

Wabash Community Recreation Centre

Virtual Town Hall
September 22, 2020



Land Acknowledgement

I'd like to begin by honouring the land that I'm on. If you're not currently in Toronto, I encourage you to learn about the lands you're on.

Tkaronto now known as Toronto, is under Treaty #13 and is home to many Indigenous Nations from across Turtle Island, including the Inuit and the Metis. It is the traditional territories of the Huron-Wendat, the Anishinabek, the Chippewa, the Haudenosaunee Confederacy and most recently, the Mississaugas of the Credit River First Nations.

We are all Treaty people. Many of us have come here as settlers, immigrants, new comers in this generation or generations past.

I'd like to also acknowledge those who came here involuntarily, particularly as a result of the Trans-Atlantic Slave trade. And so, I honour and pay tribute to the ancestors of African Origin and Descent.

Welcome & Introductions

Project Team

Recreation Leads (PF&R)

Cheryl MacDonald – Manager, Community Recreation
Maxwayne Christy – Programmer, Community Recreation

Paula Jacobi – Manager, Aquatics
Gabriella Bozzo – Supervisor, Aquatics

Capital Projects & Community Engagement (PF&R)

Doug Giles – Sr. Project Co-ordinator, Capital Projects
(Paulo Fetalvero – Supervisor, Capital Projects)
Alex Lavasidis – Sr. Consultation Coordinator
Daniel Fusca – Manager, Public Consultation

Consultant Team

Jarle Lovlin – Principal, Diamond Schmitt Architects
Marcin Sztaba – Diamond Schmitt Architects

Yulia Pak – Swerhun Inc. (Public Consultation)
Khly Lamparero – Swerhun Inc. (Public Consultation)

Agenda



- Land Acknowledgement
- Welcome & Introductions
- Agenda Review
- Opening Remarks



- Presentation:
 - Project Overview
 - Work to Date
 - Confirming Draft Vision and Principles
 - Confirming Big Moves (Proposed Design Goals)
(based on Site Conditions & Constraints)



- Q&A



- Next Meetings & Next Steps

Opening Remarks: Councillor Gord Perks

(Ward 4 Parkdale-High Park)

Project Overview

(Virtual) Town Hall Meetings

1. Project Introduction (July 10, 2018)



2. Confirming Vision & Principles (Sept. 22, 2020)

3. Review Site Design Options (TBA)

4. Review Building Plan Options (TBA)

5. Review Final Schematic Design (TBA)

Project Purpose

- To design/build a new community recreation centre at 40-50 Wabash Ave.
- Parks, Forestry & Recreation project
- scope:
 - Parks & Recreation Facilities Master Plan
 - Capital Budget of \$40 M
- centred around community consultation
- building on over 20 years of work by both City staff and the local community.

About the Project

- Parks & Recreation Facilities Master Plan (FMP) lays out key components:
 - ✓ double gymnasium
 - ✓ aquatic component:
 - 25 m x 6 lane wide lap pool
 - Children's leisure pool
 - ✓ multi-purpose spaces for various recreational programs & community access through the City's permit system
- Council's funding of this centre is based on the direction in the FMP.

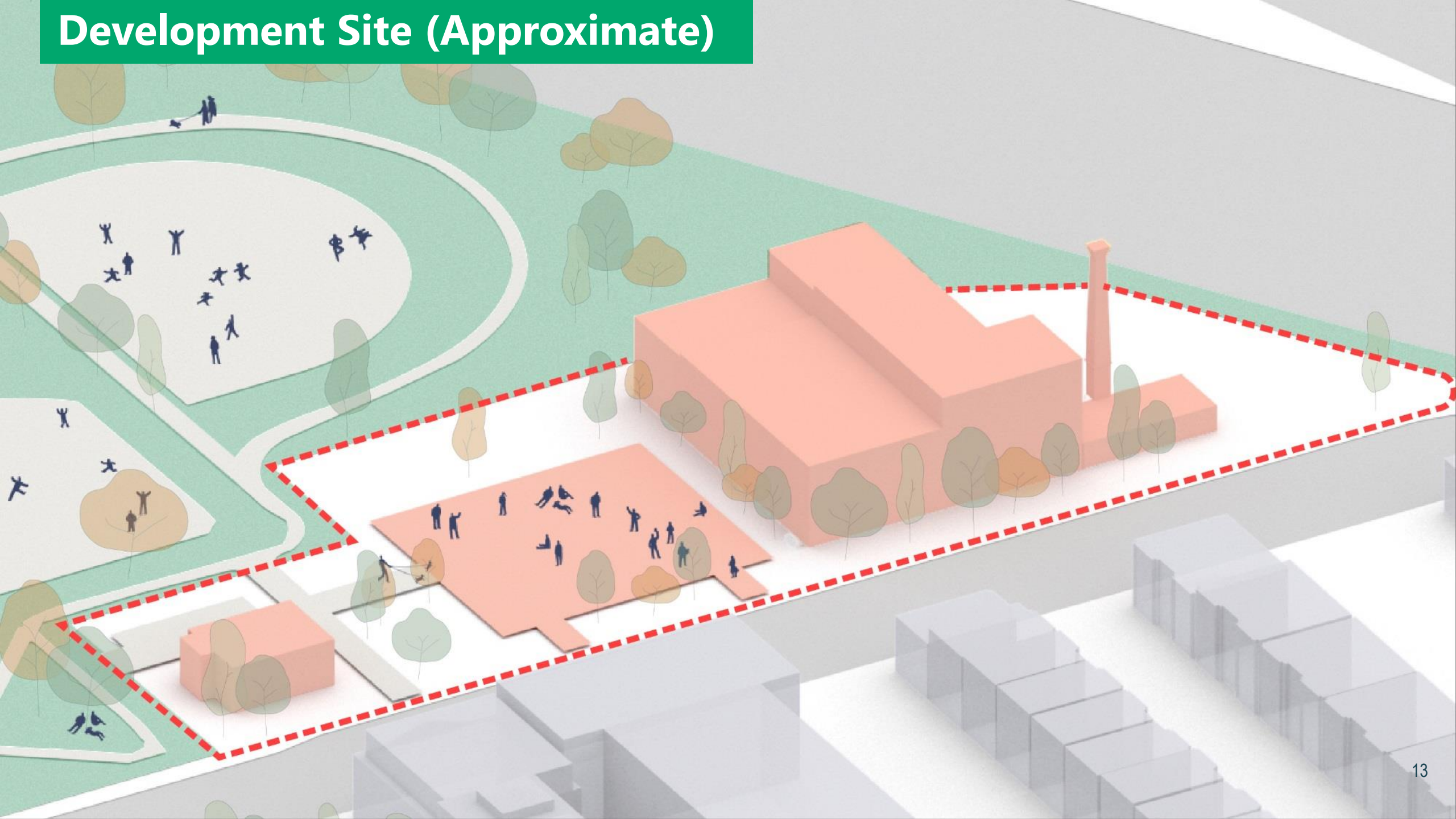
Neighbourhood Overview



Park Leisure and Play Zones



Development Site (Approximate)



