



55 FOREST STREET, SUITE N • CHATHAM • ON • N7L 1Z9 • 519-354-4351

[WWW.STOREYSAMWAYS.CA](http://WWW.STOREYSAMWAYS.CA)

TO: Mohammed Ahmed, Darul Khair Centre, Stouffville

FROM: David French, BA, CPT, Storey Samways Planning Ltd.

DATE: March 25, 2025

SUBJECT: Planning Justification Report Regarding a Proposed Place of Worship  
(Mosque), 27 Winona Drive, Town of Whitchurch-Stouffville

---

GENERAL FILE INFORMATION:

Applications: Applications for Zoning By-law Amendment and Site Plan Control

Subject Address: 27 Winona Drive, Town of Whitchurch-Stouffville  
Part of Lot 26; RP 455

PURPOSE OF THIS REPORT:

The purpose of this report is to determine the appropriateness of zoning by-law amendment and site plan control applications to permit, and facilitate, the construction of a new three-storey, 2230.16 sq. m gross floor area (GFA), place of worship (Mosque), and ancillary parking area providing a total of 53 parking spaces. This development is known as Darul Khair.

The proposed Darul Khair Mosque will be reviewed against the applicable Provincial, regional, and local municipal policies.

BACKGROUND:

In June of 2023 our office was retained to assist with the necessary Planning Act approvals to permit, and facilitate the construction of, a new mosque, known as Darul Khair, at 27 Winona Drive in Stouffville. At this time, we were provided with copies of a draft site plan and elevations, along with various other technical documents, which we submitted to the Town as part of a formal pre-consultation process. Over the course of the following weeks, the Town reviewed our submission, scheduled a pre-consultation meeting (held September 13, 2023), and provided written comment and further direction for formal application submissions.

It is noted that at the time of our original pre-consultation, the Town's Official Plan (SOP) (2004) identified the subject parcel to be located within the Western Approach Mixed Use Area designation, and although generally permissive of the place of worship use, certain locational criteria, directing places of worship on lots under 2.5 hectares to be located on collector or arterial roads. Winona Drive is a local road.

It is also noted that in May of 2024, Stouffville Council adopted a new Official Plan (2024), which, at the time of writing, is awaiting final approval by the Province. This 2024 document designates the subject lands as Western Approach Mixed Use Area, similar to the 2004 SOP, however the adopted document removes the locational criteria for places of worship. The 2024 SOP is discussed further below in this report.

Although the 2024 SOP is not in force at the time of writing, its final approval is expected "any day now", so the discussions below are provided as if the 2024 SOP is in force.

#### Planning Act Applications Required and Purpose

In consultation with Town administration, it has been determined that the following Planning Act applications are required (explained in more detail later in this report):

1. Zoning By-law Amendment – to permit the proposed place of worship, and to establish appropriate performance standards for the use;
2. Site Plan Control – to control the development of the proposed place of worship, access / egress points, and parking areas.

#### Area Context and Neighbouring Land Uses

The 0.24 ha (0.59 ac.) subject parcel, containing a vacant building (former auto parts retailer), is located on the eastern side of Winona Drive, between Main Street and Rupert Drive.

Directly to the south is a commercial strip mall containing a restaurant, gas bar, and a mix of service / retail uses, with Main Street and other commercial uses beyond that; to the north is a manual car wash, with residential uses beyond that; to the east is a vacant parcel (reported to be undergoing Planning Act approvals to permit residential uses), with a mix of commercial and residential uses beyond that; and to the west is Winona Drive, with a commercial strip mall beyond that.

**Please refer to Appendix A.**

## CONSULTATION:

In the course of preparing this report, the following activities were undertaken by various members of the development group:

- Meetings, phone discussions and email exchanges with various Darul Khair representatives and consultant teams
- Meetings, phone discussions and email exchanges with various Stouffville staff
- Review of formal comments from Stouffville staff following review of various revisions to the proposal and site plan drawings
- Review of the Provincial Planning Statement (PPS 24), York Region Official Plan; Stouffville Official Plan

Any correspondence and/or permits received to this point from consulting agencies have been, or will be, provided to the Town as stand-alone documents, filed in conjunction with the Planning Act applications. Further, any supporting studies, including, but not limited to, a Stormwater Management Report, Functional Servicing Report, and a Site Plan Control Package, required by the Town will be submitted at the appropriate time in the Planning process.

