

Parkdale Hub Project

Conceptual Design and Massing Study

Prepared for: City of Toronto & CreateTO
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1 / BACKGROUND AND INTRODUCTION

The primary objective of the Parkdale Hub Conceptual Design and Massing Study is to develop alternative planning and urban design visions for a multi-use community hub at the intersection of Queen Street West and Cowan Avenue.

This intersection is home to an important cluster of City-owned facilities and services that support the local community. Many of these public facilities require substantial repair, maintenance and improvements.

This study examines the opportunities to take advantage of this cluster of existing City-owned facilities to plan and build a community hub that more efficiently and effectively serves the Parkdale community.



TORONTO CITY COUNCIL DIRECTIVE

As directed by City Council in the Spring of 2017, City staff convened an Inter-Divisional Working Group, including CreateTO, to engage with the local community and develop a coordinated area-wide plan to enhance the programming and service delivery spaces within the Parkdale community node and help shape and define ongoing revitalization efforts.

From January to June of 2018, the Inter-Divisional Working group held several preliminary stakeholder and community meetings to learn what Parkdale residents, community organizations and local City agencies would like to see included in a future community hub. The Community Vision, developed through these efforts, is the creation of a welcoming and vibrant space that serves Parkdale’s needs today, and is adaptive to evolving needs of the community in the future. An expansion to the current programming at the Parkdale Library, Parkdale Arts + Culture Centre, and within the Community Centre are key objectives for the future community node.

DTAH and ERA were engaged to develop conceptual design and massing options that build upon this City staff and community work. The outcome of this study is a preferred concept design that is intended to be brought back to the community and Council for further consideration and input, with the ultimate goal of informing and shaping the nature of the revitalization efforts to follow.

PROJECT SCOPE

The scope of work for the Conceptual Design and Massing Study included the following tasks:

- examining a potential mix of uses that are compatible with the area planning context, address existing and future space needs for existing service providers and examining the potential for accommodating additional space for service needs identified by the City’s Working Group;
- identifying heritage preservation and adaptive reuse opportunities of the City-owned heritage buildings on site;
- working with Create TO and the City of Toronto to develop conceptual massing scenarios for the City-owned lands, including options to assemble land where possible or necessary; and
- identifying public realm considerations and connections with the surrounding community.

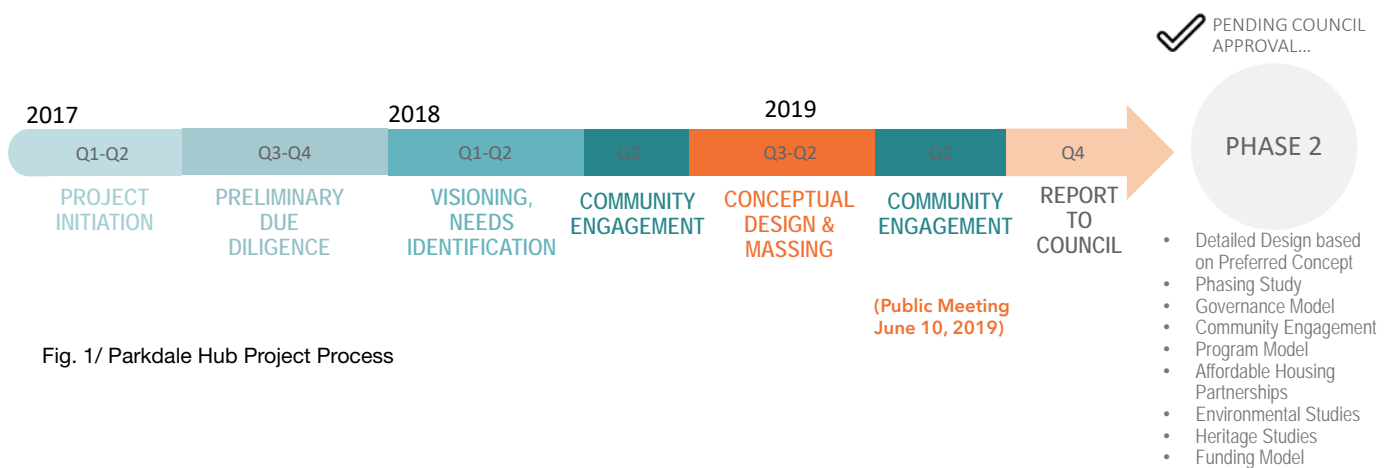


Fig. 1/ Parkdale Hub Project Process

STUDY PROCESS

This Conceptual Design and Massing Study was undertaken within the Phase 1 Feasibility Study of the larger Parkdale Hub Project. Phase 2 is anticipated to occur in the future and will include detailed design, feasibility and development plan work. (Refer to Figure 1 on the Opposite page)

The Conceptual Design and Massing Study included three stages:

1/ Understand. The first stage included an analysis of the context and the properties within the site and the development of design principles to guide the explorations of the options.

2/ Explore. A range of alternative options were explored and tested through a series of meetings with a technical working group composed of City staff and stakeholders. Stage 2 culminated in a public meeting in which community members provided input on four conceptual massing options.

3/ Document / Decide. In the third and final stage, a preferred alternative was identified and the options summarized in this final report. The preferred alternative is identified in a City report to Council.

GUIDING PRINCIPLES

Five Guiding Principles (listed below) were developed prior to the Conceptual Design and Massing Study through preliminary meetings with community members, organizations and online surveys.

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.

STUDY AREA

The Parkdale Community Hub Study Area is defined by Dunn Avenue in the west, Cowan Avenue and the Parkdale Library site in the east and Masaryk Park and Dunn Avenue Parkette in the south.

Queen Street West, a long-established main street, defines the northern boundary of the site. This section of Parkdale serves as a civic and cultural hub for the neighbourhood and has historically provided an important focus for community life.

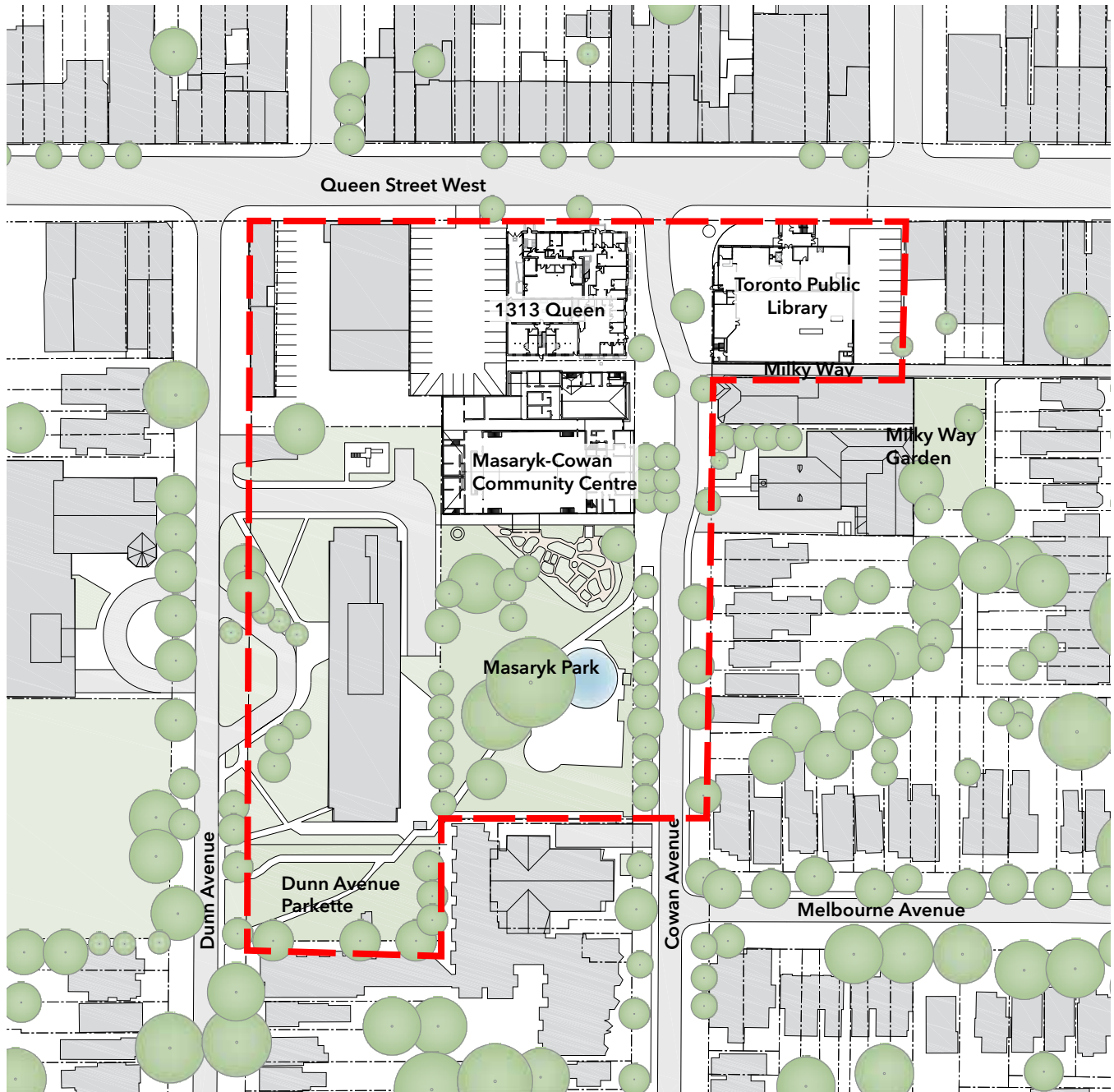


Fig.2/ Study Area



Fig. 3/ Aerial View Looking Southwest



Figure 4/ Aerial View Looking North



FIRE

STATION

No. 18.

2/ EXISTING CONDITIONS AND ANALYSIS

The historic evolution of this place, the existing condition of the buildings and the site as well as the larger context have all influenced the exploration of conceptual design and massing options.

