

# **Block 31 Railway Lands**

**Phase 1**

Predesign 28<sup>th</sup> Feb 2015 ✓



**Phase 2** ← **We are here**

20<sup>th</sup> June 2015

→ Schematic Design

→ Design Development

→ Municipal Approvals

Winter 2015 – end of phase 2

**Phase 3**

→ Contract Documents

**Phase 4**

→ Bidding and Negotiation

**Phase 5**

→ Construction Administration

Summer 2019 – end of phase 5

**Phase 6**

→ As Built Record  
Documentation  
& Warranty Review

**input information**

**Community**

**Design and  
Construction  
process over the  
next 5 years**

# Objectives of Today :

1. Provide **project information** and a **project update**
1. Understand **community Needs/ Issues**
2. Receive **input on concept design**

**How can you help ....**

# **What we heard – February 28<sup>th</sup>, 2015**

- park is heavily used at all hours
- community centre program would benefit from an indoor playground, additional lobby, community kitchen, active movement space (dance / fitness studios), private permit rentals, community garden, swimming, squash court and running track.
- This facility should include arts, music & sports programming
- questions about the catchment area for the schools and the relationship to the Harbourfront Schools as well as community centre
- questions about the size of the child care centre
- families would like to stay in the area if schools and child care are provided

**We're listening ....**

# **What we heard – February 28<sup>th</sup>, 2015**

**(continued)**

- **concerns about pedestrian safety in the area, in particular crossing Spadina Avenue**
- **concerned about traffic congestion in the area**
- **desire for improved transit service**
- **desire for more parking in the area**
- **there is a broad spectrum of recreation facilities in the nearby condos including pools, yoga/fitness, party rooms, basketball courts, ping pong, movie rooms**
- **desire to use the park for outdoor events, playground, more trees**
- **concerned about dogs off leash in the park**

