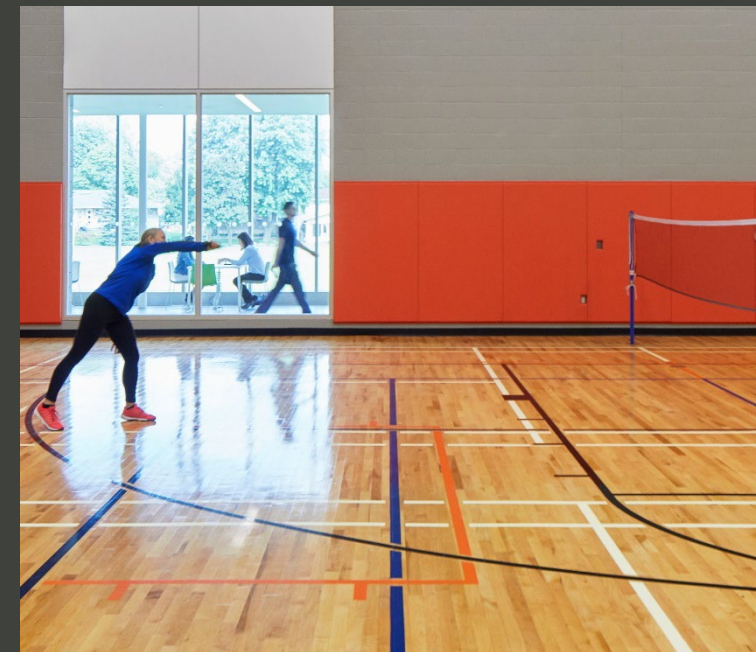


# Wabash Community Recreation Centre

## Phase 3 - Site Design Options

Virtual Public Meeting  
Tuesday, May 11, 2021  
6:30 – 8:30 p.m.



# Agenda



Welcome, Zoom tips, and Opening Remarks



Presentation

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



Facilitated Discussion



Next Steps

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)

# Opening Remarks

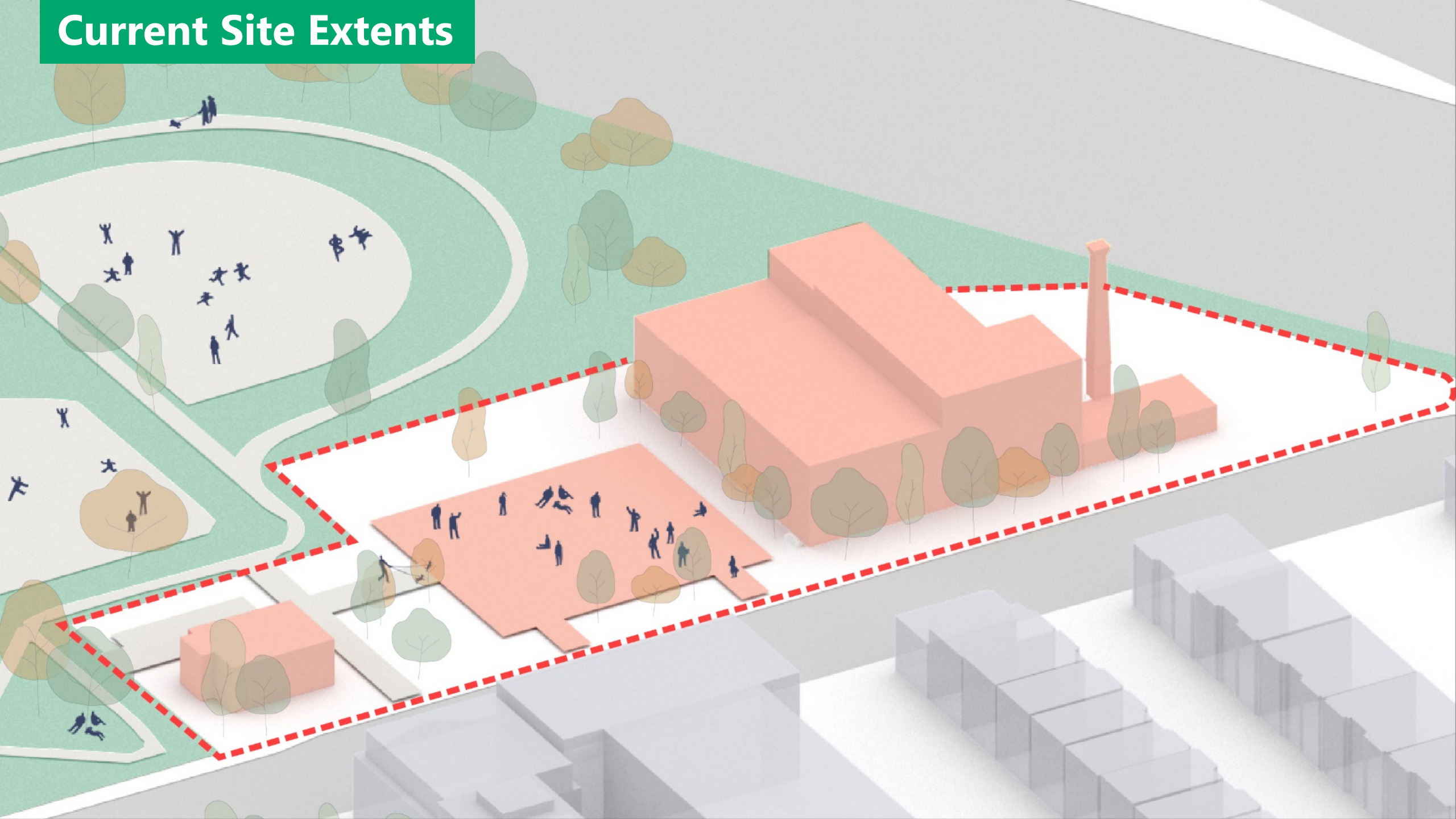
# Councillor Perks

## Parkdale High-Park

# 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

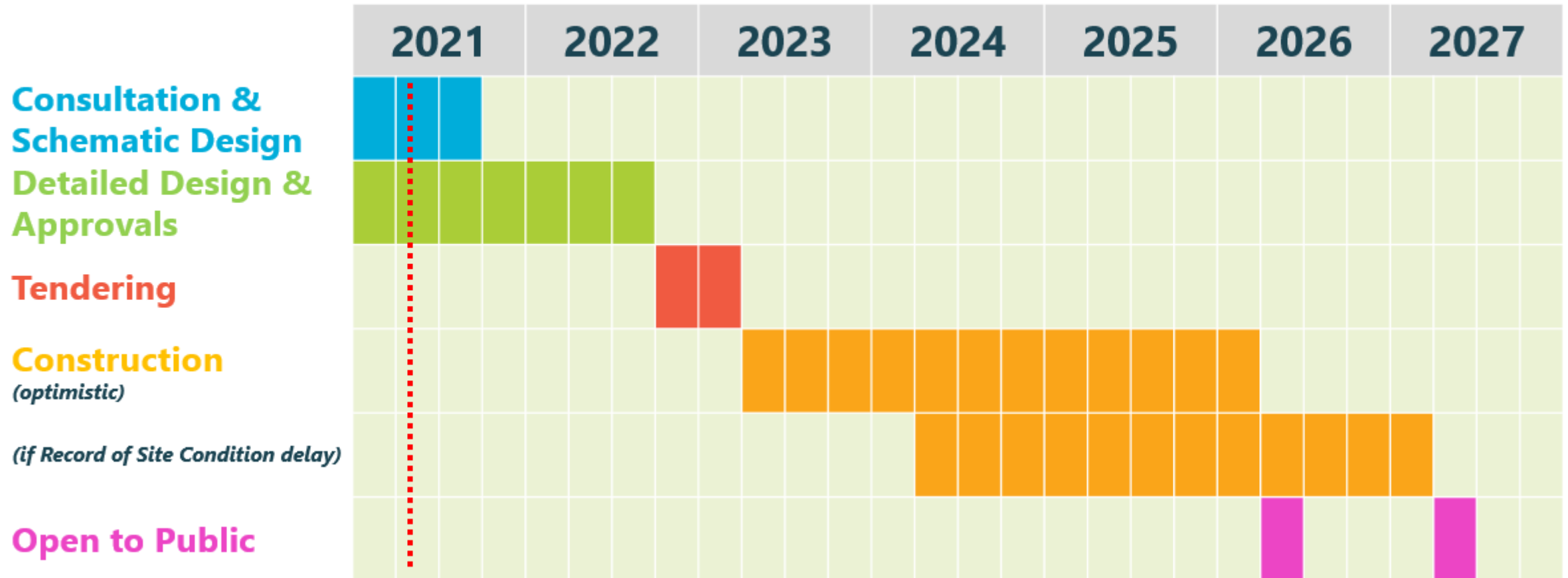
### Detailed Design & Approvals

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

# Revised 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

# Key Feedback - Survey

- **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.
- **Overwhelming support (81% – 92%) for all the Big Moves**
- **Town Square:**
  - **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
- **Field House:**
  - **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.

