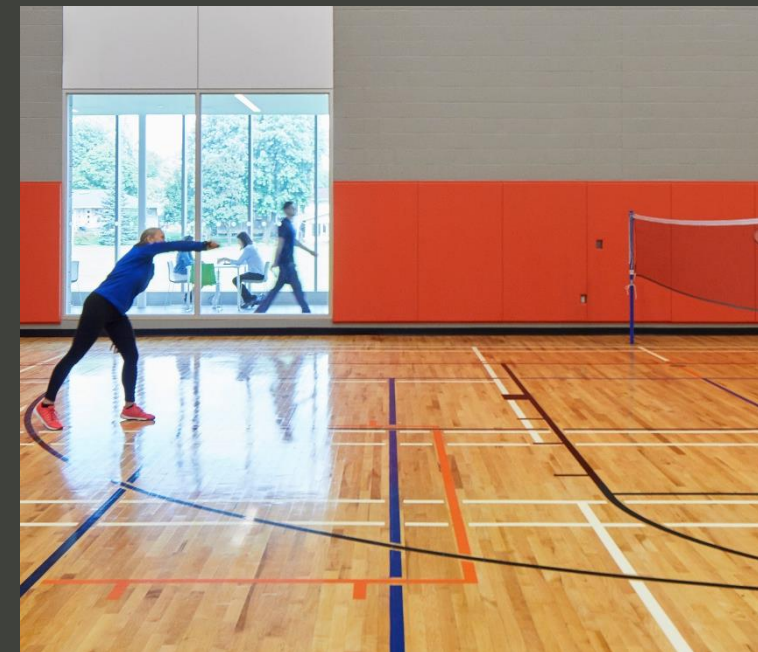


Wabash Community Recreation Centre

Phase 3 - Site Design Options

Community Resource Group Meeting 1 of 2

Tuesday, April 27, 2021



Meeting Objectives

- To confirm the project vision, design principles, and big moves.
- To share and seek feedback on the draft site design options.
- Provide the project team with constructive feedback and suggestions on the draft materials to be presented at the public meeting.

The CRG - Your Role in the Process

- The CRG is an advisory group that provides guidance, constructive feedback & suggestions on proposed project approaches, concepts and materials
 - Operate using a consensus-based approach
 - Provide a sense of the broader community's reactions and concerns
 - Promote public consultation activities and events

Agenda



Welcome & Zoom tips



Presentation

- Project Review
- Final Vision, Principles, and Big Moves
- Proposed Building Options



Community Engagement Opportunities



Next Steps & Next Meeting

thank
you!

Adjourn

Tips for a Successful Virtual Meeting



Mute your microphone when not speaking.



Use the chat feature to ask questions. Or click the hand icon, beside your name from the participants list on the right.



One voice at a time. Be direct and frame questions to specific speakers.



Turn on your camera, if comfortable. Be mindful of your surroundings from a security and privacy standpoint.



Computer audio issues? Use your cell-phone for audio by clicking Audio Connection, Switch Connection, then Call Me.

Project Team

Capital Projects & Public Consultation (PF&R)

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

Recreation Leads (PF&R)

Cheryl MacDonald – Manager, Community Recreation
Ronda Murphy – Supervisor
Maxwayne Christy – Programmer
Paula Jacobi – Manager, Aquatics
Eric To – Supervisors

Consultant Team

Jarle Lovlin – Diamond Schmitt Architects
Marcin Sztaba – Diamond Schmitt Architects
Andrew Keung – Diamond Schmitt Architects

Nicole Swerhun – Swerhun Inc. (Public Consultation)
Khly Lamparero – Swerhun Inc. (Public Consultation)

Introductions – CRG Members

CRG Members

Friends of Sorauren Park - Kathy Allan

Garden Avenue P.S. Parent Council – Anne Gleeson

Parkdale Activity Recreation Centre (PARC) – Beryl-Ann Mark

Sorauren Farmers' Market Association - Helen Acraman

St. Vincent De Paul Elementary School - Dan Fisher

City of Toronto Youth Outreach Worker - Felicia Gopaul

Mentoring Junior Kids Organization (MJKO Boxing) - Miranda Kamal

Parkdale Jr. / Sr. Public School – Jelena Zaric

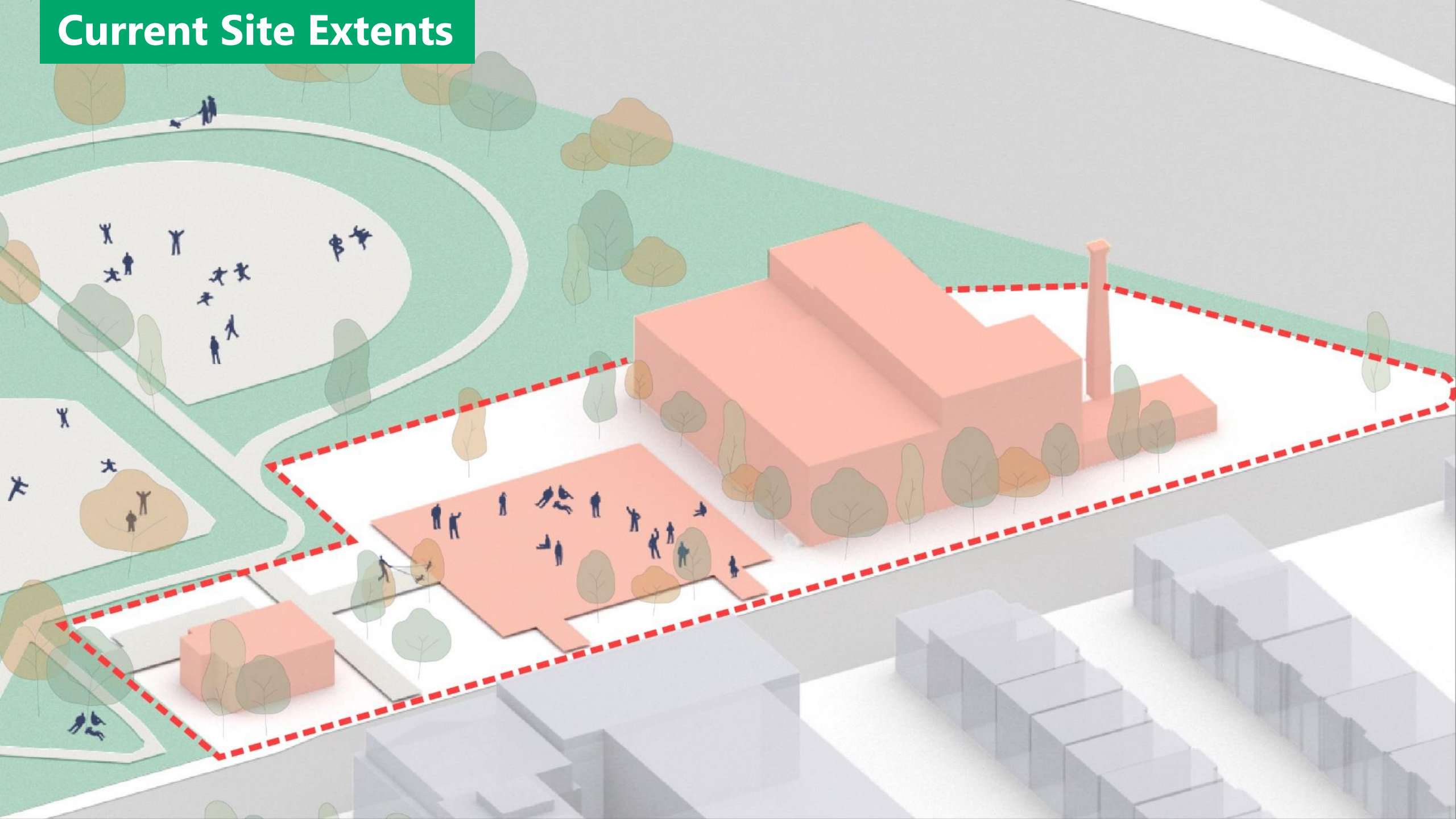
Parkdale Residents Association - Ric Amis

Roncesvalles-Macdonell Residents Association - Mark Campbell

Westlodge TCHC community - Cathy Gatlin

Project Overview

Current Site Extents



About the Project

- Key Components as identified by the 20-year Parks & Recreation Facilities Master Plan (Council funding of this centre is based on the direction in the FMP):
 - ✓ 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 Requirement - Net Zero Emissions (Energy)
- Other Considerations:
 - Heritage preservation requirements, as determined by the City's Heritage Preservation Services
 - Compatibility with rail line safety setbacks

Sequence

Consultation & Schematic Design

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

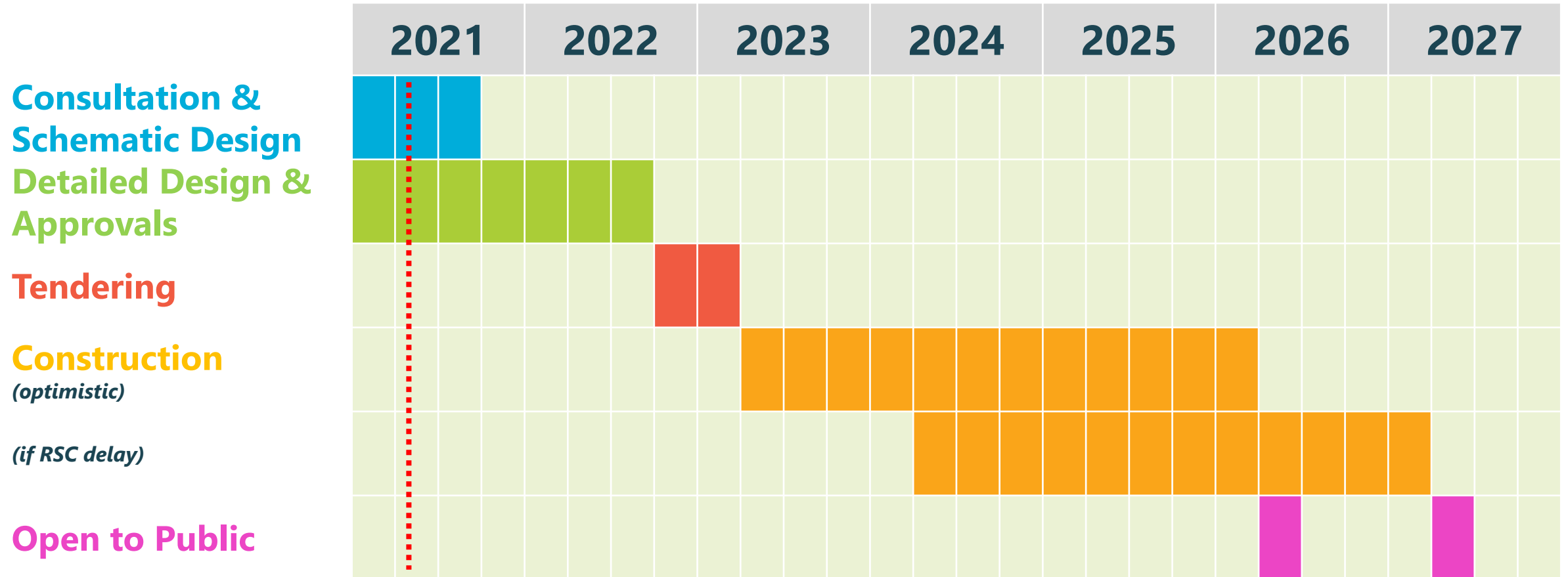
Detailed Design & Approvals

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

Tender & Build

Select a contractor & build the centre

Schedule (estimated)