Sequence

Consultation & Schematic Design

Consultation to develop a schematic design, based on the community vision

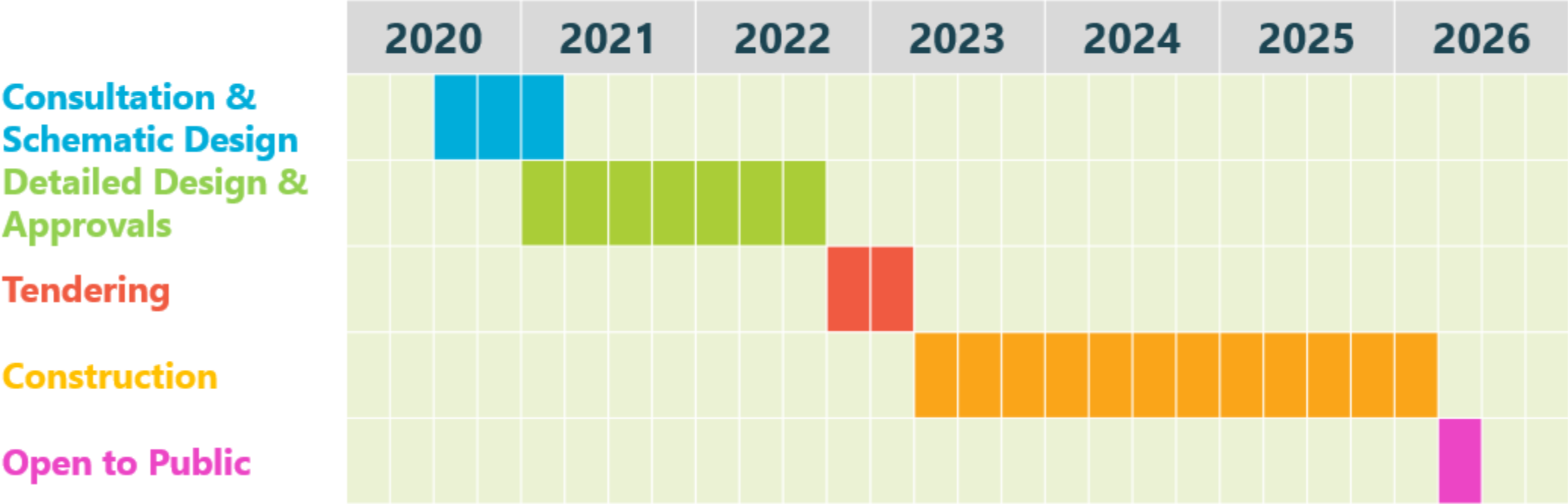
Detailed Design & Approvals

Prepare detailed construction drawings etc., based on the schematic design

Tender & Build

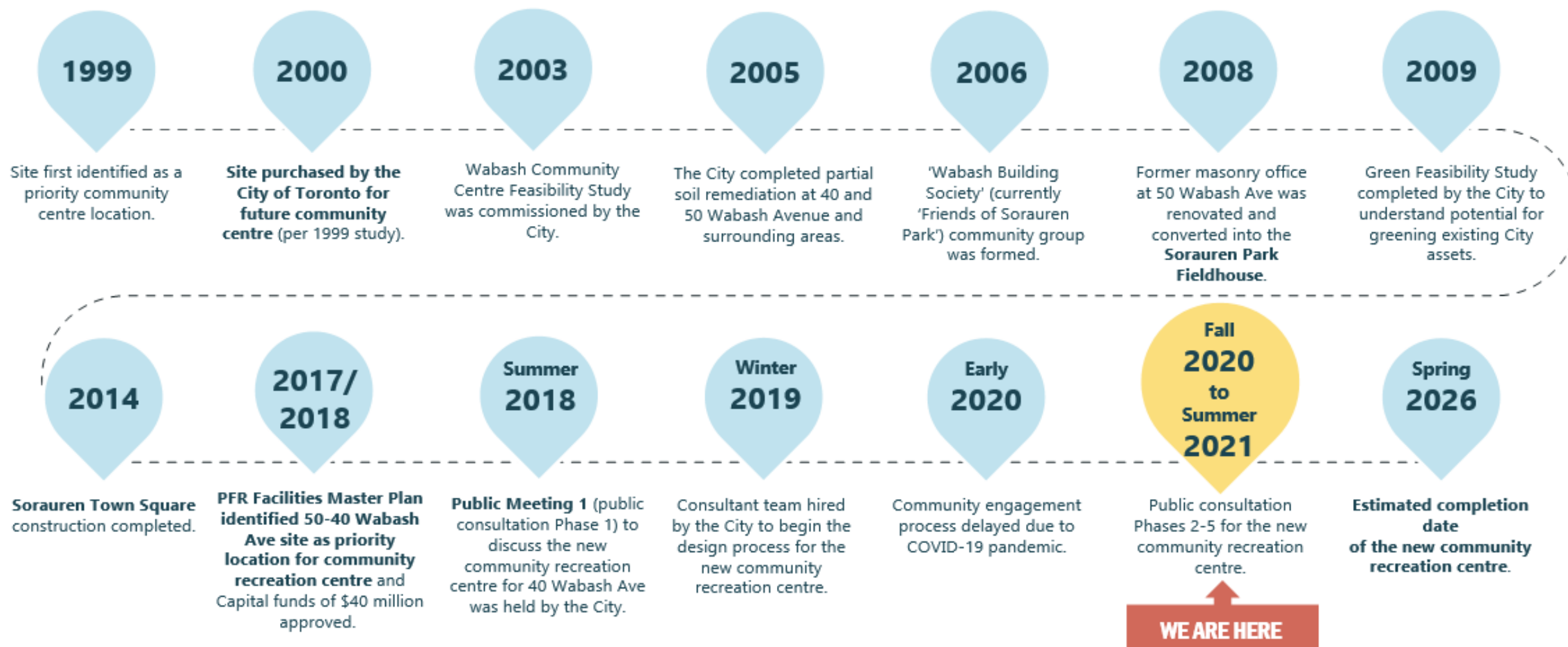
Select a contractor & build the centre

Schedule (estimated)



