

Attachment 1 – Demonstration Plan

The Demonstration Plan presented in the images below shows the colocation of expanded Library and Community Recreation Centre programs on the 4-storey Centre Block. Through the thoughtful adaptive reuse of the heritage buildings on this site, new programming spaces and natural light can be introduced to both programs, and new connections can be established between the facilities and between the Community Recreation Centre and Masaryk Park to the south. On the East Block, a new 6-storey affordable housing project is envisioned with community uses, including the relocated Parkdale Arts & Culture Centre program, at grade. An expanded public realm on Cowan Avenue will link the two sites and provide sightlines from Queen Street West to the heritage facades on Cowan Ave. The City can explore opportunities to partially or fully pedestrianize the north end of Cowan Avenue in the future.

The demonstration site plan and associated development statistics are shown in Figures 2 and 3, followed by a detailed overview of the design considerations that are reflected in the proposed design for each block (Figures 4 and 5). Figures 6 – 9 illustrate conceptual aerial and street views of the proposed project.

The Demonstration Plan for the Additional Property can be found in Confidential Attachment 1 to the report.

Figure 1: Demonstration Plan

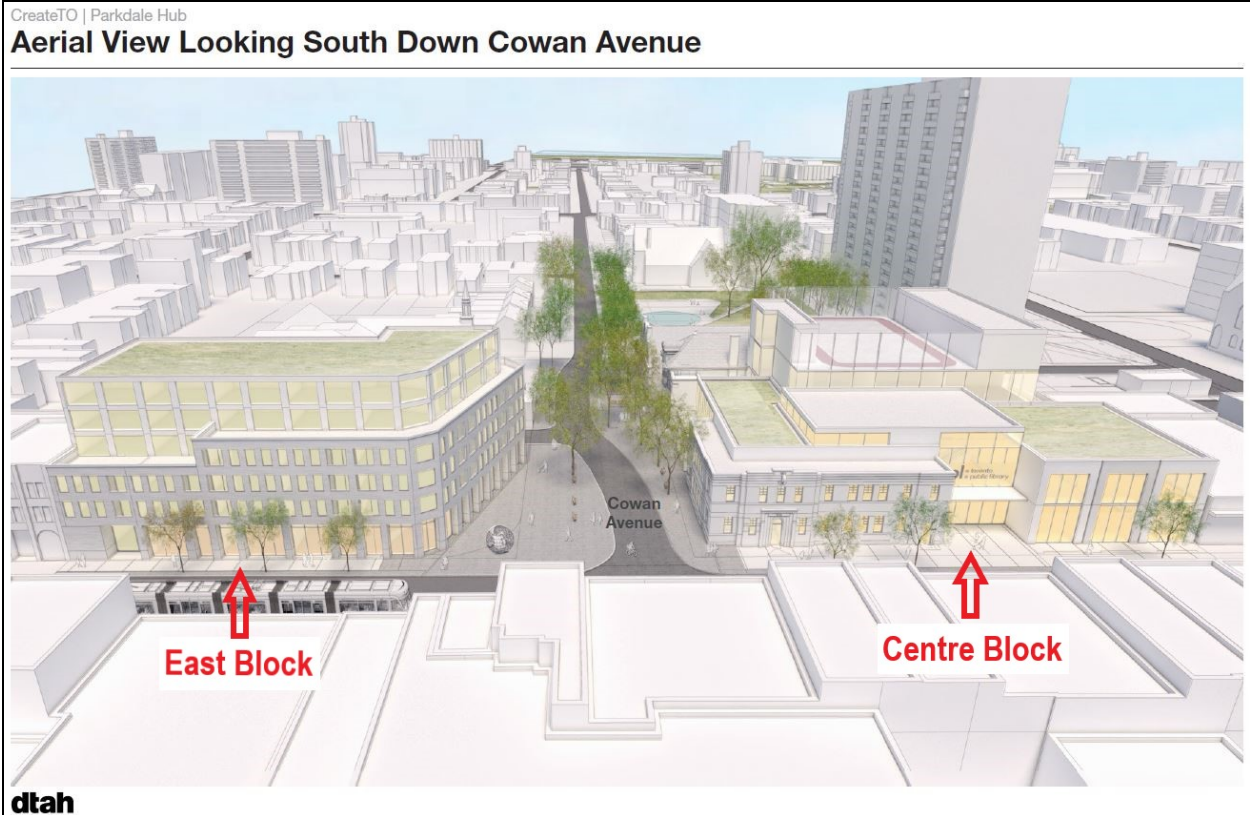


Figure 2: Site Plan

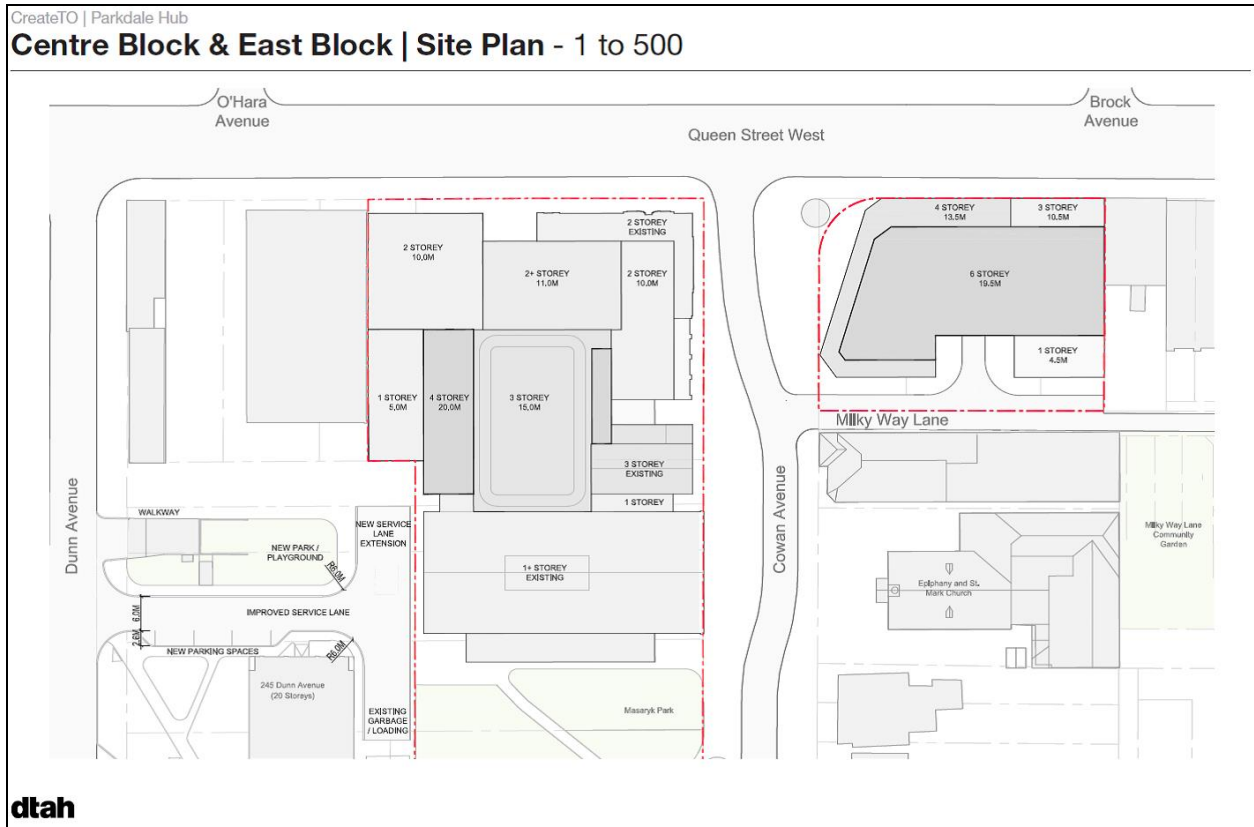


Figure 3: Development Statistics

Site	GFA(m ²)	GFA(ft ²)	Community (m ²)	Community (ft ²)	Residential (m ²)*	Residential (ft ²)*	Library (m ²)	Library (ft ²)	Community Centre (m ²)	Community Centre (ft ²)
East Block	6,323	68,060	760	8,181	5,563	59,880	0	0	0	0
Centre Block	7,603	81,838	0	0	0	0	3,046	32,787	4,557	49,051
Total	13,926	149,898	760	8,181	5,563	59,880	3,046	32,787	4,557	49,051

Total Unit Count		
1 Bedrooms	32	50%
2 Bedrooms	23	36%
3 Bedrooms	9	14%
Total	64	100%

* Residential Area Includes Service And Circulation Areas
 ** Basement Areas Are Not Included in Totals
 *Unit Counts Are Approximate