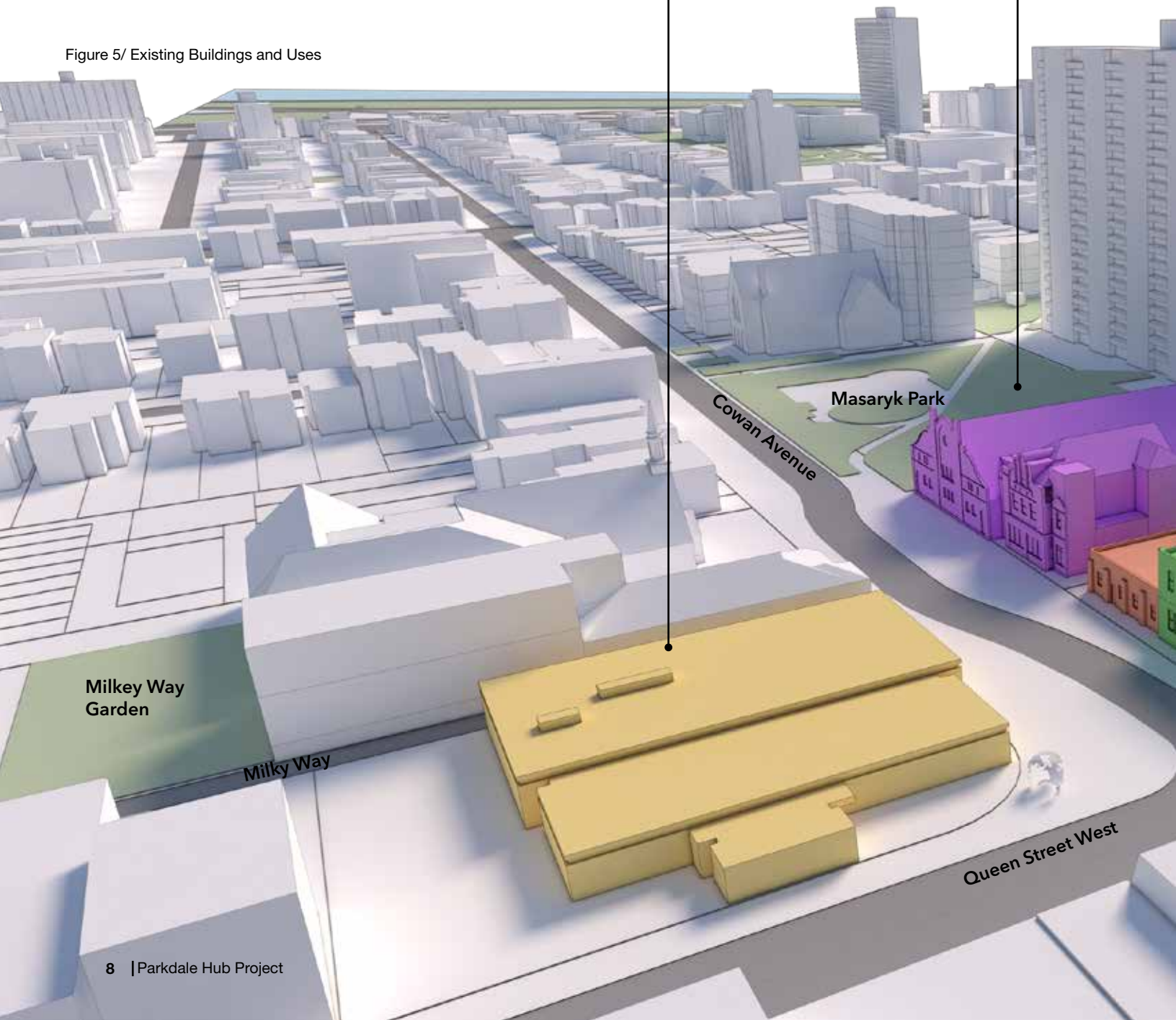
CURRENT USES AND BUILDINGS

The Figure below identifies the existing land uses and buildings within Study Area.

The Parkdale Library operates out of a one storey building at 1303 Queen Street West. Programmable spaces currently include a basement auditorium, meeting rooms, music lending library room, office space and small study rooms, in addition to the library hall on the main floor. The existing Parkdale Library building is coming to the end of its life cycle, has state-of good repair challenges, and needs additional space.

Masaryk Park & Dunn Avenue Parkette are two of the very few green spaces in the area. Masaryk Park includes a playground, wading pool, and community garden space, and provides opportunities for community uses including a Good Food Market. The Healthy Organic Parkdale Edibles (HOPE) Garden was recently constructed south of the community Centre. Dunn Avenue Parkette is linked to Masaryk Park by a pathway.

Figure 5/ Existing Buildings and Uses



Toronto Community Housing Corporation (245 Dunn Avenue) is a 20-storey residential apartment tower operated by TCHC. The building consists of 384 rent-geared-to-income housing units and on-site amenities including a computer room, a recreation room, a parkette, and 185 underground parking spaces. Consultation with TCHC identified that their underground parking is under-utilized.

Masaryk-Cowan Community Centre (220 Cowan Avenue) is under the operational management of the Parks, Forestry and Recreation Division of the City of Toronto, and offers a variety of registered and drop-in programs and space for community organizations. Consultation with City staff identified that the current Community Centre needs investment, has challenges related to accessibility and insufficient space for its anticipated community program needs.

Municipal Car Park 158 (1325 Queen Street West) is a 32-space surface parking lot provides off-street public parking and is operated by the Toronto Parking Authority (TPA).

1337 and 1347 Queen Street West
1337 Queen Street West is a single storey Dollarama store and 1347 Queen Street West is a two storey mixed-use building.

Parkdale Arts and Culture Centre (PACC) is located within a two storey building at 1313 Queen Street West. PACC was opened in 1998 by Artscape and includes nine live-work studios for artists, three offices, and an art gallery. Initial consultations with Artscape identified that while the historic building is well loved by its tenants, it needs investment and has challenges related to accessibility. The existing gallery has a large member-base and is well-loved by the arts community.

HISTORIC COMMUNITY NODE

Civic and community uses are key components of the Parkdale Hub's cultural heritage value. As shown in Fig. 6 and 7, the intersection of Queen Street West and Cowan Avenue has been a hub of civic and community uses since Parkdale's early settlement.




-  Municipal Building c. 1888
-  Original Fire Hall c. 1890
-  McLachlan Town Hall c. 1880



Figure 6/ 1898 Fire Insurance Plan







-  Original Curling Rink Facade & Trusses (c.1898)
-  Fire Hall (c.1905)
-  Original Police Station (c.1931)
-  Fire Hall Addition (1972-80)
-  Public Library (1963-64)
-  Masaryk Hall Constructed (1986-87)



Fig. 7/ The Site Today

SITE HISTORY

The Study Area and neighbourhood lands have a long history of inhabitation and use that pre-dates the present-day built form. The time-line to the right identifies the key moments in the historic evolution of this as a place of civic and community focus.



These lands have a long history of inhabitation that pre-dates European settlement. They are part of the ancestral lands of the Wendat, Haudenosaunee and Mississauga and were once connected to the Toronto Carrying Place trail: a portage route, running along what is now Queen Street West.

The earliest records identify a multi-purpose building on Queen Street that hosted various community functions. After Parkdale's formal incorporation as a village in 1879, McLachlan Hall was erected to host the Council Chambers, fire hall, and later, a library.

In 1885 plans are prepared for a new Municipal Building at the south west corner of Queen Street West and Cowan Avenue. The building, which housed Council Chambers and offices, a fire hall, engine house and police cells, officially opened in 1888.

Parkdale is annexed to Toronto and the Municipal Building is converted into Toronto's Police station No. 56.

Fire Hall No. 15, designed by Arthur Denison, was constructed on the lot to the south of the police station, only to be functionally replaced by Fire Hall No. 18, immediately to the south, eight years later.

A curling rink designed by Darling and Pearson was constructed just south of the public buildings on Cowan Avenue.

The original 1888 Municipal Building and Fire Hall No. 15 are demolished for the construction of a new police station, which stands today. The new police station was designed by Toronto Architects K.S Gilles and S.T.J Fryer.

Fire Hall No. 18 is closed and repropesed as a community centre (now known as Masaryk-Cowan Community Centre).

Fire Hall No. 18 and the curling club are renovated and combined as the Masaryk-Cowan Community Centre. This development included the replacement of the south, west and north facades of the curling club. The principle facade and original trusses were retained.



Fig. 8/ Early sketch of 1888 Municipal Building (date unknown)



Fig. 9/ 1920s Police Station No. 56, in converted 1888 Municipal Building



Fig. 10/ New Police Station (1932)



Fig. 11/ The Curling Rink (1980s)

EXISTING HERITAGE RESOURCES

The Study Area contains two publicly-owned heritage buildings, which are complemented by a concentration of additional historic buildings in private ownership, located along Queen Street West and Cowan Avenue. Together, these buildings speak to the rich life and heritage of this area of Parkdale, and provide an incredibly valuable foundation upon which to build a future vision for revitalization. These buildings have accommodated a broad variety of program uses over time and can continue to support and enrich community life.

The property at 220 Cowan Avenue is designated under Part IV of the Ontario Heritage Act by By-law No. 1987-76. The property at 1313 Queen Street West was listed on the City of Toronto’s Heritage Register in 1983.

The site is adjacent to three properties designated under Part IV of the Ontario Heritage Act: 1291 Queen Street West, 186 Cowan Avenue and 201 Cowan Avenue. Additionally, the site is adjacent to 1372 Queen Street West and 207 Cowan Avenue, which are listed on the Heritage Register.

The site is located within the proposed Parkdale Main Street Heritage Conservation District (the “HCD”). Two properties on the site, 220 Cowan Avenue and 1313 Queen Street West, and numerous adjacent properties, are identified as potentially contributing properties in the HCD Study. The HCD Plan is currently under development and will be presented to the Toronto Preservation Board (TPB), Toronto and East York Community Council, and City Council to consider the designation of the HCD under Part V of the Ontario Heritage Act.