**We're listening ....**





## Context





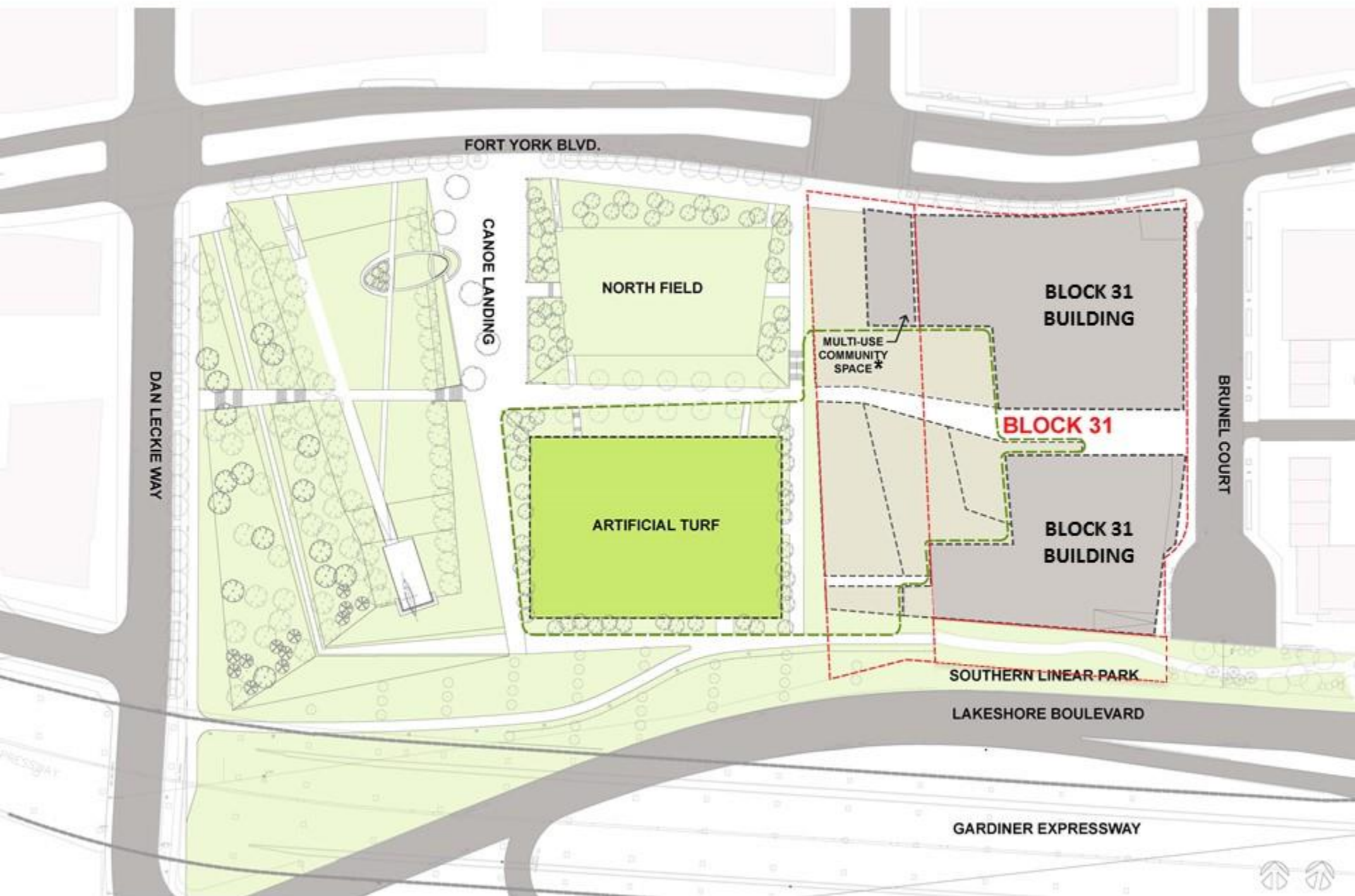
**Block 31  
Site**

Lakeshore Blvd W



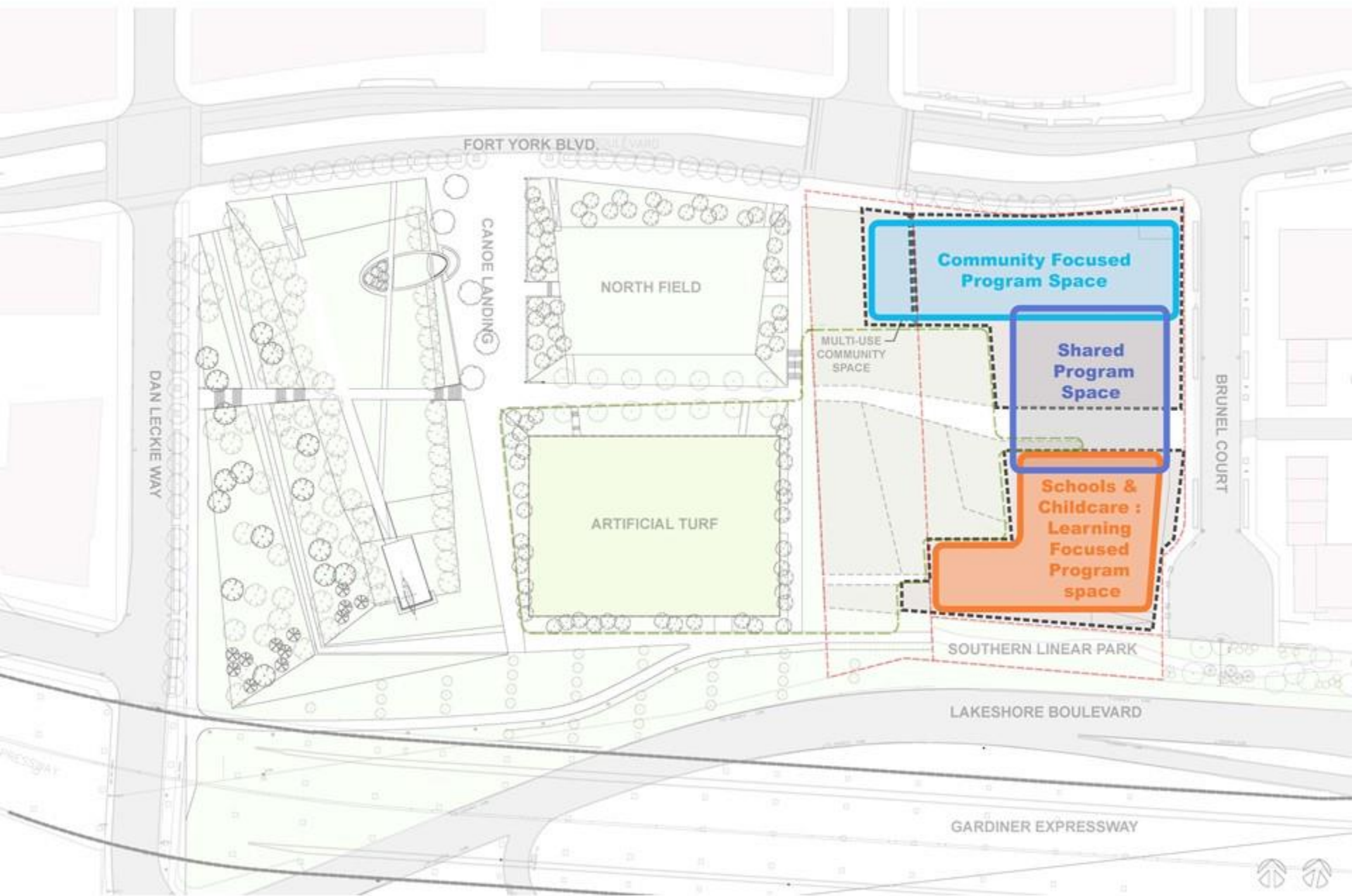
# **Building Placement**





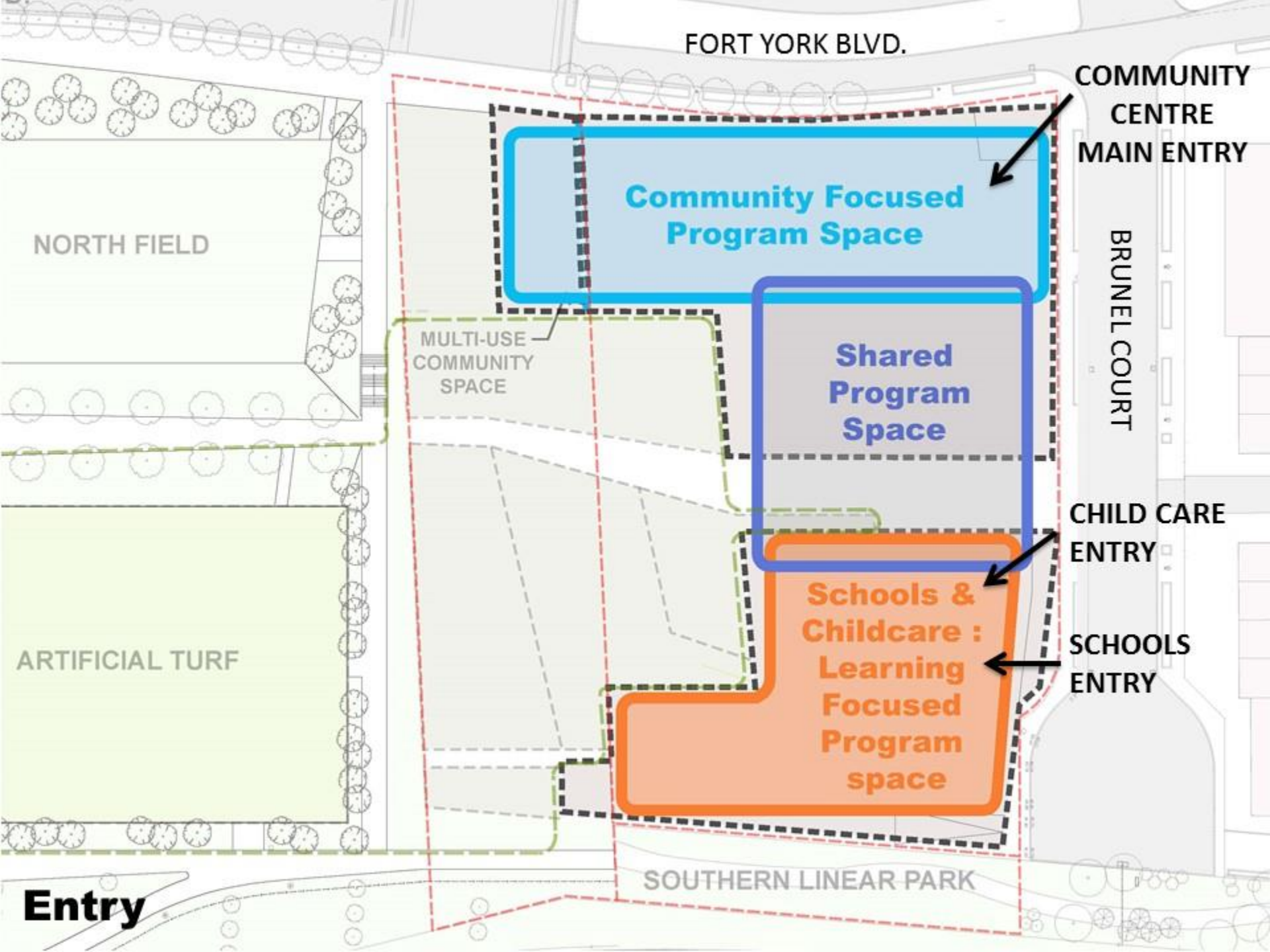
# Site

\* Multi-Use Community Space  
size and programme is yet to be  
determined



## Shared Use Concept







FORT YORK BLVD.

**Main Lobby**

**NORTH FIELD**

The site plan for North Field shows a large rectangular area. A diagonal path or boundary runs from the top right corner towards the bottom right corner. The area is surrounded by a border of small, stylized tree symbols. The text "NORTH FIELD" is centered within the main rectangular area.

BRUNEL COURT

ARTIFICIAL TURF

## Walking / Biking to the Community Centre

~~SOUTHERN LINEAR PARK~~

FORT YORK BLVD.

NORTH FIELD

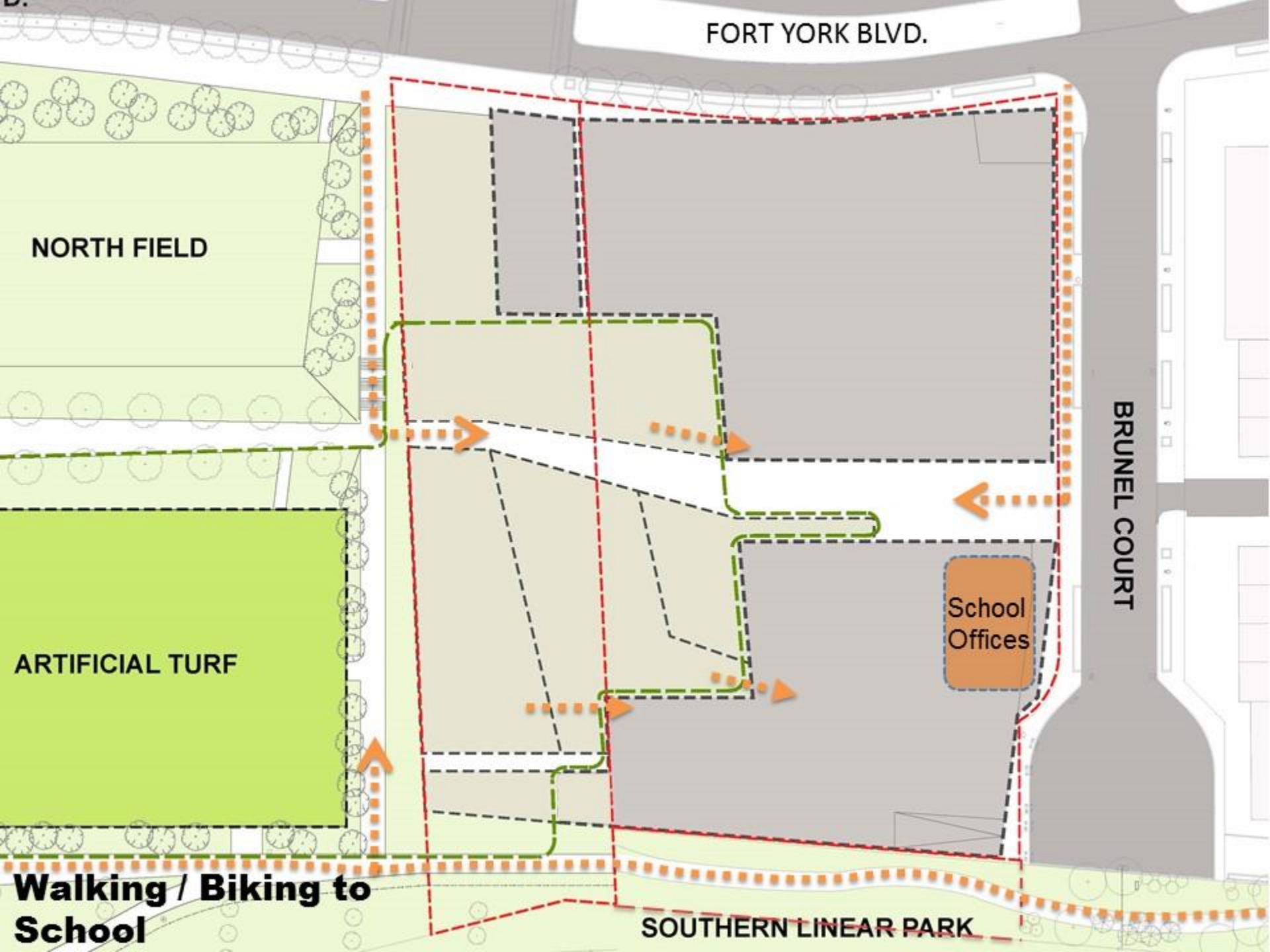
BRUNEL COURT

School  
Offices

ARTIFICIAL TURF

**Walking / Biking to  
School**

SOUTHERN LINEAR PARK





FORT YORK BLVD.

