

251 Staines Road (formerly addressed 311 Staines Road) - Official Plan Amendment and Zoning By-law Amendment – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 25 - Scarborough-Rouge Park

Planning Application Number: 25 110294 ESC 25 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a non-profit community centre and recreational sports field (Phase 1 of the development) and an auditorium (future Phase 2) at 251 Staines Road (formerly addressed 311 Staines Road). The proposal is located on City-owned land, which is subject to a land lease agreement with the Tamil Community Centre for the construction and operation of a non-profit community centre. The proposed Community Centre will provide a multi-purpose facility to serve the Tamil Community as well as the surrounding community.

This report recommends a Holding (H) provision for Phase 2 (Auditorium) to ensure that the identified transportation matters are addressed to the satisfaction of the Director, Engineering Review, Development Review prior to the construction of that phase.

The proposed Official Plan Amendment and Zoning By-law Amendment applications are consistent with the Provincial Planning Statement (2024) and conform to the City's Official Plan, the Morningside Heights Community Secondary Plan and Site and Area Specific Policy (SASP) 141: Rouge Valley Area.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 251 Staines Road (formerly addressed 311 Staines Road) substantially in accordance with the draft Official Plan Amendment included as Attachment 8 to this Report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 251 Staines Road (formerly addressed 311 Staines Road) substantially in accordance with the draft Zoning By-law Amendment included as Attachment 9 to this Report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On October 27-29, 2020, City Council approved a land lease with the Tamil Community Centre "TCC", for the design, construction, financing and operation of a new non-for-profit Community Recreation Facility on a portion of the south parcel of the City-owned property municipally known as 311 Staines Road. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.GL16.8>

On December 15-17, 2021, City Council adopted amendments to the Land Lease agreement. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.GL27.11>

On March 26 and 27, 2025, City Council adopted approved a waiver of planning application fees to advance the Tamil Canadian Community Centre citing the leased lands do not currently permit the proposed land use. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.EX21.12>

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the east side of Staines Road, south of Steeles Avenue East and is municipally known as 251 Staines Road (formerly addressed 311 Staines Road). The site is generally rectangular in shape, is approximately of 26,828 square metres in size and has a frontage of 122.85 metres along Staines Road. The site is currently vacant and contains some natural vegetation. See Attachment 2 for the Location Map.

Surrounding Uses

North: The hydro corridor directly abuts the property at the north. A low rise subdivision is located north of the Hydro Corridor, along with the Cedar Brae Golf Club and the Rouge Urban National Park.

South: A low rise residential neighbourhood (Warbler Court) is located directly south of the site.

East: Lands that form part of Rouge Urban National Park are located adjacent to the eastern lot line.

West: Across Staines Road are the Point Rouge Trail Park, Staines Parkette and a low rise residential neighbourhood.

THE APPLICATIONS

Description

The proposal is for a non-profit community centre consisting of two phases. Phase 1 consists of a two-storey community centre with approximately 2,606 square metres gross floor area that includes a dance studio, gymnasium, kitchen, lockers, changerooms, office, meeting room, multipurpose rooms, and a library. Surrounding the building, a playground, sculpture garden, outdoor recreation field, and trail are also proposed. Phase 2 consists of an auditorium with a gross floor area of approximately 1,972 square metres, and additional parking spaces to serve Phase 2.

Density

The proposal has a density of 0.17 times the area of the lot.

Non-Residential Component

The Community Centre (Phase 1) includes 2,606 square metres of community and recreational uses. Phase 2 includes an auditorium with approximately 1,972 square metres.

Access, Parking and Loading

Vehicular access is from Staines Road, at the south end of the site, which leads to the main entrance to the community centre and a turning circle containing two pick-up/drop-off spaces. This access connects to a driveway which runs along the front of the community centre between the north and south parking lots. This driveway also connects to the servicing entrance on the north side of the building and the loading space at the eastern end of the north parking lot. A pedestrian access from Staines Road is located north of the vehicle access and leads to the main entrance via a ramp and staircase needed to navigate the change in grade.

Phase 1 will include a total of 60 vehicle parking spaces in the south parking lot, including 4 accessible and 16 spaces with electric vehicle charging stations (EVSE). For both phases, a total of 114 parking spaces are currently proposed for the site, including seven barrier-free spaces and 30 EVSE. The south parking lot will be extended to provide a total of 87 parking spaces and 27 additional parking spaces will be provided along the north property line, to be reviewed as part of any application to remove the holding provision detailed below. A total of 66 short-term bicycle parking spaces are located along the north side of the south parking lot. Ten long term bicycle parking spaces are provided at the north side of the community centre, adjacent to the service entrance.

Two Type G loading spaces are proposed for the overall development. One loading space is proposed for Phase 1 on the north side of the building and the second loading space for the auditorium will be provided at the end of the north parking lot, for Phase 2.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/251StainesRoad

Reasons for Application

An Official Plan Amendment is required to redesignate a portion of the lands along the north property line from *Natural Areas* to *Neighbourhoods*. An amendment to the Morningside Heights Community Secondary Plan is required to redesignate a portion of the site along the north property line from *Parks and Open Space Areas* to *Neighbourhoods*. In addition, an amendment to the Secondary Plan is required to permit the community centre and auditorium use within the Secondary Plan's *Neighbourhoods* designation.

A Zoning By-law Amendment is required to permit the non-profit community centre, recreation use and auditorium in the Residential Detached (RD) zone for the site and to address site specific performance standards relating to height and setbacks and the site specific conditions related to the community centre use.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on November 25, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on April 10, 2025, and deemed complete on September 18, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre Application Information Centre - www.toronto.ca/251StainesRoad.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and Zoning By-law amendments, including associated conditions of approval.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The majority of the subject site is designated *Neighbourhoods* on Map 22 of the Official Plan, which allows a range of low-rise residential uses, including walk up apartments up to four storeys, parks, low scale local institutions, home occupations, cultural and recreational facilities and small scale retail, service and office uses. Specifically community centres and auditoriums are permitted. Portions of land along the north and east boundaries of the site are designated *Natural Areas*, which are to be maintained in a natural state, while allowing for compatible recreational, cultural and educational uses and facilities with minimal impact on the natural features. See Attachment 3 of this report for the Official Plan Land Use Map.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The Morningside Heights Community Secondary Plan identifies the majority of the site as *Neighbourhoods*, which specifies that detached, semi-detached, street related townhouse dwellings, schools, day care facilities, home occupation excluding office in dwellings and parks are permitted. A small portion of the site, along the north and east property line is designated *Parks and Open Spaces*. Specifically, a portion along the east property line is designated *Open Space, Area A (Valley)* which permits conservation and passive recreation, including pedestrian and cycling facilities. The *Parks and Open Space* designation at the northeast corner of the site is identified as *Area D (Park)* which permits open space, outdoor recreation and accessory uses. See Attachment 4 for the Morningside Heights Community Secondary Plan Area and Attachment 5 Map 3-1 Land Use Plan (Morningside Heights Community Secondary Plan).

Site and Area Specific Policy (SASP) 141: Rouge Valley Area

SASP 141: Rouge Valley Area applies to a narrow portion at the north and rear of the subject site. The policy objective of this SASP is to promote, preserve and enhance the

Rouge Valley as an integrated natural heritage area. See Attachment 6 for the Site and Area Specific Policy (SASP) 141: Rouge Valley Area.

Zoning

The majority of the subject site is zoned Residential Detached (RD) zone under Zoning By-law 569-2013, as amended. The Residential Detached zoning category permits residential, institution and service uses. Portions along the east property line are zoned Open Space - Natural Zone (ON). This zone permits public utility, services, institutions and parks. Site specific exceptions 587, 646 and 647 apply to the site and contain performance standards relating to building setbacks, lot frontage, lot area and building height. A community centre is only permitted in this zone category if it is

- Operated on behalf of the City of Toronto.
- Located on a lot with a maximum area of 1,500 square metres.
- Has a front or side lot line abutting a Major Street or a street that intersects a Major Street and located within 80 metres of such intersection.