# 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 online survey May 5 – 31 [www.toronto.ca/WabashCRC](http://www.toronto.ca/WabashCRC)
- 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 SAME amount of program space
  - Include ALL the spaces required to deliver the 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
  - Level of Railway Mitigation required

# Community Recreation Centre Program

## • COMMON & ADMINISTRATION SPACES

LOBBY & RECEPTION  
PUBLIC WC  
ADMINISTRATION AREAS  
FACILITY OPERATIONS  
STORAGE SPACE

## • GYM AND FITNESS

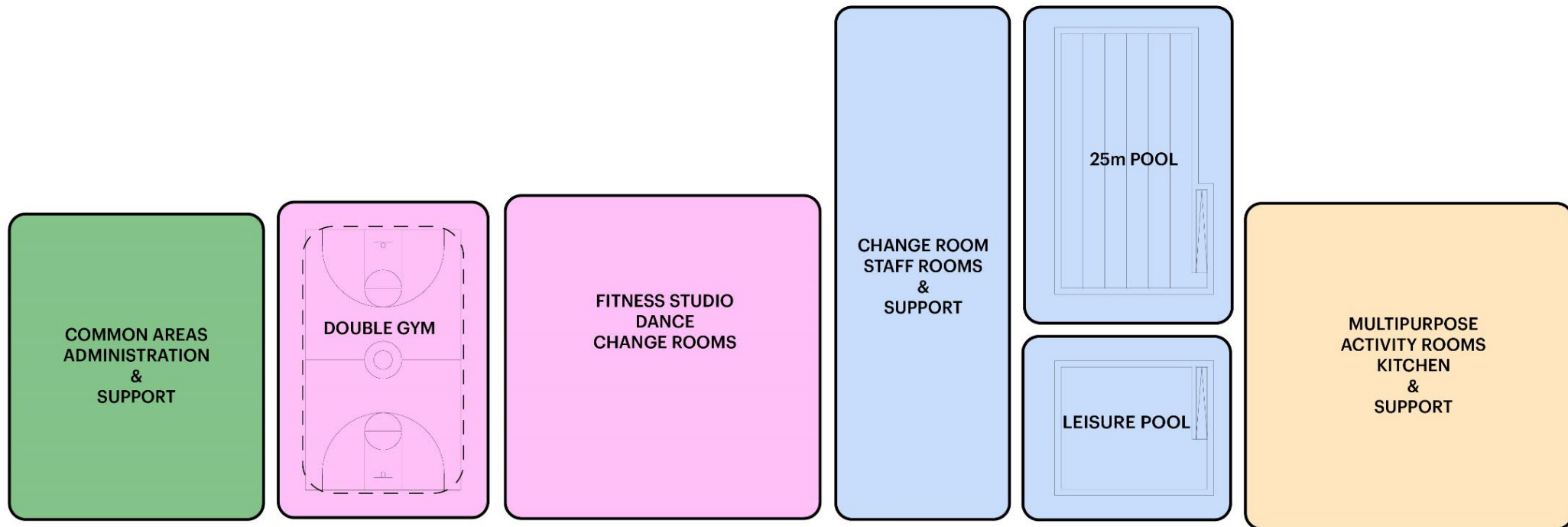
DOUBLE GYM  
RUNNING TRACK  
CHANGE ROOMS  
FITNESS STUDIO  
DANCE STUDIO  
STORAGE SPACE

## • AQUATICS

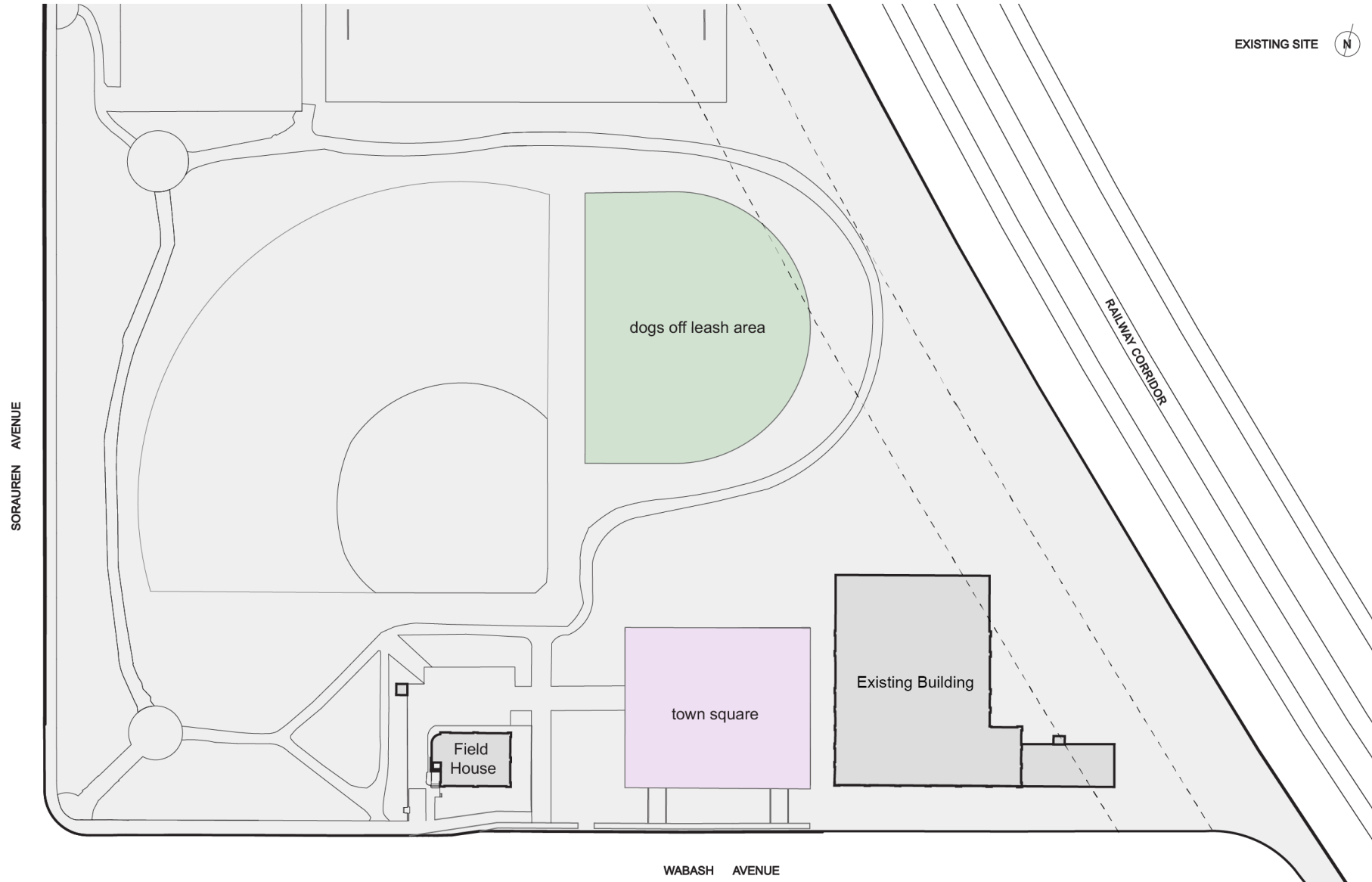
25 METER LANE POOL  
LEISURE POOL  
CHANGE ROOMS  
AQUATIC ROOMS  
STAFF ROOMS  
STORAGE SPACE  
MECHANICAL ROOMS

## • MULTIPURPOSE SPACE

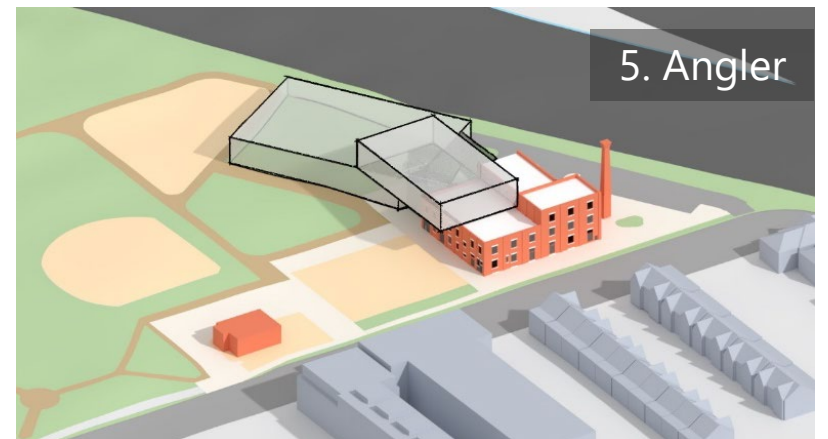
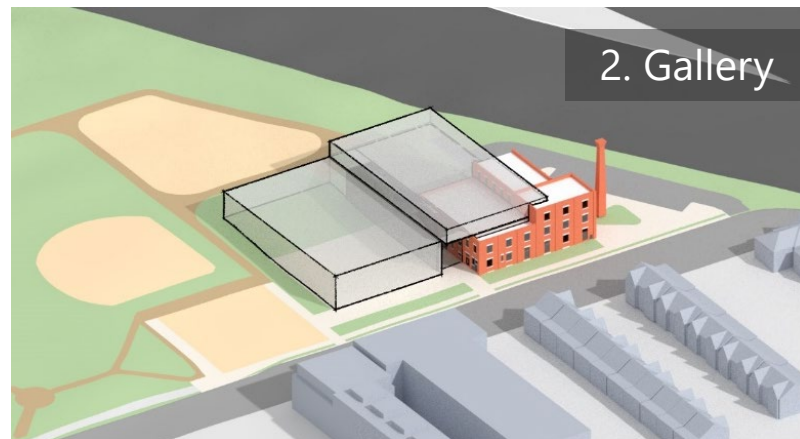
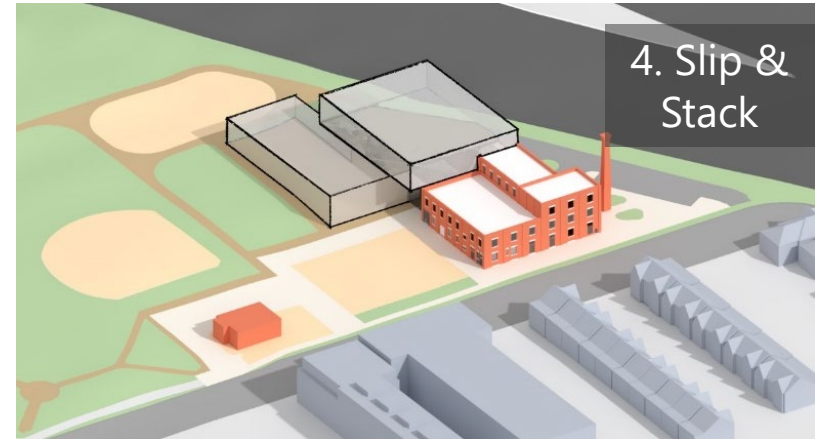
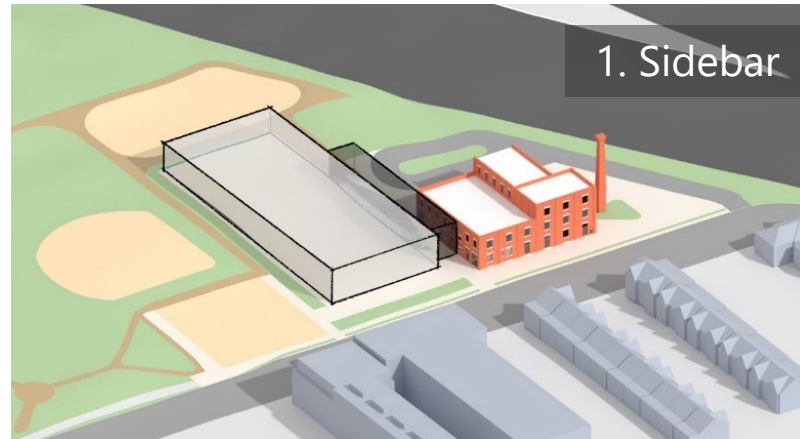
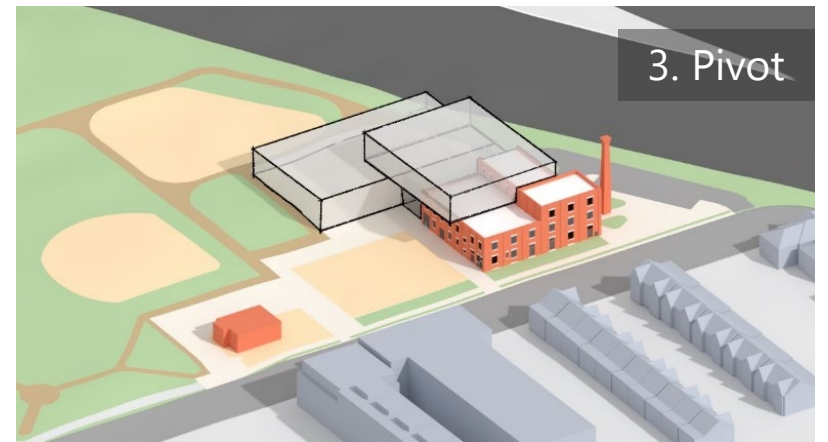
MULTIPURPOSE ROOM  
ACTIVITY ROOMS  
KITCHEN  
STORAGE SPACE