Work to Date

Recent Site History



Previous City Studies

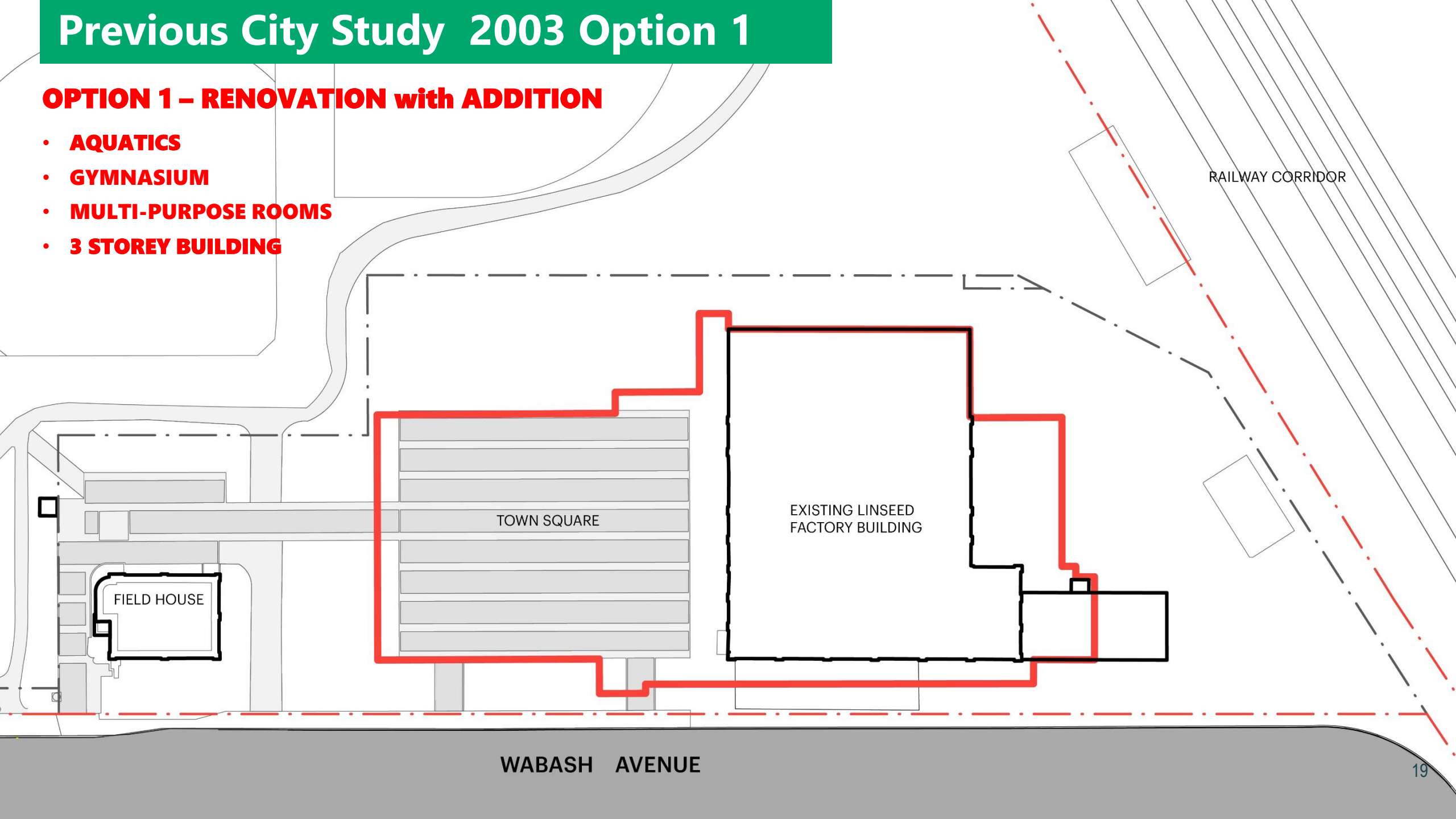
2 previous studies:

- 2003 Feasibility Study:
 - 3 options (new, reno, addition to existing)
- 2009 Green Feasibility Study:
 - to understand the potential for greening existing City assets.
- some important differences between the 2009 study and the current initiative - as well as some key similarities that are carried forward