Key Accomplishments Since Last Meeting:

- 2021 Capital Budget approved: \$23.5 M increase (\$63.5 M total)
- 2 Environmental studies completed (Phase 1 and 2 ESAs)
 - Now hiring a consultant for next phases
- Railway Safety & Risk Mitigation consultant hired and consulted
 - Now exploring railway crash-berm design options
- 9 design meetings with City staff (Technical Advisory Committee (TAC))
- Completed the second phase of community engagement (Design Principles/Visioning/Big Moves)
- Third phase of community engagement (Site Design Options) underway, with a public Meeting scheduled for May 11 and online survey opening May 5

Community Engagement Opportunities in this Phase

We will present multiple site design options to the community and collect feedback through:

- An interactive online survey tool (Ethelo): May 5 - May 31
- A public meeting: May 11
- Indigenous Engagement: April and May
 - Presentation to Toronto Aboriginal Support Services Council (TASSC)
 - Indigenous Advisory Circle
 - Meetings with Mississaugas of the Credit First Nation representatives
- 2 CRG meetings: TODAY and early June

What We Heard: Design Principles, Vision, and Big Moves

What Informed the Vision, Principles, and Big Moves

Draft

- 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

Revisions

- **CRG Meeting 1** – September 16
- **Virtual Townhall** (public) – September 22 – 30 Participants
- **Virtual Small Group Discussions** (public) – September 28 – 18 Participants
- **Online Survey** - Sept 15 to October 5 – 251 Survey with 465 Participants
- **CRG Email Confirmations/Revisions** - April 2021

Draft Vision & Principles

- Include equity, reintegrate Parkdale & bring the broader area together
- Heritage aspirations should not override the community's diverse needs
- Serves people of different ages

Big Moves

- Parking is an important consideration
- Consider extending the building onto the Town Square
- The Town Square is incredibly important to the Sorauren Farmers' Market.
- Suggestion to seek advice from the CRG on the detailed design of facilities & material use

Key Feedback - Virtual Townhall

- Sustainable approach
- Increase connections between the new Centre & surrounding area
- A range of opinions around parking
- Engage with Indigenous Peoples on the design and the use of the building
- Interest in retaining the industrial heritage of the building

Key Feedback - Virtual Small Group Discussions

- General support for the draft vision, design principles, and Big Moves
- Connectivity, heritage, sustainability and building for the future are important
- Anchor features (e.g. the pool) are important
- Participants recognize the space challenge, and encourage creative solutions
- The Town Square is an important part of the community life and activities

Key Feedback - Survey Feedback – Design Principles

Overwhelming support for all of the design principles:

- **89%** + support for all the design principles except for draft design principle 6: *Design for access through all modes of transportation (e.g. walking, biking, transit, and driving)* which had 74% support.
- **62%** of respondents felt there were no design principles missing while 38% felt there were design principles missing (e.g. equity and social accessibility, providing a variety of recreational spaces, including Indigenous voices/representation in the design)

Key Feedback - Survey Feedback – Big Moves

Overwhelming Support for the Big Moves:

- **91%** liked big move 1: Connect and integrate the recreation centre to the larger site and park.
- **91%** liked big move 2: Maintain the social and community-building uses of existing public spaces.
- **81%** liked big move 3: Retain the chimney and preserve the industrial façades of the Linseed Oil Factory.
- **92%** liked big move 4: Build a Net Zero Emissions/(Energy) Building
- **90%** liked big move 5: Provide the full community recreation centre program as mandated by Council (indoor pools, gym, and multi-purpose spaces), requiring an addition to the existing Linseed Oil Factory.

Key Feedback - Survey Feedback – Town Square

When asked about potentially changing the shape or configuration of the Town Square to accommodate the larger footprint of the new community recreation centre:

- **57%** said the Town Square can be **significantly changed** with current functions accommodated nearby
- **37%** said the Town Square can be **slightly changed** or reconfigured with current functions accommodated nearby
- **6%** said the Town Square **should not be altered** in any way

Key Feedback - Survey Feedback – Field House

When asked about potentially removing the Field House to accommodate the overall project site planning (including the Town Square) and potentially hosting existing Field House activities in the new facility, or in a different location within the park:

- **53%** said the Field House **can be removed if** comparable community space can be provided
- **28%** said the Field House **can be removed** to accommodate a larger building footprint
- **19%** said the Field House **should not be altered** in any way

Revised Vision

The Wabash Community Recreation Centre will be a space where all community members, regardless of income, race, gender, ability, age, culture, housing status, religion, or spoken language can come together, feel welcome, feel belonging, and participate in recreation and community-building activities.

The social and community-building activities of both the Town Square and Field House are fundamental to the success of the new Centre and any physical changes to these features will continue to support these activities.

The Centre will be physically accessible to all and prioritize environmentally sustainable design by targeting Net-Zero emissions and energy use.

The design will recognize the site's history, from the historic and enduring presence of Indigenous Peoples on the land to the recent industrial history.

Multi-season use, multi-functionality, and integration between indoor and outdoor spaces will be considered throughout the design to ensure community members have access to flexible and functional spaces they can use for a wide range of activities throughout the year, and as the needs of the community change over time.

Revised Design Principles

Draft Principles

Incorporate accessible design features that serve people of all ages and abilities.

Preserve elements of built and cultural heritage to celebrate the site's history.

Incorporate innovative, environmentally progressive design.

Maintain space for the community-building activities that the Town Square currently provides.

Revised Principles

1. Physically design spaces to support equitable access for all people, regardless of income, race, gender, ability, age, culture, housing status, religion, or spoken language, and to ensure all feel welcome, a sense of belonging, and do not experience barriers to participation or access.

2. Recognize the site's history and preserve elements of built and cultural heritage. Research and recognize Indigenous presence on the land; consult with Indigenous Peoples on how this is best accomplished. Collaborate with Heritage Preservation Services to retain and restore the chimney and principle facades, and any significant heritage elements of the Linseed Oil Factory as required.

3. Incorporate ambitious Net-Zero emissions (energy) goals and environmentally-progressive design and processes throughout the construction and operations of the new Centre.

4. Support the community-building activities that the Town Square and Field House provide, while allowing for physical changes to both.

Revised Design Principles

Draft Principles

Incorporate community meeting spaces and arts based uses into multipurpose and outdoor spaces whenever possible.

Design for access through all modes of transportation (e.g. walking, biking, transit, and driving).

Ensure integration between the park and the building.

Design for the future.

Revised Principles

5. Incorporate community meeting spaces and the ability to host arts-based uses into multipurpose and outdoor spaces whenever possible.

6. Design to encourage access through active transportation and transit, and providing a limited amount of parking as the site allows.

7. Ensure integration between the building and the park. Provide integration between indoor and outdoor spaces throughout the year, as weather permits.

8. Design for the future by building for the recreation needs of a growing and changing community through flexible spaces, integration with future community assets (e.g. connection to the West Toronto Rail Path), climate resilience, advances in technology, and emergency-preparedness

Big Moves

Draft Big Move

Provide the full community recreation centre program as mandated by Council (indoor pools, gym, and multi-purpose spaces), requiring an addition to the existing Linseed Oil Factory.

Connect and integrate the recreation centre to the larger site and park.

Maintain the social and community-building uses of existing public spaces.

Retain the chimney and preserve the industrial façades of the Linseed Oil Factory.

Build a Net Zero Emissions/(Energy) Building

Revised Big Move

Big Move 1: Provide the full community recreation centre program as mandated by Council (indoor pools, gym, and multi-purpose spaces), requiring an addition to the existing Linseed Oil Factory.

Big Move 2: Connect the recreation centre to the larger site and park by providing integration between indoor and outdoor spaces to support recreation and community activities throughout the year, as weather permits.

Big Move 3: Design to maintain and support the social and community-building activities of existing public spaces.

Big Move 4: Collaborate with Toronto Heritage Preservation Services to retain and restore the chimney and principle facades and any significant heritage elements of the Linseed Oil Factory as required.

Big Move 5: Build a targeted Net Zero Emissions/(Energy) Building.

