



Community Hub & Centre for the Arts

Feasibility Study
DRAFT REPORT - June 2019

Table of Contents

Project Team	1	Appendix
Acknowledgements	2	Site Plan
Introduction	3	Program and Constructionn Cost Summary
Background	5	Aerial View
Finch West LRT	6	Concept Plans
Initial Community Engagement on the Hub Site	8	
Neighbourhood Context	10	
Site	11	
Jane-Finch Community	12	
Demographics	12	
Local Assets	15	
Key Takeaways	15	
Policy and Planning Framework	17	
Future Investments in Community Facilities	18	
Community Engagement Process	20	
Overview	21	
Engagement Tools	22	
What We Heard	26	
Concept Design	38	
Precedents	39	
Design Considerations	44	
Material Options	49	
Interior and Exterior Views	51	
Potential Revenue Opportunities and Partnerships	55	
Next Steps	57	

Project Team



Staff Team

Jane/Finch Community and Family Centre is a community-based organization and registered charity in northwest Toronto. We provide a wide range of programs and services, including early years education, youth-led programs, seniors programs, financial literacy, settlement services, mental health programs, and community development.

Green Change is the planning and design team that works directly with communities to improve their physical environment and create more equitable neighbourhoods.

Community Facilitators

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Lead Project Partner

Community Action Planning Group is a community-based, resident-led group that focuses on planning and development issues in the Jane-Finch area and across northwest Toronto. They have played a lead role in securing land for the hub as well as funding for the planning process.



Architecture Team

Workshop Architecture is an architecture and urban design firm based in Toronto that specializes in public art and urban interventions. The team led the concept design phase of the hub.

Acknowledgements

A special thanks to all the volunteers, residents and community partners who contributed to this report and shared their stories and ideas.

The Stakeholder Advisory Group provided feedback and advice to the project team during the community engagement and concept design processes. The group was comprised of project team members, community facilitators, resident leaders, community partners, and other stakeholders.

Community Partners

- Jane-Finch Action for Neighbourhood Change
- Albion Neighbourhood Services
- Black Creek Community Farm
- Black Creek Community Health Centre
- Centre for Spanish Speaking People
- City of Toronto (Driftwood, Oakdale, and Grandravine Community Centres)
- CLASP (Community & Legal Aid Services Program - Osgoode Hall)
- Jane-Finch Toronto Strong Neighbourhood Strategy Task Force's Education Action Group
- Elspeth Heyworth Centre
- James Cardinal McGuigan Catholic High School
- Jane Finch Church Coalition
- Jane Finch Community Ministry
- Jane Finch Mall
- JVS
- Northwood Neighbourhood Services
- Parenting and Family Literacy Centres
- PEACH (Promoting Education and Community Health)
- Regent Park School of Music
- San Romanoway Association
- Success Beyond Limits
- Toronto Community Housing
- Toronto Public Library (York Woods and Jane/Sheppard Libraries)
- University Presbyterian Church
- Upfront Theatre Foundation
- Westview Centennial Secondary School
- Winters Community Art Club at York University
- York University
- Yorkgate Mall
- Youth Unlimited

Key Informants

- ArtsBuild Ontario
- CaterTO
- City of Toronto (Parkway Forest Community Centre)
- Toronto City Planning
- Daniels Spectrum
- East Scarborough Storefront
- FoodShare
- Jane Street Hub
- North York Arts
- Parkway Forest Community Centre
- Regent Park Community Food Centre
- Regent Park Community Centre
- Regent Park School of Music
- Rexdale Hub
- Richmond Hill Centre for Performing Arts
- Toronto Centre for the Arts
- The Working Centre

Supporters

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Introduction

Introduction



From September 2017 to June 2019, the Jane/Finch Centre collaborated with the Community Action Planning Group (CAPG) to facilitate a comprehensive and inclusive community engagement process to develop the vision, programming, and concept design for a proposed new community hub and centre for the arts in Toronto's Jane-Finch neighbourhood. This process included a range of key informant interviews, focus groups, workshops, surveys, information tabling, field trips, and community forums, through which residents and partners provided information about neighbourhood assets, needs, and priorities. A Stakeholder Advisory Group was also created to provide regular feedback and guidance during the process and broaden community ownership of the project.

community hub. Informed by resident and partner input, they helped refine the list of desired program spaces, identify opportunities for flexible or shared use, and evaluate the potential for a phased construction of the hub. They also produced a site plan, floor plans, renderings, and estimated construction budget.

The resulting feasibility study outlines a clear vision for a community-driven, community-operated multipurpose facility that supports creative, social, recreational, and entrepreneurial programs for residents of the Jane-Finch neighbourhood and beyond.

In the next phase of the project, CAPG will be completing a business plan and governance model for the hub.

In late 2018, Workshop Architecture was hired to develop a concept design for the

Background

This feasibility study builds on CAPG's advocacy and planning work to secure land for a hub as a community benefit of the Finch West Light Rail Transit (LRT) project and the associated Maintenance and Storage Facility (MSF) in Jane-Finch.

Finch West Light Rail Transit

The Finch LRT is a new 11-kilometre surface transit line that will run in a dedicated lane along Finch Avenue from Keele Street to Highway 27. Major construction is expected to begin in spring 2019 and be completed in 2023. The line will have 18 stops, with underground stops at both Finch West Subway Station and Humber College terminals. Once completed, the line will be operated by the Toronto Transit Commission (TTC).

The Finch West LRT was originally announced in 2010 as part of Transit City,

and was intended to reduce the number of buses travelling along Finch Avenue West. After some delays, Metrolinx announced in April 2015 that it would be moving forward with the construction of the Finch LRT at a cost of \$1.2 billion.

The project is being delivered through a public-private partnership. In April 2018, Metrolinx and IO selected a private company called the Mosaic Transit Group to design, build, finance, and maintain the Finch LRT for 30 years.



Maintenance and Storage Facility

The Finch MSF will be located along Finch Avenue between Norfinch Drive and York Gate Boulevard (just east of Highway 400 and west of Jane Street). It will accommodate the storage and maintenance of the light rail vehicles that will operate along the Finch LRT route. It is also being built to accommodate the vehicles for a potential future Jane Street LRT (Finch West LRT MSF Environmental Project Report, 2015). The MSF will include administrative offices, train wash and inspection facilities, maintenance and train operations building, and an electrical substation.



Community Benefits Framework Agreement

Land for the community hub has been secured as neighbourhood improvement through the Community Benefits Framework for the Finch LRT. This framework is the result of a commitment made by Metrolinx in 2014 to include a community benefits program for its major transit infrastructure projects in Toronto.

For the Finch LRT, the community benefits targets include hiring local apprentices; providing opportunities for Professional, Administrative, and Technical (PAT) jobs to trained newcomers; and supporting small and medium-sized businesses and social enterprises through the procurement of materials and services; and supporting neighbourhood improvements.

Initial Community Engagement on the Hub Site

When CAPG learned that Metrolinx would be building the Finch MSF in the heart of Jane-Finch, they started organizing with other residents and partners to ensure that the industrial facility was not the face of the site and that additional uses could be built along Finch Avenue. From 2014-2015, CAPG members actively participated in the public open houses for the environmental assessment of the MSF site and provided detailed feedback on Metrolinx's initial concept design. The group also established its own set of seven site planning principles for the facility. These principles were adapted by City staff and taken to Toronto City Council in December 2015, which endorsed them and requested that Metrolinx include them in the Request for Proposals for the Finch LRT project. City Council also directed the Chief Planner and Executive Director of City Planning to work with Metrolinx and the bidders during the design and tendering process of the LRT to promote the implementation of these principles in their proposals.