NORTH FIELD

PARENT DROP  
OFF/ PARKING

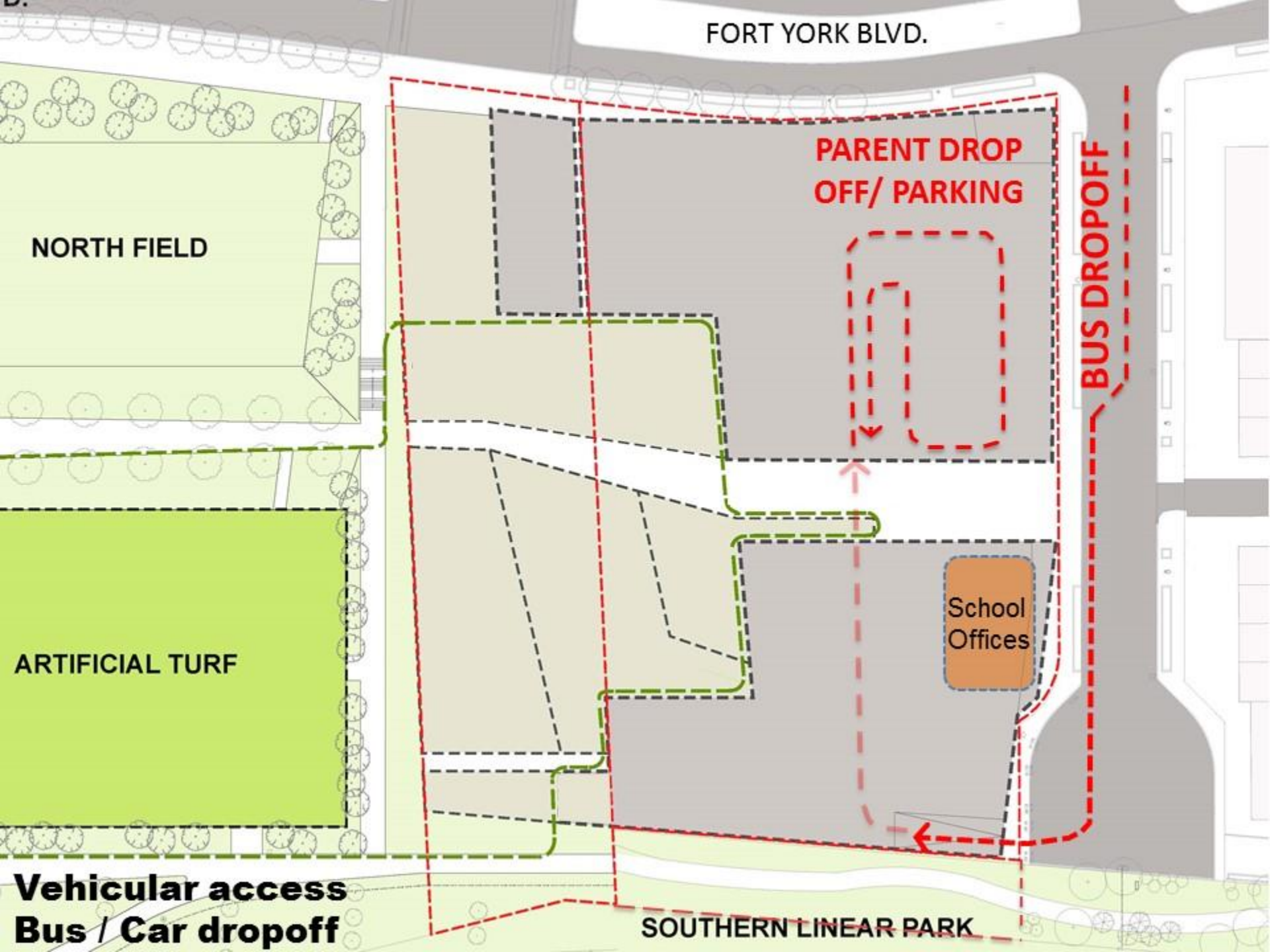
BUS DROPOFF

School  
Offices

ARTIFICIAL TURF

**Vehicular access**  
**Bus / Car dropoff**

SOUTHERN LINEAR PARK



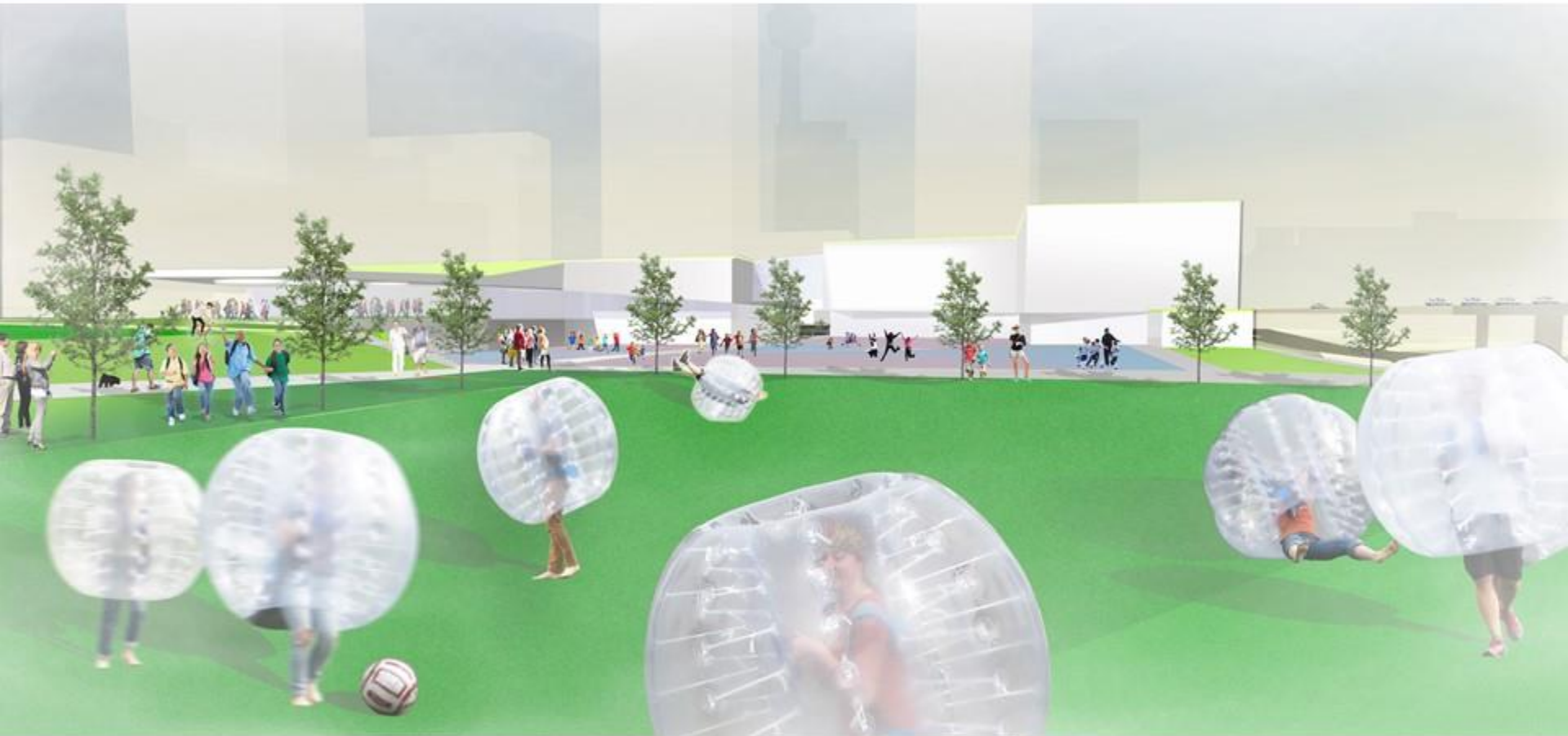




**Aerial view of the site as seen from surrounding condominiums**

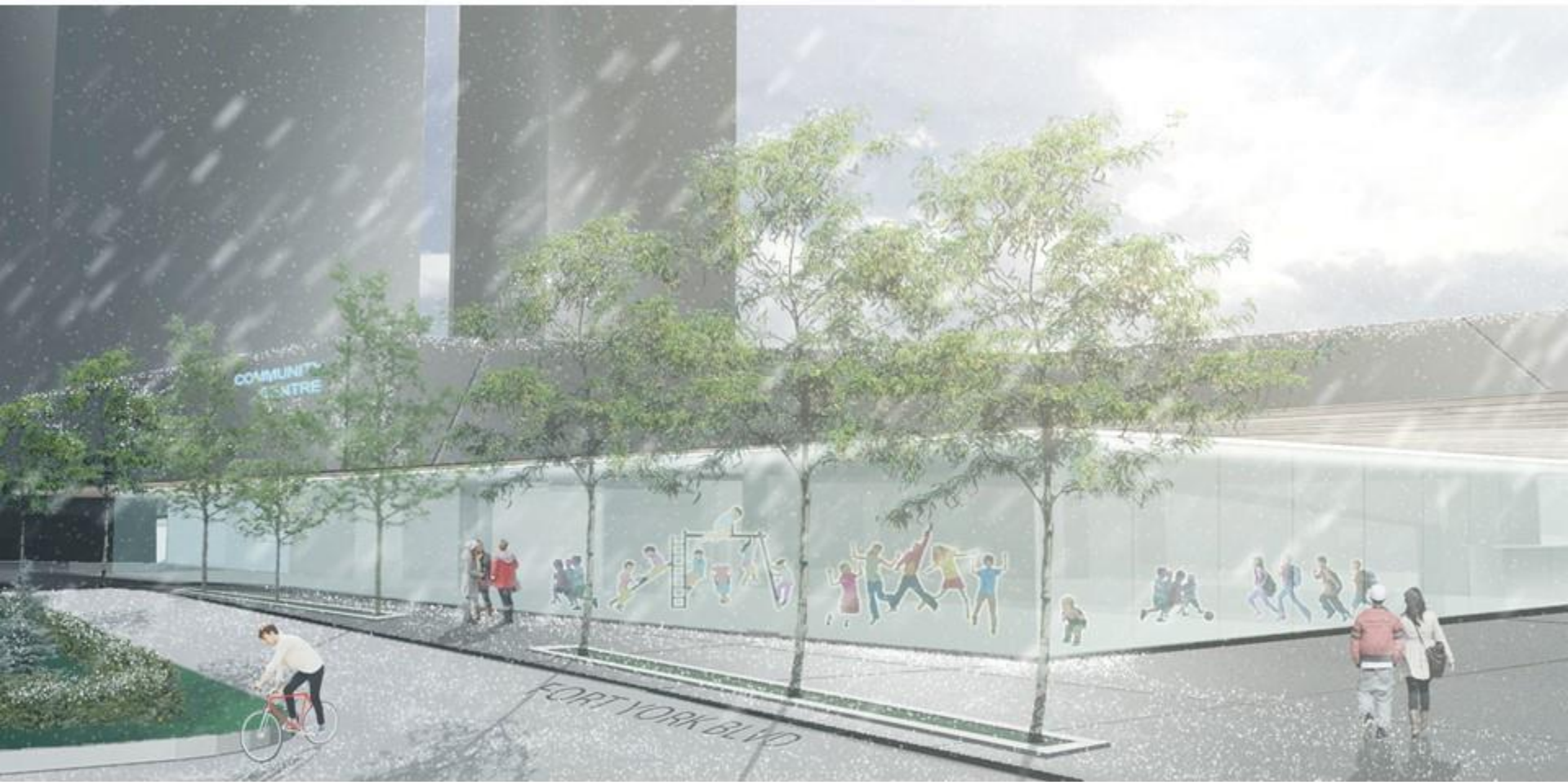


**Community Centre entrance at the intersection of Fort York Blvd. and Brunel Court**

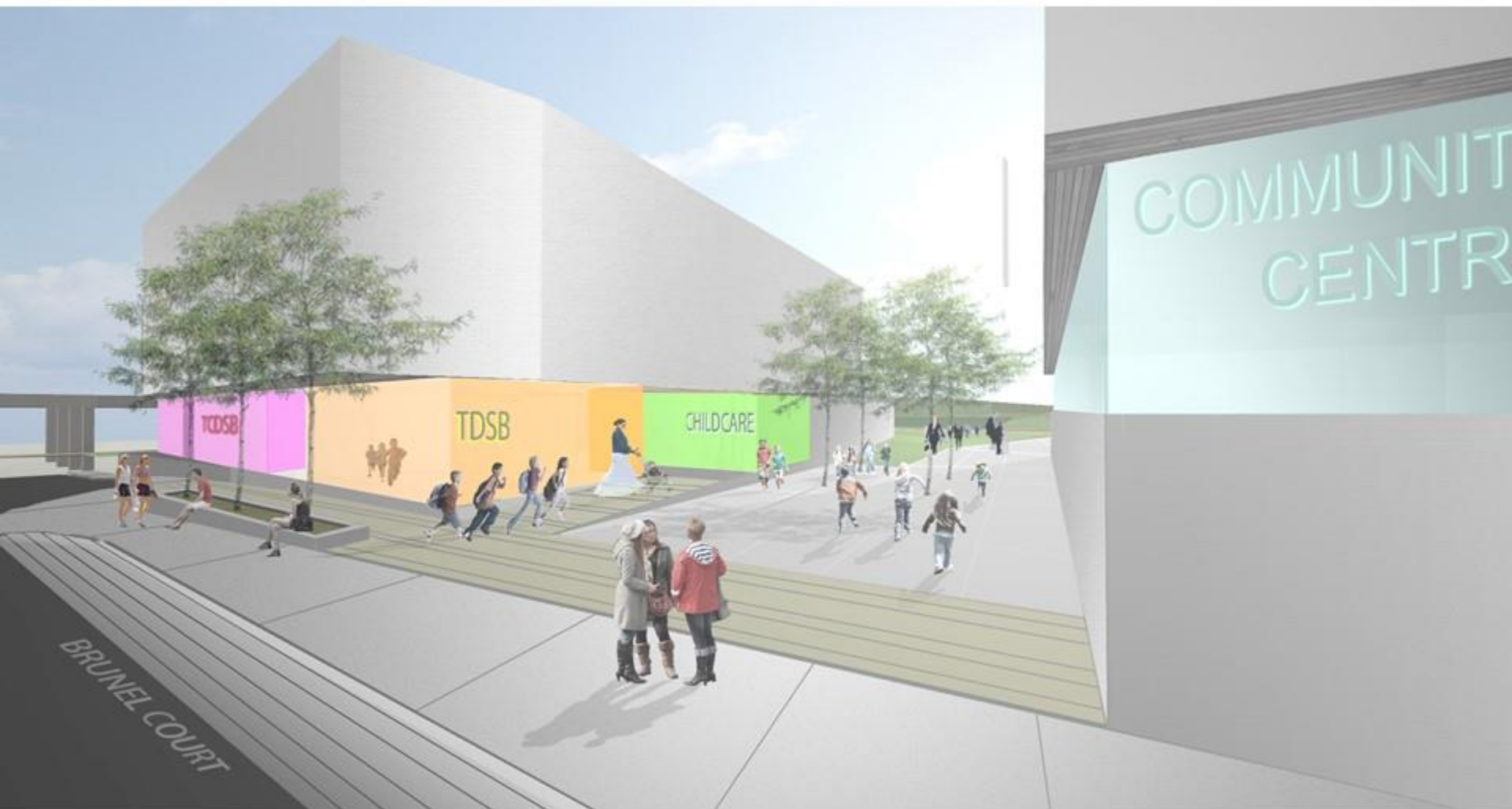


**Looking east toward the Block 31 Facility from Canoe Landing Park**





**View of the indoor playground from Fort York Blvd.**



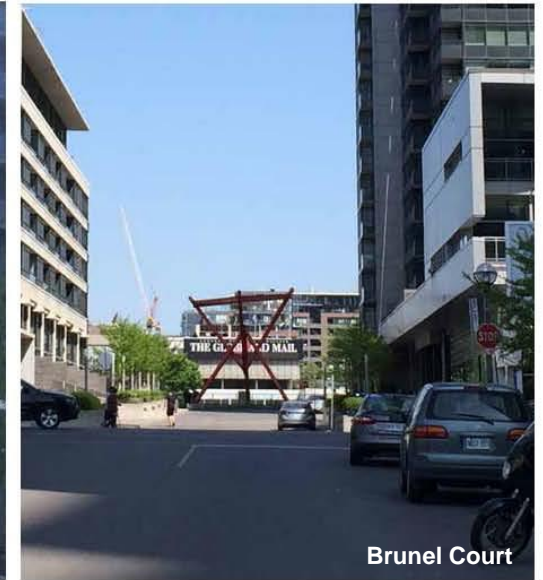