# Existing Site



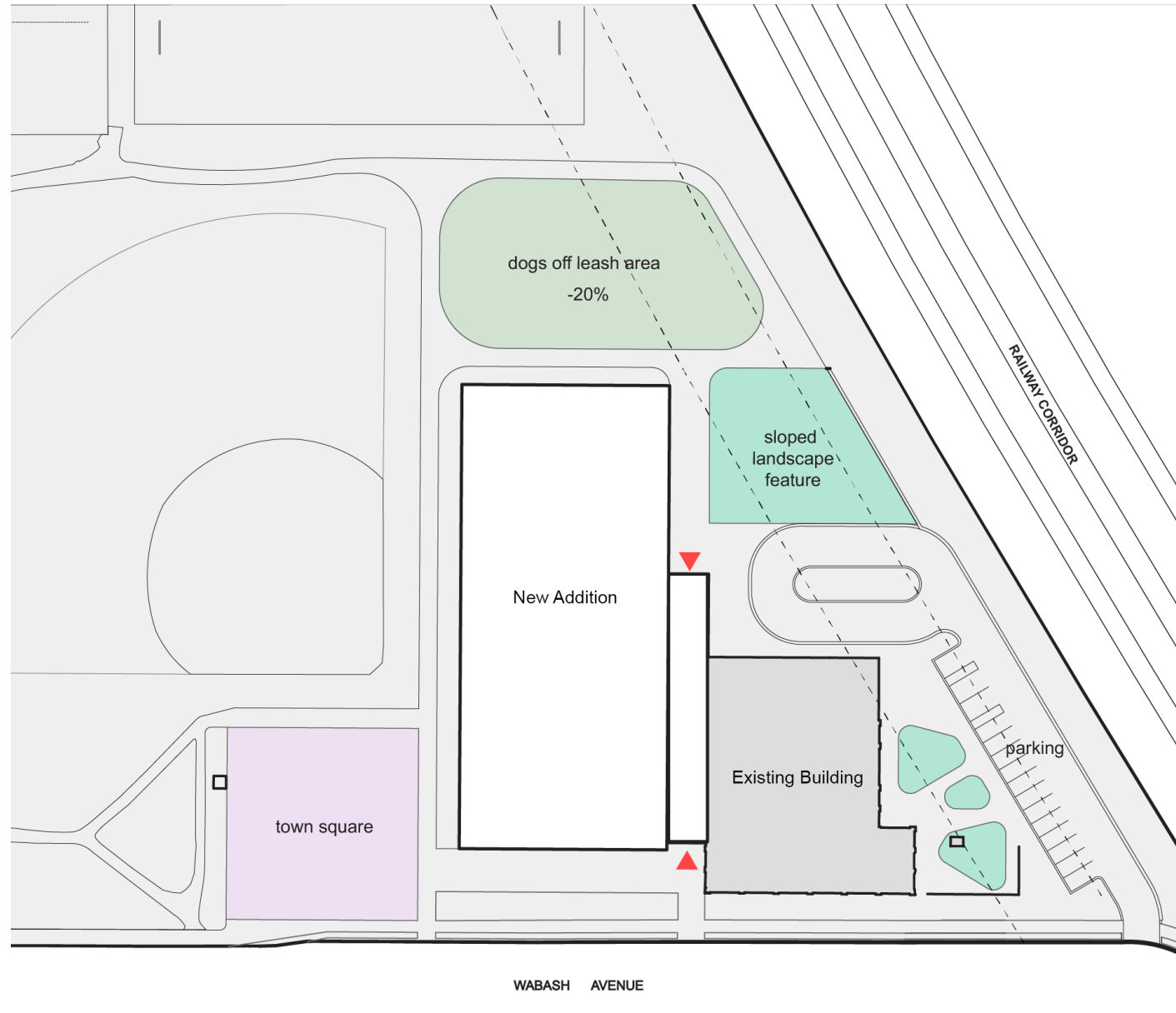
# Site Design Options



# 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.

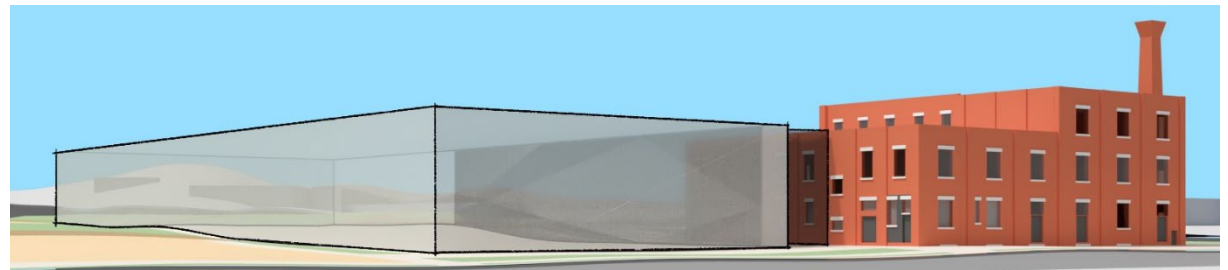
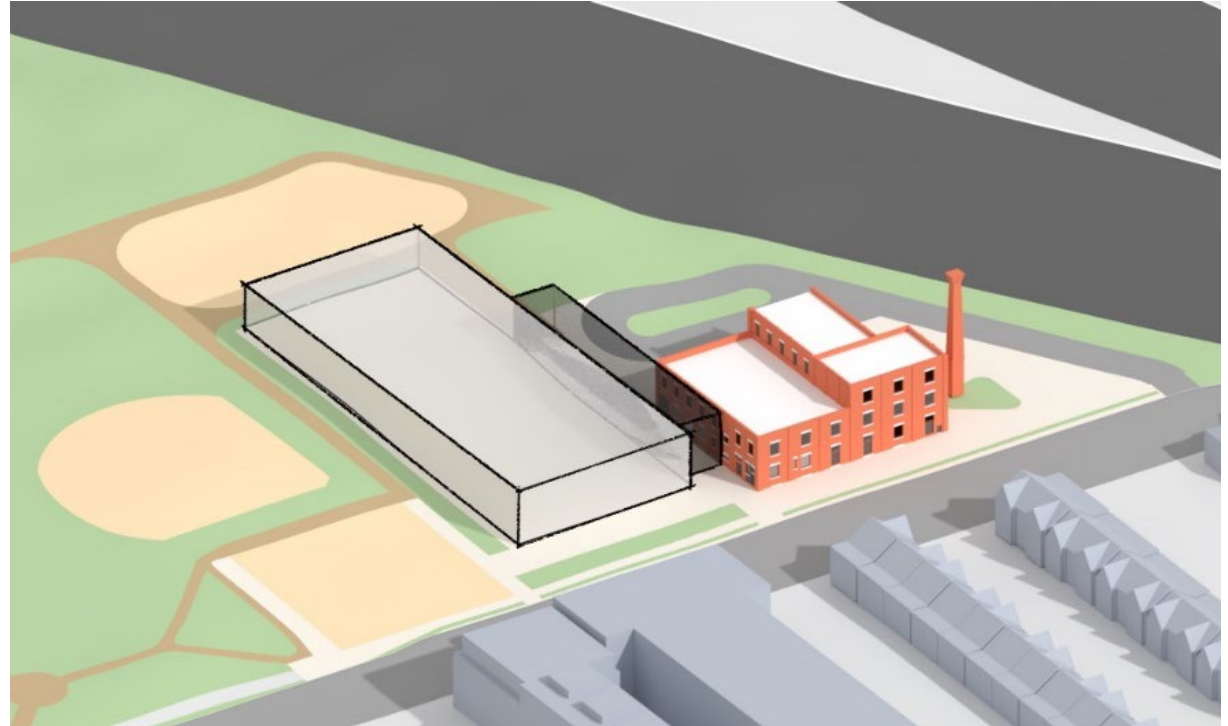




