

# Wabash Community Recreation Centre

## Virtual Townhall Transcript

September 22, 2020

### **SPEAKERS**

Councillor Gord Perks, Yulia Pak, Doug Giles, Jarle Lovlin, and Participants

### **Introductions**

**Yulia Pak** 00:07

I think we're about ready to start. It's almost seven o'clock. And we will start with a land acknowledgement. And over to you Councillor Perks.

### **Land Acknowledgement**

**Councillor Gord Perks** 00:19

Hi everybody. I want to begin by saying that we acknowledge the land we're meeting on is the traditional territory of many nations, including the Mississaugas of the Credit, the Anishinabek, the Chippewa, the Haudenosaunee, and the Wendat peoples. It is now home to many diverse First Nations, Inuit and Métis people. We also acknowledge the Toronto is covered by Treaty #13 with the Mississaugas of the Credit. Welcome, everybody. So tonight, we're going to gather for about an hour and go over where we are with the Wabash Community Centre Project. We're going to have a couple of fairly quick presentations about 15-20 minutes long. And then we're going to have a half hour for a question and answer period. There will be many, many opportunities to share our thoughts and continue this conversation after tonight. This is more of a check-in. So don't worry if you don't get heard. We will be monitoring the chat and it's going to be explained how you can send us notes there, so that we can make sure we capture your questions and your thoughts and get a good discussion.

### **Welcome & Introductions**

**Councillor Gord Perks** 01:30

I wanted to introduce our staff team who's here tonight. We have Cheryl MacDonald, who's the Manager of Community Recreation. Maxwayne Christy, who is also from Community Recreation, but does more of the programming side. Paula Jacobi, who works in Aquatics. And Gabriella Bozzo, who's the Supervisor of the Aquatics Program.

**Councillor Gord Perks** 01:54

From the people who - within parks - who build stuff, we have Doug Giles, who's the Sr. Project Coordinator, and is sort of the big boss of making all this happen - Doug and I talk a lot - along with Paulo Fetalvero, who's the Supervisor on this project. Alex Lavasidis, who is the Senior Consultation Coordinator. Daniel Fusca, who is the Manager of Public Consultation. Jarle Lovlin, who's with Diamond Schmitt Architects and I believe is doing one of the presentations, along with Marcin Sztaba from Diamond Schmitt Architects as well. Yulia Pak who technology go, and Khly Lamparero, from Swerhun Inc., who is also a public consultation expert who is going to be helping us tonight.

**Councillor Gord Perks** 02:47

I have to tell you, I'm actually on two simultaneous Zoom meetings tonight. I'm currently at a Planning and Housing Committee meeting where we're considering the City's housing and shelter program. So I'm going to be leaving this meeting during the presentations, but coming back to help run the question and answer period and to hear from you in about 20 minutes. Again, this is one opportunity among many, we want to hear from you. But this is a moment where, after a COVID mandated break work on this, we can do a check-in and see where we are with the project. Put your ears on, give us your best thinking, and I'll be back to join you shortly. Thanks very much for coming on the meeting tonight.

**Yulia Pak** 03:42

Great, thank you, Councillor. So let's jump straight into the project overview.

**Yulia Pak** 03:52

Doug, you're muted.

## Project Overview

### Planned Town Hall Meetings

**Doug Giles** 03:58

I'm sorry. Thank you, Yulia. Welcome everybody. This is the second public meeting of a series of five we believe. Some of you may recall, we had a sort of project introduction meeting back in 2018. And tonight, we're mainly here to confirm the design Vision & Principles. And there'll be three other public meetings that we hope you'll come out for as well, as we review site design options, and building plan options. And then, finally, have a look at schematic design at the very end of this process. Next, please.

### Project Purpose

**Doug Giles** 04:37

So our goal is to design and build a new community recreation centre at 40-50 Wabash. This is a Parks, Forestry & Recreation project. It's funded out of the PF&R Capital Budget. And the scope for this project is determined by the Parks and Recreation Facilities Master Plan, which was approved by Council recently. And the same Council approved the Capital Budget for this project of \$40 million. So our effort here is centred around community consultation, and we acknowledge that we're building on over 20 years of amazing work by both the City staff and especially the local community. Next, please.