Figure 4: East Block Design Considerations

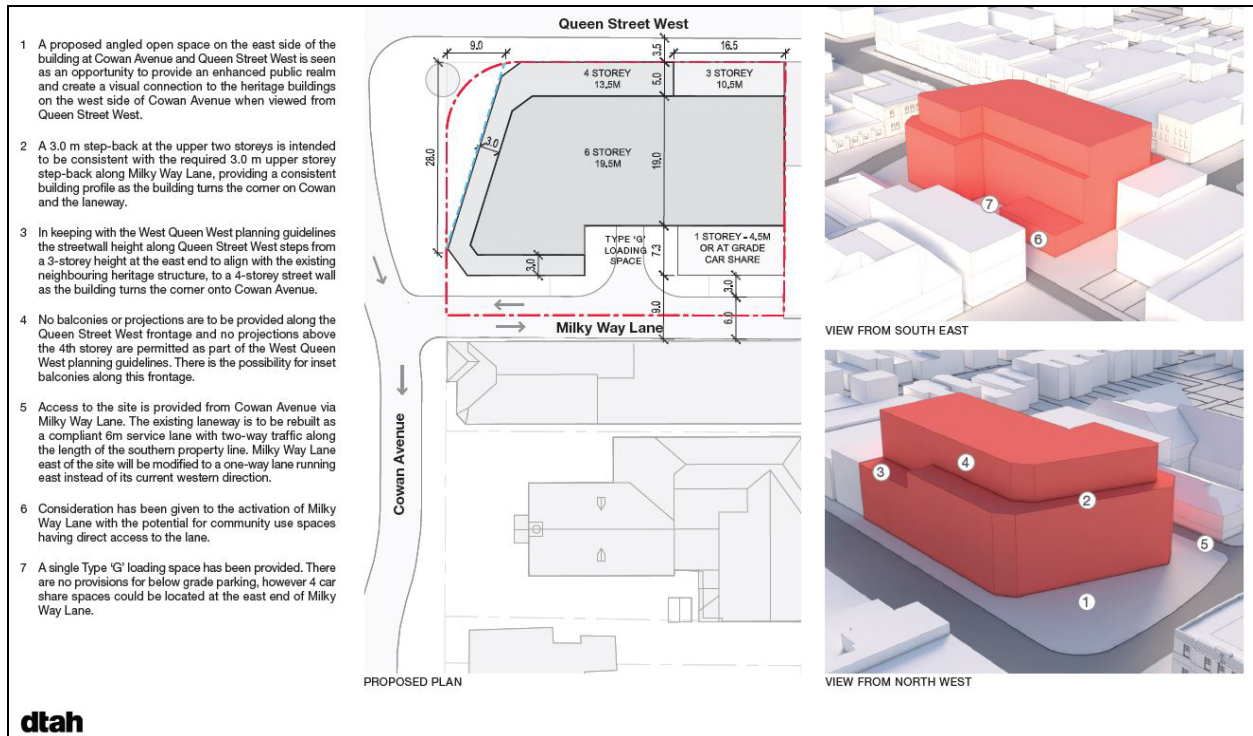


Figure 5: Centre Block Design Considerations

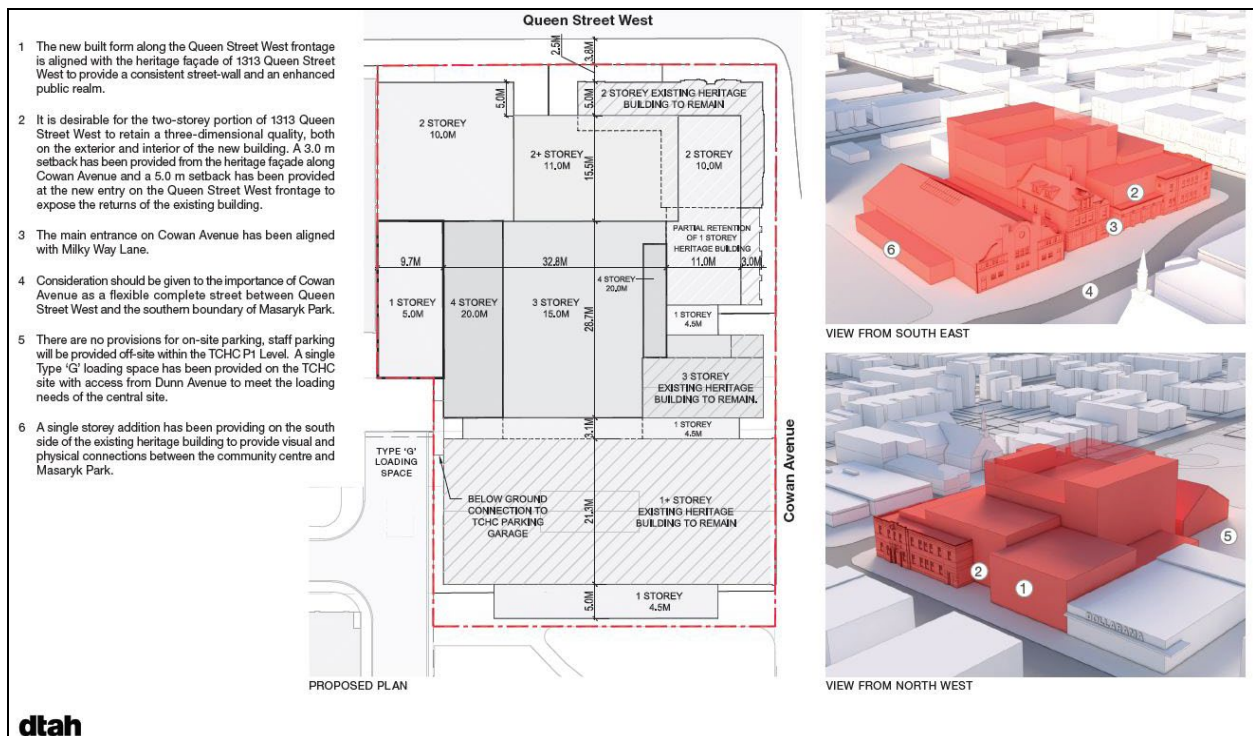


Figure 6: Aerial View

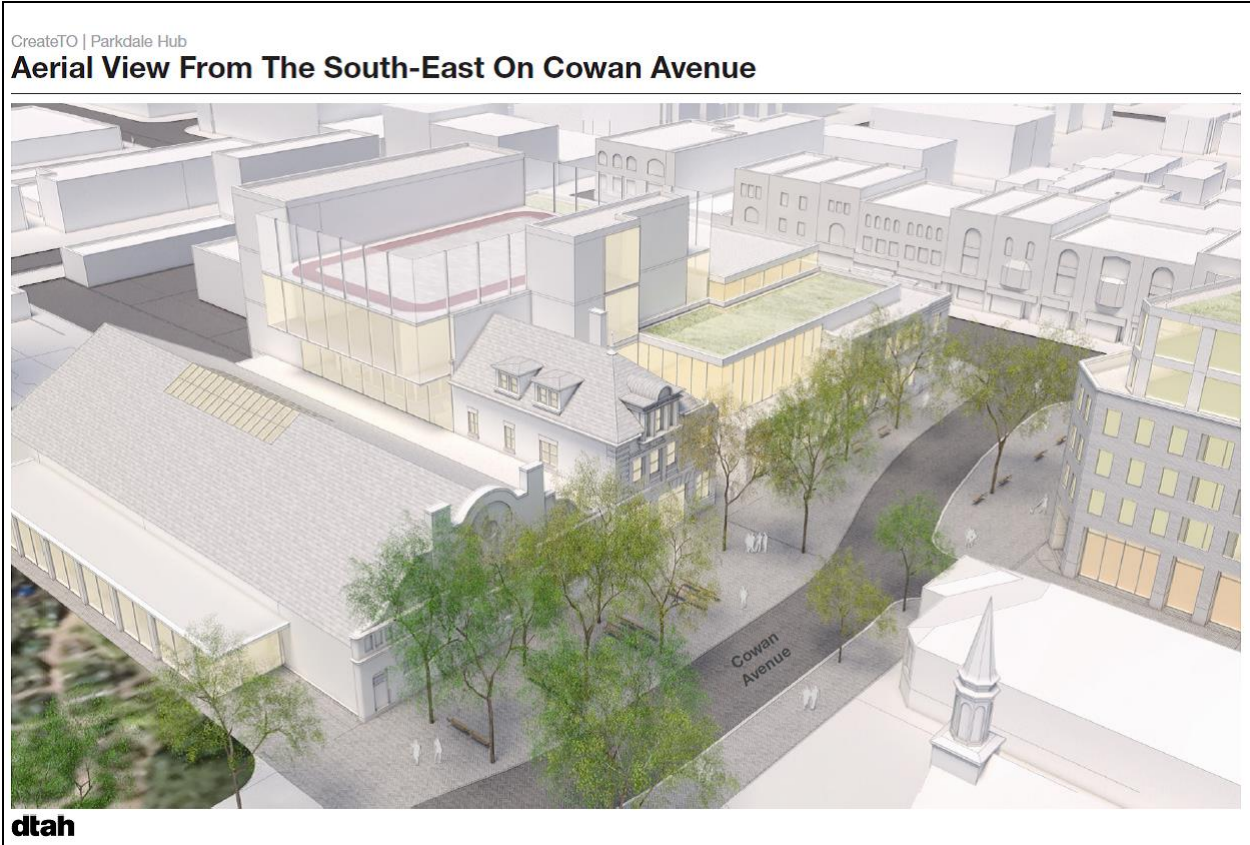


Figure 7: Street View 1



Figure 8: Street View 2

