Tamil Community Centre

Pre-Design Study

SEPTEMBER 2021

> " The Tamil Community Centre will transform the neighbourhood in Morningside Heights. The social, economic, cultural, political and health aspirations of the community are brought to life in an architectural vision that is more than just a building. The Tamil Community Centre will help build an inclusive community with a commitment to the natural environment.

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Team

Team Leads

Team Members

Design Team Lead

Siva Vimalachandran

Board Chair,
Tamil Community Centre

Siva Vimalachandran is the Executive Director for the YUSC, a non-profit corporation managing over 250,000 sq/ft of community and commercial space at York University. Siva led the development of the award winning, LEED Gold certified, $72M New Student Centre at York University from its embryonic stage including design, construction, financing, and operational planning. He currently oversees all management functions including strategic planning, service delivery, public relations, stakeholder management and organizational development for both centres at the University.

For the TCC, Siva serves as Chair for the Board of Directors, and helps navigate the team through the complex processes associated with capital project development. He regularly liaisons with various subject matter experts to help ensure successful project delivery for the TCC. Among the various disciplines involved, his expertise lies in process management.

He has been a strong advocate for grassroots community involvement in development and has presented at many forums including IIDEX – Canada's national design exhibition, the Ontario Association of Architects and the Ontario Professional Planners Institute. Siva holds a strong passion for creating spaces that will contribute to community capacity building.

Siva has collaboratively worked with global Tamil diaspora communities including but not limited to those residing in; Canada, Australia, India, South Africa, United Kingdom, Norway, Denmark, Holland, Belgium, France, and Germany. While maintaining commitments to form and function in design, Siva brings his experiences of working with these communities when considering the universality of design and inclusion.

Design Team Lead ··⏵ ⸒·»⧸ ‖⌁·⏵ ⟲ ‹‹○›· ‖ ꝯ···⸒ ''

Andrew King

FRAIC,
Prix de Rome

Andrew King has evolved an interdisciplinary practice model that merges speculative small practice, large firm design leadership and academic research. His design research collaborative, AK A, is a global leader in immersive and inclusive design strategies. Andrew has been highly recognized as a Member of the College of Fellows of the Royal Architectural Institute of Canada.

He is one of Canada's most lauded design leaders and a Professor in Practice at the Peter Fu School of Architecture at McGill University. He has lectured and exhibited internationally, including the Iceland School of Design, the Tate Gallery, La Sapienza University in Rome, New York University, the Design Exchange and the Walter Phillips Gallery.

He has led multiple interdisciplinary teams and taken charge of pan-Canadian academic initiatives involving architecture, art, exhibits, film and theatre. Andrew spent the first decade of his career in Europe, working in Seville, Budapest and London with Zaha Hadid, as well as in Berlin, where he lived for eight years. Andrew has been published in international art and architecture journals and been rewarded with several design awards: the Prix de Rome, three Canadian Architect Awards of Excellence, and two American Institute of Architecture Progressive Architecture Awards of Excellence. He was also named one of Canada's design leaders by the Globe and Mail in 2003.

Team Members

For the TCC, the design team comes from across cultural intersections merging Tamil, Indigenous, Anglophone, Francophone and Asian voices from the architecture, art, literature and landscape disciplines.

Angela Silver, *Artist*

Nedra Rodrigo, *TCC Board Member, Researcher, Multi-Arts Curator*

Jeff Ma, *Senior Design Lead*

Gaston Fernandez, *Senior Design Lead*

Francis de Pietro, *Designer*

Jasper Silver King, *Designer*

Background
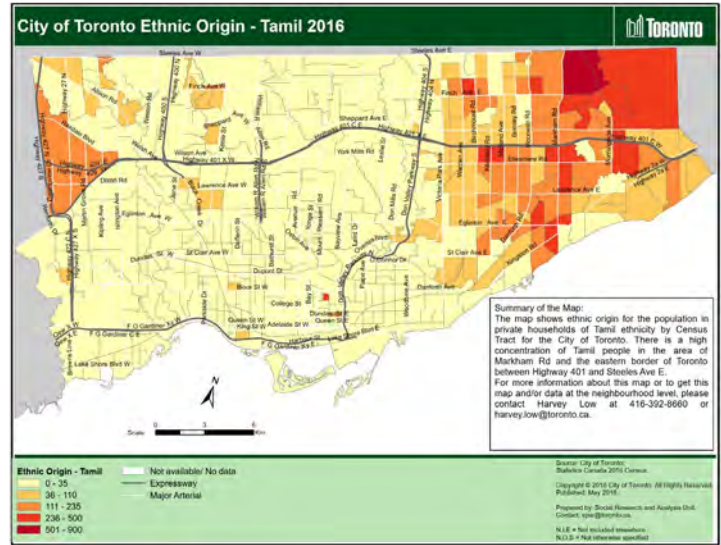
Tamil communities in the City of Toronto, 2016
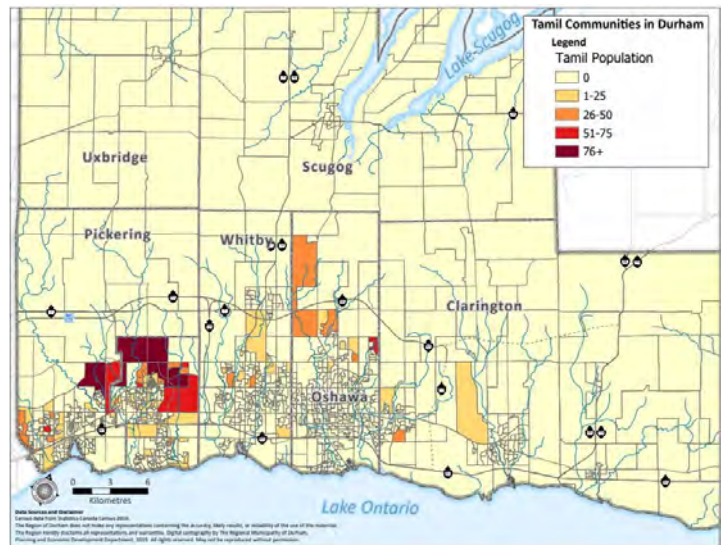
Tamil communities in the Region of Durham, 2016

For close to a decade, the Tamil community has been making strides towards the creation of a community centre to address the gap in services available to them in the GTA. They believed a community centre would streamline services to the Tamil community and the neighbourhoods they live in, while also being sensitive to the needs of Indigenous, Black, Caribbean, South Asian and other racialized communities who face similar challenges. Those efforts culminated in this project to create a Tamil Community Centre (TCC) in northeast Scarborough.

City of Toronto maps based on data gathered in the 2016 census show a high concentration of Tamils residing in the north east of Scarborough, the area targeted for the TCC. As we zoom outwards from the City of Toronto and observe the GTA census maps, they identify a heavy concentration of Tamils in the southeast area of Markham and between Pickering and Ajax just east of northeast Scarborough.
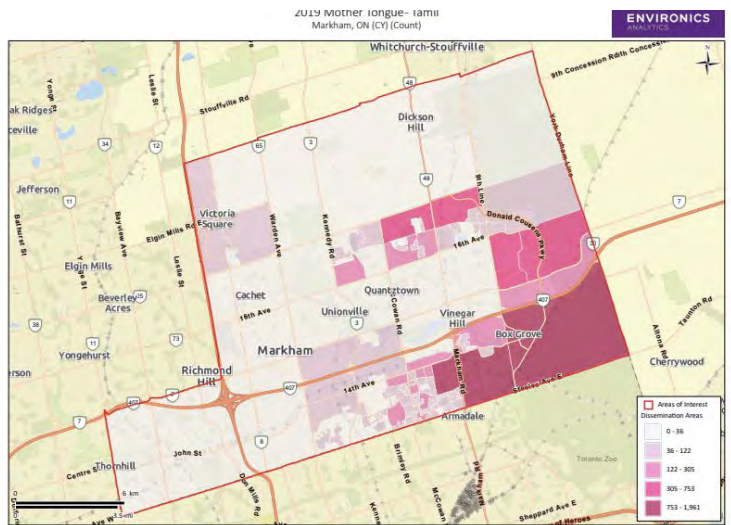
Tamil communities in the City of Markham, 2019