### About the Project

**Doug Giles** 05:20

PF&R Facilities Master Plan lays out the key components for this project. It will have a double gymnasium. It will have an indoor aquatic component, which will be a 25-metre lap pool, as well as a shallower warmer children's leisure pool to introduce children to the notion of swimming. And it will also include a number of multi-purpose spaces for various recreational programs and community access through the City's permit system. So Council's funding of this centre is based on the directions set out in the Facilities Master Plan. Next, please.

## Neighbourhood Overview

**Doug Giles** 05:54

For those who aren't familiar with this area, the Wabash development site is basically that area which is highlighted in red. There's an existing old Linseed Oil factory on the right. There's a town plaza that's sort of in the middle. And there's a Fieldhouse on the far left. It's a site that was bought by the City specifically for our community centre, immediately adjacent to Sorauren Avenue Park. Next, please.

## Park Leisure and Play Zones

**Doug Giles** 06:24

And this just shows the very active, very vital park that the site is adjacent to. And we recognize there's all sorts of great social activities that the park supports, including in the Town Square, the area in blue. Next please.

## Development Site (Approximate)

**Doug Giles** 06:44

And again, this is just zooming in. This slide is labeled approximate. The dotted line represents the property that the City bought for the purposes of building a community centre. But this is not to say that we may not stray a foot or two one way or the other or something like that. This is just representing the site that we bought adjacent to the park. Next, please.

## Project Sequence

**Doug Giles** 07:11

So, the sequence in general is the consultation process that we're again starting up. It will lead to a schematic design that we're going to jointly develop with the community. Once we have some sort of shared understanding of a schematic design, we're going to move into the phase where the architects and their various engineers are going to do the detailed design and apply for all the various approvals we'll require. And then finally, that will be tendered and we'll award it to a contractor who will build the Centre. Next slide, please.

## Project Schedule (estimated)

**Doug Giles** 07:45

So, in broad terms, we're probably looking at a three-year construction period. And you can see that the actual detailed design also takes some time the tendering. So really, we're probably looking at something that may open to the public in 2026. Next, please.

## Work to Date

### Recent Site History

**Doug Giles** 08:05

So the work to date, I'm not going to go through all of this. But all this to say is: the City has owned this property for about 20 years. We've gone through a number of feasibility studies, and that sort of brings us to where we are today, which is to kickstart again, the public consultation on the schematic design process. Next, please.

## Previous City Studies

**Doug Giles** 08:28

I mentioned a couple of previous feasibility studies have been done, one in 2003, one in 2009. The first one looked at three different options to tear down the existing linseed oil factory. Another one was to do an addition. And then the other one was just a reno to keep the building as it is. The 2009 Feasibility Study was more about understanding how green and environmentally sustainable the building could be. So there are some very important differences between all of these studies and the current initiative. But there's also some similarities and overlap. Next, please.

## Previous City Study – 2003 Option 1

**Doug Giles** 09:09

I'm just going to show you really quickly, three slides that came out of those previous studies. This is not what we're going to do. But just to give you an idea, this option. The red line represents the footprint. This was to renovate the building and do an addition. Next, please.

## Previous City Study – 2003 Option 2

**Doug Giles** 09:26

This option was to tear down the existing Linseed Factory building and doing a brand-new building. Next, please.

## Previous City Study – 2009

**Doug Giles** 09:34

And this is the most recent study done in 2009, which tried to stay within the existing footprint, do a renovation. And it's a more modest scheme in terms of its impact on the site. But it critically did not include an indoor aquatic centre. So none of these are the approach that we're going to take. And this explains why we're kickstarting this process again.

## Current 2020 Initiative

**Doug Giles** 09:57

So just comparing this to the most recent study, the initiative that we're undertaking now it will be a renovation and it will be an addition - just because we need space for a pool. We are going to be meeting the heritage requirements for the Old Linseed Factory building. We're aiming to retain the existing chimney. We will require a setback from the railway, including a barrier of some type. And this will include a gym and the typical rec spaces. It's going to be a fully accessible building, and it's going to include a variety of sustainability features. Next, please.