TODAY'S FOCUS

Site Design Options

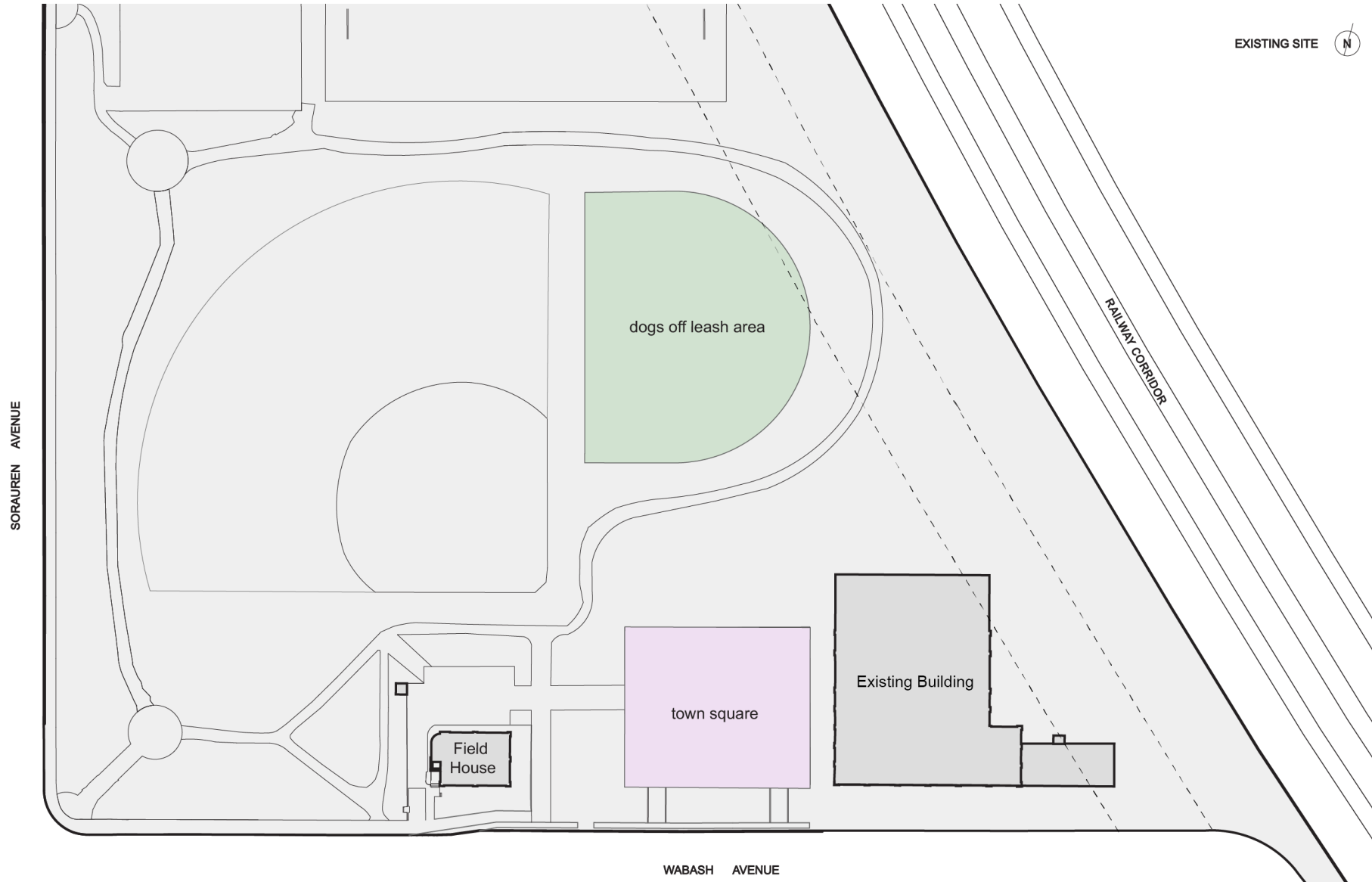
Site Design Options

- There are 5 site design options we aim to gather community feedback on.
- Each design option is informed by the project vision, design principles, and Big Moves.
- Feedback will be collected through an in-depth online survey, on a platform called Ethelo.
 - The drawback, benefits, and potential impacts of each option will be identified in Ethelo. Participants will provide feedback on each design, rank the importance of key design features, and rank the design options overall.
- Feedback will be used to select and refine a design option.

Comparison

- All site design options will:
 - Net Zero Emissions (Energy) building
 - Preserve significant heritage elements of the former Linseed Oil Factory,
 - Include elements that recognise historic and ongoing presence of Indigenous peoples on the land (TBD through engagement)
 - Provide limited surface parking
 - Include the recreation spaces required to deliver full community recreation centre programming, as mandated by Council
- Site design option differences include:
 - Level of impact to existing park uses
 - Level of connectivity of the building to the park
 - Building's relationship to & location of a Town Square
 - Location of multi-purpose rooms (e.g. ground level or on upper levels)
 - Relationship between the building and the streetscape on Wabash Ave
 - Level of impact to the size of the existing Dogs Off-Leash Area
 - Impact to the Fieldhouse
 - Level of retention of the existing Linseed Factory building

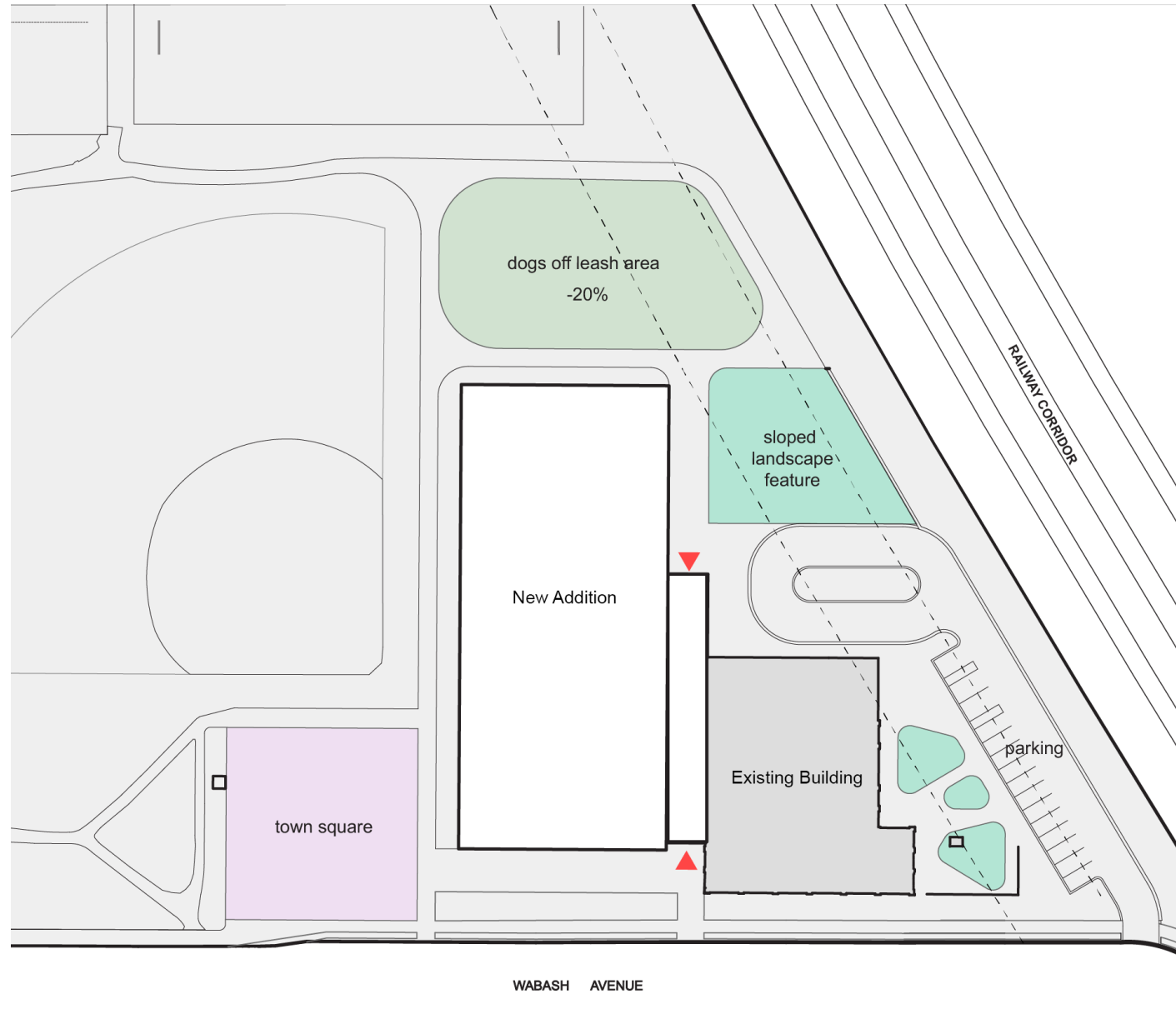
Existing Landscape



Site Design Option 1: Sidebar

Relationship with Park

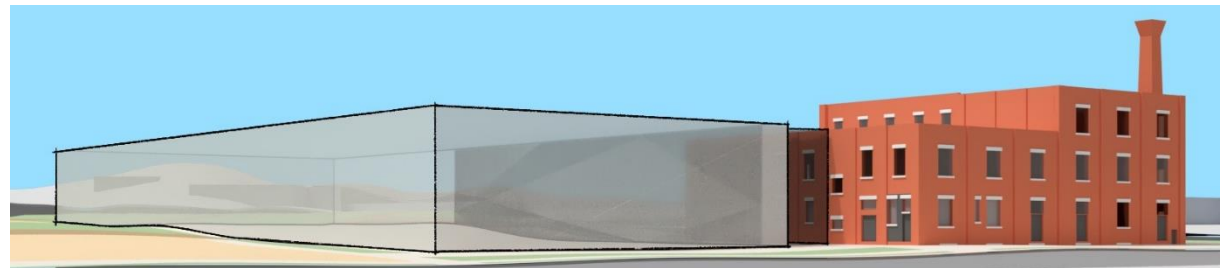
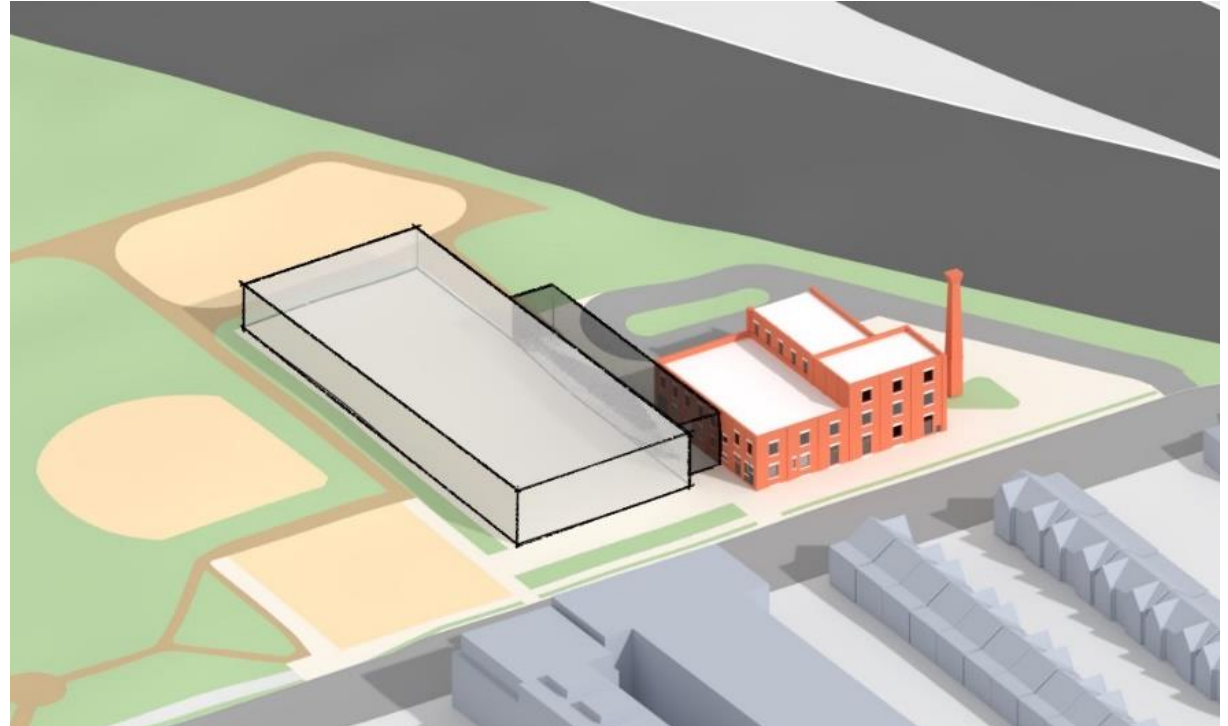
- Town Square will need to be relocated but will maintain its current size.
- Dogs off-leash area will remain in its current location with a 20% reduction in size.
- The majority of the building mass extends to the north into the park.
- Fieldhouse structure will need to be demolished to make room for the relocated Town Square.



