



July 9, 2026

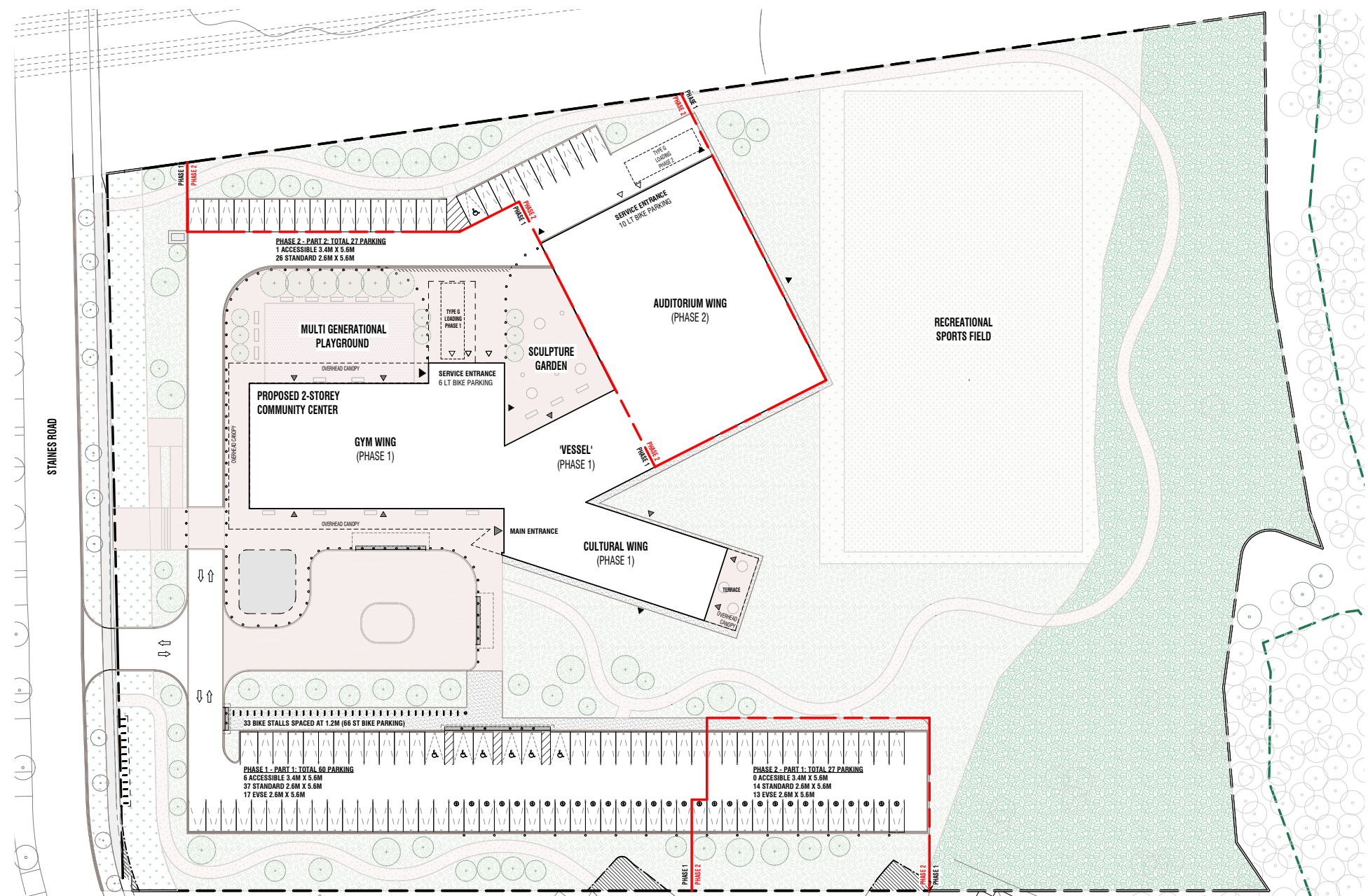
Official Plan & Zoning By-Law Amendment

251 Staines Road (formerly 311 Staines Road)
Item 2026.SCC.5

Subject Site and Surrounding Context



Proposed Development & Required Applications



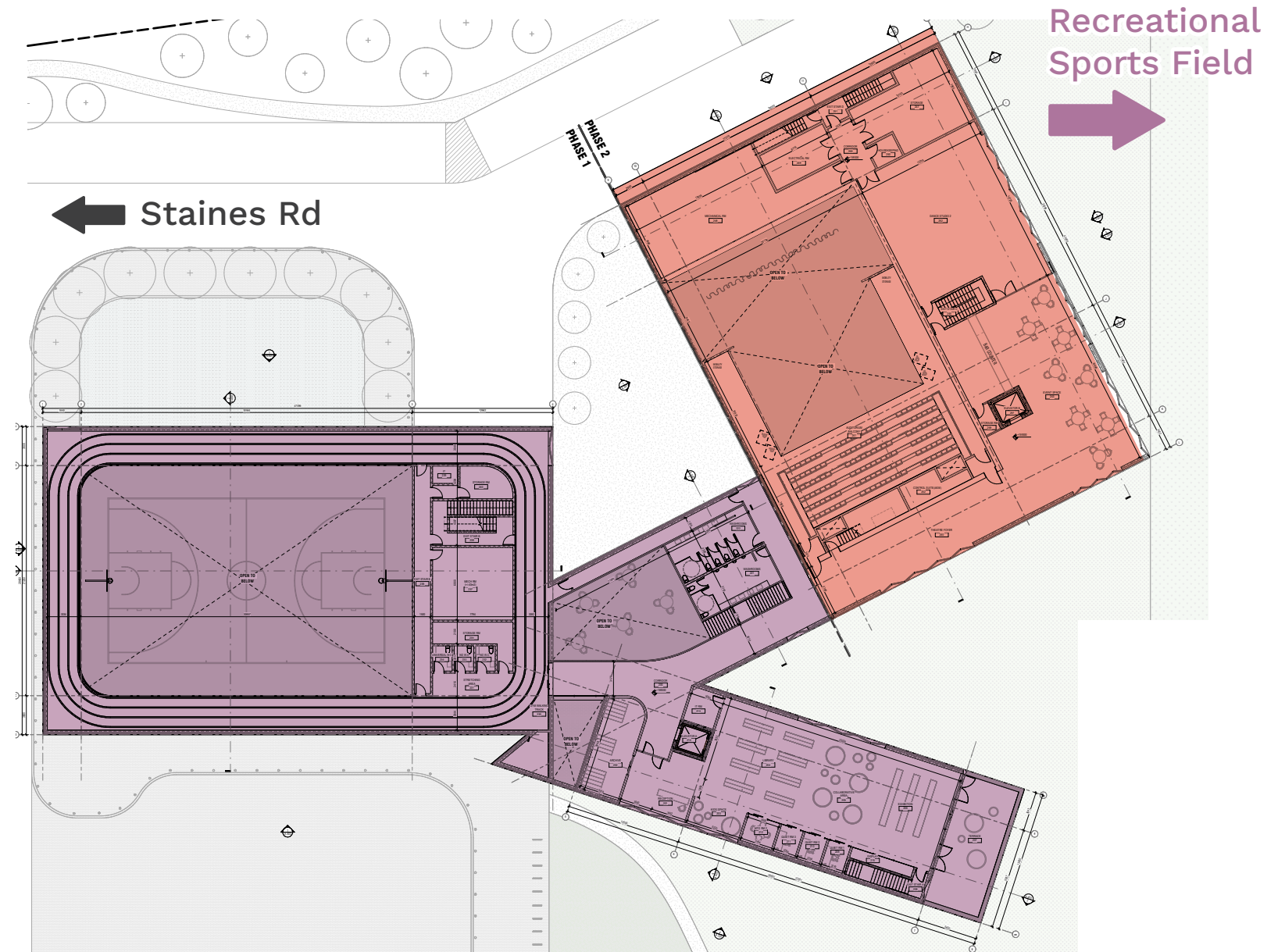
Site Plan - Phasing

Phase 1

- **Proposed Use:** Gymnasium, walking track, meeting spaces, a cultural library, multi-purpose rooms, dance studio and outdoor recreational field.

Phase 2

- **Proposed Use:** Auditorium



Protection of Existing Natural Heritage Features

- The proposed development has been designed to avoid impacts to the adjacent natural heritage system and will protect the natural environment.

