



Parkdale Hub Project (RA22.8)

CreateTO Board Meeting
May 11th, 2021

CREATE TO

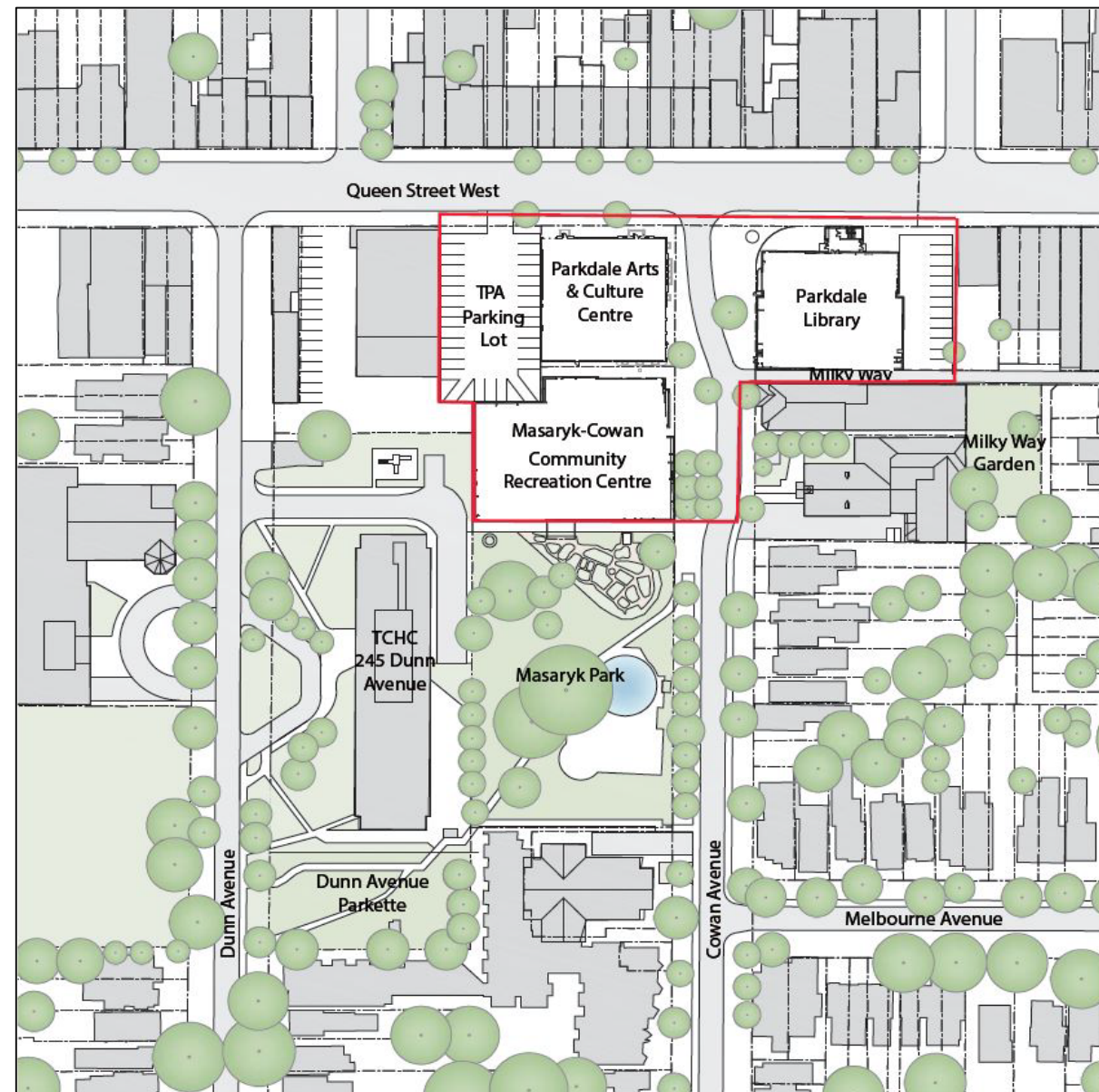
Transforming
Toronto's Real Estate

Report to CreateTO Board

Report for Information

- Introduce Board to the project
- Recommend Board forward to Executive Committee, to serve as mid-Phase 2 update (as directed by EX11.6, 2019)
- Report back in Q4 with findings and recommendations from Phase 2

Two Confidential Attachments



Project Background

Council-Initiated in 2017

March 28, 2017 (MM27.3)

Direction: City Council requested the three Deputy City Managers to convene an interdivisional agency table to determine the feasibility of a coordinated City plan for City owned properties located at 1313, 1303 Queen Street West and 220 Cowan Avenue.

