

Wabash Community Recreation Centre

Community Consultation Phase 4
Virtual Public Meeting - November 3, 2021

The meeting will begin at 6:30 p.m.
Thank you for being here!



Land Acknowledgement

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

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



Meeting Objectives

- To review community consultation phases 1-3 and share how we got here.
- To present and gather feedback on the draft building and landscape design
- To encourage participation in the online survey now until November 17 at www.toronto.ca/WabashCRC

Agenda



Welcome & Zoom tips



Presentation

- Project Overview
- Community Consultation to Date
- Draft Landscape and Building Design



Discussion



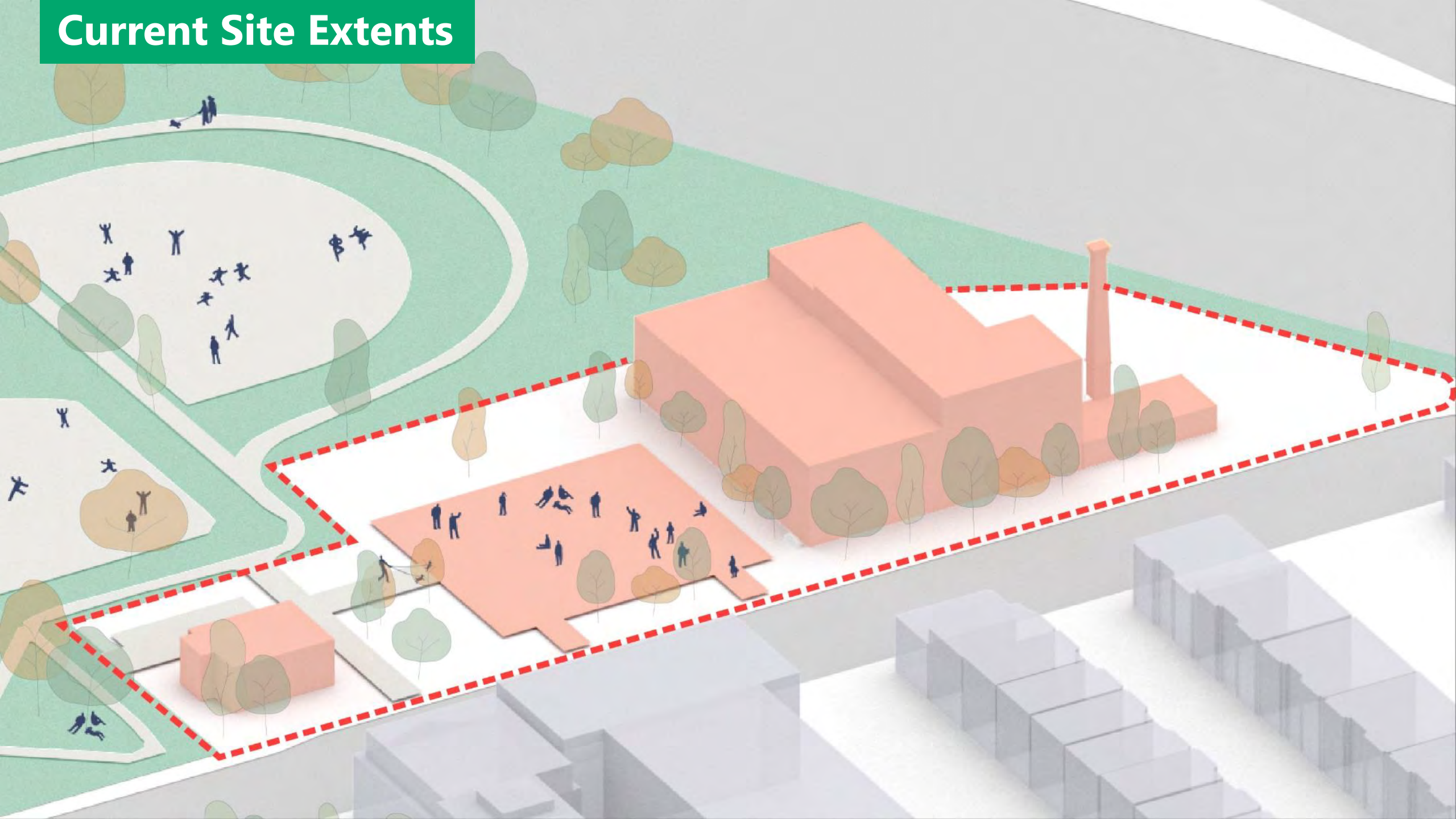
Next Steps

thank
you!

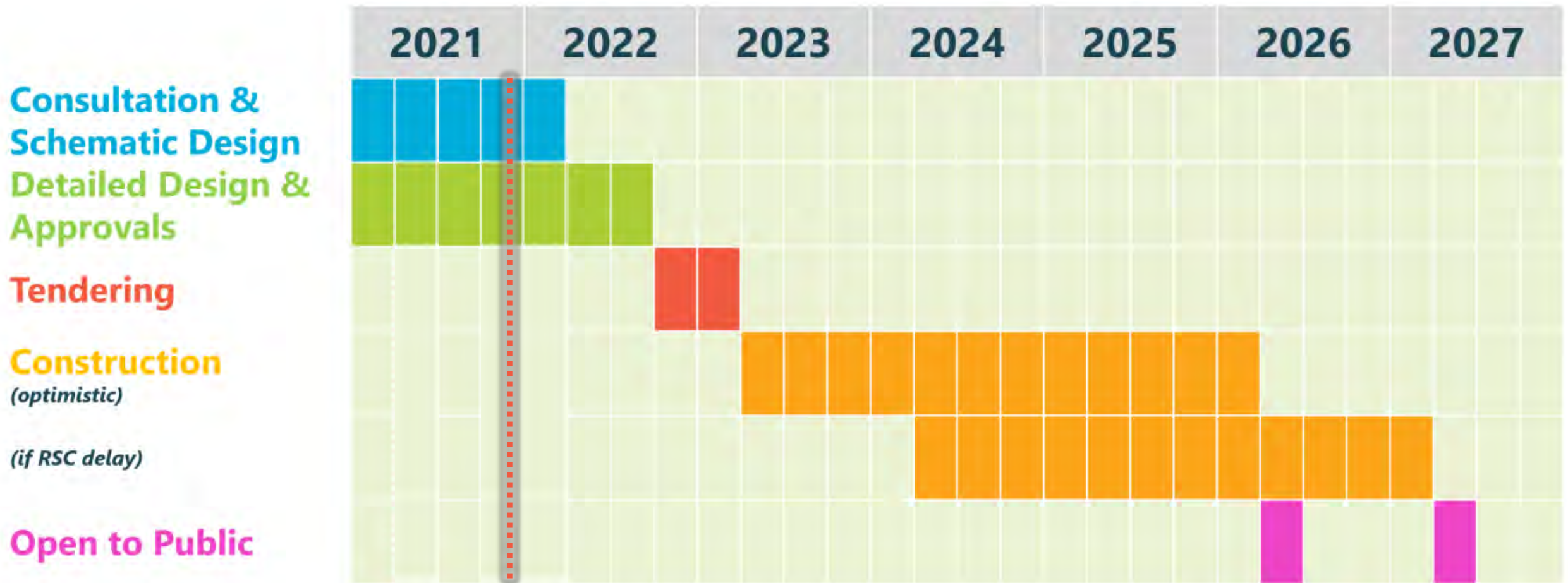
Adjourn

Project Overview

Current Site Extents



Schedule (estimated)



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
 - Working with Indigenous Communities and Treaty Holders to determine how to research and recognise historic and ongoing presence of Indigenous peoples on the land

Inputs into the Design Process



Metrolinx Rail Setback and Safety Standards

- Metrolinx will only give full approval on a final design.
- The design is still being developed (we are in community consultation phase 4/ 5).
- The design team is working with Metrolinx, who have seen the developing designs and have raised no concerns.
- A crash barrier is required for any new building on the site.
- The design, specifically how rail safety is addressed in the design, is therefore well on its way to being approved by Metrolinx, once the final design is submitted.

Consultation Overview

City-Led Community Consultation To Date

Phase 1: Project Introduction

Phase 1 Goals

Introduce the project & collect initial ideas on potential facility programs/features

- **Public Meeting**
July 10, 2018

Phase 2: Vision, Principles and Big Moves

Phase 2 Goals

Confirm the vision, design principles, and “Big Moves” (key goals) for the design.

Collect feedback to inform the creation of site design options

- **Conversations with Community Stakeholders**
August – October 2020 / 16 conversations
- **Community Resource Group Meeting 1**
September 16, 2020
- **Public Virtual Townhall**
September 22, 2020 / 30 Participants
- **Public Virtual Small Group Discussions**
September 28, 2020 / 18 Participants
- **Public Online Survey 1**
September 15 to October 5, 2020 / 251 Surveys / 465 Participants

Phase 3: Site Design Options

Phase 3 Goals

Present and seek community feedback on multiple site design options

- **Community Resource Group Meeting 2**
April 27, 2021
- **Public Virtual Townhall**
May 11, 2021 / 187 Participants
- **Public Online Survey 2**
May 5 to May 31, 2021 / 1,175 responses
- **Local Youth Engagement Workshops**
June, 2021 / Two local grade 8 classrooms
- **Community Resource Group Meeting 3**
June 8, 2021

Phase 4: Refining the Draft Design

Phase 4 Goals

Present and seek community feedback on a draft design for the new centre

- **Community Resource Group Meeting 4**
October 14, 2021
- **Virtual Public Meeting**
TODAY!
- **Public Online Survey 3**
TODAY to November 17
- **Local Youth Engagement Workshops**
November / Focus on High School Aged Youth
- **Community Resource Group Meeting 5**
December

Indigenous Consultation

Indigenous Consultation Goals

Ensure the new Wabash Community Recreation Centre is welcoming to Indigenous Peoples and uses, and reflects the historic and ongoing presence of Indigenous Peoples in the area

- **Toronto Aboriginal Support Services Council**
April, 2021
- **Local Indigenous Advisory Circle Meeting 1**
May 27, 2021
- **Indigenous Youth Engagement**
June, 2021
ENAGB Youth Board Members (Indigenous Youth)
- **Local Indigenous Advisory Circle Meeting 2**
August 18, 2021
- **Local Indigenous Advisory Circle Meeting 3**
October 20, 2021

Vision, Principles & Big Moves

Significant support for all of the design principles and Big Moves

- **Priorities:**
 - Sustainability
 - Accessibility for all ages and abilities
 - Ensuring all have access and feel welcome
 - Indigenous recognition and consultation
- **A range of opinions:**
 - **Parking:** Some wanted to see more sustainable transportation options prioritized and little parking provided. Others emphasized the importance of providing parking to support existing and increased programming and maintain street parking for local residents.
 - **Heritage:** Some wanted to see as much of the industrial heritage of the building as possible to be preserved, particularly the chimney and the façade. Others prefer to prioritize budget on other elements of the Centre instead of building preservation.
 - **Town Square and Fieldhouse:** Most said it was important to preserve the functions of the town square and field house, while accepting physical changes to both spaces.
- **Other considerations & advice:** Community kitchen, preserving a potential connection to West Toronto Railpath, rail setback and safety requirements.

Project 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 community change over time.

Big Moves *(Order does not indicate importance)*

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.

