

Waterloo Masjid Gymnasium & Community Centre

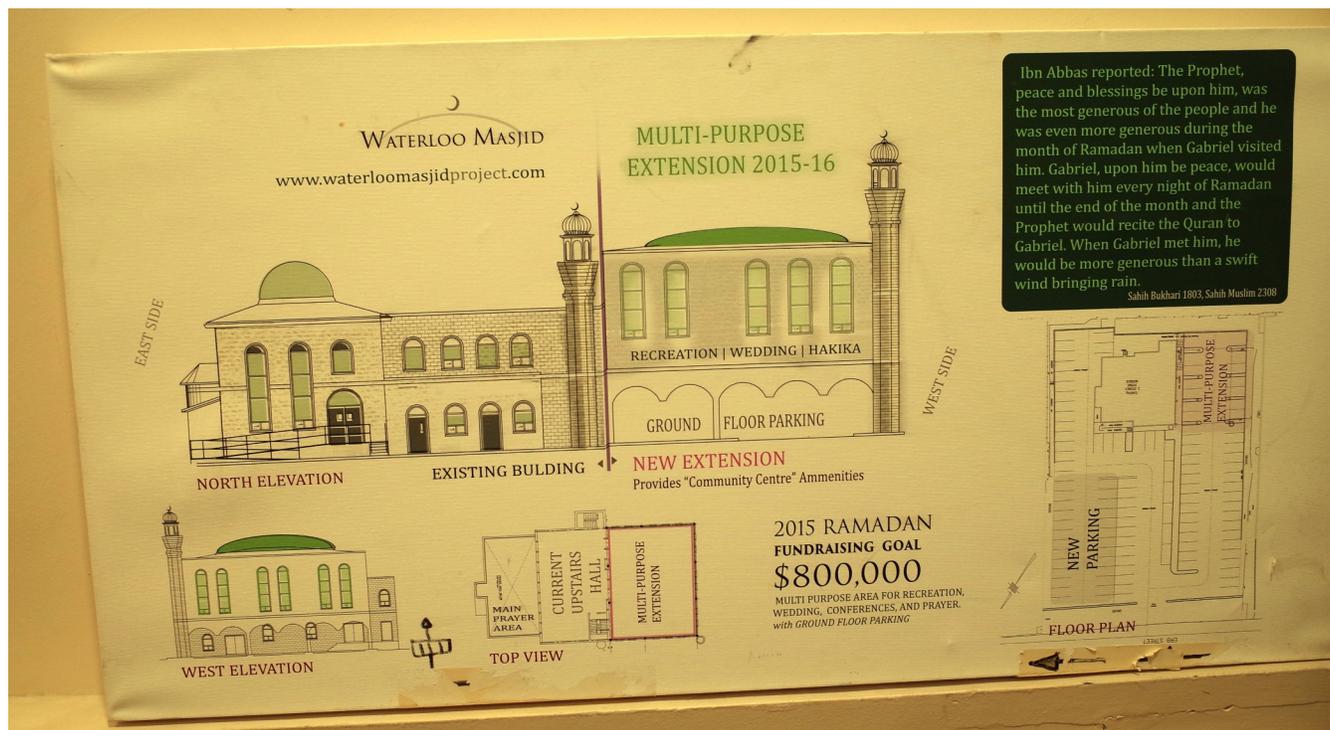
Chronological Summary

Purpose of This Summary

This document, insha-Allah, God willing, provides a clear and transparent chronological overview of the Waterloo Masjid Gymnasium and Community Centre Project