See Attachment 7 of this Report for the Existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Toronto Accessibility Design Guidelines
- Morningside Heights Urban Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at: [Toronto Green Standard](#)

PUBLIC ENGAGEMENT

Community Consultation

On December 4, 2025, an in-person community consultation meeting was held at the Malvern Community Centre. Approximately 31 members of the public were in attendance, along with the applicant, City staff and the Ward Councillor.

The following questions and comments were raised during the meeting:

- Concerns relating to parking and traffic impacts to the surrounding neighbourhood;

- Questions regarding whether the existing street network can accommodate the expected traffic from the community centre and the auditorium;
- Concerns related to an increase in on-street parking on Staines Road (which is only a single lane in each direction) and neighbouring streets by visitors to the community centre and the auditorium;
- Questions regarding whether one access/egress is sufficient to accommodate the projected event related traffic, without impacting the neighbouring street network; and
- Questions related to the operation and usage of the community centre.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Design Review Panel

On July 16, 2025, the proposal was presented at the City of Toronto Design Review Panel. The community centre received strong support from the Design Review Panel, with a general consensus that it has potential to become a valuable addition to the community. The discussion included refinements to the landscape integration, parking, circulation, and sustainability measures. With these details to be reviewed in detail at the site plan review stage, this will fulfill the goals of creating a community-oriented space that integrates harmoniously with its natural surroundings.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024) and conformity with the Greenbelt Plan (2017). Staff find the proposal consistent with the PPS (2024) and in conformity with the Greenbelt Plan (2017).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies, SASPs, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated *Neighbourhoods* and *Natural Areas* in the Official Plan. A small portion of the site, along the east property line is designated *Area 'A' (Valley)* and a portion to the north is designated *Area 'D' (Park)* within the Morningside Heights Community Secondary Plan. A portion of the lands at the eastern edge of the site are also located within the Greenbelt as the site abuts the Rouge National Urban Park.

The Morningside Heights Community Secondary Plan policies state that, as a community located in an area of considerable significance in terms of open space and environmental features, the pattern of development will be based on respect for the environment and on provision of complementary networks of linked open space with facilities for walking and cycling.

The *Neighbourhoods* land use designation, for which the majority of the subject site is designated, provides for the proposed community centre and auditorium. The *Natural Areas* designation, which includes a portions of the site along the north and east property lines, intends that lands within this designation are to be maintained in a natural state, while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions. The Greenbelt Plan (2017) states that development adjacent to and within Greenbelt lands should protect and maintain natural heritage, hydrological and landform features, areas and functions, to enhance urban and rural areas and overall quality of life. A small portion along the southeast corner of the site falls under the Natural Heritage System, in the Greenbelt Plan, and is proposed to remain in a natural state within a 30 metre Vegetative Protection Zone (VPZ) along the south property line, in keeping with the Greenbelt Plan.

The proposed Official Plan Amendment redesignates a small portion of land along the north property line from *Natural Areas* to *Neighbourhoods*. The redesignation adjusts the boundaries of the *Natural Areas* designation to more accurately reflect the site context. An amendment to the Morningside Heights Community Secondary Plan is required to redesignate a portion of the site along the north property line from *Parks and Open Space Areas*, which originated as part of a previous draft plan of subdivision application which was not implemented, to *Neighbourhoods*.

The proposed building footprints are located on lands designated *Neighbourhoods*, fronting Staines Road with approximately 60 metres separation distance from the Greenbelt and *Natural Areas* designated lands at the rear of the site. Official Plan policies and the Greenbelt plan require that an appropriate buffer be provided from any proposed development to protect and maintain natural areas. With a proposed density of 0.17 times the area of the lot, the majority of the site will remain undeveloped. A 30 metre Vegetative Protection Zone (VPZ), from the natural feature limit, is located along the rear of the site, providing a buffer to the Rouge National Park and Greenbelt lands. In addition, the outdoor recreation field, located between community centre and the VPZ zone, will provide an appropriate transition from the building to the VPZ at the rear of the site and an additional buffer to the Rouge National Park and Greenbelt lands. The proposed community centre will integrate and maintain elements of the natural areas within the site, while providing an appropriate transition to a sensitive land use, in

compatibility with Official Plan and the Morningside Heights Community Secondary Plan policies and the Greenbelt Plan.

The subject site is well served by existing public transit along Staines Road. TTC bus stops are located north of the site at Seasons Drive and south at Warbler Circle and are serviced by multiple bus routes which connect to priority transit routes and higher order transit stations. Additionally, the subject site is located within an established residential neighbourhood, allowing direct pedestrian access for residents within the surrounding community. The site is also adjacent to existing walking trails and proposes to incorporate trails within the site, allowing for walking and cycling connections to the site from the adjacent neighbourhood, parks and natural areas. As such the subject site is well connected to multiple modes of access, particularly pedestrian access and is ideally located to support the proposed community centre and recreation uses.

The proposed uses within the *Neighbourhoods* lands are considered appropriate for the site and in the context of its surroundings and is in-keeping with the intent of the *Neighbourhoods* policies. The proposed redesignation of portions of the subject lands is considered contextually appropriate and in consideration of the adjacent Greenbelt and *Natural Areas* designated lands within the Rouge Urban National Park. Sufficient buffers are provided that ensure the adequate protection of the natural heritage features, in conformity with the intent of the Official Plan policies.

Density, Height and Massing

The proposed community centre maintains a height of two-storeys (12.4 metres), in keeping with the surrounding low rise residential buildings located in the subdivision immediately to the south of the site and on the west side of Staines Road. The auditorium which will be slightly taller at 15.8 metres in height but is located at the northern edge of the site, adjacent to the Hydro Corridor, further removed from the lower scale residential uses to the south. The proposed community centre will be set back from Staines Road by 23.5 metres and is situated at a lower grade than Staines Road which further reduces the perception of the building height and massing on the public realm. As such, the proposed building heights are appropriate in relation to the surrounding low-rise context.

The community centre is comprised of three distinct wings, connected at the centre by a courtyard and lobby space. The three wings break up the massing of the building, to distribute the proposed gross floor area of 4,578 square metres (Phase 1 and Phase 2), into a less impactful built form. The taller auditorium is set mostly behind the front and south wings, minimizing its perception from Staines Road.

Large setbacks are provided along the property lines allowing the built form to be contained to the northwest quadrant of the site. The auditorium building is located closest to the hydro corridor, with a 11.3 metre setback from the auditorium to the north property line. A landscaped buffer, with walking trail and trees connects the site to the hydro corridor. The north wing, which includes the auditorium and would be the closest to the natural areas along the east property line, is setback 60 metres from the east property boundary. In addition, the south wing is setback from the south property line and subdivision to the south by 44.5 metres. The front wing is setback from Staines

Road by 23.5 metres and encompasses landscaping and street trees, contributing to a comfortable street realm. These setbacks allow for an appropriate transition in scale to the residential and natural areas surrounding the site, consistent with Official Plan policies for development to be located and massed to fit the existing and planned context.

As an infill development on a property that differs from the local pattern, the proposal conforms to Official Plan policy 4.1.9 as it provides suitable height, massing and setbacks for the proposed use that allow the facility to fit appropriately into the surrounding low scale context. Furthermore, the proposal conforms to Official Plan policy 3.1.3.5, which states that development will be located and massed to fit within the existing and planned context. Staff find the built form an appropriate deployment of the permitted land use.

Site Organization and Public Realm

Official Plan policy 3.1.3.1 states that development shall be located and organized to fit with its existing and planned context through appropriate site organization. The policy goes on to say development should promote civic life and enhance the public realm.