**Doug Giles** 10:34

Unlike this past study, however, this initiative will include an indoor pool. It's going to be about 18,000 square feet larger because of that pool. It will meet the Toronto Green Standard which is similar to LEED Gold. And we're targeting Net Zero Emissions and possibly Net Zero Energy as well. And because of this we'll likely be incorporating geothermal heating and cooling, solar PV roof panels for onsite energy generation.

## What We Heard in 2018 Consultation

**Doug Giles** 11:03

So what we heard - I mentioned we had a meeting in 2018 - and what we heard was quite a list of suggested uses. And looking through that, we feel that in the multi-purpose rooms or other spaces in the rec centre, that we can accommodate a kitchen for community use, a lounge of some type (maybe not for single age groups), study areas for after school programs, areas for displaying and teaching arts, non-purpose-built areas for stage performances and special events, and use by the community through the City's permit system. Next, please.

**Doug Giles** 11:43

Some of the suggested uses and activities that we don't really feel are feasible would be any significant upgrades to the park. Example: community gardens and skating rinks and skateboard parks and outdoor courts. And we also don't feel that single-use purpose-built spaces such as theater stages or makers labs, or commercial food service providers can really be accommodated given our mandate, the scope of the project, the budget, etc. Next, please.

## Today's Focus: Review Draft Vision & Principles

### What Informed the Draft Vision & Principles

**Doug Giles** 12:19

So today's focus, we're going to review the Draft Vision and Principles that have come out of the work done so far. And what's informed that Draft Vision and Principles was that 2018 public meeting, the PF&R Facilities Master Plan, our budget that we've been given by Council, \$40 million, and also the independent community-led consultation led by Friends of Sorauren Park.

### Draft Vision

**Doug Giles** 12:45

So, our Draft Vision, and you can comment on this during the Q&A is that the Wabash Community Centre will be a vibrant and welcoming space, where community members of all ages and abilities come together to be active, to connect, play, learn, and grow, supporting cultural, social, and economic equity. It will include spaces for recreation, and will prioritize environmentally sustainable design and multi-functionality. Will celebrate the site's history and heritage, and support community-building activities of the Town Square. Will strive to meet the recreation needs of current and future residents, as determined by the PF&R Master Plan and this consultation with the community.

### Draft Design Principles

**Doug Giles** 13:30

So these are the nine design principles that sort of came out of that. And you can see these columns on the right sort of shows how the City's various policies in the Master Plan do align fairly well with the public meeting we had in 2018, and also the consultation meeting that the Friends of Sorauren Park had in June of this year. So the first one is: we're going to preserve elements of the built and cultural heritage to celebrate the site's history. We're going to incorporate innovative, environmentally progressive design. Thirdly, we're going to incorporate accessible design features that serve people of all ages and abilities. Fourth, we're going to maintain space for the community-building activities that the Town Square currently provides.

**Doug Giles** 14:14

Fifth, we're going to incorporate community meeting spaces and arts-based uses into multi-purpose and outdoor spaces wherever possible. Six, to design for access through all modes of transportation (example: walking, biking, transit, driving). Seven, to ensure integration between the park and building. Eight, design for the future. And finally, design to support cultural, social, and economic equity. Next, please.

**Doug Giles** 14:41

So at this point, I'm going to turn things over to Jarle. Jarle's with Diamond Schmitt Architects. And if we had more time, I would love to introduce Jarle and all the amazing work that Diamond Schmitt has done. Because of the shortness of time, I will just say that the City is delighted to have Diamond Schmitt on this project who are known for their thoughtful and award winning design. So I'll hand it over to Jarle.

**Jarle Lovlin** 15:10

Thanks, Doug. I have to say you're incredibly on point with the time.

**Doug Giles** 15:19

I thought you were going to say that about my description of Diamond Schmitt Architects.

## Existing Conditions & Site Constraints

**Jarle Lovlin** 15:23

I'll try, I'll try not to wander too much here. So my first segment is really talking about the site conditions and some constraints, which really present some challenges but also opportunities for us in this really incredible and amazing project. So, the first one I'm going to talk about is the 30-metre railway setback, which is, which is kind of a safety setback mandated by Metrolinx and the associated railways right next door to it. So, the City's preferred approach is actually acknowledging the 30-metre setback with a couple of mediation techniques: berm, or a fence, or a crash wall. But there are alternatives that we will discuss and consult with our engineering consultants as well as with Metrolinx. So this is a process. Next slide, please.