City of Toronto run **community centres** in the Scarborough area showing undeserved region in northeast Scarborough.
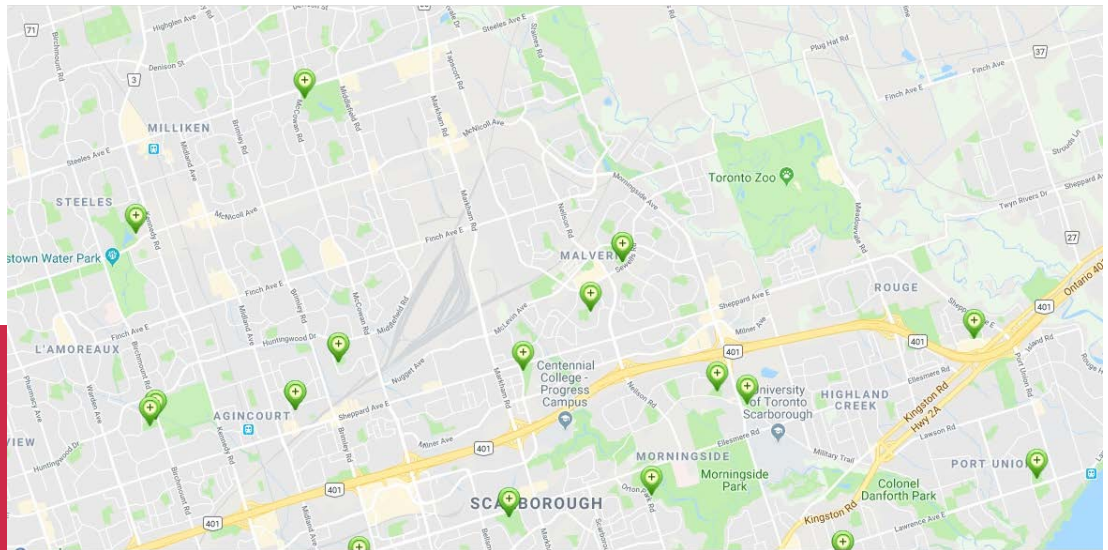
City of Toronto run **services and programs** in the Scarborough area showing undeserved region in northeast Scarborough.
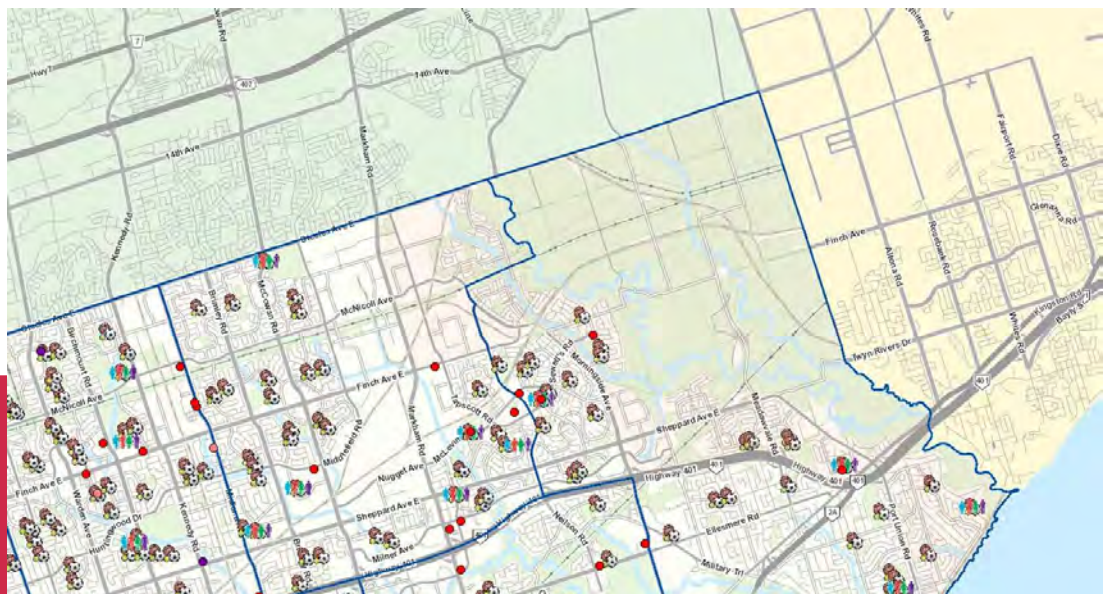
Residents in northeast Scarborough and southeast Markham, including the Tamil community, face challenges in accessing vital public services, leading to social exclusion and poor quality of life. Various research reports on the area have found:

• Highest number of working poor in the GTA.

• Lack of public housing leading to rooming situations.

• Difficulty finding accessible and affordable community spaces.

• Lack of availability and affordability of human services.

• Need for cultural competency and knowledge in service providers of mental health and wellness.

• Lack of language resources and translation services to help navigate the newcomer system.

• High work precarity and lack of opportunity for progress in work.

• Long commute times to access work and services.

• Lack of the means to identify needs in a data driven process.

SECTION 3

Mission

The Tamil Community Centre strives to be a dynamic, innovative, multi-purpose, and non-denominational facility incorporating spaces and services to help address the current and growing needs of the diverse Tamil community. The facility will include:

Recreation facilities in the form of a gym and outdoor playing fields.

Cultural facilities in the form of a library, archival space, museum and auditorium.

Multi-purpose spaces that can facilitate community hubs through education and networking programming.

A valuable resource to the Indigenous, Black, Caribbean, South Asian, and other racialized communities who face similar difficulties to the Tamil community.

Project Location
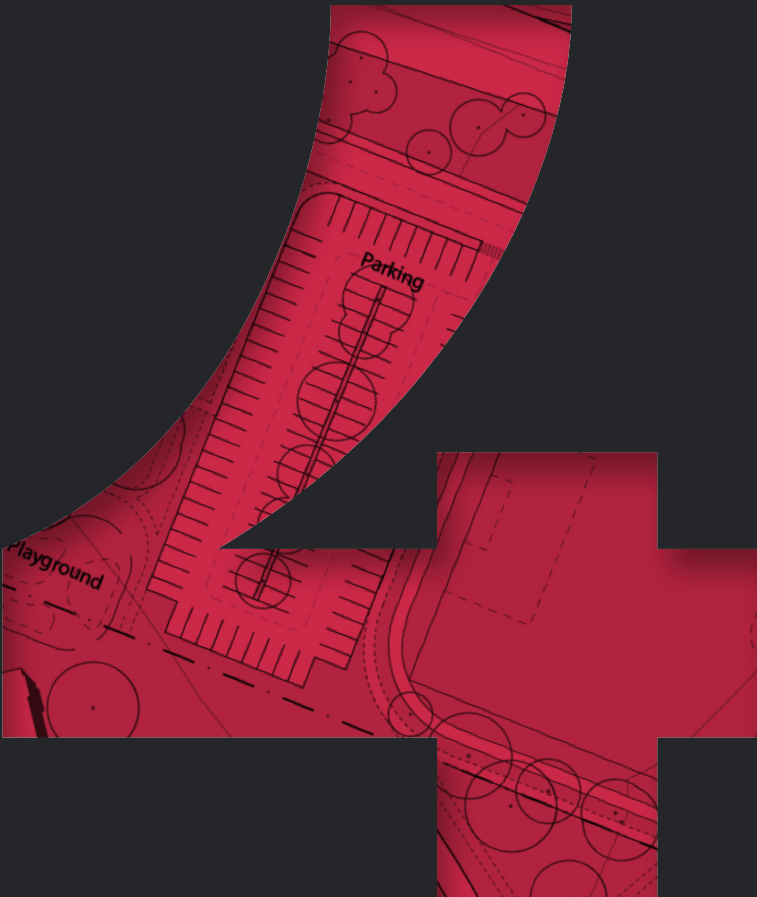
Since April 2019, TCC had been in discussions with the City of Toronto and CreateTO, the City's real estate agency, to identify a suitable site for the project. In October 2020, Toronto City Council voted unanimously in support of 311 Staines Road as the future site of the TCC. At 16,722 square metres or 4.13 acres, the land is valued at approximately $25,000,000 dollars. The land is centrally located in relation to the highest concentration of Tamil residents in the GTA. A land lease is being finalized between the City and TCC this year with the annual rent of $1 dollar plus HST.

N

Staines Road

To the east of the property is the Rouge National Urban Park, to the south and west are existing neighbourhood communities, and to the north is a utility corridor. The site context provides positive opportunities for the design process to unfold.

Consultations

Phase 1: Identifying programming priorities

Phase 2: Refining programming priorities
with community organizations

Consultations with Indigenous Communities

Water

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Phase 1 Consultation ⊲⟋◌⟊⥛‖⟊·⟊✳‖⋯∘⟊⟩⟩⟋◌

Identifying Program Priorities

Program	Value
Cultural / Arts Performance (Auditorium)	637
Mental Health Services	617
Athletics / Recreation (Gym)	578
History and Archival Space / Genocide Museum	568
Library	540
Senior Services	532
Women's Services	512
Childcare Services	445
Cafe	425
Meeting Rooms	436
Disablity Focused Programming	420
Outdoor Recreation (Field)	420
Dance Studios	352
LGBTQ+ Programming	300
Computer lab	299
Offices for Organizations	279
Multi-faith Prayer / Meditation	253
Startup Incubator	207
Recording Studio	196

Number of entries for Space Programming. Data is based on 1114 consultations.

In 2019, the TCC created an online consultation tool to identify and engage with diverse community members to determine the programming priorities for the TCC. The survey was launched on our bilingual (English and Tamil) website to address potential language barriers. This information was publicly broadcasted through social media advertisements, pamphlet distribution, as well as coverage through conventional media outlets such as radio, television and newspapers to maximize the reach of engaging with community members and incorporating their feedback.

The Board then aggregated the data that was submitted to determine what the community identified as their top priorities, to share with the community and to begin the process of in depth consultation. The key priorities identified were: an auditorium, gym, mental health services, history and archival space/museum, library, women's services, and disability programming.

To read more about our phase 1 consultation, visit our website:
http://www.tamilcentre.ca/en/consultations/consultation-1.php

Phase 2 Consultation ⊲⟋⊙⠴⠒‖⟋·⠴⁕‖··⠳· ⠴⠴⟋⠈··⠵⊳⠴·

Refining programming priorities with community organizations

In November 2020, the TCC launched a phase 2 online consultation tool specifically directed towards community organizations and individuals that provide cultural or human services for the Tamil community. The phase 2 consultation aimed to further refine and explore the programming priorities identified by the community in the phase 1 consultations. This consultation was able to reach 145 community organizations and human service providers spanning a wide range of services. This report outlines the results of the consultation that will be used to advise the future design and programming direction of the TCC.

Durham 14.1%

Halton 7.3%

Peel 17.6%

Toronto 39.9%

York Region 21.1%
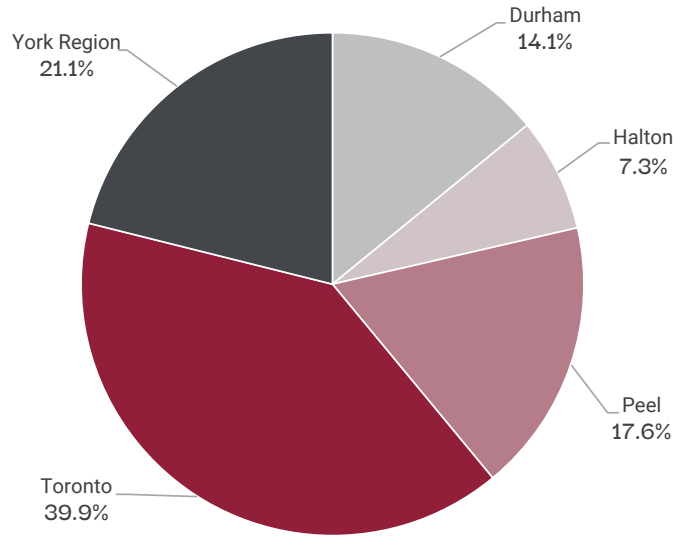
What part of the GTA does your organization conduct its community services in?