# Site Design Option 1: Sidebar

## 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.

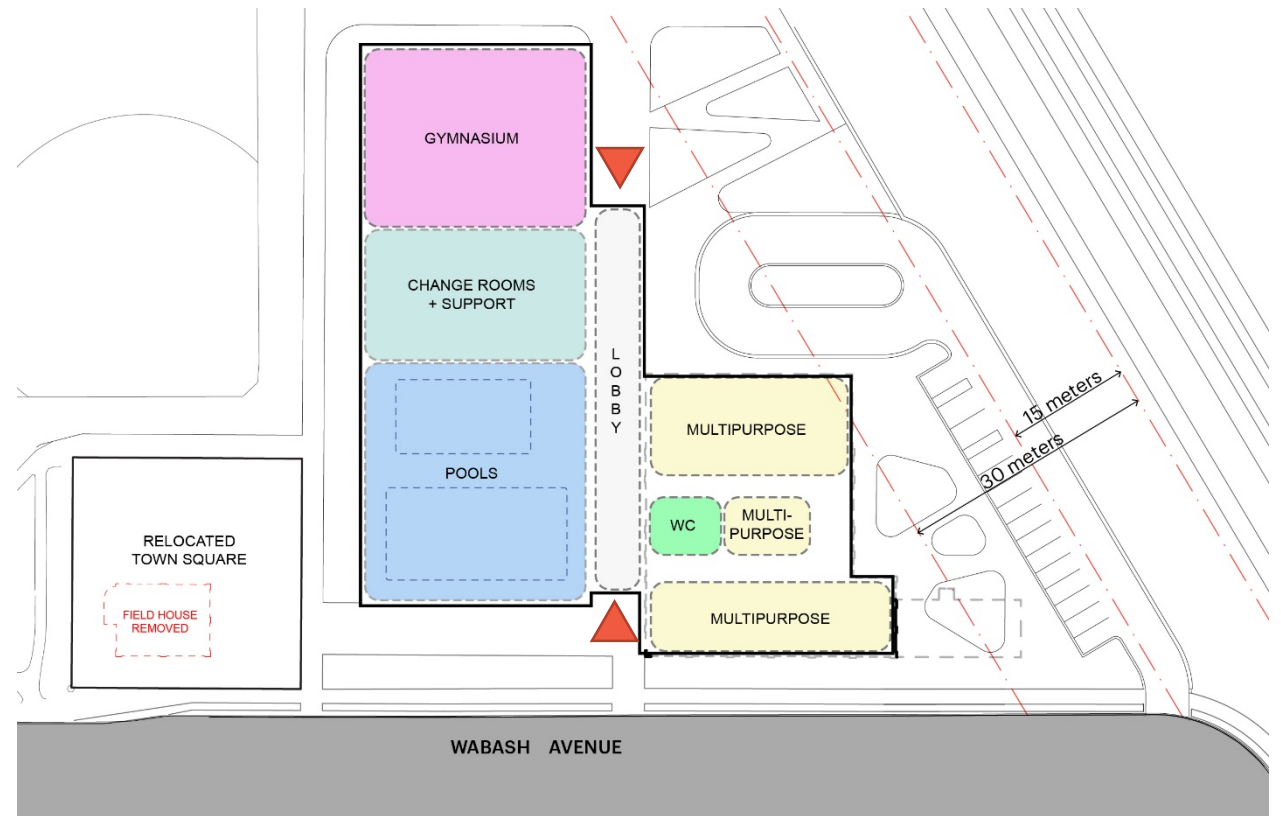




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- Gymnasium to be located at grade facing the park to the north.
- Multipurpose and Administrative components to be in the historical building occupying the first and second storey.
- Lobby / Atrium to be a link that extends from North to South between 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

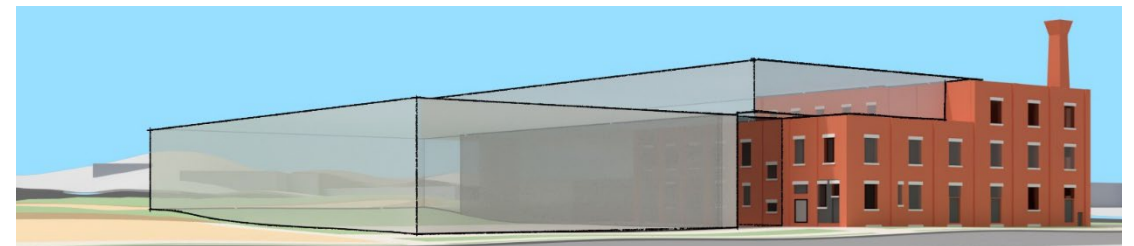
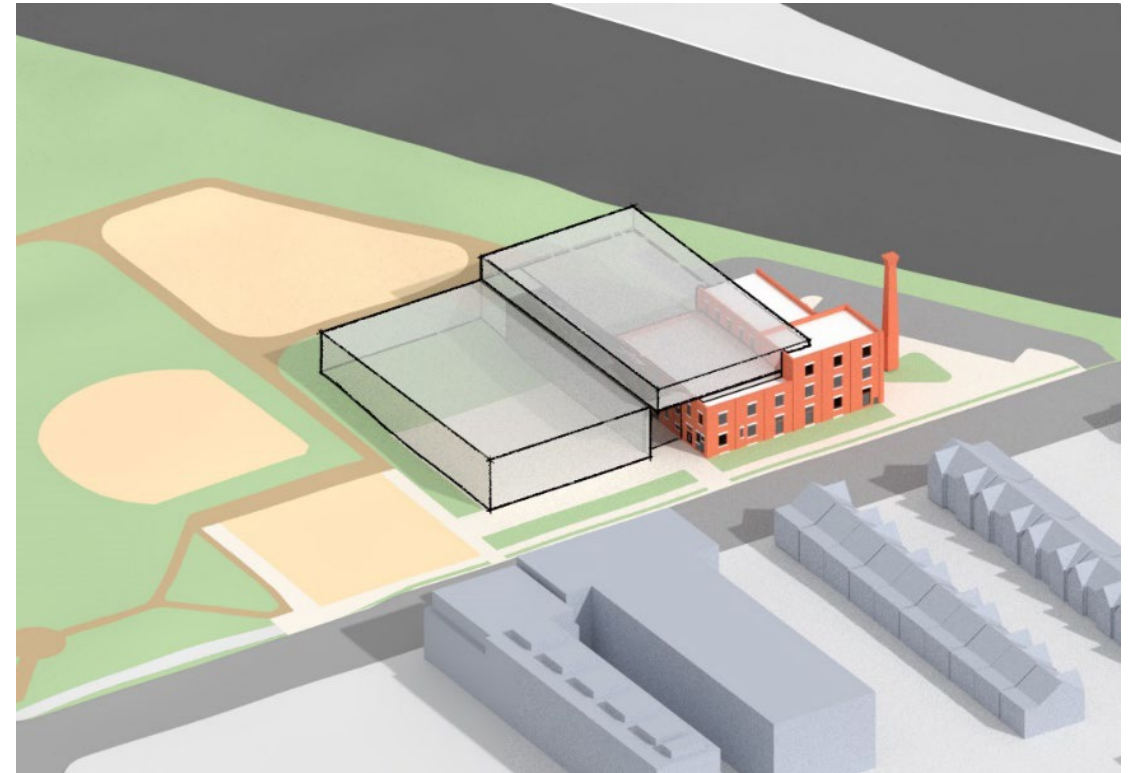
- Town Square will need to be relocated but will maintain its current size.
- Dogs off-leash area will remain in its current location with no change to its overall size.
- The building mass extends to the north and west, into the park.
- Fieldhouse structure will need to be demolished to make room for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