### Existing railway corridor & setback

**Jarle Lovlin** 16:24

This slide just indicates the railway, and I'm sure everyone in the neighbourhood is aware of this. So there's the railway right adjacent to the site, which sort of angles along and creates a sort of an angular condition, I guess, against the site. Next slide.

**Jarle Lovlin** 16:38

And this is a plan that indicates that 30-metre setback in that shaded area there. And you can see how that setback actually encroaches onto the existing building, sort of carving away at that - which we're not required to, you know, sort of shave off the building. But it is a kind of a no-build zone. There are

some permitted uses in there that are sort of transitional or non-permanent occupancies. But we'll explore how we deal with this. Next slide, please.

**Jarle Lovlin** 17:15

So this is just sort of an illustrative slide that shows one possible solution for this. So it's an earthen berm that provides a kind of a safety mediation barrier for the rail, and indicates the setback to any built form, as well as a kind of a noise wall there. Next slide please.

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

**Jarle Lovlin** 17:42

So, the next constraint or challenge, really, is to preserve the historical façade as well as the chimney structure, which has become kind of iconic for the neighbourhood as well as, it's part of the logo for the Friends of Sorauren Park. Really a terrific feature. So, the Linseed Oil Factory building was not built in one go. It's actually a sequence of structures. The original building was built in 1913. And then there were a couple of subsequent additions in 1941 and 1947, here identified as A, B, D, E and F. As well as the kind of smaller appendage, the little C from the 1913 building.

**Jarle Lovlin** 18:33

So, as it was a kind of sequential development, some elements are more interesting than others. I would say that ABC and the chimney are actually the most interesting elements of the building. But it's just interesting to consider that it's not a sort of a single, a single historical date for the building. Next.

**Jarle Lovlin** 18:59

Another interesting element, actually, is a couple of structural studies have been completed to date, that have determined that the building is not in great shape. The floor slabs, between 70-80% of them are delaminating. The concrete columns are not in great shape; 75% of them require replacement or repair.

**Jarle Lovlin** 19:24

The roof structure. If anybody has been up there, you'll know that there's things growing up there. It needs to be completely replaced. The exterior brick is not in good condition and requires, you know, nearly half of it requires replacement. And the chimney itself has a big crack in it. So, the top four metres of it needs to be replaced or rebuilt. So, needless to say, it needs some tender loving care.

### **Desire to maintain as much of the Town Square and the Fieldhouse and their social activities**

**Jarle Lovlin** 19:55

The next condition, of course, is the beloved Town Square and Fieldhouse. Next slide, please. So the Town Square, of course, located adjacent, directly adjacent to the, to the Linseed Oil Factory building, was well-used and well-loved, and definitely a huge point of consideration for the development of this, this project. The Fieldhouse itself, as well recently renovated and houses yoga classes. So, those activities really need to be considered. The Fieldhouse is not, as well, in great shape. But we'll do what we can with that.

**Jarle Lovlin** 20:44

So that to say, all of the activities of the Fieldhouse, the Town Square, the Farmers' Market, the movie nights - everything that happens and sort of makes the community lively - we're looking to accommodate. Next.

## Big Moves: Proposed Design Goals

**Jarle Lovlin** 21:03

So, as a group, we've been working together and we've developed five Big Moves, which sort of consolidate our major goals for the project. Next slide.

### Proposed Big Move 1: Connect the recreation centre to the site and park

**Jarle Lovlin** 21:17

So the first big move is connecting the recreation centre to the site and the park. So we recognize the importance of Sorauren Park and are looking really to provide that permeable connection of the building to the park. The advantages, of course, are integrating the building with outdoor activities, and creating not just a sort of isolated community centre building, but one that actually acknowledges the park and connects and creates an interplay of those activities, including things like the Farmers' Market.