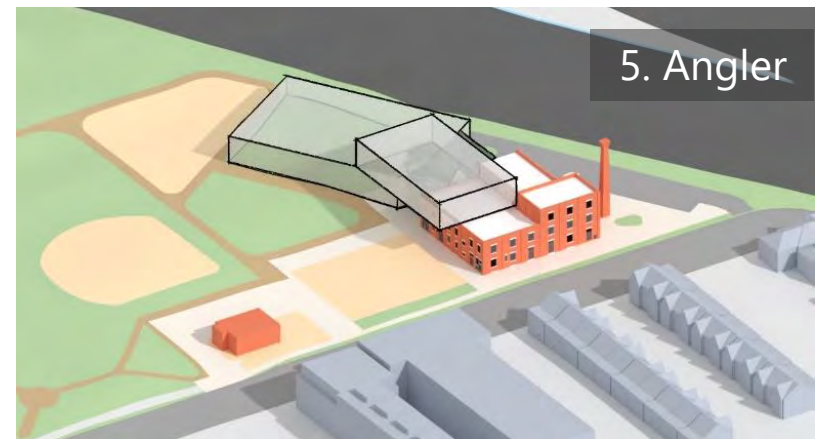
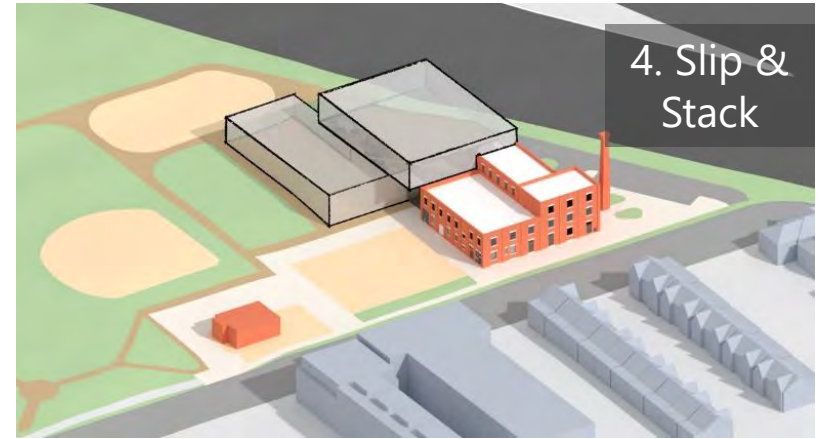
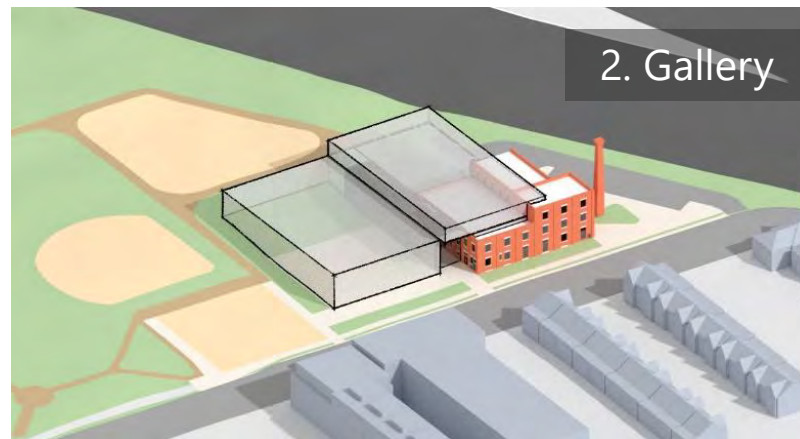
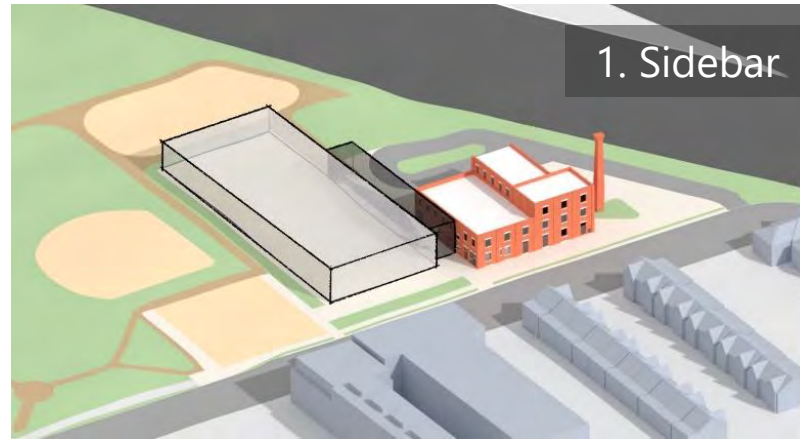
Site Design Option Feedback

Site Design Options

Five site design options were presented.

Preference and feedback on each design were collected.

Aerial massing views



Comparison of 5 Site Design Options Presented

- All site design options will:
 - Net Zero Emissions (Energy) building
 - Preserve significant heritage elements of the former Linseed Oil Factory, as required by Heritage Preservation Services
 - Include elements that recognise historic and ongoing presence of Indigenous peoples on the land (TBD through engagement)
 - Provide limited surface parking, as per City policy
 - Include the recreation spaces required to deliver full community recreation centre programming, as mandated by Council
- Site design option differences
(informed by previous phase of consultation):
 - 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

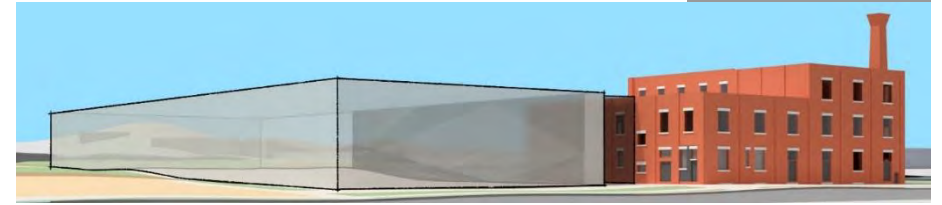
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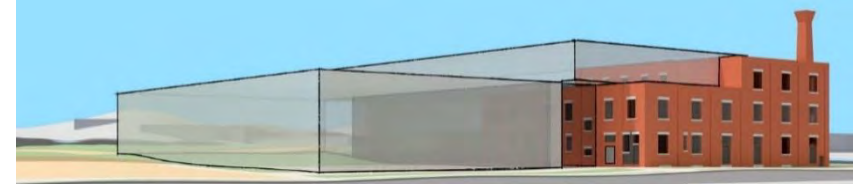
Preference and feedback on each design were collected.

Massing views from Wabash Ave

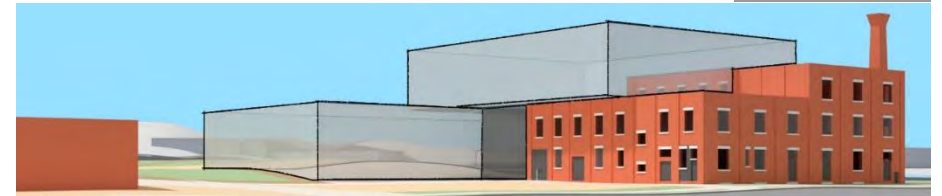
1. Sidebar



2. Gallery



3. Pivot



4. Slip & Stack



5. Angler

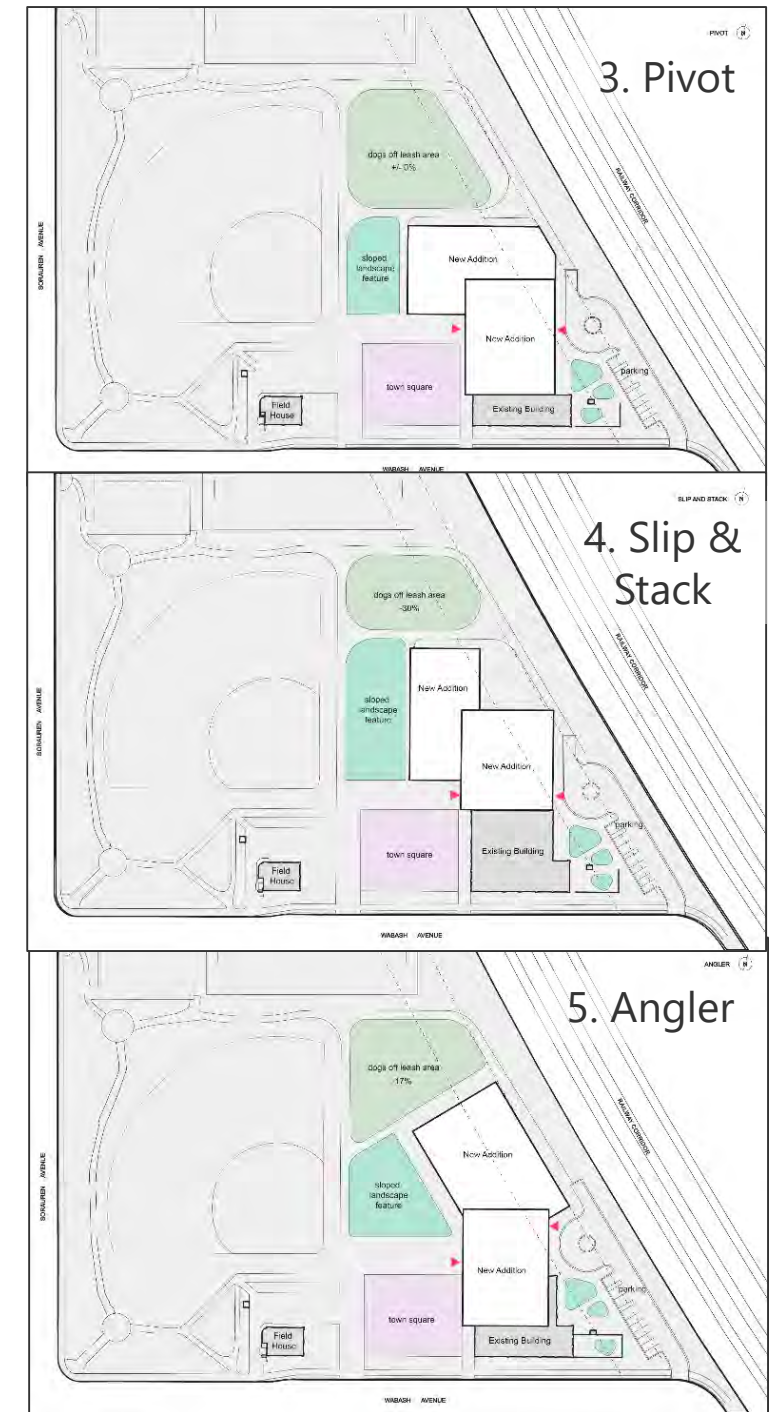
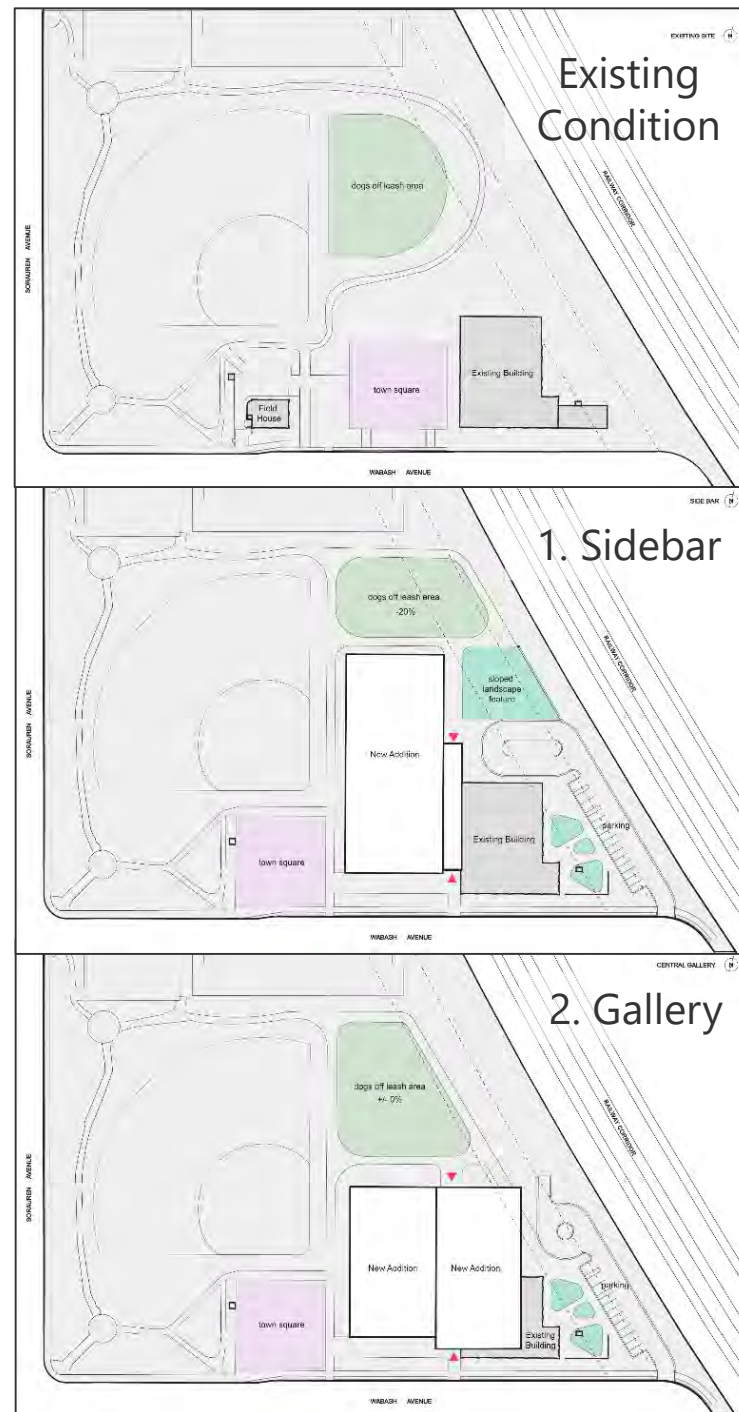


Site Design Options

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Preference and feedback on each design were collected.