Approved Site Planning Principles

1. Consider additional land uses
2. Shrink the MSF footprint
3. Engage out community in the design and development process
4. Optimize community benefits
5. Encourage intensification
6. Achieve high quality design

In late 2015, CAPG received funding through York University's Catalyst Grant program to conduct their own community engagement process around the Finch MSF. They held three workshops to ask residents and community partners for their thoughts on the MSF and other potential land uses for the site. Participants agreed that a community hub and centre for the arts would be a great use of the site, and that land for a hub should be secured as a community benefit through the development of the Finch LRT. These workshops also established an initial list of program spaces that residents and community partners felt should be reflected in the design of any hub. This community input formed the basis of our engagement process for the feasibility study.



In July 2017, CAPG was given the opportunity to present the community's priorities for the MSF site and initial vision for a community hub to all three bidders of the Finch LRT, alongside Toronto Community Benefits Network (TCBN). Following the presentations and subsequent meetings, Metrolinx confirmed that they would be instructing the bidders to leave a minimum 32-metre setback on the site to allow for the hub development and other uses. In summer 2018, Mosaic provided final confirmation that a 32-metre setback had been left for community use. No formal written agreement had been signed at the time of this feasibility study.

Neighbourhood Context

Site



The proposed site for the community hub is located along Finch Avenue immediately adjacent to the Finch MSF. The full piece of frontage land secured by CAPG for the hub and other potential uses measures 32 metres deep by 274 metres long. It is surrounded by a mix of commercial, residential, institutional uses, and recreational uses, such as the Yorkgate Mall, Hawthorne Place Care Centre, and Remberto Navia Sports Fields. Located near the main intersection of Jane Street and Finch Avenue, the site is accessed by the 35/935 Jane and 36 Finch bus routes, and will be served by two Finch LRT stops in the future.

The frontage land is currently owned by Metrolinx, but is expected to be transferred to the City of Toronto for a nominal price either during or after the construc-

tion of the Finch LRT. Regardless of ownership, Mosaic will be using the site for staging during the entire construction of the LRT, and therefore, construction on the hub would not be able to start until 2023 at the earliest.

Prior to being acquired by Metrolinx for the Finch LRT project, the site was a vacant greenfield. It is currently zoned for residential development, specifically a private townhouse development that was never built. A rezoning process with the City of Toronto will need to take place in the future to establish the new regulations for this site, including building setbacks, maximum height, density, and parking requirements.

Jane-Finch Community

The Jane-Finch community is filled with many social and cultural assets. It boasts a large number of community organizations, grassroots groups, and active resident leaders. However, space in the neighbourhood for organizational and resident-led initiatives is limited. But these groups often lack space to share and grow community knowledge, skills and talents. Many community spaces are maxed out, overbooked and at capacity.

The Jane-Finch Toronto Strong Neighbourhood Strategy (TSNS) Task Force's 2015 research report highlights commu-

nity priorities in three domains - economic opportunities, healthy lives, and social development. Economic opportunities refers to the high cost of public and private transportation, lack of job opportunities, and lack of recognition of professional accreditation gained outside of Canada. Healthy lives refers to limited access and poor quality of healthcare in the community. Social development refers to long-standing education, housing and safety issues. These priorities were also emphasized throughout our community engagement process for the hub.

Demographics

The Jane-Finch community is located in northwest Toronto. This inner suburban community consists of two neighbourhood improvement areas, Glenfield-Jane Heights and Black Creek, and is covered by Ward 7 - Humber River-Black Creek which has a population of over 100,000 people (City of Toronto, 2016).

The community contains a mix of single family homes and dense high-rise apartment buildings, with 39% of residents living in buildings over five storeys (City of Toronto, 2016). There is also a large amount of green space, including the Black Creek ravine which cuts along the eastern boundary of the neighbourhood.

Jane-Finch is one of Toronto's most diverse and vibrant communities with a large population of newcomers and young people. The 2016 Ward 7 census identified 19 % of the population as children from 0-14 years of age and 15% as youth ranging from 15-24 years old. The census also identified 58% of the population are immigrants, with 26% having immigrated to Canada after 2001.

Local Assets

Below are some of the existing local assets identified by residents and community partners that relate to what they would ultimately like to see in the community hub. The list includes public, private, and non-profit spaces that support community use in the areas of arts and culture, sports and recreation, food, health, economic opportunities, childcare, and community building.

Arts And Culture

Art Studio/Dance Studio

- York Woods Public Library
- Ephraim's Place
- Jane and Finch Boys and Girls Club

Art Galleries

- Art Gallery at York University

Multimedia Room

- Driftwood Community Centre

Music Practice Rooms

- RPSM at Monsignor Fraser College

Recording Studio

- PEACH
- The Spot, Jane/Finch Centre

Theatre

- York Woods Public Library
- Palisades Recreation Centre

Sports And Recreation

Fitness Studio

- Driftwood Community Centre
- Northwood Community Centre
- Fit 4 Less
- Planet Fitness

Game Room

- York Woods Public Library
- The Spot

Indoor Swimming Pool

- C.W. Jefferys Collegiate Institute
- Emery Collegiate Institute

Multipurpose Gym

- Driftwood Community Centre
- Oakdale Community Centre
- Domenico DiLuca Community Centre
- Northwood Community Centre

Health

Mental Health

- Jane/Finch Centre
- Black Creek Community Health Centre
- LOFT Community Services
- Sick Kids Centre for Community Health

Childcare

- EarlyON, Jane/Finch Centre
- YMCA

Food

Cafe/Restaurant

- Tim Hortons

Community Garden

- Black Creek Community Farm
- York Woods Library
- Oakdale Community Centre
- Driftwood Parkette

Community Kitchen

- Driftwood Community Centre
- Green Change/Community Development Office, Jane/Finch Centre
- Black Creek Community Health Centre

Economic Opportunities

Employment Services

- Yorkgate Employment and Social Services
- JVS Toronto
- North York Dufferin Street YMCA Centre
- Christian Horizons Employment Services
- Humber College Employment Services

Entrepreneurship Supports

- Black Creek Microcredit Program

Computer Labs

- JVS Toronto
- Yorkgate Employment and Social Services
- York Woods Public Library
- Jane/Sheppard Public Library
- Driftwood Community Centre

Community Building

Community Rooms

- John Booth Memorial Arena
- Driftwood Community Centre
- Oakdale Community Centre
- Domenico DiLuca Community Centre
- Northwood Community Centre
- Grandravine Community Centre
- York Woods Public Library
- Jane/Sheppard Public Library
- York University-TD Community Engagement Centre
- Jane/Finch Centre

Lounges

- York Woods Public Library

Dedicated Youth Spaces

- York Woods Public Library
- The Spot
- Success Beyond Limits
- PEACH
- Jane and Finch Boys and Girls Club
- Northwood Community Centre
- Youth Unlimited

Key Takeaways

Youth 'N' Charge Studio And Palisades Media Arts Academy

The Youth 'N' Charge (YNC) Studio was a successful recording studio located in the Palisades Recreation Centre at 15 San Romanoway, which is part of a complex of rental and condo buildings located at the main Jane/Finch intersection and owned by Greenwin and Capreit. The Palisades Media Arts Academy (PMAA) was a three-year program funded by the Ontario Trillium Foundation and run through the San Romanoway Revitalization Association (SRRA). In April 2014, the studio and program were closed suddenly by SRRA after only two years of programming, as program workers were organizing to unionize their workplace. Former workers and youth participants organized a petition and rallies in response to the closure, and took SRRA to the Ontario Labour Relations Board with support from CUPE. YNC and PMAA's story remains an important lesson in finding and preserving safe spaces for creating art in Jane-Finch, especially for local youth.