Spaces	Number of Organizations
Athletics/Recreation (Gym)	43
Cultural/Arts Performance (Auditorium)	80
Dance Studios	35
History & Archival Space / Genocide Museum	27
Meeting Rooms	76
Outdoor Recreation (Field)	32
TOTAL	**293**

Which in the following spaces will your organization use in the Tamil Community Centre?

Consultation with ◁⊙꞉⊙∥⊙·9✳∥··ᵒ·9›››⊙∣··∥▷Ɑ·

Indigenous Communities

TCC acknowledges that the land the TCC will be constructed on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples and is now home to many diverse First Nations, Inuit, and Métis peoples. TCC also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

TCC is committed to working collaboratively with Indigenous communities to make this project a success. We are in regular communication with representatives from the Huron-Wendat and the Mississaugas of the Credit First Nation to continue building relationships and provide updates on the project.

The City of Toronto conducted an archeological assessment of 311 Staines Road, with the support from the Indigenous communities in the field work, to help us understand more about the land. Despite careful scrutiny, no archeological material or deposits were found during the assessment. The City confirmed this in the form of a letter. We support further assessment along the eastern most limits of the property. The City has already approved this and will be going ahead with the additional assessment.

Lands close to water, like 311 Staines Road, are often subject to archaeological assessments, because water is a necessary resource and therefore a reliable indication of human settlement.

We look forward to participating in further formal public consultations with Indigenous communities, hosted by the City of Toronto and the Indigenous Affairs Office. We will continue to work with Indigenous communities and the City of Toronto on a collaborative path forward that respects Indigenous heritage and the history of the land.

> "
> The Huron-Wendat Nation is appreciative of the TCC's collaborative approach for this project. A lot of work has been put in the preliminary design in order to protect the site and the natural environment while also building a centre that can serve the needs of the community. We look forward to keep working with the TCC as this project comes to life to identify opportunities for commemorating Huron-Wendat history in this area.
>
> **The Huron-Wendat Nation,**
> September 2021

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> "
> The Mississaugas of the Credit First Nation welcomes the construction of the Tamil Community Centre. The TCC has been proactive in engaging in meaningful consultations to construct the centre in a way that's beneficial to the entire community. The preliminary design is thoughtful both to the natural environment and the needs of the local communities. We look forward to continuing work with the TCC to bring this much needed project to fruition while highlighting the important history of the MCFN in this area.
>
> **Chief Stacey Laforme, The Mississaugas of the Credit First Nation**
> September 2021

Programming

6

Reception
Bathroom
Support

Archives
Library
Museum

Meeting Rooms
Dance Studios
Administration

Gym
Auditorium
Vestibule

PROGRAM DIAGRAM   **AK A** / ANDREW KING

Public consultations to date have defined the functional programming of TCC. The building will house four major program elements. The auditorium and the gym form the major components, acting as anchors at either end of the linear building embedded in the landscape. The library, museum and archival space are placed centrally between the two along with the major central public spaces. Program spaces for smaller, more intimate program elements and building systems are also considered, as well as the primary building circulation strategies. This elegant program strategy, with the large elements of activity and movement being linked by the smaller, more intimate spaces of memory and identity, all edging the landscape and nature, will make an architecture of nuanced and powerful experiences.

Pre-Design Study

Landscape

Design drivers inspired by
Tamil histories, culture and language

Site Plan

Renderings

In December 2020, the Board of Directors initiated a pre-design study to prepare for future consultations and public information sessions about the project. Pre-design is the phase of analysis that occurs after some form of funding is available and before formal concept design begins. For TCC, the pre-design phase was used as a mechanism to ensure that the design parameters for the project are defined, creating a context for an inclusive, welcoming project that is representative of the Tamil community and sensitive to other racialized communities in northeast Scarborough. This work points the way to a quality of architecture that helps support the communities' needs, while being a vessel for the communities' narratives. The pre-design study shows how we can use the land, both in terms of opportunities and constraints. This study is based on the online consultations conducted to date. These designs are preliminary and will be further refined throughout the course of the project and further consultations.

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The Tamil Community Centre will transform the neighbourhood in Morningside Heights. The social, economic, cultural, political and health aspirations of the community are brought to life in this architectural vision that is more than just a building. It will help build an inclusive community with a commitment to the natural environment.

The architecture represents the community. Through a mix of cultural, social and recreational components, the TCC hopes to touch the lives of all members of the Canadian Tamil community and other racialized communities in northeast Scarborough, while linking them to Scarborough, the broader GTA, and the global Tamil diaspora. It is these aspirations that frame an architectural design, seamlessly merging the natural and recreational landscape, public space, significant cultural gathering spaces, spaces of memory and celebration, and of health and fitness

The pre-design study took five priorities into account:

Functional programming spaces to align with consultation results.

Respect for the natural environment and commitments to sustainability.

Respect for Indigenous history, priorities, and opportunities for place making.

Solutions to potential local resident concerns.

Non-denominational focus on Tamil culture and history.
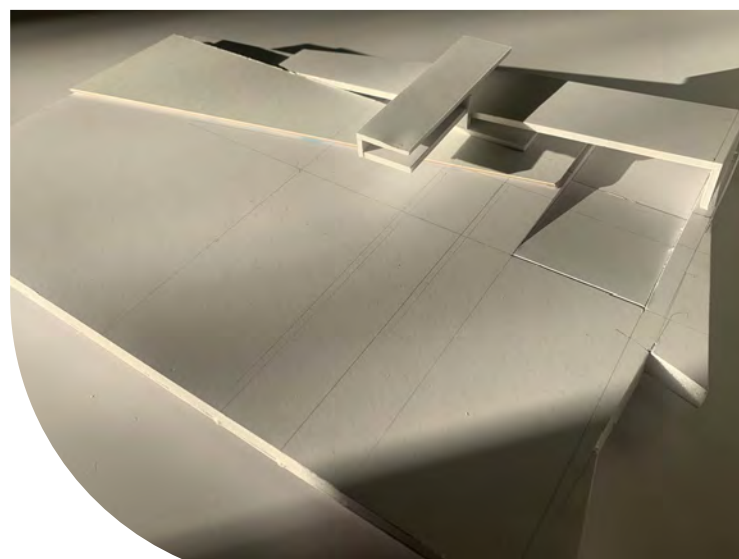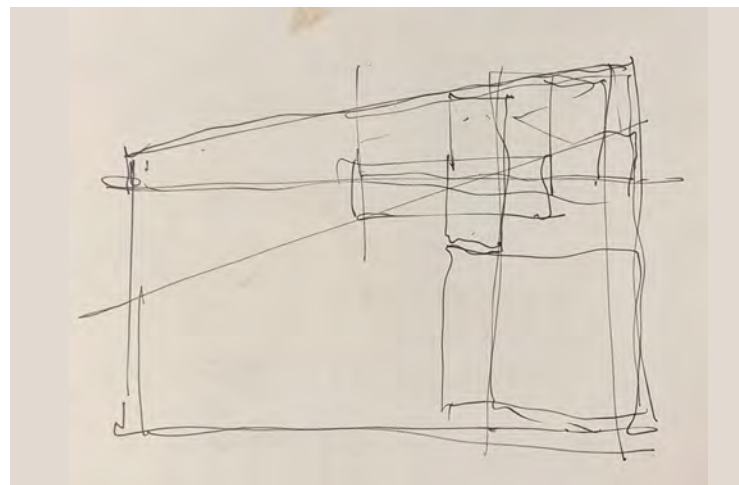
Landscape

This site in particular has many meaningful layers: the river, national park, areas of Indigenous importance, the meadow, and it remains convenient, accessible and welcoming to the surrounding communities. The project is placed such that it leverages these qualities, allowing breathing space around the building consisting of places to gather and an active landscape linking the broader elements of the river and park. It immerses itself in the landscape, creating buffers between itself and its neighbours to the south, while engaging the amenities of the natural corridor to the north. It is pushed as far as possible from the road, and the landscape components converge.

The building is in seamless dialogue with its landscape. An iconic Canadian natural landscape of the Rouge National Urban Park forms a design framework for the project.

The water and forest frame a more defined sequence of landscape spaces, the primary elements being a community garden, playground and sports fields. These are the outside spaces that link the natural landscape and public spaces of the building, creating a powerful and poetic sequence of experience for the community.

The site is a powerful place where iconic Canadian landscape elements come together. The hydro corridor is a regionally scaled landscape element. As it moves east across the city, it meets our site in a convergence of open spaces. With water to the north, a forest to the south and east, the site is partially secluded in nature. It is embedded in the community, the city, but fundamentally framed by the Canadian landscape.

Design Drivers Inspired by Tamil Histories, Culture and Language

The following five inspirations are important in framing the project's success as a place of enjoyment and meaning for the Tamil community. These inspirations frame the pre-design concepts as the TCC moves forward, creating a seamless design story between the landscape, the building, and the interior experiences.