### Darul Khair Centre Stouffville

The following overview of the vision and operation of the proposed mosque was provided by Mohammed Ahmed, Darul Khair representative:

*Dear Mayor Iain Lovatt and Members of the Town Council,*

*Re: Proposal for the Construction of a Mosque in Whitchurch-Stouffville*

*I hope this letter finds you well. On behalf of the local Muslim community, I am writing to formally request your consideration and approval for constructing a mosque within Whitchurch-Stouffville. As our town continues to grow, so does the need for a dedicated space where our community can gather, worship, and contribute positively to the town's vibrant and inclusive spirit.*

*Mosques are more than just places of worship; they serve as community centers that promote education, engagement, and social well-being. The mosque we propose will benefit the Muslim community and the broader Whitchurch-Stouffville community by fostering cultural exchange, enhancing diversity, and providing opportunities for meaningful interaction between people of all backgrounds.*

*We greatly appreciate the town's long-standing commitment to inclusivity, allowing communities like ours to thrive peacefully. In keeping with this spirit, we believe constructing a mosque aligns with Whitchurch-Stouffville's tolerance, respect, and diversity values.*

*Key Features of the Proposed Mosque:*

- *Children's Classes: Evening religious education programs to foster early learning and instill values of respect, cooperation, and community engagement.*
- *Youth Programs: A gymnasium and activity spaces to encourage young people to engage in positive, structured activities, promoting physical and mental well-being.*
- *Senior Facilities: Comfortable lounge areas where seniors can relax and socialize, building a sense of belonging and community support.*
- *Family Spaces: A kitchen and gathering area where families can share meals and create a sense of togetherness.*

*Location and Accessibility:*

*The proposed location is ideally situated for easy access by nearby community members. The mosque's design includes sufficient parking, ensuring it will not disrupt the local neighbourhood. We anticipate that daily congregation sizes will occupy no more than 50% of available parking, and there will be dedicated spaces for seniors and individuals with disabilities.*

*In addition, the mosque's staggered use—prayer, educational classes, and social activities taking place at different times—will minimize any potential impact on traffic or congestion.*

*Architectural and Religious Considerations:*

*The mosque's orientation is designed to face Makkah, a religious requirement for Muslim prayers, and the proposed property is well-suited for this. We have carefully considered the design to ensure that it complements the town's character and enhances the aesthetic of the surrounding area.*

*We recognize that any new construction in the community can raise concerns, and we are committed to working with the town to address any questions or feedback. Our goal is to ensure that the mosque becomes a harmonious part of Whitchurch-Stouffville, enriching the lives of many and promoting mutual respect among all residents.*

*We trust that the Town Council will view this proposal as an opportunity to strengthen Whitchurch-Stouffville's reputation as a welcoming and inclusive town. We are happy to provide any additional information or engage in further discussions as necessary.*

*Thank you for your time and thoughtful consideration of this critical matter.*

*Sincerely,*

*Mohamed Ahmed  
Darul Khair Center Stouffville  
President – On Behalf of the Local Muslim Community  
Website: <https://darulkhair.ca/>*

Further to the above comments by Mr. Ahmed, I direct the reader to **Appendix “B”** which provides the reader with further background information regarding the local Muslim community, Darul Khair’s temporary facility located elsewhere in the Town, and an outline of typical and expected facility usage.

## ANALYSIS:

### Provincial Planning Statement 2024 (PPS)

#### *Chapter 1: Introduction*

##### *Vision*

*Ontario is a vast, fast-growing province that is home to many urban, rural and northern communities distinguished by different populations, economic activity, pace of growth, and physical and natural conditions. More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031. ...*

*...Above all, Ontario will continue to be a great place to live, work and visit where all Ontarians enjoy a high standard of living and an exceptional quality of life.*

Comment: for many, having access to places of worship, and the community supports offered within places of worship, in this case, a mosque, is a key factor in determining where they wish to live, and as such provides opportunities in attaining a quality of life, and the sense of community, that they seek.