The proposed community centre is ideally located to support an active public realm and promote recreational activities within the community. The front yard setback provided from Staines Road, includes a thirteen-metre landscape buffer with trees, landscaping and a sculpture garden. In addition, street trees along Staines Road are proposed to be preserved, which, combined with the landscape buffer, will provide a comfortable pedestrian environment along the site frontage. Pedestrian access from Staines Road connects to the entrance plaza and main entrance via a ramp and staircase. The entrance plaza includes a location for public art and Indigenous place making. The gymnasium, walking track and other active uses are located within the front wing, with a glazed frontage that fronts onto Staines Road, providing an active frontage onto the public realm. The setback provided to the south wing of the community centre, will include a walking trail, the south parking lot and a ten-metre landscape buffer, which will separate the subdivision to the south from the community centre.

The proposed auditorium (Phase 2) would be located along the north property line, towards the rear of the property and adjacent to the hydro corridor. Outdoor recreational uses proposed at the rear of the site also provide a buffer to the adjacent residential neighbourhood in addition to the naturalized areas to the east..

The north and south parking lots will be screened by trees and a landscape buffer, to reduce the impact on the public realm and the adjacent residential neighbourhood. The two loading spaces, one for the community centre and a second loading space for the auditorium (Phase 2) are located along the north property line, towards the rear of the building. The service entrance and garbage storage is located on the north side of the building towards the rear and is partially concealed due to the location and building design. This is in keeping with Official Plan policy to locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas and utilities to minimize their impact and improve the safety and attractiveness of the public realm, site and surrounding.

Overall, the proposed development is appropriately sited with extensive landscaped setbacks and separation from the residential neighbourhood and the Rouge Urban National Park. Less intensive uses including outdoor sports field, provide an appropriate transition towards the *Natural Areas* designated lands and Rouge Urban National Park to the east.

Natural Heritage Protection

A Natural Heritage Impact Study (NHIS) was submitted by Cambium Inc. in support of the development application and reviewed by staff. The study reviews appropriate mitigation measures to protect the natural heritage and hydrological features and functions. These measures which include the provision of a 30 metre Vegetative Protection Zone (VPZ) and 10 metre buffer to the long term stable top of slope (LTSOS), appropriate setbacks and buffers, have been incorporated into the proposal and the recreation field is oriented to provide a further transition that is situated outside of this protected area.

Official Plan policies and the Greenbelt Plan require that an appropriate buffer be provided from any proposed development to protect and maintain natural areas. The proposed development incorporates the above noted measures to preserve and support the natural areas on and adjacent to the site as provided for by the policy framework. As such, staff are satisfied the proposed development will not adversely impact the natural heritage features and functions on and adjacent to the site. Staff will continue to work with the applicant to implement appropriate mitigation measures during the site plan process.

Ravine Protection

The Toronto Region Conservation Authority (TRCA) requires a 10 metre buffer from the long term stable top of slope be included as part of the *Open Space Natural* lands at the rear of the property, which has been reflected in the draft Official Plan Amendment and Zoning By-law Amendment. The construction of the community centre is outside the TRCA regulated area, as such, does not require a permit from TRCA. The TRCA has noted that comments will be provided for future *Planning Act* applications.

Ravines and Natural Forest Protection (RNFP) staff require the future submission of a stewardship plan for the entirety of the Vegetative Protection Zone, inclusive of the 10 metre buffer from the long-term stable top of slope, prepared with the minimum standard as detailed in the City's "Guidelines for Development of a Stewardship Plan" document. This will be addressed through the site plan control process.

Shadow Impact

A Sun/Shadow was not required as per the City's Terms of Reference and was not submitted for this proposal. The proposed development is two-storeys in height, similar to the adjacent buildings, and is not anticipated to result in any significant shadow impacts on the site or surrounding area.

Wind Impact

A wind study was not required as per the City's Terms of Reference and was not submitted for this proposal. The development is not anticipated to create any significant wind impacts on the site or surrounding area due to the proposed height and massing.

Servicing

The applicant submitted a Functional Servicing, Stormwater Management Report, and Hydrogeological Report, in support of the application, which were reviewed by Development Engineering staff. The reports concluded that there is sufficient servicing capacity to service the proposed development and upgrades to the municipal infrastructure are not required. Engineering staff have reviewed the findings of these reports and have accepted the conclusions.

Road Widening and Conveyances

Official Plan Map 3 designates the right-of-way width of Staines Road as 20 metres. A road widening is not required for this site as the right-of-way width is met.

Traffic Impact

The applicant submitted a Transportation Impact Study (TIS) and an updated Transportation Study, which were reviewed by staff. The updated study focused on parking, loading, vehicle circulation, and pick-up/drop-off area. The studies estimated the following:

- The proposed development would generate approximately 60 (40 inbound and 20 outbound) vehicle trips in the morning peak hour;
- 55 (25 inbound and 30 outbound) vehicle trips in the afternoon peak hours; and
- 30 (15 inbound and 15 outbound) vehicle trips on Saturday peak hour.

The trip generation rates were based on a series of proxy trip generation surveys adopted at comparable community centres. The report indicated that a significant proportion of trips are expected to occur to and from outside the City of Toronto due to the proposed community centre's broad community. The consultant concluded that the site traffic would have a minimal impact on the surrounding road network and would operate at an acceptable level in the future scenarios. Staff are satisfied with the analysis provided for Phase 1 of the development proposal.

The second phase of the proposed development consists of a 450 seat auditorium. The vehicular trips would generally occur in the evening due to the proposed programming, after the weekday afternoon peak hour and mid-day on weekends. The TIS concluded that approximately 90% of event attendees arrive within the hour before the event starts, with the remaining 10% arriving after the event is underway. Theatre performers and staff would be required to attend the venue prior to the arrival of the event audience, which would coincide with the typical weekday afternoon peak hour. These trips (10 two-way trips - 5 inbound and 5 outbound) are considered in the analysis.

Additional study of trip generation for the auditorium and traffic volume at the intersections for vehicular trips in off-peak hours is required. Similarly, a Parking Study, that evaluates parking demand based on the maximum potential theatre capacity is needed. As such, staff are recommending a Holding (H) provision will be placed on Phase 2 (Auditorium) of the subject development to ensure that the identified transportation matters are addressed to the satisfaction of the Director, Engineering Review, Development Review.

Travel Demand Management (TDM)

The following Transportation Demand Management measures are proposed to be secured with the development:

- Provision of bicycle parking facilities exceeding the City of Toronto requirements;
- On-site bicycle repair station;
- Bikeshare station;
- Pedestrian and cycling connections; and
- Provision of travel information package.

Access, Vehicular and Bicycle Parking and Loading

The proposal includes a total of 114 vehicle parking spaces located at-grade within two surface parking lots, located along the north and south property lines to accommodate the staff and visitors of the site. The proposed parking supply also incorporates a total of seven barrier-free parking spaces within the surface parking lot area, located within proximity to the building entrances and 16 electric vehicle spaces (EVSE).

Phase 1 will provide a total of 60 parking spaces in the south parking lot, including six barrier-free parking spaces and 16 EVSE. The remainder of the proposed parking spaces will be provided as part of Phase 2. Based on the current Zoning By-law 569-2013, as amended, a minimum of 6 and a maximum of 198 vehicle parking spaces are required for Phase 1 and 2. The Phase 1 parking supply of 60 spaces meets the By-law requirement and was demonstrated to be appropriate in the submitted Transportation Study. As referenced above, the addition of the auditorium in Phase 2 requires a parking demand study to be completed based on the maximum potential theater capacity and whether the total proposed number of parking spaces (114) is sufficient.

A total of 66 short-term bicycle parking spaces are proposed along the north parking lot. Ten long-term spaces bicycle parking spaces are proposed at the service entrance on the north side of the building. A bicycle repair station is located adjacent to the short-term bicycle parking spaces.

Two Type G loading spaces are proposed. One loading space for the community centre will be located at the service entrance on the north side of the building. The second loading space will be provided during Phase 2 for the auditorium. The second loading space will be located at the end of the north parking lot.

Parkland

In accordance with Section 11.6(b) of the signed Lease Agreement (dated February 15, 2022), the Owner is required to satisfy the Section 42 parkland dedication requirement through a cash-in-lieu of parkland payment.