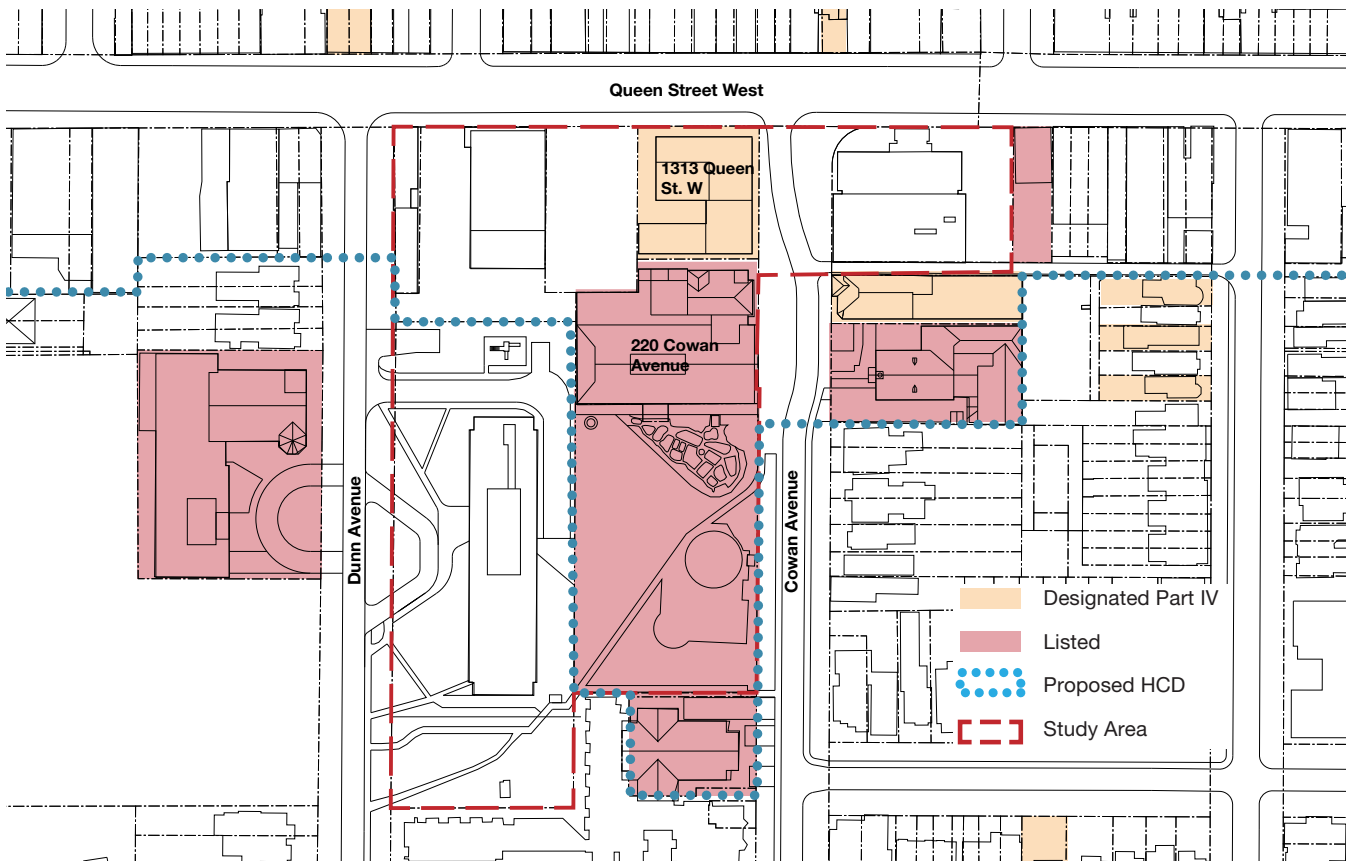


Fig. 12/ Existing Heritage Resources

BUILDING ALTERATIONS

The heritage buildings on the site have sustained exterior and interior alterations over time, to accommodate new and expanded community uses. Further evolution of these buildings, and of the site in general, should be managed with attention paid to the conservation of remaining original attributes. Previously altered attributes or buildings may be rehabilitated and adapted to future uses.

220 Cowan Road

In 1985 to 1988, Fire Hall No. 18 and the curling club were renovated and combined as the Masaryk-Cowan Community Centre. Alterations to the curling club included:

- Retention of the east masonry facade
- Retention of the original steel trusses
- Replacement of the south, west and north facades
- Replacement of the roof
- Replacement of all wood cornices with metal sheeting
- Replacement of all windows, doors and frames

Alterations to the fire hall included:

- Removal of select windows, and infill of those openings (rear and south elevations)
- Removal of 1970s entrance and replacement with glazing
- Replacement of roofing at the rear

- Original Curling Rink Facade & Trusses c. 1898
- Fire Hall c. 1905
- Fire Hall addition 1972-80
- Constructed 1986-87
- Altered openings c. 1973 & 86



Fig.13/ Masaryk-Cowan Community Centre under construction, showing retention of front facade and trusses (Toronto Archives).



Fig.14/ Current photo of Fire Hall building, showing alterations

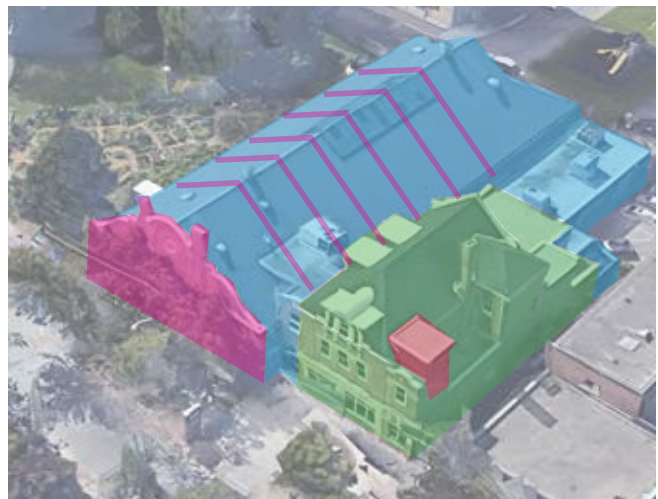


Fig.15/ Current photo of Fire Hall building, showing alterations

1313 Queen Street West

In 1931 Municipal Building/Police Station No. 56 as well as the 1890s Fire Hall were purposefully demolished for construction of new Police Station, No. 6. Since then, alterations have included:

- Infilling the original garage door entrances to accommodate new windows
- Mid-90s stable and cells interior renovations

1303 Queen Street West

The site of 1303 Queen Street West originally hosted the McLachlan Hall, which included Council Chambers and a fire hall in the late 1800s. The building later also hosted a public library. The buildings on the site were demolished in 1962-63 for the construction of the Parkdale Public Library by 1964

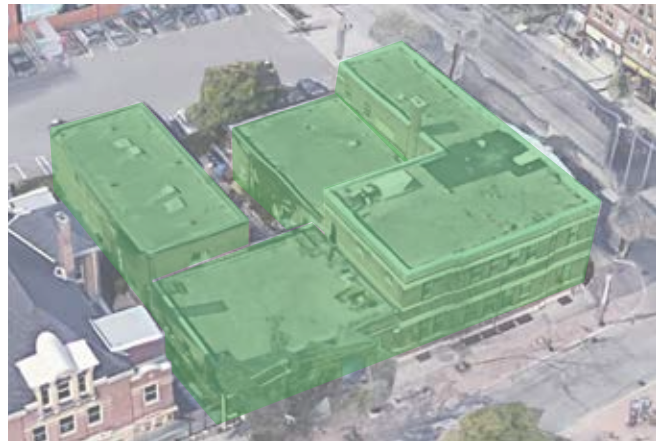


Fig .16/ Original Police Station c. 1931 (Green)



Fig. 17/ Police station c. 1931 showing garage openings in the single storey rear portion.



Fig. 18/ 1932 Main Floor Plan (Toronto Archives)



Fig. 19/ Existing photo, showing bricked in openings in orange



Fig. 20/ Looking east at the public library in the 1980s (Toronto Archives).

POLICY CONTEXT

The following documents were particularly relevant in informing the Conceptual Design and Massing Study:

Official Plan

The Study Area is designated *Mixed Use* and abuts areas designated as *Neighbourhoods* and *Parks* (refer to Sections 4.1 and 4.5 of the Official Plan). The Study Area is located along Queen Street West, which is designated as an *Avenue* governed by the City's *Avenue* policies as identified on Map 2 Urban Structure in the Official Plan (refer to Section 2.2.3 Avenue and Re-Urbanizing Arterial Corridors). Parkdale's Main Street is intended to continue its role as a mixed-use main street supporting community and cultural uses.

Avenues and Mid-Rise Buildings Guidelines

In July 2010, the City adopted the recommendations contained in the staff report prepared by City Planning entitled the Avenues and Mid-Rise Buildings Study and Action Plan. The study encourages future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-Rise Buildings Study identifies a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between re-urbanization and stability. The Performance Standards provide guidance pertaining to the size, shape and quality of mid-rise buildings and are intended to implement Section 2.3.1 of the Official Plan. The Avenues and Mid-Rise Buildings Guidelines performance standards guides the conceptual design and massing exercise for the Parkdale Study Area.

The Parkdale Hub site the frontage parcels would qualify as a an 'ideal lot' as defined by the guidelines, wherein a general height envelope is assumed to be 6-storeys maximum, with a maximum of a 4-storey street wall and angular plane controls from the south property line. More specific to the Parkdale Hub site, the City is currently studying a 3-storey maximum street wall along Queen Street West so that new buildings relate closely to the existing 2-3 storey streetwall fabric (see Concurrent Studies below).

Concurrent Studies. The Parkdale Main Street Heritage Conservation District Plan (HCD) and the West Queen West Planning Study (WQW) are currently being completed by the City. These documents will help guide the integration of new buildings, exterior character of renovations, additions to existing buildings, and investments in public space. As shown in the figures to the right, the WQW planning Study policies signal new buildings fronting Queen Street to have a 3 storey street wall height (approx. 10.5m) with a 5m step-back, and 45 degree angular plane at 16m to a maximum height of 20m to respect the street context. The rear of any new Queen Street West buildings will require angular planes extending at a 45 degree angle, beginning at 4 storeys (approx. 16m) above the ground, 7.5m from the rear property line.