Previous City Study 2003 Option 1

OPTION 1 – RENOVATION with ADDITION

- **AQUATICS**
- **GYMNASIUM**
- **MULTI-PURPOSE ROOMS**
- **3 STOREY BUILDING**

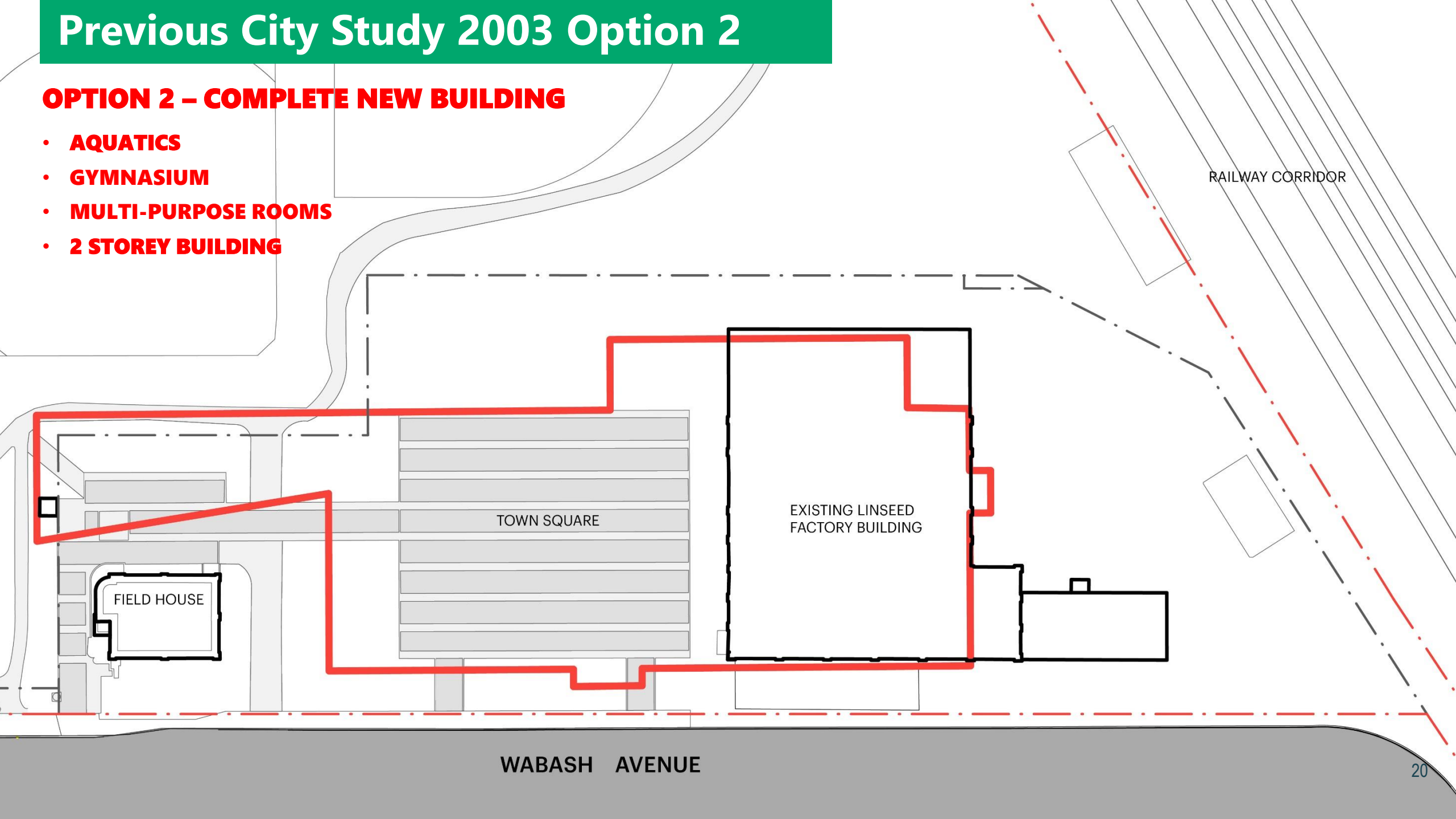


WABASH AVENUE

Previous City Study 2003 Option 2

OPTION 2 – COMPLETE NEW BUILDING

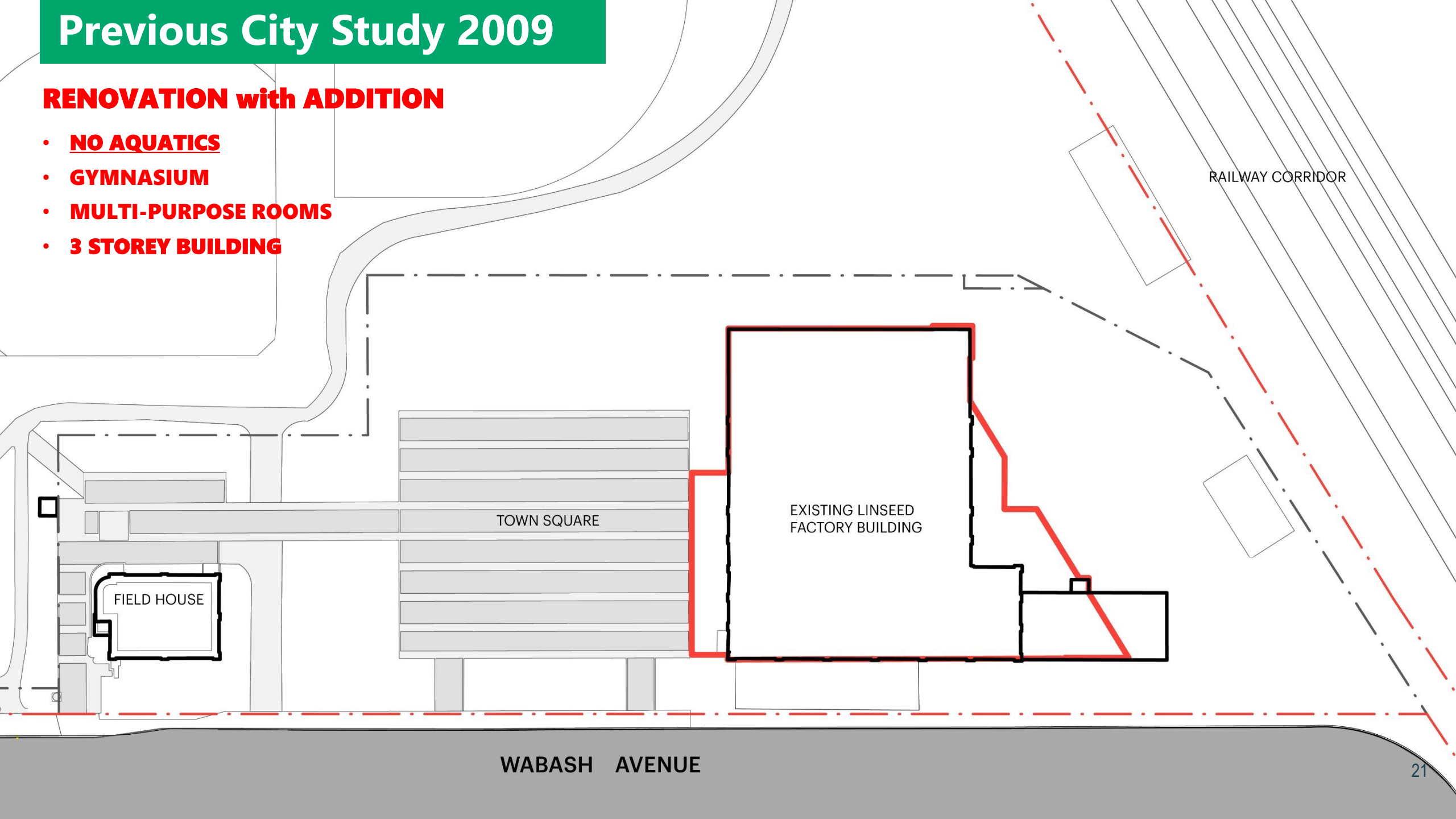
- **AQUATICS**
- **GYMNASIUM**
- **MULTI-PURPOSE ROOMS**
- **2 STOREY BUILDING**



Previous City Study 2009

RENOVATION with ADDITION

- **NO AQUATICS**
- **GYMNASIUM**
- **MULTI-PURPOSE ROOMS**
- **3 STOREY BUILDING**



WABASH AVENUE

Current 2020 Initiative

Like the 2009 Study, current 2020 initiative will:

- be a Renovation & Addition
- meet Heritage requirements for the Old Linseed Factory Building
- retain existing chimney
- require a railway setback (& barrier)
- include a gym & typical recreation/multi-purpose spaces (will not include additional non-recreation type spaces)
- be fully accessible
- include a variety of sustainability features

Current 2020 Initiative

Unlike the 2009 Study, current 2020 initiative will:

- include indoor pool
- Be 18,000 sq. ft. larger (because of indoor pool)
- meet the Toronto Green Standard (similar to LEED Gold)
- target Net Zero Emissions (Energy)
- likely incorporate geothermal heating/cooling, solar PV roof panels for on-site energy generation

What We Heard in 2018 Consultation

- **Some of the proposed uses that could be accommodated** (in multi-purpose rooms, or other spaces in the rec centre):
 - a (non-commercial) kitchen for community use;
 - lounge (though not for single age-group);
 - study areas for after-school programs;
 - areas for displaying and teaching arts;
 - non-purpose-built areas for stage performance and special events;
 - use by the community (through the City's permit system)

What We Heard in 2018 Consultation

- **Some of the suggested uses and activities are not feasible**:**
 - park upgrades, e.g.:
 - community garden
 - skating rink
 - skateboard park
 - outdoor courts
 - single-use, purpose-built spaces (e.g. theater stage, makers lab)
 - commercial food service providers (e.g. snack bars or juice bars).

**due to:

- budget (which limits building size)
- scope of the project,
- community recreation centre program outlined in the FMP as approved by Council
- PF&R's service delivery mandate

Today's Focus: Review Draft Vision & Principles

What Informed the Draft Vision & Principles

- July 10, 2018 Public Meeting Feedback
- Parks & Recreation Facilities Master Plan
- Council budget allocation of \$40 M
- Independent community-led consultation led by the Friends of Sorauren Park