Aerial layouts

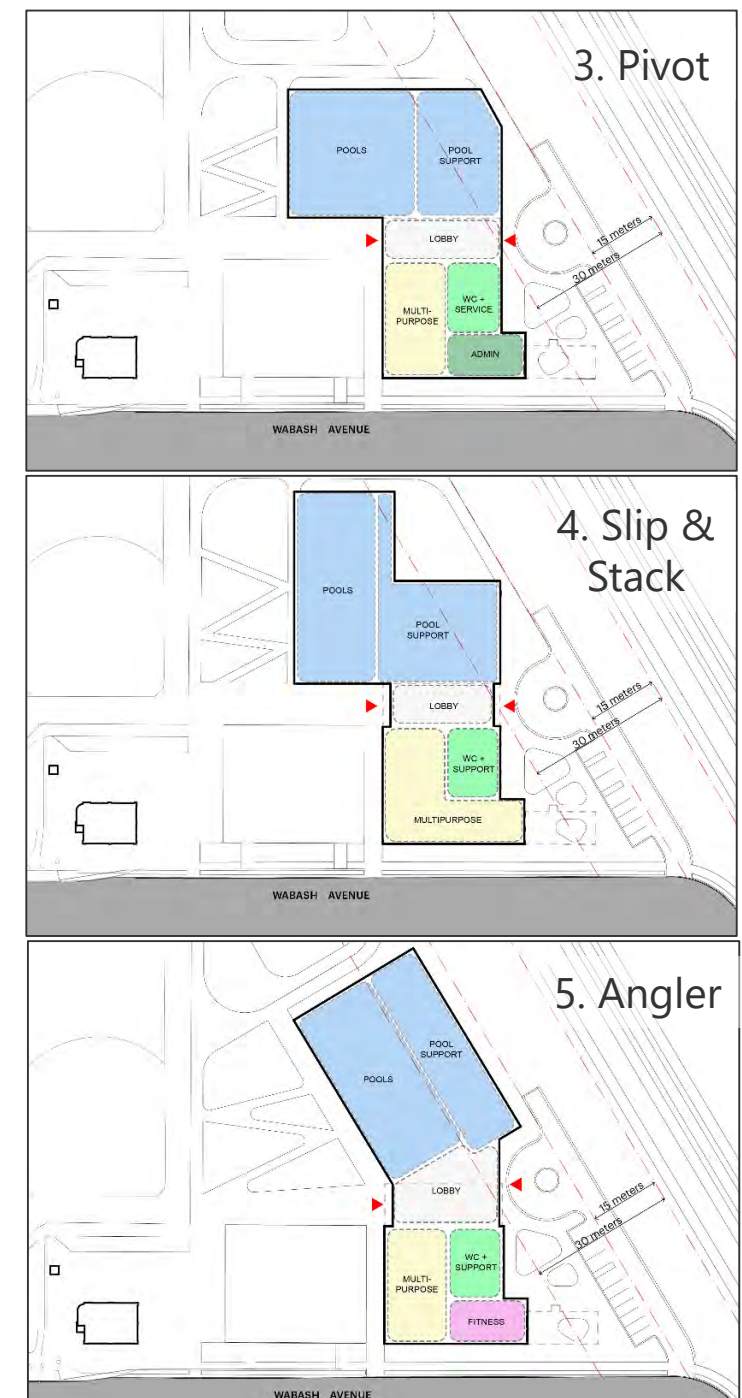
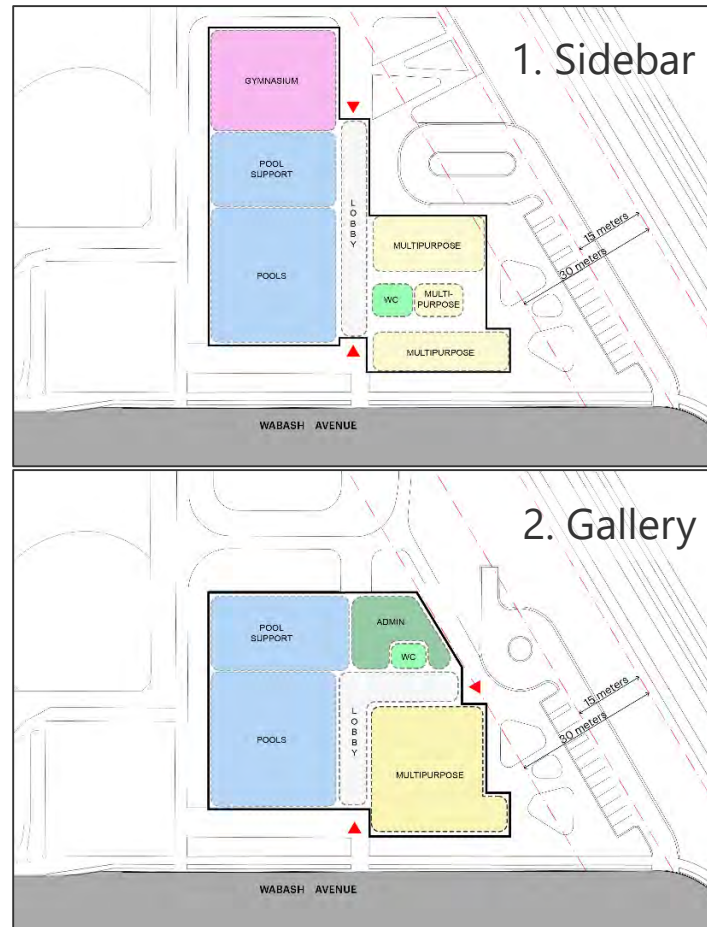


Site Design Options

Five site design options were presented.

Preference and feedback on each design were collected.

General ground floor layouts



Key Feedback – Summary

- **Most support for Angler, followed by Pivot** – these options have the smallest footprint and therefore least impact on the existing park.
- **Appreciate:**
 - The 5 site design options reflect public feedback and the concerns raised by the community.
 - The amount of multi-purpose space, especially from an equity and inclusion perspective.
- **Affirmed priorities of** sustainability, accessibility, equity and inclusion considerations, inclusion of Indigenous history and culture, retaining social functions of Town Square and Fieldhouse (e.g. Market Mondays).
- **Recurring range of opinions:** the need and the amount of parking, balancing heritage considerations with other priorities, the retention / change to Fieldhouse and Townsquare

Key Feedback -- Summary

- **Highlights of Key Advice:**

- Impact the park and its uses as minimally as possible. Build up instead of out.
- Ensure shipping and receiving areas, as well as storage for the Farmers' Market and other social events.
- Minimize or eliminate any reduction in the size of the dog off-leash area.
- Prioritize airflow and access to natural light.
- Explore opportunities to use the roof space.
- Think safety & lighting.
- Include gallery space.
- Allow for future connection with the West Toronto Railpath.

Internal Evaluation

- Staff Technical Advisory Committee (TAC) prefer the Angler option, considering:
 - Compact footprint
 - Connection to and impact on the park
 - Provision of a Town Square
 - Support for community activities at-grade
 - Respects historical façade
(required to be maintained)
- Architect & Engineer Analysis preferred the Angler or Slip & Stack focusing on the following elements:
 - Structural
 - Mechanical/Electrical
 - Landscape
 - Acoustics

Indigenous Consultation

Overview of Feedback - Indigenous Consultation

- **Ensure research on the Indigenous History of lands are not framed through colonialist history**
 - Mississaugas of the Credit historian will be developing an Indigenous history of the area that will be used to inform Indigenous art and interpretive signage on-site.
- **Landscape design feature suggestions:**
 - Spaces for ceremony and gathering including a sacred fire pit, a natural water feature (e.g. to place tobacco offerings), a covered gathering space, and seating.
 - Native plantings that have medicinal uses
- **Art suggestions:**
 - Use art throughout the site to tell stories around histories and environmental stewardship.
 - Involve artists early
 - Reach out to Indigenous Artists when the competition begins
 - Offer a youth mentorship/learning opportunities through the public art process

Overview of Feedback - Indigenous Consultation

Comments on building features:

- **Kitchen:** Support for the teaching kitchen, with the opportunity to host ceremony, teach youth traditional cooking, and hold large feasts
- **Multipurpose rooms:** The different sized multipurpose rooms are useful for different activities
- **Rooftop:**
 - Provide a space for ceremony and gathering on the rooftop
 - Include a BBQ to provide another space for cooking (important for ceremony)
 - Include a garden with native plants and quiet, contemplative space
 - Balance rooftop uses with the need to use rooftop space to host solar panels

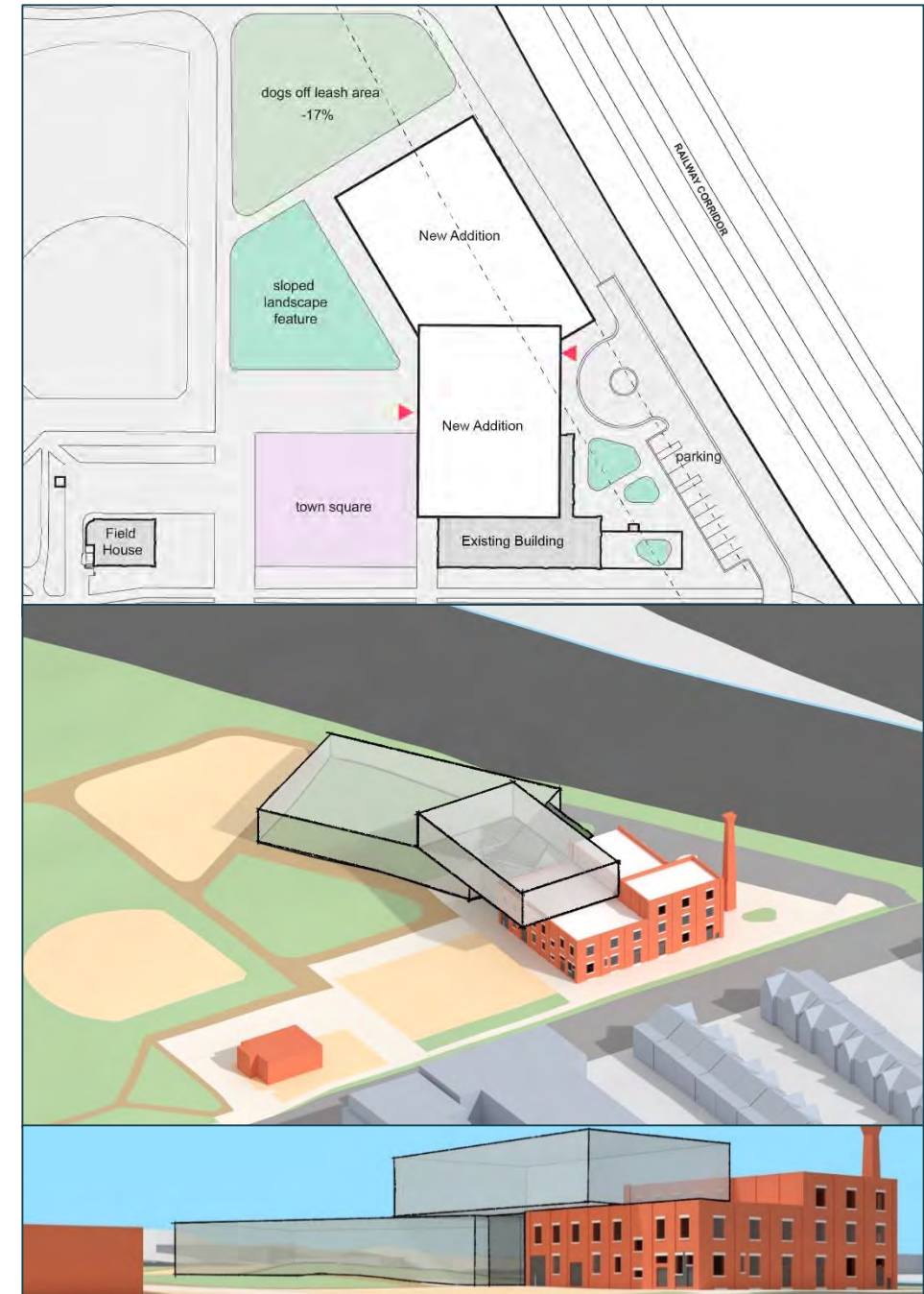
Overall:

- Enable indoor smudging
- Use natural materials (e.g. wood) & warm, saturated colours to make the space inviting & memorable
- Happy with the Angler placement (doesn't impact opportunities to make the building welcoming for Indigenous peoples or uses)
- Review wider PFR processes for Indigenous Engagement and Consultation (not project-specific) to ensure meaningful and respectful

Draft Building and Landscape Design

Phase 3 – Site Design Preference

The Angler site design has emerged as the preferred option through consultation with the local community, internal operations staff, and was confirmed as an appropriate option through the Indigenous Advisory Circle.

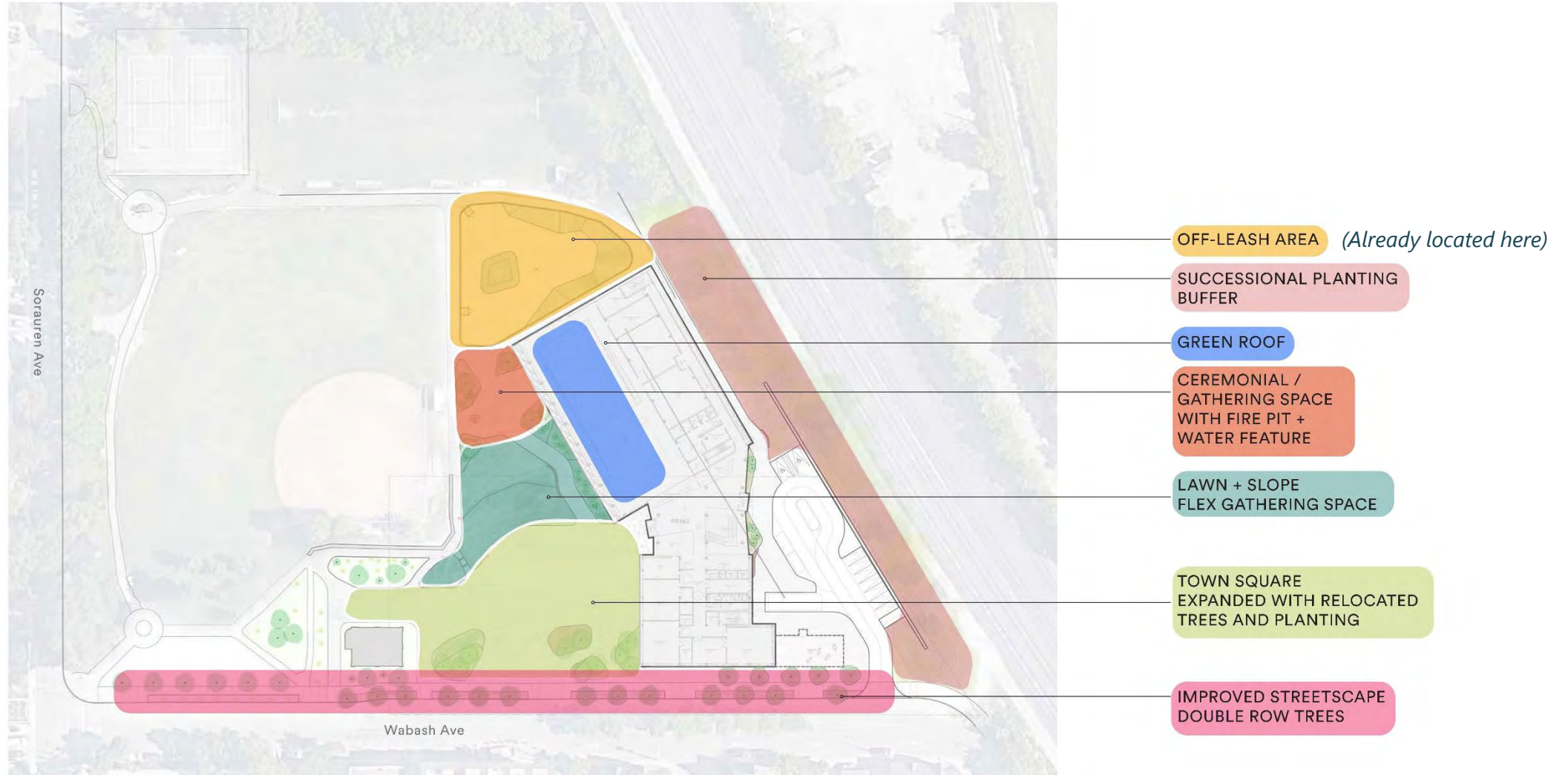


Aerial Site View



Landscape Design

Landscape Concept - Programming



Preserving and Expanding the Town Square

- Preserve the area of the market square
- Maintain loading access from Wabash for events

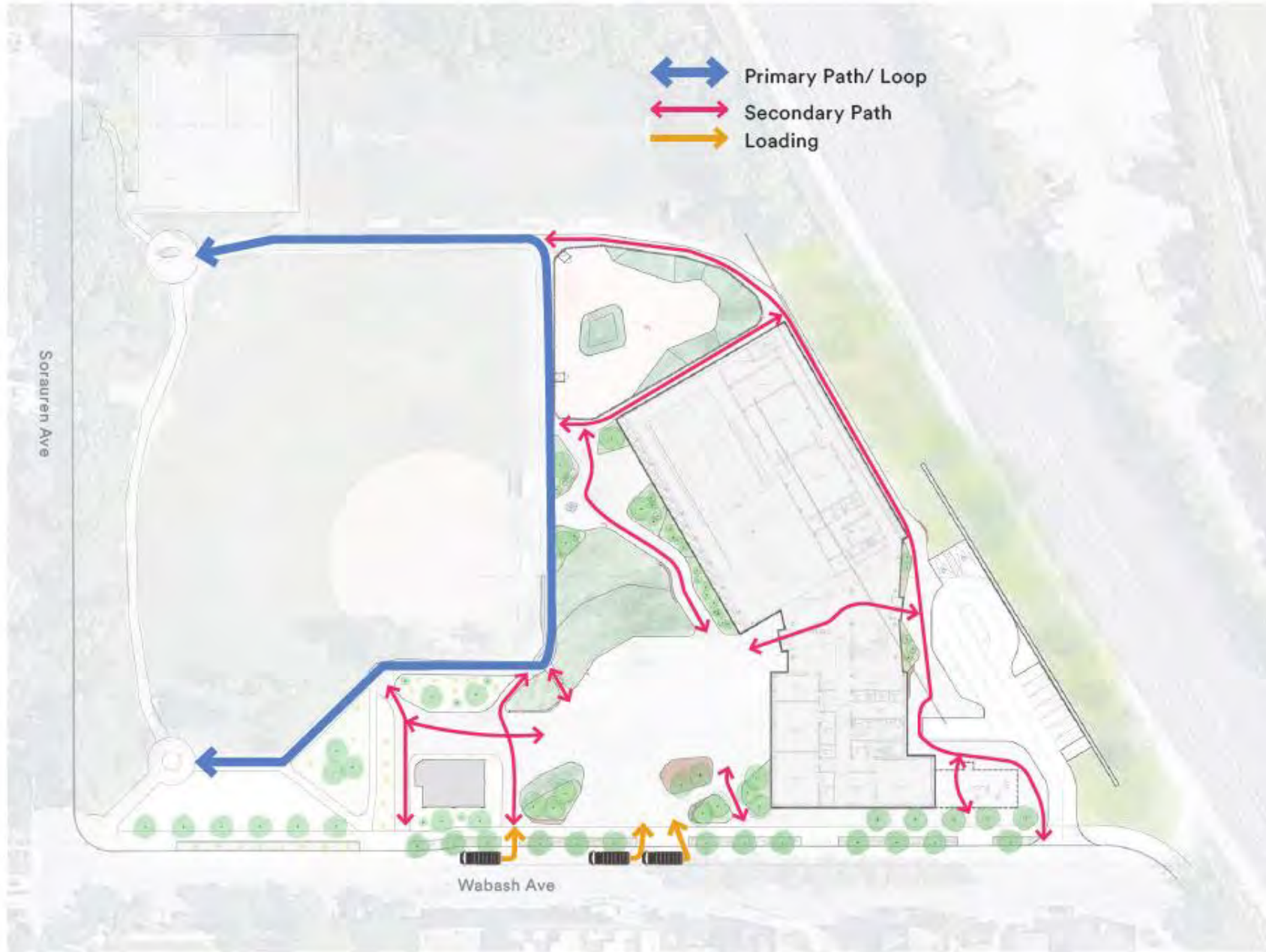


current market square



future market square

Landscape Circulation



landscape precedents



Landscape Illustrative Plan

Placeholder area for Indigenous Ceremony (developing through consultation with the Local Indigenous Advisory Circle)



landscape precedents



Landscape Concept Sketch

Placeholder area
for Indigenous
Ceremony
(developing
through
consultation
with the Local
Indigenous
Advisory Circle)