As per Toronto Municipal Code Chapter 415-29, the appraisal of the payment will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

The subject lands are located within an area of Archaeological Potential. The applicant has submitted a Stage 1 and Stage 2 Archaeological Resource Assessment in support the applications. Heritage Planning staff have reviewed the report and are satisfied that there are no further archaeological concerns regarding the subject property. Post-approval conditions will be included in any future site plan approval should undocumented remains be discovered during construction.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

An Arborist Report and Tree Preservation Plan were submitted in support of the application. The report stated that 35 By-law protected trees are proposed for removal and injury to facilitate the proposed development. The planting of three replacement trees for each By-law protected private tree and the planting of one replacement tree for each By-law protected City tree would be a condition of Urban Forestry's permit issuance, if an application to remove and injure the subject trees is approved.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the auditorium (specifically Entertainment Place of Assembly) on a portion of the lands until the conditions to lift the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision

The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- the owner has prepared and submitted a Parking Assessment to the satisfaction of the Director, Engineering Review, Development Review, for review and acceptance, that evaluates parking demand based on the maximum potential of

the entertainment place of assembly in combination with a community centre capacity contemplated by this By-law; and

- where the provision of parking facilities are recommended by the Parking Assessment as accepted by the Director, Engineering Review, Development Review, the owner secure sufficient parking, including onsite parking, off-site parking arrangements, shared parking strategies, and/or a reduction in entertainment place of assembly capacity, all to the satisfaction of the Director, Engineering Review, Development Review.

Until such time that the "H" symbol is removed, the subject use of the 'Entertainment Place of Assembly' shall not be a permitted use within the Zoning By-law. Any new uses or buildings will not be permitted until such time that the holding provision has been removed.

The Executive Director, Development Review and their designate have authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council. The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. The proposed Tamil Community Centre will provide a range of community services and facilities to meet the needs of the surrounding community and the Tamil community.

Conclusion

The proposal is consistent with the Provincial Planning Statement (2024) and conforms with the Greenbelt Plan. The proposed Official Plan Amendment is considered appropriate by staff particularly as it relates to the provision of a multi-purpose facility within an established neighbourhood. The proposed development will introduce a range of recreational and entertainment uses both indoors and outdoors and provide a much needed community facility that will serve the Tamil community as well as the surrounding community.

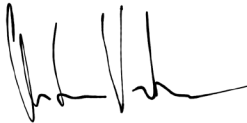
Staff recommend that Council approve the Official Plan Amendment and Zoning By-law Amendment applications.

CONTACT

Rosanna Punit, Senior Planner, Community Planning, Scarborough District, Tel. No. 416-396-4138, E-mail: Rosanna.Punit@toronto.ca

Vasuhi Ganeswaran, Planner, Community Planning, Scarborough District, Tel. No. 416-392-1316, E-mail: Vasuhi.Ganeswaran@toronto.ca

SIGNATURE



Christian Ventresca M.Sc.Pl, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Morningside Heights Community Secondary Plan Area

Attachment 5: Map 3-1 Land Use Plan (Morningside Heights Community Secondary Plan)

Attachment 6: Site and Area Specific Policy (SASP) 141: Rouge Valley Area

Attachment 7: Existing Zoning By-law Map

Attachment 8 :Draft Official Plan Amendment

Attachment 9: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 10: Site Plan

Attachment 11: East and North Elevations

Attachment 12: South and West Elevations

Attachment 13: Auditorium (Phase 2)- Northwest, Northeast and Southwest Elevations

Attachment 14: 3D Massing Model, Looking Northeast

Attachment 15: 3D Massing Model, Looking Southwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 251 STAINES ROAD Date Received: January 29, 2025

Application Number: 25 110294 ESC 25 OZ

Application Type: OPA & Rezoning

Project Description: The proposed Tamil Community Centre will consist of a 2-storey community centre building with a GFA for Phase 1 of 2,606 square metres. Parking for Phase one will comprise of 114 spaces, inclusive of accessible spaces. Phase 1, (ground floor) includes: Dance Studio, Gymnasium, Kitchen, Meeting Room, lockers/change room, management office, multipurpose room and a reception area. Phase 1, Level 2 includes: Library, kids areas, and a walking track. Phase 2 will be for an auditorium with a GFA of approximately 1,972 square metres.

Applicant	Agent	Architect	Owner
Tamil Community Centre (TCC)	Emma West BOUSFIELDS 3 Church Street Toronto, ON M5E 1M2	John Mckenna gh3* 55 Ossington Avenue, Suite 100 Toronto, ON M6J 2Y9	CITY OF TORONTO

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods & Natural Areas	Site Specific Provision:	Morningside Heights Community Secondary Plan Area
Zoning:	RD (x587), RD (f9.0; a220)(x647), RD (x646) & ON	Heritage Designation:	No
Height Limit (m):	12.5m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 26,828 Frontage (m): Depth (m): 193,387

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,743	2,743
Residential GFA (sq m):				

Non-Residential GFA (sq m):	4,578	4,578
Total GFA (sq m):	4,578	
Height - Storeys:	2	2
	Phase 1:	
Height - Metres:	12.5	16
	Phase 2: 16	

Lot Coverage Ratio (%)	10.22	Floor Space Index:	0.17
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	N/A	
Retail GFA:	N/A	
Office GFA:	N/A	
Industrial GFA:	N/A	
Institutional/Other GFA:	4,578	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	N/A			
Freehold:	N/A			
Condominium:	N/A			
Other:	N/A			
Total Units:	N/A			

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:					

