

HUMBER BAY PARK EAST BUILDING PROJECT

Architectural Community Resource Group

Meeting #2 July 5, 2017

- **Update on project, approach, and timing;**
- **Provide an overview of the precedents, program/uses, technical overview and potential site concepts;**
- **Discuss and seek feedback on program/uses, technical overview and potential site concepts;**
- **To discuss next steps for the building and site improvements.**

PURPOSE

6:30 pm Agenda Review, Opening Remarks and Introductions

6:40 pm Project Update

6:50 pm Consultation Framework and What We Have Heard

7:20 pm Presentation

- Precedents
- Program and Uses
 - Discussion: What do you like, what concerns you, what suggestions would you make?
- Technical Overview
 - Questions of Clarification
- Site Concepts
 - Discussion: What do you like, what concerns you, what suggestions would you make?

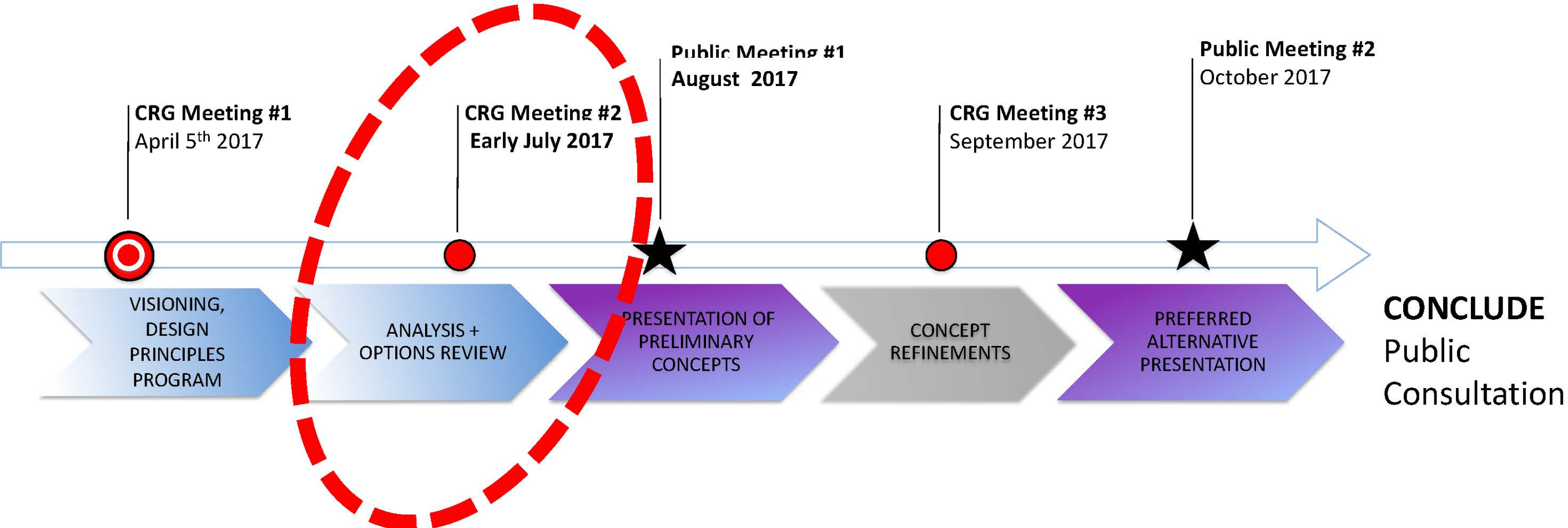
• **8:55 pm Summary and Next Steps**

• **9:00 pm Adjourn**

AGENDA

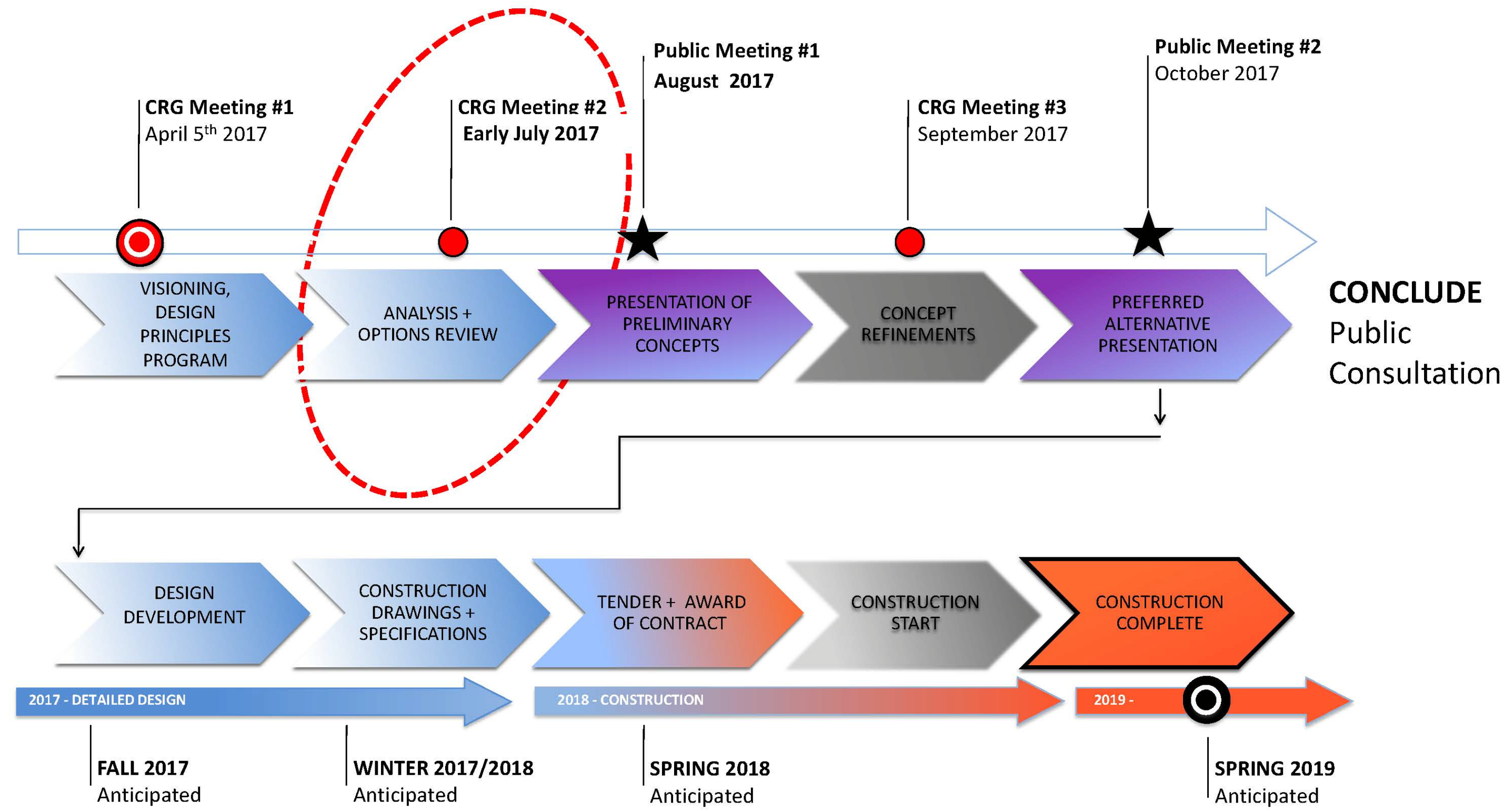
HUMBER BAY PARK:

Architectural Public Engagement Process

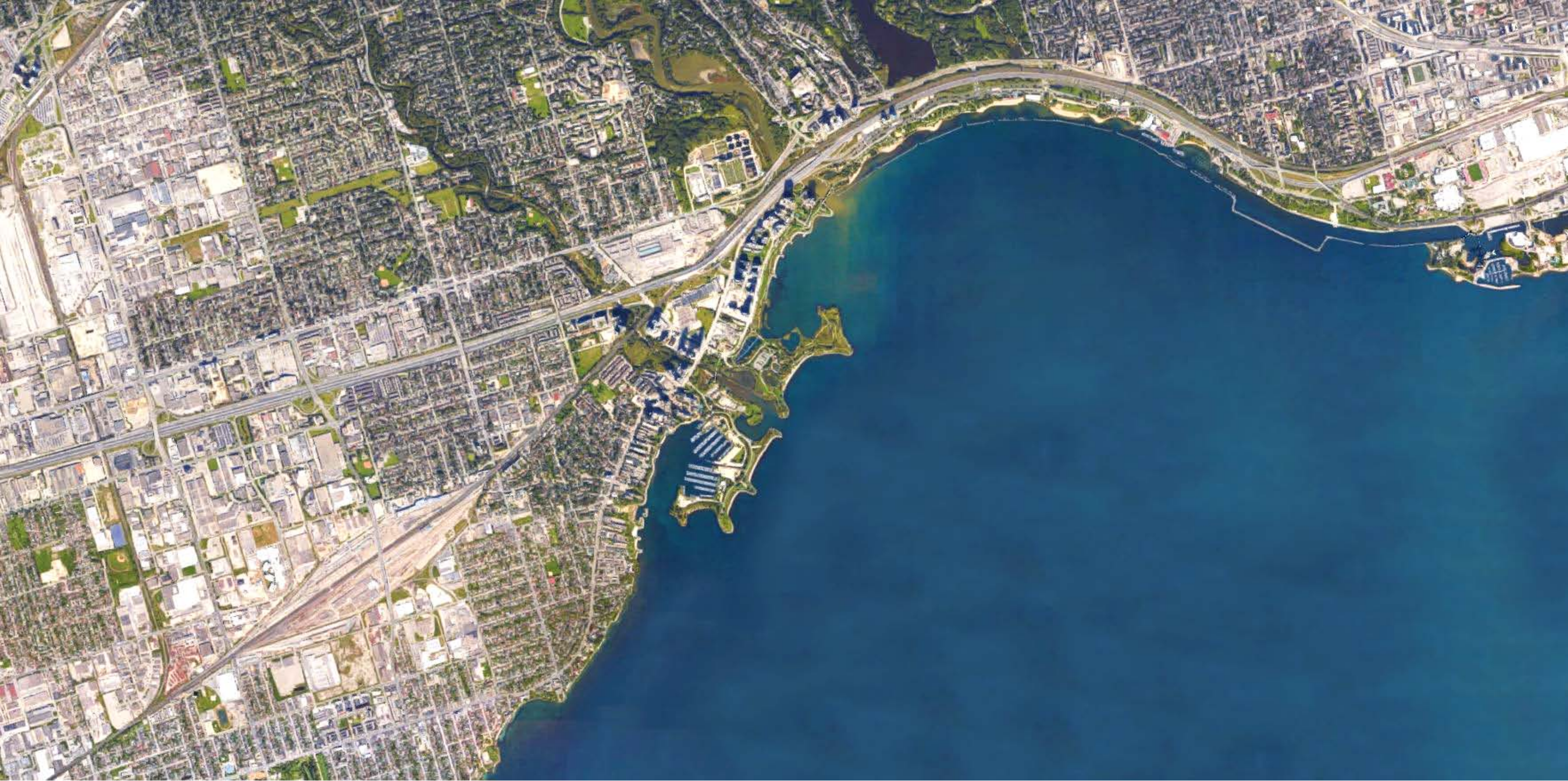


HUMBER BAY PARK:

Architectural Public Engagement Process



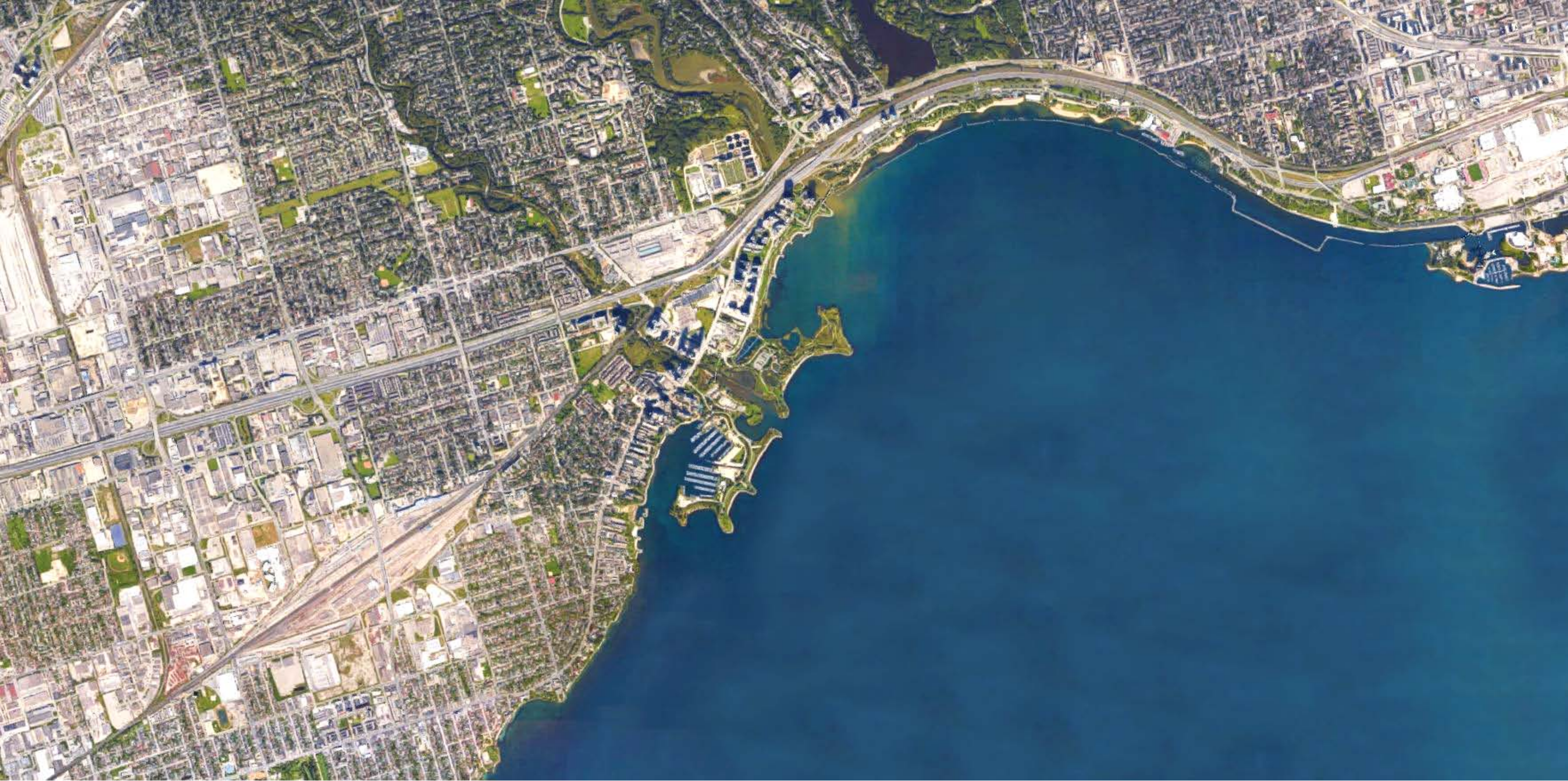
Architectural Documentation and Construction Process