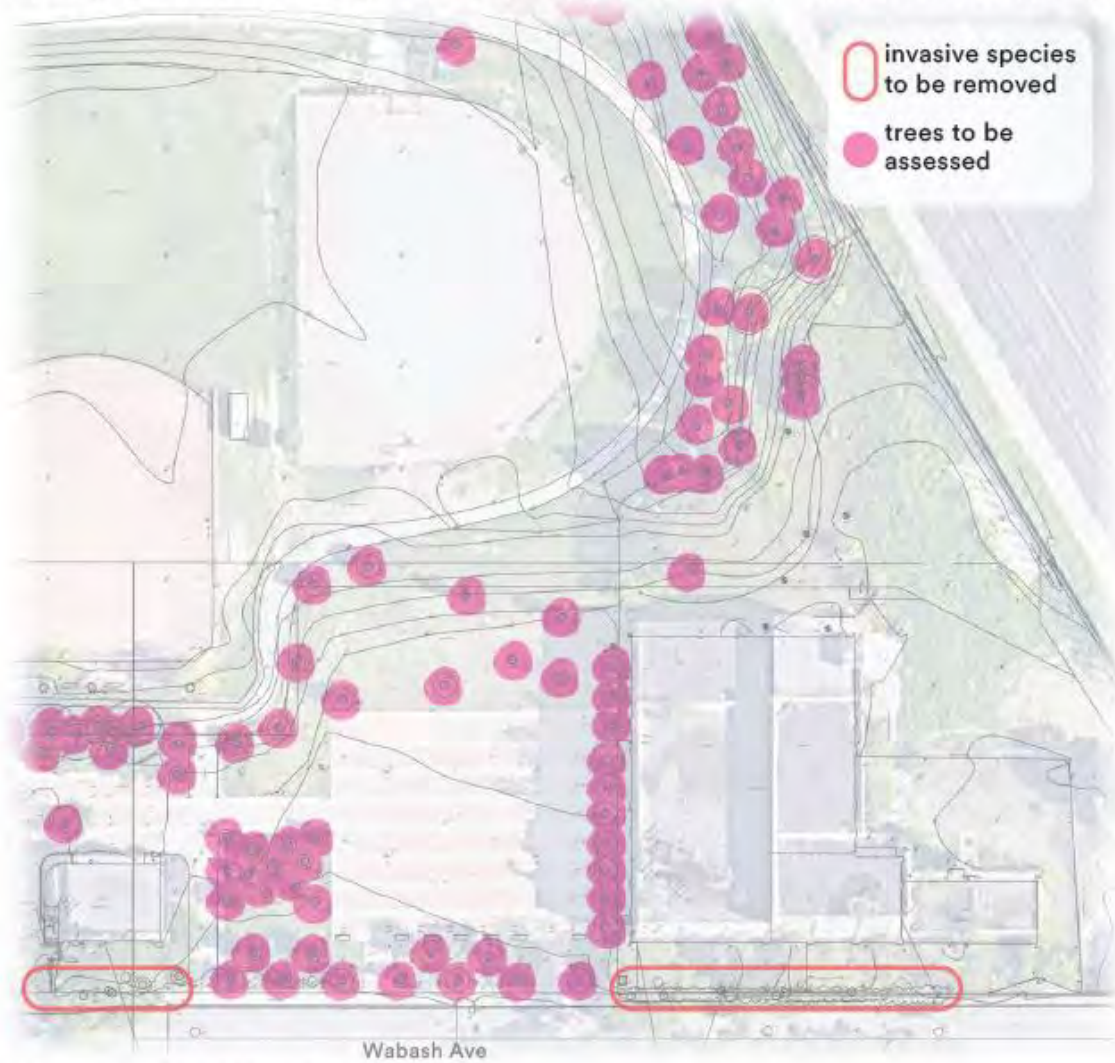
placeholder
ceremonial gathering space
w/proposed fire pit + water



Landscape Concept - Tree relocation

Tree Relocation

- Relocate all significant and dedicated trees
- Arborist to review health and quality of existing trees
- Invasives to be removed and replaced with native Ontario trees



Existing Site Condition
Trees to be assessed to be preserved and/or relocated



Proposed Site Design
Possible new location for trees

Landscape Concept - Event Diagram

Farmer's Market



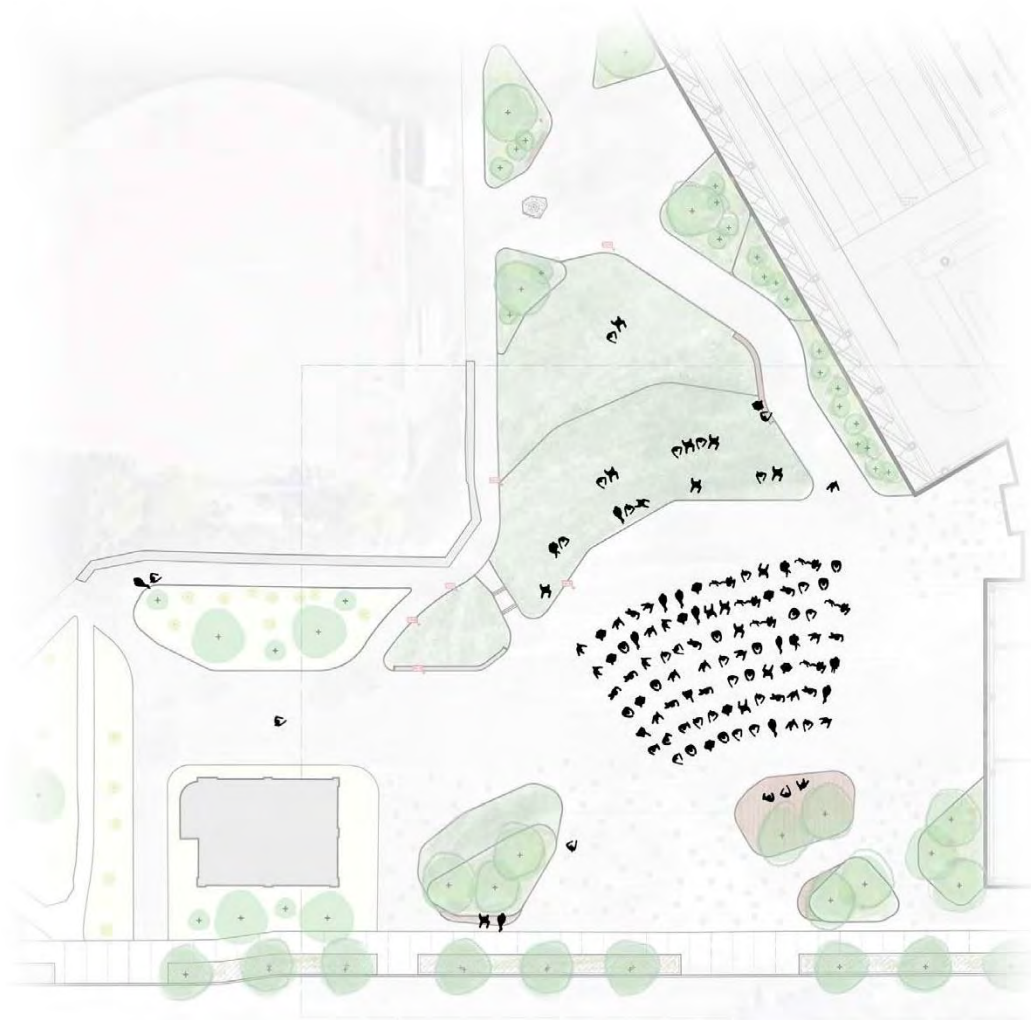
Landscape Concept - Event Diagram

Movie Night



Landscape Concept - Event Diagram

Performance



Landscape Concept - Event Diagram

Pickle Ball

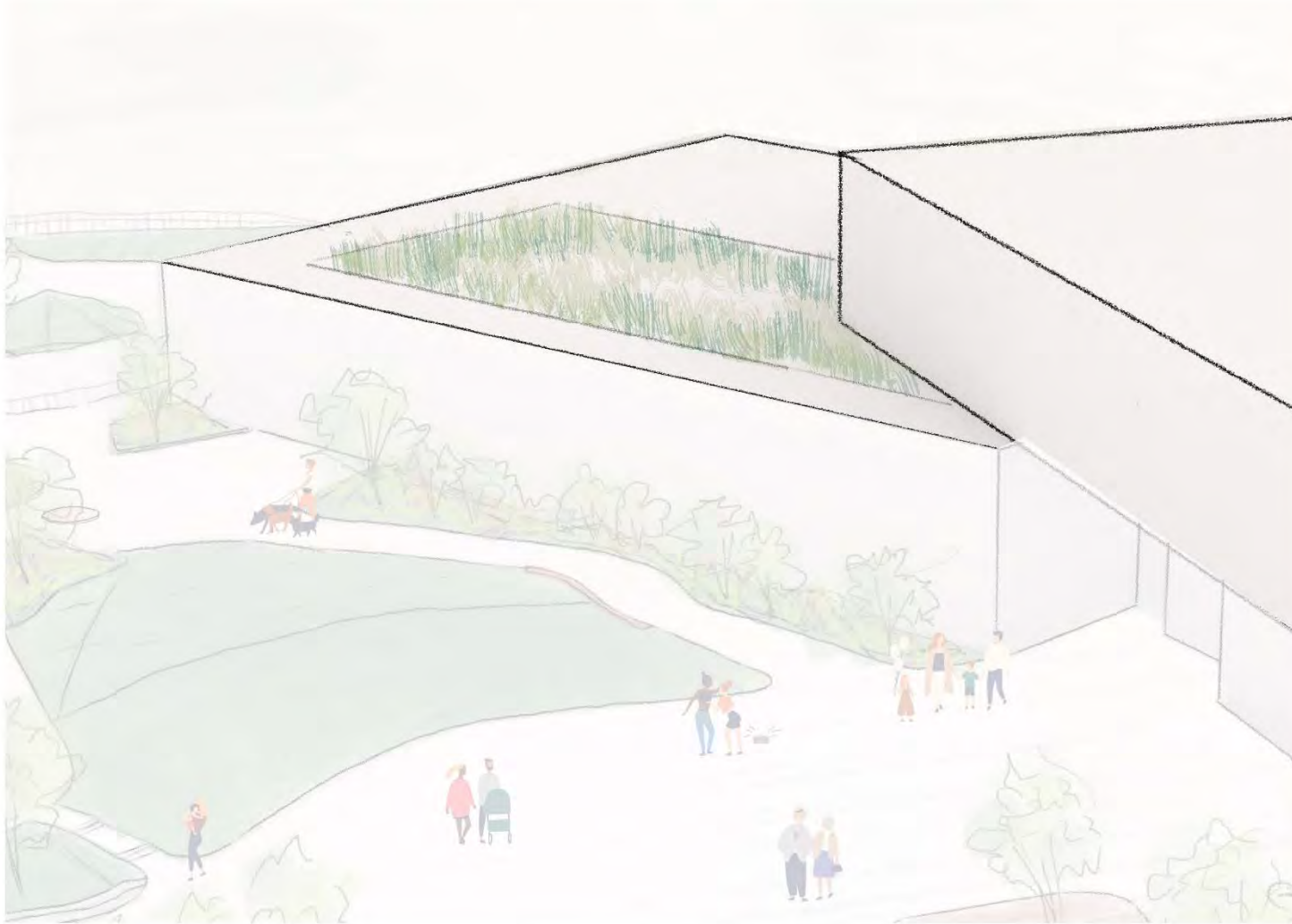


Landscape Concept - Event Diagram

Ball Hockey



Landscape Concept – Greenroof Opportunities



landscape precedents



Landscape Concept – Structure and Lighting Opportunities



landscape precedents



Landscape Concept – Material Opportunities

Placeholder area for Indigenous Ceremony (developing through consultation with the Local Indigenous Advisory Circle)