Key Points

- New City-Wide Real Estate Model – opportunity to more strategically and efficiently use City lands
- City-owned facilities all in need of significant SOGR investments
- Demand for increased programs and services in the community
- Neighbourhood Improvement Area



Phase 1 Study

Complete (2017 - 2019)

The Phase 1 Feasibility Study included:

- Due diligence investigations
- Outreach to current City divisions and community agencies on site
- Vision development with Interdivisional Agency Table
- Community engagement
- Conceptual Design & Massing Study

The key messages that emerged from the Phase 1 visioning process were:

Current programs on site must continue to be accommodated through renovated or newly constructed space

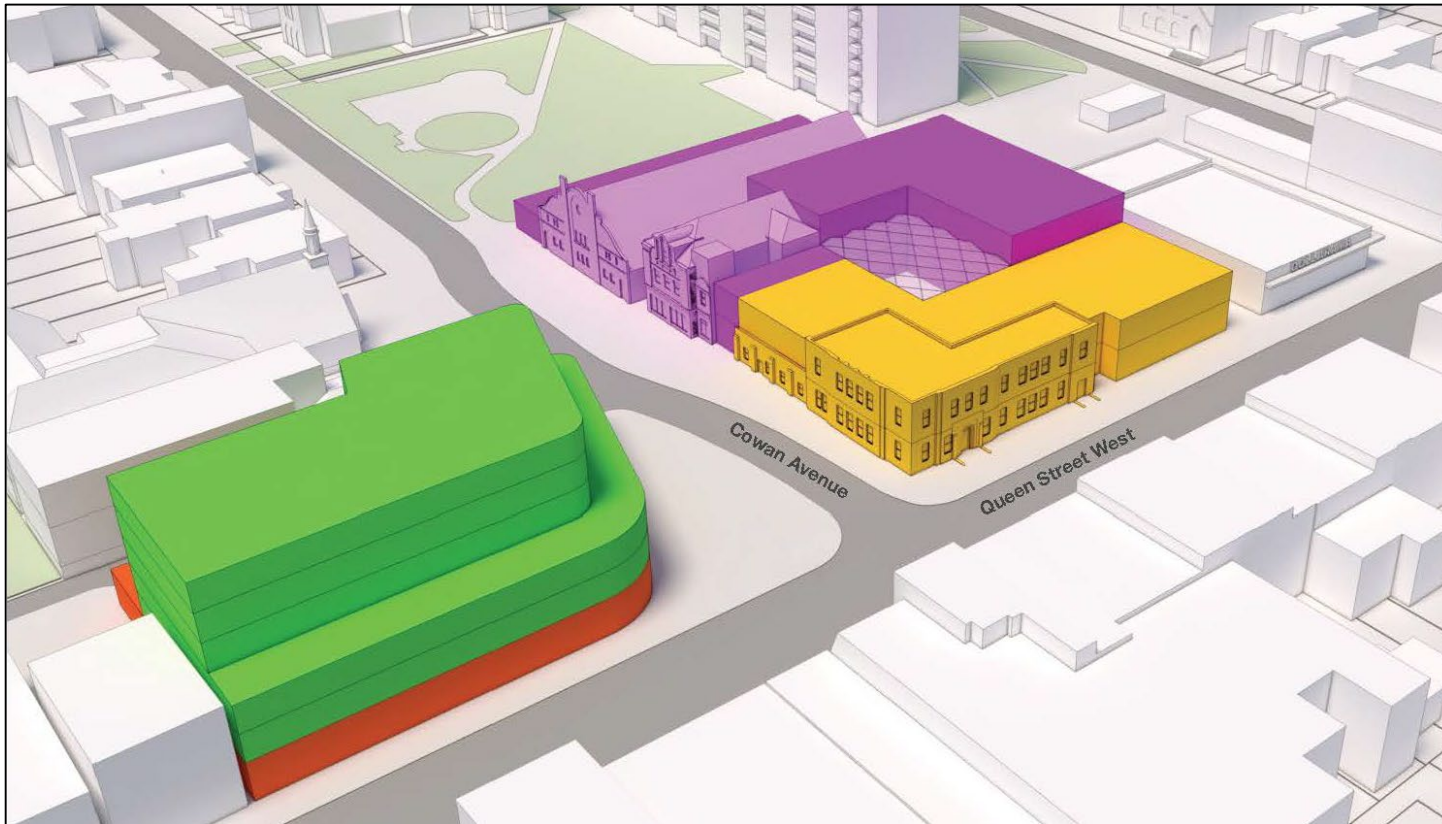
New spaces should be created to meet the demand for enhanced programs and services in the Parkdale community