# Site Design Option 2: Gallery

## Building Massing and Placement

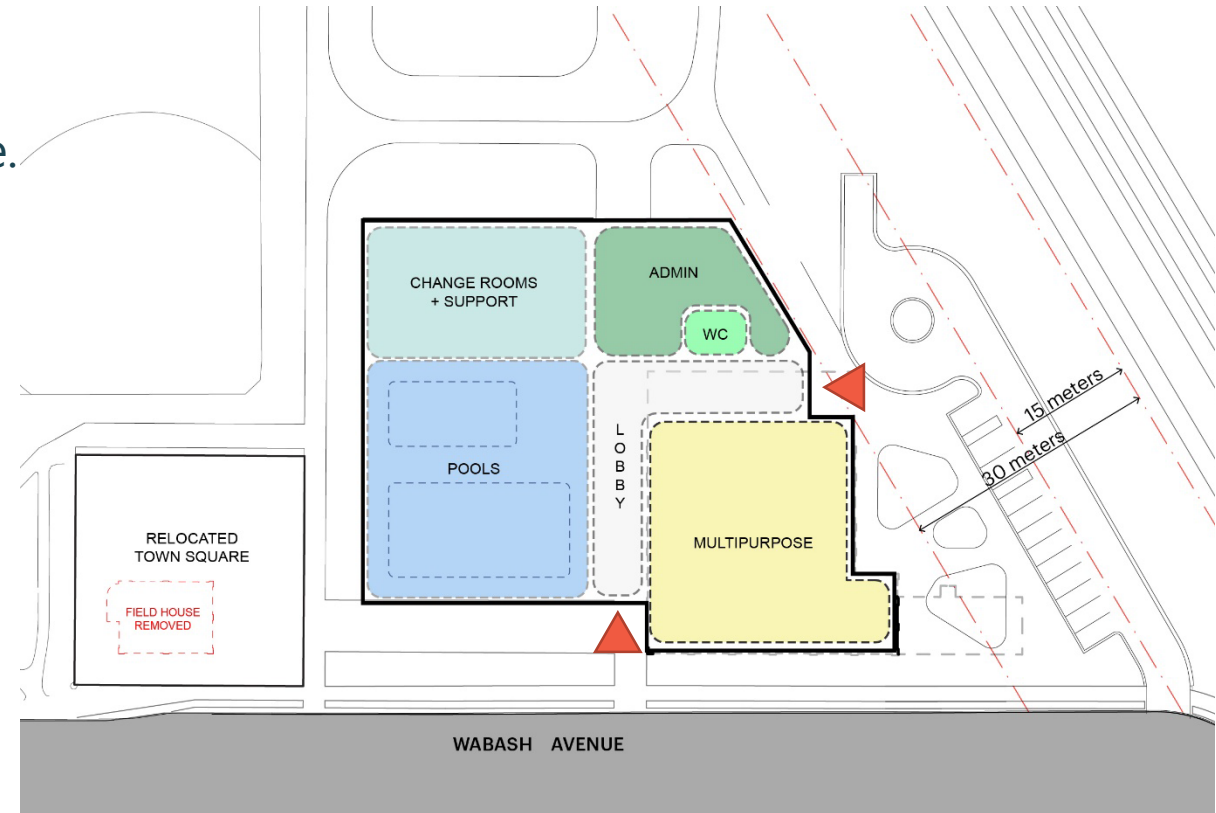
- Building massing is expected to be 3-storeys in height.
- Gymnasium and Running Track to be located on the second and third storey within the historical building and will extend west over the multi-storey lobby space.
- Aquatic building components will be located to the west of the historical building 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.

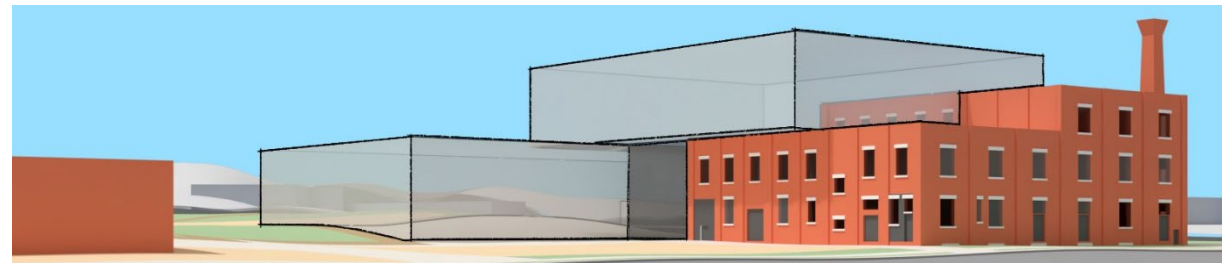
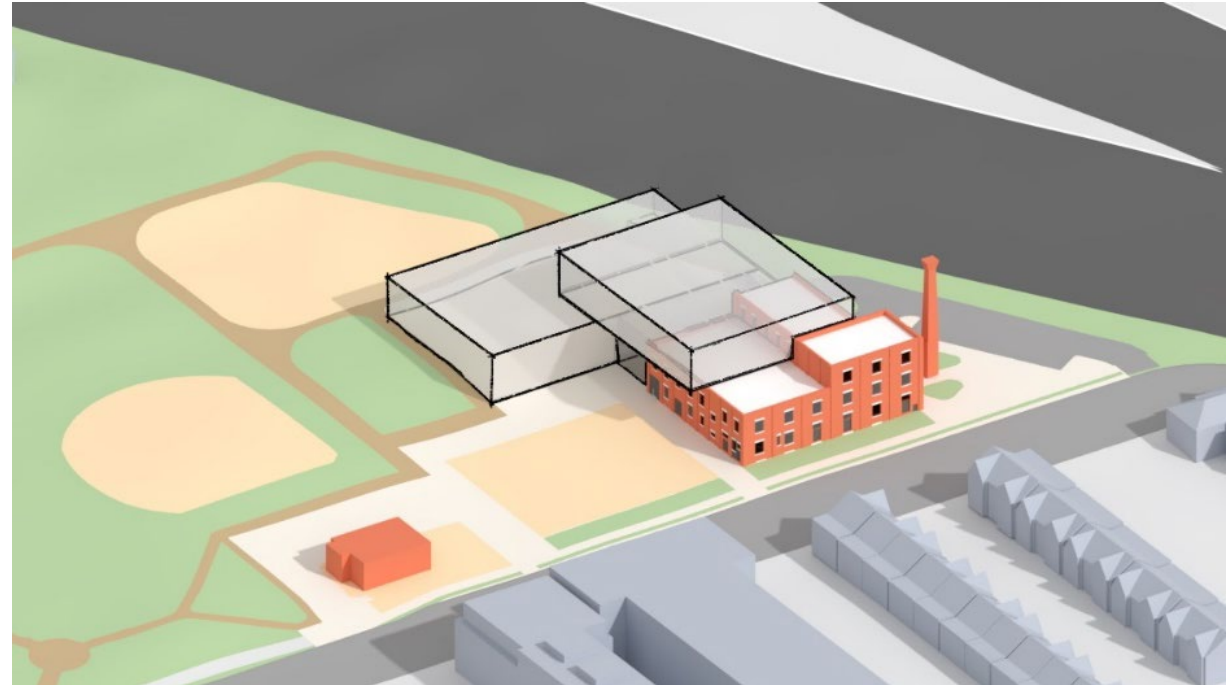




# Site Design Option 3: Pivot

## 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.

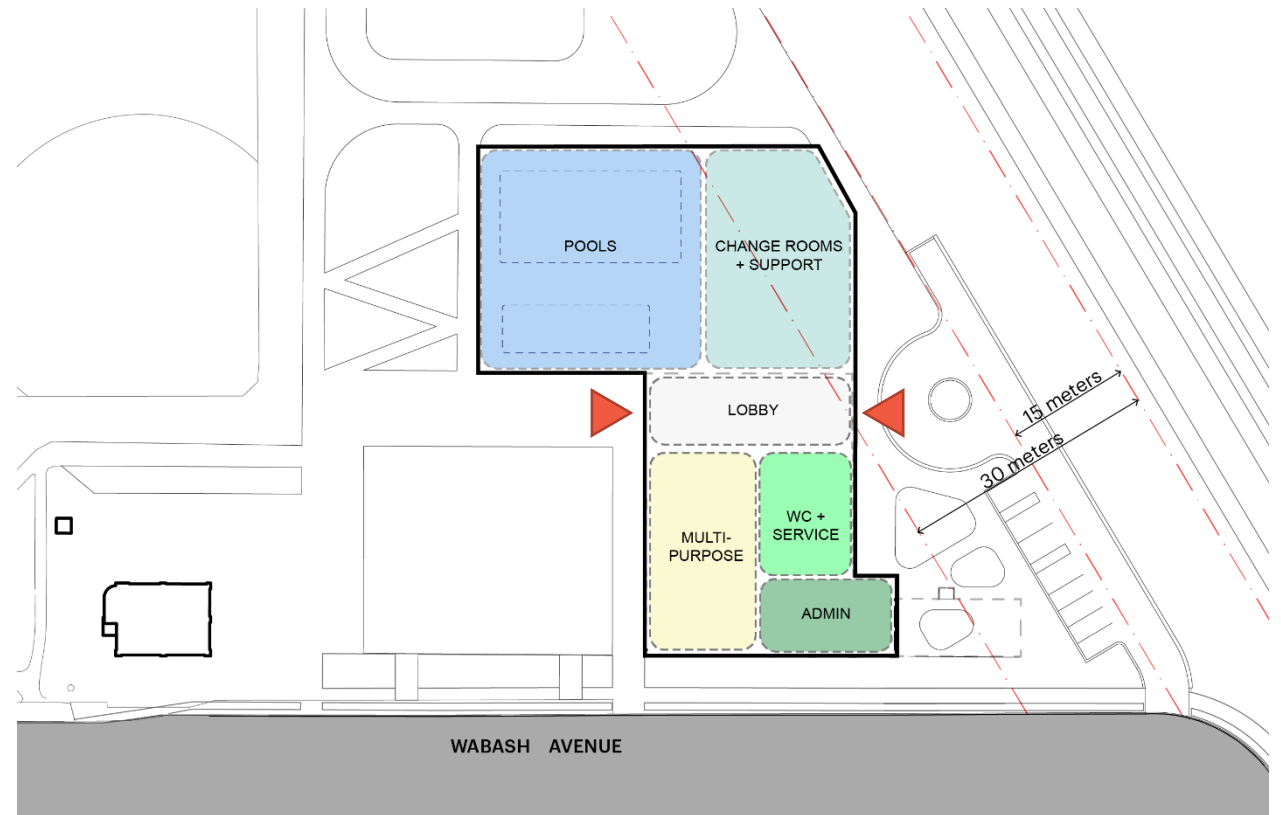




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## Building Massing and Placement

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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