Language
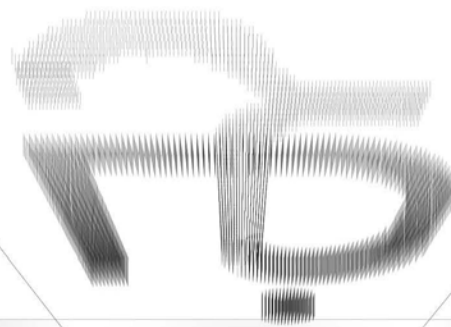
Ship

Central Courtyard

Landscape
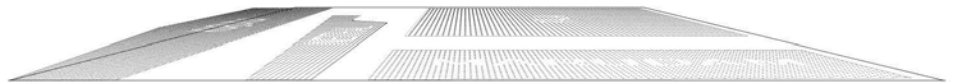
The Inner/Outer
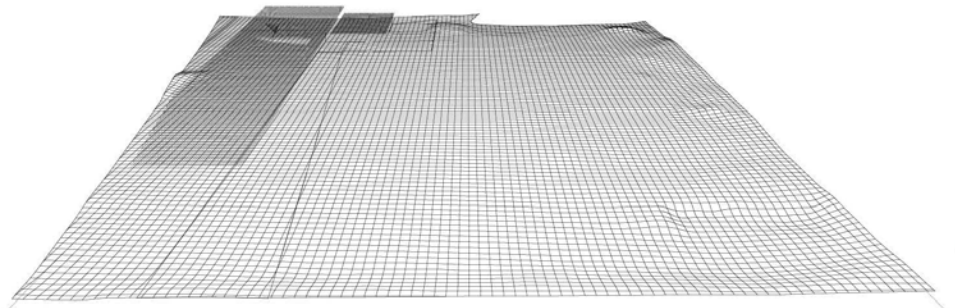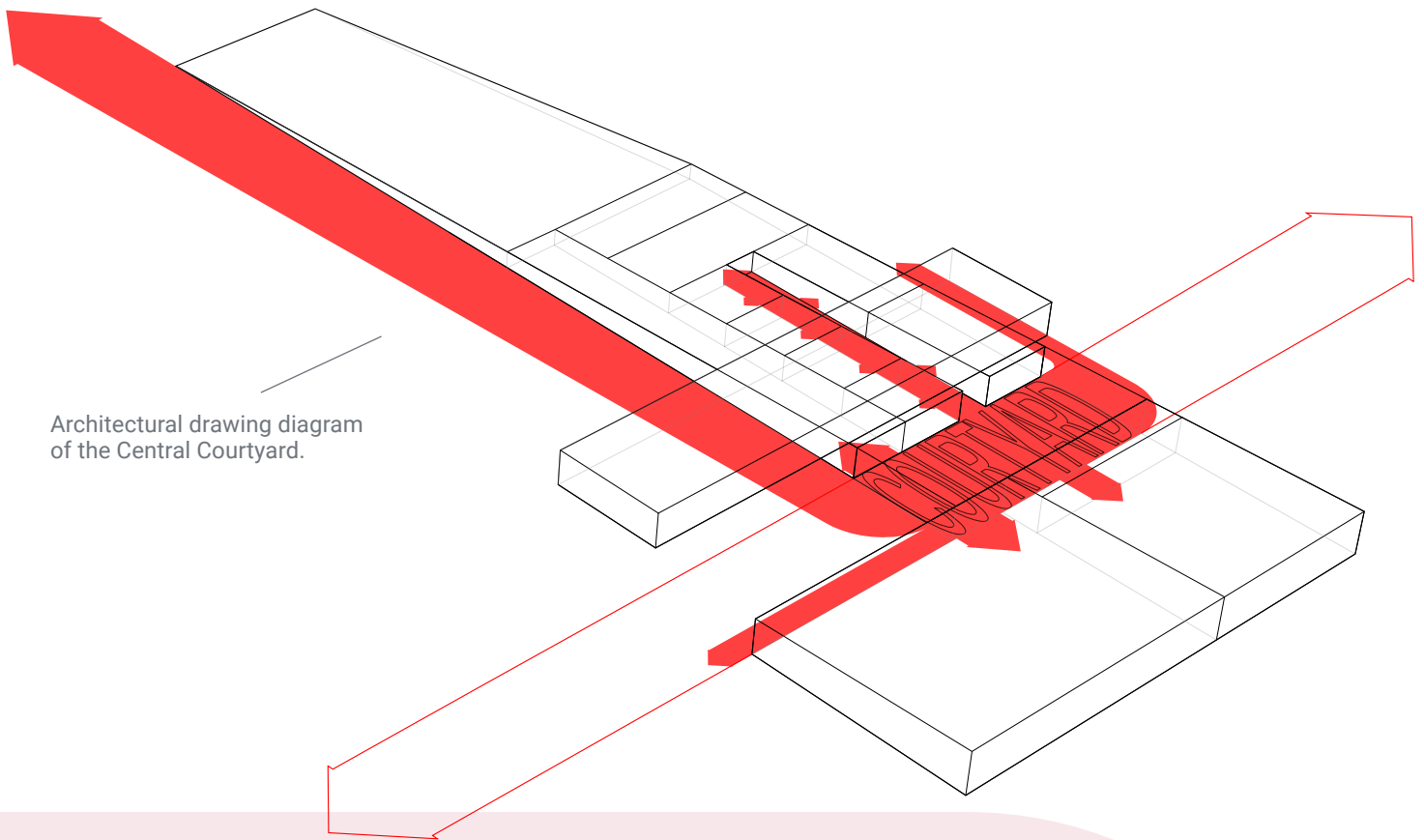
Architectural drawing diagram
of the Central Courtyard.

The Central Courtyard

Inspired by ancient and modern day Tamil
architecture, the courtyard is a central place of
communal gathering that connects to all main
programming spaces within the community centre.
It becomes the central space around which the
architecture will focus. The central courtyard is the
heart of the building. It is a symbol, but also a
primary informal gathering space. It is central for
the project linking all the interior spaces both
physically and visibly. It is also linked visually to the
landscape elements on the site, becoming a place
in which the land is viewed and provides meaning.
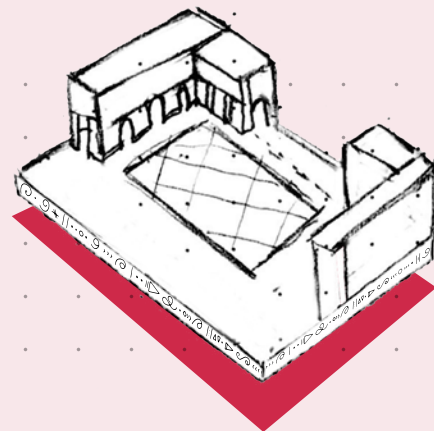
Architectural drawing diagram
of the Landscape.

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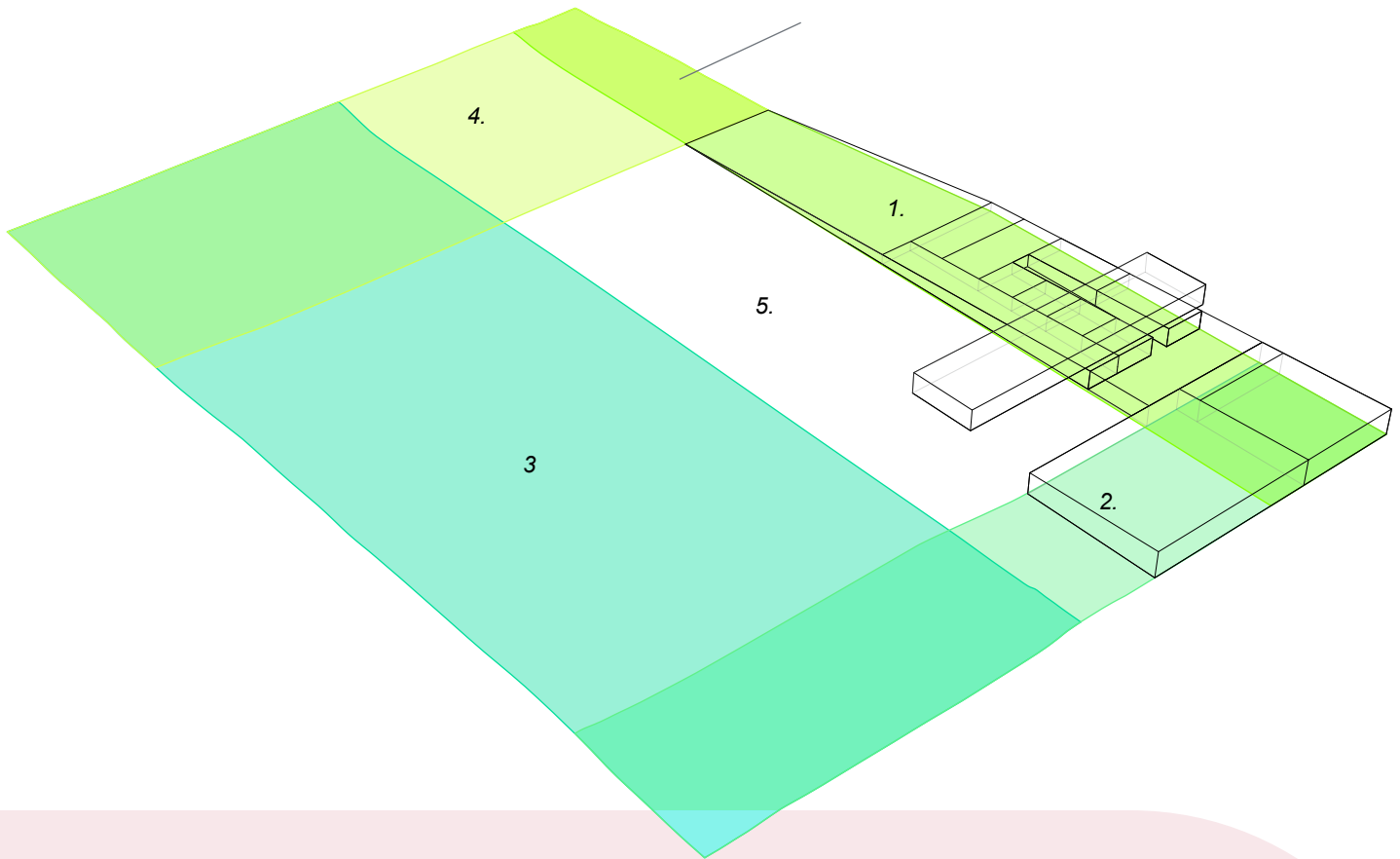
The Landscape