Site Design Option 1: Sidebar

Building Massing and Placement

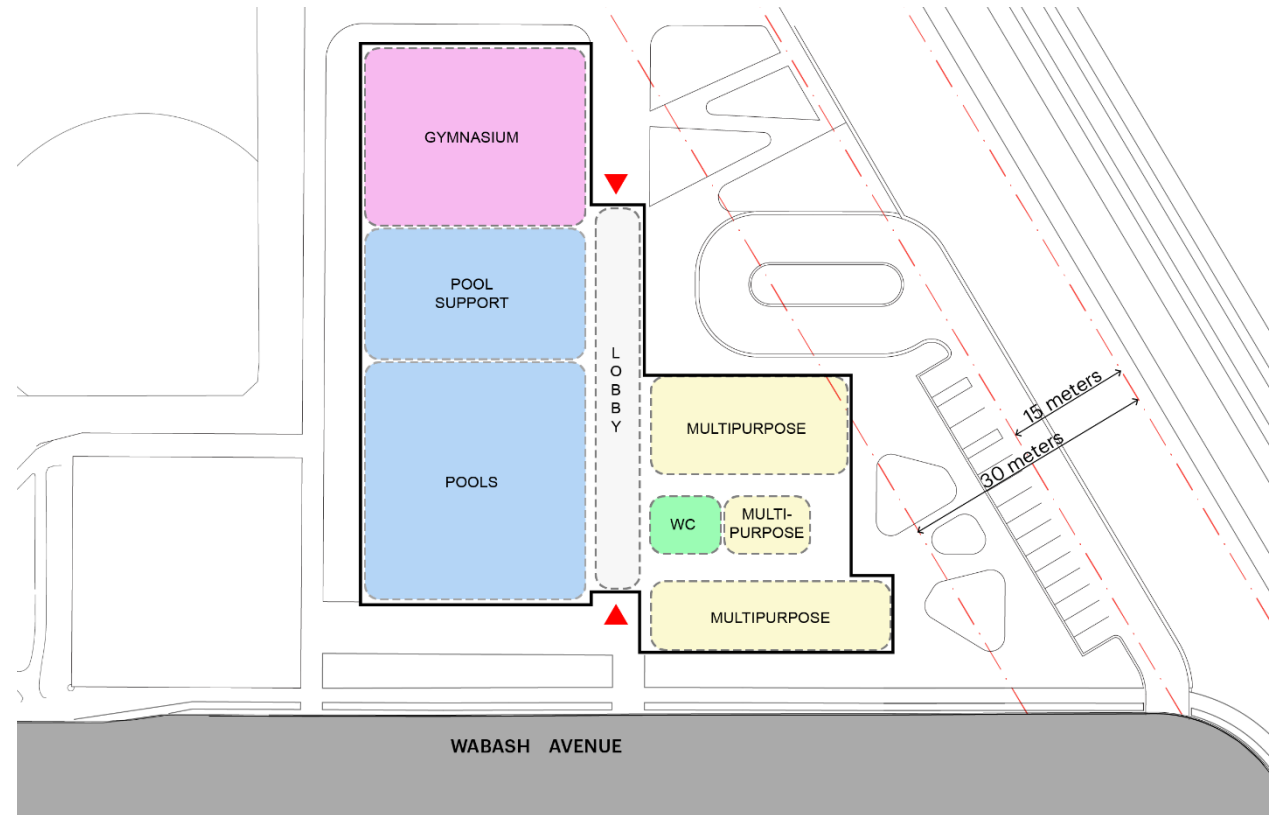
- Building massing is expected to be 2-storeys in height.
- Aquatic building components to be located within the new addition at grade facing Wabash Avenue.
- Gymnasium to be located at grade facing the park to the north.
- Multipurpose and Administrative components to be in the historical building occupying the first and second storey.
- Lobby / Atrium to be a link that extends from North to South between the historical and the new addition, connecting Wabash Avenue at the South end and the Park at the north end.



Site Design Option 1: Sidebar

Building Massing and Placement

- Building massing is expected to be 2-storeys in height.
- Aquatic building components to be located within the new addition at grade facing Wabash Avenue.
- Gymnasium to be located at grade facing the park to the north.
- Multipurpose and Administrative components to be in the historical building occupying the first and second storey.
- Lobby / Atrium to be a link that extends from North to South between the historical and the new addition, connecting Wabash Avenue at the South end and the Park at the north end.



Site Design Option 2: Gallery

Relationship with Park

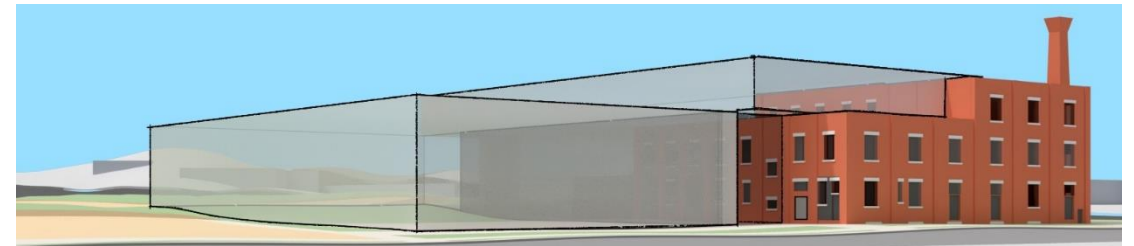
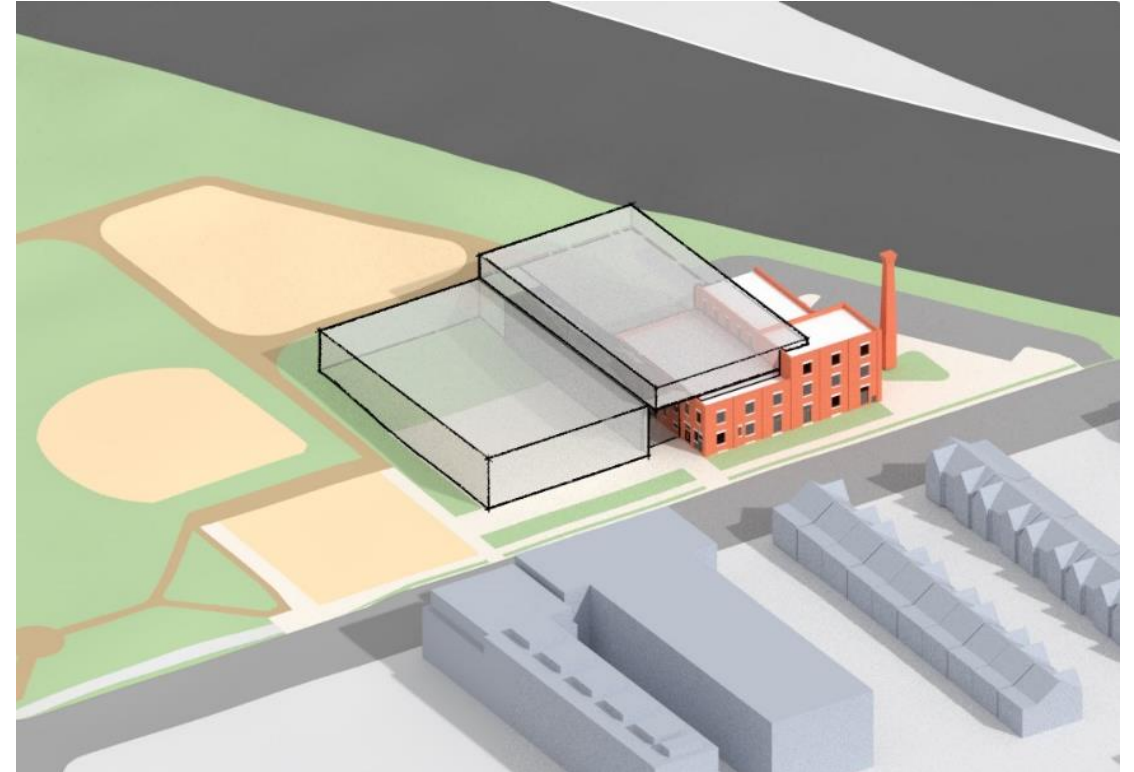
- Town Square will need to be relocated but will maintain its current size.
- Dogs off-leash area will remain in its current location with no change to its overall size.
- The building mass extends to the north and west, into the park.
- Fieldhouse structure will need to be demolished to make room for the relocated Town Square.