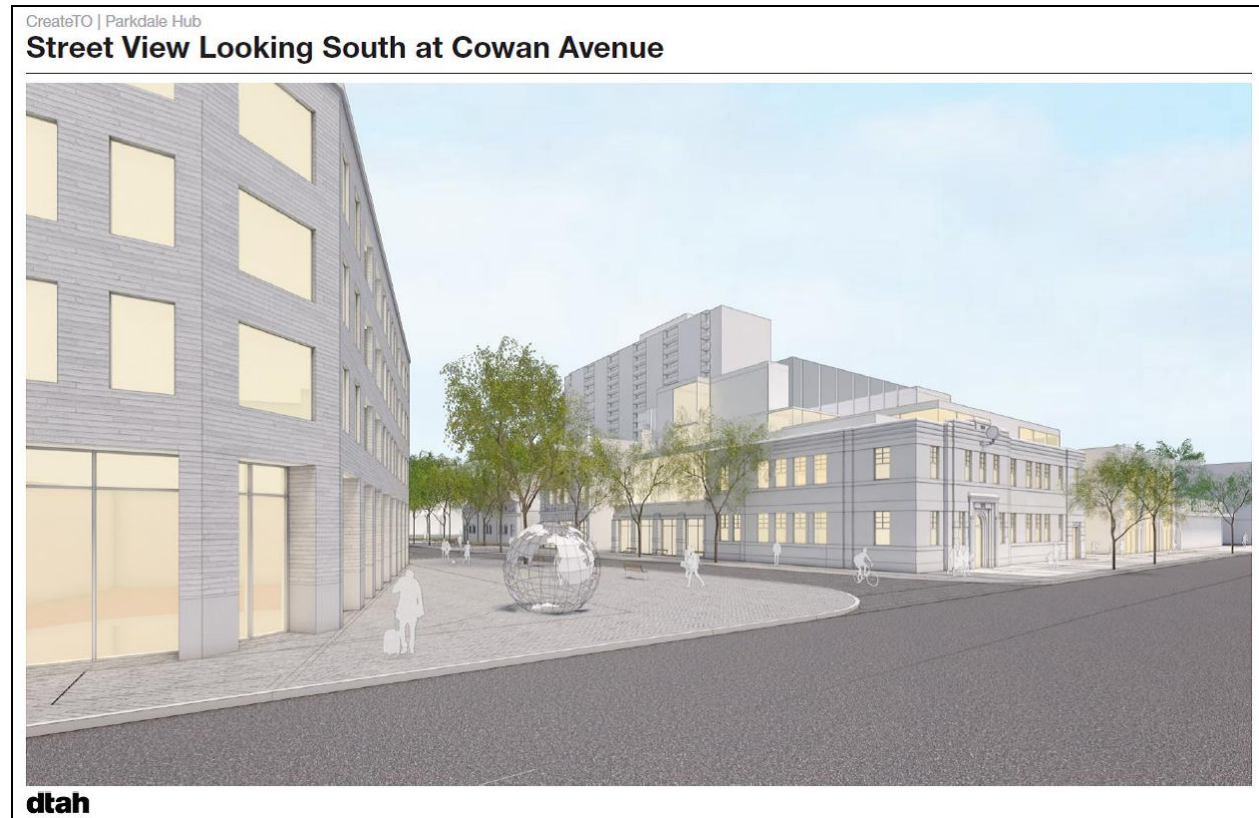


Figure 9: Street View 3



Attachment 2 – Heritage Strategy

Context

Working in collaboration with DTAH Architects, ERA Architects have prepared the following heritage strategy for the Parkdale Hub project (Figures 10 – 13). This strategy takes into account the Parkdale Main Street Heritage Conservation District Study, as well as the individual heritage designations for 220 Cowan Ave. and 1313 Queen St. West. This approach was informed by ongoing discussions with the City Planning division, including Heritage Preservation Services.