Zoning By-law. The Study Area includes CR 2.5 (c1.0; r2.0) SS2 (Commercial Residential) zoned properties along Queen Street and R (d1.0) (x324) zoned properties (Residential). Masaryk Park is zoned as Open Space. 220 Cowan Avenue (Masaryk-Cowan Community Centre) is located within an area zoned as residential.

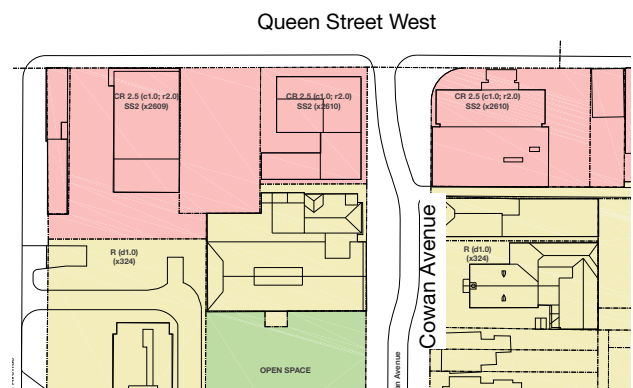


Fig. 21/ Zoning

- Commercial Residential
- Residential
- Open Space

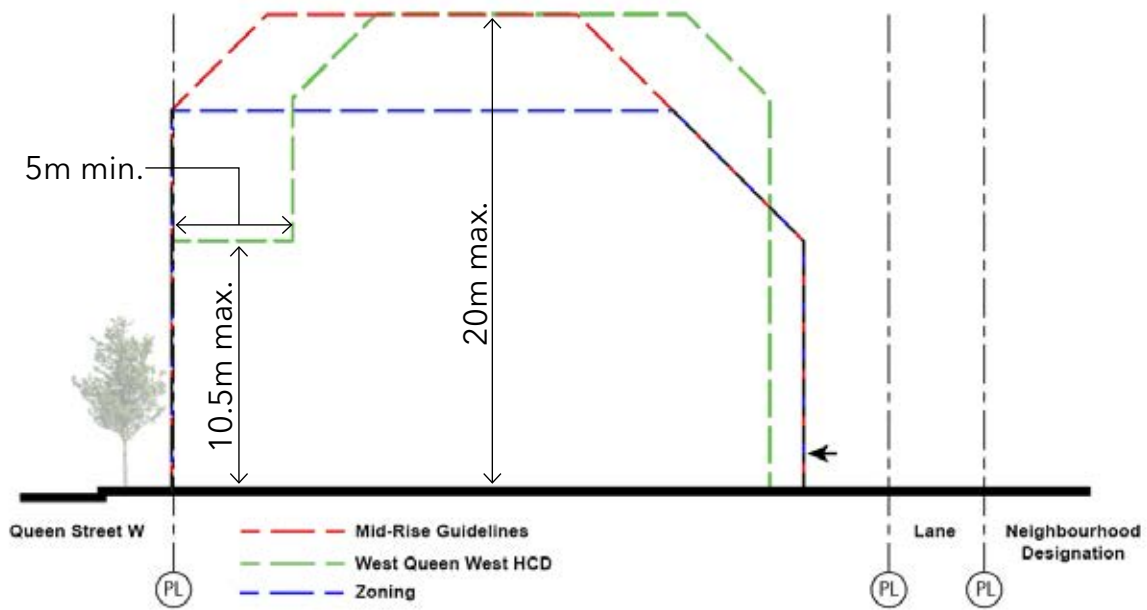


Fig. 22/ Building Envelope Comparison

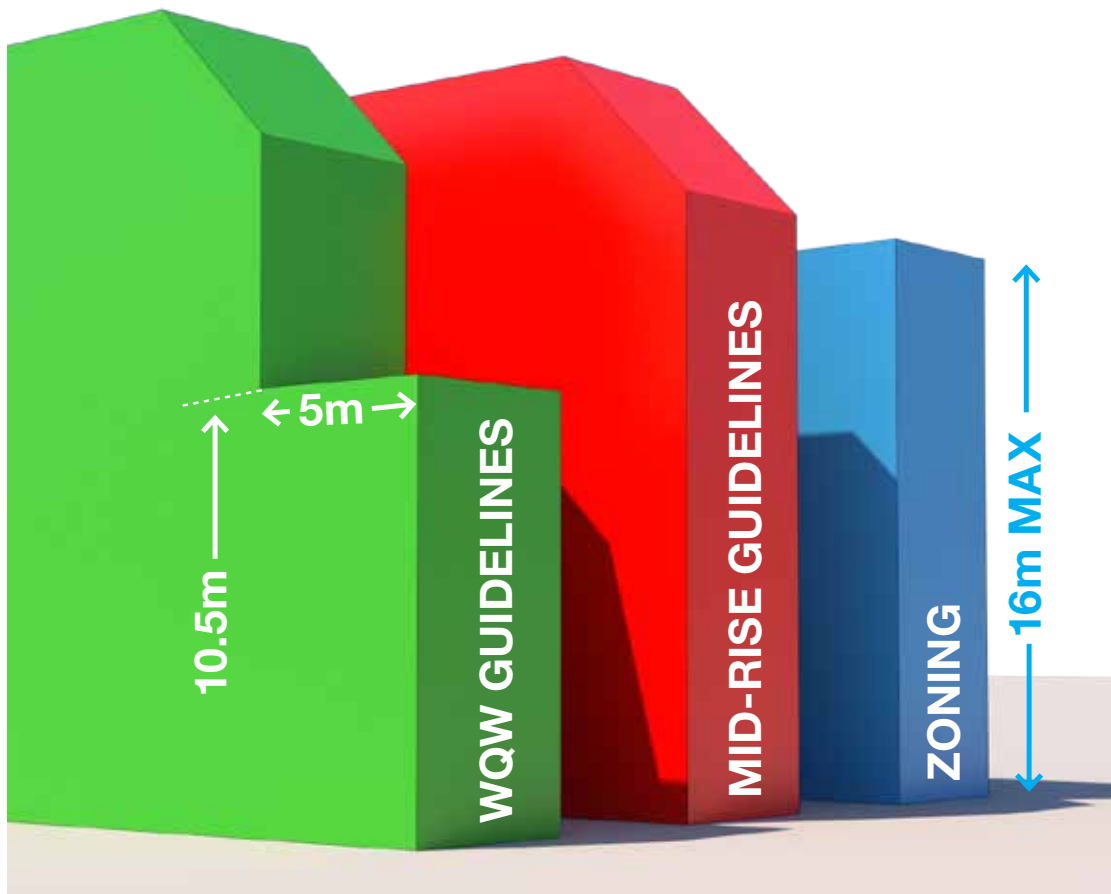


Fig. 23/ Streetwall Comparison

PRECEDENTS

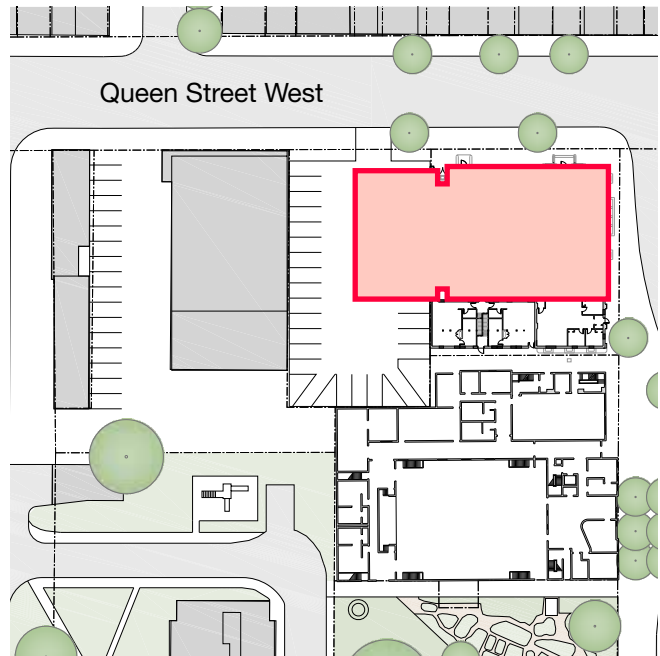
The following urban design overlays demonstrate the relative size of the Study Area in relation to different library projects, mid-rise infill buildings and community centres within Toronto.

As evidenced by these comparisons the Study Area is large enough to accommodate a mix of heritage buildings, an expansion of the Community Centre and library and new mid-rise buildings.

The red blocks in the figures to the right represent the indicative footprint size of each precedent overlaid on the site.