Access To York Woods Library Theatre

There is currently one theatre in the neighbourhood located at the York Woods Library. The theatre accommodates up to 260 people and is used for live performances and events. Through the engagement process, many residents indicated that this space can be difficult to book and access, and is often used by groups based outside of the neighbourhood.

Accessibility Of Current School Pools

There are currently two indoor pools in the Jane-Finch area - both of which are located in high schools. These pools offer limited public access, since programs are scheduled around school hours and activities. During our engagement activities, many people mentioned that they travel outside of the neighbourhood to access indoor pools and would like to have one closer to home.

Fitness Studios

Currently, there are a few public and private fitness studios located in the neighbourhood. Driftwood and Northwood Community Centres have fitness studios with weights and cardio equipment, and two privately-owned fitness gyms have opened up in recent years at the Yorkgate Mall and Jane Finch Mall. However, many residents expressed a need for more affordable spaces to exercise in the community. Participants also shared an interest in having a studio that can accommodate a wider range of fitness programs and drop-in classes for all ages, emphasizing programs for kids and young people under the age of 16.

Community Kitchens

Creating a large, commercial-grade community kitchen has been priority in the neighbourhood for many years and reflects a longstanding need to improve access to fresh, affordable, and culturally appropriate food for local residents. Community food programs currently run out of kitchen spaces at Black Creek Community Farm, Driftwood Community Centre, Black Creek Community Health Centre, and the Jane/Finch Centre's satellite location at 2999 Jane Street. These spaces are limited in their capacity to host workshops and groups, and support local small businesses and social enterprises.

Policy and Planning Framework

Keele Finch Plus Study

The neighbourhood around Keele Street and Finch Avenue West intersection are functionally part of the Jane-Finch community, sharing stores, transit, services and institutional spaces. Keele Finch Plus is a City of Toronto study about planning for the future of the Keele-Finch neighbourhood, which is immediately to the east of Jane-Finch, and how to leverage investment in the Toronto-York Spadina Subway Extension and Finch LRT for the benefit of the community and the city. The goal is to develop a planning framework to encourage the right kinds of growth and investments into broader community improvements.

As part of the study, a comprehensive inventory of community services and facilities within the area was completed through research, technical assessment and public input. The inventory highlighted the demand for programs and services for children and youth, citing programs at Yorkwoods Library being of particular interest to community members. It also highlighted the need for renovations to many existing community facilities.

Jane Finch Planning Study

Starting in 2019, Toronto City Planning will be conducting a planning study of the Jane-Finch neighbourhood similar to Keele Finch Plus.

City Of Toronto Parks And Recreation Facilities Master Plan 2019-2038

The City of Toronto completed a 20-year Parks and Recreation Facilities Master Plan in 2017, and staff are scheduled to submit an implementation to City Council for approval in 2019. The long-term plan aims to guide investment in parks and recreation facilities, such as community centres, ice rinks, and sports fields, as the city's population grows and needs change in the future. It does not recommend any new recreational facilities be built in the Jane-Finch community over the next two decades. However, the plan does highlight the intent to renovate the many existing outdoor pools in the neighbourhood.

Future Developments

There are a number of planned capital investments in the Jane-Finch neighbourhood that may lead to changes to existing community spaces and should be considered through further design and development of the hub. Given this context, the community will need to advocate strongly for the inclusion of certain program spaces with the hub.

Yorkwoods Library

In May 2018, Toronto Public Library announced the York Woods Branch capital project which will see an \$8.3 million dollar renovation of the facility. Diamond Schmitt Architects was later hired to deliver the architectural services for the renovation. The scope of the project includes the addition of a new main entrance, revitalization of the ground and second floors, and reprogramming of spaces to better support and accommodate the needs of library visitors.

The library intends to begin construction in the second half of 2019, with the facility being closed during this time for approximately 24 months.

Regent Park School Of Music

As the demand for the Regent Park School of Music's (RPSM's) programs in the Jane-Finch community continues to grow, the non-profit organization is exploring the feasibility of centralizing all of its activities in one location. In 2019, they retained arts consultant Jenny Ginder, of Ginder Consulting, to explore the viability of such a move. They investigated both short- and long-term options in the neighbourhood, taking into consideration key factors, like student mobility and safety. The minimum required space for RPSM's new home is 3,000 square feet.

Firgrove Revitalization

Toronto Community Housing Corporation has drafted a master plan to rebuild and revitalize the Firgrove-Grassways community in Jane-Finch. Current plans include

an enhanced community centre, childcare facility, and outdoor pool, as well as a new public park. Conversations between CAPG members and City/TCHC staff have suggested that the community centre could be operated by the City instead of TCHC and that the outdoor pool could become an indoor pool.

Since the Firgrove neighbourhood is located about 600 metres south of the community hub site, revitalization plans should be followed closely.

University Presbyterian Church Expansion

In 2014, the University Presbyterian Church completed a feasibility study and preliminary business case for the development of a new Jane Finch Mission Centre adjacent to their current building at Finch Avenue and Driftwood Avenue. The addition would accommodate the church's growing congregation and vision for serving the local community through programs seven days a week. Current plans include a main hall, commercial and warming kitchens, cafe, and music rooms.

Other Future Developments

With the construction of the Finch LRT, new residential and mixed-use developments are expected over the coming years in the Jane-Finch neighbourhood. These developments may require or present opportunities for new community facilities and amenities, such as childcare centres and recreational spaces.

Community Engagement Process

Overview

From December 2017 to August 2018, we led an engagement process to collect resident and partner input on the vision, purpose, and programming of the community hub and centre for the arts. Engagement activities were conducted mostly within the Jane-Finch community running from Steeles to Sheppard, and the 400 to Keele, with some engagement activities occurring within close proximity of the community. We also conducted an initial inventory of existing community spaces and collected feedback on what was still missing in the neighbourhood.

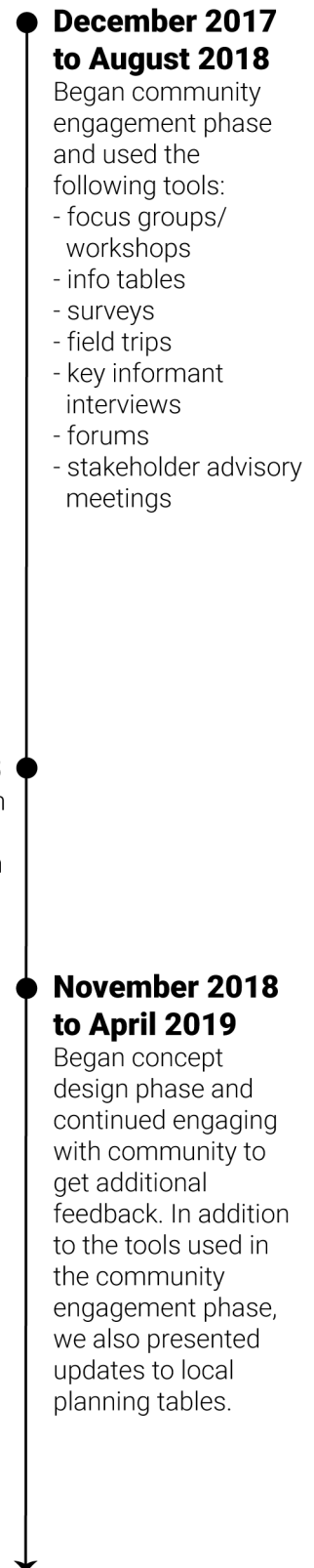
Timeline

The engagement process was carried out in two phases. The first phase focused on establishing the vision, values, and programming for the community hub. The second phase involved working closely with Workshop Architecture to develop a concept design based on community input, and refine the list of desired program spaces.