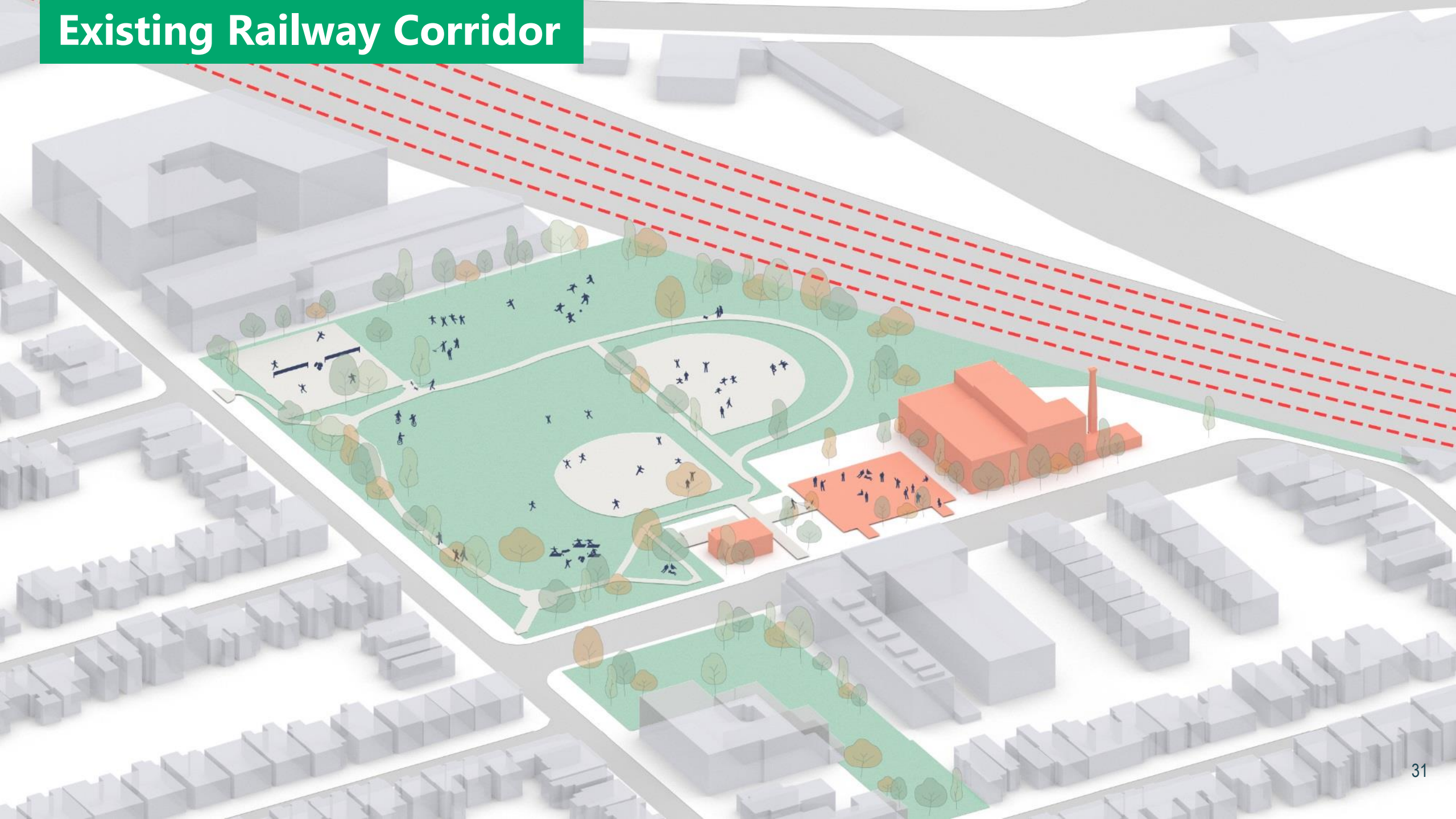
- *The Wabash Community Recreation Centre will:*
 - *be a vibrant and welcoming space where community members of all ages and abilities come together to be active, connect, play, learn, and grow, supporting cultural, social & economic equity.*
 - *include spaces for recreation and will prioritize environmentally sustainable design and multi-functionality.*
 - *celebrate the site's history and heritage and support community-building activities of the Town Square.*
 - *strive to meet the recreation needs of current and future residents, as determined by the Parks and Recreation Facilities Master Plan and this consultation with the community.*

Existing Conditions & Site Constraints

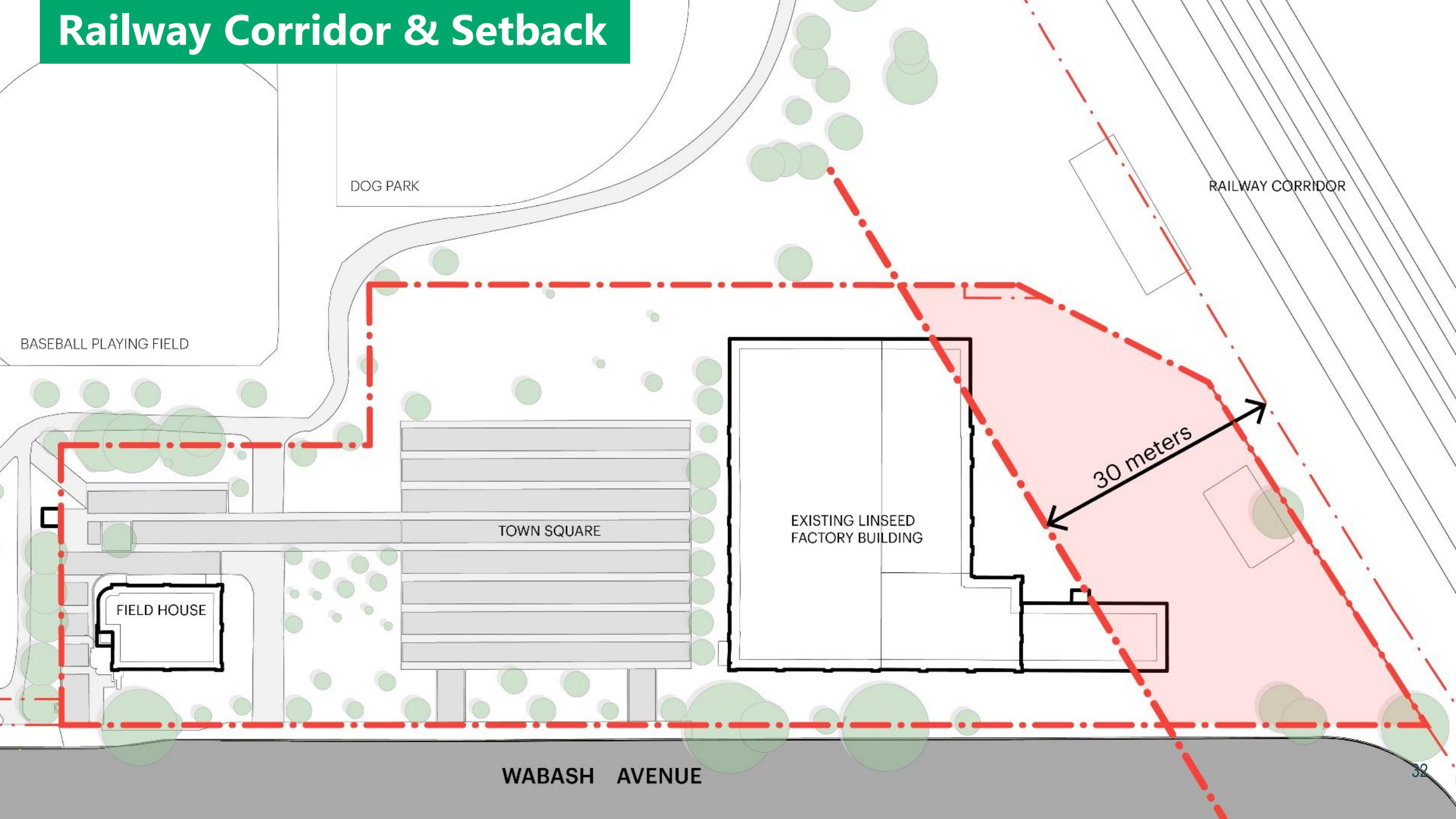
Important Existing Conditions & Site Constraints

- requirement for **30-metre setback** from railway line to protect from potential impacts of a train derailment.
- City's standard (**preferred**) approach:
 - 30m setback + 2.5m berm + fence (STANDARD MITIGATION).
- **Possible** alternatives? (require detailed engineering):
 - Alternative Setback: Combination of Horizontal and Vertical setbacks
 - Alternative Safety Barrier