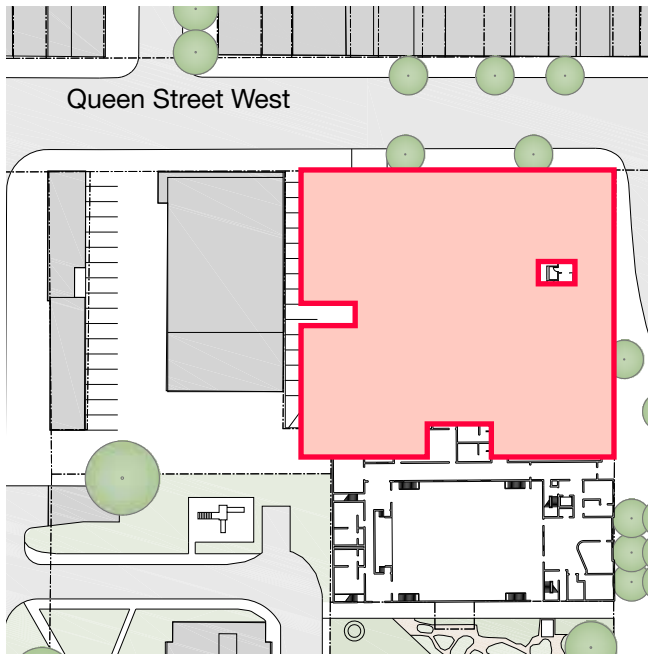
Libraries

Bloor Gladstone Library



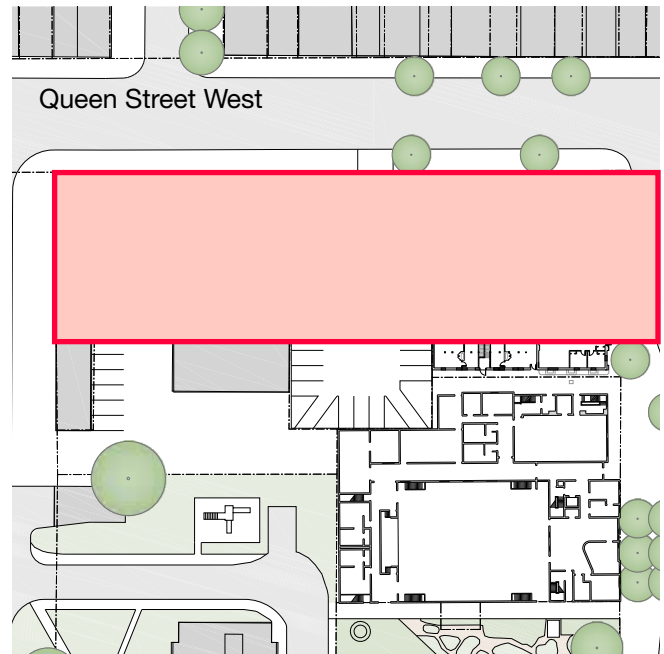
Libraries

Albion Library



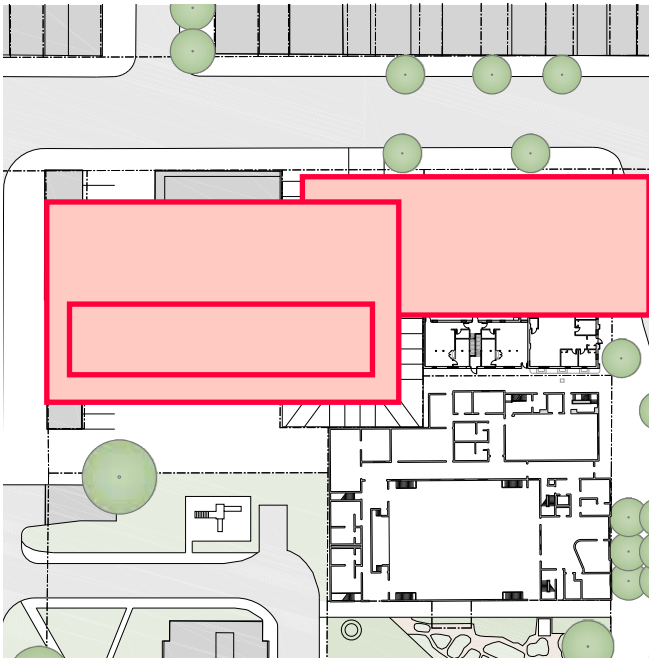
Community Centres

Bessarion Community Centre



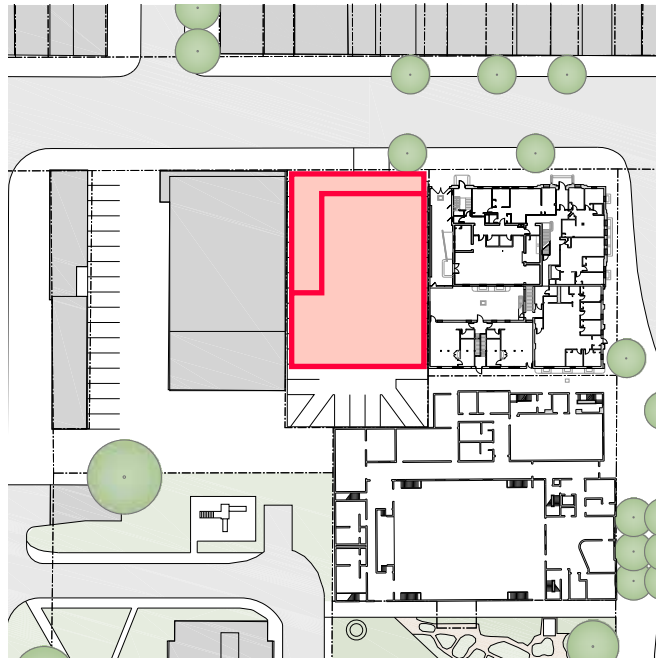
Community Centres

Wellesley Community Centre/St. James Town Library

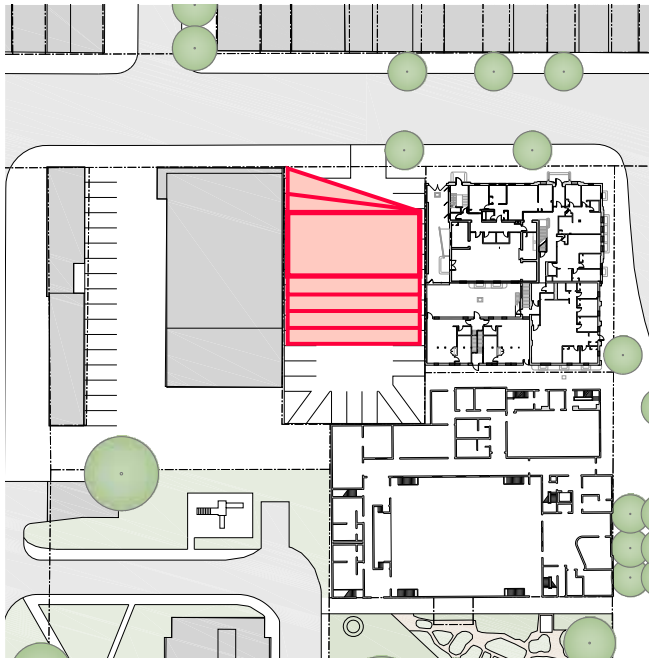


Mid-Rise Buildings

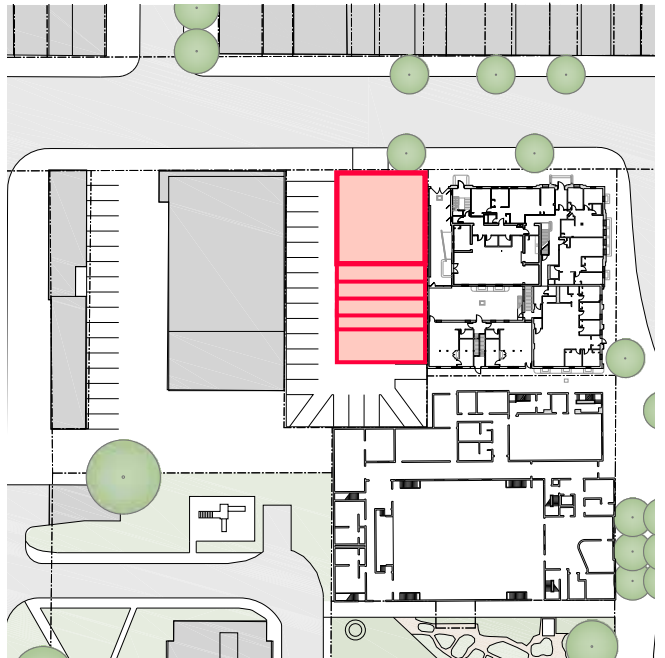
9 River Street



Mid-Rise Buildings
1239 Dundas Street West



Mid-Rise Buildings
892 The Queensway





3/ DESIGN PRINCIPLES AND STRATEGIES

The Design Principles and Strategies were developed based on public and stakeholder consultation, planning policy and the background analysis conducted during Stage 1 of this study.

The Design Principles and Strategies informed the development and evaluation of the conceptual massing options.

DESIGN GUIDING PRINCIPLES

6 broad urban design principles form the basis of the design and conceptual massing recommendations illustrated below:

PUBLIC REALM STRATEGY



COMPLETE CULTURAL COMMUNITY HUB

- Create an accessible and integrated community gathering place.
- Support community activities programs, services and events and encourage synergies between uses.
- Maximize the use of public lands for community uses.



VIBRANT PUBLIC REALM

- Reinforce this site as the heart of Parkdale and a public realm focal point along Queen Street West.
- Revitalize the public realm to provide a range of indoor and outdoor places for community use.



ESTABLISH AND IMPROVE CONNECTIVITY

- Improve inter-connectivity throughout the site and link together the various uses.
- Strengthen physical connections with the TCHC property at 245 Dunn Avenue.



**CONTEXT SENSITIVE
BUILT FORM**

- Locate and design new buildings to contain and animate positive outdoor spaces.
- Design new buildings to be compatible with Queen West’s historic and evolving character, the City of Toronto Official Plan Policies and the WQW Urban Design Guidelines.



**CELEBRATE
HERITAGE**

- Reinforce the site’s use as a civic node and community gathering space.
- Integrate heritage buildings into new development through adaptive re-use.
- Distinguish new from original fabric.
- Conserve heritage buildings in accordance with good conservation practices.



**SUPPORT DIVERSE
HOUSING CHOICE**

- Leverage the use of public lands to support a diverse range of housing opportunities that provide a range of income and household types, and to accommodate housing choices throughout a person’s life within the Parkdale Community.

PUBLIC REALM STRATEGY

The public realm is a crucial element of the community hub, particularly related to creating an inviting public domain that encourages people to interact. The Public Realm Strategy shown in the diagram to the right includes a range new spaces, connections and improvements to existing parks and streetscapes intended to provide a variety of experiences for the community. Key opportunities include:

Streetscape Enhancements. Special opportunities to improve the Cowan Avenue and Queen Street West streetscape will assist in marking the Hub a place of cultural focus within the Parkdale Community. Cowan Avenue holds great opportunity to be designed as a flexible ‘shared surface’ with rolled curbs and drop bollards at the entrances allowing the space to be temporarily transformed into a gathering place during weekends or special events. Opportunities for Queen Street West include: improving the introducing of active frontages; adding pedestrian amenities such as seating, plantings and cycle parking; and forming new prominent building entrances that connect and link the various uses within the hub.

Revitalize Existing Parks. Consider programming opportunities, in combination with the Cowan Avenue Streetscape, and community centre improvements to support the ongoing evolution of the Masaryk Park and reflect the needs of the community. Coordinate Masaryk Park improvements with improvements to the community centre and Cowan Avenue Streetscape.