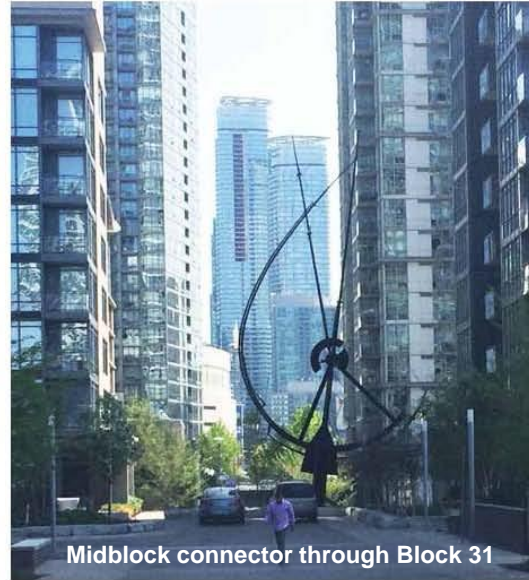
**Schools & Child Care Centre entrance on Brunel Court**

# **Landscape Approach and Park Connections**



# landscape design principles

- connected:** clear and accessible pedestrian links to the park and the community
- multi-purpose:** serves the needs of the schools + community centre + child care services+ community
- flexible:** easy to supervise students during school hours + reads and functions as public open space after school hours
- sustainable:** robust, low maintenance materials + drought tolerant, beautiful, native plant species



