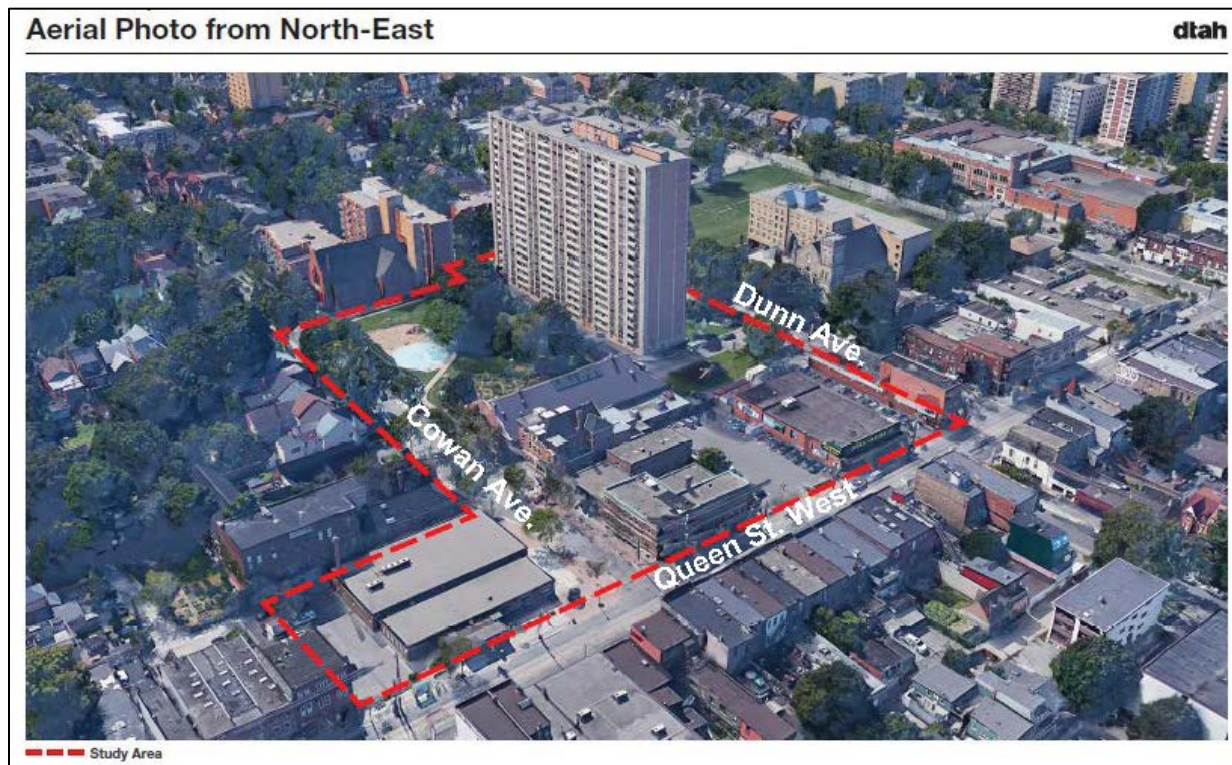


Attachment 1: Study Area Overview



City-owned Lands - Potential Redevelopment

Masaryk-Cowan Community Centre (220 Cowan Ave.)

The Masaryk-Cowan Community Centre is located in a two-and-a-half storey historic building. The south portion of the building was constructed in 1898 as a curling club, and north portion was built in 1905 as a fire hall. The exterior, select interior elements, and the scenic character of the property are protected by an Ontario Heritage Trust Conservation Easement (1982). The property has also been designated under Part IV of the Ontario Heritage Act, and is identified as a Potentially Contributing property within the Parkdale Main Street Heritage Conservation District Study.

The Parks, Forestry and Recreation Division of the City of Toronto has operational management of the building at 220 Cowan Ave, which operates as a community recreation centre. The City runs various registered and drop-in programs and permits space for community organizations to offer programming. Programmable spaces at the community centre currently include a gymnasium, activity and meeting rooms, change rooms, a fitness and weight room, office space, enhanced youth space, early years space and a dance studio.