WHAT WE HEARD:

WHAT WE HEARD – COMMENTS/CONCERNS:

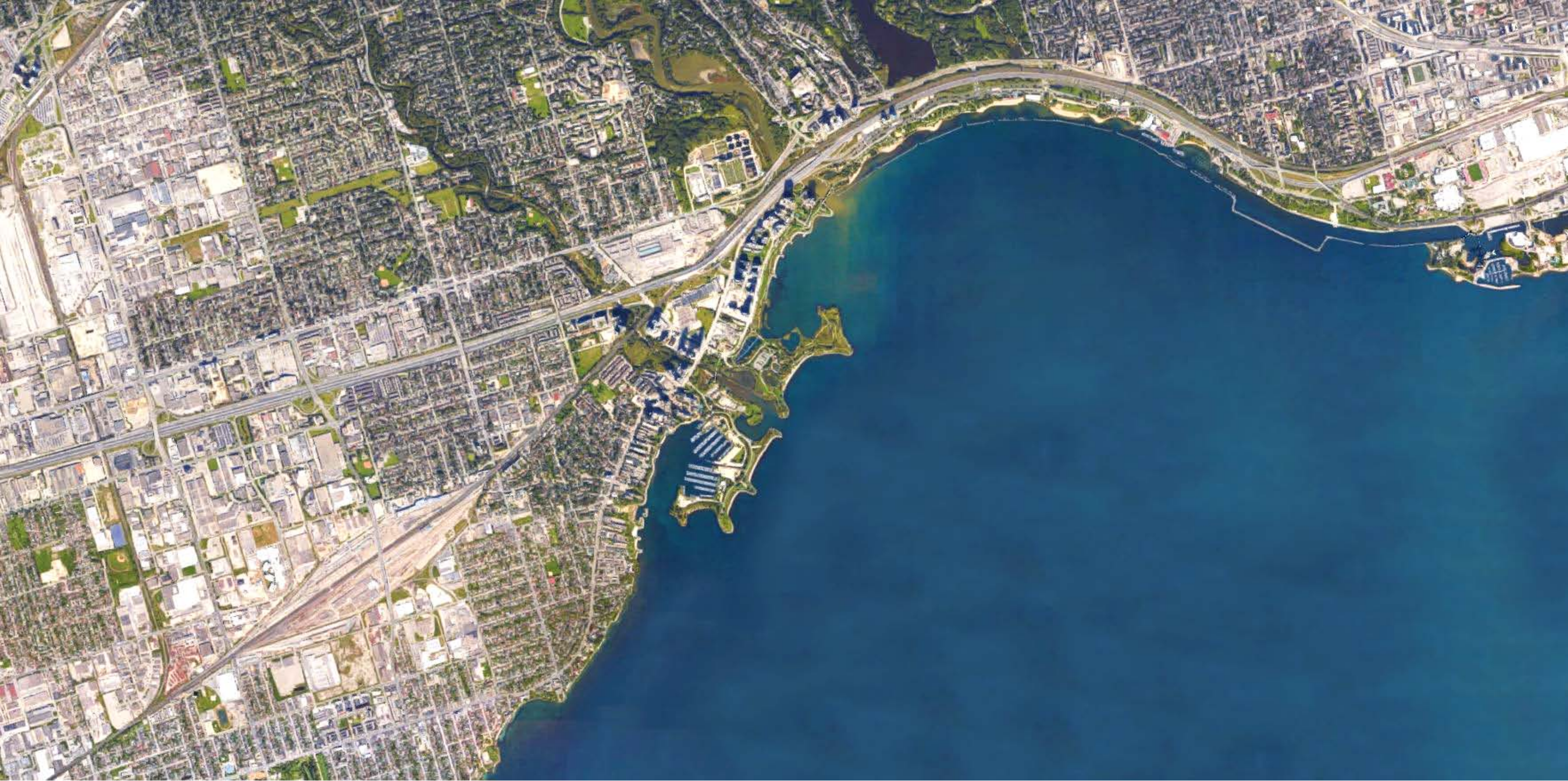
- Concern was expressed with respect to a building located **in the park** rather than **outside the park** where it would be more accessible to the broader community.
- **Community Centre** uses do not belong **in the park**.
- Prioritize “**needs**” versus “**wants**” in the design process to ensure the scale does **not expand** to include all ideas. Programming discussions should not be used to justify creating a large and intrusive building.
- **who is responsible for planning and organizing programming** related to the building.
- **what should be established first:** the **design** of the building, based on all of its potential uses and functions, **or** the **selection of the site** for the building so that the design and functions can be scaled to the location.
- Minimize the capital expenditure and **re-allocate any of the unused approved capital funding to other Master Plan investments** and park maintenance.