**view corridors  
& connectivity**



**site analysis**





**topography &  
layered views**

**site character**



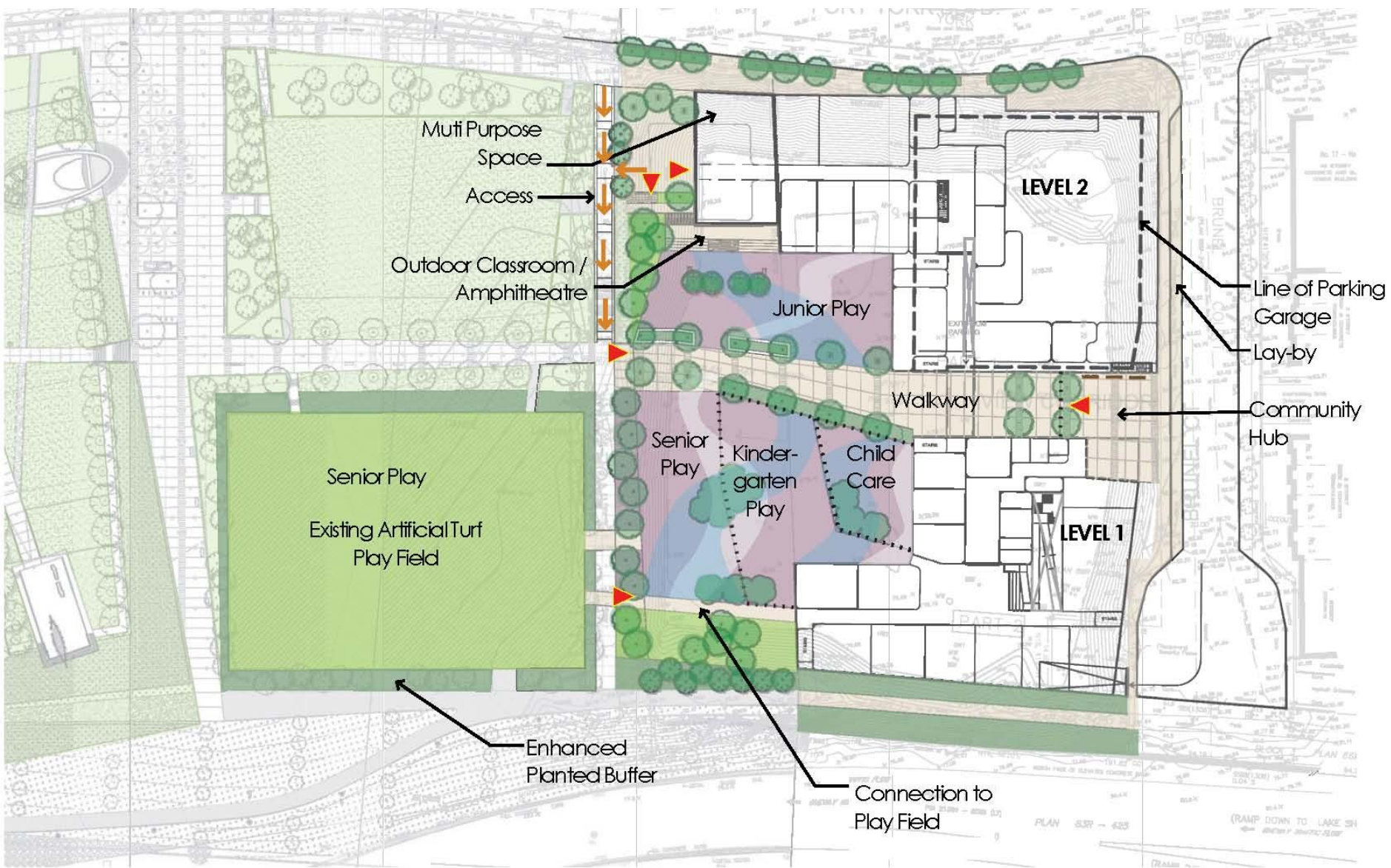


**existing public realm on Fort York Blvd.**



public realm

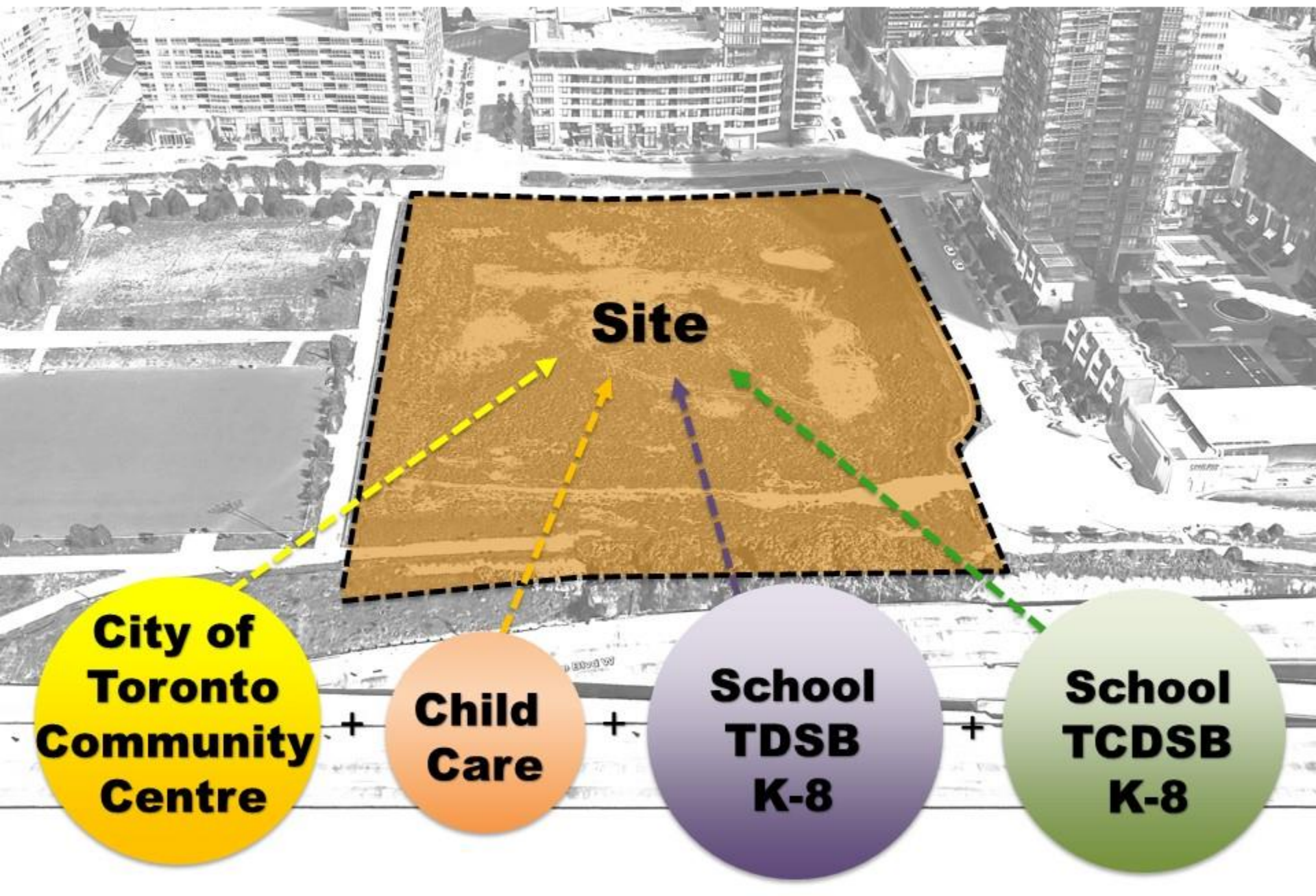




early concept plan ideas



# Block 31 Development Facilities





# **Proposed Spaces**



**Child**  
**care**

## **Childcare for 52 children**

- Parent / Resource Room
- Stroller Storage
- Infant Playrooms
- Toddler Playrooms
- Preschool Playrooms
- Gross Motor Space
- Kitchen
- Staff Room
- Admin. Offices



**School**  
**TDSB**  
**K-8**

## **K- 8 School for ~ 550 students**

- 4 Kindergartens
- 18 Classrooms
- Science Room
- Art Room
- Music/ Drama / Dance Room
- Special Education
- Library Resource Ctr. (*shared*)
- Gymnasium (*shared*)
- Kitchenette (*shared*)
- Stage (*shared*)
- General Office+ other support spaces





**School**  
**TCDSB**  
**K-8**

## **K- 8 School for ~ 550 students**

- 4 Kindergartens
- 16 Classrooms
- Multi-Program Room
- Special Education
- Library Resource Ctr. (*shared*)
- Gymnasium (*shared*)
- Kitchenette (*shared*)
- Stage (*shared*)
- General Office + other support spaces



- Lobby **(enlarged)**
- Reception Desk
- Gym
- Walking Track & Stretching
- Dance/Fitness Studios **(one studio added)**
- Change Rooms
- Meeting Room/Multipurpose Rooms **(enlarged)**
- **Teaching Kitchen**
- **Preschool/ Indoor Playground**
- **Roof Top Garden**
- ~~Weight room~~

# **Interior Layout**



Fort York Blvd.

Parking at  
Brunel Court  
Street Level

Short Term  
Parking  
Pick/Up &  
Drop Off

Brunel Court

Underground  
Parking

-  COMMUNITY FOCUSED  
PROGRAM SPACE
-  **SHARED SPACE**
-  CHILD CARE – LEARNING  
FOCUSED SPACE
-  SCHOOLS – LEARNING  
FOCUSED SPACE

Level 0 – Underground Parking

Fort York Blvd.