Parkdale Arts & Culture Centre (1313 Queen Street West)

The Parkdale Arts & Cultural Centre (PACC) is a mixed use facility that the City has leased to Artscape since 1998. Artscape sub-leases commercial and residential spaces within this facility at below-market rates, including nine live-work studios for artists, three office areas (currently sub-let to Parkdale Business Improvement Association, Parkdale

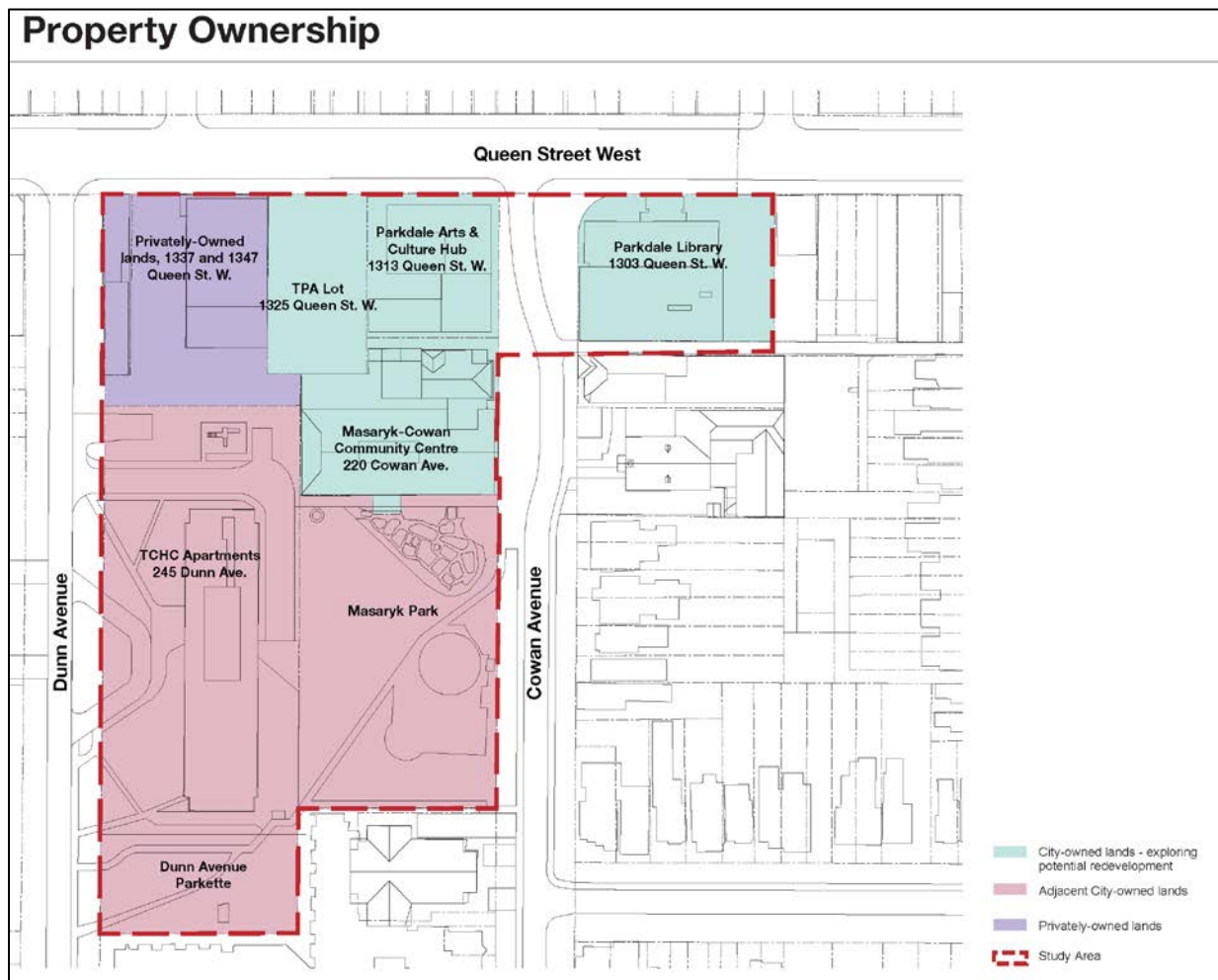
Community Development Group and Kababayan Community Centre), and one gallery space (currently sub-let to Gallery 1313). Built in 1932 as a police station, this building is listed in the City of Toronto's Heritage Register and has been identified as a Potentially Contributing Property within the Parkdale Main Street HCD Study.