While the Provincial Planning Statement (PPS) doesn’t provide specific policies regarding places of worship in identified settlement areas, it does speak directly to the Province’s desire to create “complete communities” within Ontario. The PPS defines *Complete Communities* as:

*Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.*

To this, Chapter 2: Building Homes, Sustaining Strong and Competitive Communities, Section 2.1, Planning for People and Homes, states:

*6. Planning authorities should support the achievement of complete communities by:*

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, **places of worship [my emphasis]** and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Comment: as per the above, a place of worship is seen as an integral component of a complete community.

In addition to the policy referenced above, another policy worth noting speaks to energy conservation and climate change, being:

*2.9 Energy Conservation, Air Quality and Climate Change*

- 1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
  - a) support the achievement of compact, transit-supportive, and complete communities;*
  - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
  - c) support energy conservation and efficiency;*
  - d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
  - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

Comment: again, while not speaking directly to places of worship, I would suggest that the proposed development is considerate, and supportive, of the need to reduce Ontario's overall environmental impact, in that:

- making use of an existing, under-utilized, lot of record, and existing full municipal services with appropriate capacity, reduces the pressures of urban sprawl and assists in keeping the community compact
- the number of parking spaces provided, although below the minimum required by the Zoning By-law, is appropriate based on the experience gained through the operation of the mosques at other locations throughout the region

- o In general, reduced parking encourages the community to make use of public transit, ride-sharing, carpooling, and active transportation
- Being a new build, current best-practices in design and construction, are employed to address environmental concerns and loss of efficiencies

### York Region Official Plan, 2022

The York Region Official Plan places the Town of Stouffville within a Towns and Villages (Community of Stouffville) designation, as per Map 1 - Regional Structure, and further designates the subject lands as Community Area as per Map 1A - Land Use Designations.

#### Section 4.2, Community Areas

*Community Areas cover a significant portion of York Region's Urban System and this is where the majority of housing, personal services, retail, institutional, cultural and recreational services will locate. The nature of Community Areas varies based on local context across York Region....*

**Objective:** *To develop strong, caring and safe complete communities<sup>1</sup> which meet the needs of all residents within close proximity to employment opportunities and amenities.*

*Community Area Policies:*

*It is the policy of Council:*

*4.2.1 That Community Areas, identified on Map 1A, are where the majority of residents, personal services, retail, arts, culture, recreational facilities and human services<sup>2</sup> needs, will be located. Employment opportunities shall also be encouraged within Community Areas.*

#### Section 4.5, Towns and Villages

**Objective:** *To ensure the continued vitality of Towns and Villages throughout York Region.*

---

<sup>1</sup> **Complete communities:** means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations. (PPS 2024)

<sup>2</sup> **Human Services** - Supports for people at every stage of their life that strengthen our communities and positively influence a person's health and stability. Examples include healthcare, education, recreation, children's services, newcomer supports and local community outreach programs. (York Region OP 2022)

Comment: the proposal to develop and establish the Darul Khair Mosque at this location will assist the Region in attaining their policy goals of creating complete communities, and providing much-needed human-services and religious supports for the local, and regional, Muslim community.

The proposal conforms to the applicable policies of the York Region Official Plan, and offends no others which are contained in that document.