Of the five landscapes of the Tamil homelands
depicted in poetry from the Sangam period, the
design incorporates two: the Mullai (forest) and
Kurinci (Hills) that resonate with the natural
topography of Rouge National Urban Park.
This sentiment of embracing the land immerses
the building and those using the building in its
natural environment.
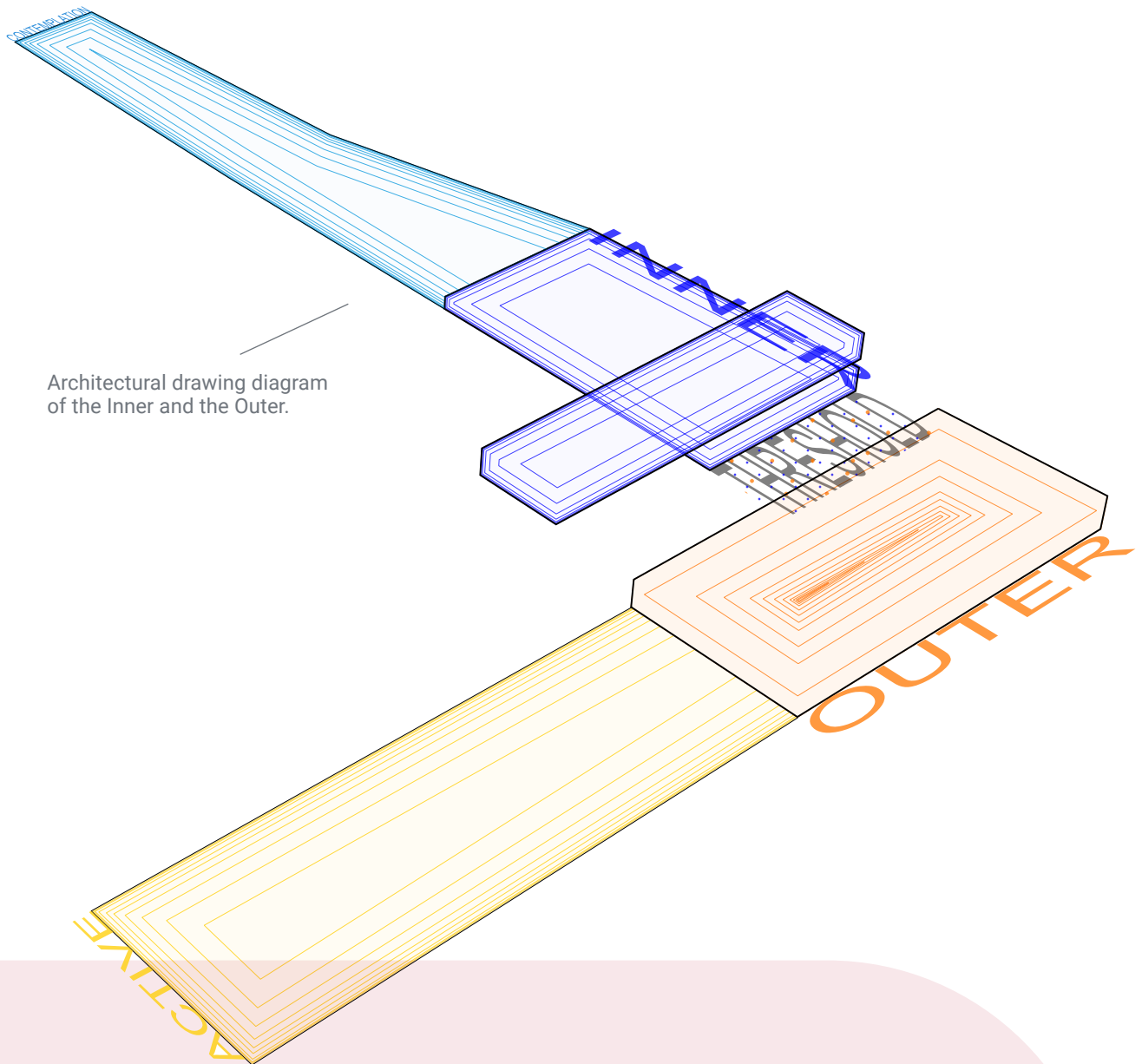
Architectural drawing diagram
of the Inner and the Outer.

The Inner & Outer

In early Tamil literature of the Sangam period, poetry was broadly classified into Akam (the inside: the intimate circle of family and friends) and Puram (the outside: how we present ourselves to the world). The programming spaces have been grouped by the nature of their activities to fall within these classifications. This points to the gradual transition from the 'inner' to the 'outer' spatial experience, from introspective to extroverted, from the mind to the body, representing the multiplicity of the individual and collective experiences. Experience, program, form and landscape immersion can be seen a sequence of experiences that move fluidly between the 'inner'(mourning, memory, contemplation, study, research, mental health, counselling) gradually coming to the 'outer' (fitness, competition, dance, sports, drama, performance).
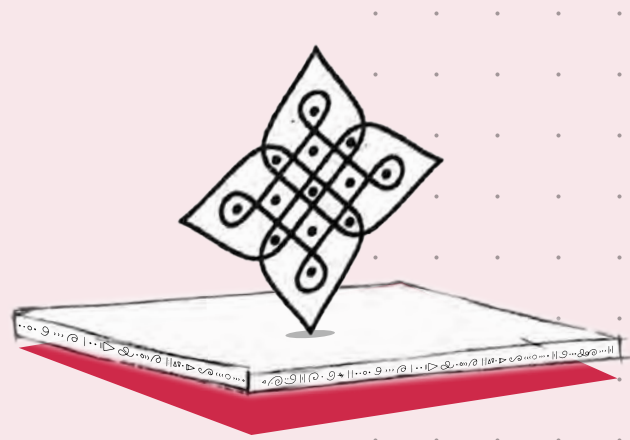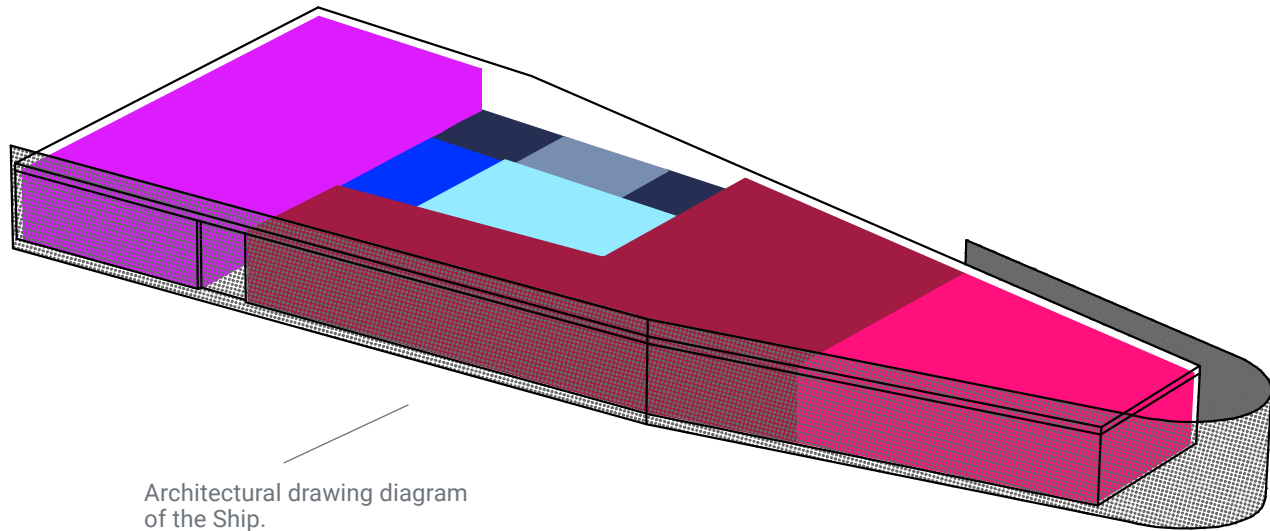
Architectural drawing diagram
of the Ship.

The Ship

To pay homage to the Tamil people's modern histories of migration, refuge, and asylum, the design groups three spaces that are significant to the community: the library, archives, and museum. The design elevates these spaces for prominence and frames the design to resemble the hull of a ship. A bold reminder of the voyage for the community, but encapsulating the most important values that have sustained our resilience: the right to remember and the importance of language, history and education. The ship is covered in copper that protects the building and embraces people who are within the space. The copper moves from opaque, translucent and transparent as you move south east, the direction of the homelands symbolizing our minds becoming clearer as we turn towards our origins.

Grey outlined path
of the Tamil letter 'ழ'.
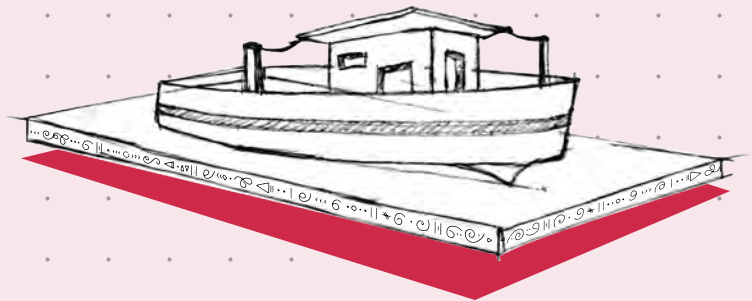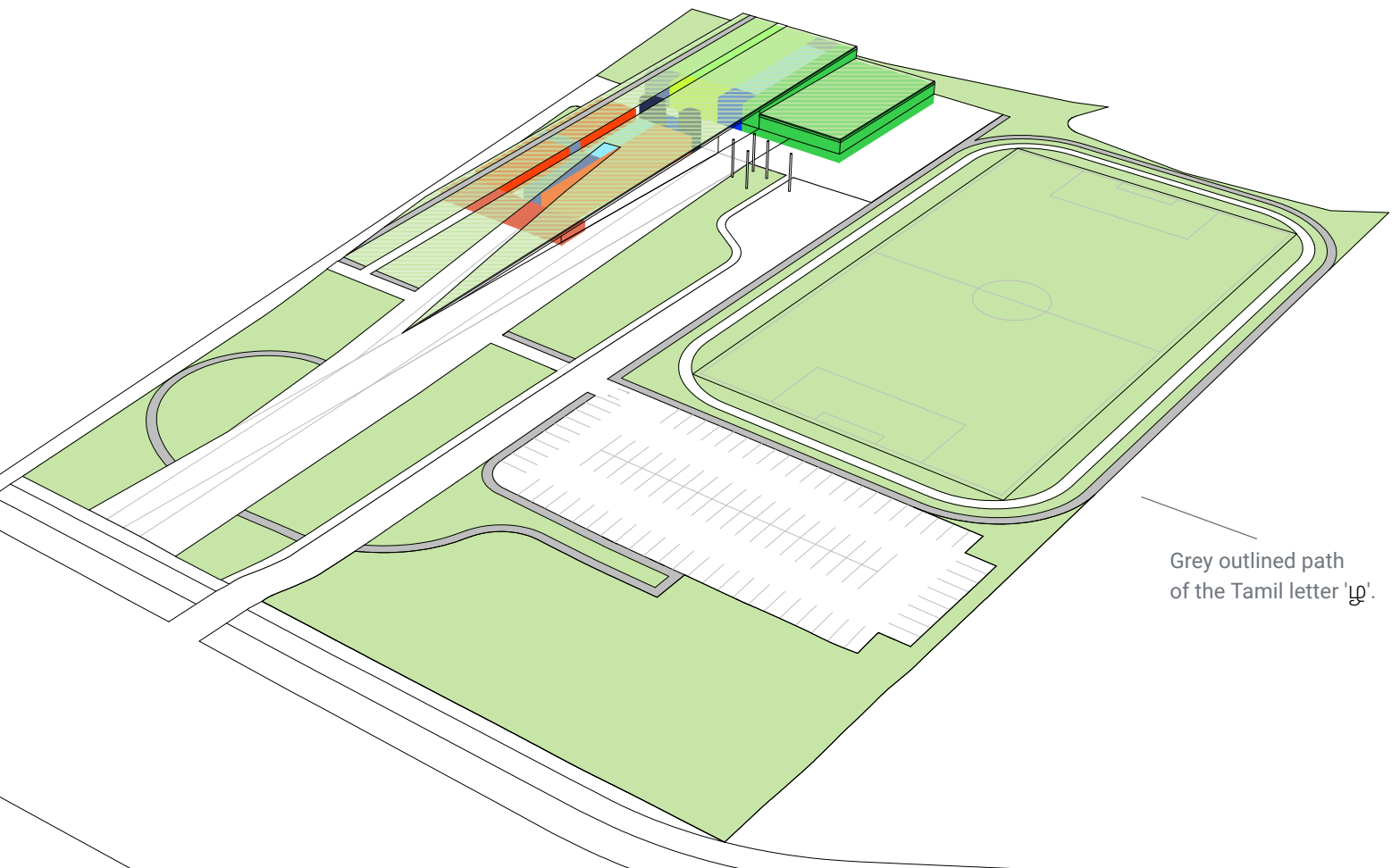
The Language