VISION

VISION - *What is your vision for a building in Humber Bay Park (meeting #1)?*

- **Integrated with nature**, a building that recedes or integrates with the landscape; does not encroach on existing habitat but advances experience of being close to nature.
- Scale should not appear larger than existing buildings; **aligned with scale and natural character of the park.**
- A functional **reflection and support of park use/ activities** (e.g., designed to support stewardship, skating, model boating, environmental education, etc.).
- A building that **enhances the park experience** and not impose on/or detract from it.
- **Accessible, year-round access** and wide hours of use.
- Incorporates **lookouts and views**; large windows overlooking wetland, rooftop views in all directions.
- A place to **encourage park stewardship and education.**
- **Exterior covered program space.**
- **Large events space not supported** in the park, not a beacon.
- A building designed and sized to **reflect uses identified by through consensus** feedback from park users and local residents.



PRINCIPLES & OBJECTIVES

HUMBER BAY PARKS
PRELIMINARY MASTER PLAN



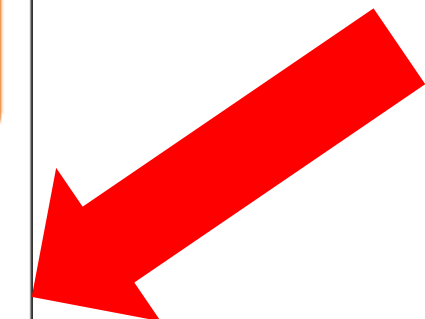
- Five Focus Areas
1. West Entrance Market
 2. West Peninsula
 3. East Entrance Meadow
 4. East Ponds & Water Channel
 5. East Park Shoreline

MASTER PLAN GUIDING PRINCIPLES:

- **Natural & Restful** - Humber Bay Park is a place of natural beauty and respite from the busy city. The Master Plan should enhance this quality and experience while accommodating the growing number of park users in the area.
- **Ecology & Habitat** - Humber Bay Park is a valuable habitat for plants and animals. The Master Plan will provide a framework that will enhance the ecological value of the park while improving opportunities for interpretation and appreciation of the park's natural heritage.
- **A City Park** - Humber Bay Park is both a local park for nearby residents and part of a network of green space along Toronto's waterfront. The Master Plan should accommodate a diversity of park users and needs.
- **Innovate & Evolve** - The potential of Humber Bay Park to meet the needs of its users is not fully realized. The Master Plan will identify new opportunities and propose innovative ways to provide recreational opportunities while enhancing and protecting the natural environment of the park.
- **Plan for the Future** - The Master Plan must be flexible and able to evolve and respond to the needs of the present community and future generations.