Parking at  
Brunel Court  
Street Level

Short Term  
Parking  
Pick/Up &  
Drop Off

Brunel Court

-  COMMUNITY FOCUSED  
PROGRAM SPACE
-  **SHARED SPACE**
-  **CHILD CARE - LEARNING  
FOCUSED SPACE**
-  **SCHOOLS - LEARNING  
FOCUSED SPACE**

Child Care  
Centre

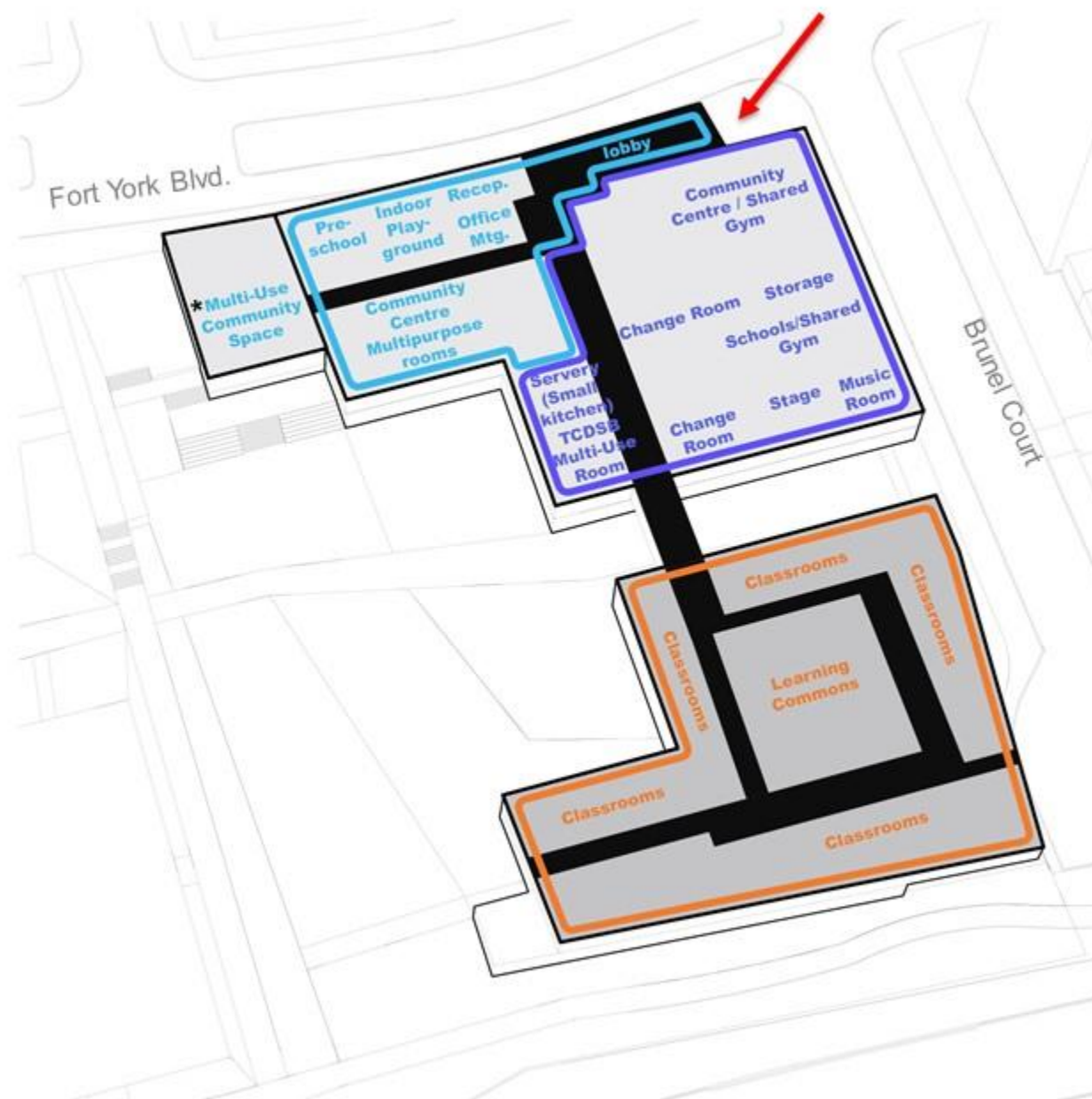
School  
Office

School  
Office

Kindergartens

Kindergartens

Level 1 - Brunel Court. Street Level



- COMMUNITY FOCUSED PROGRAM SPACE**
- SHARED SPACE**
- CHILD CARE - LEARNING FOCUSED SPACE**
- SCHOOLS - LEARNING FOCUSED SPACE**

Level 2 - Fort York Blvd. Street Level

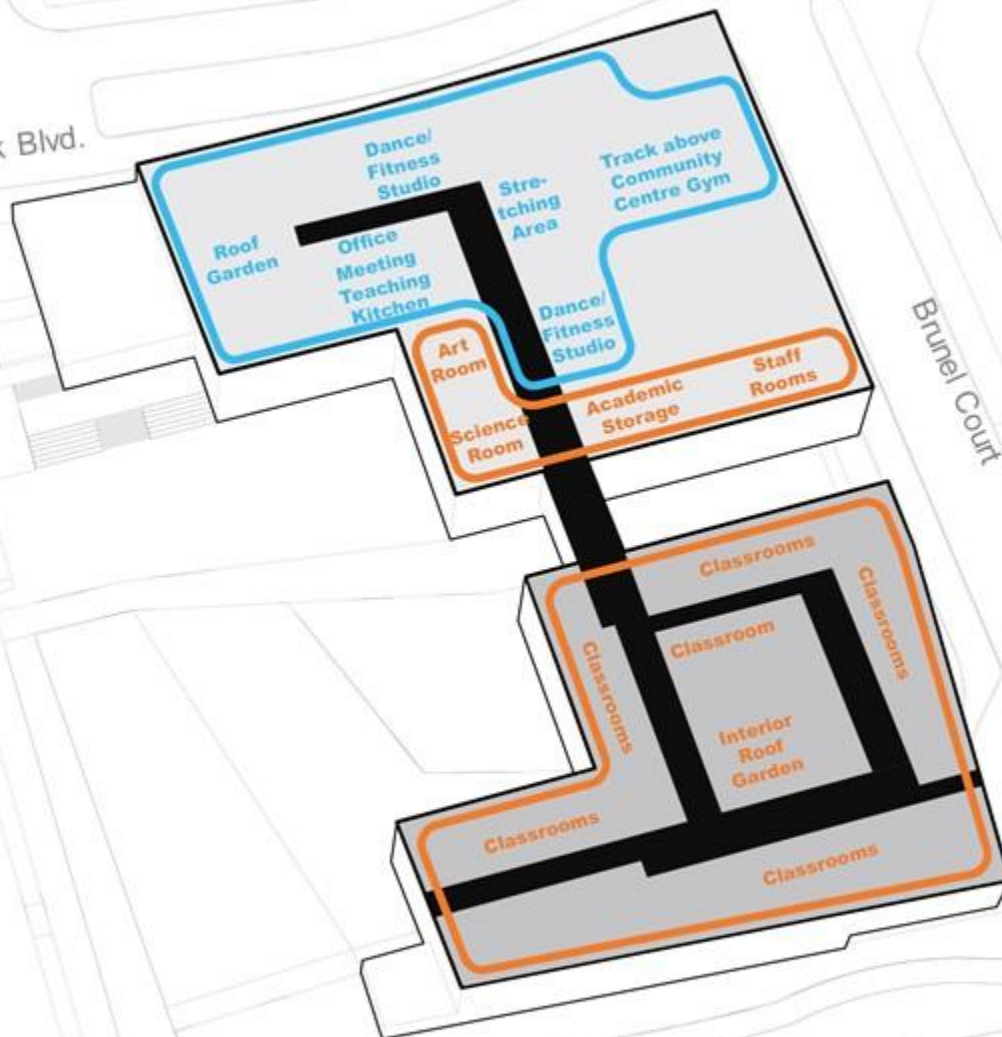
\* Multi-Use Community Space size and program still to be determined



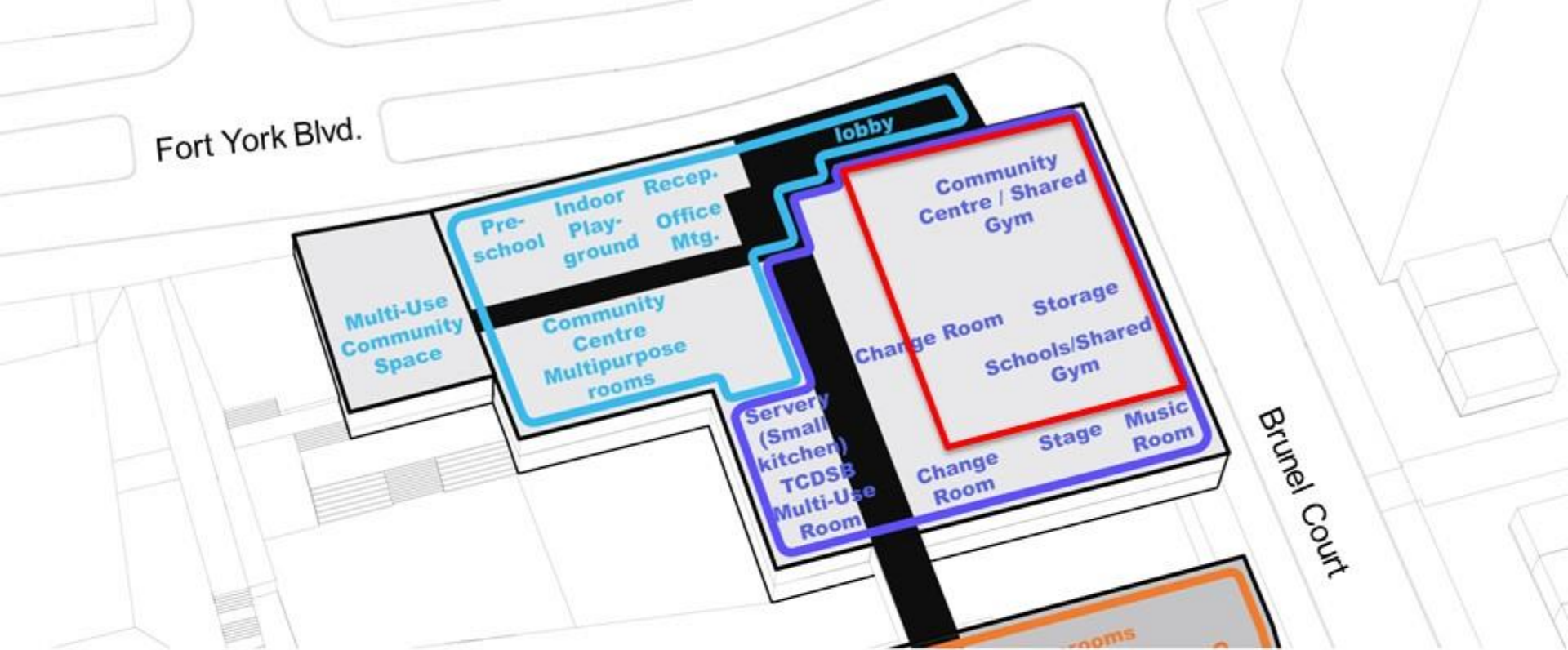
Fort York Blvd.