### Proposed Big Move 2: Maintain existing public space

**Jarle Lovlin** 21:59

The second big move is maintaining the existing public space. So this public space, of course - next slide, please - is the Town Square as well as the Fieldhouse. So the advantages, of course, is supporting all the activities that the Town Square and the Fieldhouse bring to the place. But the challenges, of course, is that the Town Square may need to change shape or configuration, and the Fieldhouse might be impacted by some move like that. The Fieldhouse activities could occur in a new facility or in a different location. But this is just one option. We're going to consider a host of options, not just one.

### Proposed Big Move 3: Retain the chimney & preserve the industrial façade

**Jarle Lovlin** 22:46

The second, or sorry, the third big move is retaining the chimney and preserving the industrial façade. Next slide.

**Jarle Lovlin** 22:55

So, Toronto Heritage Preservation Services has, not yet, but they will be designating the building as a heritage building. So, we're required to maintain and conserve buildings that have that designation. So we're going to do our best to retain and conserve as much of this building as possible, as well as the fact that the chimney is a habitat for chimney swifts. So, how we go about maintaining and rebuilding the chimney will be under study. The challenges, of course, is that all of this costs money. And it's pretty costly to rebuild the chimney as well as maintaining or rebuilding, particularly, the façade of the building. In light of, as well, considering our next big move, which is a Net Zero Emissions and Energy Building.

### Proposed Big Move 4: Build a Net Zero Emissions (Energy) Building

**Jarle Lovlin** 23:56



So, the advantages, of course, is that this type of building is just generally good for us. Looking forward in the coming days and decades of our ensuing climate crisis, it's just good sense to make as sound and environmentally sustainable building as you possibly can. The challenges, of course, is that this requires a new and a little bit more complicated design approach and, it's a little bit more of an expensive building to build.

### **Proposed Big Move 5: Provide the full community recreation program as mandated by Council**

**Jarle Lovlin** 24:34

Next. Our last big move, of course, is building the full community recreation program. So this includes the aquatics, the gymnasium, the multi-purpose rooms, and a very inclusive and accommodating building. The challenges, of course, is that that program is pretty large. And it's, in fact, a bit larger than the existing Linseed Oil Factory building can accommodate. So how do we go about doing that? Well, we'll have to go up, and we'll have to go out a little bit. But we'll explore a number of opportunities that we're more than happy to share with everybody.

### **Full Community Recreation Program**

**Jarle Lovlin** 25:12

So, this slide just shows that program. The aquatics program, the gym and fitness program, the multi-purpose space, as well as the sort of administrative space. To sort of scale in what we call a bubble diagram, just to show you the relative scale of all of these activities. The next slide.

**Jarle Lovlin** 25:35

If we take these elements and just overlay them as a one-storey sort of space. This is not a plan. This is not a design at all. It's just sort of taking those those shapes and plopping them on the site, just to see how much coverage we have. It sort of presents us with a bit of a challenge within our little setback and within the existing site about...we're sort of confronted with the fact that we'll have to go up. We need a multi-storey building. And we'll have to go out a little bit and provide some type of an addition. So that's kind of our starting point for our next phase of the building, which will be all kinds of different design explorations that we'll be sharing with you in the coming days and weeks. And at this point, I'm going to pass it back to Yulia, who's going to introduce how you can contribute.

## **Q & A**

**Yulia Pak** 26:29

Thank you. And thanks, Jarle. And before we do that, I believe Councillor Perks has a few words to say.

**Jarle Lovlin** 26:42

Oh. I think he's been...taken away.

**Yulia Pak** 26:48

Councillor Perks?

**Yulia Pak** 26:51

Okay, well, we can come back when Councillor Perks is back with us. But, very quickly, thank you everyone so much for joining us over the WebEx. We know that it might be a little bit difficult. And thanks for bearing with us. We are super keen to getting back to in-person meetings when it's safe to do so. So that being said, I want to note a few things. So one of them is that this meeting is actually being recorded. And the recording of this meeting will be available on the project website at [toronto.ca/wabashcrc](http://toronto.ca/wabashcrc).