#### Town of Whitchurch-Stouffville Official Plan (Adopted by Council, May 2024)

### *1.2 Town-Wide Guiding Principles*

#### *1.2.6 Guiding Principle #6: Accountable, Inclusive and Equitable*

*The Town of Whitchurch-Stouffville is a place that aspires to be welcoming, inclusive, and equitable to all. This Official Plan upholds the values of accountability, inclusivity and social equity by:*

*1.2.6.1 Requiring that decisions made in the Town continue to advance reconciliation with Indigenous Communities and embrace a diversity of languages and cultures, in order to support a fair, equitable and inclusive community.*

### *3.6.1 Built Form and Public Realm*

*High quality urban design involves careful consideration to the form, function, shape and character of the built environment and community as a whole. In an effort to make functional and attractive, buildings, streets and public spaces, thoughtful planning through a coordinated effort to connect people and places is paramount.*

*Urban design excellence helps transform spaces and creates places for innovation, a sense of community identity, and social and physical interaction while setting the stage for environmental stewardship, social equality and economic viability. This Section includes general urban design policies. Recognizing the importance of design in community building, as implemented through the Town's applicable area specific Urban Design Guidelines, development is to have high-quality design and be compatible with surrounding areas that reinforces a healthy, vibrant and complete community....*

Comment: from the onset of the project, which included conceptual design activities, the desire for a good and respectful built-form played an important role in this submission. Much work was undertaken to respect the Muslim-specific design requirements, and the Town's urban design requirements. To that, the following



response have been provided by Darul Khair's architectural team in support of this policy discussion:

#### *Main Street West Character Area – Integration with the Evolving Urban Fabric*

- *Alignment with Transition: The design supports the transition of Main Street West from an auto-oriented area to a vibrant, mixed-use corridor. The mosque's inclusion of diverse community functions helps integrate with the evolving urban fabric.*
- *Human-Scaled Design: The three-storey height ensures compatibility with both the current built environment and the Town's goals for varied skyline and pedestrian-friendly streetscapes.*

#### *Height, Density, and Building Typologies*

- *Building Height: The three-storey mosque aligns with the policy of introducing mid-rise buildings along Main Street, complementing the emerging character of the area.*
- *Mixed-Use Community Functions: The mosque will house various community functions (refer PDF attached), contributing to a diverse mix of uses and fostering vibrancy in the area.*

#### *Community Safety and Inclusivity*

- *Safe and Welcoming Environment: The design adheres to the Town's "community safety approach," ensuring that the mosque's public spaces are accessible, inclusive, and supportive of community-building.*

#### *6.4.8 Western Approach – Mixed Use Area*

*... It is the objective of the Western Approach – Mixed Use Area designation to create a diverse, thriving commercial district combined with employment, institutional, cultural, entertainment and residential uses. Buildings of varied architecture and massing, when combined with a strong orientation to the public realm, will facilitate utilization of the properties by both pedestrians and vehicles alike. The Western Approach is planned to evolve into a more intensive and diverse mixed use corridor, with a vibrant and active streetscape that supports a pedestrian oriented environment and enhanced public realm.*

*6.4.8.1 Permitted uses in the Western Approach – Mixed Use Area designation, subject to the development policies of this Section, include: ....*

*p. Community facilities that are integral to a neighbourhood including uses such as places of worship, day care centres, libraries, schools, community centres, and public recreation facilities*

*6.4.8.3 Development in the Western Approach – Mixed Use Area designation will conform to the following policies:*

*f. A minimum floor space index of generally 1.5 should be achieved.*

Comment: complies – the proposed facility provides a floor space index<sup>3</sup> of 1.9.

*g. The appropriateness of the built form, density, massing and building height shall be evaluated subject to the following:*

- i. the urban design policies of Section 3.6 of this Plan;*
- ii. demonstrate consistency with the applicable area specific urban design guidelines;*
- iii. consider the creation of pedestrian-scale street walls / streetscapes and the overarching vision for creating a walkable, animated and activated community; and*
- iv. appropriately minimize or mitigate potential impacts on abutting properties with respect to shadows and privacy, through the application of angular planes, building setbacks, setbacks, landscaping, and reduced building heights and massing.*

Comment: complies – please refer to the discussion and architect comments above under the review of policy 3.6.1, Built Form & Public Realm.

*l. Landscaping is provided throughout the development to enhance the image of the development by breaking up the appearance of the parking lot(s), and, to compliment and reinforce the architectural appearance of the commercial, retail and residential buildings. In the assessment of the parking courts, an emphasis will be placed upon the creation of grid system of “internal driveways” that are lined with trees.*

Comment: an appropriate and acceptable landscaping plan will be submitted as part of the site plan approval process.