Improve and Extend the Milky Way. Extend the Milky Way through the Study Area to connect with Dunn Avenue. This new connection could be designed as an exterior mid-block connection, or interior hallway that acts as a gathering space or shared atrium connecting 1313 and the revitalized Community Centre.

Potential New Connections. Improve inter-connectivity throughout the site and link together the various uses. Specific opportunities for increased permeability could include: new interior or exterior mid-block connections to Queen Street West, shared atria, communal gathering places, or the addition of a pedestrian linkage between 1313 Queen West and Masaryk Park.

Existing Surface Parking Lots. A number of parking lots are evident along this stretch of Queen Street West, including both the TPA lot to the west of 1313 Queen West, the lot to the east of the existing library and the lot located to the west of the existing ‘Dollarama’. In combination, these parking areas provide a tremendous opportunity for future redevelopment and revitalization.

New or Enhanced Building Frontages. Consider new building infill opportunities and improvements to existing street frontages that animate the streetscape and improve the visual and physical porosity between the inside and outside of buildings. Consider incorporating spill-out spaces, interior gathering areas and active ground-floor uses along the edges Masaryk Park, Cowan Avenue and Queen Street West.

Heritage Buildings. Design the public realm to enhance and highlight the existing heritage buildings.

Views. Setback any new building at the northeast corner of Queen Street West to open up views into Cowan Avenue and create a gateway entrance plaza.

Potential New Urban Plaza/Courtyard. Incorporate smaller, more intimate public plazas or courtyards to provide rest areas and encourage social interaction. Special opportunities include a new courtyard located between 1313 and the revitalized community centre and the gateway entrance plaza at Queen and Cowan.

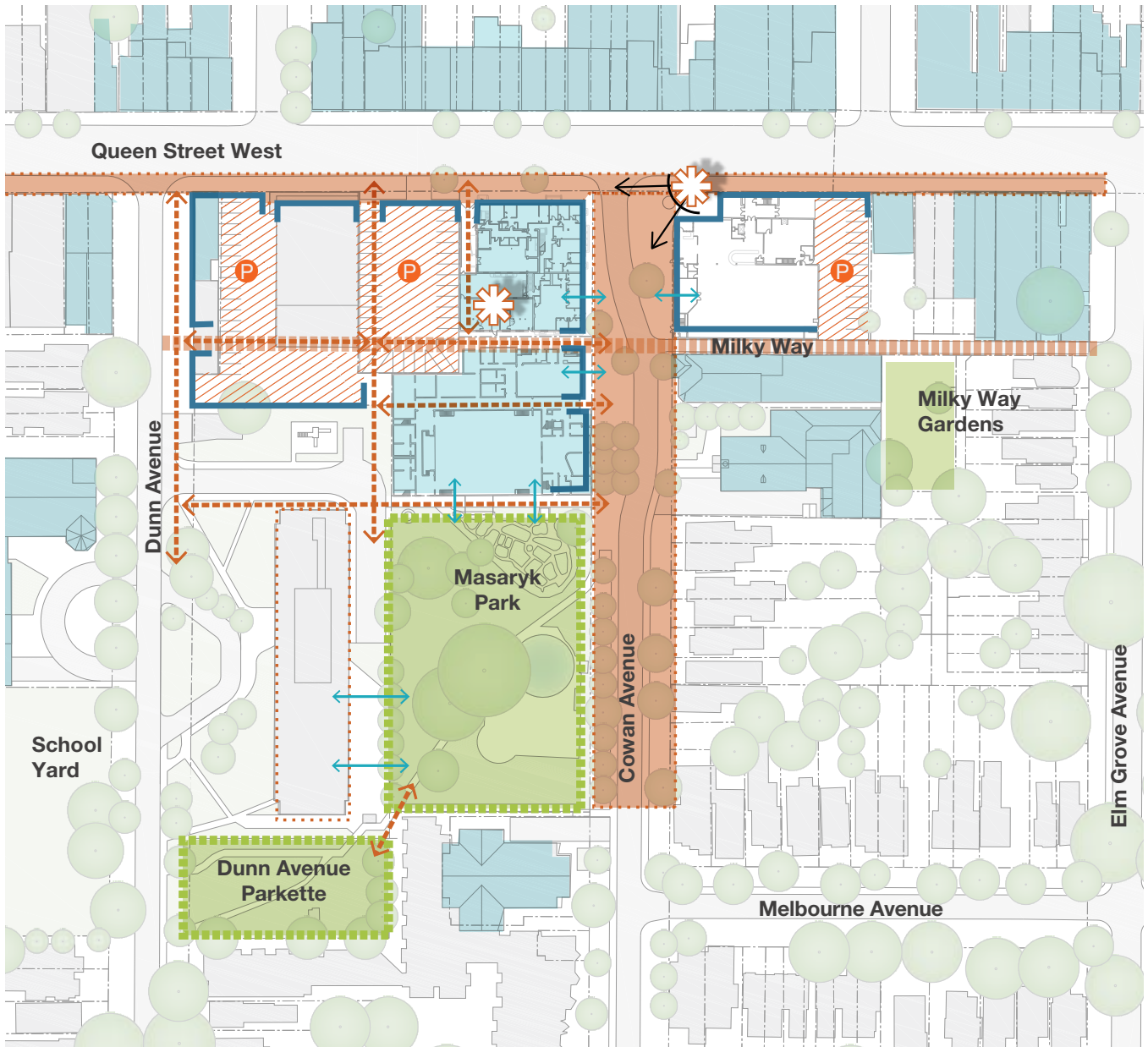


Fig 24/ Public Realm Strategy











-  Streetscape Enhancements
-  Revitalize Existing Parks
-  Improve and Extend the Milky Way
-  Potential Connections: Lanes; Interior/Exterior Mid-Block Connections, Atriums
-  Existing Surface Parking +/- 60 spaces: Potential Space for Community/Cultural Uses
-  New or Enhanced Building Frontages
-  Heritage Buildings (Contributing and Potential)
-  Enhance Public Realm Interface (windows/doors/spill out space etc)
-  Potential New Urban Plaza/Courtyard
-  View



Fig.25/ A conceptual rendering showing potential Cowan Avenue streetscape improvements (view looking north towards Queen Street). Improvements could include: new library and community centre spill out spaces; seating; public art; greening and a flexible street environment that could be temporarily closed to vehicle traffic for weekends or special events and gatherings.



Fig. 26/ Places for performances



Fig. 27 / Expand on the urban agriculture efforts already underway

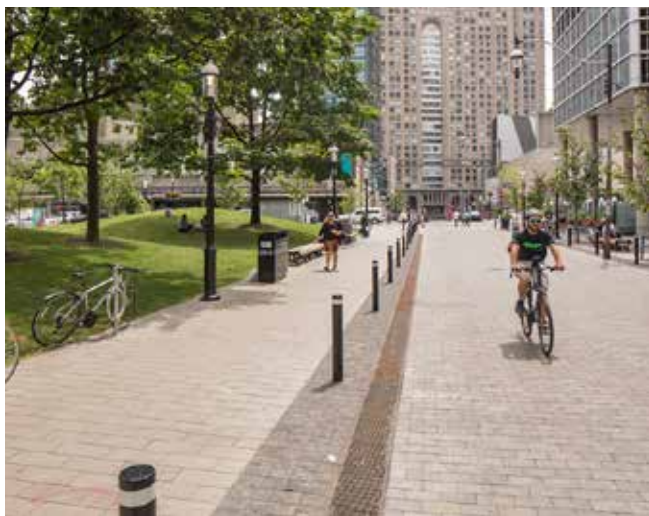


Fig. 28 / Example of a pedestrian priority street



Fig 29 / Example of out-door market

HERITAGE STRATEGY

The cultural heritage value of the Parkdale Hub is communicated by its historic buildings and also, critically, by the ongoing community activity that takes place there. In addition to conserving the heritage character of the significant buildings on the site, the Heritage Strategy focusses on celebrating the long and continued legacy of community use. The image below identifies ways in which existing buildings and landscapes can continue to support and enrich community life.

The Heritage Strategy is supported by the design guiding principles and best practices commonly applied to sites in transition. The strategy prioritizes the conservation of built form elements that tell the site's history, while allowing for the integration of new sympathetic construction that supports continued community uses. This approach allows for an evolved built form through the combination of building preservation and rehabilitation for adaptive reuse.



Fig. 30/ Heritage Strategy

PROGRAM OBJECTIVES

The functional program objectives for the four key programming stakeholders (Toronto Public Library, PACC/Artscape, Masaryk Cowan Community Centre and Toronto Parking Authority) were developed through the prior consultation process and refined through the initial testing of conceptual design and massing options.

As the conceptual design options evolved, so too did the distinct requirements from each stakeholder, in particular with respect to space and street frontage requirements.

The table below outlines the current and existing area requirements of each of the programming stakeholders currently operating out of the Parkdale Hub site.

Discussions with programming stakeholders around parking and access requirements, co-location opportunities, specialized space needs and building layout requirements also informed the development of the conceptual design and massing options.

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


Table 01/ Functional Program



Milky Way

4/ OPTIONS DEVELOPMENT

Conceptual massing options were developed to test the different ambitions for site program, built form and possible land assembly and to explore potential approaches to adaptive re-use of existing heritage assets.



TWO SITES

The design explorations divided the Study Area into two sites defined by existing property ownership, land uses and development patterns. Potential redevelopment and adaptive re-use alternatives were initially developed as 3-D massing models for each of the sites individually. The alternatives were then combined to demonstrate potential for individual site development or comprehensive development of the full Study Area.