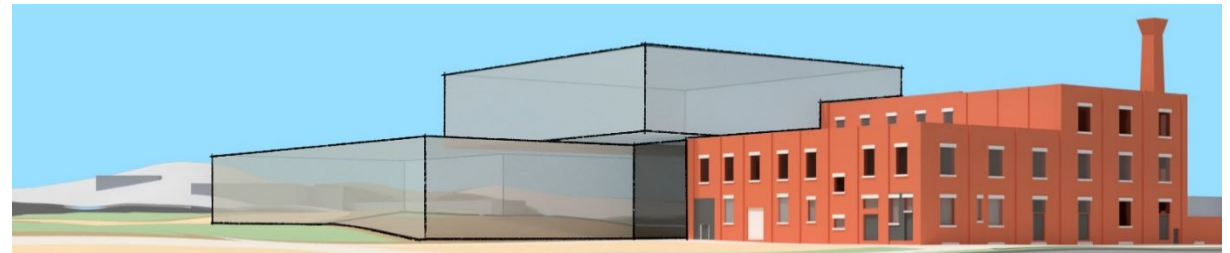
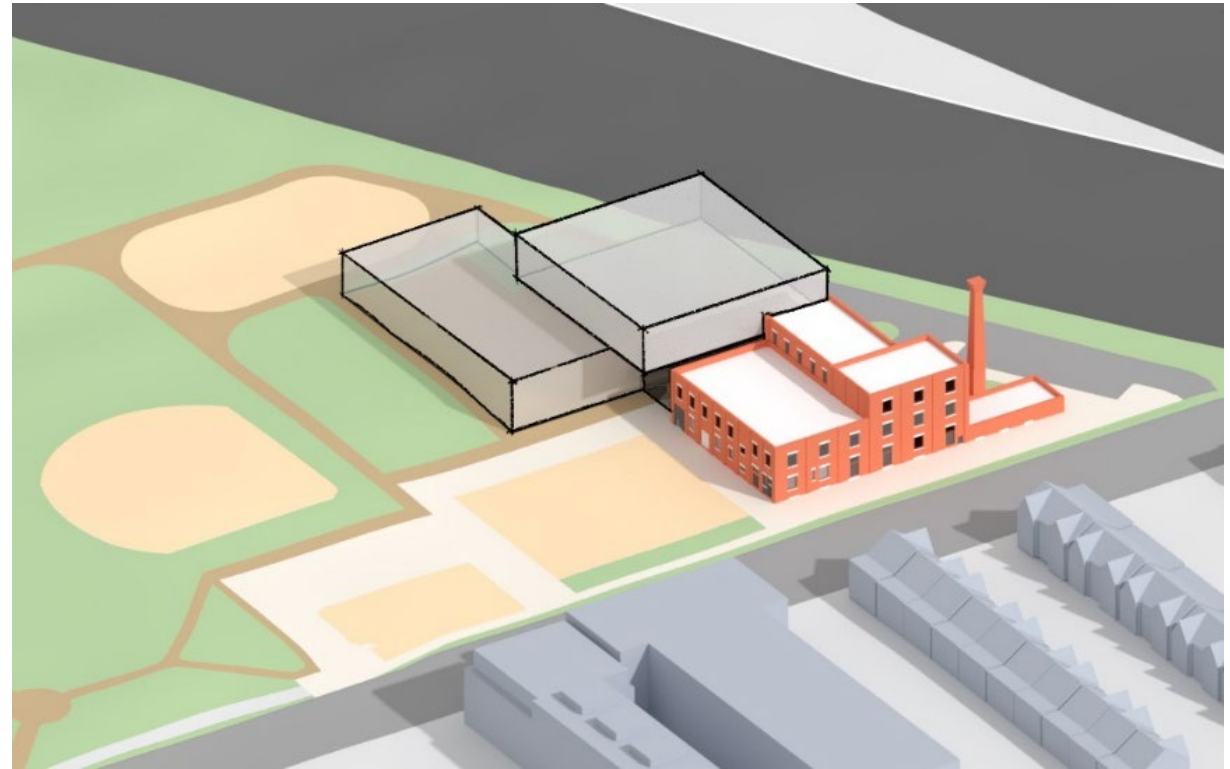
- Town Square will remain in its current location and will be integrated into the overall development through new hardscaping and park connections.
- The building mass creates a slight edge to the town square on the north side with a transition landscape to the park.
- Dogs off-leash area will remain 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

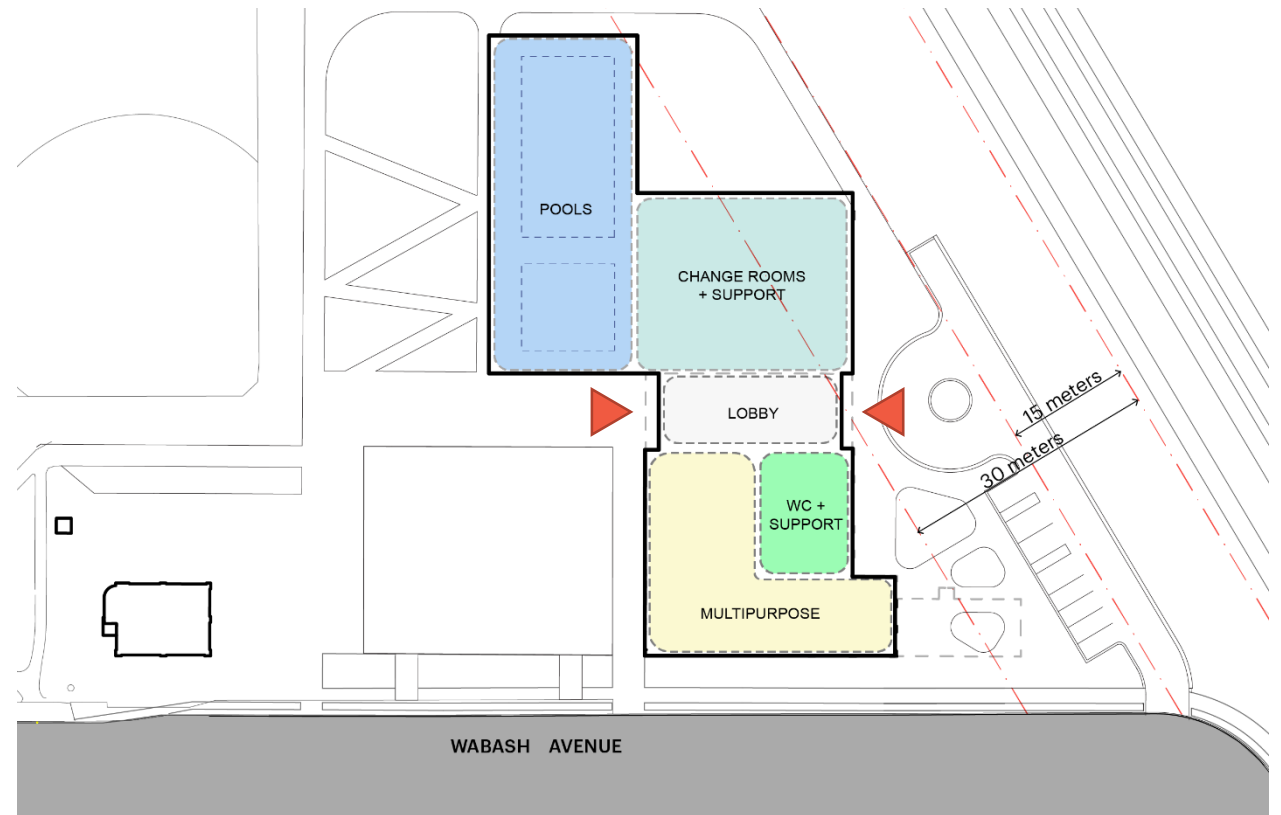
- Building massing is expected to be 4-storeys in height.
- Aquatic building components to be located at grade and located north of the historical building.
- Multipurpose and Administrative components to be in the historical building occupying the first storey adjacent the Town Square and on and second 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.
- 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 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.