Engagement Numbers

- 16** Information tables
- 40** Key informant interviews
- 90** Survey responses
- 24** Focus groups
- 3** Field trips
- 4** Presentations to local planning tables
- 14** SAG meetings
- 3** Community forums
- 400+** Social media interactions

Total number of people reached: **1439**



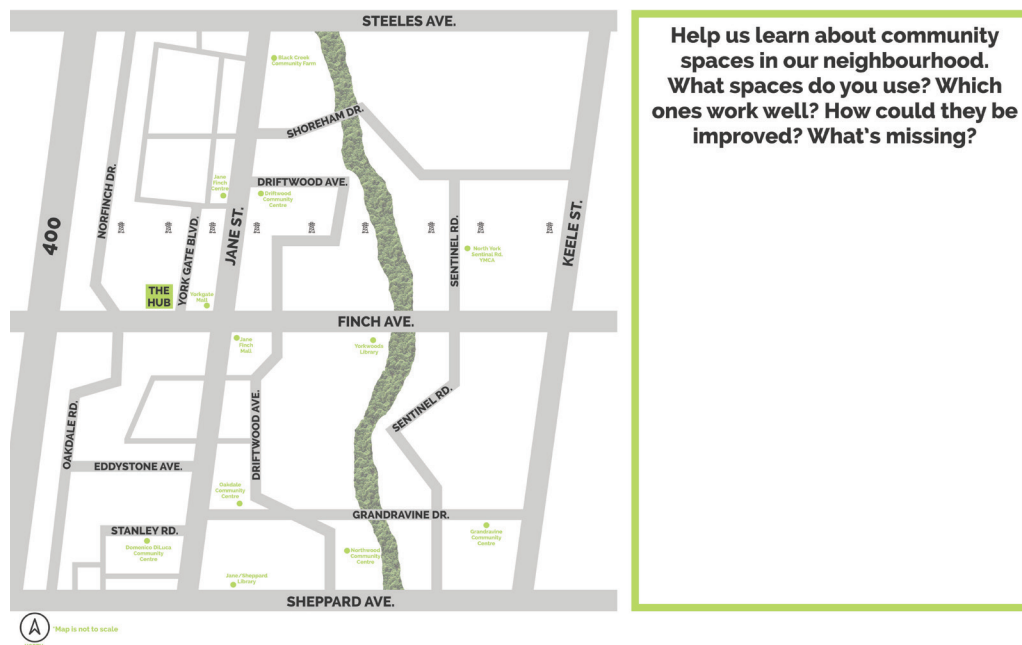
Engagement Tools

Information Tables

Tabling allowed us to provide more information and answer questions about the community hub and centre for the arts to users of existing community spaces in the neighbourhood, and collect feedback on the hub through various interactive activities. Information tables were held across the neighbourhood at local malls, libraries, community centres, and youth spaces.

Three interactive information boards and one voting activity were taken to each of the tabling events. These visuals and activities allowed residents to provide feedback on the vision and programming of the community hub and comment on existing community spaces.

COMMUNITY SPACES IN JANE & FINCH

































Focus Groups

Focus groups provided a platform for more in-depth discussions with residents about their thoughts and ideas for the community hub. Led by our team of community facilitators, focus groups encouraged residents to think about their current and future needs and wants, and how a community hub might help to fulfill them. They were held across the neighbourhood, reaching different age groups from children to seniors, as well as various cultural groups.

Activity sheets were used to prompt thoughts and ideas about what programs, services, and spaces should be included in the community hub. From there, facilitators asked participants questions about the importance of those programs, services, and spaces, and facilitated a conversation about which community spaces are working or need to be improved in the neighbourhood.

WHAT DO YOU WANT TO SEE IN THE COMMUNITY HUB?

Circle your top five services, programs or amenities to go into the community hub. If the service, program or amenity you would like to see isn't mentioned, write it in the empty box below.

Community Kitchen 	Cafe/Restaurant 	Community Garden 	Food Market 	Mental Health Programs 	Clinical Services 	Health Promotion Programs 	Meditation Room 
Indoor Swimming Pool 	Multi Purpose Gym 	Fitness Studio 	Game Room 	Bike Repair 	Theatre 	Dance Studio 	Recording Studio 
Gallery Space 	Shared Workspace 	Computer Lab 	Makers Space 	Job Training Centre 	Entrepreneurship & Innovation Programs 	Multi-faith Room 	Outdoor Patio 
Community Rooms 	Event Space 	Green Roof 	Youth Room 	Lounge Space 	Childcare Centre 	Want to see something else? <div style="border: 1px dashed black; height: 60px; width: 100%;"></div>	

Field Trips

Field trips allowed residents to visit and analyze existing community spaces across the city and get ideas for what they may want to see in a future hub. At each location, participants received a tour and got to learn on different types of programs offered at the space and the challenges and benefits of certain features.

Three field trips were conducted between December 2018 and April 2019. The first field trip brought participants to community spaces in the Jane/Finch neighbourhood, while the second and third brought participants to community spaces outside of the neighbourhood including the East Scarborough Storefront, Parkway Forest Community Centre, Daniels Spectrum and Regent Park Community Centre.

At the end of each tour, participants were asked to fill out a report card, providing a grade for various categories of program spaces. Participants were asked to explain the grades that they had awarded and comment on what program elements they liked and might want to see in Jane and Finch.



Key Informants

Key informant interviews provided us with insights and advice from resident leaders, community partners, and other stakeholders. Their knowledge and expertise provided direction on the engagement process and potential program spaces.

Surveys

Surveys were developed as a method to collect data on the use of existing community spaces, and six main categories of program spaces. The survey was handed out to programs and organizations across the neighbourhood and an online survey was also distributed. Two surveys were developed - one to be given out in person and the other electronically.

Presentations to Local Planning Tables

Presentations to local planning tables gave us an opportunity to share updates on the project and get additional feedback from planning tables such as Black Creek Collaborative, Jane Finch TSNS Resident Engagement Planning Table, York University Heights Planning Table and Finch LRT Steering Committee.

Community Forums

Community forums provided an opportunity to report back on what we had heard during the initial engagement process and discuss next steps. At the forums, we also received more feedback from residents and community partners on the vision and program priorities for the hub. The events were held at York Woods Library and Oakdale Community Centre.

Stakeholder Advisory Group Meetings

Stakeholder Advisory Group Meeting were held on a monthly basis, starting in March 2018. These meetings allowed residents and community partners to hear updates on the engagement activities and provide feedback on our process and concept design.

What We Heard

Vision

Residents and community partners were asked to share their vision for a community hub and centre for the arts through the engagement process. They were asked to share what values and purpose it should achieve, and how they would like to feel in the space. This section highlights what we heard from the community about their vision and values.

Residents envisioned a hub that is the heart of the community - a one-stop-shop that provides a variety of resources and information to address the needs of many people. Some envisioned a vibrant community hub that improves the social, health, and economic status of the community, and helps to revitalize the area. Others envisioned it as a gathering space that encourages community collaboration and brings people together, giving residents the opportunity learn from and help each other.

Some residents imagined a hub that would be a welcoming space for newcomers and youth. It would provide access to various settlement services and resources, as well as opportunities to learn more about and interact with the community. The hub would also provide young people with engaging programs and services that encourage growth and education. It would be a safe, comfortable, and welcoming space for young people to socialize, learn, and work. The vision is also for a youth space, a place where programs and services are made by and for youth.

Values

Community Owned & Run

The community hub and centre for the arts should be grounded in community. Participants said that the hub should reflect the local community and that residents should be engaged throughout the development process and beyond. Many participants emphasized the need for the hub to be community owned and run.