2014-2017

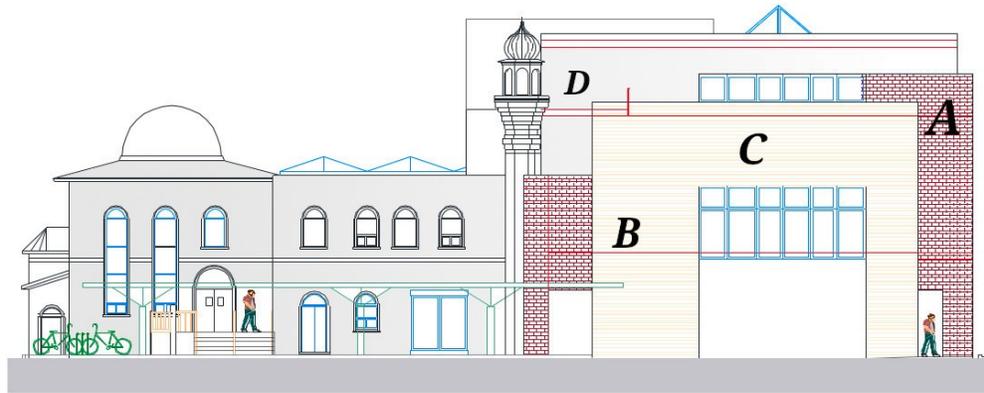
The project concept was started in 2015, when the Masjid had just purchased the nextdoor property for \$575,000 to add parking capacity, and also enable the addition of a multi-purpose gym.



2014–2017: Initial Expansion Concept

- 2015: Purchase of adjacent property for \$575,000 to expand parking and enable a future expansion.
- City required letters from neighbours, as well as written parking concessions from neighboring churches – for parking during the Friday mid-afternoon prayers; all requested documentation was obtained. The engineering and architectural design firm also assured the masjid that requirements were met in the design, and they only continued to voice grievances of the neighbouring condominium building, even though a letter was already obtained.
- Despite meeting all conditions required, and with many months of collaboration, the parking shortfall of 10-11 spaces caused the project to not be approved.

Late 2024 –
Present 2026
**Two-Story
Community-
centre**



September- November 2024 Renewed Expansion Planning

- Meetings held with City officials regarding structural improvements.
- Clear indication received from City that prior parking restrictions no longer apply in the area, and encouragement to build an expansion.
- Decision made to pursue modest two-floor vertical expansion instead of larger multi-storey concepts.

Proposed Expansion Scope

Two level structure above ground

- Elevator reaching all floors including current basement
- **Main Floor**
 - Expanded Sisters Entrance
 - Addition of Main floor Wudu and Washroom Areas

▪ **Second Floor**

- Offices and meeting rooms
- Classrooms
- Universal washroom
- Multi-purpose hall (prayer and community events)

Purpose Social services, classes, weddings, food bank services

▪ **Third Floor:**

- Gymnasium basketball / volleyball/ pickleball / floor hockey
- Storage and washrooms
- Mezzanine exercise room with additional Univ.Washroom

Purpose: Support youth programs, evening classes, university students, seniors, and winter activities, also having opening for neighbouring residents.

Note Walking track needed to be removed – see next page for details



In the course of this, the City of Waterloo applied the discretionary “Religious Use” 10% of frontage, side setback requirement.

- That meant that instead of meeting the 3m side setback to the neighbouring property, we needed to meet 5.8m of setback, which is impossible to meet due to the ground floor parking column positioning.
- The new structure is only adjacent to the neighbouring condominium parking, including the large ventilation fans in the underground parking.
- Caused months of delay in the project, and resulted in removal of walking track and second floor redesign.

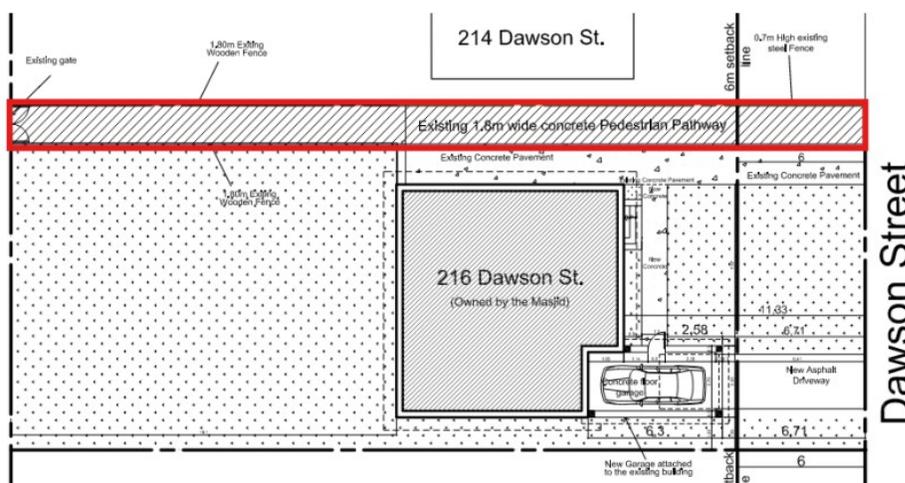
2025: Planning & Regulatory Process

- PCM Application submitted during Ramadan 2025.
- The city requested 10% frontage side setback 5.8m for Religious use instead of 3.0 as per the original zoning By-laws.
- Required removal of walking track and redesign of second-floor layout.
- PCM accepted; Site Plan submission proceeded, and staff feedback was received.