Site Design Option 2: Gallery

Building Massing and Placement

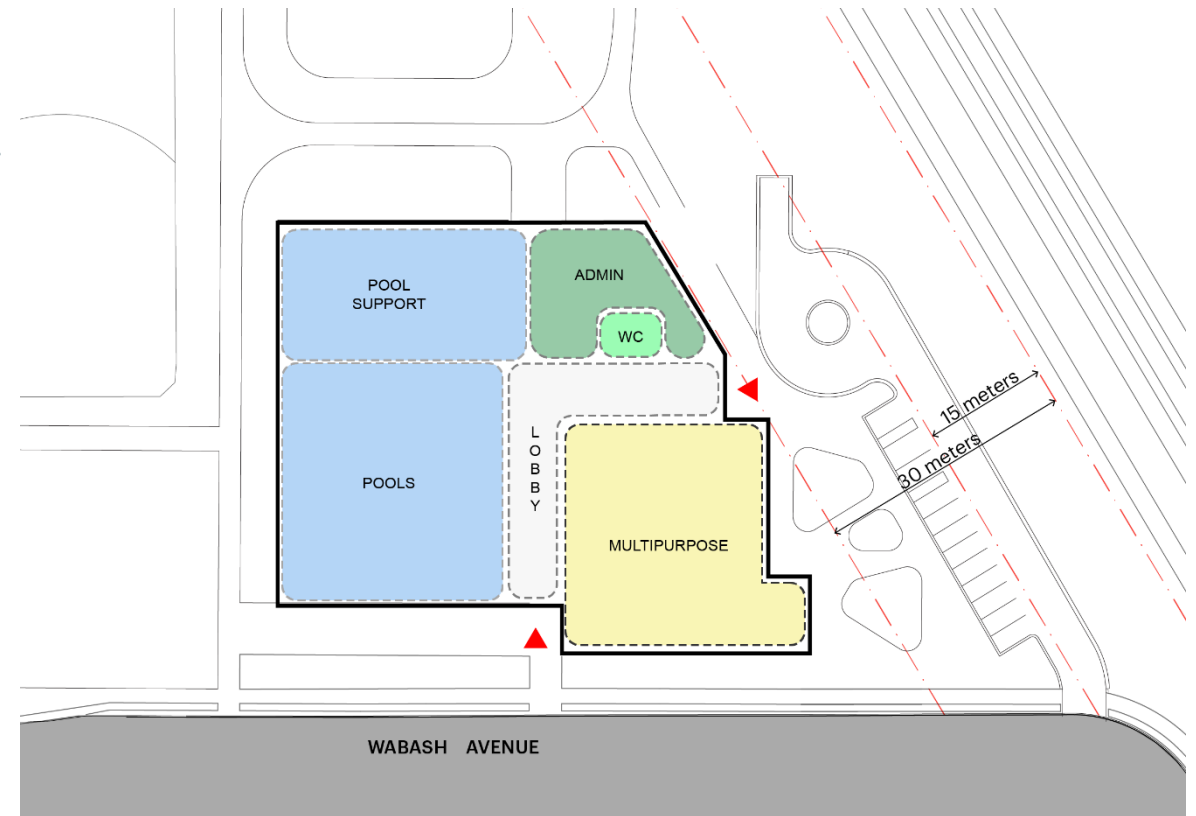
- Building massing is expected to be 3-storeys in height.
- Gymnasium and Running Track to be located on the second and third storey within the historical building and will extend west over the multi-storey lobby space.
- Aquatic building components will be located to the west of the historical building at grade facing Wabash Avenue.
- Multipurpose components to be located at grade in the historical building.
- Administrative components to be located at grade north of the historical building.
- Lobby / Atrium to be developed as connecting space between the historical building and the new addition. The lobby connects the Wabash Avenue entrance at the south end of the site, the parking entrance East of the historical building and the Park at the north end of the site.



Site Design Option 2: Gallery

Building Massing and Placement

- Building massing is expected to be 3-storeys in height.
- Gymnasium and Running Track to be located on the second and third storey within the historical building and will extend west over the multi-storey lobby space.
- Aquatic building components will be located to the west of the historical building at grade facing Wabash Avenue.
- Multipurpose components to be located at grade in the historical building.
- Administrative components to be located at grade north of the historical building.
- Lobby / Atrium to be developed as connecting space between the historical building and the new addition. The lobby connects the Wabash Avenue entrance at the south end of the site, the parking entrance to the East and the Park at the north end of the site.



Site Design Option 3: Pivot

Relationship with Park

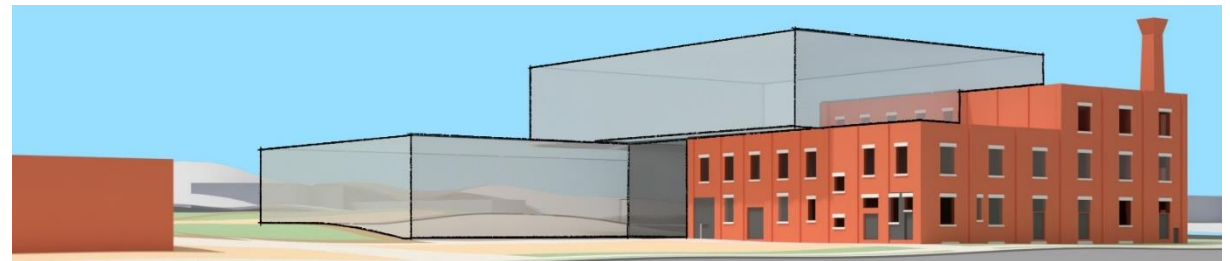
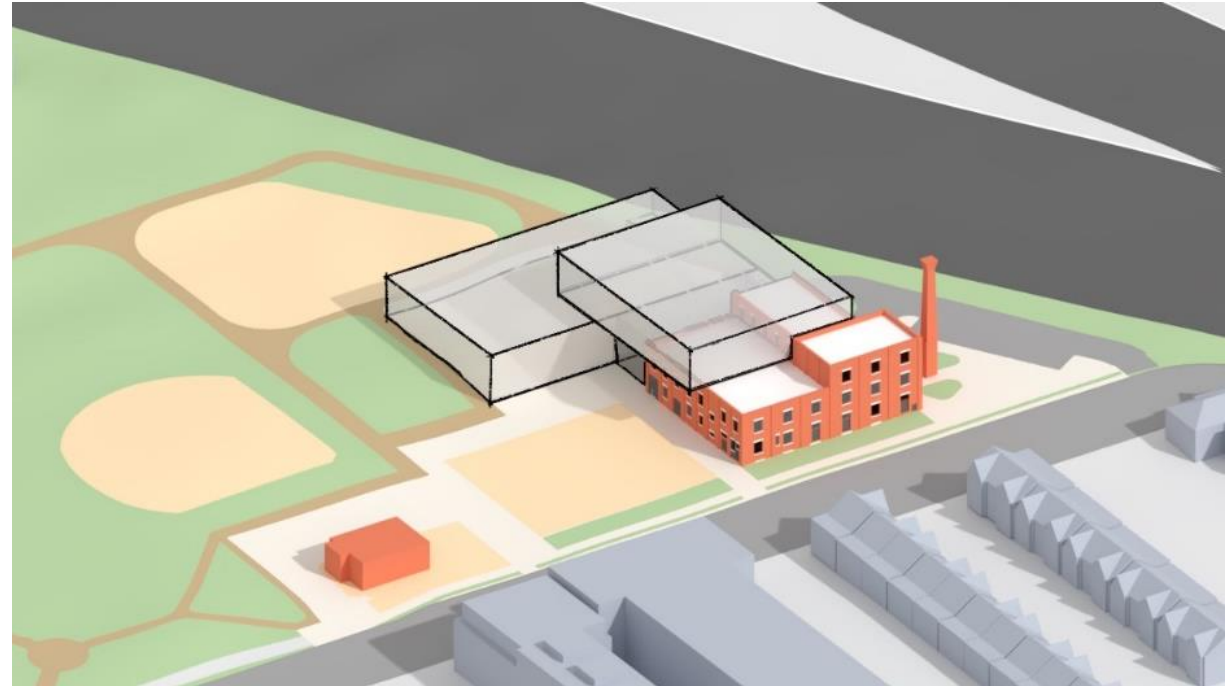
- Town Square will remain in its current location and will be integrated into the overall development through new hardscaping and park connections.
- The building mass creates an edge to the town square on the north and east sides of the square.
- Dogs off-leash area will remain in its current location with no change to its overall size.
- Fieldhouse structure is not impacted by the proposed building option.



Site Design Option 3: Pivot

Building Massing and Placement

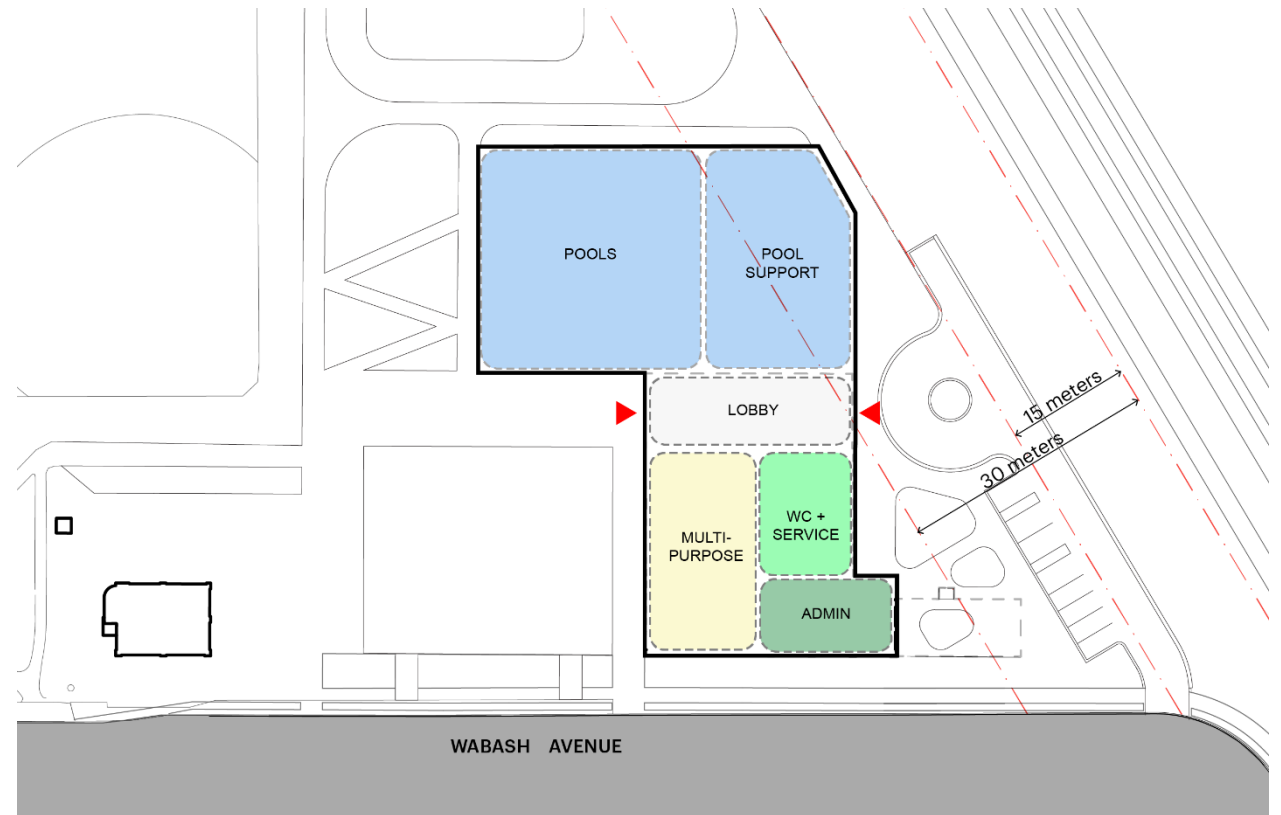
- Building massing is expected to be 4-storeys in height.
- Aquatic building components to be located at grade and placed north of the historical building.
- Multipurpose and Administrative program elements to be in the historical building occupying the first storey adjacent the Town Square and on the second storey.
- Gymnasium and Running Track to be located on the third and fourth storey and will extend from the historical building to the north over the Aquatic building component.
- Lobby / Atrium area will connect the historical and new building addition and serve as a link between the new parking area and the Town Square.