Accessible & Inclusive

The hub should be an accessible and inclusive space. Participants expressed the need for the hub to accommodate and welcome everyone. From the hours of operations to security, all elements of the hub should be carefully considered and ensure that everyone can use the amenities of the hub in a safe and comfortable way.

Diverse in Culture, Faiths & Ages

The hub should encourage diversity in all forms. Its programs, services, and amenities should address the needs of the diverse community of Jane and Finch. Participants also mentioned that the hub should be a place for people to share their cultures and faiths with each other and where the community comes together through its diversity.

Foster Growth & Collaboration

The hub should foster community growth, collaboration, and supports. Participants said that the hub could encourage residents to work together to raise each other and the community up. People could also come together to work on issues that affect individuals and the community at large.

Program Spaces

We began the engagement process with the initial list of program spaces that had been generated by the community through CAPG's workshops in 2015-2016. We went back to the community with this list and asked residents and community partners which program spaces were most important to include in the hub.

Arts and Culture

Theatre

There is currently one theatre in the neighbourhood located at Yorkwoods Library. The theatre accommodates up to 260 people and is used for live performances and events. Residents have expressed that, although the community has an active theatre, having another performance space would be important, as the existing theatre is not exclusive to the community and can be difficult to book and access. Jane-Finch has a strong community of artists and it was made clear that there should be more venues in the neighbourhood for artists to share their talents. Residents also expressed an interest in having a movie theatre in the neighbourhood, noting that the closest theatres are located at Yorkdale Mall and Albion Mall. A new theatre should therefore be able to accommodate a variety of events, including film screenings, live performances, community celebrations, and public meetings. It was suggested that the theatre could be an intimate black box theatre that can be adapted depending on the need.

Dance Studio

A dance studio was one of the most common program spaces that was mentioned by residents. Many people expressed that there are existing dance studios in the neighbourhood. But due to the high demand and interest in dance programming, these studios are often difficult to book and programs are often at capacity.

In terms of the community programs within the space, there was a desire for more affordable and intensive dance programming for people of all ages and levels.

Recording Studio

There are a few recording studios in the neighbourhood, however, access is not always secure. Jane-Finch has many musical talents looking for recording studios to produce their own music. Residents expressed that while the recording studios in the area work well, they are not always active due to a lack of funding and resources. Many people spoke about how recording studios should be more accessible, reliable, and affordable. Studios could also help support local talent and engage youth by providing a creative outlet.

Multimedia Room

Many residents and community partners mentioned having a multimedia room in the hub. As technology and interests in programs are constantly changing, there is a need for a space that can adapt to different types of audio and visual production. Overall, residents and community partners expressed an interest in digital arts, photography, and media arts, and noted a lack of spaces in the neighbourhood that are dedicated to multimedia art and design.

Studio/Practice Room

Dedicated studio and practice rooms are needed for various arts programming, each designed and equipped to learn and practice various forms of art including drawing and painting, and music. Residents and community partners in the arts field have stressed the importance of appropriate studio and practice rooms in order for arts programming participants to effectively learn and grow their artistic skills.

Art Rooms

Community partners and resident leaders suggested multidisciplinary arts programming that could meet different interests in the community. This programming would include more traditional arts, like music and visual arts, but also support emerging artistic mediums. Some residents also expressed that more programming and mentoring could be implemented for artists looking to pursue careers in the arts.

Gallery

Gallery space in the Jane-Finch neighbourhood is limited. Nearby York University has an art gallery on campus that is free and open to the public, but not easily accessible to residents. There is still a clear desire for a gallery space in the hub that is rooted in the community and can showcase the local talents of the neighbourhood. Residents mentioned that a gallery should exhibit work produced through programming at the hub, as well as work by recognized artists from Jane-Finch. The gallery should be an open, accessible, and casual space, like the Daniels Spectrum gallery.

Sports and Recreation

Indoor Swimming Pool

An indoor swimming pool was often raised as a priority at our engagement events, as there are only two indoor pools in the community - both of which are located in high schools. These pools offer limited public access, since programs are scheduled around school hours and activities. Many people mentioned that they travel outside of the neighbourhood to access indoor pools and would like to have one closer to home. Although there are currently five outdoor pools that are open during the summer months in the neighbourhood, an indoor pool would provide increased access through year-round programming.

Multipurpose Gym

A multipurpose gym was mentioned multiple times throughout our engagement, especially by youth. Existing community centres within the neighbourhood do have multipurpose gyms, however, many residents expressed an interest in a more updated recreation facility, stating that many existing community centres are outdated. A new gym could be used for various sports and fitness programming, as well as for events and larger community meetings. Emphasis was also placed on having more women's only hours and spaces.

Game Room

A game room would provide space for people to hang out and meet new people. Currently, there are a few youth-focused game rooms in the neighbourhood, one of which is located within the Youth Hub at Yorkwoods Library. Although there was a strong emphasis on having a game room as part of a youth space in the hub, there was also a clear interest in having a game room for adults and seniors. A game room would be equipped and stocked with both board games and video games, but ultimately, it would provide a venue for people to get together and socialize.

Food

Community Kitchen

A community kitchen was one of the most common program spaces mentioned during the engagement process by residents and community partners, with many people noting that it would be an important tool for building capacity, improving health and wellness, and reducing social isolation. At least three kitchens in the neighbourhood are currently being used for community food programs, but many people spoke about their limitations, including access issues, small size, and lack of equipment to support larger workshops and food entrepreneurs. A new community kitchen in the hub could be used for both community programs and opened up for local, resident-led, food social enterprises.

Cafe/Restaurant

A multipurpose gym was mentioned multiple times throughout our engagement, especially by youth. Existing community centres within the neighbourhood do have multipurpose gyms, however, many residents expressed an interest in a more updated recreation facility, stating that many existing community centres are outdated. A new gym could be used for various sports and fitness programming, as well as for events and larger community meetings. Emphasis was also placed on having more women's only hours and spaces.

Health

Mental Health Services

Mental health came up as a top priority for many residents and community partners. Residents suggested creating a safe, non-institutional space that would be dedicated to mental health programming and work towards eliminating the stigma associated with it. It was stressed that this kind of space must be welcoming and accessible for all, and serve a diverse community with multiple needs. Currently, there are mental health programs based out of the Jane-Finch community, and other outside organizations providing services in the area. However, many community partners stressed that there is a lack of space to accommodate the high demand for mental health programs and services. Residents also mentioned that there is a lack of programming specific to children and youth, which could be addressed through the hub.

Economic Opportunities

Entrepreneurship

A social enterprise and business incubator space would help support residents who are looking to start their own businesses. Residents noted that an entrepreneurship program could encourage innovation in the community and attract more local businesses in the community. Residents also highlighted the high number of newcomers who live in North York and are looking to start their own businesses, but can only find these programs in the downtown core. An entrepreneurship program could address job insecurity and encourage people to work for themselves. It would provide opportunities for continual growth and support participants in becoming and staying financially independent. It could also help teach financial literacy and time management, and help incubate small businesses. Some residents mentioned that this program could lead to community revitalization.

Computer Lab

Access to computers and the internet was mentioned a number of times throughout the engagement process. Although there are computer labs within the neighbourhood at many of the community centres, libraries and job centre, residents highlighted that they lacked space and were often full. Some stated that the time restrictions and limited access of some computer labs, can pose a problem when doing work. Emphasis was drawn on a computer lab used for job training and employment, with all the necessary office equipment, such as printers and scanners. Others stated that an open computer lab for both work and personal use could be beneficial to the community.