*m. The Town will work with the applicant to achieve the following objectives: i. to improve the appearance of the development, including minimizing the impact of the*

---

<sup>3</sup> The **Floor Space Index** (FSI), also known as **Floor Area Ratio** (FAR), is a measure used in urban planning to regulate the density of buildings in a given area. It helps in controlling the volume of construction by limiting how much floor area can be built on a given plot of land.

*parking areas and the appearance of the development from the adjacent sidewalk and travelled road. Structured parking, if appropriate, should be located behind at grade uses; ii. to encourage improved pedestrian movements on site; iii. to pursue specific design details which will reinforce the positive image and interaction between the public/private realm; and, iv. to mitigate the conflicts between the development and adjacent residential neighbourhoods.*

Comment: noted.

*p. Structured parking will only be permitted within the base of a mixed use building. Where structured parking is not incorporated in the initial phase(s) of development, the Owner shall demonstrate how future structured parking can be accommodated on the property in the context of existing and future building(s).*

Comment: complies – structured parking is being provided within the building footprint.

Overarching Comment: similar to the PPS, the Stouffville Official Plan promotes “complete communities”, being those that “offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities...”. As well, “complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.”

A place of worship, a mosque in this case, is a prayer facility that is integral to the Muslim faith – in other words a “necessity for daily living”. Further, this mosque will assist the Town in promoting, and facilitating, inclusivity, and the built form is appropriate to the Muslim context and meets the diverse needs of the Muslim community.

The proposed mosque conforms to the Stouffville Official Plan.

#### Stouffville Zoning By-law 2010-001-ZO

The subject parcel is zoned Commercial Residential Mixed – Western Approach (CM2), which does not permit a Place of Worship as-of-right. Therefore, to permit the Darul Khair Mosque, a rezoning is required to:

1. Permit a place of worship, with the following special zone provisions:
  - a) Reduce the required minimum front yard setback to 1.0 m, and increase the maximum permitted front yard setback to 4.5 m
  - b) Reduce the required minimum landscape area to 0.9 m
  - c) Require a minimum of 53 parking spaces be provided.

## Zoning By-law Amendment

Based on the proposed site plan, attached as **Appendix D**, it is proposed that the subject parcel be rezoned to a site-specific CM2 exception zone to:

1. Add a place of worship as an additional permitted use – the use is currently not permitted.
2. Reduce the required minimum front yard setback for a place of worship from 3.0 m to 1.0 m, and increase the maximum permitted front yard setback from 3.0 m to 4.5 m – the lot itself is a parallelogram in shape, as opposed to rectangular. This brings building design and siting constraints, in that fitting an efficient, rectangular-shaped building on this site is not possible without reducing the front yard setback.

As a result of the specific design constraints of the mosque, and the irregular shape of the lot, the building setback at the southerly corner is 4.4 m, with the setback becoming less at the northerly corner to 1.0 m.

3. Reduce the required minimum landscape strip for a place of worship to from 4.5 m to 0.9 m – the comments, and reasoning, immediately above speaking to front yard setback also apply here. At the southerly corner of the building, the landscape strip is 6.45 m, and at the northerly corner, the landscape strip is reduced to 0.99 m.
4. Require a minimum of 53 parking spaces be provided for a place of worship – please refer to the parking study, prepared by a traffic engineer and submitted as a stand-alone document, to provide commentary on, and support to, reducing the required number of parking spaces to 53. For the benefit of the reader, the parking study summary and recommendations are attached to this report as Appendix D.

## CONCLUSION

Based on the above analysis of Provincial, Regional and local municipal policies, it is my opinion that the Darul Khair Mosque at this location, conforms to, and implements important Provincial, Regional and local policies surrounding, and facilitating, the development of complete communities and provision of much-needed human services and community supports, and offends no others.