MASTER PLAN OBJECTIVES:

- Explore opportunities to expand and enhance habitat for **native flora and fauna**.
- Establish a rationalized **parking and vehicular circulation** plan for the park that meets existing and planned parking requirements, boat launch cueing and circulation needs while reducing the extent of paved surfaces where possible.
- Provide a sustainable approach to **stormwater management** and drainage that will benefit the ecology of Humber Bay Park East and West.
- Create a functional design for the artificial **ponds and waterway** in Humber Bay Park East that improves their ecological and recreational function while reducing the resources required for maintenance and operation.
- Establish a hierarchy of **pathways and trails** through the park that are accessible, safe, and understandable to park users.
- Provide a plan for the enhancement of **park programs and features** (e.g. benches, lookouts, waterfront access) that increases recreational opportunities within the park while protecting sensitive habitats.
- Recommend locations for **architectural improvements** within Humber Bay Park East and West, including integration within existing buildings.
- Create a **lighting strategy** for the park that will ensure public safety while achieving the highest standards of habitat protection and reduction of light pollution and energy efficiency.
- Identify existing key view points into and from the park and enhance the shoreline experience to establish special **moments, views and lookouts** that provide improved visual and physical access to the water.



5 GUIDING PRINCIPLES (BUILDING):

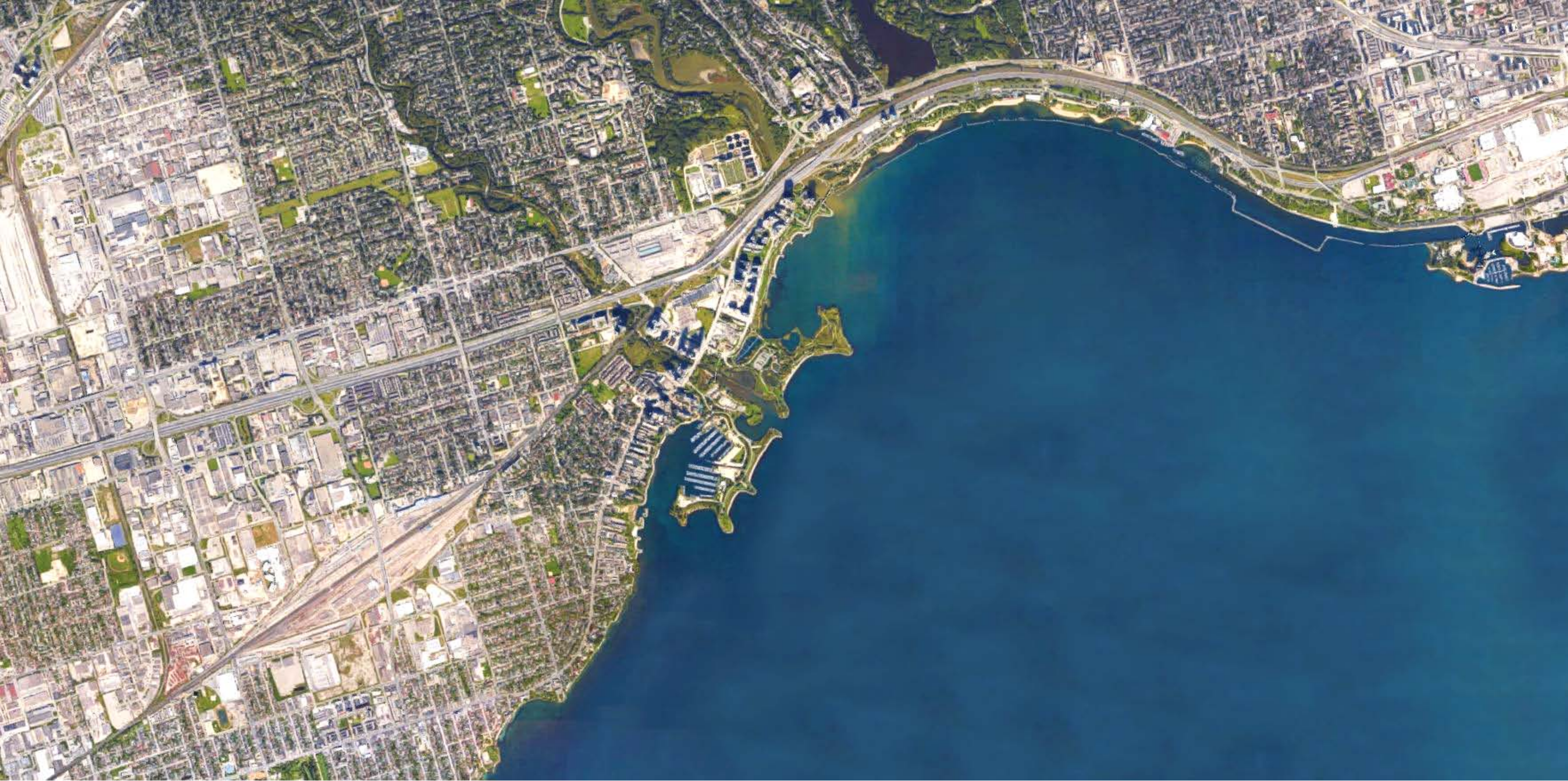
1. **ENHANCE AND REINFORCE THE PARKS' UNIQUE SENSE OF PLACE**
2. **LEVERAGE BUILDING DEVELOPMENT TO ADVANCE MASTER PLAN OBJECTIVES:**
HABITAT INTENSIFICATION
ENHANCE SUSTAINABILITY & SITE RESILIANCY
PROVIDE VISITOR / EDUCATIONAL OPPORTUNITIES
3. **SITE INTERCONNECTIVITY TO ENHANCE USER EXPERIENCE**
4. **ENCOURAGE STEWARDSHIP AND INVESTMENT IN THE PARKS**
PROGRAMMATIC AND NATURAL RESOURCES
5. **ADDRESS THE NEEDS OF THE PARK'S DIVERSE USER GROUP**