Site plan Submission

The Site Plan submission proceeded but the City of Waterloo added a new dimension by raising concerns with the pathway leading to Dawson Street, in one of the in person meetings at City Hall.

The main concern was building the pathway to code. The Masjid started the process, which requires some structural changes to the Dawson Street house, plus relocating the parking spot, and now building a garage. The Masjid position is that the pathway should be grandfathered, as it has been in use for about 50 years, and that any improvements and formalization should be separate to the site plan submission of the community centre project.



Study of Pathway Traffic Requested Can Cause Additional Delay

In a meeting in February 2026, in the context of the pathway, the City asked for a professional / expensive study of the pathway traffic leading to Dawson Street. In emails the City recently expanded the requirements of the study. The Masjid feels that video evidence can clearly emphasize the importance of the path, including to the wider neighbourhood.

For the main project , the minor variances required, are

- Landscaping 30% . Since no green-space is being removed in the Masjid project, and the variance was granted in the Parking lot project, the Masjid feels that this variance should be approved in the Site Plan Submission.

However, the Masjid has still presented an option of using Ecoraster to convert some of the walkways to dual-purpose soft – landscaping - which is accepted in other localities in the GTA and Ottawa, but the City has not yet supported this approach.

- Rear and Side setbacks. The Side setback is just our structure about 5m backing on to the parking of the large condominium building, which includes their ground floor, and part of the underground parking structure and large ventilation fans. The rear setback is at the back where the cement retaining wall resides.

Current Status

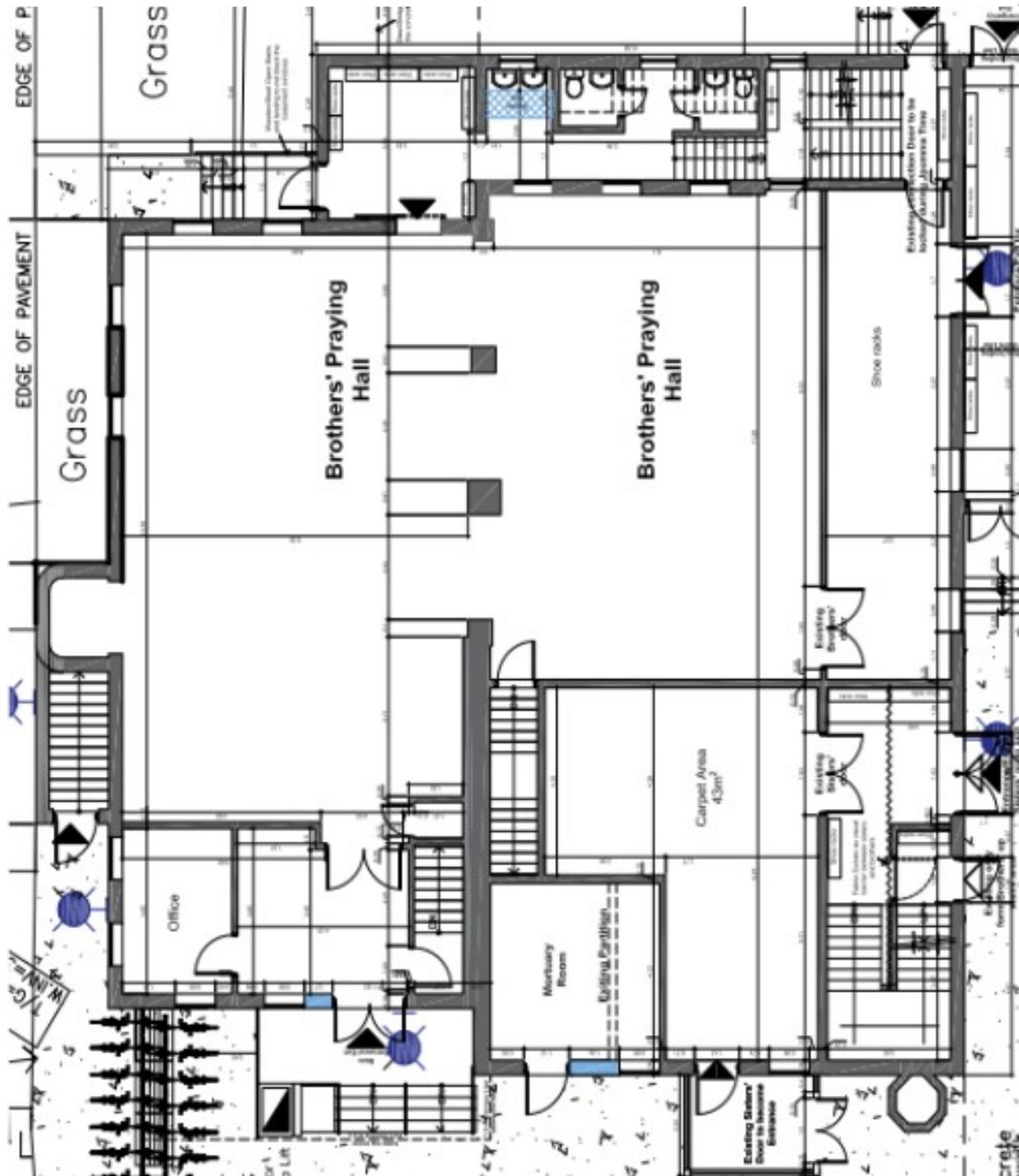
- Project remains under Site Plan review.
- Masjid leadership, the architect, and the planner are continuously in collaborative engagement with the City.
- Expansion remains focused on modest, community-serving development.
- Commitment to transparency and responsible growth remains central to the project.