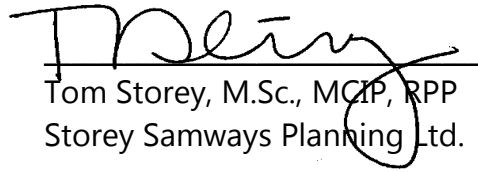
In conclusion the proposed place of worship development represents sound planning for the reasons contained within this report, and should be approved.

Prepared by:

A handwritten signature in black ink, appearing to read 'David French', written over a horizontal line.

David French, BA, CPT  
Storey Samways Planning Ltd.

Reviewed by:

A handwritten signature in black ink, appearing to read 'Tom Storey', written over a horizontal line.

Tom Storey, M.Sc., MCIP, RPP  
Storey Samways Planning Ltd.

Attachments:

Appendix A – Key Map

Appendix B – Background Information – Local Muslim Community

Appendix C – Parking Study: Summary and Recommendation

Appendix D – Site Plan

## Appendix A – Key Map





## Appendix B – Background Information

Outline typical weekly schedule of prayer and supportive community uses (operation and programming).

Darul Khair Center, Stouffville (DKC) current location is at Unit 36, at 86 Ringwood Drive and this is the only centre where Muslims who live in Stouffville and its vicinity visit to attend prayers and other programs. Once the new Mosque will be built at 27 Winona Drive, all these programs will be shifted there, and the same programs will continue to take place at the new Mosque.

The new Mosque will be built with the donation from the community and this Mosque in addition to having a prayer area, will also have space for all ages of our congregants, a class room for religious learning for kids, sitting area with chairs for congregants to meet and greet after the prayers, a separate room for our senior congregants, a Gym for our youth, a kitchen to warm and serve catered food, office for DKC, meeting room for management and Imam office.

### **PRAYERS**





There are five daily prayers in Islam which are called **Fajr, Dhuhr, Asr, Maghrib, and Isha**. On Fridays, the Dhuhr prayer is also known as Jumma prayer with a sermon and this weekly prayer is attended by many more congregants compared to other daily prayers. To limit the number of attendees for Friday Jumma prayers, we have been conducting two separate Jumma prayers with a time gap of about 1 hrs currently and the same will continue at the new mosque location. Each prayer has specific timings as presented in the Table-1a below and photos of prayer are included show the number of congregants attend each prayer in the Table-1b:

Table 1a: DKC Prayer Schedule

Prayer Name	Time	No. of Attendees
Fajr (Dawn)	6.45 AM	10-15
Dhuhr (Noon)	1.00 PM	10-15
Asr (Afternoon)	3.45 PM	10-15
Maghrib (Evening)	5.00 PM	20-25
Isha (Night)	7.30 PM	20-30
Jumma-First	12.30 PM	75-100
Jumma-Second	1.45 PM	75-100

Table-1b: Photos of prayers

	
Fajr (Dawn) prayer attended by 9 congregants	Dhuhr (Noon) prayer attended by 15 congregants

	
Asr (Afternoon) payer, about 10 congregants waiting for prayer to start	Maghrib (Evening) payer attended by 15 congregants
	
Isha (Night) payer attended by 26 congregants	Jumma prayer attended by 75 congregants

## PROGRAMS

There are community programs happens at DKC and the list of such programs are presented in the Table-2a below and photos of such events are presented in the table 2 b:









Table 2a: DKC Programs Schedule

Program Name	Time	No. of Attendees
Evening Quran Classes (Monday to Thursday)	5.30 PM to 7.00 PM	20-25 students
Friday Quran Tafseer Session (Every Friday)	8.00 to 9.30 PM	30-50
Sunday Quran Classes (Every Sunday)	12.00 to 2.00 PM	15-20 students
DKC Management Biweekly Meetings (alternate Tuesdays)	8.00 to 9.30 PM	8-10
DKC Students Annual Award Ceremony- currently at rented facilities July of each year	1.00 to 4.00 PM	100-120
Games for Children and Youth currently at rented facilities (Saturdays / Sundays)	2.00 to 4.00 PM	30-40
*Ramadan-Iftaar/community Dinner-currently at rented facilities Every Saturday and Sunday in Ramadan	6 to 7.00 PM	80-100
*Ramdan Night Prayers 25 days in Ramadan	8.00 to 9.30 PM	80-100