Shared Spaces

Main Lounge

Most residents talked about how the hub should bring the community together and provide space for people to meet and socialize. Having a lounge space for unprogrammed activity was very important. Many people mentioned the current lack of unprogrammed spaces in the community for people to come together and just hang out. A safe, welcoming lounge space would provide community members a place to gather and spend time together.

Youth Lounge

A specific focus on youth was emphasized throughout our community engagement. Residents and community partners talked about the importance of creating a safe and welcoming space for youth at the hub. A youth-specific room could be a space where youth could drop in to hang out or access a variety of programs and services. Community partners clearly stated that the space should be created and run by youth for youth, creating opportunities for young people to influence and impact their space. Many people also mentioned the role of a youth room in addressing topics that may affect more vulnerable youth.

Community Rooms

The hub must have multipurpose community rooms that can accommodate a variety of uses. These rooms must be open, versatile and of various sizes, so that they can be transformed as needed for programs, services and events. Through our key informant interviews, it was made clear that programs are always changing. Multipurpose community rooms should be designed to accommodate future changes in community programs. A program that has high interest right now may not have as much interest in the future. These rooms could also be used for small scale community or private events, as well as meetings and forums

Childcare

Affordable childcare came up as a priority with residents. Through the engagement process, we heard that there are not enough daycares to meet the needs of families in the community. Residents stated that there could always be more childcare Services, especially more affordable childcare options. Some people noted that access to affordable childcare could open up more employment opportunities for parents. These childcare needs could be addressed in the hub design through a daycare facility and/or childcare drop-in centre.

With the large population of young people and families in the community, many people reinforced that the hub should offer child-minding to parents and guardians during program hours.

In general, child-friendly features were raised as being important to many residents. Having engaging features that encourage children to explore and play would make the hub more inviting and welcoming for families. Many participants on our field trip to Parkway Forest Community Centre raved about the child-friendly features in the community centre's lobby space and child-minding space. These simple, yet effective features invited children to play and enjoy the space.

Outdoor Spaces

Residents and community partners expressed the importance of having attractive outdoor spaces that are inviting and encourages people to relax, hang out, and enjoy the environment. They should include lush landscaping as well as seating and other amenities.

A green roof was an interesting feature that many people expressed that they would like to have at the hub. Many residents noted that there is nothing like it in the neighbourhood. Beyond its positive environmental impact, people were also interested in the possible benefits of a green roof in terms of social wellness. Residents envisioned a rooftop that was publicly accessible, like the gardens at the Regent Park Community Centre. It would be a unique outdoor feature with greenery and seating for residents to enjoy during the warmer months. Residents also mentioned that a green roof could also incorporate a community garden and make use of an otherwise underused space.

Office Space

In order to run programs and services, office and administration space must be considered. For organizations and agencies that may run out of the neighbourhood, office requirements could vary.

Program and Group Storage

Key informant interviews and our field trip tour guides emphasized the need for ample storage. Like flexible community rooms, storage provides a lot of versatility when it comes to the programs and events that can be hosted in the hub. Providing storage would help ensure that program spaces are used to their maximum potential.

Multifaith Room

Residents of all ages expressed interest in a meditation room and a multi-faith room, with many noting that the two could be combined into one space. A quiet and welcoming space that would be used for relaxation, prayer and spiritual practice. The space could have un-programmed hours for people to use, as well as host free yoga classes and guided meditation sessions. Residents noted that a meditation and multi-faith room could help support both mental and physical health, and encourage relaxation from daily stressors.

Additional Services

In addition to the program spaces mentioned above, we also received feedback on additional community programs and services that people would like to access at the future hub. These activities could be accommodated either through their own dedicated spaces or through flexible multipurpose rooms.

Employment Services

Employment was an element that was often considered to be the most important programmatic theme for the hub. Residents and community partners emphasized the importance of job training programs that could address skills gaps and encourage community capacity building. There are currently two major mainstream employment centres in the immediate area - JVS Toronto and Yorkgate Employment and Social Services. However, residents expressed that the number of job training programs should still be increased, because employment and economic security are critical issues in the community.

Mentorship and Wraparound Supports

General mentorship and support were mentioned by many residents. Residents suggested that the hub could be a space where people could go to seek mentorship, support, or advice for a range of issues. From financial advice to social support groups, the hub could provide programs and services that provide mentorship for those in need of assistance. Many residents and community

partners also advised that having knowledgeable staff who are able to provide referrals is very important. If the hub does not offer expertise or mentorship on a specific topic, information should be provided about where people can go to access support on a specific topic.

Health Promotion

Health promotion programs would focus on providing education on various health topics as well as training and services that support a healthy community. Residents explained that health promotion is needed to keep residents informed and create an awareness around healthy living. Many people mentioned that the program could incorporate education sessions from medical professionals.

Concept Design

Concept Design

The final concept design for the hub directly reflects and amplifies the community's vision, needs, and priorities identified through the engagement process. It illustrates the scale and relationship between different program spaces, and considers taking a phased approach to the development of the hub.

The concept design will serve as a strong community-driven framework for the development of the business plan and governance model for the hub.

Precedents

Daniels Spectrum

The Daniels Spectrum is an arts and culture centre located in Regent Park. It includes gallery space, classrooms, recital halls for dance and music, as well as a 350-seat flexible theatre and a community-run restaurant. The space is utilized by the local school board, and can be leased by not-for-profit arts and culture organizations.

The arts and culture centre has activated the surrounding community, enlivening the area with performance, exhibition, education, mentoring, and opportunities for connection. The ground floor is animated with a network of hallway galleries that allow visitors to casually explore creative work. The multi cultural character of this building has been aesthetically woven into the design vernacular and signage program. Overall, the building has been successful in its intentions, and well received in the local community as well as the broader city. The project has accumulated a number of awards and has been widely published for its accomplishments.

The centre's focus on art and community resonates with the vision for the hub. As a stop on one of our community field trips, Jane/Finch residents were able to explore and learn more about the Daniels Spectrum, its programming and impact on the community. The co-location of various organizations that share and contribute to Daniels Spectrum vision was an aspect that people wanted to see explored in our hub.



Scadding Court Community Centre

SCCC is a multi-purpose facility run by a volunteer-board in the rapidly changing Dundas/Bathurst neighbourhood, which includes the TCHC's adjacent Alexandra Park Community. The neighbourhood is experiencing severe development pressure, which is why the continued delivery of support programming and social enterprise opportunities for residents of the area is so vital.

Within the SCCC is space for the Toronto Public Library's Sanderson Branch and Toronto Parks, Facilities & Recreation's indoor and outdoor swimming pools and outdoor skating rink. SCCC also includes a wide range of community partners and stakeholders, including an on-site emergency daycare, a TDSB alternative school, a youth hub and a shipping container market/commercial kitchen to support local entrepreneurs.

The wide range of programming and services at the community centre resembles the variety within the hub. Its mixture of recreational and commercial facilities, along with community programming



The Working Centre

The Working Centre is a non-profit organization that provides a wide range of programs, services and facilities to the community of downtown Kitchener. The centre spans 5 locations within downtown Kitchener, and a community garden located outside of the downtown core. They have several social enterprises, community employment and housing services, as well as arts focused programming and facilities.

One of their social enterprises, or Community Tools Projects as The Working Centre calls them, is their community kitchen, Maurita's Kitchen. The kitchen directly supports the community cafe with preparing and making food served there every day, as well as catering for special events and businesses. The food is made by drop in and regular volunteers, that are supported by a staff of The Working Centre. The open and welcoming environment of the kitchen allows volunteers to learn new skills, socialize, and contribute to the community driven cafe. Currently, the kitchen is only used by one other community group that provides free meals to the community and is not rented out to others, as the high demand of the cafe and catering doesn't leave room in the kitchen schedule



Site Plan

Zoning

The site is currently zoned for a townhouse development that was not constructed. A re-zoning process will need to establish the new zoning regulations for this site which will include building setbacks, maximum height, density and parking requirements.