Brunel Court

-  **COMMUNITY FOCUSED PROGRAM SPACE**
-  **SHARED SPACE**
-  **CHILD CARE – LEARNING FOCUSED SPACE**
-  **SCHOOLS – LEARNING FOCUSED SPACE**

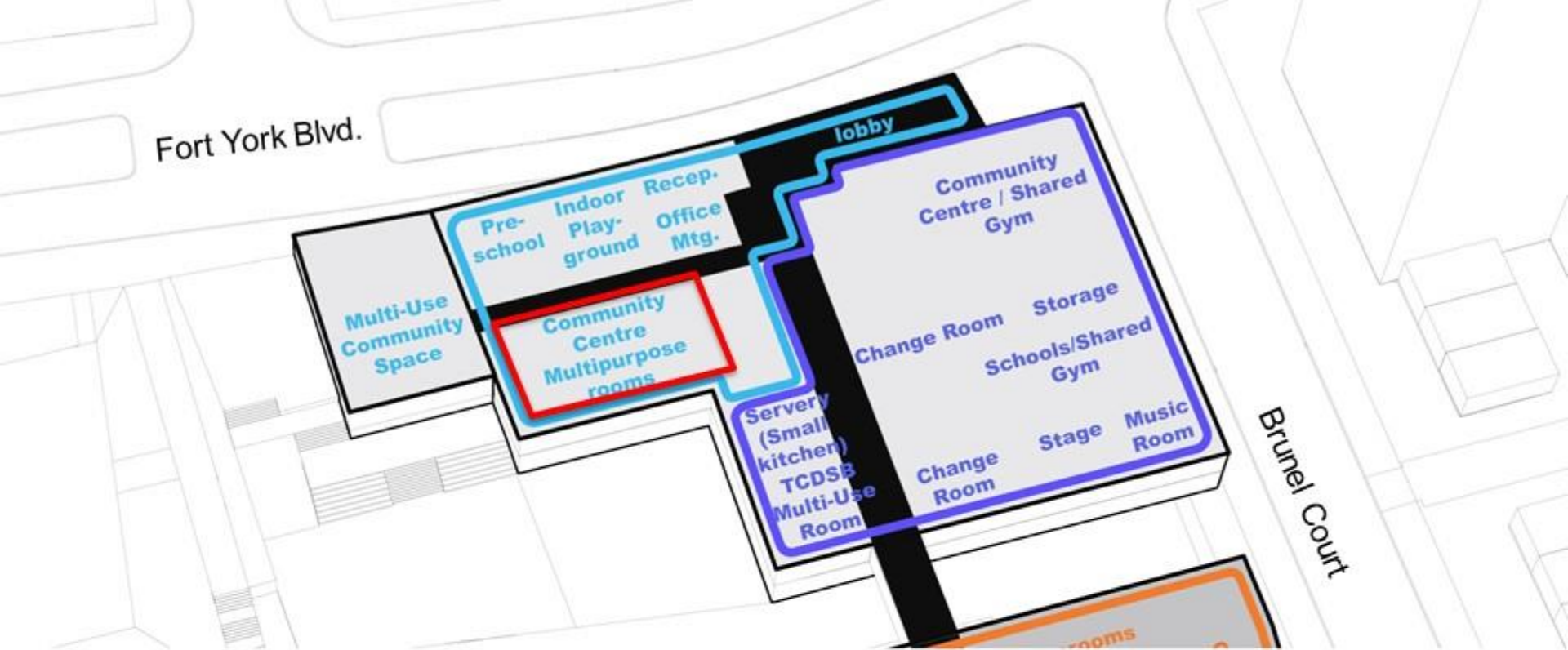


# **Community Amenities**

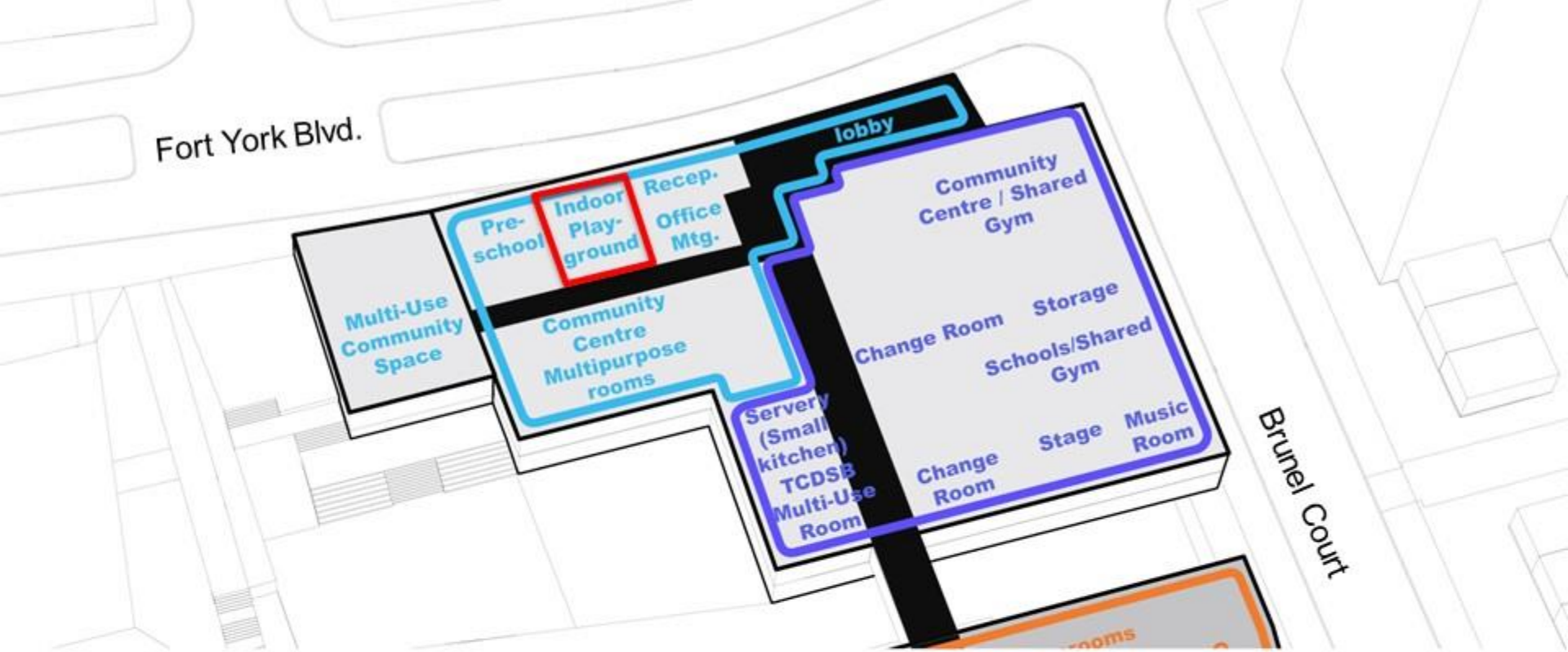


Fort York Boulevard St. Level - Level 2 - **Gymnasiums**

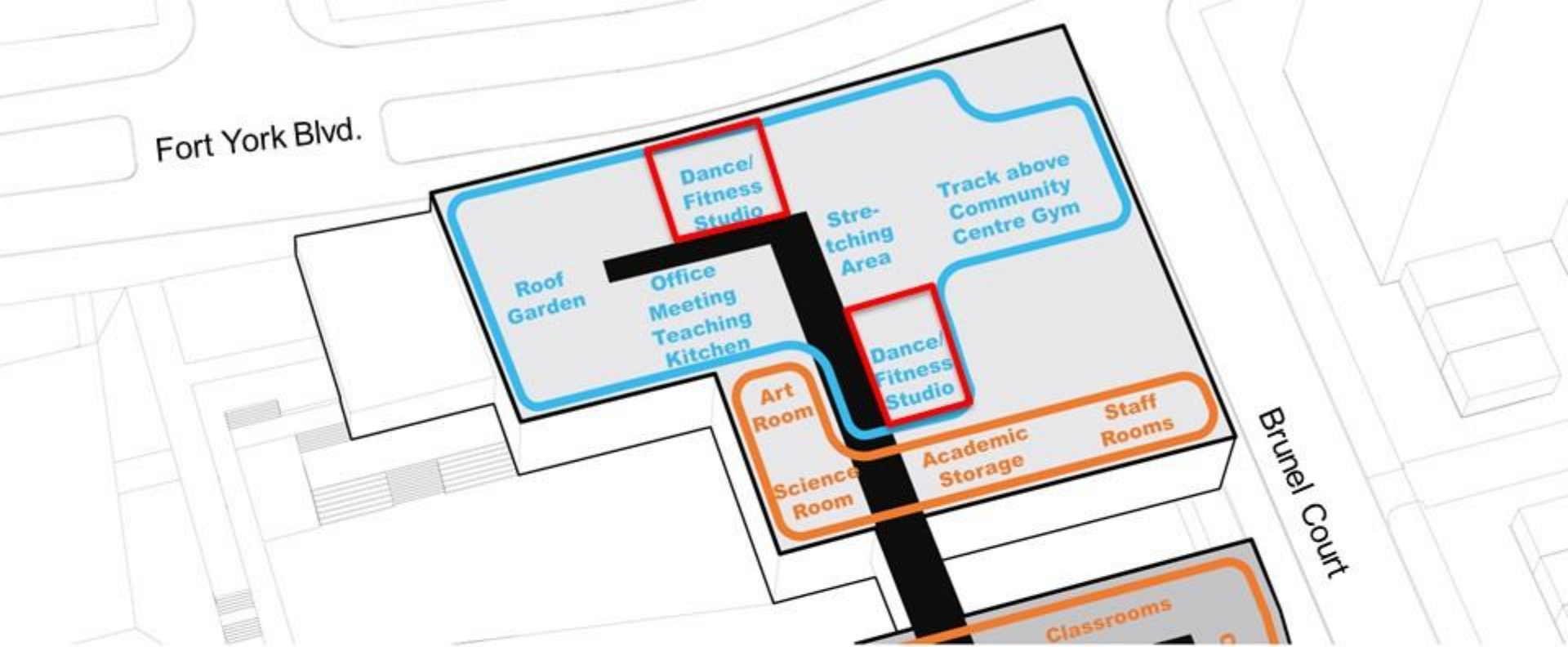




Fort York Boulevard St. Level - Level **Multi-Purpose Spaces**

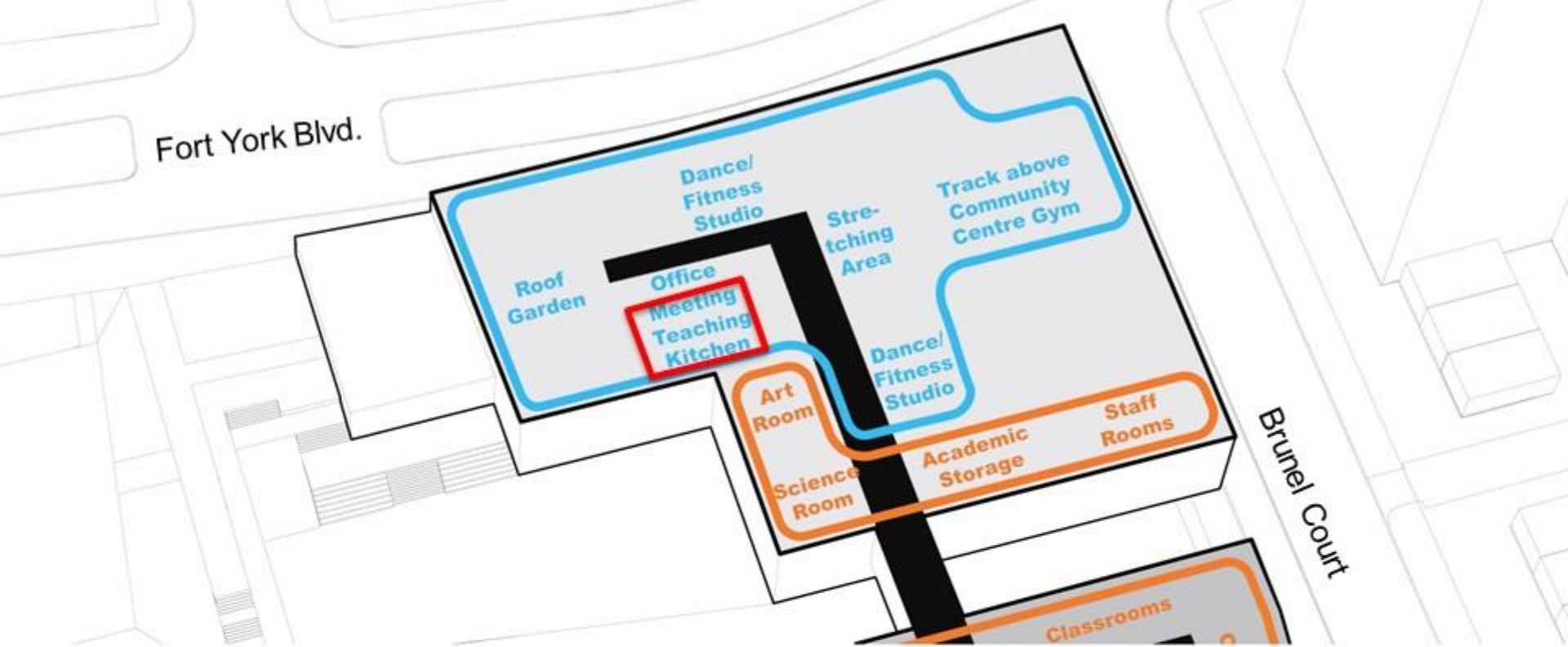


**Fort York Boulevard St. Level - Level 2- Indoor Playground**



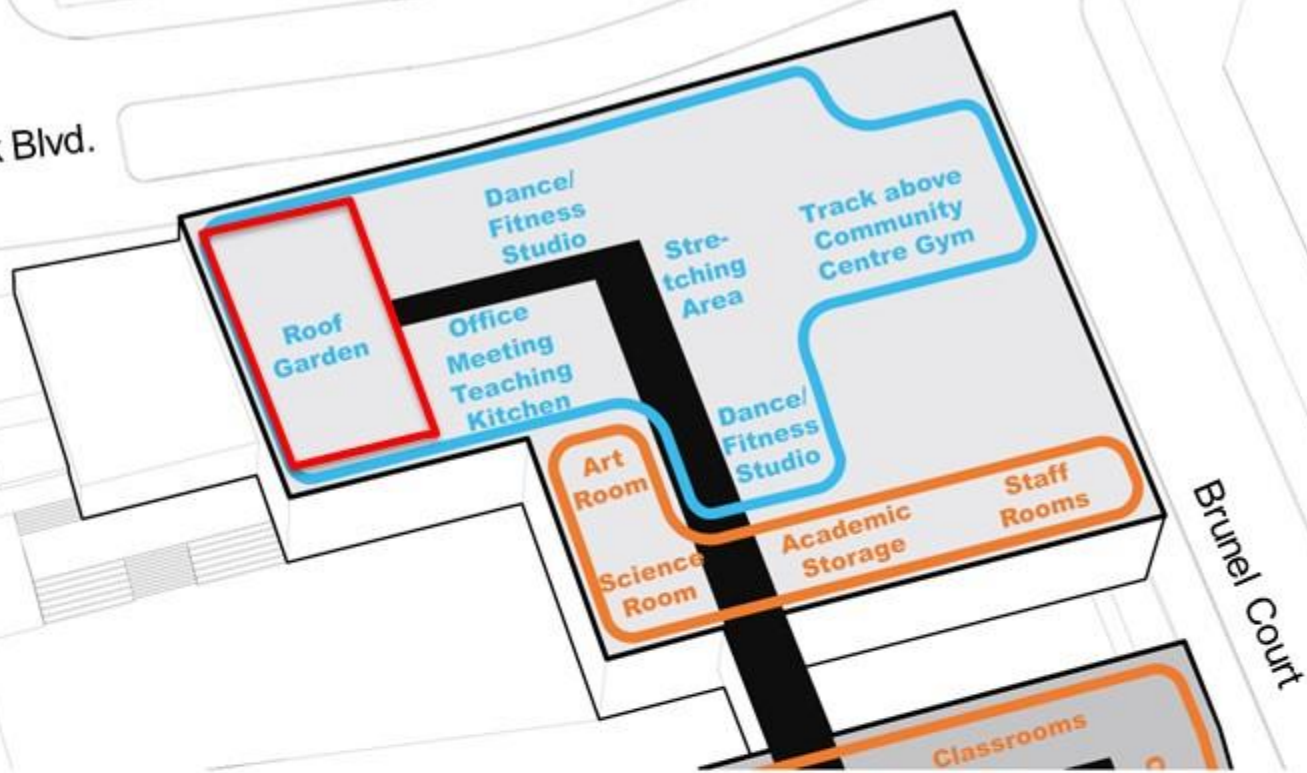
## Level 3 – Dance / Fitness Studios





## Level 3 – Teaching Kitchen

Fort York Blvd.



Brunel Court

**Level 3 - Roof Garden**

# We invite your input

1. **Talk to representatives** at the tables in the outer hall
2. **Fill out a comment form** and return it today *or* e-mail Lorne Cappe [lcappe@toronto.ca](mailto:lcappe@toronto.ca) *or* the councillor [councillor\\_cressy@toronto.ca](mailto:councillor_cressy@toronto.ca) by July 4<sup>th</sup>.
3. For additional information please visit : [www.toronto.ca/block31](http://www.toronto.ca/block31)





**Thank you!**