*(Ramadan happens one month each year, in 2024 it was from mid march to mid April)		
Summer Camp (July & Aug)	10.00 to 2.30 PM	25-30
Community BBQ Once a year	During daytime	80-100

Table 2b: Photos of community programs

	
Evening Quran Classes	Weekly Friday Quran Tafseer Session
	
Management Meetings (bi-weekly) on every other Tuesday evening	DKC Students Annual Award Ceremony at Royal Canadian Legion Hall, attended by DKC students and their parents
	
DKC Badminton game at Stouffville Leisure Center	DKC Basketball game at Stouffville Leisure Center
	

Ramadan-Iftaar Dinner at Royal Canadian Legion Hall	Ramadan-Iftaar Dinner at Ballantrae Community Hall
	
Summer Camp	Community BBQ at Memorial Park

## Appendix C – TIS Summary and Recommendation

### 11. Summary

A mosque (worship place) is proposed to be developed at 27 Winona Drive, Town of Stouffville, featuring 53 parking spaces. As per the Zoning By-Law requirements for worship areas, the parking supply indicated in the proposed site plan was required to undergo a detailed analysis.

n Engineering Inc. conducted a comprehensive parking supply and demand analysis using empirical data from comparable proxy sites to confirm that the proposed parking provision would sufficiently meet future demands. Parking utilization surveys were carried out across four days—three at Proxy Site 1 and one at Proxy Site 2—to analyze parking usage patterns and demand levels.

The survey findings revealed maximum parking utilization rates during Friday prayers for both proxy sites, at 30.39 and 36.83 spaces per 100 m<sup>2</sup> of worship area. For the evening (Isha) prayer, the utilization was recorded at 10.78 spaces per 100 m<sup>2</sup> of worship area among the five daily prayers. Based on the 95th percentile values of peak demand rates, the estimated parking demand for the proposed mosque ranges from 54 to 57 spaces for the entire facility.

To manage parking demand and reduce occupant load during peak times, the mosque is expected to schedule two Friday prayer sessions, providing flexibility for congregants to attend at convenient times. If necessary, the number of sessions can be increased to three. As prayer services constitute the mosque's primary function, the supportive and service land uses are not anticipated to generate additional traffic or parking demand. The surveys of the proxy sites also suggest that other mosque functions are minimally active.

A location map of existing mosques within a 3 to 5 km radius in York Region indicates that these facilities are readily accessible, meaning the proposed mosque would primarily serve residents of the Town of Stouffville. This reinforces the conclusion that occupancy load and parking demand at the new mosque are unlikely to change significantly.

n2271

17 | Page

Additionally, a survey of the temporary Darulkhair Mosque at 86 Ringwood Drive (Proxy Site 1) identified an existing attendance of 110 congregants across two Friday prayer shifts. Since this mosque is relocating to the proposed site with the same functions, the peak attendance for Friday prayers is expected to remain consistent.

### 12. Recommendation

- It is recommended to suspend the operation of ancillary functions, such as the gym and multipurpose hall, on Fridays between 10:00 AM and 4:00 PM to ensure the availability of all parking spaces for prayer attendees.
- Should the number of congregants increase in the future, it is recommended to introduce a third Friday prayer session. This adjustment would effectively distribute attendees across three shifts, facilitating better management of parking demand.

We trust that this analysis fulfills the technical requirements set forth by the Town of Stouffville and offers sufficient evidence to address parking demand for the proposed development. For further inquiries, please do not hesitate to contact the undersigned.

Respectfully Submitted,

n Engineering Inc.

Prepared by:



Sultan Ahmad Azizi M-Tech, EIT.  
Transportation Analyst

Reviewed by:



Abu. S. Ziauddin M. Eng, P. Eng.  
MUNICIPAL ENGINEER / PROJECT MANAGER



## Appendix D – Site Plan and Elevations