placeholder
ceremonial gathering space
w/proposed fire pit + water



landscape precedents



Landscape Concept – Planting Inspiration



Building Design

Aerial Site View



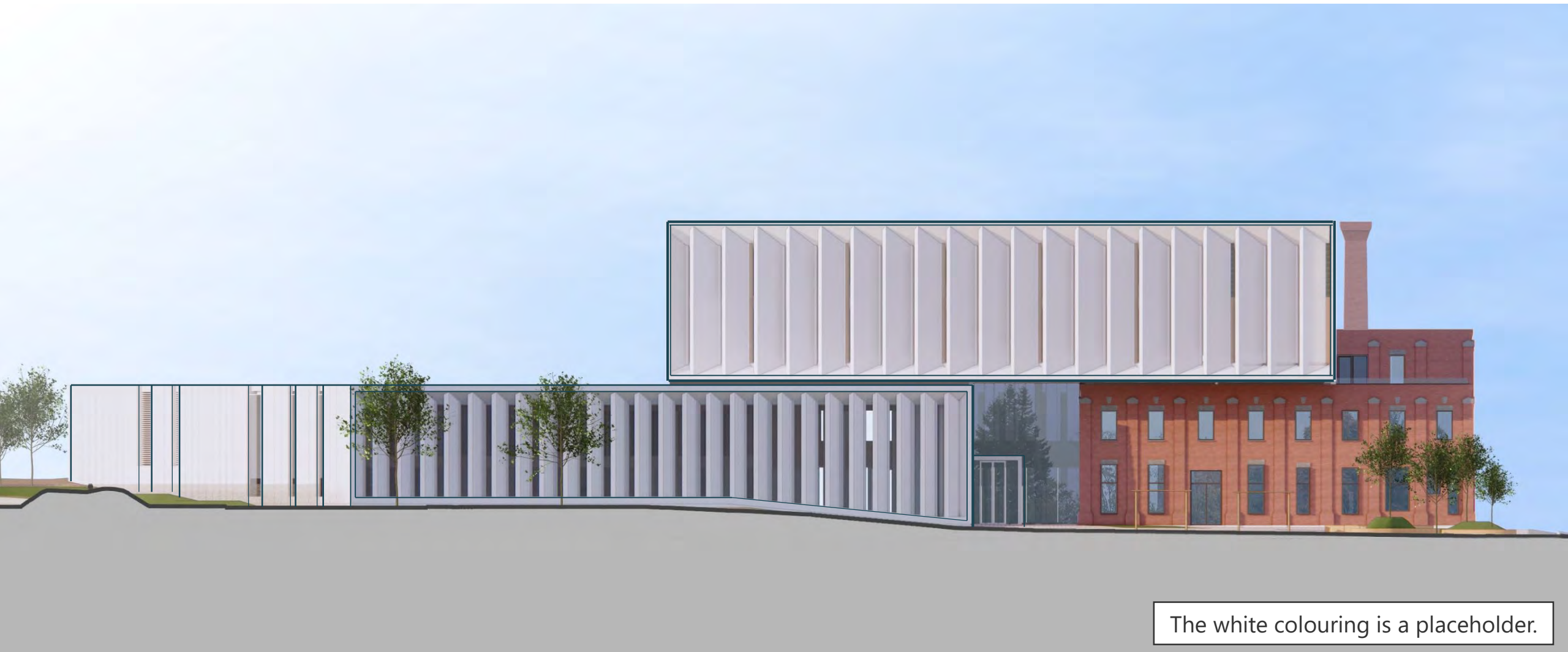
The white building colouring is a placeholder.
The materials/colours require more study and discussion.

Building Design - Wabash Avenue View



The white building colouring is a placeholder.
The materials/colours require more study and discussion.

Building Design – West Elevation



Building Design - Park view



The white building colouring is a placeholder.

Building Design - Park view



The white building colouring is a placeholder.

Building Design - Rail Side View



The white building colouring is a placeholder.

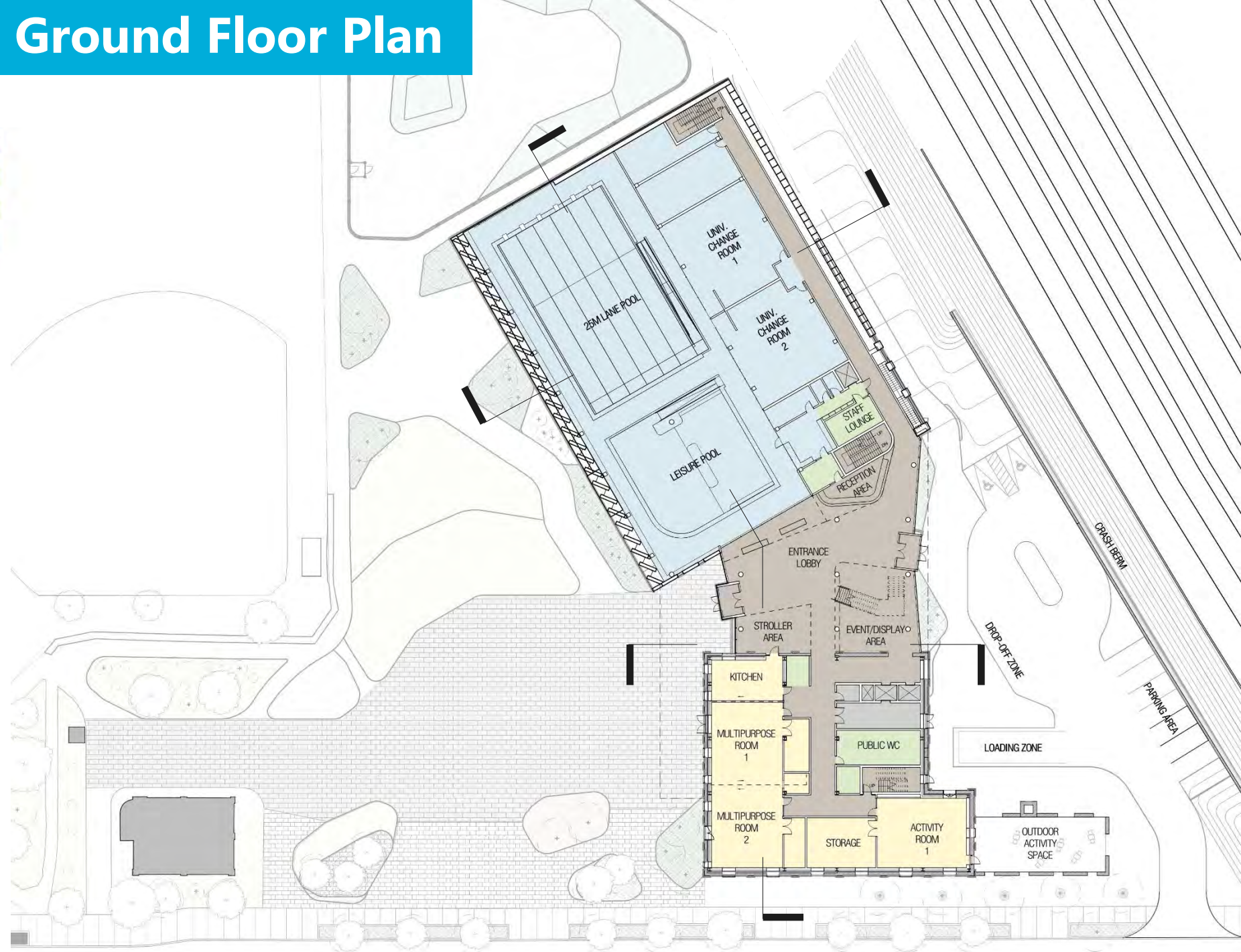
Building Design – South Elevation



The white colouring is a placeholder.

