – the site was then zoned and not bought for three years
- The Islamic Society of Markham acquired 6232 16th Avenue in 2006 and applied for site plan approval in 2010
- Community information meeting facilitated by the Local Councillor on September 6, 2011
- Recommendation Report for site plan approval endorsed by Development Services Committee on September 27, 2011

Highway 48 Urban Design Study (dated October 2005) - Brook McIlroy

- First public consultation meeting and open house held on February 10, 2005
- Second public consultation meeting and open house held on June 13, 2005
- Endorsed by Development Services Committee October 2005

Over development

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Markham Response

Greenpark (Upper Village) Highway 48 and Edward Jeffreys

- Official Plan, Wismer Commons Secondary Plan (OPA 37), and Urban Design Study provide for medium and high density development
- 2 Community Information meetings facilitated by the Local Councillor
- November 24, 2008, and January 8, 2009 – community information meetings
- Statutory public meeting held on June 16, 2009
- Site Plan for Phase 1 Apartment endorsed by Development Services Committee on May 4, 2010.

Stargrande Custom Homes – Proposed townhouse development (NE corner Williamson and 16th Ave – 6330 16th Avenue)

- Swan Lake Secondary Plan (OPA 17) allows for medium density development
- The proposed development for 160 townhouses is a little more than half of the density which the Secondary Plan provides for
- Statutory public meeting held on October 11, 2011
- Recommendation report to DSC mid 2012 (pending review of EIS)

Ecological concerns of Swan Lake

- Effect on Swan Lake and Rouge River watershed

Markham Response

- The storm runoff on the 16th Avenues sites will drain into an existing storm sewer which outfalls into the Mt. Joy Stormwater Management Pond
- There is to be no drainage flow into Swan Lake from these developments
- Environmental Impact Study (EIS) was required for the townhouse development as it abuts Swan Lake
- The EIS evaluates and determines appropriate environmental buffers, inventory of natural features and resources, assessment of impacts of the proposed townhouse development, implementation of recommendations to avoid or mitigate any negative impacts, and maintenance of the ecological integrity of the natural features and functions
- The EIS is currently under review by Town staff and the recommendations will be reflected in the site plan conditions for the proposed townhouse development

Preserving the aesthetic heritage of downtown Markham

- Save this historic area of Markham

Markham Response

- Markham is well known for heritage preservation
- Pro-active heritage policies and programs
- Approved E.A. for Markham Road/Main Street improvements sensitive to heritage and good urban design
- Subject lands are outside Markham Village Heritage Conservation District
- Regard for heritage context, adjacent to District
- Places of Worship often reflect architectural elements specific to the religious denomination