**Yulia Pak** 27:30

And the other thing is that, because we're using technology, there are three different ways to ask a question. And I see some of you, some of you are actually on the phone. So, for those of you who are on the phone, if you would like to provide your feedback or ask a question, you can press \*3, and I will see that your hand is virtually raised up, and I will cue you up and come to you. If you're using the internet - in particular, the web browser - to join us today, if you look at the bottom of your screen, there will be a black round icon with three vertical dots. Click on it, and the top option...the top option will be "raise hand virtually". And if you're using a WebEx app, or a tablet - which I also see some of you might be using - look at the bottom of the screen. Look for a little icon that says "participants". It's an outline of a human and it's usually blue. Click on it. And right on top of it, you will see a small, round circle, like round icon with a hand, outline of a hand that either says "raise hand" or just a hand. Click on it and I'll see that you've raised your hand. And I see some of you already doing this, which is great.

**Yulia Pak** 28:50

And finally, on a smartphone, actually the participant tab is on that top right of your screen. Click on it as well. And right at the bottom of your screen, you will see a button to raise your hand. So it's a little bit complicated. Thanks for bearing with us. I hope we can practice doing this tonight. You can also use the chat function to type up your question, and I can read it out for you. Let me just very quickly check if Councillor Perks is back. Councillor? No, not yet.

**Yulia Pak** 29:29

So okay, let's jump straight into the questions. I have one person on the phone and we'll start with you. You will hear that you've been unmuted and then you can go ahead and ask your question. And actually, before I do that...Alex, can you take over the slides? And if you're watching us on the screen, go to the top right corner of your screen and put everyone into the grid view. This way you will be able to see everyone on one screen, and I find it's actually quite helpful.

**Yulia Pak** 30:02

Okay, going to a user on the phone who has his or her hand up. And I'm going to unmute you now, and you will hear you've been unmuted. So once you hear that, please go ahead with your question. Hello? Hello, can you hear us?

**Participant** 30:21

Hey there, can you hear me okay?

**Yulia Pak** 30:22

Yes, perfect. Thank you for joining us.

**Participant** 30:24

Great. Thank you for having this meeting. So, a question I have - actually I have two questions if that's okay. The first is: is your build going to consider any changes to the street in front of it? Sort of like crosswalks, and the flow of potentially an increase in car traffic?

**Yulia Pak** 30:49

Okay, Doug, are you the best person to tackle this question? Thank you for this question.

**Doug Giles** 30:57

Well, that question reminds me of something that I haven't said. And I should, because it's important. And that is: we have not done any design. We committed to embark upon this really fulsome community consultation process before we started with any pen to paper. So I can assure you that nothing has been done. And we haven't looked at the street. Typically, as part of your site plan application, transportation does have comments. And there will be some engagement with them about issues like site entry, and parking provision and things of that nature. But at this very moment, I can't say that we've really spent any time looking beyond the borders of the property at all. So that's a yes, but not yet.

**Yulia Pak** 32:00

Okay, thank you. And we're gonna go to Sholem right now. Hi, Sholem. Hello, can you hear us? Sholem Dolgoy? Ok, we'll try again later while we are checking our technology. We have few questions in the chat. And the first one is from Adam. He has a few, but I'm going to start with the one that he sent in the very beginning. So his question is: is it possible to plant only native species of plants and trees in the garden and green space elements of this community centre? And is it possible to have a green roof, solar panels and/or rainwater adaptive reuse collection system built into the future community centre?

**Yulia Pak** 33:00

So, who would like to answer that question?

**Jarle Lovlin** 33:06

I can take a stab. So, in terms of native species, I mean, we'll be working with a landscape architect on this project quite closely. And most landscape design these days, first and foremost, prioritizes native species and drought-tolerant species, if they are to be used at all. So I think that would be the priority of species choice right now. And in terms of solar panels and green roofs, this is a Net Zero emissions building. So we will be looking for all kinds of strategies to look at renewables as an energy source for the building. Just to offset any kind of carbon footprint that the building may produce on its own. So that will be a huge priority for this. In terms of a green roof, the City does have a building standard for green roofs. So I think we will be looking at a green roof. To be explored.

**Doug Giles** 34:16

If I could just add to that. They're kind of two competing things, green roofs and solar panels. And yes, as Jarle mentioned, the City does have a Green Roof Bylaw. But on top of that, I guess there's also this quest to be Net Zero Emissions and Net Zero Energy. And if you provide PV panels, you're exempt

from providing the green roof. Because the roof doesn't grow so well beneath inclined PV panels. So there's a bit of give and take on that one, and they're actually competing interests.