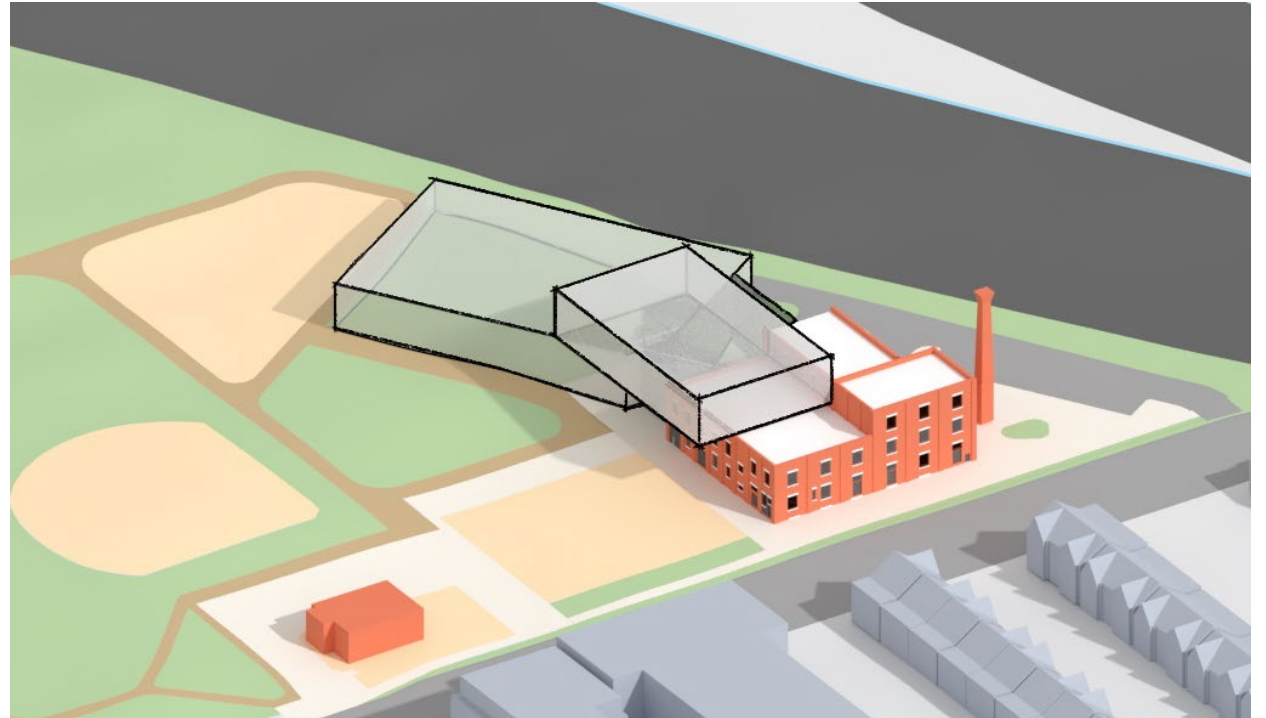




# Site Design Option 5: Angler

## Building Massing and Placement

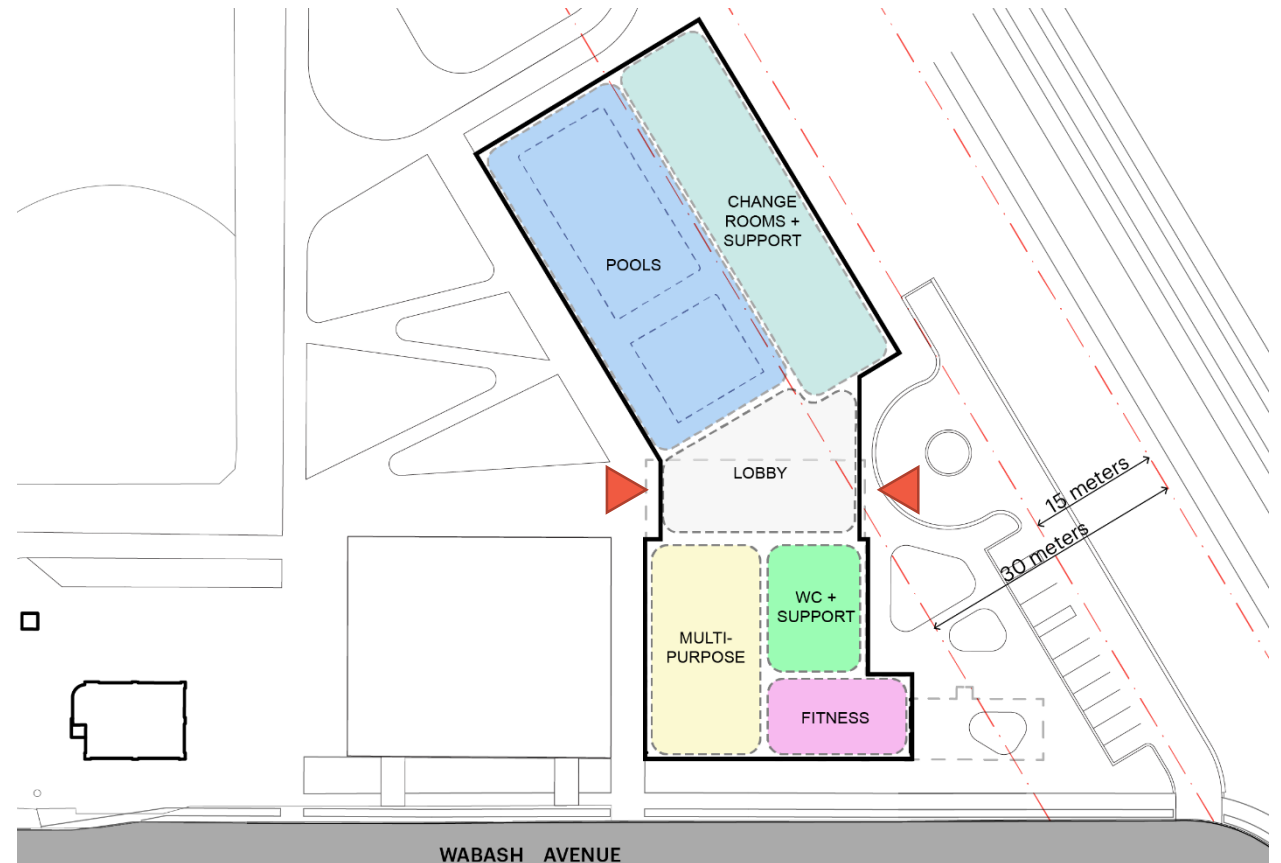
- Building massing is expected to be 4-storeys in height.
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- Multipurpose and Administrative components to be in the historical building occupying the first storey adjacent the Town Square and on and second storey.
- Gymnasium and Running Track to be 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

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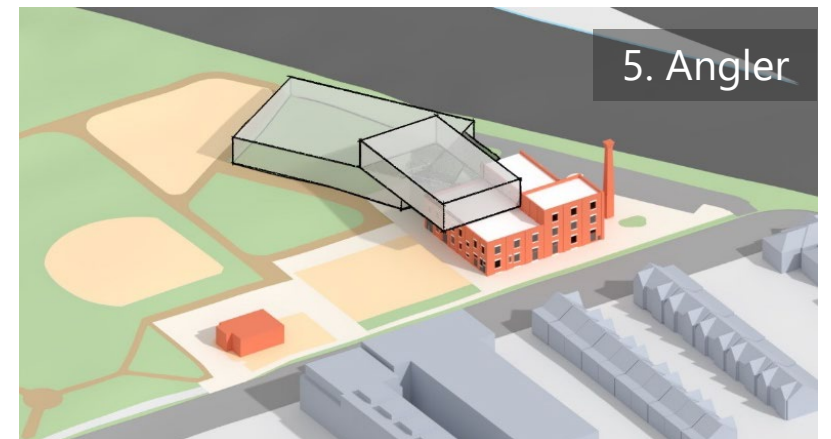
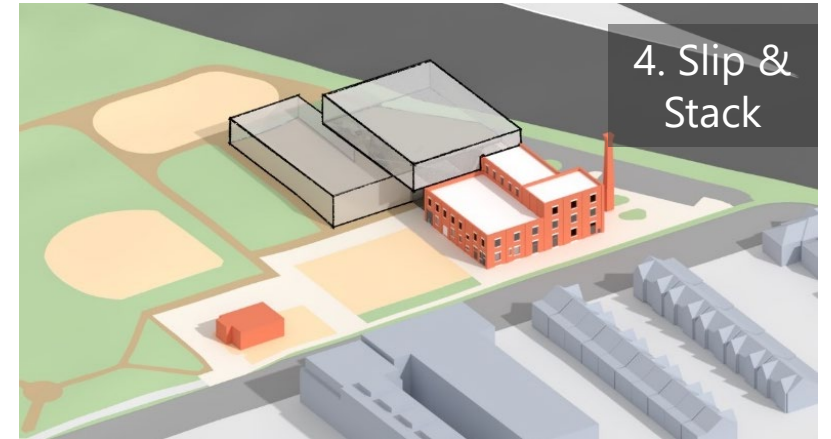
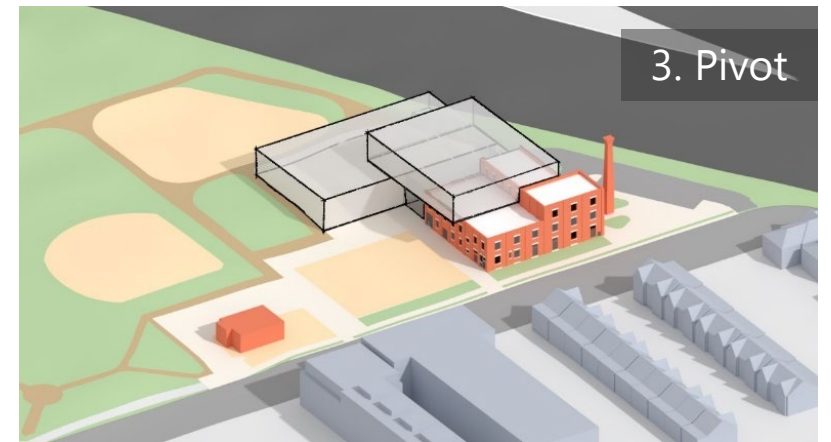
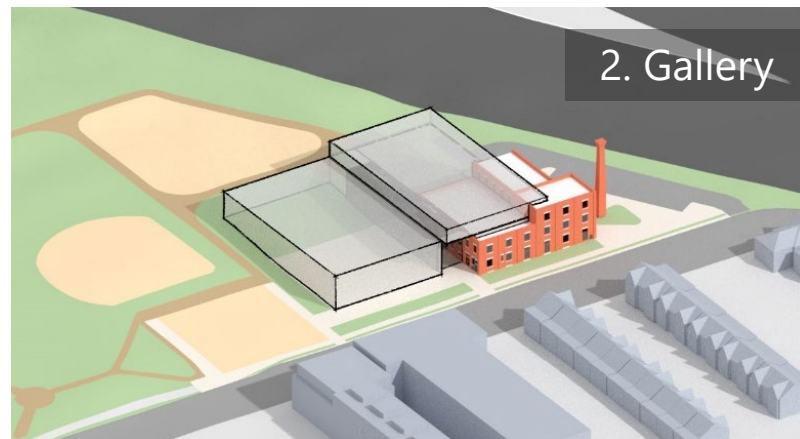
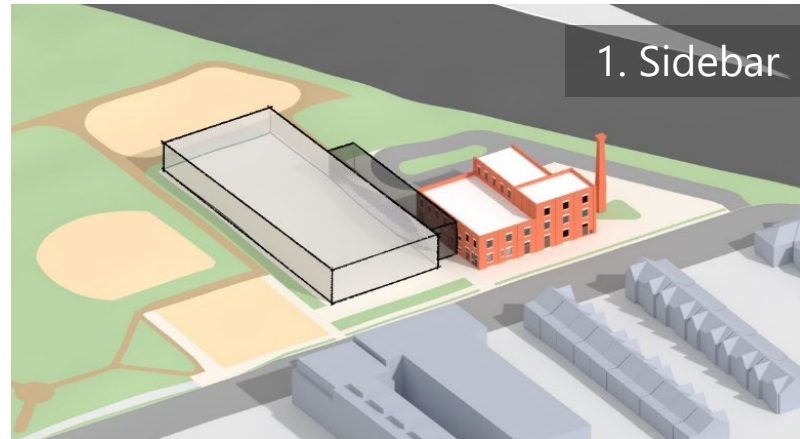


# Site Design Options

- What are your overall 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?