The concept design is based on initial direction from the City of Toronto on potential restrictions, but as re-zoning is not yet underway a number of assumptions needed to be made at this time, and the design may need to be refined to fit within the final zoning bylaws for the site.

Phased Construction

If phased construction is required due to capital budget needs, it is recommended to plan for building phases to be added adjacent to earlier phases, not added vertically - adding extra floors on top of an existing building is not an efficient/cost effective way to build.

Minimum Building Footprint

Due to the spatial requirements of the program elements (i.e. to accommodate an NBA court size, the multi-purpose space needs to be at least 35m; a pool needs to be at least 25m long) and the need for adjacencies (i.e. the multi-purpose/theatre must connect to the green room and kitchen), all the building uses cannot be stacked vertically. Therefore, the building's footprint will cover at least two-thirds of the site if phased as shown.

Theatre, gymnasium and pool spaces require multiple stories of height for site lines, ceiling clearance for ball sports and diving boards and pool depth respectively. Therefore these spaces do not lend themselves well to stacking above one another.

If constructed in a single phase, the uses in Phase 2 could be constructed above Phase 1A and/or Phase 1B, which could help to shorten the building footprint or make more room for an enlarged courtyard/atrium.

If the pool will be provided by the City of Toronto at a different site, then either the Phase 1B area could be eliminated from the footprint, or the area may be replaced with a purpose-built gym and/or theatre, as per the community needs.

Design Considerations

Program Spaces

Flexible Spaces

The building structure is a 6m grid of columns. Therefore, walls are not load-bearing and can be more easily moved to change room sizes and configurations. For example, a dedicated gallery space may be a desired addition to the programming in the future, and other uses may become less of a priority.

The large spaces in the plan (i.e. pool, theatre) are sized to be interchangeable while final decisions still need to be made about priorities and programming. For example, the City may be including an indoor pool in another local community building redevelopment, in which case the hub would not include a pool. The concept plans as shown could either be shortened the length of the pool, or a dedicated theatre space and/or gymnasium could be moved to this location.

The pool, theatre and gym are similar sized spaces and could be interchanged in the plan as community needs and priorities are determined against the budget as this project develops and a more detailed community needs assessment is performed. If a dedicated theatre is included, the types of performances, stage and fly requirements, lighting and sound systems and seating capacity must be determined. If the theatre venue is something that will not have heavy use, then a multi-purpose space could be considered and designed to meet the sound and viewing requirements of a theatre, but it could also fit community events, be divided into multiple rooms and/or be used as a gymnasium. Due to a range of high-quality products that support flexible spaces, new multipurpose spaces are more suited to purpose than they were in earlier era.



Youth Lounge

The Youth Lounge is connected to the hub, but has a separate entrance and universal washroom for 24hr access. This space will need to have a staff member when it is open. Access to music and study spaces are important after hours, but not access to the entire hub.

Seating should be in multiple groups and styles; some couches and movable chairs, a counter area along a wall (for eating, laptop, desk). Include TVs, video games and other games like pool/ping pong. Both quiet study and group study spaces should be in separate rooms nearby.

Youth should be further engaged in how to make the space safe and welcoming.

Community Kitchen

It is important to determine what type of food will be made in the kitchen (ie. vegetarian or not) to determine equipment and storage requirements (dry, fridge and freezers). Also, the kitchen should be located for after-hours access and near the garbage and loading area.

Rooftop Amenities

Running Track

The rooftop track will not be professional size (ca. 200m), but it is a place where people can run or walk outdoors. Outdoor fitness equipment or seating may also be incorporated.

Soccer Field

Rooftop soccer would have a simple net structure or tall fence to keep stray balls within the field. This could be detailed to work visually with the building facade. The field could either be a planted green lawn or artificial turf. The latter is available in an array of colours, and is easier to maintain. The field could be used for events/markets and as a space to get a panoramic view of the surrounding neighbourhood.

Community Garden and Greenhouse

The garden is sheltered and south-facing to extend the outdoor growing season as much as possible. The greenhouse helps to provide potential for newcomers to grow food from their home countries with warmer climates. Both the garden and greenhouse can be used for growing food for the cafe, as an educational tool or therapy, or they can be places for community members to relax.

Additional rooftop uses could be added at a later date if budget requires.

General Notes

Parking and Loading

Accessible ground level parking, a drop-off area and loading area to accommodate waste collection will be required. As the building is long, there may need to be accessible parking and loading areas at both ends. Although there is a desire to reduce the amount, further parking will also likely be required by City Planning. These will be accommodated underground.

Once parking requirements are determined, if there is extra basement space it could be used for dedicated storage space for the various groups that use the hub; expanded music recording spaces and/or other programming uses that do not require natural light.

Public Art

As a centre for the arts, it will be important to integrate artwork into the building. An artist may work with the design team to develop the screen facade or they may be commissioned to create a stand-alone artwork on the exterior or interior of the building.

For the concept design phase, \$500,000 has been included in the budget for public art. The end product may be one larger commission or a number of small to medium-scaled commissions. Involving the local arts community and arts organizations will be important in developing this aspect of the project.

Indigenous Values

Due to the important and rich Indigenous history in the area Indigenous values, educational material and/or forms could be considered within the next phase of the hub's development. This will require an Indigenous designer or liaison to be included as a member the team and to liaise with local First Nations groups.

General Notes

Low-Impact Development

When the project progresses to further detail, Toronto and Region Conservation Authority may be able to assist with advice and fundraising for environmental solutions to green space and building systems - for example, rain-water harvesting or the design of a green roof or a natural outdoor play area for children.

Finch LRT Public Realm Improvements

CAPG and community partners should work with Metrolinx and Mosaic to ensure the streetscape and public realm enhancements planned as part of the Finch LRT positively contribute to the design and functionality of the hub, such as the outdoor spaces at the main entrances.

Material Options

STRUCTURAL MATERIALS

CROSS-LAMINATED TIMBER (CLT)

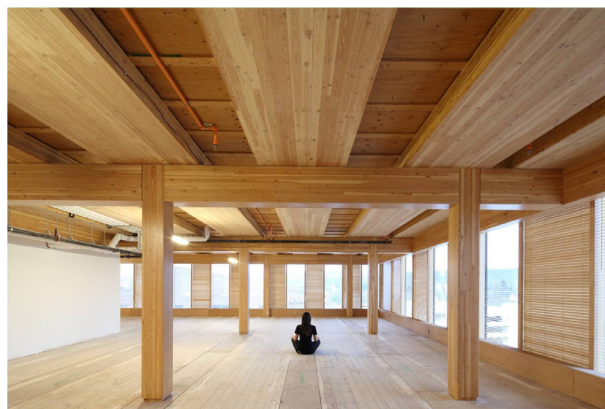
Cross-laminated timber (CLT) is proposed for the structure of the building for a number of reasons. The material is preferred over concrete from an environmental perspective and for its appearance and warmth. A six metre column grid through most of the building would also allow for future flexibility for changing uses over time. Where large spans are needed such as a theatre, pool or gymnasium, the column grid will be broken and substituted with a steel or glulam truss structure.

There was a lot of positive feedback on the material from community members at engagement events.

SCREEN WRAP

The concept design has a screen wrap around the building to give a distinct identity to the hub, mitigate the solar heat gain on the south-facing Finch Street facade, and help to balance privacy with visibility and views. The screen would wrap the community hub and arts centre elements only. The rest of the building facade could be in a complementary material such as a terracotta brick or ceramic panel.