Closing Message to the Community

The Waterloo Masjid expansion project reflects a long-term commitment to serving the recreational, educational, and social needs of our growing community. While regulatory processes have required time and adaptation, the Masjid remains dedicated to responsible development, constructive dialogue, and maintaining transparency with all community members and neighbours.

Next Pages – Reference - Schematics at the time of the PCM Application

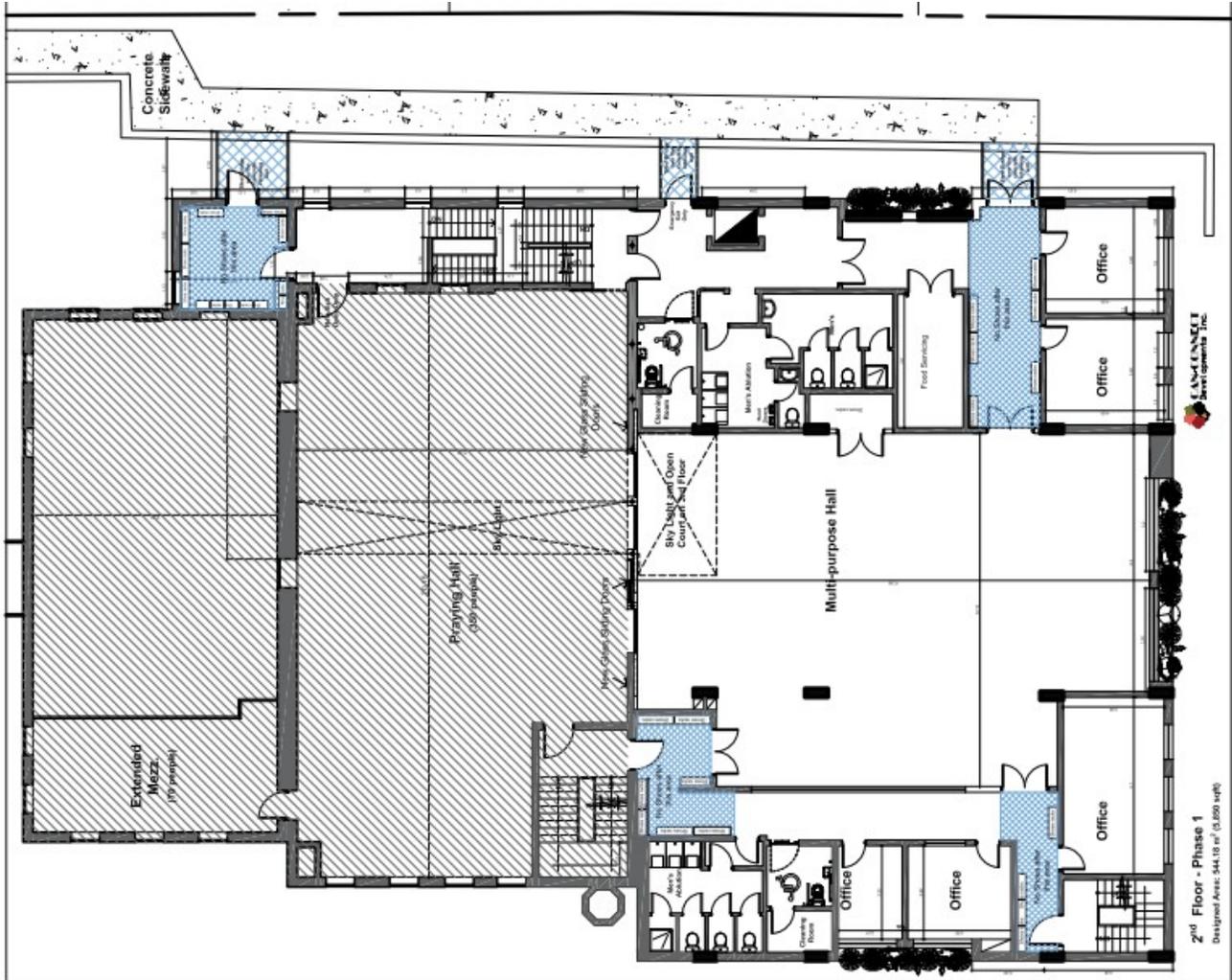
Main floor schematic (at PCM application_ – not the new main floor wudu areas to the top of the screen shot, and expanded sisters entrance.