Building Design - Ground Floor Plan

AQUATICS
MULTI PURPOSE
COMMON & ADMINISTRATION
GYM & FITNESS



Entrance Lobby View



Entrance Lobby View



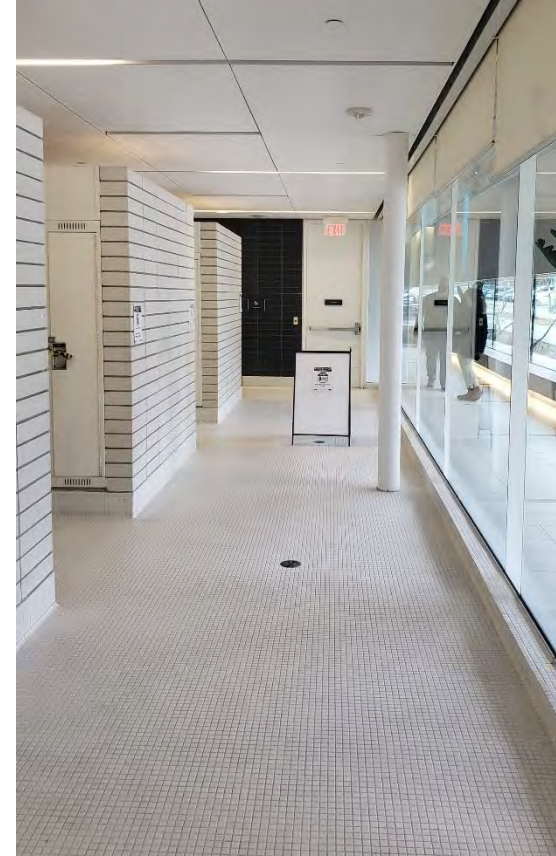
Aquatics view



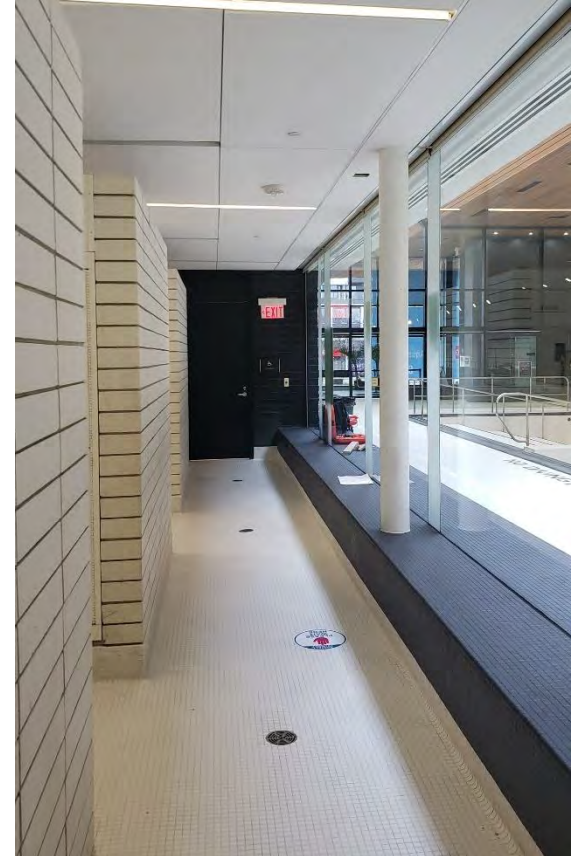
Change Room Examples



CANOE LANDING RECREATION CENTRE

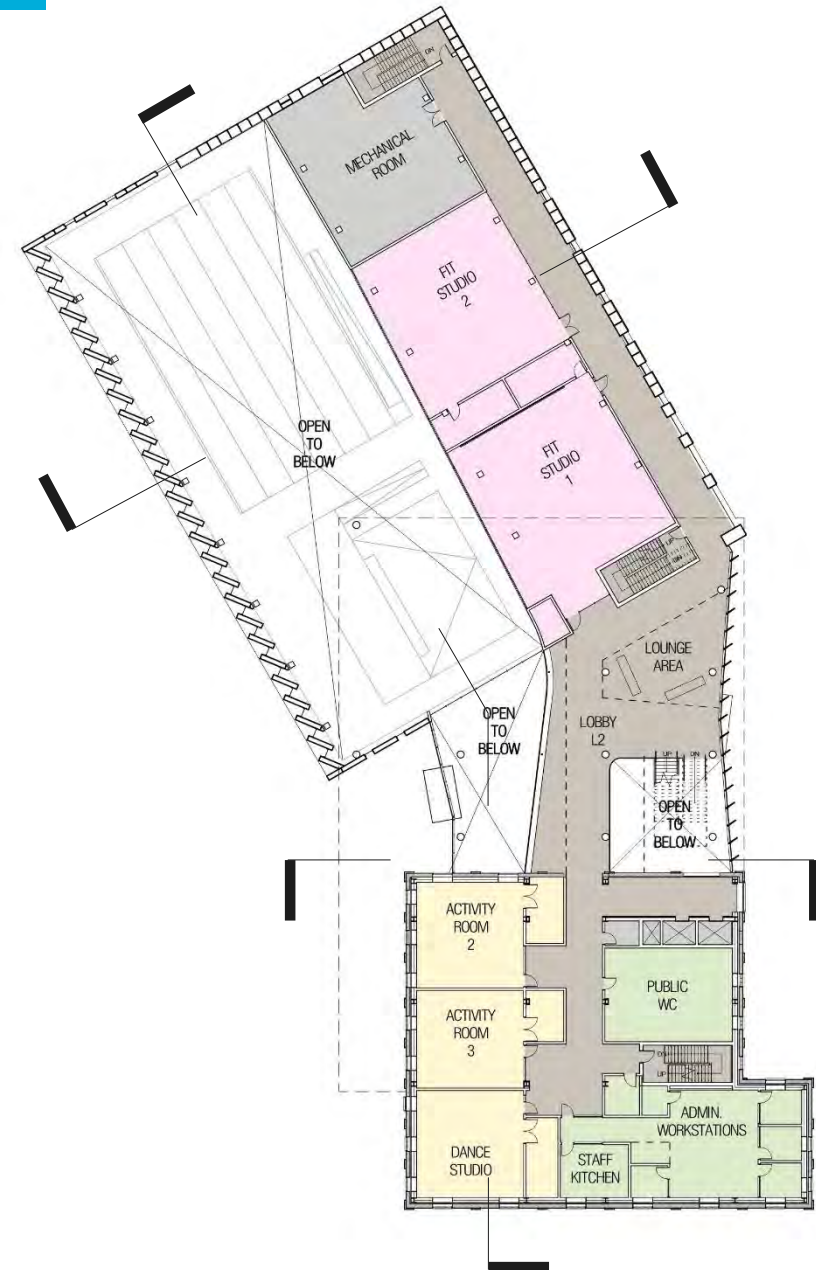


PAM MCCONNELL AQUATIC CENTRE



Building Design - Second Floor Plan

AQUATICS
MULTI PUROPOSE
COMMON & ADMINISTRATION
GYM & FITNESS



Multi Level Lobby Area Views



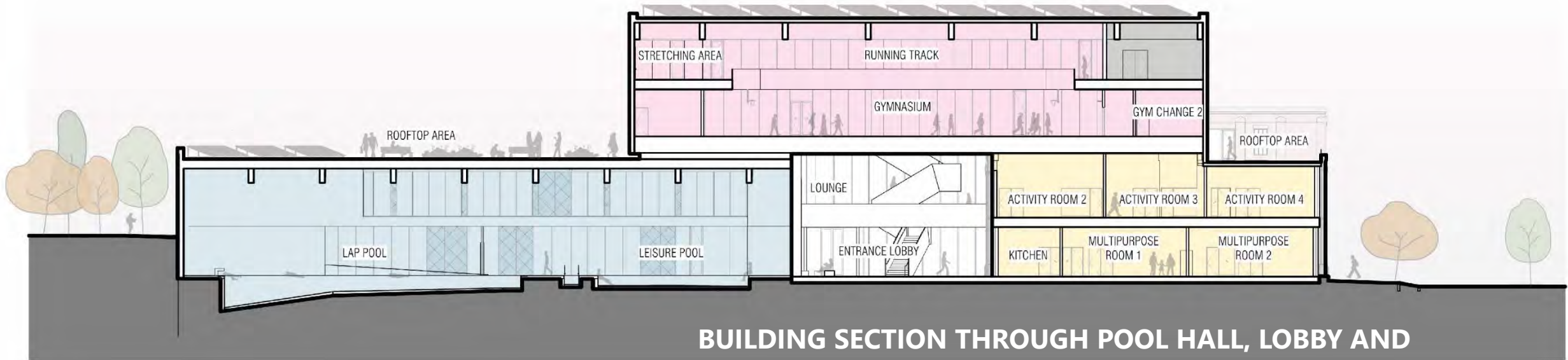
Building Design – North / South Section

AQUATICS

MULTI PURPOSE

COMMON & ADMINISTRATION

GYM & FITNESS

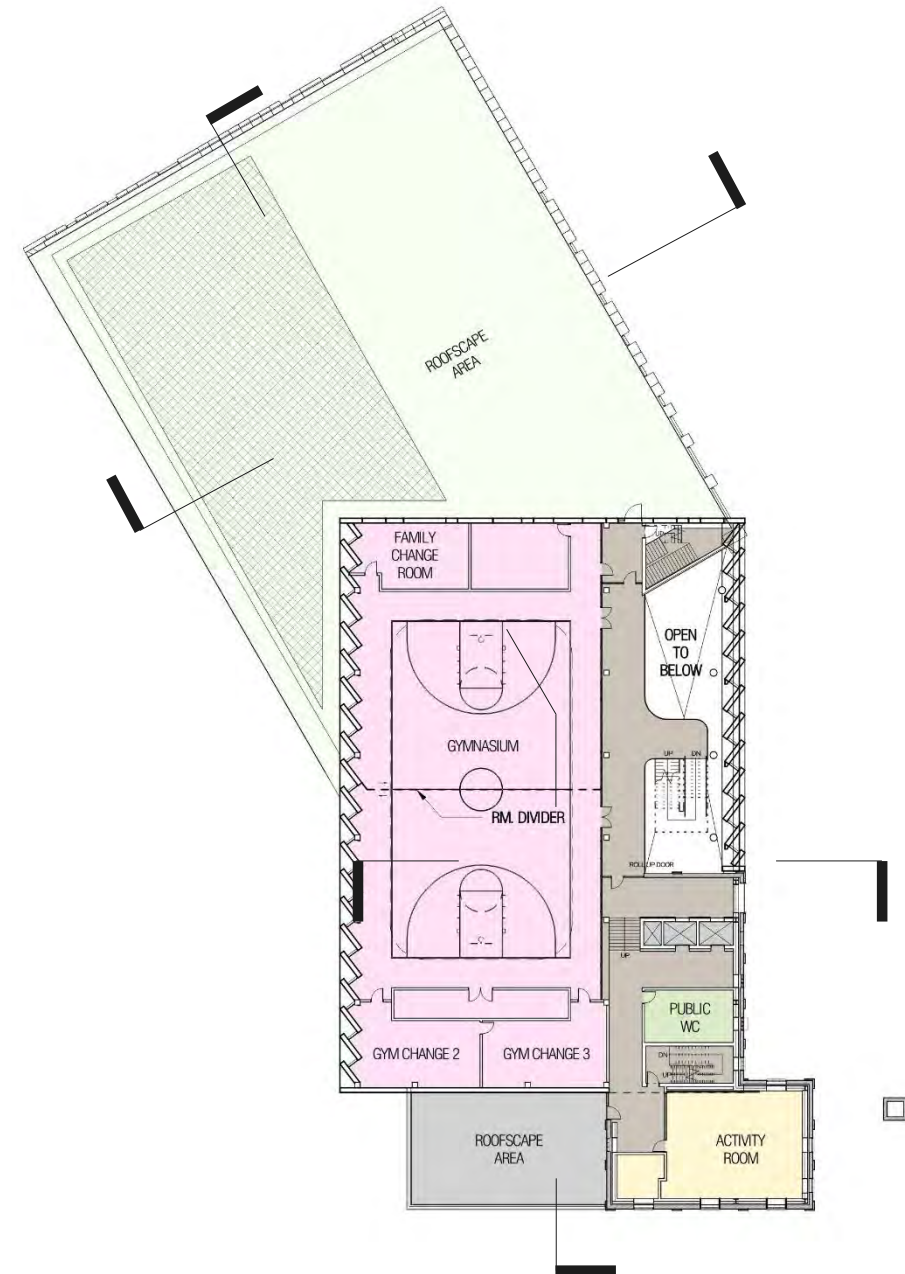


Aquatics – 25m Lane Pool and Leisure Pool View



Building Design - Third Floor Plan

AQUATICS
MULTI PUROPOSE
COMMON & ADMINISTRATION
GYM & FITNESS



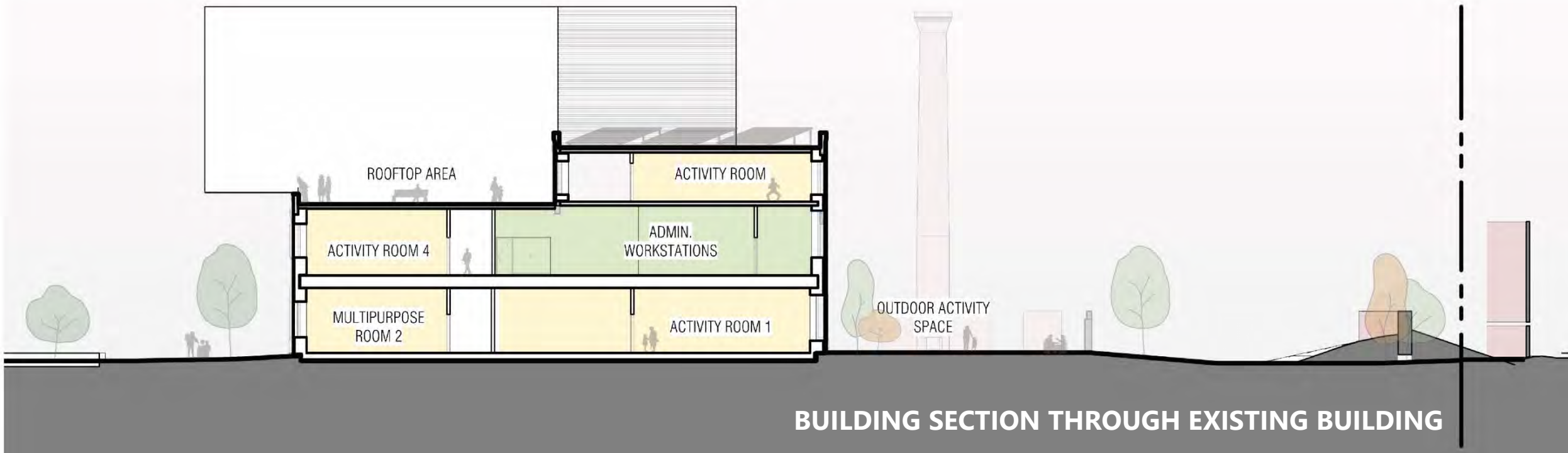
Building Design – East / West Section

AQUATICS

MULTI PUROPOSE

COMMON & ADMINISTRATION

GYM & FITNESS



Activity Room and Rooftop Area Views



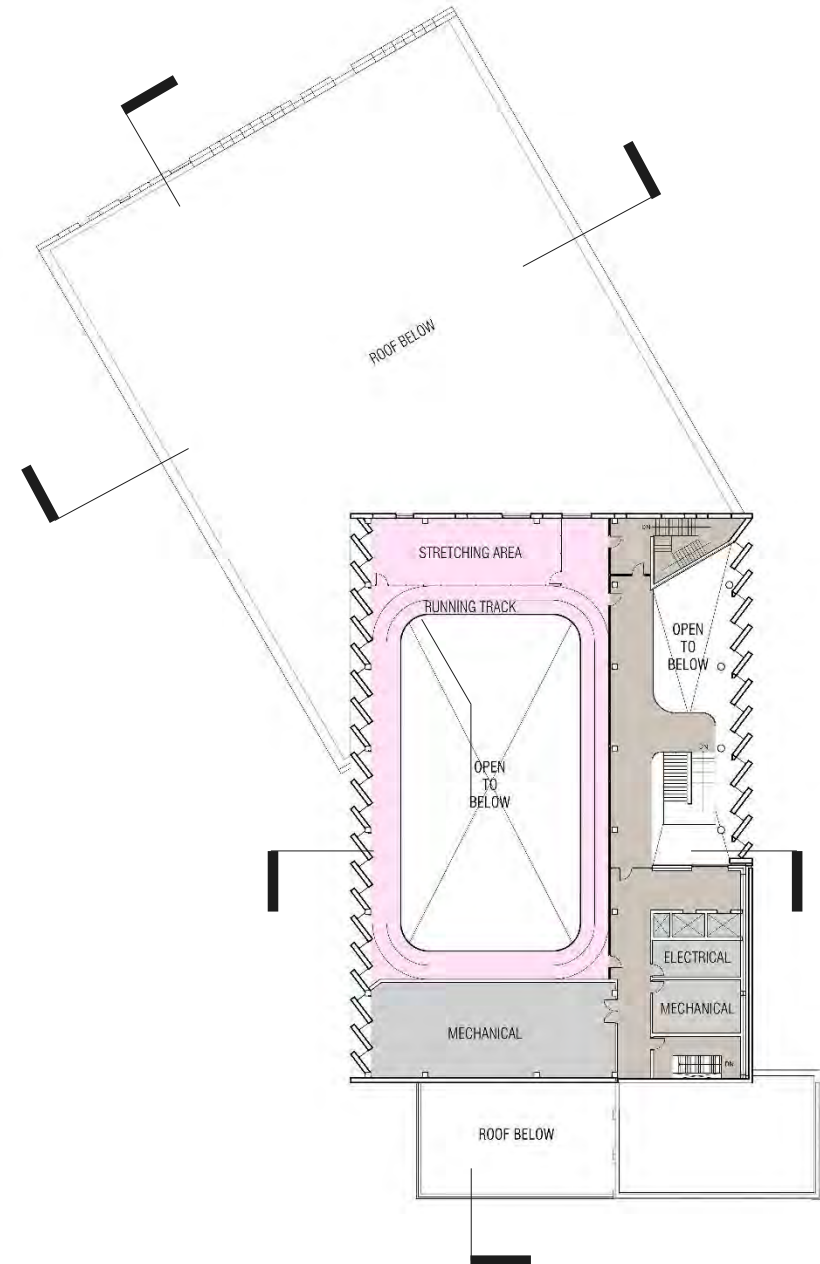
Building Design - Fourth Floor Plan

AQUATICS

MULTI PUROPOSE

COMMON & ADMINISTRATION

GYM & FITNESS



Double Gymnasium View



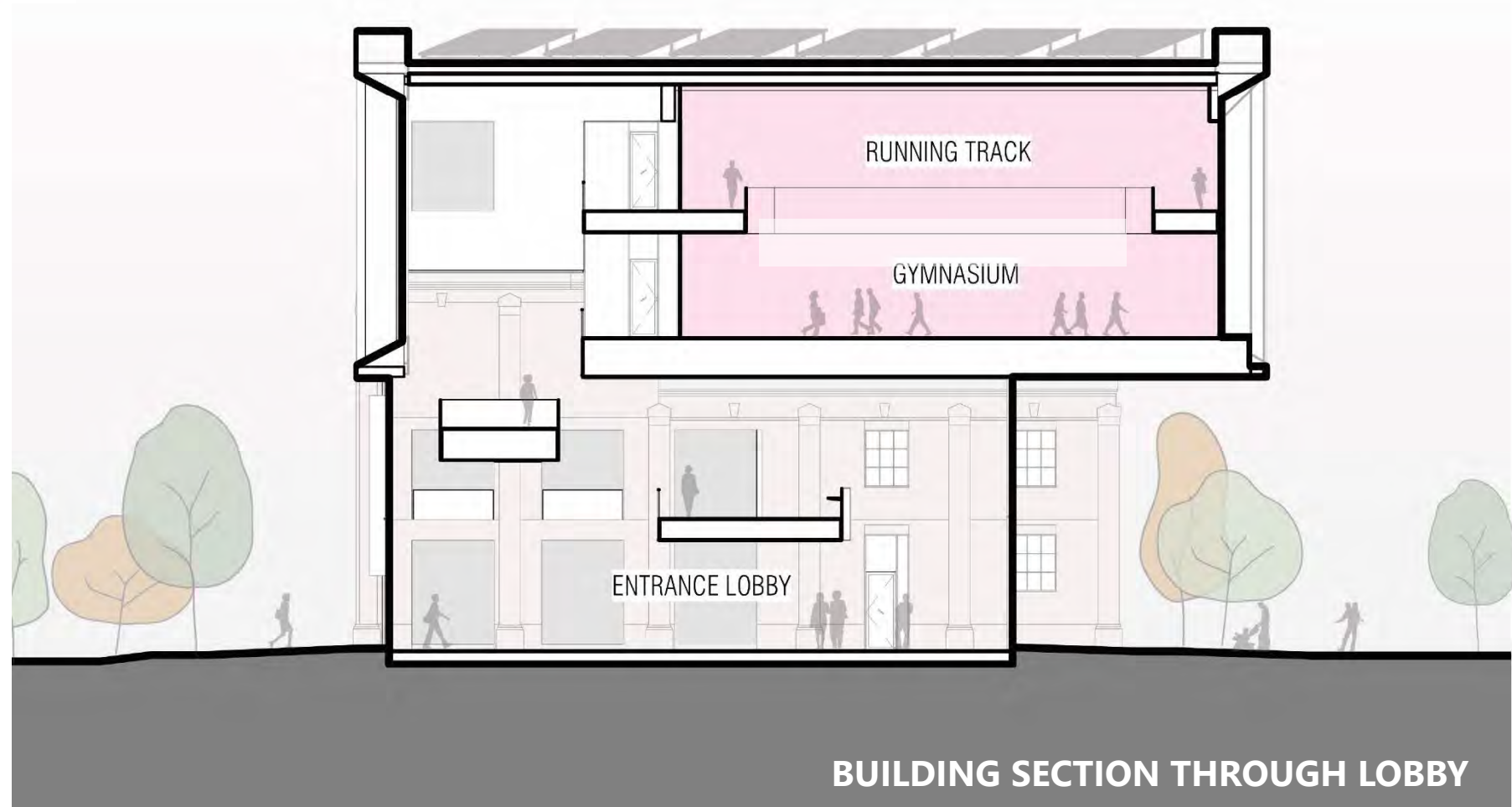
Building Design – East / West Lobby Section

AQUATICS

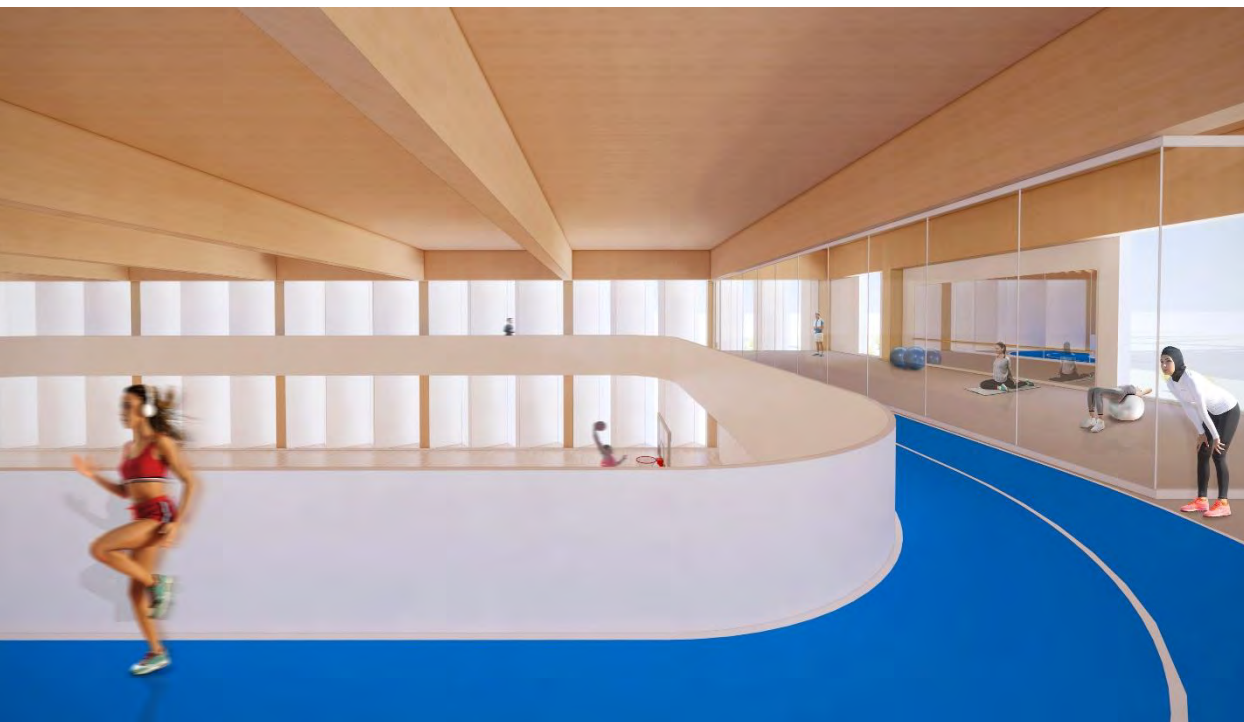
MULTI PURPOSE

COMMON & ADMINISTRATION