OTHER COMMENTS (PRINCIPLES):

- There was **support for the five proposed design principles**. Feedback on additional design principles includes:
 - Demonstrates best practices for **green building design** and technologies (solar powered, living wall, green roof, grey water recycling, composting toilets, off grid, etc.).
 - **Low maintenance** with a long lifespan, **robust/durable**.
 - Suggestion to consider partnership opportunities for ongoing maintenance/operations.
 - Explore possible ongoing source of operating revenue via the existing memorandum of agreement between the City and the Toronto Parking Authority (TPA), where a significant portion of TPA revenue is annually transferred to the City.
 - A **timeless design** that blends into and compliments the landscape.
 - Enhances and celebrates the experience of **being in nature and on the lake** (e.g., design inspiration from waves).

OTHER COMMENTS (PRINCIPLES):

- Provides opportunities for **education, conservation and nature appreciation** (brings natural habitat elements indoors).
- **Bird-friendly design** (windows and lighting).
- Consideration for vandalism/graffiti and **safety/security** in the design approach.
- Build in consideration for growth in the local area use (**more people coming**) and tourism (buses are already here - **make it better.**)



PROGRAM / USES

WHAT WE HEARD - PROGRAMMING:

- **Small-scale meeting space** to facilitate nature interpretation and educational opportunities; not a recreation centre in the park.
- **Accessible, year-round use.** Potential for **no staffing** requirement.
- Indoor/outdoor multipurpose facility; **covered outdoor learning space** with tiered seating.
- **Small social gathering.**
- **Washrooms, drinking fountains, seating, classroom, lunchroom.**
- Potential opportunity for **temporary art installations, exhibition space, small performances.**
- **Lockers/cubbies** for use during winter skating season.
- **Storage maintained** for model boaters and stewardship groups.
- Potential for **small food concession.**
- A building **integrated** with adjacent boardwalks and pathways.
- Base for **security or police accommodation.**
- Indoor activities need an accompanying stream of operational funding.