Site Design Option 3: Pivot

Building Massing and Placement

- Building massing is expected to be 4-storeys in height.
- Aquatic building components to be located at grade and placed north of the historical building.
- Multipurpose and Administrative program elements to be in the historical building occupying the first storey adjacent the Town Square and on the second storey.
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- Lobby / Atrium area will connect the historical and new building addition and serve as a link between the new parking area and the Town Square.



Site Design Option 4: Slip & Stack

Relationship with Park

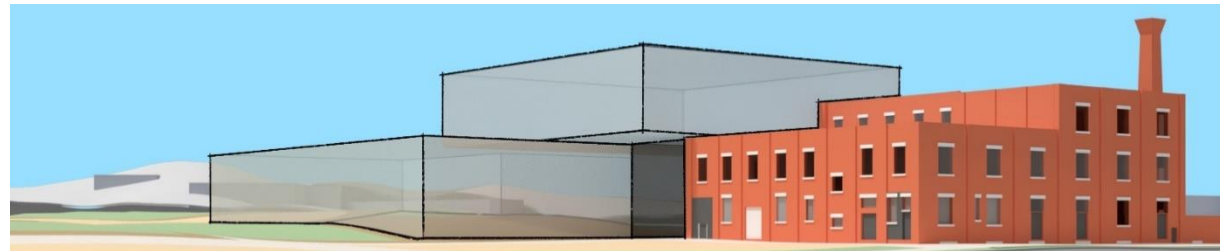
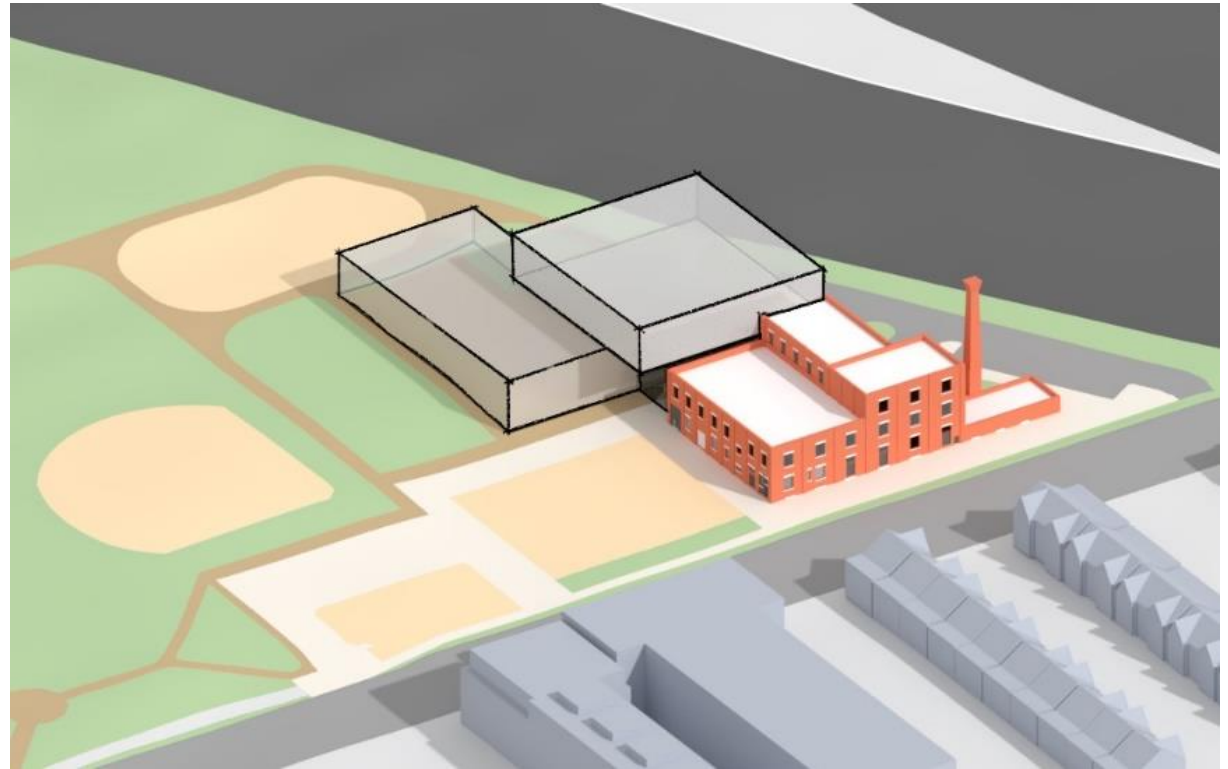
- Town Square will remain in its current location and will be integrated into the overall development through new hardscaping and park connections.
- The building mass creates a slight edge to the town square on the north side with a transition landscape to the park.
- Dogs off-leash area will remain in its current location with a 30% reduction in size.
- Fieldhouse structure is not impacted by the proposed building option.



Site Design Option 4: Slip & Stack

Building Massing and Placement

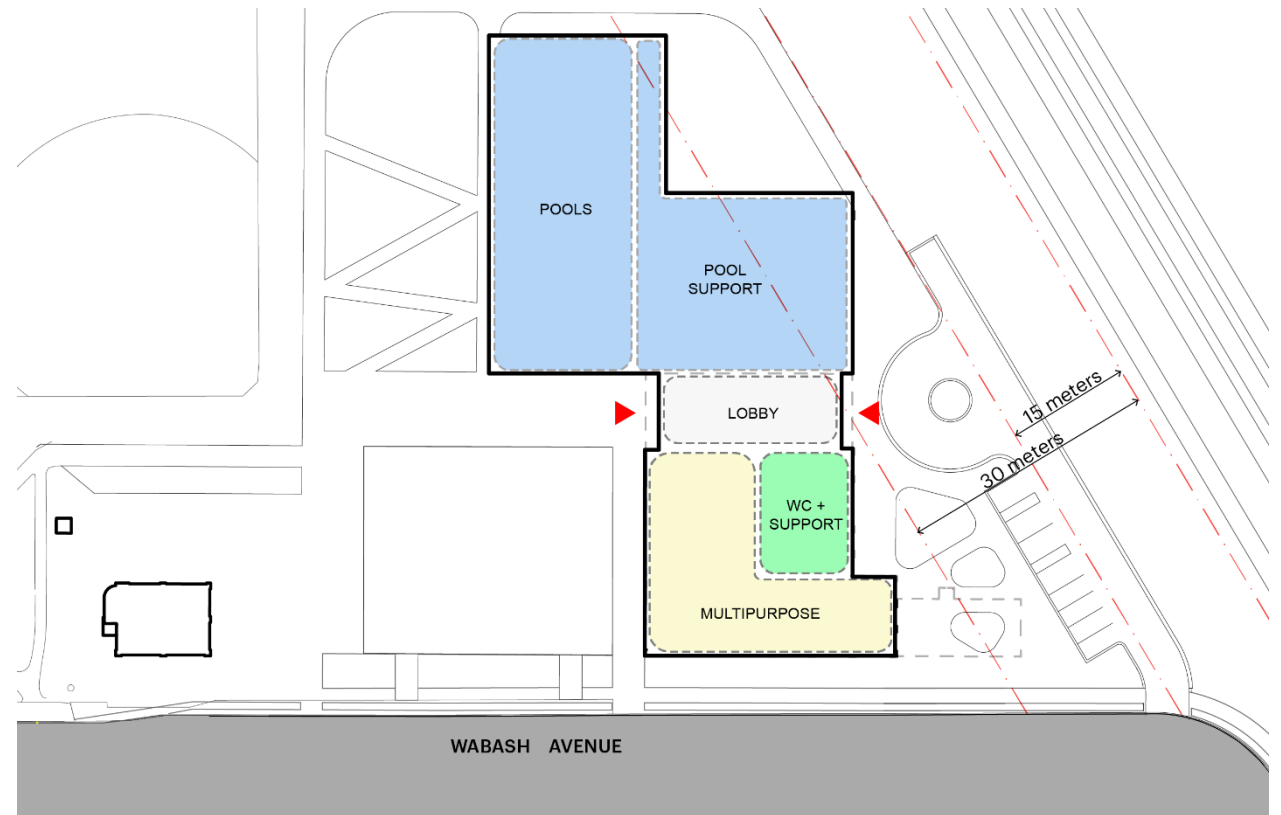
- Building massing is expected to be 4-storeys in height.
- Aquatic building components to be located at grade and located north of the historical building.
- Multipurpose and Administrative components to be in the historical building occupying the first storey adjacent the Town Square and on and second storey.
- Gymnasium and Running Track to be located on the third and fourth storey located over the Aquatic components.
- Lobby / Atrium area will connect the historical and new building addition and serve as a link between the new parking area and the Town Square.



Site Design Option 4: Slip & Stack

Building Massing and Placement

- Building massing is expected to be 4-storeys in height.
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- Gymnasium and Running Track to be located on the third and fourth storey located over the Aquatic components.
- Lobby / Atrium area will connect the historical and new building addition and serve as a link between the new parking area and the Town Square.