--- 30m Vegetative Protection Zone



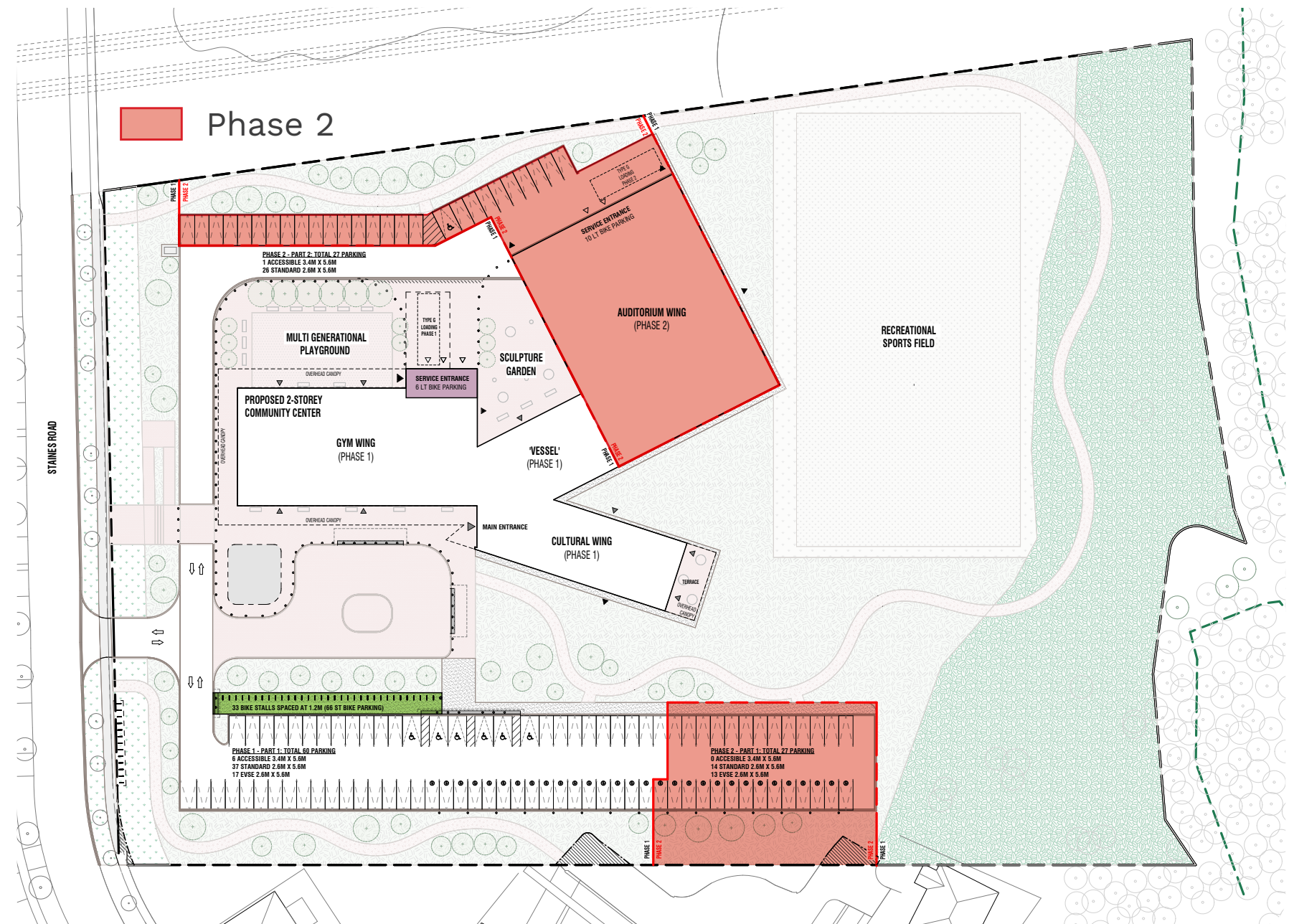
Parking and Bicycle Parking

Parking

- 60 parking spaces for Phase 1
- Parking for Phase 2 (auditorium component) to be determined at later stage