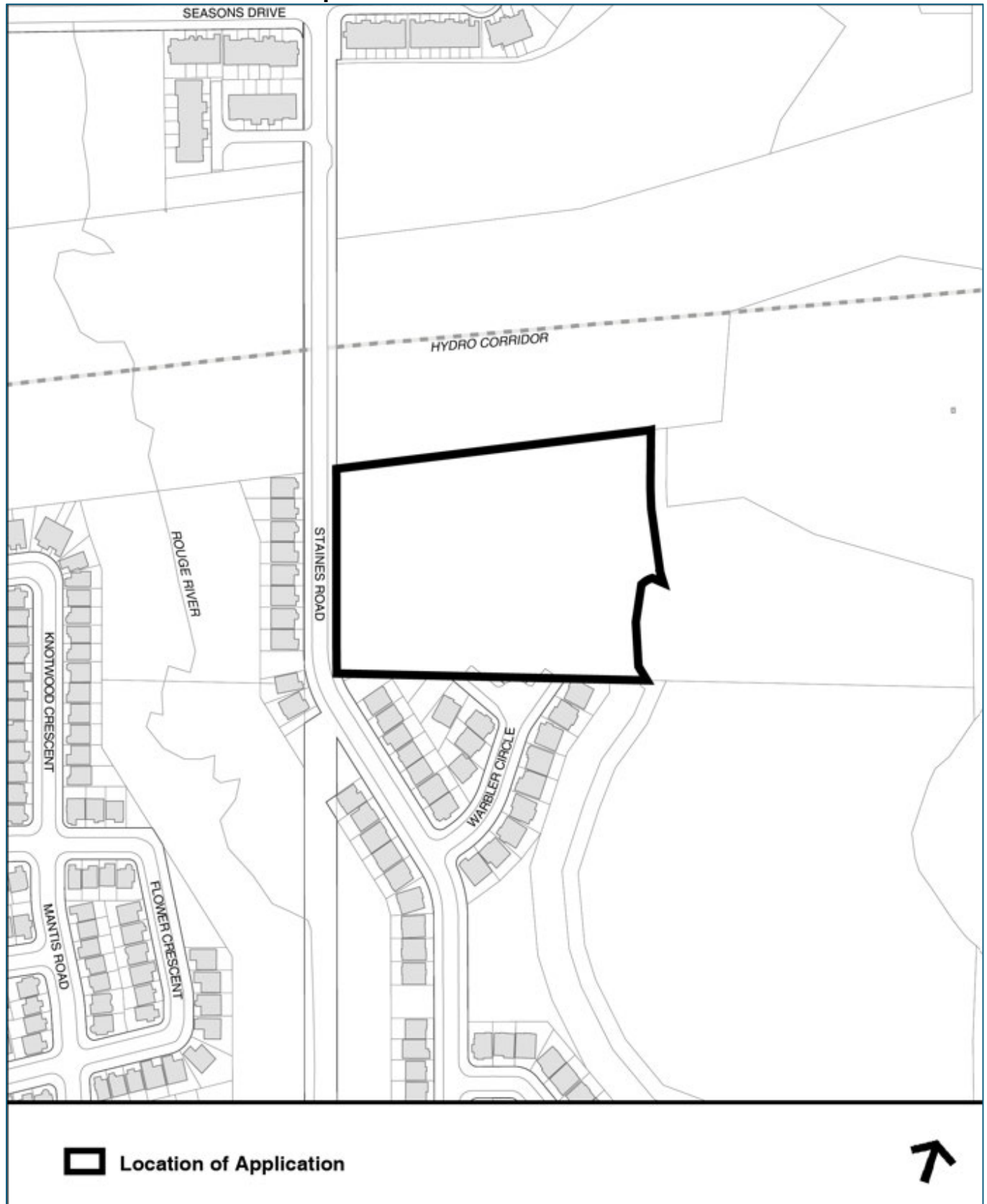
Parking and Loading

Parking Spaces:	114	Bicycle Parking Spaces:	76	Loading Docks:	2
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CONTACT:

Rosanna Punit, Senior Planner
416-396-4138
Rosanna.Punit@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



251 Staines Road (Formerly addressed 311 Staines Road)

Official Plan Land Use Map 22

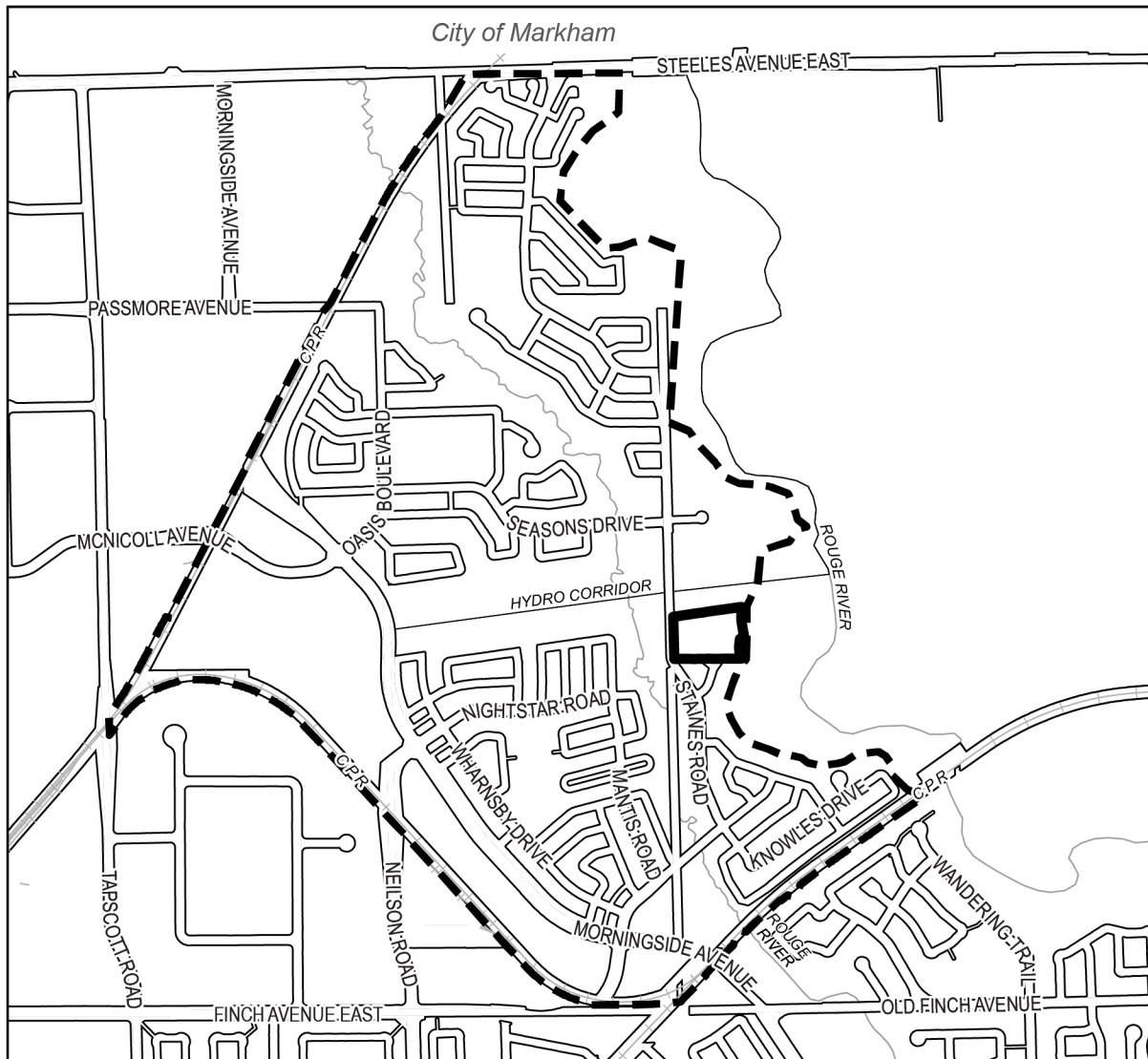
File # 25 110294 ESC 23 0Z

 Location of Application	 Natural Areas
 Neighbourhoods	 Parks
 Utility Corridors	 Other Open Space Areas