**Jarle Lovlin** 34:52

PV panels are solar, photovoltaic glass.

**Yulia Pak** 35:00

Okay, thank you both. We're going to try Sholem because he can hear us. Sholem, I unmuted you on my end. Can you try again?

**Yulia Pak** 35:17

He might have audio issues, but I also see your question in the chat, Sholem, so I'm just going to read it out. So Sholem says "while I realize it is typically not addressed at this point in a project's development, HVAC requirements can have a significant impact on building volume. What are design parameters for geothermal HVAC sound levels, both interior occupancy spaces and exterior park and neighbouring residences?" Sounds very technical. Jarle?

**Jarle Lovlin** 35:53

I mean, this is kind of an acoustics question and sort of the sensitivity about noise levels and neighbours. And we, like Doug said, we haven't started design. But definitely for Net Zero buildings and current mechanical system design, actually, those types of mechanical facilities are not being explored all that much anymore. That kind of very loud, very large fans and HVAC systems. So I think you can rest assured that we'll take every measure to make sure that the acoustic considerations are considered, and the noise impact is super minimal.

**Yulia Pak** 36:48

Great, thank you. I see we have a question from Adam. Adam, I'm going to unmute you. Go ahead with your question, Adam. I know you have a few. So pick one.

**Participant** 37:05

Which one?

**Yulia Pak** 37:06

Whichever you want.

**Participant** 37:08

Do you have a preference?

**Yulia Pak** 37:10

All of them are good.

**Participant** 37:11

- I guess one of them is...the origin of the name Wabash is Indigenous. It's from an Algonquin language, just south of Lake Michigan. Do we know the context of Wabash within this site and why the

name Wabash is used for the street? And is there, simultaneously, with the Indigenous name, an opportunity for future Indigenous involvement with the site, both in the planning and subsequent use of the building?

**Yulia Pak** 37:39

Thank you, Adam.

**Participant** 37:41

[unclear]

**Yulia Pak** 37:50

Thanks, Adam. I just lost you a little bit in the end. But I wanted to share with the team also that Adam sent a link to the paper that he found on the origin of the word Wabash, which I will share with the team as well. But I guess the question is, if you guys know anything about the actual name Wabash right now, and the history behind it. And if not, the suggestion - if I understand you well, Adam - is to really look into it. Because if we will name the community centre Wabash, that would be nice to know what it means and where it's coming from. I see everyone is nodding their heads. So I'll just assume that we'll take it as a point of advice. Thanks for sharing information, Adam.

**Yulia Pak** 38:40

Okay, we have questions from Clarence. Clarence, I'm going to unmute you in just a second. Clarence hello, can you hear us?

**Participant** 38:55

Yes, yes, I can hear.

**Yulia Pak** 38:57

Go ahead with your question.

**Participant** 38:59

Okay. So I just, I guess, just wanting to confirm. It's great, I really like the plans for the rec centre. So just wondering, does that mean that other local ones like Masaryk-Cowan and Parkdale are at capacity - are at capacity - or that they don't meet the needs for the local population around that area? And then, just going back to the question that was asked about native species, I guess would be the tree department...would there be an appropriate number of male to female? Otherwise, there aren't enough female trees to pollinate, which aggravates allergies. And if there were enough female trees, then you'd have fruit for a community kitchen, potentially. So...

*Note: Due to technical issues, there was no audio captured for this portion of the Q&A; therefore, no transcription for this portion is available. Feedback shared during this portion of the Q&A was captured in the facilitator's notes and included in the meeting summary.*

**Participant** 39:49

- the end of where the site is, where the 30-metre area that's designated not to...where you can't build on. Is there any restrictions to building an underground parking there? Because if it's above ground, a 30-metre above ground no-build area. Wouldn't that be a great site to go underground for parking?

**Yulia Pak** 40:17

Okay, thank you, Haida. So, the suggestion is to have an underground parking built within the 30-metre setback requirement. Any comments on this? Possible, doable, feasible?