The Tamil community and its cultural identity are
strongly linked to language. As a diaspora that has
one of the oldest written languages in history,
language is what ties the global Tamil community
together. To honour the Tamil language, the
landscape traces the letter 'ழ' which is unique
to Tamil, as no other language in the world produces
the retroflex 'l' sound. The design allows this letter
to outline the entire site, connecting all major
features of the site: the building, the field, the
playground, and the meadow.

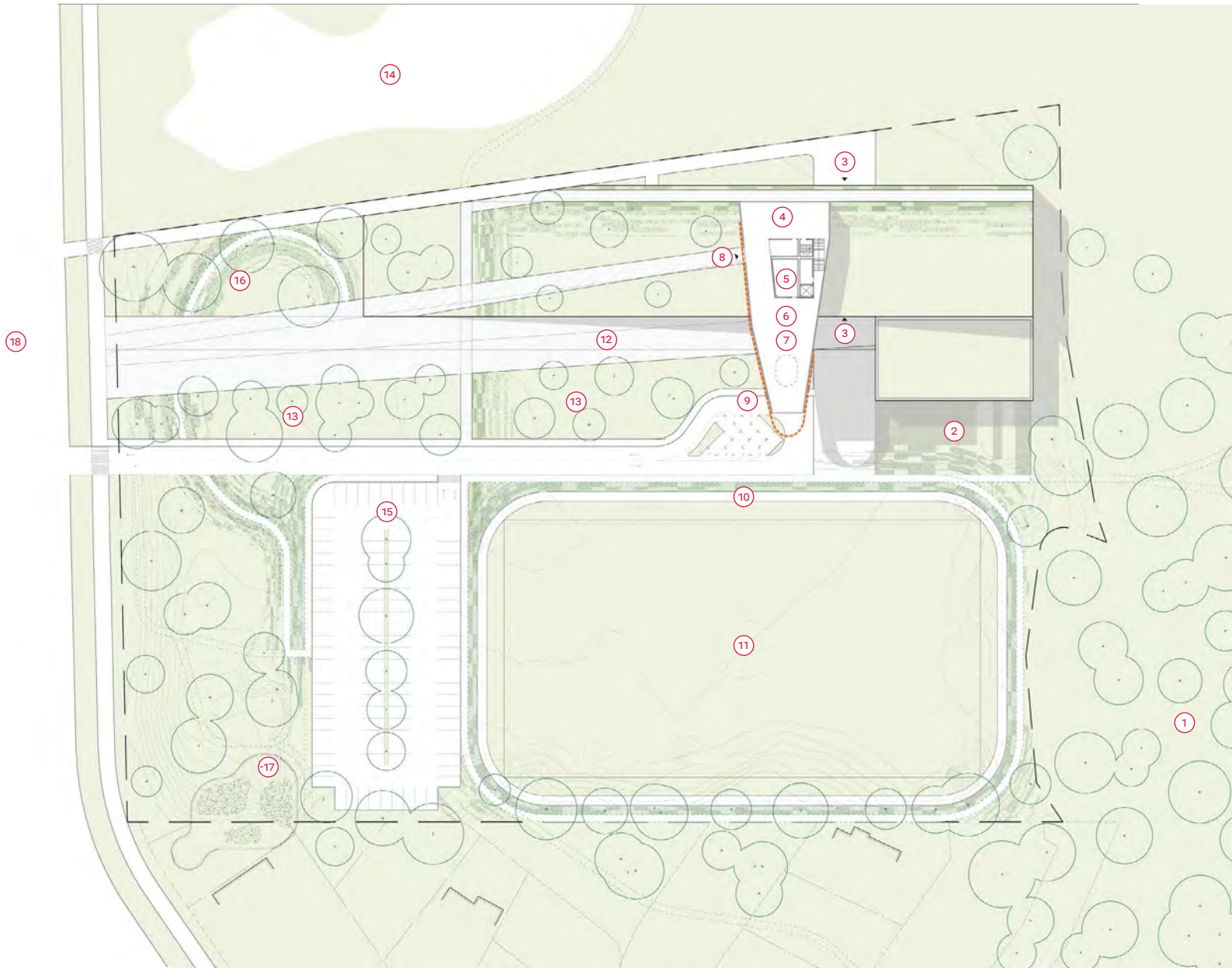Track

Soccer

Warbler Cir

Point Rouge
Trail Park
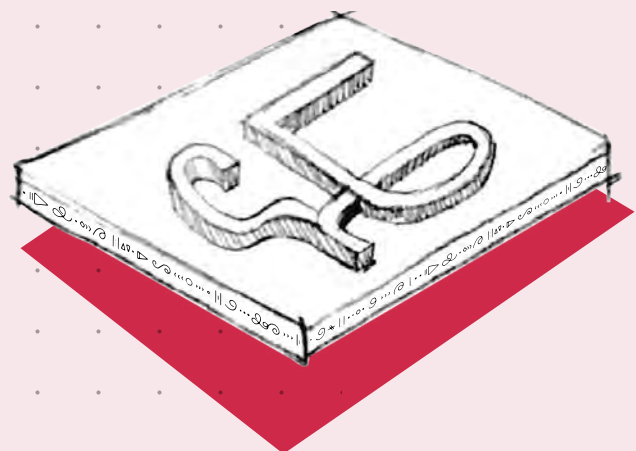
Site Plan

The Tamil Community Centre is a space dedicated to Tamil culture and history, environmental responsibility and health as well as the community. In addition to the three primary ground floor programs (a gymnasium, auditorium and a library/ museum), the remaining areas are specifically focused on community program needs both on the exterior grounds and the interior space. These spaces take the form of a multipurpose activity and meeting rooms. The grounds of the property also aspire to continue the internal engagement of the community to its context. Through thoughtful attention to the placement of the facility, it's close proximity to the street, and the surrounding neighbourhood as well as the targeted reforestation, plantings and positioning of urban furnishings, the TCC facility will continue to promote positive integration with it's community.

At its core both figuratively and literally, the TCC aspires to be a positive representation of public space. As evident in its central public space, The Courtyard, where both meaning and utility, history and ambition, create visual and physical access to the primary programs, allowing for ad hoc gatherings, community outreach, stakeholder engagement, and public events.