Not to Scale
Extracted: 02/04/2025

Attachment 4: Morningside Heights Community Secondary Plan Area



251 Staines Road (Formerly addressed 311 Staines Road)

Morningside Heights Secondary Plan

File # 25 110294 ESC 23 0Z



Location of Application

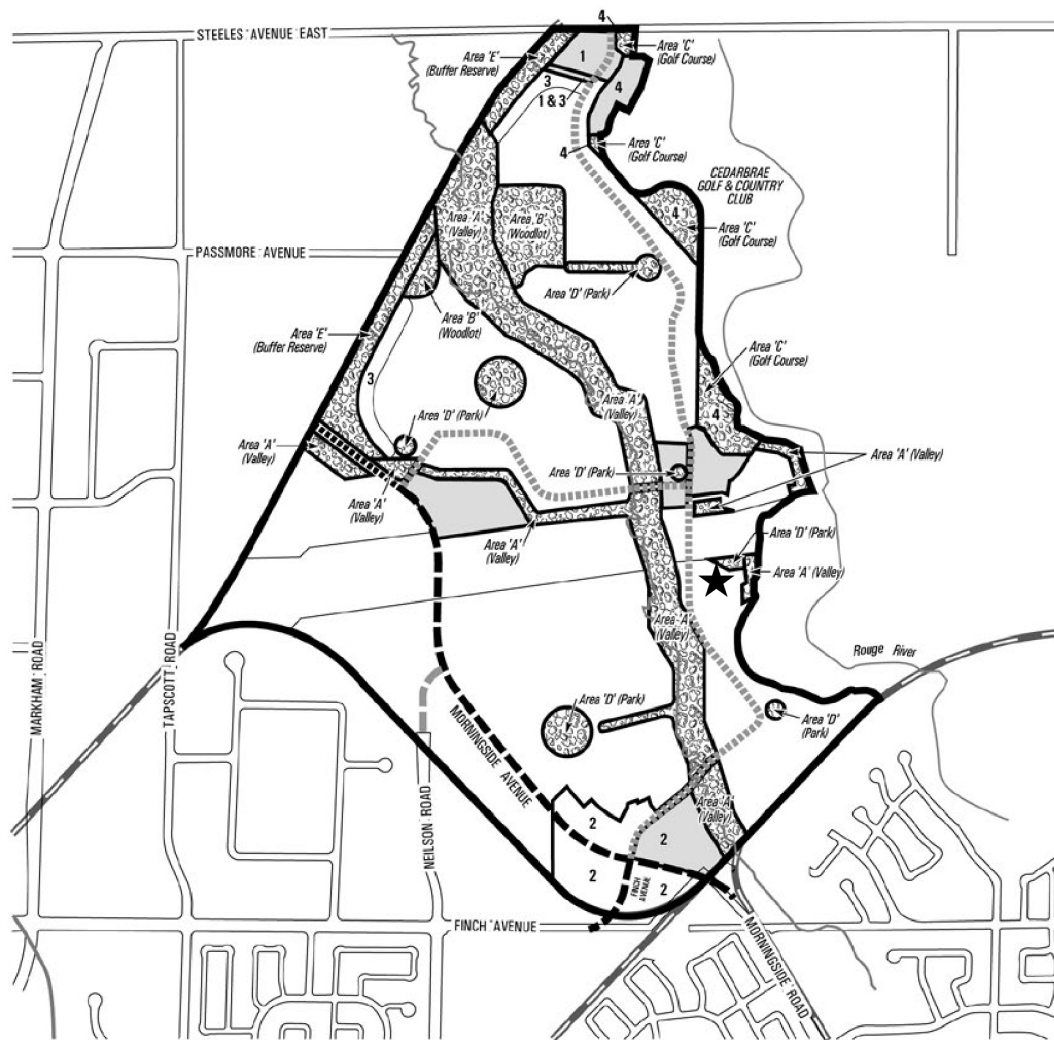


Morningside Heights Secondary Plan Boundary



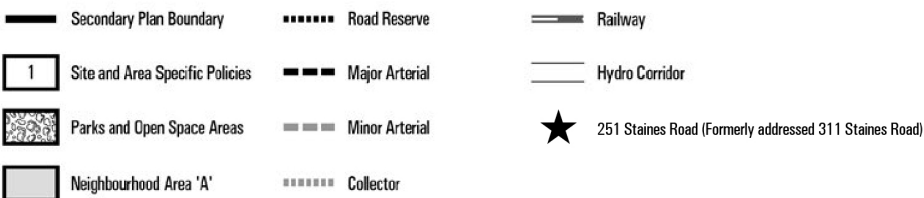
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Attachment 5: Map 3-1 Land Use Plan (Morningside Heights Community Secondary Plan)