**Doug Giles** 40:38

I won't speak to the physical feasibility of it. But I will say, um, city-built community centres almost never, almost never have underground parking. Just because of the expense. Like, construction costs for underground parking is something like \$90,000 a stall. And, you know, we're challenged right now with our \$40 million budget, which does not, by any stretch, anticipate an underground parking garage, which could easily add another \$20 million to the cost for a garage of any real capacity.

**Yulia Pak** 41:30

Okay, thank you. I think it's a real cost issue, and that's the short answer. But thanks for the suggestion, Haida. And I have to also say that I have seen comments in the chat just reiterating that parking is important, because there's also a Farmers' Market that's happening at the lot. And so, accommodating that activity and those who visit that market is also important. We get it. And that's why we're here, because we're wanting to hear a range of opinions.

## Next Meetings & Next Steps

**Yulia Pak** 42:04

So we are just on the hour. And I really want to quickly go over some of the upcoming opportunities for public engagement. And thank you, Alex. We strongly encourage you to really sign up for small group discussions that will be happening next Monday, September 28. You do need to pre-register for them as well, at [wabashcrc.eventbrite.com](http://wabashcrc.eventbrite.com). We have 3 slots for them. So, at six, seven, and eight. They're going to be approximately 45 minutes each. And this will be more akin to a small table discussion or breakout session at a public meeting where we will be able to all see each other in a smaller group and have deeper conversations about what was presented today. And of course, if you have any additional questions, that would be also a place for you to ask them and get some of the answers.

**Yulia Pak** 43:05

Another way to participate is to fill out the survey online. It's available on the project website, which is [toronto.ca/wabashcrc](http://toronto.ca/wabashcrc). We started the survey on September 14 and already have had about 80 responses, which is great. It will be open until October 5th, so tell your friends, your family, fill out the survey and let us know what you think. And if you know anyone who don't have, who doesn't have access to the Internet or a computer, it's no problem. They can call us at 416-642-6605. And all of that information is on the project website. And request a hardcopy of consultation materials, which would include a workbook that they can fill out with their feedback, postage pre-paid and send it back to us. And we will also work with that feedback in that manner.

**Yulia Pak** 44:05

In terms of the immediate next steps from today. As I said, this session is recorded and the recording will be available online. We will also produce a very kind of brief summary of key discussion points, questions and answers, and post it online as well in the weeks to come. And the next time we see you will be probably late fall early winter. And we will come back with you with the site design options, and all the feedback that we're receiving right now will inform that decision-making.

**Yulia Pak** 44:42

So one last thing - and next slide Alex, please. Thank you. We also have a Community Resource Group for this project, which is basically a small working stakeholder group of local organizations, including resident associations, representatives of local businesses, community serving organizations that provide advice to the City and their consultant team. Just to make sure that, you know, various voices and many different community inputs are being considered right before we go public, to make sure that all the key decisions that are being made are informed both individual feedback that we receive at public meetings, but also through their stakeholder representative groups.

**Yulia Pak** 45:32

So if you know a group, or if you're a part of a group, and would like to be on this Community Resource Group, apply online. Again, the application form is on the project website. The application will be open for another week. So tell everyone, and let us know. After which point, we will need to close the application because we will need to finalize the draft terms of reference.

**Yulia Pak** 45:59

On the screen you see that we already have 10 organizations that have accepted and participated in the first Community Resource Group. And the next one will take place a few weeks in advance of the public meeting moving forward. So, thank you so much. Councillor Perks is sending his apologies. He had to step out and wasn't able to continue with this meeting. But he is kept abreast and we will definitely share some of the key points of the discussion from today so he knows what's happening. And if you have any questions specifically for the Councillor on this project, please don't hesitate to reach out to his office directly. That's it for me. Doug, did you want to say a few words? Before we finish?

**Doug Giles** 46:52

No, I just like to thank the folks that did join us tonight. And I hope you'll be back for the next few meetings and encourage your friends and neighbours to join us as well.

**Yulia Pak** 47:06

Thank you so much. And hopefully we will see you next Monday. Bye.

**Jarle Lovlin** 47:12

Thanks everybody

**Doug Giles** 47:13

Thanks everyone. Thanks, Yulia.