Site Design Option 5: Angler

Relationship with Park

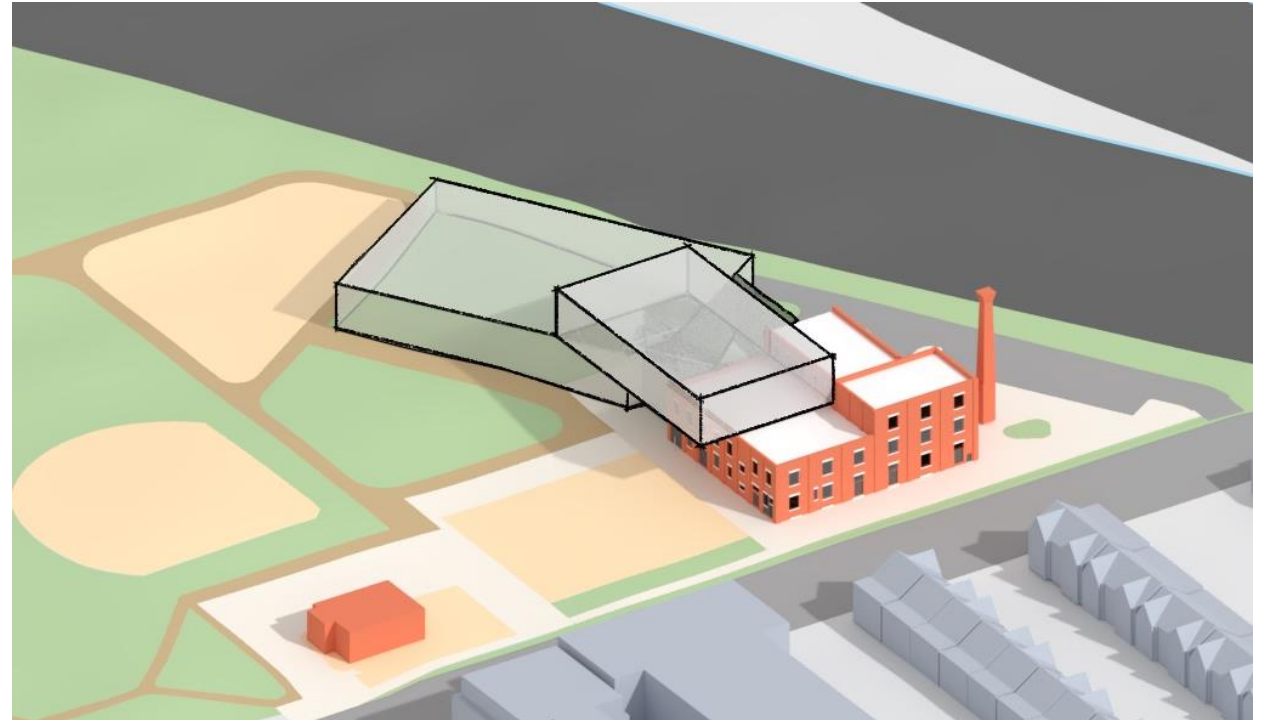
- Town Square will remain in its current location and will be integrated into the overall development through new hardscaping and park connections.
- The building mass creates an eastern edge to the Town Square and a transition landscape to the park following the railway corridor.
- Dogs off-leash area will remain in its current location with a 20% reduction in size.
- Fieldhouse structure is not impacted by the proposed building option.



Site Design Option 5: Angler

Building Massing and Placement

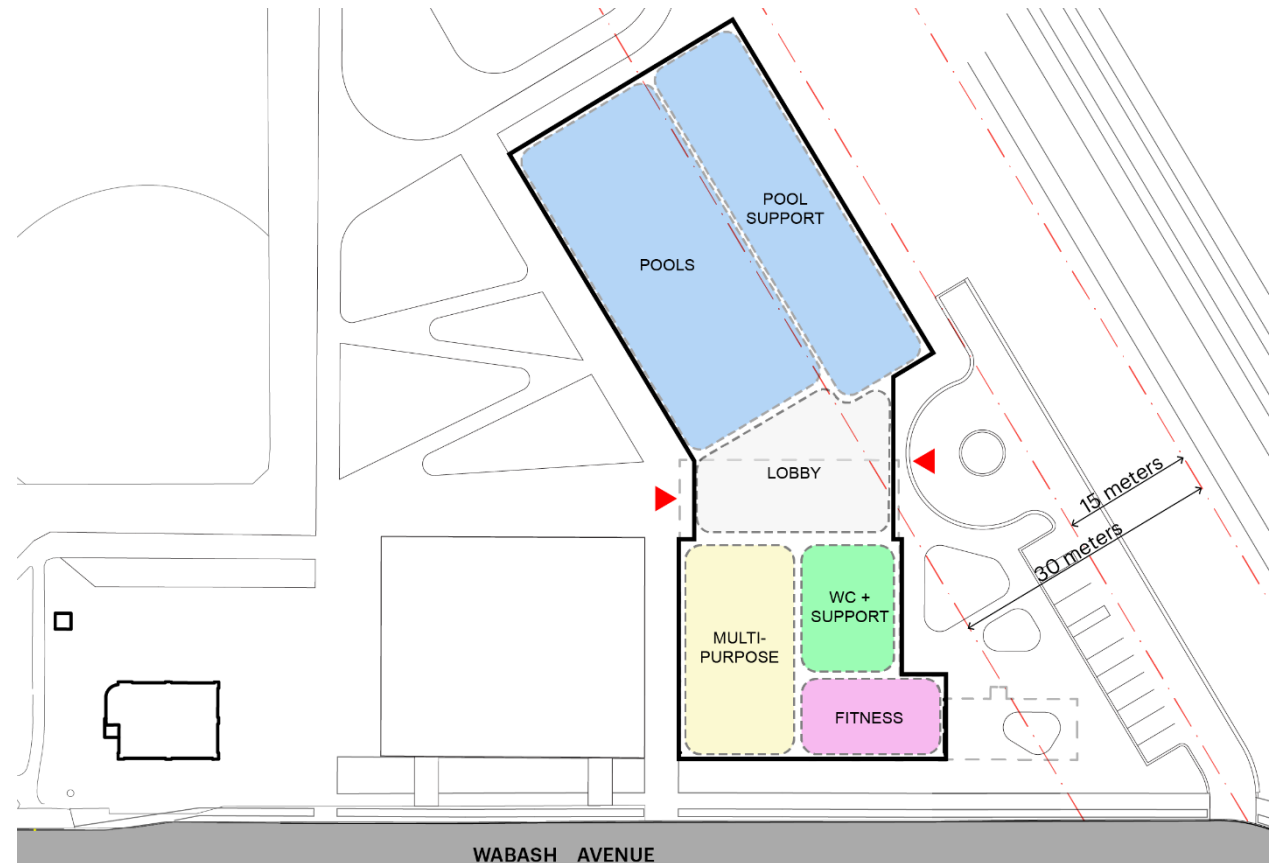
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- Aquatic building components to be located at grade and located north of the historical building.
- Multipurpose and Administrative components to be in the historical building occupying the first storey adjacent the Town Square and on and second storey.
- Gymnasium and Running Track to be located on the third and fourth storey and will extend from the historical building to the north over the Aquatic building component.
- Lobby / Atrium areas will connect the historical and new building addition and serve as a link between the new parking area and the Town Square.



Site Design Option 5: Angler

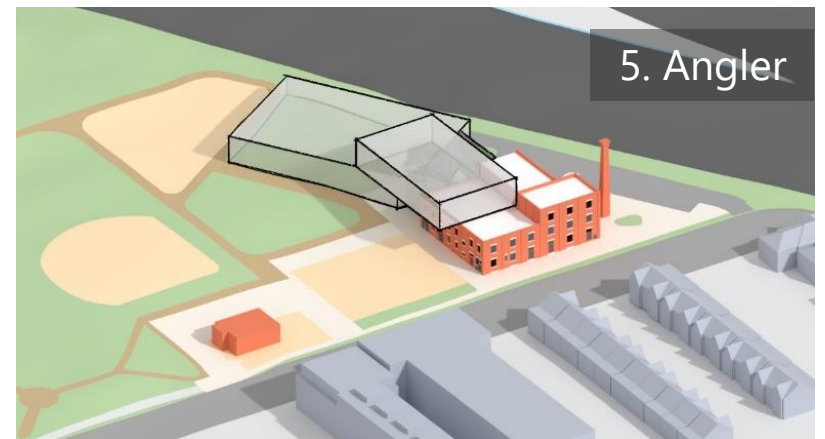
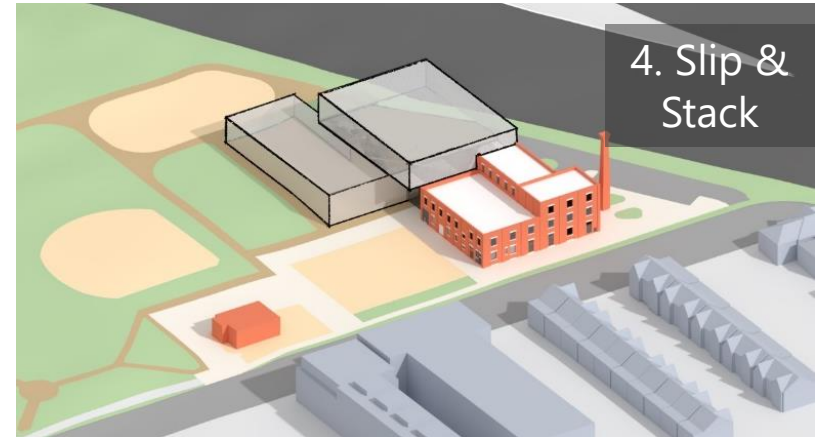
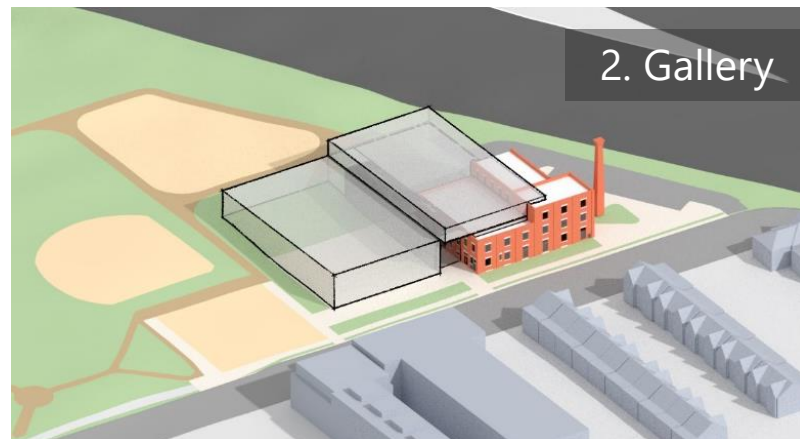
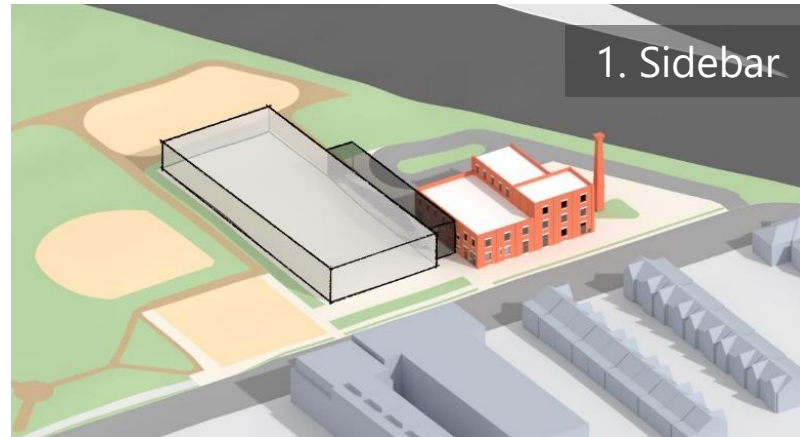
Building Massing and Placement

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- Lobby / Atrium areas will connect the historical and new building addition and serve as a link between the new parking area and the Town Square.