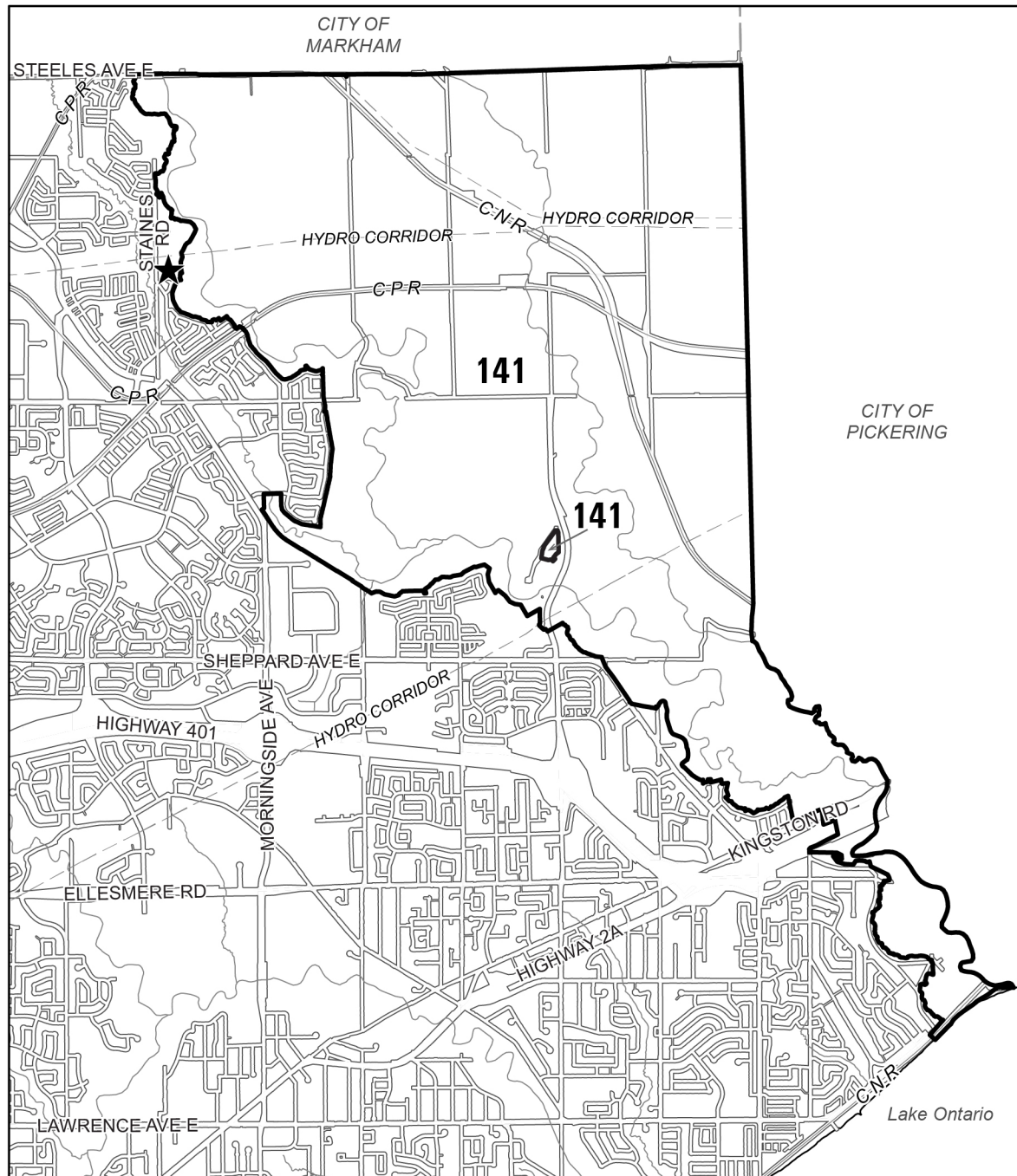
Morningside Heights Secondary Plan

MAP 3-1 Land Use Plan



October 2015

Attachment 6: Site and Area Specific Policy (SASP) 141: Rouge Valley Area



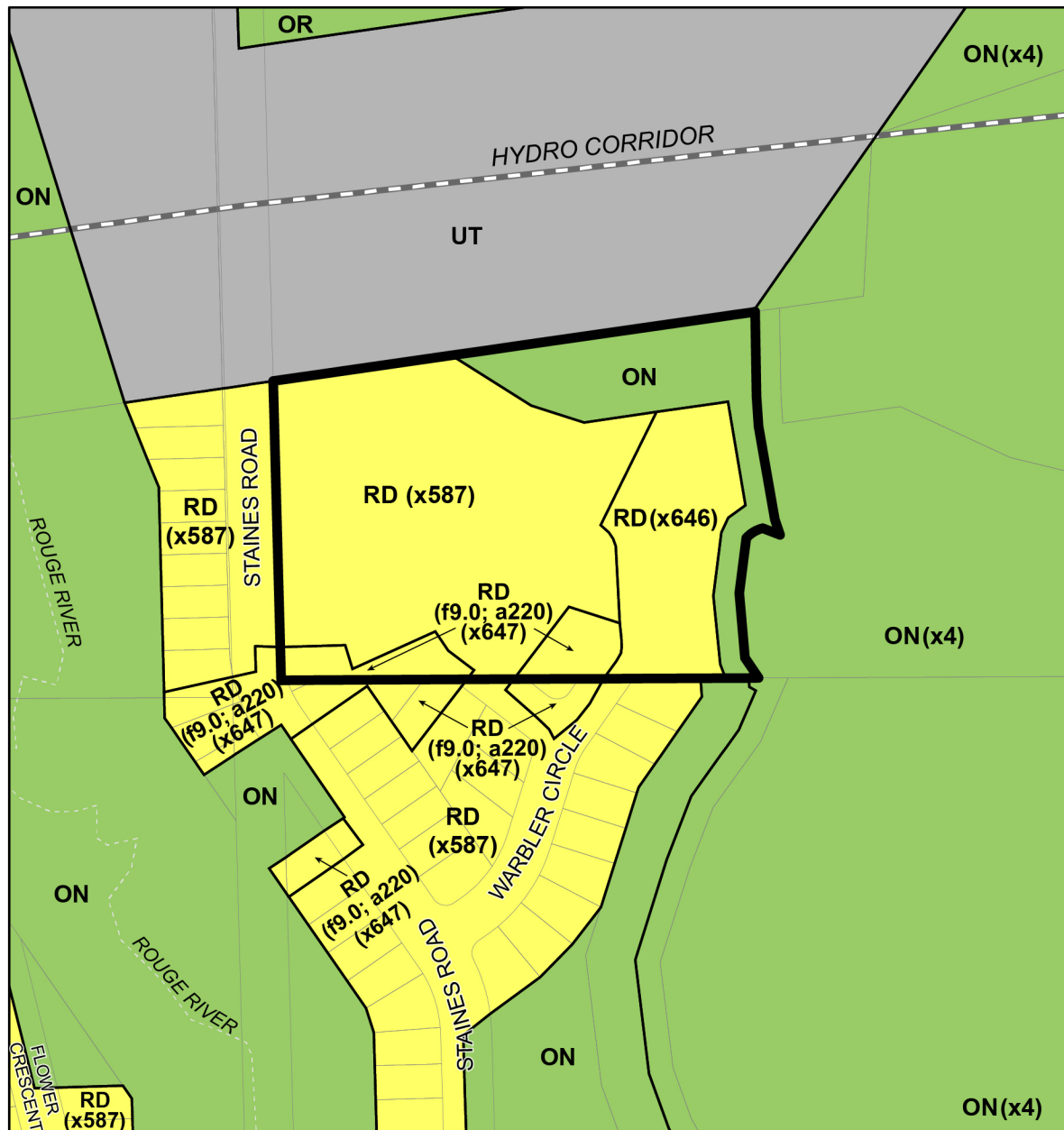
Site and Area Specific Policy #141

 Site and Area Specific Policy #141

★ Subject Site: 251 Staines Road (Formerly addressed 311 Staines Road)



Attachment 7: Existing Zoning By-law Map



251 Staines Road (Formerly addressed 311 Staines Road)

Zoning By-law 569-2013

File # 25 110294 ESC 23 0Z

- Location of Application
- RD Residential Detached
- ON Open Space Natural
- OR Open Space Recreation
- UT Utility and Transportation



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Extracted: 06/16/2025

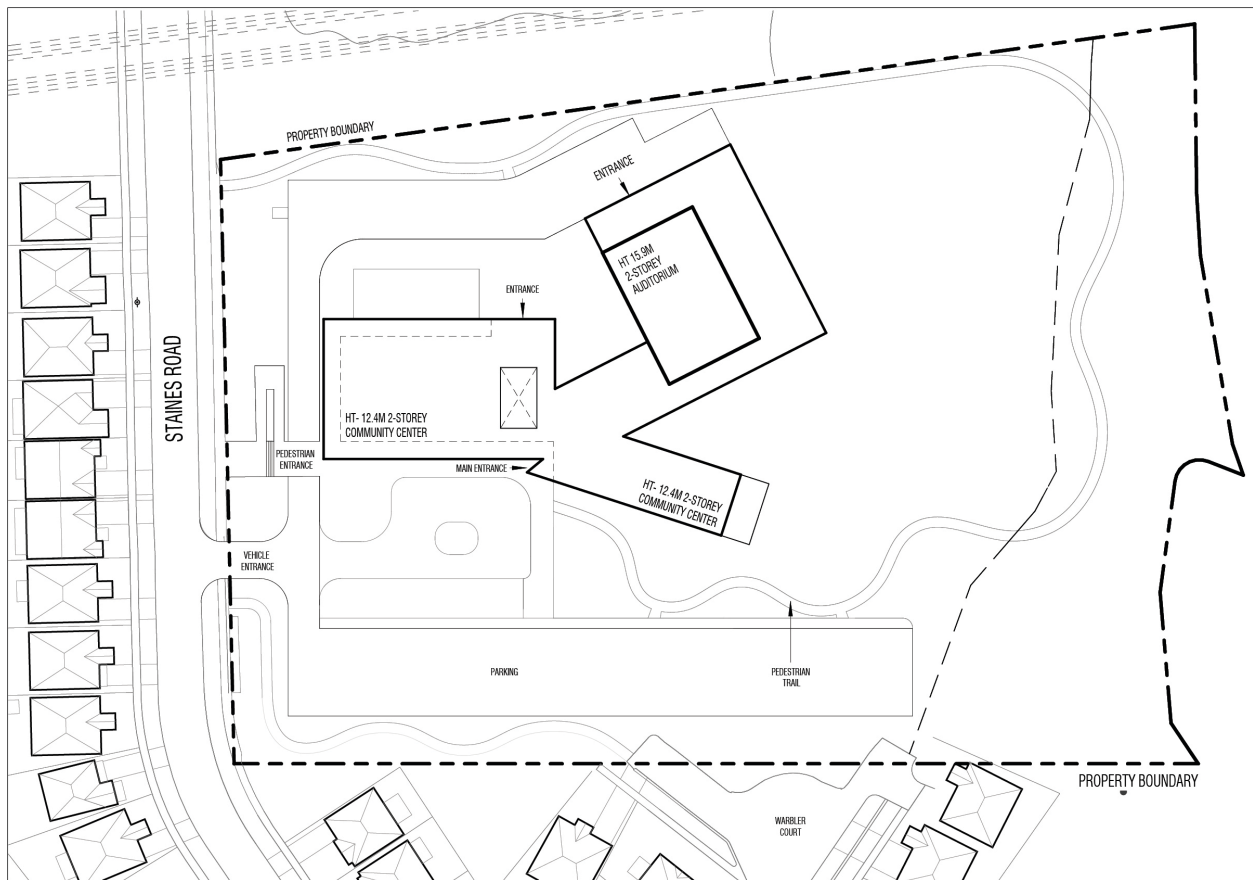
Attachment 8: Draft Official Plan Amendment

Attached separately to this report as a PDF.

Attachment 9: Draft Zoning By-law Amendment

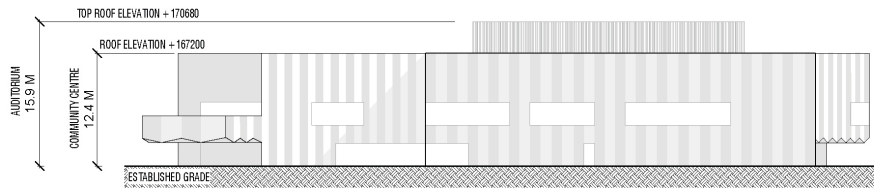
Attached separately to this report as a PDF.