Two potential materials and approaches for the screen are shown in this report. The screen design will be further developed with community input in the next phase. Also, there is potential to involve an artist to work with the design team to integrate artwork into the facade.



In Screen Design Option 1, the screen is inspired by the white brick residential apartments in the area, the brick screen contrasts with the timber structure and the green plantings. To make the screen lighter and the openings between the brick larger, we have shown brick tile (a.k.a. wafer brick) on a light metal frame, as per the La Gota Cultural Centre (pictured to the right) which was popular in the community workshops, rather than stacked full-size structural brick that would be deeper and create more shadow. The brick screen can gradually change to a full-size brick screen and then a solid brick wall surface broken by window openings as the building moves from community hub to the rest of the building spaces.

In Option 2, the screen is made from an expanded metal mesh that is finished in a warm copper or bronze colour to complement the CLT (cross-laminated timber) structure.



Exterior View 1: Glazed Brick Screen



At the heart of the Jane and Finch Community Hub and Centre for the Arts is a green public courtyard space that is partially covered and enclosed by a screen on the south side to provide a sunshade and windbreak. The space has an elevator and large exterior staircase that connect to a second floor roof garden with garden plots for the community kitchen and a youth hub with a series of study, music and game rooms that are open 24/7 with a staff member present. The staircase is a place to meet on a nice day and the roof garden provides a space for views over the neighbourhood. The glazed brick screen in Option 1 is inspired by the white brick residential apartments in the area and contrasts with the timber structure and green planting.

Exterior View 2: Expanded Metal Mesh



The screen in Option 2 is made from an expanded metal mesh that is finished in a warm copper or bronze colour to complement the timber structure. The screen wraps the community hub and arts centre elements only. The facade for the rest of the building that houses partner organizations would be in a complementary material such as a terracotta brick or ceramic panel. The sidewalk is extra wide so that events and activities can spill out of the building to bring community and cultural life to the street. Extra seating is provided by linear benches integrated into the raised planters and shaded by a row of street trees. The ground cover could be a light granite or broom finished concrete that provides a seamless transition from the sidewalk to the courtyard and into the hub.

Interior View 1: Community Cafe and Lobby Gallery



The main entrance lobby of the Jane and Finch Community Hub and Centre for the Arts at the north-west corner of Yorkgate Boulevard and Finch Avenue is a welcoming meeting place that doubles as an art gallery and a community cafe. Wall space with an art hanging system is dedicated to changing exhibitions that could be curated by art organizations working locally and by community groups. The community cafe has indoor seating and a patio sheltered from Finch Avenue by a row of trees and the building's screen. There is a cafe kitchen that can provide food and drink, but community members are also welcome to bring their own food or to use the space seven days a week. The lobby gallery and cafe opens to a wide light-filled double-height hallway that can be used to program events.

Interior View 2: Theatre/Multipurpose Hall



The large three-storey high multi-purpose space in the Jane and Finch Community Hub and Centre for the Arts is designed as a state of the art theatre space with a box office and main entrance one floor below street level, accessed by an elevator, stairs and an accessible ramp. Further entrances and a mezzanine walkway are at street level, passing behind a row of small commercial spaces that activate the streetscape along Finch Avenue. When the multi-purpose space is not in use as a theatre or for a function that requires privacy, then the large curtains and glass doors to the mezzanine viewing gallery can be left open for members of the community to wander through and watch the activity below: whether it is basketball game or a dance lesson. The space has retractable seating and wall partitions so that it can be booked by multiple groups at one time and make it flexible for other uses.

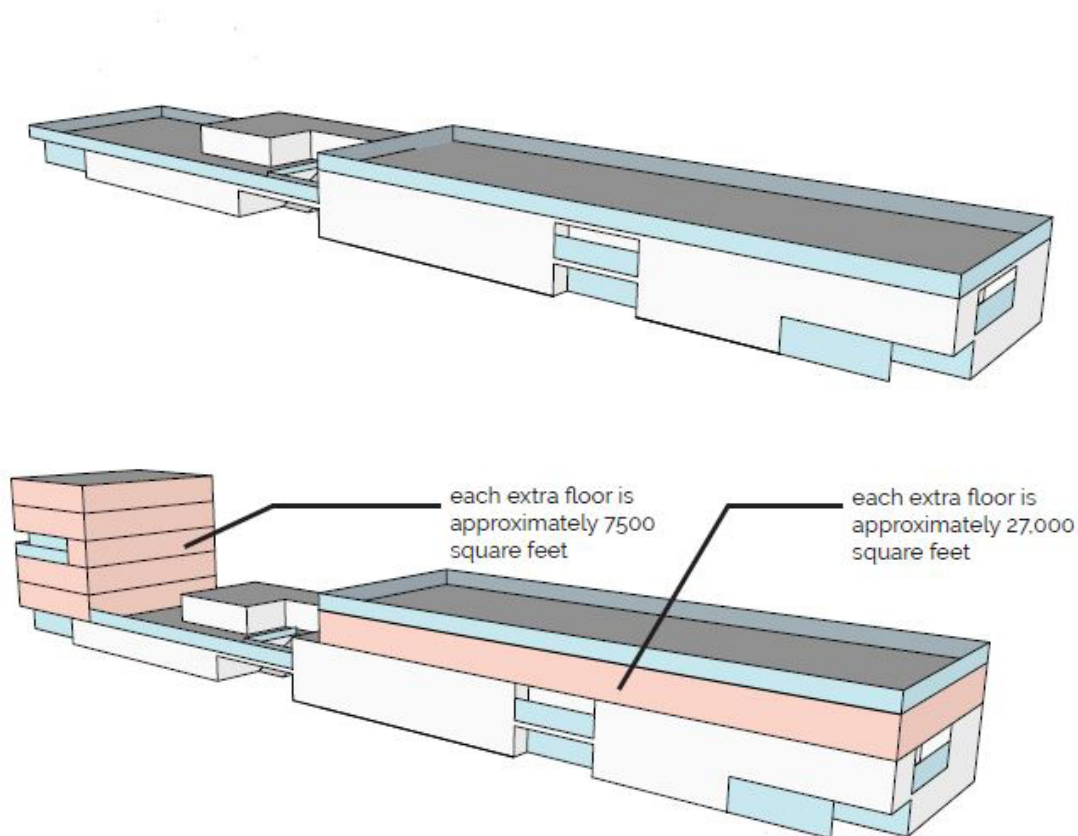
Potential Revenue Opportunities and Partnerships

The concept design is focused on the priorities and program spaces that were identified through engagement activities and Stakeholder Advisory Group meetings.

Nonetheless, the concept design could accommodate further uses and third-party agencies through the addition of extra floors as shown in the diagrams on this page. The extra space may be required for revenue generation and/or based on partnerships and requirements that are developed over the next phase of the project.

Through the feasibility study, CAPG identified the potential need to add 65,000 square feet of space for organizations or groups to collocate at the site.

The diagrams on this page show how approximately 65,000 square feet extra space could be added, beyond the list of program spaces that have been identified for the hub.



Next Steps

Next Steps

The planning, design, and development of the community hub is a long-term project. The Jane/Finch Centre has committed to sharing the recommendations for program spaces and design features widely with local residents, partner organizations, and other stakeholders to continue to bring awareness to the project and ensure future work is reflective of the community.

BUSINESS AND GOVERNANCE PLANS

CAPG received a Community Project grant from the City of Toronto in the summer of 2018 to hire a business consultant and produce a business plan and governance model for the hub. The plans will be based on the information collected through the community engagement process and feasibility study, but involve additional outreach to residents and partners to further refine priorities.

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