New affordable housing should be integrated in the Hub

City-owned spaces and services should be coordinated and collocated, creating a cohesive "Hub"

Direction to Undertake Phase 2

December 2019 (EX11.6)



Massing Concept endorsed by City Council, December 2019

Council directed CreateTO to:

- Advance a more detailed design based on the preferred massing concept (*shown here*)
- Follow the objectives and guiding principles of the Housing Now Initiative
- Initiate negotiations for a strategic property acquisition

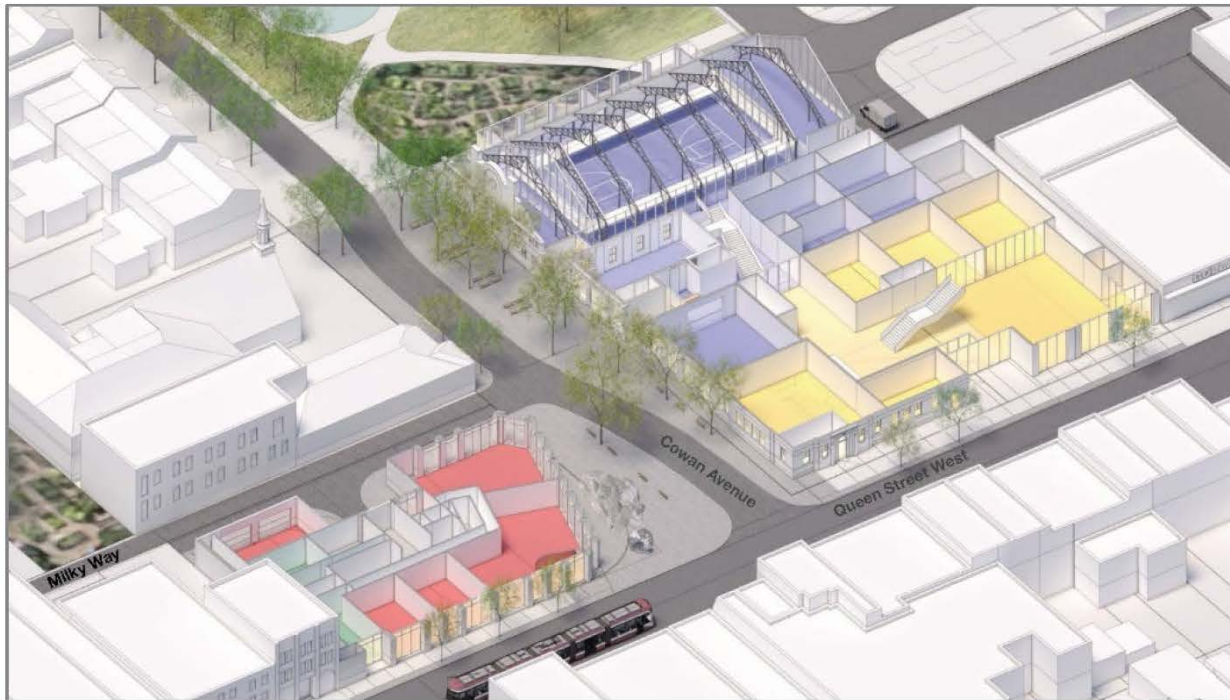
The Phase 2 scope of work will include:

- Programming model
- Construction phasing strategy
- Costing analysis
- Environmental studies
- Community engagement

Current Design Concept




Current Design Concept (con't)



City-Building Benefits

- ✓ Coordinated investment rather than independent SOGR investments into each facility
- ✓ Enhanced community recreation facilities
- ✓ Expanded public library
- ✓ Ongoing Artscape programming
- ✓ New affordable rental housing
- ✓ New community space
- ✓ Streetscape revitalization

All serving the Parkdale community - a Council-designated Neighbourhood Improvement Area



5 Major Programs within 1 Cohesive Hub

New Rental Housing (50% affordable)

Enhanced Service Delivery



An aerial photograph of Toronto, Ontario, Canada, showing a dense urban landscape. The CN Tower is a prominent landmark in the background. In the foreground, a multi-track transit line runs through the city, flanked by green spaces and residential buildings. The sky is overcast with soft, diffused light.

Thank you

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