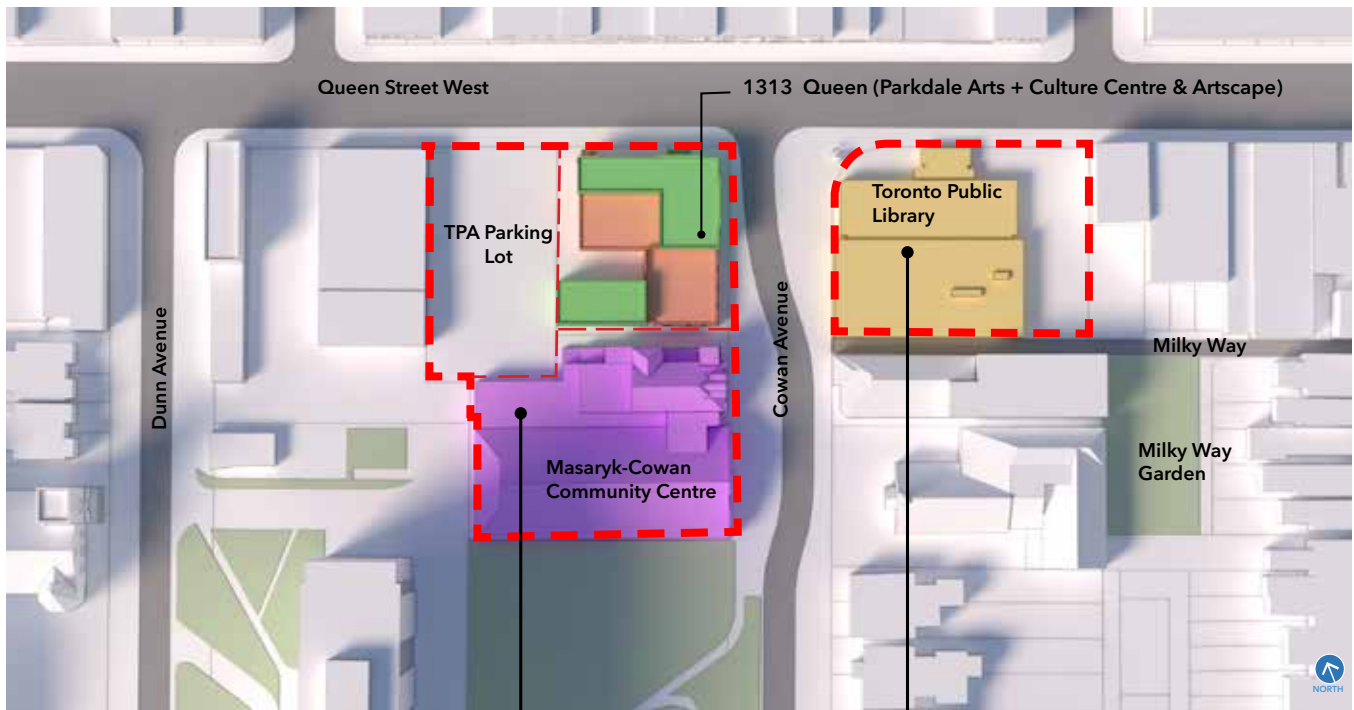


Fig.31/ 2 Sites

2/ Central Site

1/ East Site

Statistics*	Library	Housing	Community Centre	Parkdale Arts + Culture Centre
East Site	12,200ft ²	-	-	-
Central Site	-	9,300ft ²	27,200ft ²	4,800ft ²
Total	12,200ft²	9,300ft²	27,200ft²	4,800ft²

*All areas are preliminary and approximate

FOUR HUB OPTIONS

The site analysis, history and context, combined with the functional program analysis of the key stakeholders informed four options for the Parkdale Hub. On the following pages the key features of each option is described in more detail. The colour used in the conceptual massing options represent the potential building program and community or cultural use.

Option 1

Library Reno + Community Hub + Affordable Housing



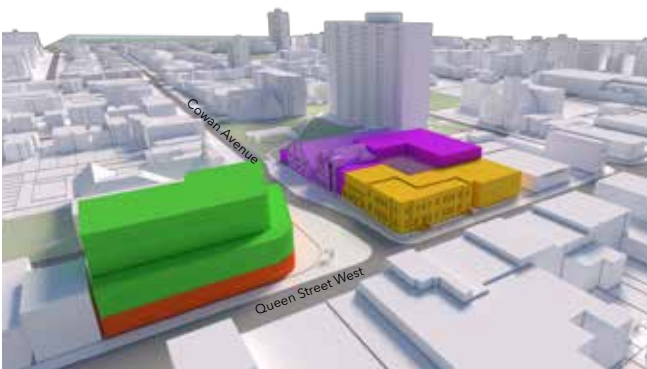
Option 2

New Library + Community Hub + Affordable Housing



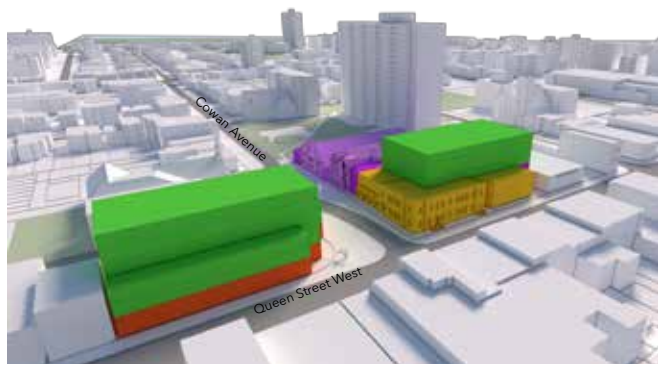
Option 3

Relocated Library + Courtyard Community Hub + Affordable Housing



Option 4

Relocated Library + Community Hub + Affordable Housing



Legend



HUB OPTION 1

LIBRARY RENO + COMMUNITY HUB + AFFORDABLE HOUSING

KEY FEATURES

- ① Renovation and two storey expansion of library on its current site.
- ② Adaptive re-use of 1313 Queen to accommodate an expansion of Masaryk-Cowan Community Centre.
- ③ Community Centre improvements.
- ④ Redevelopment of the TPA Parking Lot incorporating: one lower floor of community uses; and affordable housing on the upper five floors. Redevelopment of the TPA Lot can be done independently or concurrent with 1313 Queen.



Fig. 32/ Plan View

Statistics*	Library	Housing	Units	Community Centre	Community Uses (Incl. PACC)	Total
East Site	26,318ft ²	-	-	-	-	26,318ft ²
Central Site	-	41,333ft ²	43	46,317ft ²	12,465ft ²	100,115ft ²
Total	26,318ft²	41,333ft²	43	46,317ft²	12,465ft²	126,433ft²

*All areas are preliminary and approximate

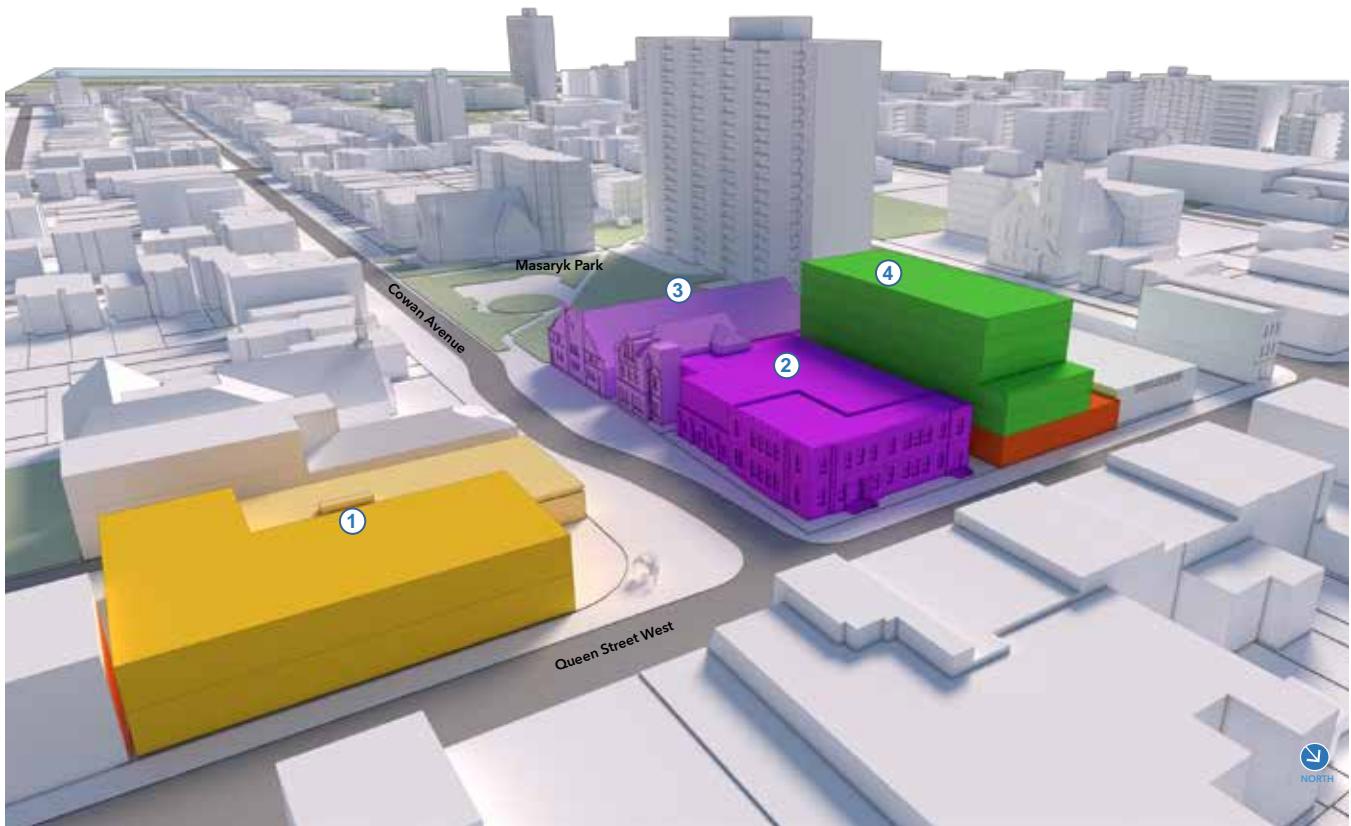


Fig. 33/ Aerial View Looking Southwest

HUB OPTION 2

NEW LIBRARY + COMMUNITY HUB + AFFORDABLE HOUSING

KEY FEATURES

- ① New two storey library on its current site.
- ② Combined redevelopment of the TPA Lot with adaptive re-use of 1313 Queen to accommodate: an expansion of Masaryk-Cowan Community Centre; community uses on lower floors; and four storeys of affordable housing above.
- ③ Community Centre improvements.