Existing Railway Corridor

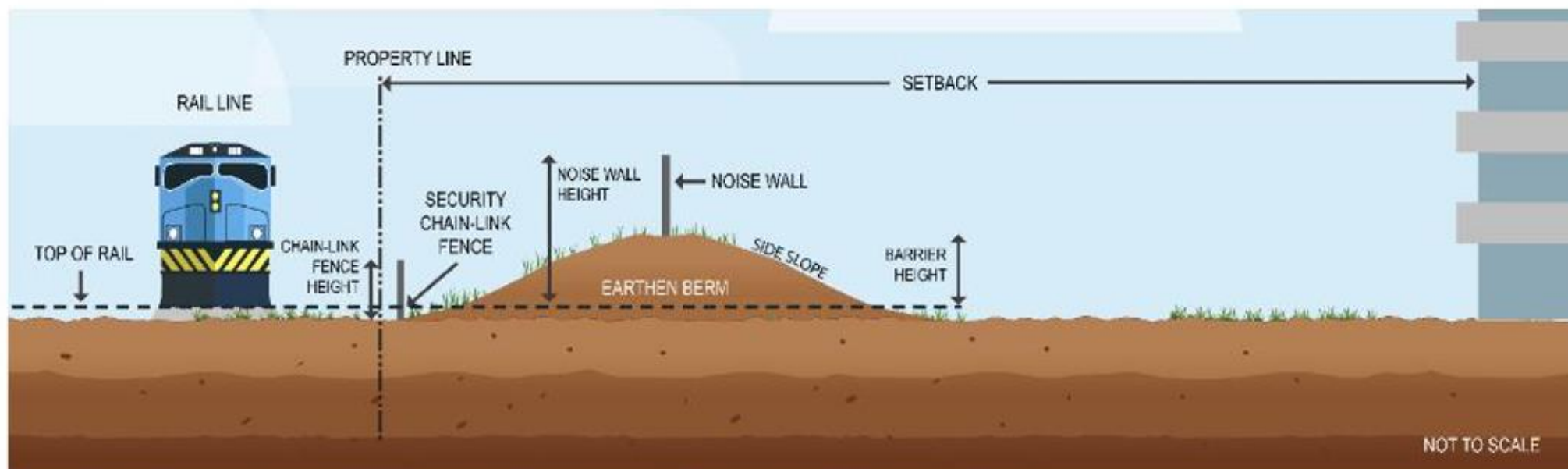


Railway Corridor & Setback



Railway Corridor Protection

| | Setback* | Berm Height ** | Typical Minimum Heights for Noise Barriers *** | Security Chain Link Fence |
|-------------------------------------|----------|----------------|---------------------------------------------------|------------------------------|
| Type A: Freight | 30 m | 2.5 m | 5.5 m | 1.83 m |
| Type B: Passenger | 30 m | 2.5 m | 5.5 m | 1.83 m |
| Type C: Spur | 15 m | No requirement | No minimum | 1.83 m |
| Type D: Union Station Rail Corridor | 30 m | 2.5 m | Varies | 1.83 m |
| Type E: Yard | 300 m | No requirement | Varies | 1.83 m |



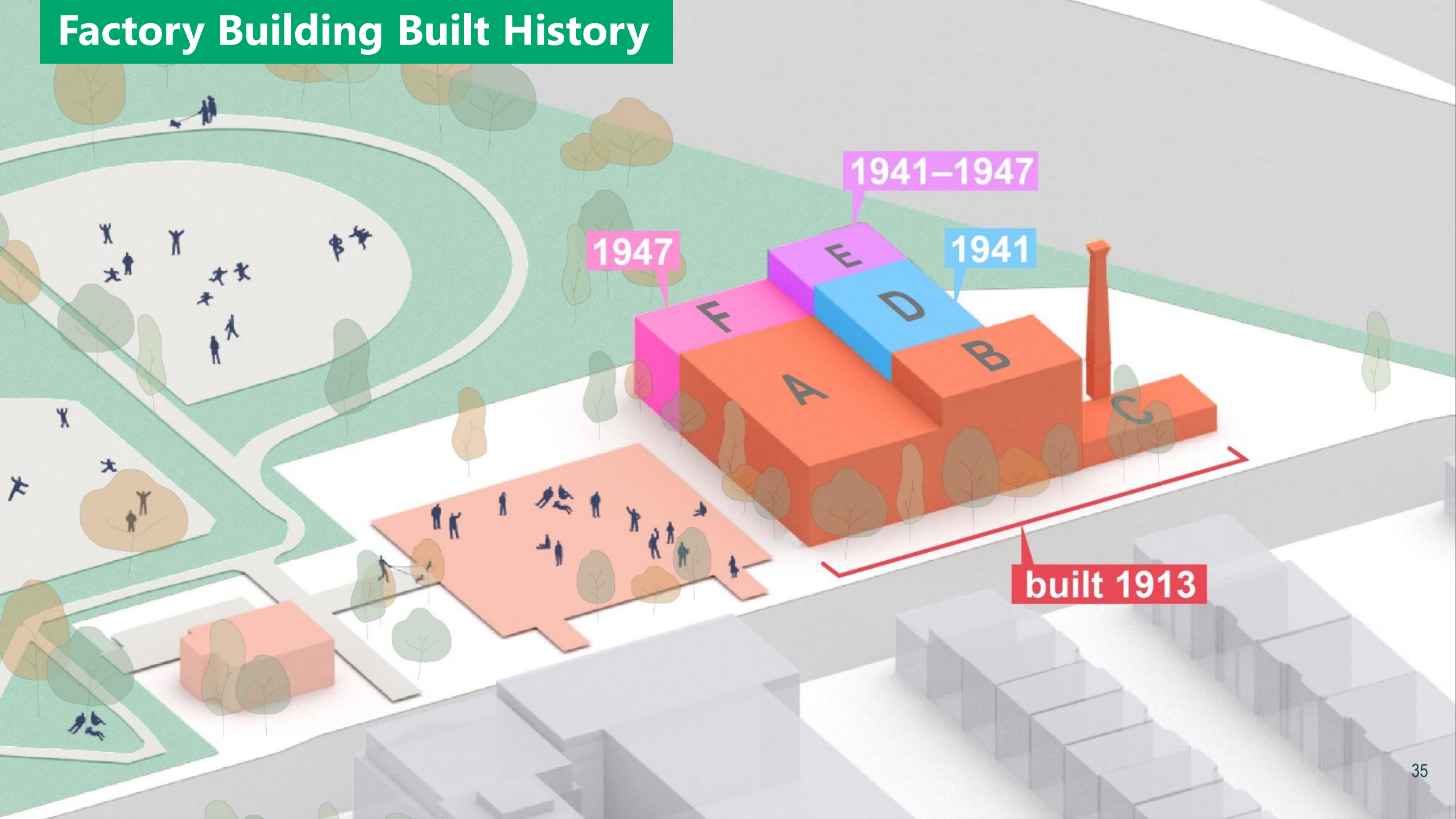
Source: City of Toronto; Appendix G: Guidelines for Development In Proximity to Rail Operations Brochure

Important Existing Conditions and Site Constraints

- Interest to **preserve parts of the façade and the chimney** of the Old Linseed Oil Factory.



Factory Building Built History



Building Structural Condition

- **2 structural investigations of the factory building**, revealing significant deterioration:
- **concrete floor slabs: 70%-80%** delaminated
- **concrete columns: 75%** require major repair or replacement
- **roof structures: 100%** removal & replacement required
- **exterior brick: 35%** requires replacement
- **chimney:** requires **top 4m** of the structure to be demolished and replaced

Important Existing Conditions & Site Constraints

- A desire to maintain as much of the **Townsquare** and the **Fieldhouse** and their social activities as possible.