Parkdale Library (1303 Queen Street West)

Toronto Public Library currently operates a neighbourhood branch library program out of a one storey building that was purpose-built as a library in 1964. The Parkdale Library program is currently the third busiest library program in the city of Toronto, based on number of annual visits. In addition to the library collections, common areas, service desk and workspaces, the Parkdale Library also has a large auditorium below-grade, a unique musical instrument lending library, and an area that is leased out to the Parkdale Community Information Centre – a drop-in and outreach program that assists community members with accessing community and government resources and services.

Municipal Carpark 158 (1325 Queen Street West)

Operated by the Toronto Parking Authority, this off-street public parking lot provides 32-space surface parking spaces. Toronto Parking Authority has expressed the need to see these spaces replaced if this property is redeveloped through the Parkdale Hub project.



Adjacent City-owned Lands

Masaryk Park (220 Cowan Ave.)

This 1.25 acre park includes a playground, wading pool, and community garden space, and provides permitting opportunities for community uses including a Good Food Market.

TCHC Residential Building (245 Dunn Ave.)

This property includes a 20-storey residential apartment tower operated by TCHC which offers 384 rent-geared-to-income housing units. On-site amenities include a computer room, a recreation room, a parkette, and an underground parking garage with 185 parking spaces. The site abuts Masaryk Park to the east and Dunn Avenue Parkette to the south.

Dunn Avenue Parkette (185 Close Ave.)

This 24,000 square foot open space is located immediately south of 245 Dunn Avenue, and includes a community garden. A pedestrian footpath links this parkette to Masaryk Park.

Attachment 2: Guiding Principles

In 2018, the project team consulted the Interdivisional Agency Table as well as the local community for guidance in the development of the project's Guiding Principles. These will serve as continuous touchstones for the Parkdale Hub project as it moves forward, keeping the project grounded to a shared vision.

Integration – We will bring people and services together to find opportunities, and better serve the community.

Responsiveness – We will make sure the project serves the community today – and will respond to future needs.

Collaboration – We will keep the community informed and engaged throughout the process.

Respect – We will make sure everyone is heard and that Parkdale's history and culture are respected.

Quality – We will design a space that is welcoming and universally accessible, that is both functional and beautiful.

Attachment 3: Preliminary Program Needs

	Masaryk-Cowan Community Center	Toronto Public Library	Toronto Parking Authority	Parkdale Arts & Culture Centre
Existing Program Area	27,000 ft ² (2,500 m ²)	24,083 ft ² (2,237 m ²)	32 parking spaces	13,000ft ² (1,208 m ²)
Required Program Area	45,000f ft ² to 65,000 ft ² (4180 m ² to 6,040 m ²)	24,083ft ² to 25,000 ft ² (2,237 m ² to 2,323 m ²)	32 parking spaces	13,000ft ² Plus additional live-work units, if feasible

Additional Programming Opportunities

As the programming model and design work advances in Phase 2 of the Parkdale Hub project, opportunities may emerge for the introduction of new programming run by the City and/or a community partner. In Phase 1 of the project, participants in the Interdivisional Agency Table and the public meetings provided input on the types of new programming that would benefit the Parkdale community as part of this site. These preliminary ideas included the following:

- Creative incubator space
- Shelter or emergency respite facilities
- Toronto Public Health or Employment and Social Services client outreach programs
- Community repair hub
- Youth space
- Child care centre
- Spaces for urban agriculture and/or community gardening
- Community kitchen and food security programs
- Legal and financial service support
- Settlement services

These programming ideas and opportunities will continue to be explored through the development of a Programming Model in Phase 2 of the Parkdale Hub project, if approved. This Model will be developed in consultation with City programming divisions and agencies, as well as the local community.

Attachment 4 – Conceptual Design & Massing Study

(separate attachment)