Heritage Strategy

Figure 10: Site Strategy

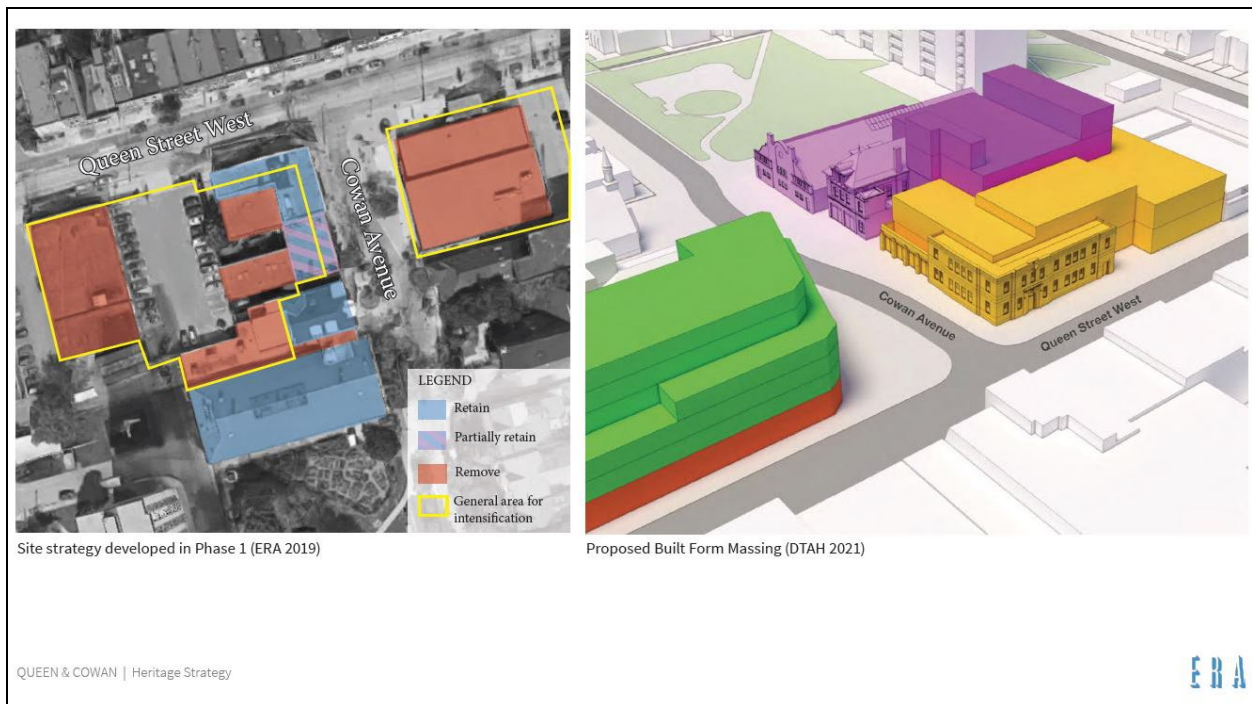


Figure 11: Heritage Strategy - 1313 Queen St W & 220 Cowan Ave

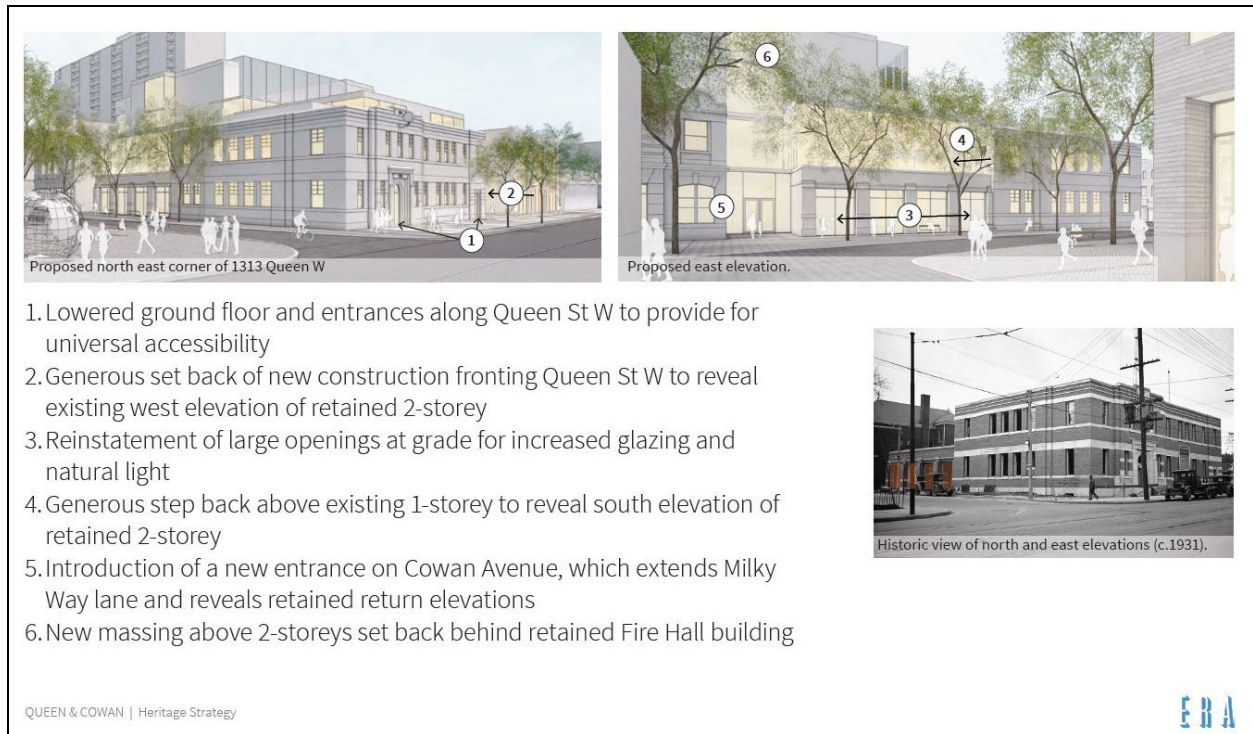


Figure 12: Heritage Strategy - 220 Cowan Ave (con't)