TCC Site Plan

Labelling Legend

|					
1	Forest	7	Museum	13	Wooded Area
2	Community Garden	8	Access Green Roof	14	Water
3	Access Courtyard	9	Pick-up/Drop-off	15	Parking
4	Archive	10	Track	16	Meadow of Memory
5	Washrooms	11	Outdoor Playing Field	17	Playground
6	Library	12	Public Space	18	Staines Road
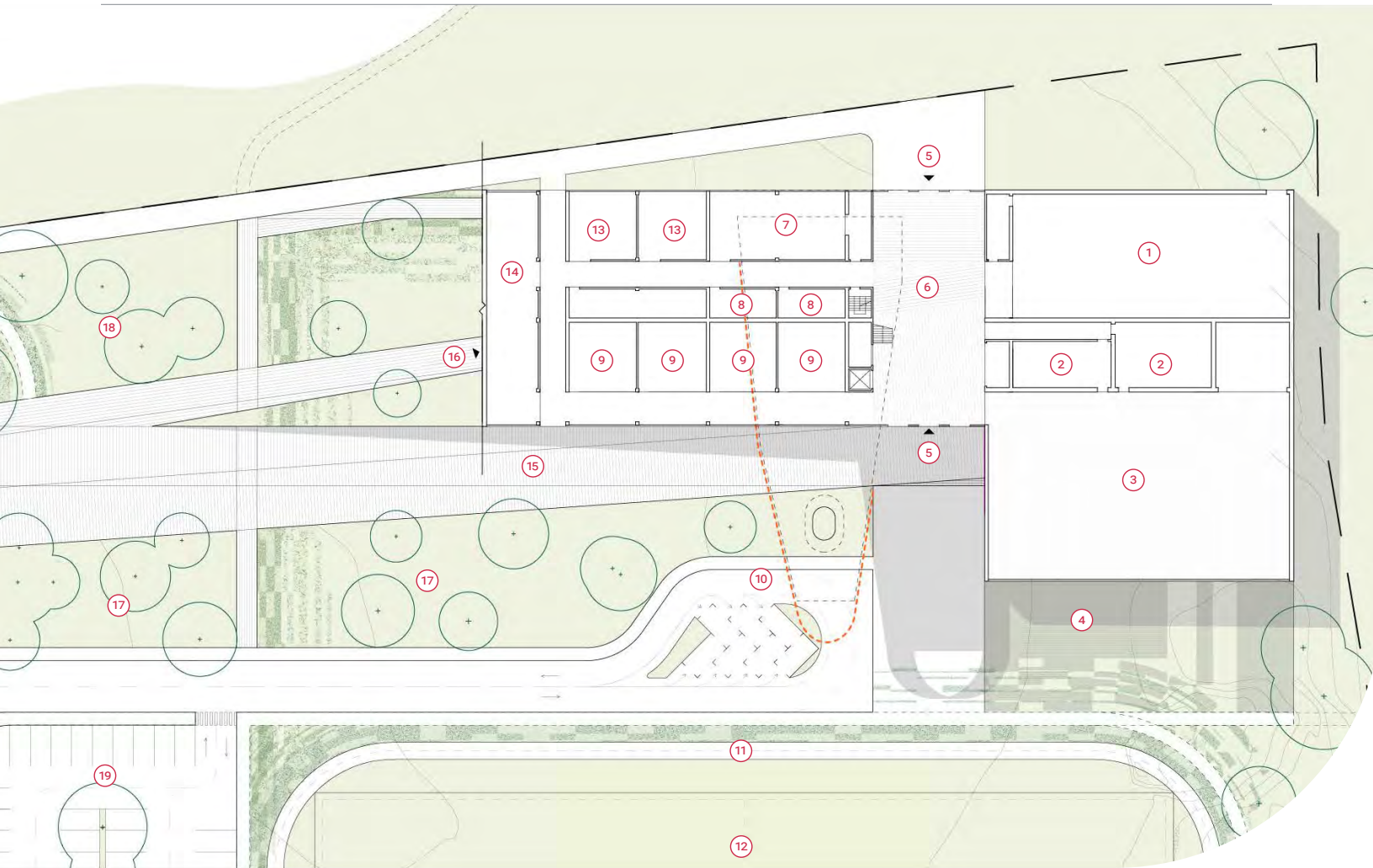
Ground Floor Plan

Labelling Legend

1	Auditorium	8	Washrooms	15	Public Space
2	Changerooms	9	Multi-purpose Room	16	Access Green Roof
3	Gymnasium	10	Pick-up/Drop-off	17	Wooded Area
4	Community Garden	11	Track	18	Meadow of Memory
5	Access Courtyard	12	Outdoor Playing Field	19	Parking
6	Courtyard	13	Multi-pupose Studio		
7	Dance	14	Building Administration		

Renderings
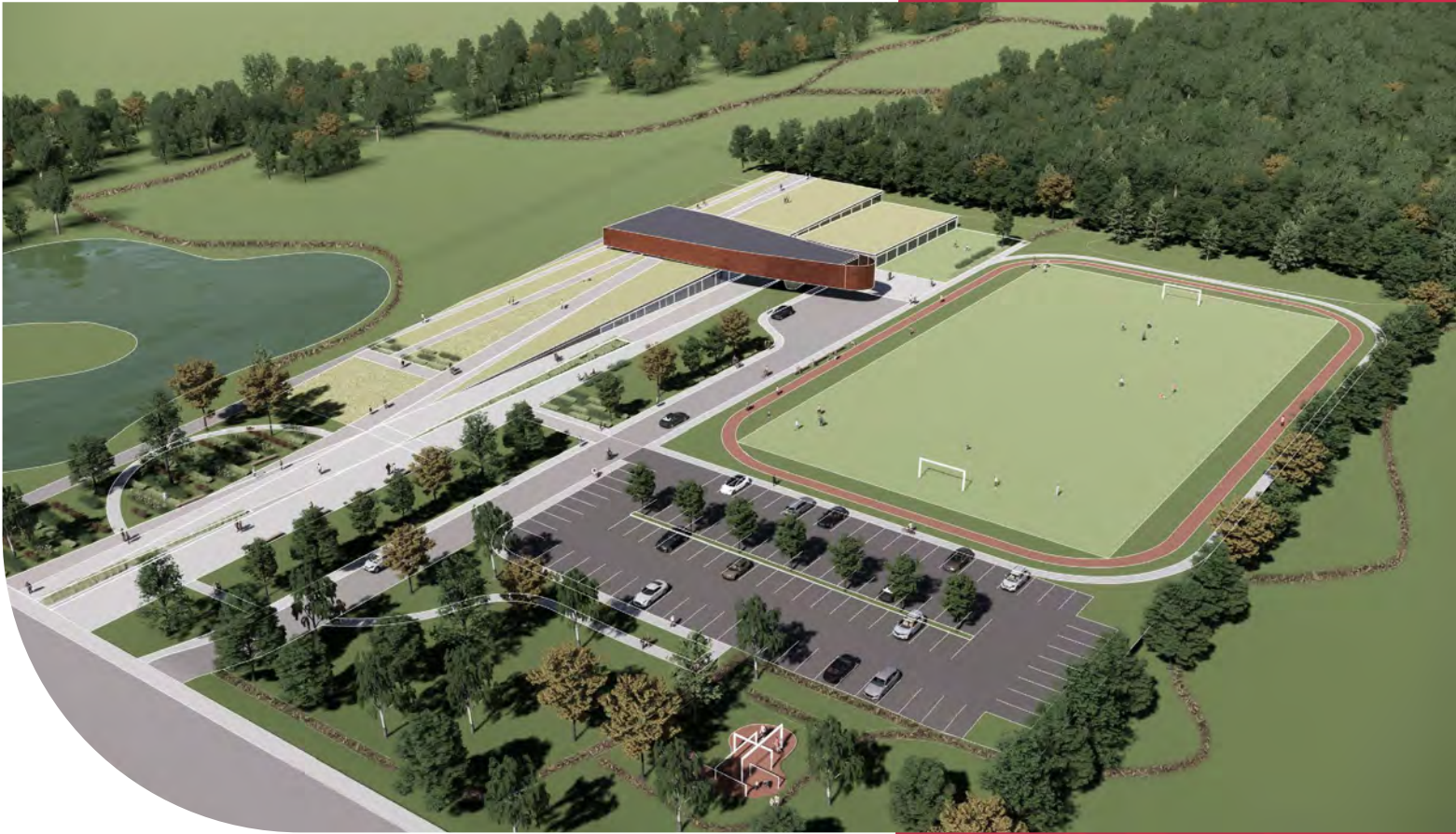
Aerial Perspective

In this rendering, you can see all major features of the site: the building in the northeast corner, the field, the children's playground, and the meadow. You can see the letter ழ traced into the landscape. The building incorporates the Mullai and the Kurinci rising from a flat service with trees to a higher point like a hill. Ample parking is provided to alleviate traffic concerns while also recognizing that many people who live in the area will walk, bike, or take transit. There is also a vehicle pickup and drop off area to discourage car usage and parking. The building is located in the most northeast corner of the site with a low building

profile to be as minimally intrusive as possible to local residents who live nearby. To act as a public amenity, the roof will be designed as a green roof providing people with an opportunity to walk and enjoy elevated views of the Rouge National Urban Park. Hiking trails will connect the TCC site to the ark. The site will also be rewilded with many trees sheltering the site from the main road. The site and building have been kept relatively low while using landforms and geography to provide universal accessibility. All colours used for the building are earth tones that blend in with the natural environment.

West Perspective

In this rendering, you are facing east from Staines Road. The form of the building is reminiscent of a glimmering ship run aground on a welcoming shore. These are the cultural components; library, archives, and museum, paying homage to the Tamil people's modern histories of migration, refuge, and asylum. You can also see the many walkable areas for everyone, as an intergenerational place for congregation and socializing.

Southwest Perspective

In this rendering facing northeast from Staines Road, a dynamic cross-section of movement and activity can be experienced including the vehicle drop off area and how people can use the site's many public amenities such as cycling, running, sport or just enjoying the outdoors.

East Perspective

In this rendering you are facing northwest from the field. To provide local residents privacy, the part of the ship that is facing the homes in the neighbourhood will use an opaque material. This also allows people using the library, archives, and museum a quiet moment for reflection. As the ship goes from opaque to transparent material, it faces the homelands, providing a symbolic gesture of people's minds clearing as they look homeward. You see people on the green roof watching people playing on the field and taking in the beautiful sights of the Rouge National Urban Park. The keel of the ship is clearly visible.