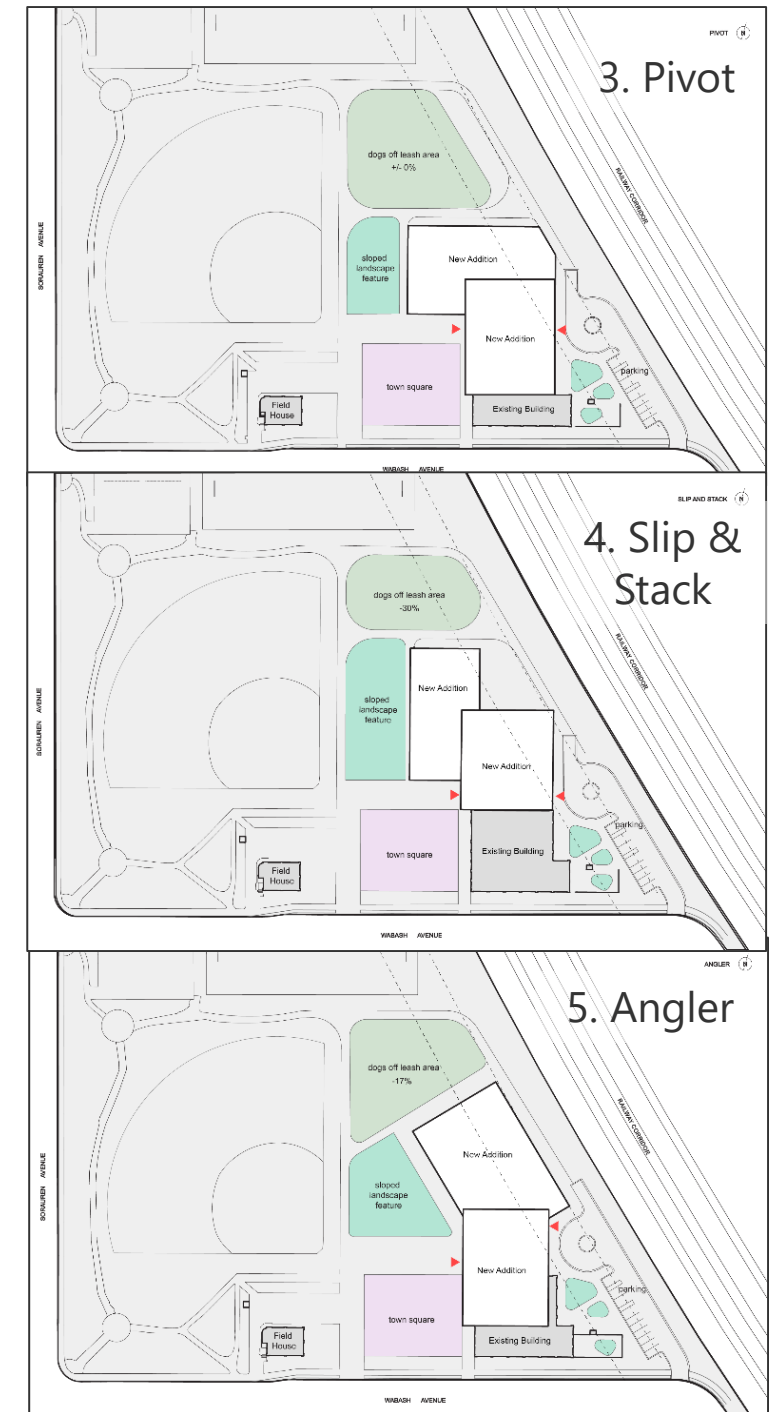
Site Design Options

- What are your thoughts on the site design options?
- What aspects of the designs do you like and don't like?
- Are there any other factors we should consider as we move from multiple Site Design Options to one single site design concept for the new Wabash CRC?
- Do you have any advice as we prepare for the upcoming public meeting?



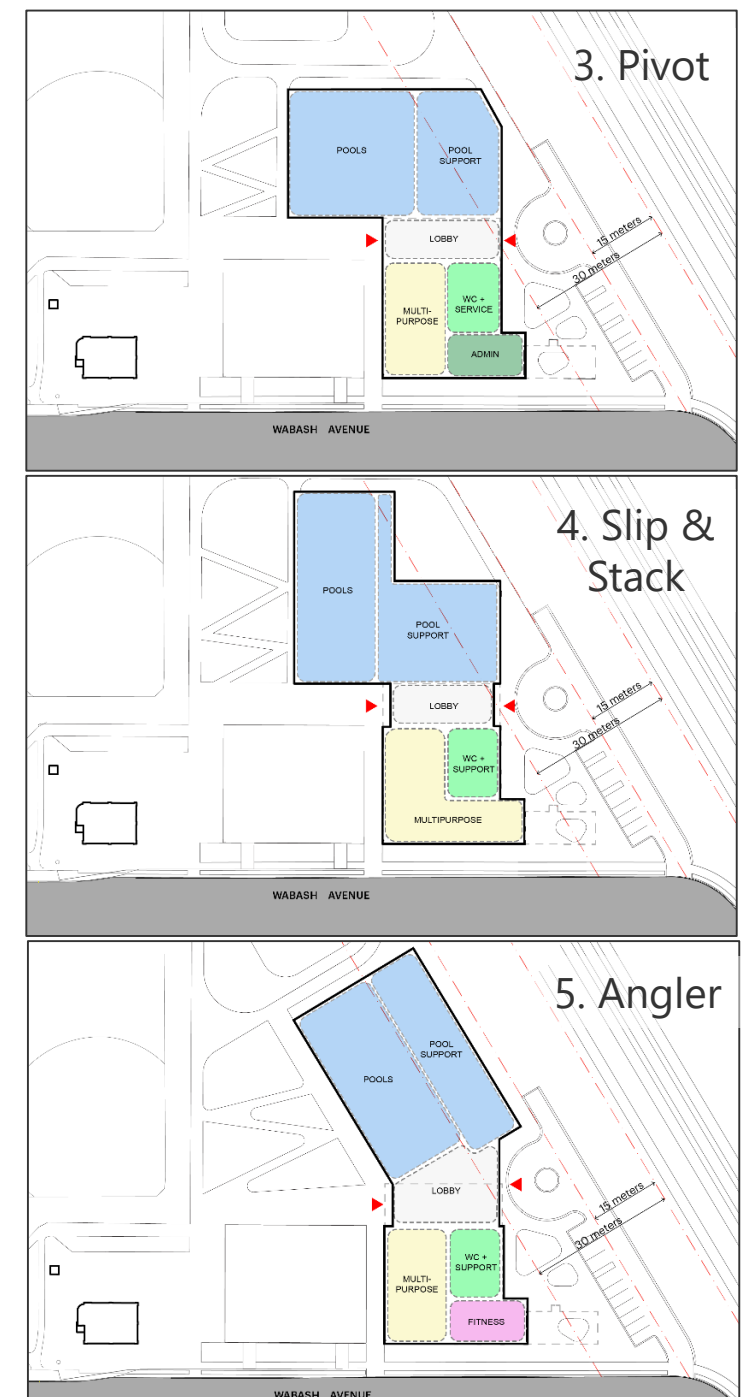
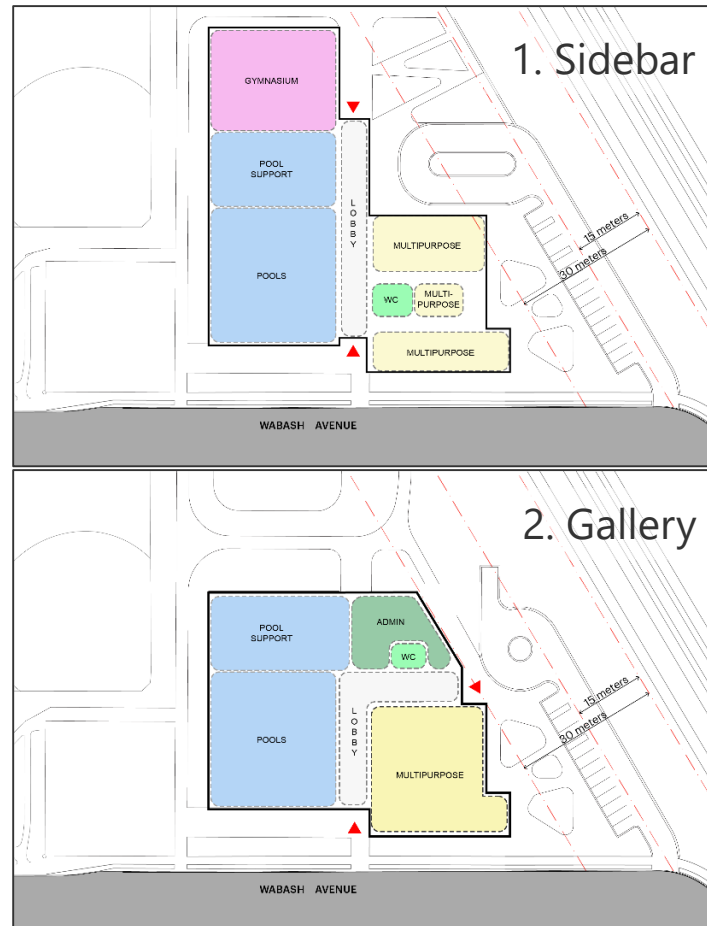
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Site Design Options

- What are your thoughts on the site design options?
- What aspects of the designs do you like and don't like?
- Are there any other factors we should consider as we move from multiple Site Design Options to one single site design concept for the new Wabash CRC?
- Do you have any advice as we prepare for the upcoming public meeting?



Next Steps

- Provide any additional feedback by Monday, May 3
- Please complete and promote the interactive online survey tool (Ethelo): May 5 - May 31
- Please attend and promote the public meeting on May 11 from 6:30 – 8:30 p.m.
- We will provide you with a shareable e-notice of the online survey and public meeting.
- Next CRG Meeting June 8.

Thank you!