Fig.34/ Plan View

Statistics*	Library	Housing	Units	Community Centre	Community Uses (Incl. PACC)	Total
East Site	29,127ft ²	-	-	-	-	29,127ft ²
Central Site	-	48,545ft ²	50	46,317ft ²	24,036ft ²	118,898ft ²
Total	29,127ft²	48,545ft²	50	46,317ft²	24,036ft²	148,025ft²

*All areas are preliminary and approximate

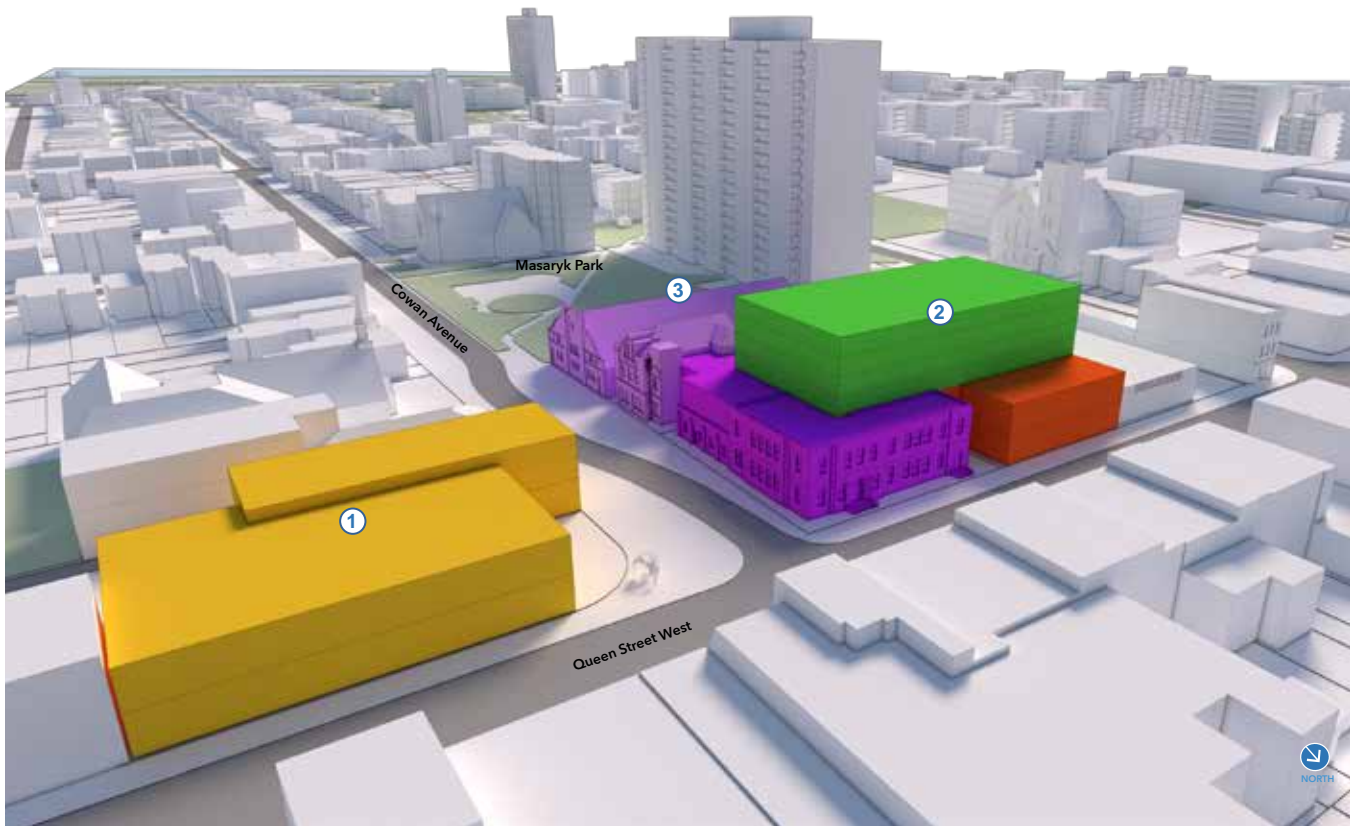


Fig.35/ Aerial View Looking Southwest

HUB OPTION 3

RELOCATED LIBRARY + COURTYARD COMMUNITY HUB + AFFORDABLE HOUSING

KEY FEATURES

- ① Library relocated to the central site.
- ② New mixed-use development on the former library site incorporating: ground floor community uses and five floors of affordable housing on upper floors.
- ③ Expansion of the Masaryk-Cowan Community Centre.
- ④ New Community Courtyard between Library and the Community Centre.
- ⑤ Community Centre improvements.
- ⑥ Addition to the south side of the Community Centre to provide improved access from the Community Centre to the community gardens and Masaryk Park.



Fig.36/ Plan View

Statistics*	Library	Housing	Units	Community Centre	Community Uses (Incl. PACC)	Total
East Site	-	54,777ft2	57	-	15,812ft²	70,590ft²
Central Site	23,508ft²	-	-	59,320ft²	-	82,828ft²
Total	23,508ft²	54,777ft2	57	59,320ft²	15,812ft²	153,418ft²

*All areas are preliminary and approximate

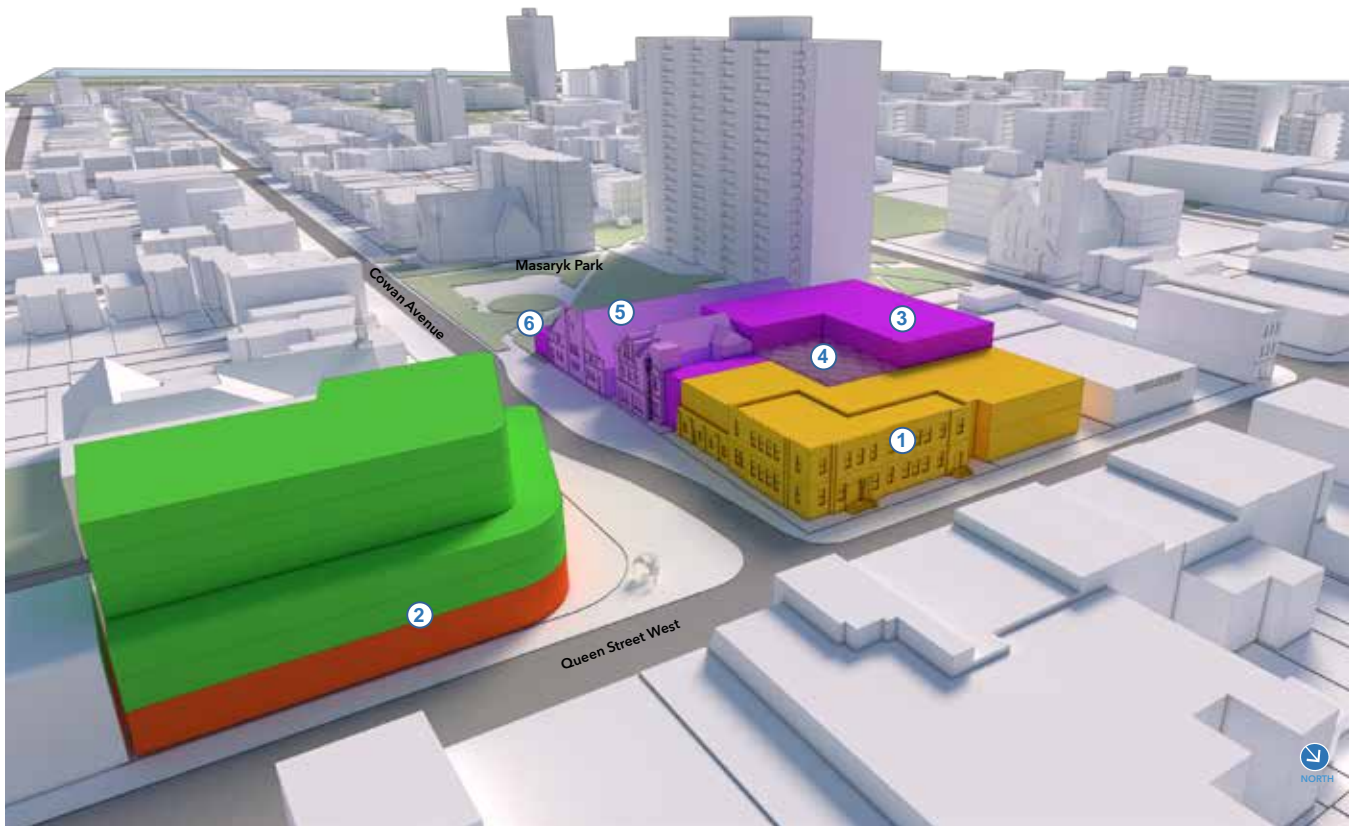


Fig.37/ Aerial View Looking Southwest

HUB OPTION 4 RELOCATED LIBRARY + COMMUNITY HUB + AFFORDABLE HOUSING

KEY FEATURES

- ① Library relocated to central site
- ② New mixed-use development on the former library site incorporating: ground floor community uses; and five storeys of affordable housing on upper floors.
- ③ Expansion of the Masaryk-Cowan Community Centre.
- ④ Four storeys of new affordable housing above the Community Centre and library.
- ⑤ Community centre improvements.
- ⑥ Addition to the south side of the Community Centre to provide improved access from the Community Centre to the community gardens and Masaryk Park.



Fig.38/ Plan View

Statistics*	Library	Housing	Units	Community Centre	Community Uses (Incl. PACC)	Total
East Site	-	55,585ft ²	57	-	16,641ft ²	72,226ft ²
Central Site	23,530ft ²	48,545ft ²	50	58,545ft ²	-	130,620ft ²
Total	23,530ft²	104,130ft²	107	58,545ft²	16,641ft²	202,846ft²

*All areas are preliminary and approximate



Fig.39/ Aerial View Looking Southwest

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