Climate Change Resilience

8
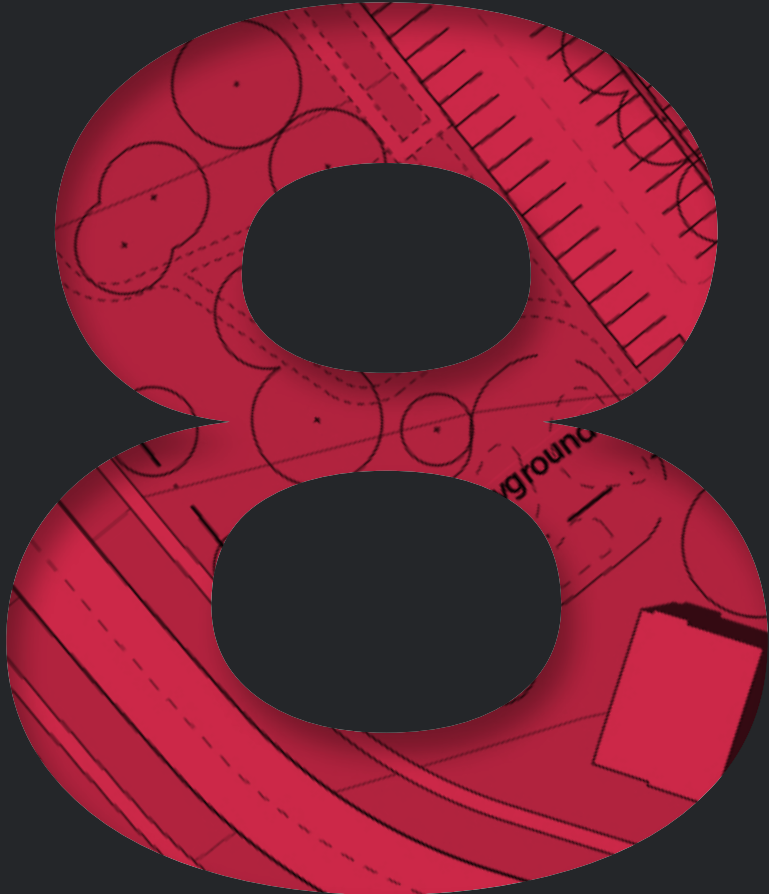
The TCC is committed to climate resilience using our extensive design research around the tools currently in use within the architecture and sustainability disciplines. All construction industry assessment programs will be considered in the fulfillment of this commitment including LEED, Fitwell, Well, Carbon Neutral and Net Zero (Resilience Neutrality), and will be utilized in the design process. Embedded in this commitment is an understanding of the importance of adherence to the Climate Lens program by the federal government.

Along with these commitments, TCC is also committed to the spirit of the Climate Lens Program through proper installation of infrastructure and Building Automated Systems in order to evaluate, manage and maintain proper life cycle Greenhouse Gas Mitigation and Climate Change Resiliency. These practical and measurable initiatives are not only a cornerstone sustainable practice but embedded into the core principles of the project.

These systems and the efficacy will be assessed during the design and design development process. The building and site will achieve LEED and Fitwell accreditation and will aspire to be Net Zero with its highly integrated landscape and its use of wood and integrated systems. The landscape will be built from the natural environment, where native and existing grasses are cultivated, framing the sports fields and playground areas.

LEED accreditation will address issues around local and resilient materiality, circulation and building systems, site control and construction methods. Fitwell will add infrastructure sensitivities, recreation and active uses, high level system strategies, and community user engagement in the broader and long-term use of the building and site.

Our TCC Resiliency Program will allow a straightforward dovetailing into the Climate Lens agenda. The Climate Lens programs and their assessment criteria will be integrated into a broader community, neighbourhood, and site wide engagement process and design process.

We see positive alignment in the specific requirements of the Greenhouse Gas Mitigation program and this project. Strategic implementation of local and sustainable materials, reducing energy use through net zero tools, and commiting to natural and low-maintenance finishes, as well as a strategic location for minimized vehicle use will help mitigate greenhouse gases. Direct effects will be positively affected through exploration of our own energy conservation and production systems and our landscape and planting strategies for water management and remediation.

We also see positive alignment with the specific requirements of the Climate Change Resiliency Assessment program. Strategic implementation of the following system will lead to a positive risk mitigation assessment; site wide water management to deal with rainfall, snow melt and wastewater; a long-term planting plan for sun/shade microclimates across seasons; planting biodiverse species for broader natural ecosystem sustainability and pollinators; local, sustainable and low-maintenance materials.

Within the pre-design phase, the following components have been completed:

01

Site Planning and Building Location

The building has been located on the site to take advantage of exceptional views, amenities, natural light and presence for the community. This includes site access strategies, landscape opportunities for community gardens, playing field and playground uses and links to adjacent landscape amenities. Parking and drop off locations, and an understanding of site servicing parameters are complete.

02

Programming

Functional programming is underway with major program elements defined through the public consultation process. The program adjacencies are defined, with the building evolving as a linear plan with the major elements of auditorium and gymnasium acting as anchors on each end. The library, archives, and museum are placed centrally between the two, along with the major central public spaces. Program spaces for finer grained program elements and building systems are understood, as well as the primary building circulation strategies.

03

Structure

The sustainability strategy of the building and the use of natural materials have helped define the building's mechanical systems, the wood frame structural strategy, the green roof opportunity, and the landscape adjacencies.

04

Massing and Built Form

The basic massing and formal strategies for the project are understood, along with its location on the site. It is an elegant 'bar' shaped building that clearly transmits the major program elements to the user, and engages new and existing landscape elements.

Project Timeline

By the end of 2021 — Execute land lease with the City of Toronto.

Establish Project Committee to oversee technical delivery of project.

Establish User Committee to develop programming design, reporting to Project Committee.

Procure Project Management Office to oversee cost, procurement services, funding, the mangement process, and documentation for future audits.

March 2022

Zoning application begins. A Zoning Bylaw Amendment application needs to be submitted to the City of Toronto to amend the current zoning bylaws regulating the parcel of land. A committee is formed to review and approve the development of the land and community consultation is actively encouraged with objections and support being tabled before the public for discussion.

January 2022

Launch process for selection of an architectural firm for design services.

Host a community info session.

May 2022

Design process begins. Starting with validation of the pre-design concept, the design will evolve in detail through the schematic design phase. Schematic design is the level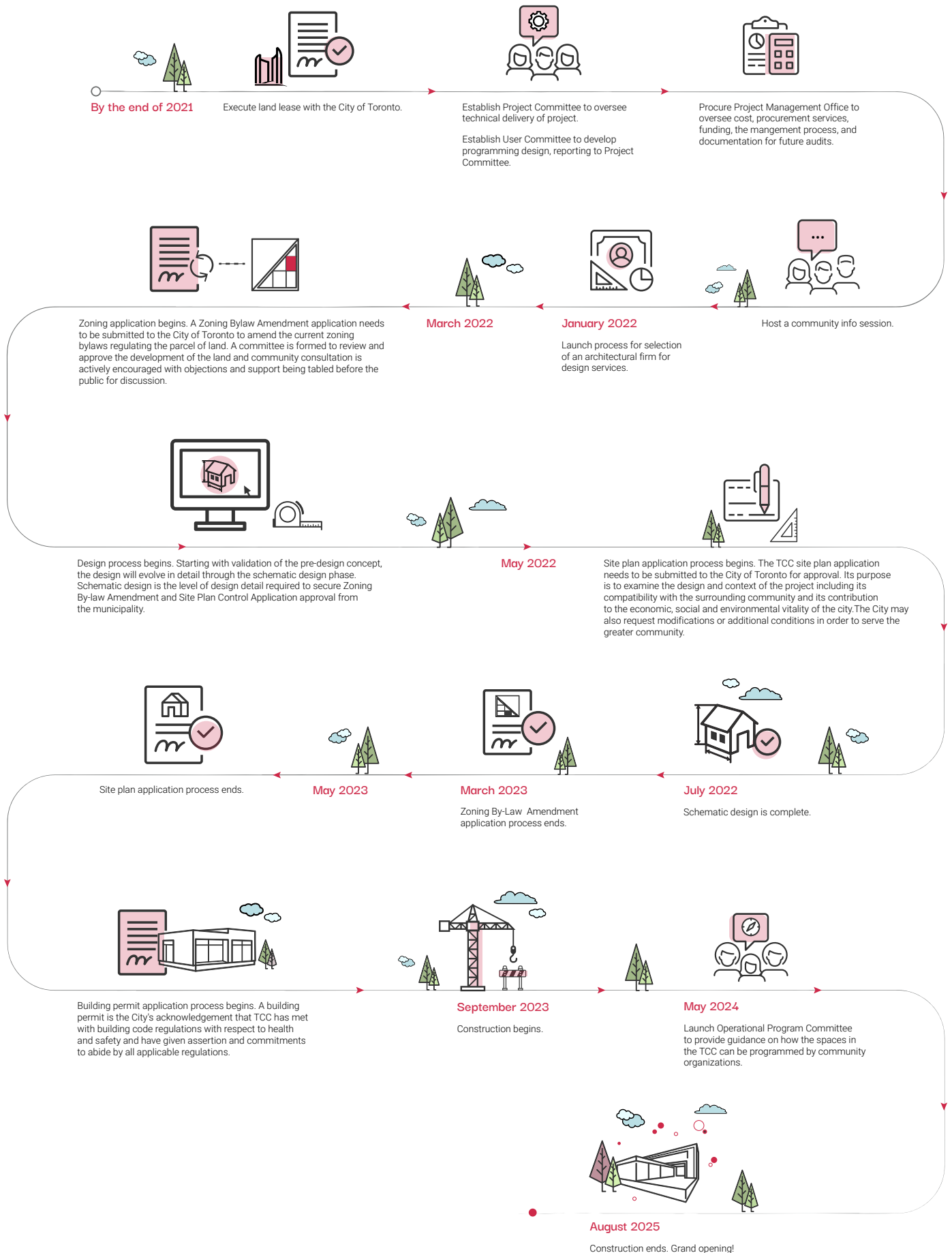 of design detail required to secure Zoning By-law Amendment and Site Plan Control Application approval from the municipality.

Site plan application process begins. The TCC site plan application needs to be submitted to the City of Toronto for approval. Its purpose is to examine the design and context of the project including its compatibility with the surrounding community and its contribution to the economic, social and environmental vitality of the city. The City may also request modifications or additional conditions in order to serve the greater community.

Site plan application process ends.

May 2023

March 2023

Zoning By-Law Amendment application process ends.

July 2022

Schematic design is complete.

Building permit application process begins. A building permit is the City's acknowledgement that TCC has met with building code regulations with respect to health and safety and have given assertion and commitments to abide by all applicable regulations.

September 2023

Construction begins.

May 2024

Launch Operational Program Committee to provide guidance on how the spaces in the TCC can be programmed by community organizations.

August 2025

Construction ends. Grand opening!

SECTION 10

Get Involved

Community feedback on the pre-design study can be submitted until October 13, 2021 on our website at: **www.tamilcentre.ca.**

A community townhall meeting to learn more about this study will be hosted on October 13, 2021 at 7:00 PM. **Register here.**

To stay up to date on this project, visit our website at **www.tamilcentre.ca** and follow us on social media:

TamilCommunityCentre

@tamilcommunitycentre

@_TamilCentre

You can also contact us anytime at **info@tamilcentre.ca**