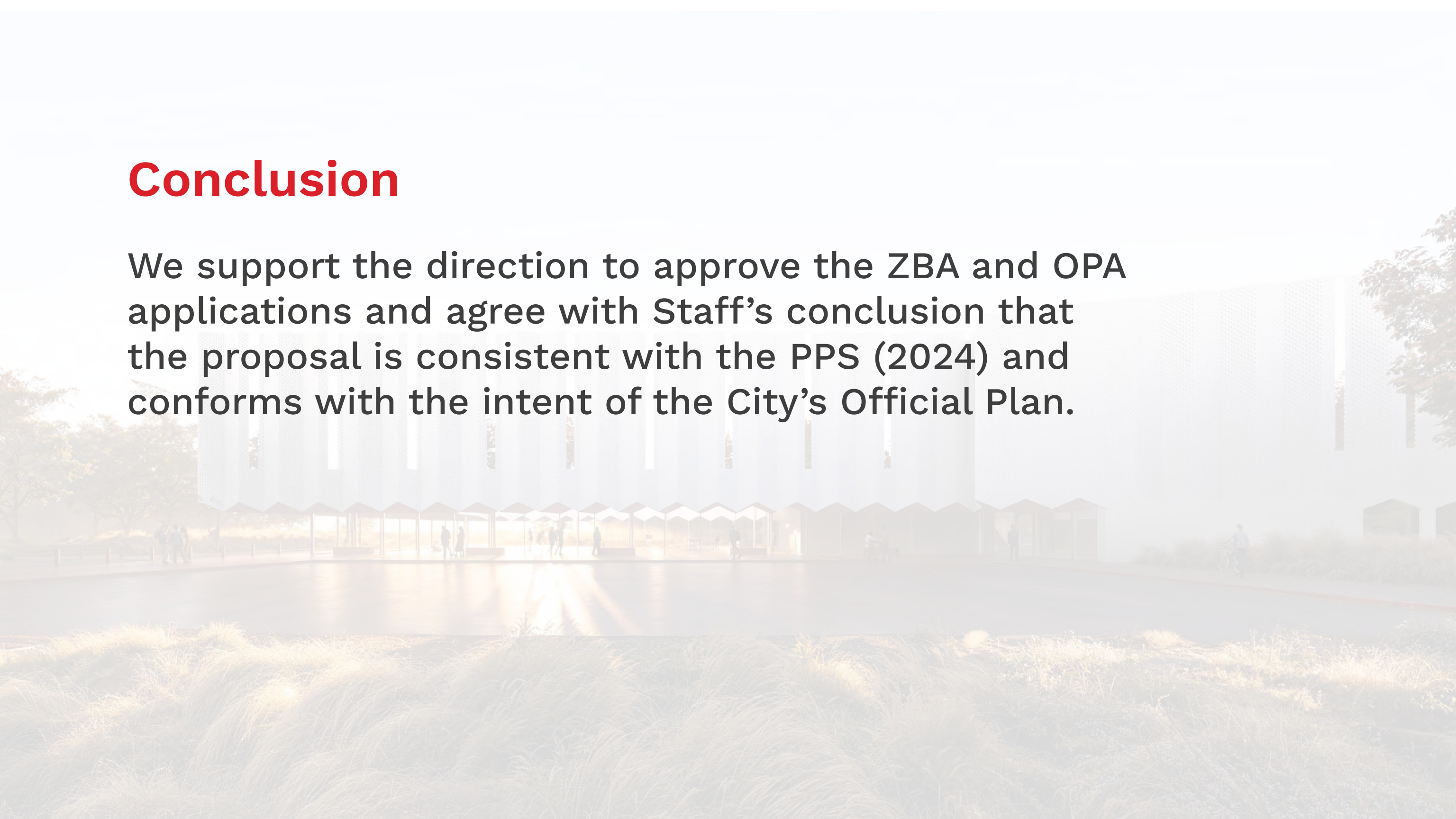
Bicycle Parking (Phase 1)

- 66 short-term Bicycle Parking Spaces
- 16 long-term Bicycle Parking Spaces



Conclusion

We support the direction to approve the ZBA and OPA applications and agree with Staff's conclusion that the proposal is consistent with the PPS (2024) and conforms with the intent of the City's Official Plan.



Questions & Comments?

Thank
You