Town Square



Field House



Town Square



Big Moves: Proposed Design Goals

Proposed Big Moves 1

1. Connect the recreation centre to the site and park



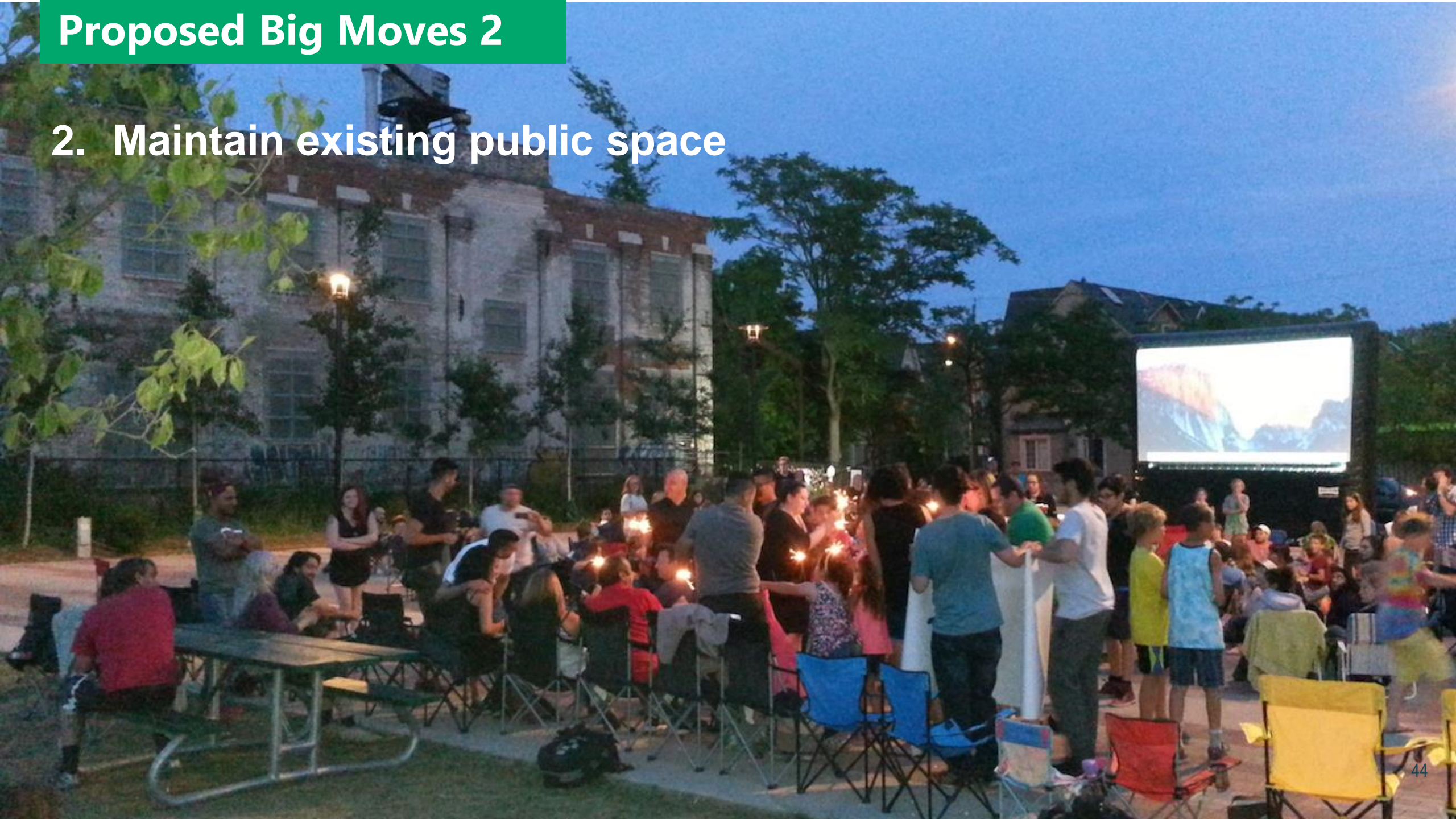
Proposed Big Moves - 1

1. Connect the recreation centre to the site and park

- Advantages: Integration of new building with outdoor activities and events
- Challenges: Maintain the Town Square and flow to Sorauren Park. May have a new idea about what the park can be, integrating the new facility.

Proposed Big Moves 2

2. Maintain existing public space



2. Maintain existing public space

- Advantages: Supports and enhances social and community-building activities of the Town Square and Fieldhouse
- Challenges: The Town Square might need to change shape or configuration to accommodate larger footprint of the new community recreation centre. The Fieldhouse might be impacted. The Fieldhouse activities could occur in the new facility, or in a different location.

Proposed Big Moves 3

3. Retain the chimney & preserve the industrial façade



Proposed Big Moves 3

3. Retain the chimney & preserve the industrial façade

- Advantages: Preserves the industrial heritage of the building, follows the recommendation of the Toronto Heritage Preservation Service, and protects possible nesting area for chimney swifts, a threatened species of bird.
- Challenges: Costly restoration of chimney or new rebuild

Proposed Big Moves 4

4. Build a Net Zero Emissions (Energy) Building



4. Build a Net Zero Emissions (Energy) Building

- Advantages: Better for environment, more financially sustainable long-term operation
- Challenges: Higher wall to window ratio, higher capital cost, will require a new design approach



Proposed Big Moves 5

5. Provide the full community recreation program as mandated by Council



Proposed Big Moves 5

5. Provide the full community recreation program as mandated by Council

- Advantages: Full size pool, gym, and multi-use community spaces.
- Challenges: The new recreation centre needs to be larger than the existing footprint of the Old Linseed Factory Building as the configuration of the building doesn't allow for it.