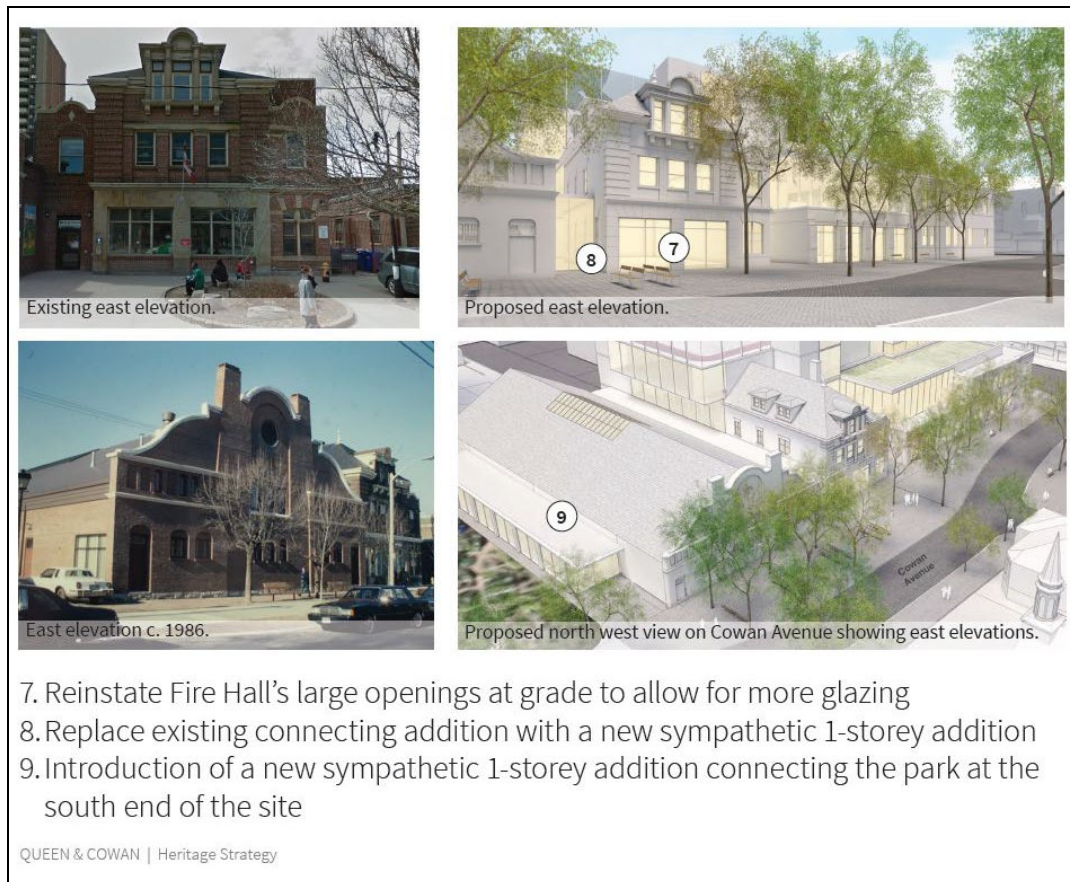


Figure 13: Heritage Strategy - Queen Street West



Queen Street West - overview

10. Introduction of a new 2-storey streetwall to respond to the retained building at 1313 Queen St W
11. Introduction of a new 3-storey streetwall to respond to the adjacent heritage building at 1291 Queen St W
12. Articulation of a new streetwall that responds to the rhythm of commercial storefronts
13. Enhancement of views to retained heritage resources from Queen Street West

QUEEN & COWAN | Heritage Strategy

Attachment 3 – Phasing Strategy

Context

As part of their scope of work for this phase of the project, DTAH Architects were asked to prepare a construction phasing strategy. The purpose of this work was to identify considerations, challenges and opportunities around construction sequencing, and to understand a preferred approach to sequencing development activities to meet City and stakeholder objectives and minimize the disruption to program delivery. DTAH developed multiple phasing options, which were refined through stakeholder discussions, resulting in the preferred phasing strategy (Figure 15) as well as evaluation criteria (Figure 14) that helped determine the preferred phasing strategy.

The preferred phasing strategy and evaluation criteria were informed by input gathered throughout both phases of the project from City program divisions, the Local Advisory Committee (“LAC”), the local Councillor and community members. Specific feedback was requested and received from Parks, Forestry & Recreation and Toronto Public Library around their preferred approaches to temporary closures and swing spaces. Substantial feedback was received from community members and the LAC around minimizing disruptions to Artscape’s Parkdale Arts and Culture Centre programming and live-work tenants. This feedback is reflected in the strategy and in the evaluation criteria.

The preliminary scheduling estimates provided below assume prior design and development approvals and refer to the potential range of time for the construction portions of the work, including demolition. This is not intended to be a detailed schedule of implementation activities, but rather a review of individual project sequence interdependencies.