Attachment 10: Site Plan

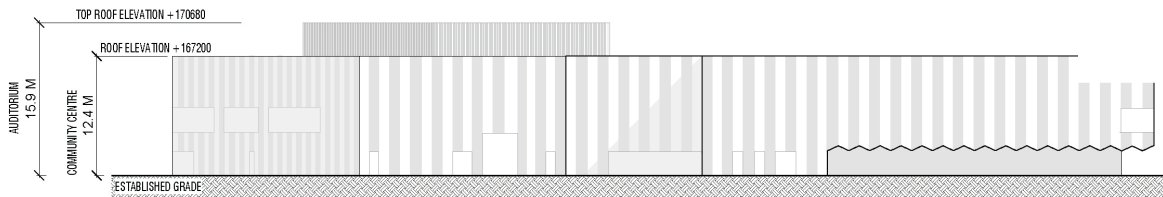


Site Plan 

Attachment 11: East and North Elevations

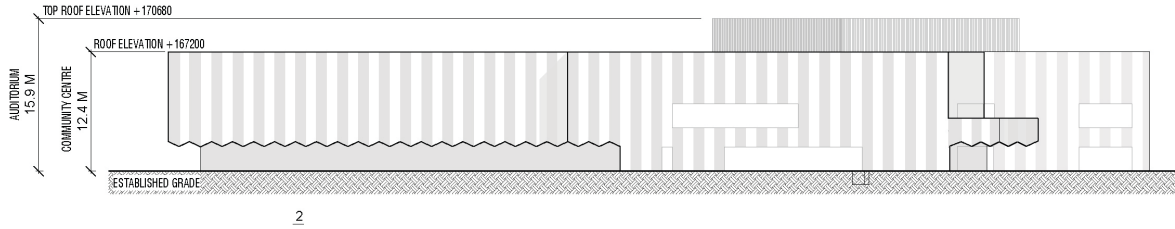


East Elevation

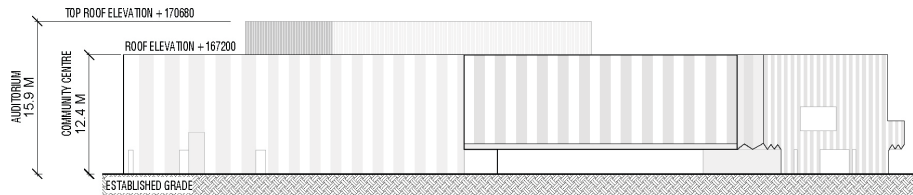


North Elevation

Attachment 12: South and West Elevations

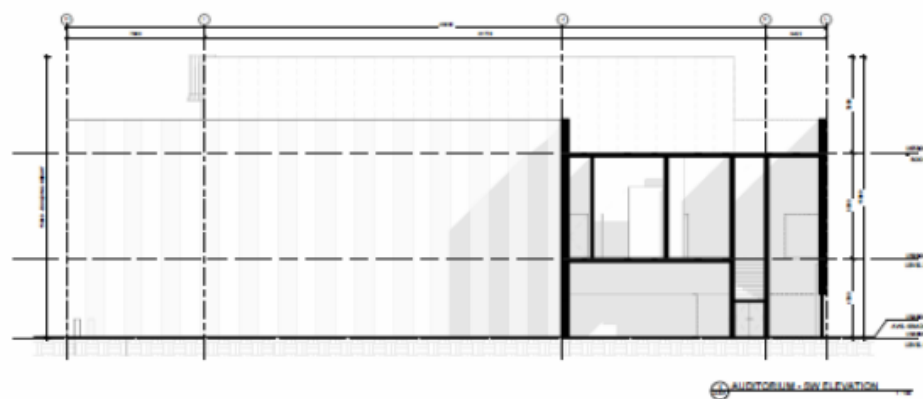
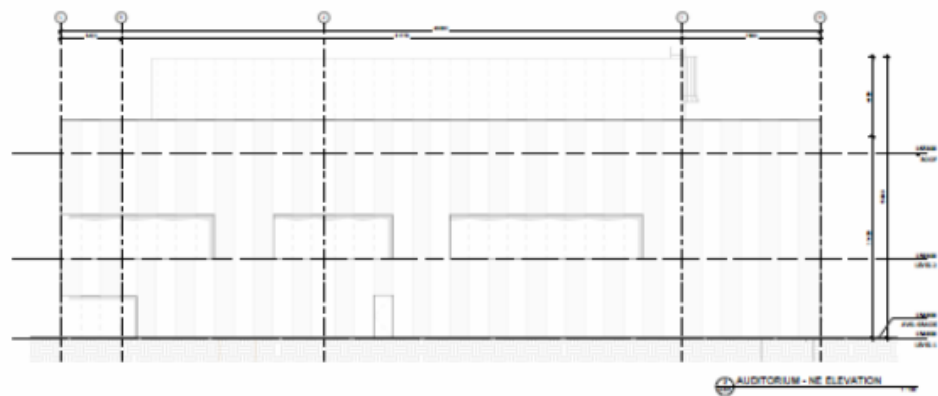


South Elevation

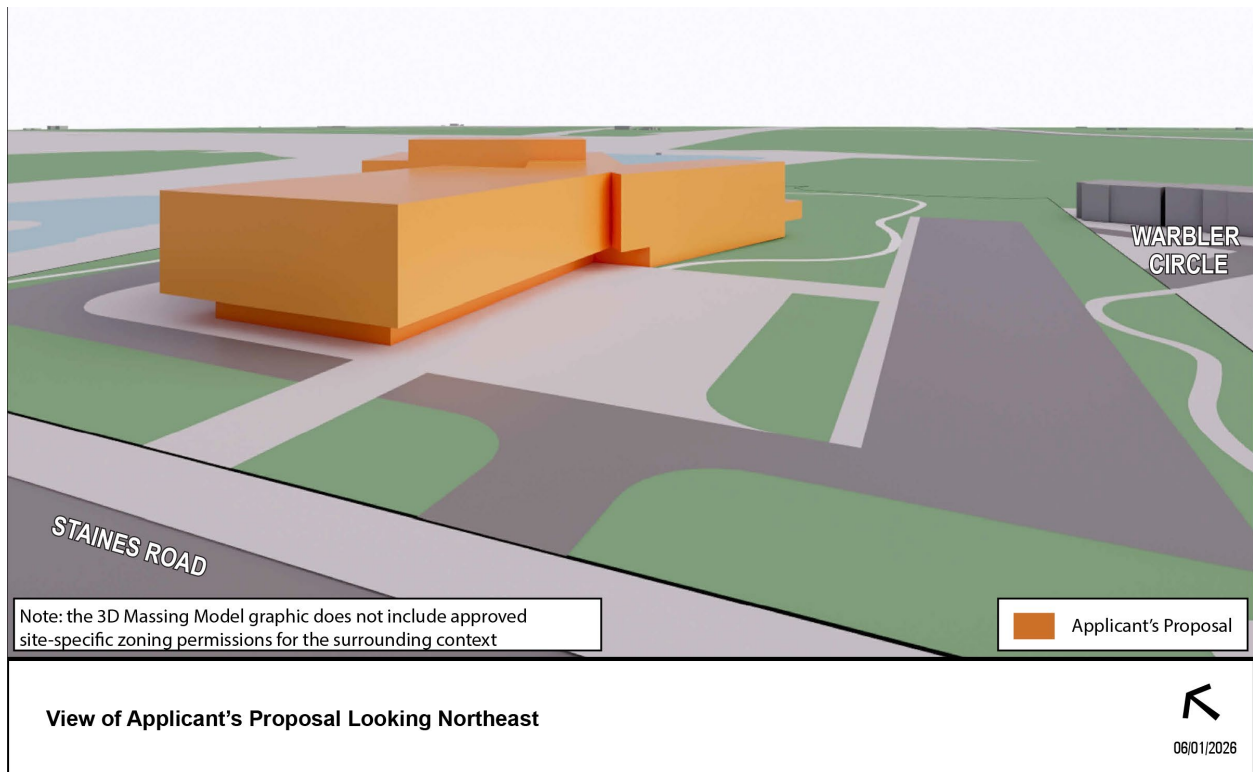


West Elevation

Attachment 13: Auditorium (Phase 2)- Northwest, Northeast and Southwest Elevations



Attachment 14: 3D Massing Model, Looking Northeast



Attachment 15: 3D Massing Model, Looking Southwest