Full Community Recreation Program

• COMMON & ADMINISTRATION SPACES

LOBBY & RECEPTION
PUBLIC WC
ADMINISTRATION AREAS
FACILITY OPERATIONS
STORAGE SPACE

• GYM AND FITNESS

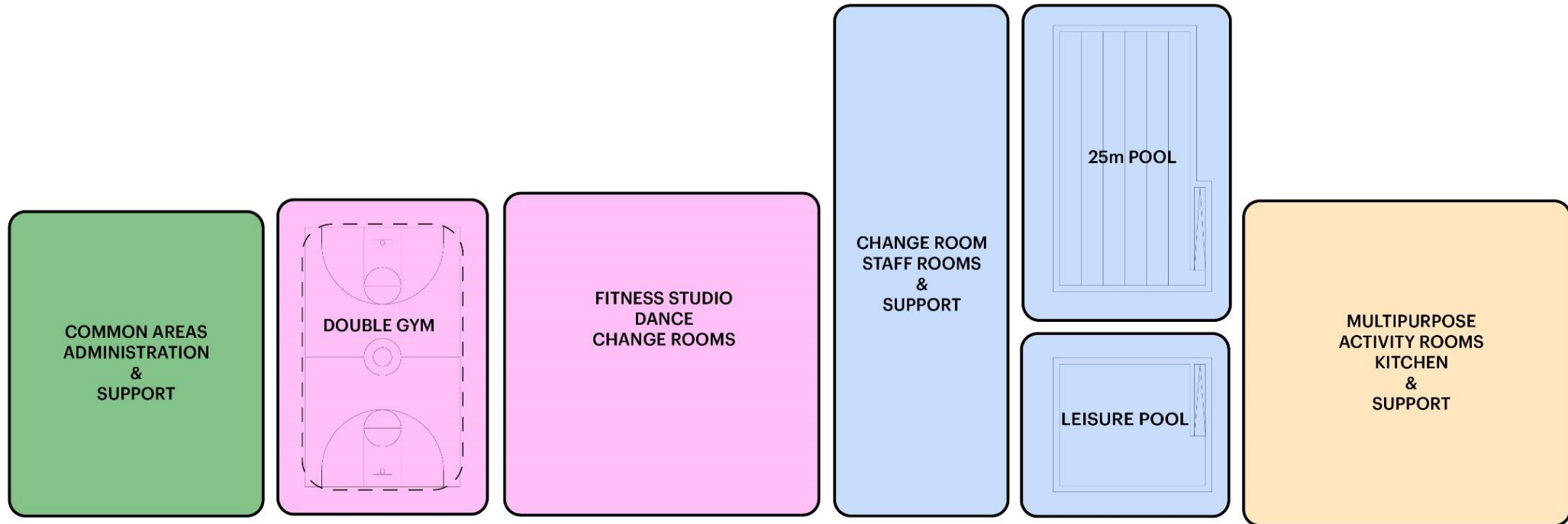
DOUBLE GYM
RUNNING TRACK
CHANGE ROOMS
FITNESS STUDIO
DANCE STUDIO
STORAGE SPACE

• AQUATICS

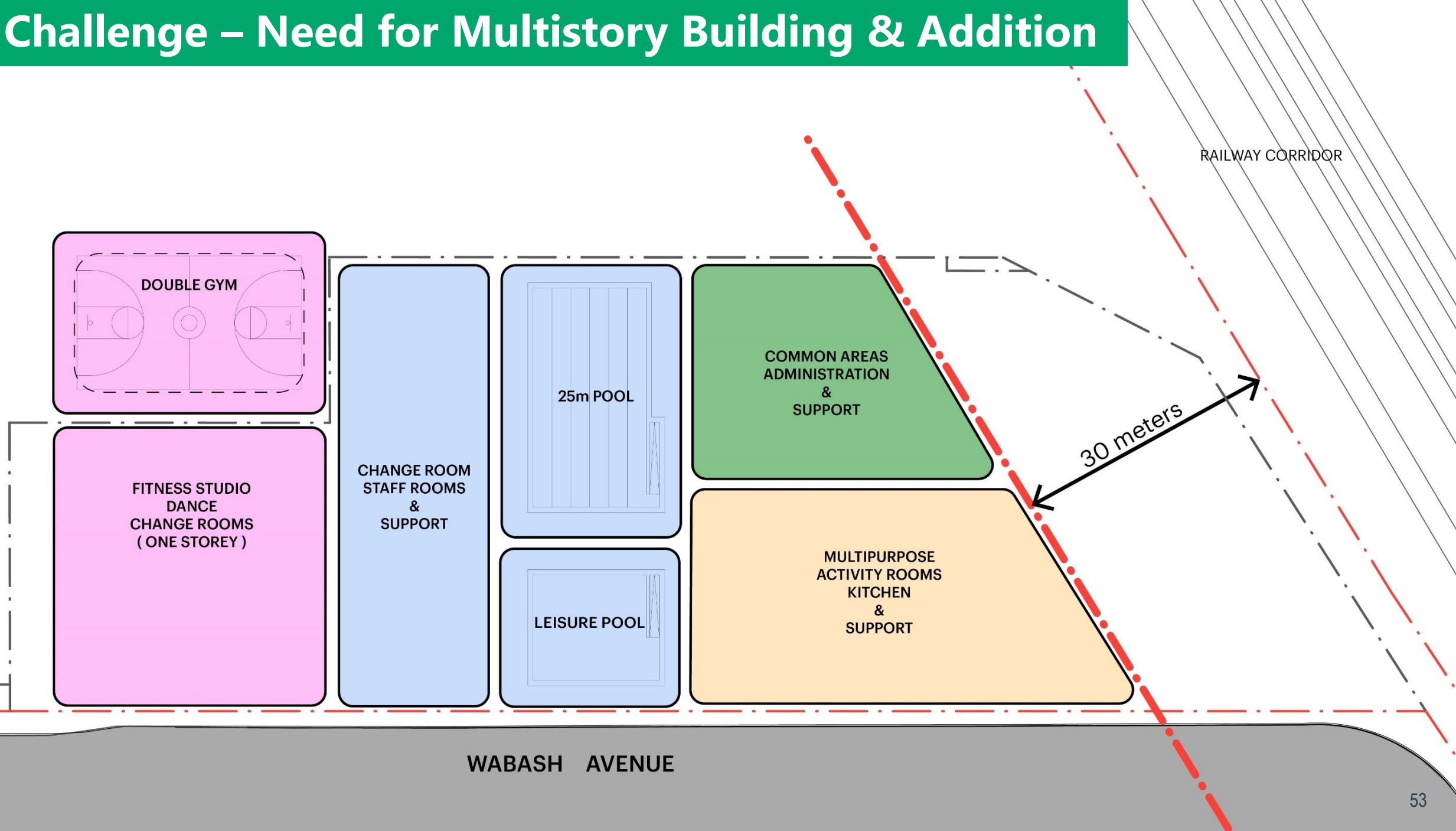
25 METER LANE POOL
LEISURE POOL
CHANGE ROOMS
AQUATIC ROOMS
STAFF ROOMS
STORAGE SPACE
MECHANICAL ROOMS

• MULTIPURPOSE SPACE

MULTIPURPOSE ROOM
ACTIVITY ROOMS
KITCHEN
STORAGE SPACE



Challenge – Need for Multistory Building & Addition



Q & A

Next Meetings & Next Steps

Consultation Timeline

1



Virtual Townhall

Tuesday, September 22
7:00 – 8:00 pm

Have questions about the project?
Join the Virtual Townhall online or by phone
(no registration required):
Visit www.tinyurl.com/wabashCRCtownhall
OR dial: 416-216-5643 Meeting #: 132 257 8032
To ask a question, press *3

2



Virtual Small Group Discussions

Monday, September 28

Participate in a virtual small group discussion to
share your thoughts and hear from others.
Choose a time that works best for you:
6:00 – 6:45 pm, 7:00 – 7:45 pm, or 8:00 – 8:45 pm
Register at www.wabashCRC.eventbrite.com or at
416-642-6605.

3



Online

September 14th to October 5th

Visit the project web page at
www.toronto.ca/wabashCRC to learn
more, fill out an online survey, and sign up
for e-updates.

4



By Mail or Phone

September 14th to October 5th

If you do not have access to a computer and/or
the internet, you can request to receive a hard
copy of consultation materials in the mail, which
will include a discussion guide and a workbook. To
request these materials or share your comments
over the phone, call us at 416-642-6605.



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Community Resource Group (GRG) Members

CRG Members

St. Vincent De Paul Elementary School

Parkdale Residents Association

Garden Avenue P.S. Parent Council

Westlodge TCHC community

Friends of Sorauren Park

Sorauren Farmers' Market Association

Roncesvalles-Macdonell Residents Association

Mentoring Junior Kids Organization (MJKO Boxing)

Parkdale Jr. / Sr. Public School

Parkdale Activity Recreation Centre (PARC)

APPLY BY SEPTEMBER 29th at www.Toronto.ca/WabashCRC

Closing Remarks & Thank you