Share detailed feedback in the online survey until May 31

[www.toronto.ca/WabashCRC](http://www.toronto.ca/WabashCRC)



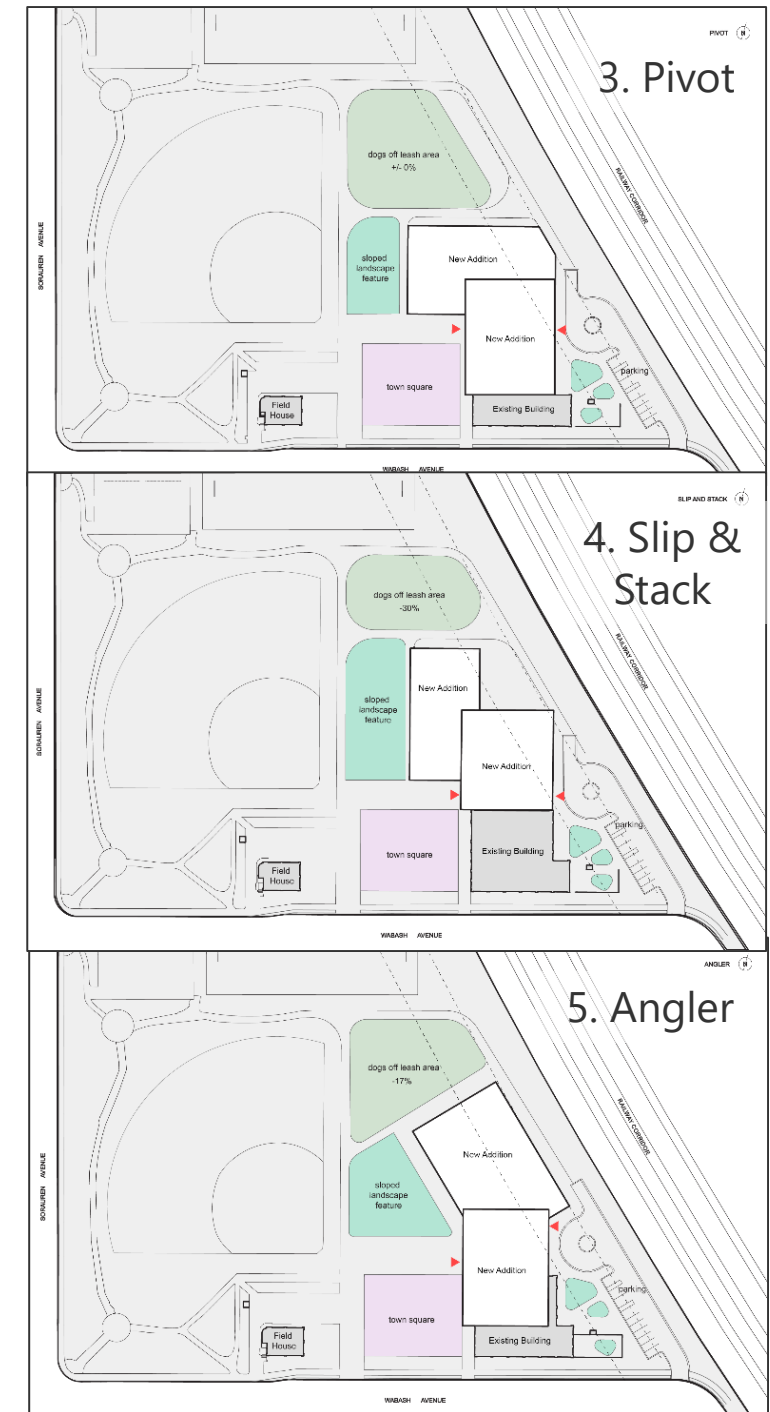


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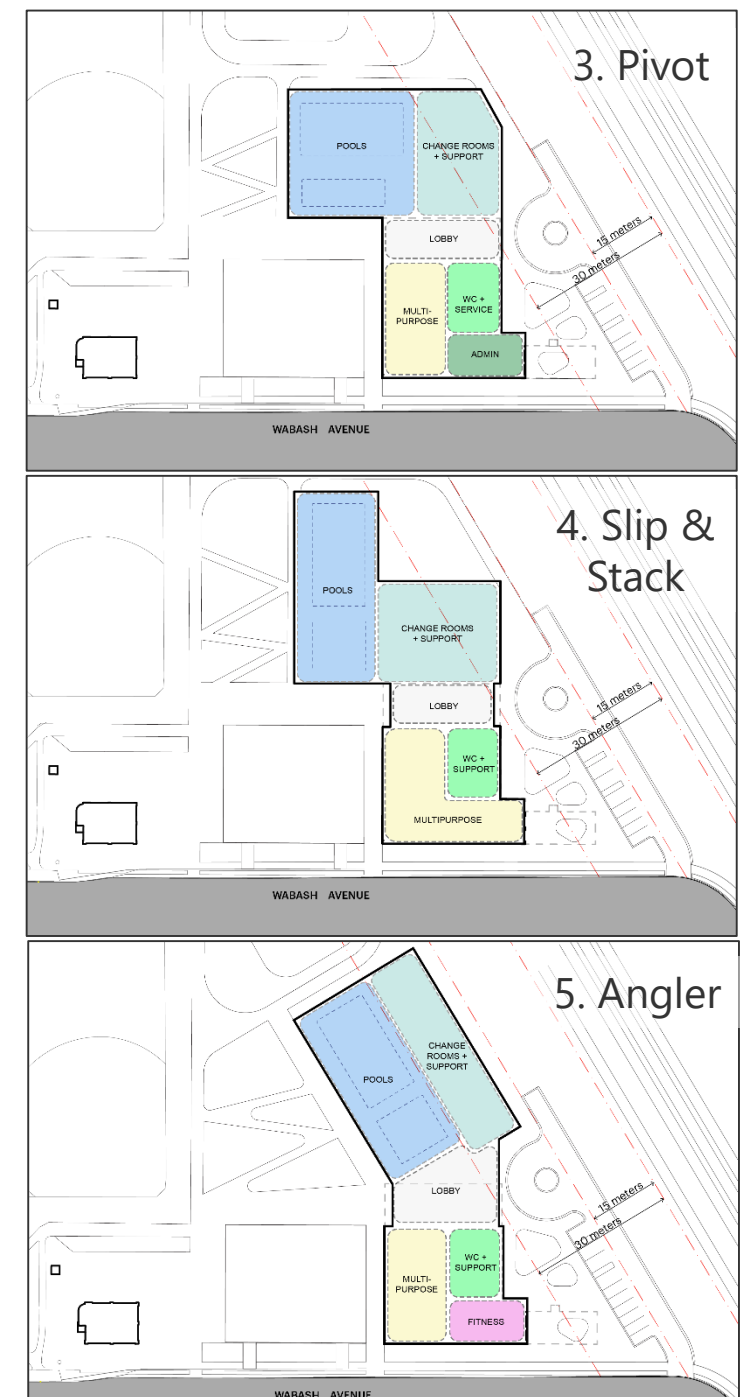
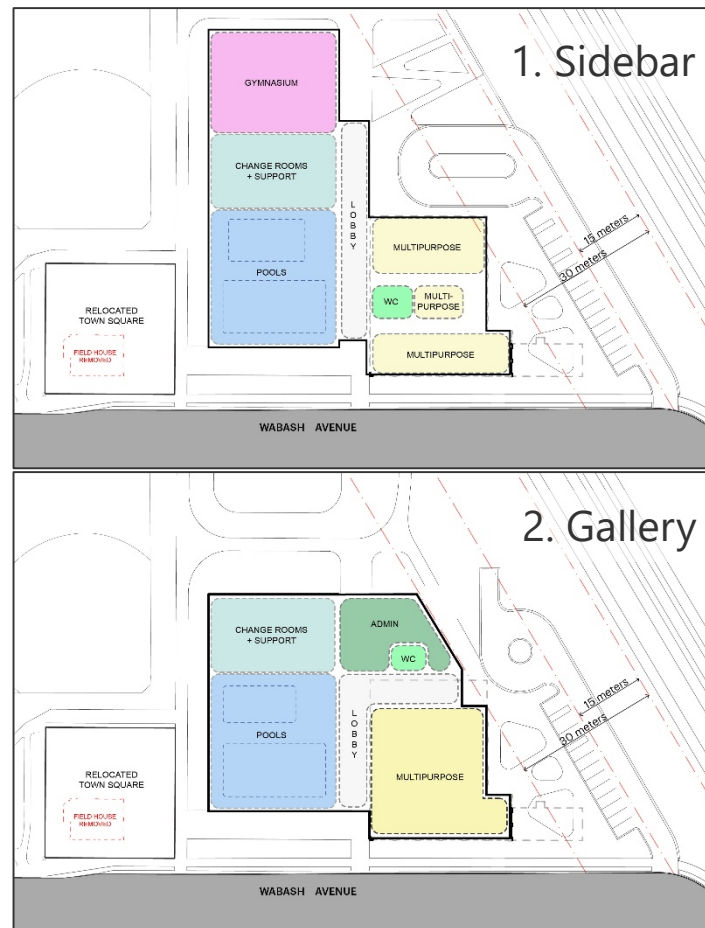


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# Next Steps

Visit [www.toronto.ca/WabashCRC](http://www.toronto.ca/WabashCRC)

- **Please share your feedback by completing the interactive online survey until May 31**
  - Share the online survey with your neighbours
- Sign up for project updates on the project webpage
- The project team will establish & meet with a local Indigenous Advisory Circle and host 1-3 local youth workshops
- A meeting summary will be shared by May 28
- An online survey summary will be shared by June 7
- Selection of a design option to be refined, based on all feedback collected through community consultation phase 3, will be shared by July 16

# Thank you!