It is worth noting that the temporary suspension of recreational programming at the Community Recreation Centre was common to all phasing options considered for this work, given that it will be redeveloped and expanded within its current location. By contrast, because the Library will be moving from its current location to a new one, continuity of service throughout the construction process may be more feasible, by making use of temporary “swing space”. The approach to swing space is not yet determined – Toronto Public Library can consider on-site temporary structures (as shown below) or off-site options such as a short-term lease.

Figure 14: Evaluation Criteria

- Maximize Continuity Of Service (Library, PFR, Gallery 1313, Community Agencies, Live-Work Residents)
- Minimize Limitations / Interdependencies For Non-Profit Development Partner
- Deliver Affordable Housing As Quickly As Possible
- Maximize City Control Over As Many Factors As Possible
- Minimize The Need For Multiple Moves / Swing Spaces
- Minimize Overall Cost To The City And To Non-Profit Housing Developer
- Maximize Efficiencies With Inter-divisional Collaboration (ie. City Space As Staging Area, Managing Construction Centrally)
- Maximize The Independence Of The Sites (ie. West & East Blocks Can Start Independently Of The Central Site)

Preferred Phasing Strategy

The approach presented below would take approximately 3.5 years of active construction time to implement. This approach minimizes disruption to Artscape's sub-tenants, allowing them to move directly into their new spaces and homes on the East Block. It also prioritizes the delivery of affordable housing as quickly as possible, and maximizes efficiencies through interdivisional collaboration on swing space provision. The Library program will face a significant period of reduced operations (approximately 3 years), however, various options (including temporary on-site structures or nearby leases) can be explored in future project phases to ensure the ongoing provision of their essential programs and services over this period. This was concluded to be a necessary trade-off when considering alternative approaches.

Figure 15: Phasing Strategy

