

DATE: June 11, 2002

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **The Review of Parking Standards for Multi-Use Places of Religious Assembly**
PUBLIC MEETING DATE: July 2, 2002

ORIGIN: Planning and Building Department

BACKGROUND: On May 13, 2002, the Planning and Development Committee adopted the following recommendation PDC-0066-2002:

"That a public meeting be held at the Planning and Development Committee to consider a proposed amendment to Zoning By-law 5500 (former Town of Mississauga), By-law 65-30 (former Town of Streetsville) and By-law 1227 (former Town of Port Credit), regarding the parking standards for Places of Religious Assembly as outlined in the report titled "Response to Comments - The Review of Parking Standards for Multi-Use Places of Religious Assembly - Supplementary Report" dated April 23, 2002 from the Commissioner of Planning and Building."

This recommendation was adopted by City Council on May 22, 2002.

A copy of the report is attached as Exhibit S2-1.

COMMENTS:

Planning and Development Committee raised concerns regarding appropriate parking provisions for places of worship (PRAs) which draw from a large geographic area. Two of the main reasons why some PRAs draw from such large areas include the availability of a large worship area and/or the provision of multi-use facilities which can act as a cultural centre.

The majority of PRAs identified by the Planning and Development Committee as having a problematic parking situation were built prior to the current standards being in effect. The current standards are recent, derived from comprehensive data and analysis, based on the size of the worship area, and higher than previous parking provisions. Therefore, the current parking standards are satisfactory for PRAs with extensive catchment areas due to large worship areas.

The majority of PRAs in Mississauga have activities other than worship occurring in the facility. Many of the activities such as religious education, small church group meetings etc. are accessory and should not require more than the regularly prescribed parking required for PRAs. Where a public hall, banquet hall or community/multi-use hall is the same size or larger than the worship area, it is not considered accessory and parking is required for the total area of the hall at the current by-law standard of 10.8 spaces/100 m² (10.0 spaces/1,000 sq. ft.) in addition to the parking required for the PRA. This is an interpreted practice and has not been formalized in the Zoning By-laws. It is recommended that the Zoning By-laws be amended to reflect the current interpretation and to formalize and clarify this practice in order to avoid any possible problems with interpretation.

On May 13, 2002, the Planning and Development Committee considered the report titled "*Response to Comments - The Review of Parking Standards for Multi-Use Places of Religious Assembly - Supplementary Report*" dated April 23, 2002 from the Commissioner of Planning and Building. Comments were received from representatives of three religious organizations.

After reviewing all comments, no modifications were recommended.

CONCLUSION:

The majority of PRAs in Mississauga have activities other than worship occurring in the facility. Many of the activities such as religious education, small church group meetings etc. are accessory, do not increase parking demand and should not require more than the regularly prescribed parking required for PRAs. However, areas of the PRA used for public hall, banquet hall or community/multi-use hall have high parking demand and could be used at the same time as the worship area. Where the public hall, banquet hall or community/multi-use hall is the same size or larger than the worship area of the place of religious assembly it is no longer considered accessory and should provide parking for the use in addition to that required for the PRA. Although this is the current interpreted practice, it has not been formalized in the Zoning By-laws. The Zoning By-laws should be amended to reflect the current interpretation and to formalize and clarify this practice in order to avoid any possible problems with interpretation.

RECOMMENDATION:

1. That Zoning By-law 5500 (former Town of Mississauga) be amended by adding to subsection 22C(10) the following clause:
 - (g) Where a public hall, banquet hall or community/multi-use hall and a place of religious assembly are permitted uses on the same lot, and where the area of the public hall, banquet hall or community/multi-use hall is the same size or larger than the worship area of the place of religious assembly, parking will be required for the public hall, banquet hall or community/multi-use hall in accordance with the banquet hall requirement in Schedule "A" to Section 22C of this By-law in addition to the parking required for the place of religious assembly.
2. That Zoning By-law 1227 (former Town of Port Credit) be amended by adding to clause 6(21)(10) the following subclause:
 - (e) Where a public hall, banquet hall or community/multi-use hall and a place of religious assembly are permitted uses on the same lot, and where the area of the public hall, banquet

hall or community/multi-use hall is the same size or larger than the worship area of the place of religious assembly, parking will be required for the public hall, banquet hall or community/multi-use hall in accordance with the banquet hall requirement in Schedule "A" to By-law 1227, Parking and Loading Standards for Non-Residential Land Uses, in addition to the parking required for the place of religious assembly.

3. That Zoning By-law 65-30 (former Town of Streetsville) be amended by adding to clause 6(26)(10) the following subclause:

- (g) Where a public hall, banquet hall or community/multi-use hall and a place of religious assembly are permitted uses on the same lot, and where the area of the public hall, banquet hall or community/multi-use hall is the same size or larger than the worship area of the place of religious assembly, parking will be required for the public hall, banquet hall or community/multi-use hall in accordance with the banquet hall requirement in Schedule "I" to Section 6(26) of this By-law in addition to the parking required for the place of religious assembly.

Original Signed By: _____

Thomas S. Mokrzycki
Commissioner of Planning and Building