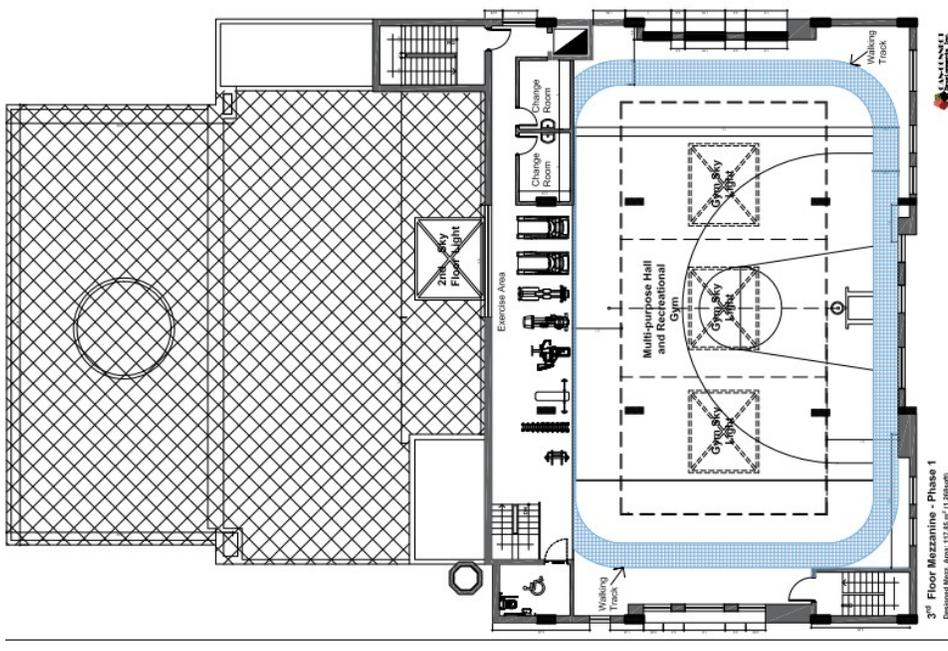
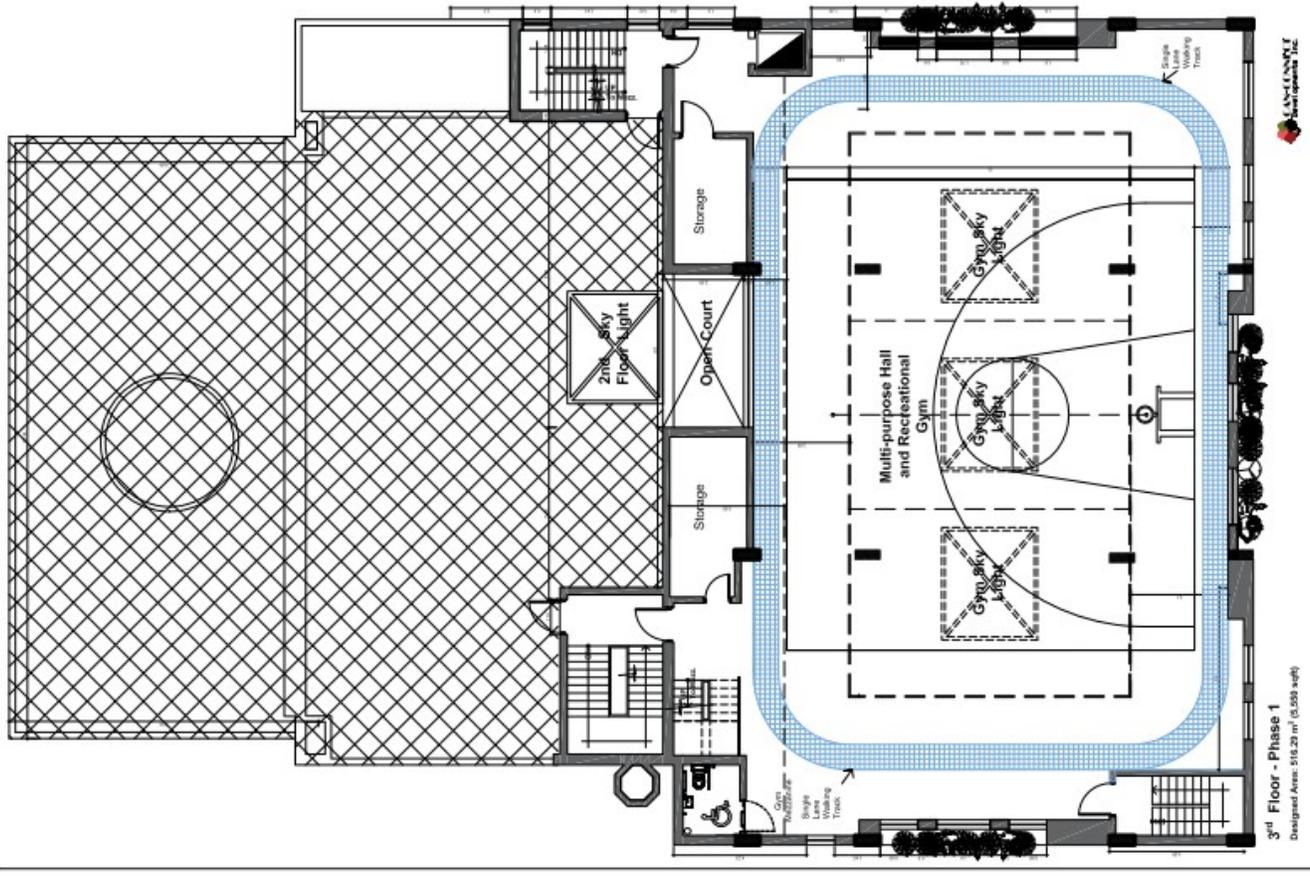
The

following pages include the various schematics.

Second floor schematic (at PCM application) – On the right side is the new structure with Multi-purpose hal which can be suitable for prayers or dining, washrooms – including universal washroom, and offices. This was the most designed, and redesigned component of the project and allows for expanded social event services, especially weddings.



Third floor schematic – the gymnasium for recreation and children programs, is the most essential feature of the project. The Masjid runs evening and Sunday school classes throughout the year, including the Winter months, and a gym is needed. But the Gym Serves everyone – University Students ... Elderly. As shown the schematic shows a walking track. As discussed in the next page, the walking track was removed.



The Gym Mezzanine includes the exercise room, and universal washroom, and is accessible by stairs or through the elevator.