GYM & FITNESS



Running Track Area and Fitness Area Views



Building Design - Wabash Avenue View



The white colouring is a placeholder.
The materials/colours require more
study and discussion.

Sustainability

Sustainability– Net Zero Emissions

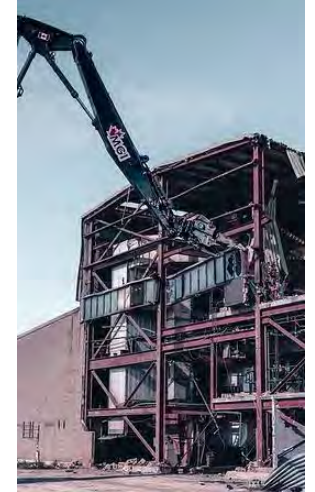


Building Design – Total Carbon

Operational Carbon Emissions due to **energy** and **water use** during a building lifetime

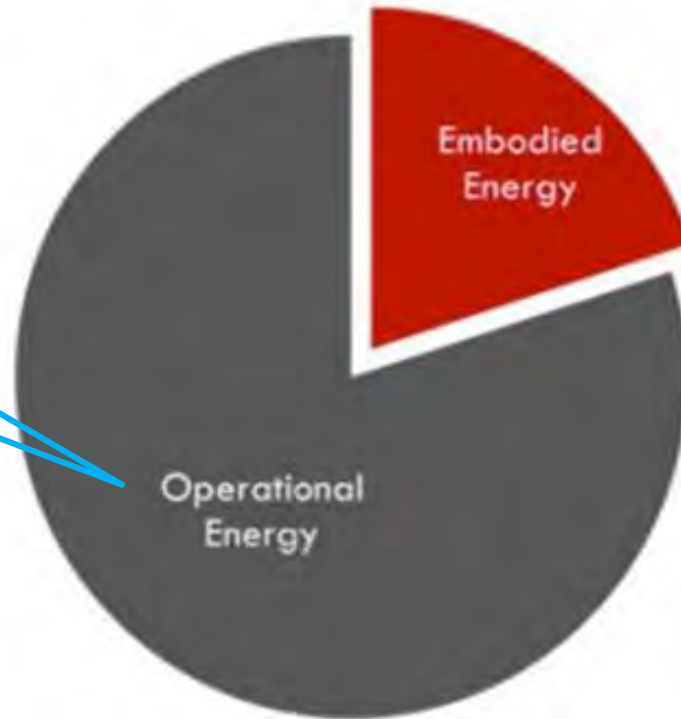


Embodied Carbon Emissions due to **product manufacturing**, **construction**, **in use** and **end of life** of a building

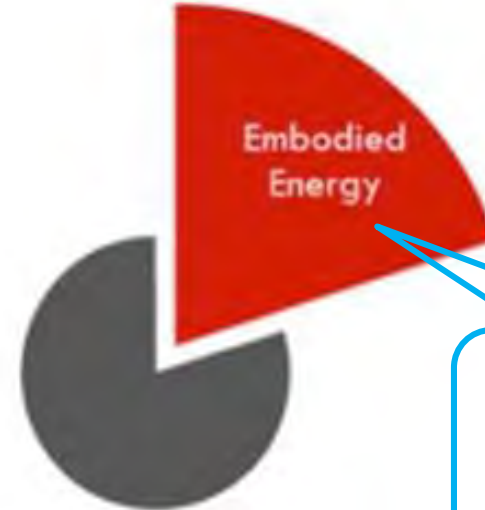


Why is embodied carbon Important ?

The industry is getting good at reducing this (i.e. Net Zero Energy buildings)...



Typical Building



...but still has many opportunities to improve reductions efforts here

High Performance

What can be done to reduce Embodied Carbon ?

- Dematerialize (optimize for material efficiency):
less material = less embodied carbon
(generally)
- Focus on “**carbon smart**” choices for especially carbon-intensive products like concrete, steel, wood, and insulation
- Use or **repurpose** existing building components
- Use salvaged and/or **recycled materials**
- Design for durability and maintainability
- Use **locally sourced materials** and products
(reduce transportation)
- Use products that utilize **low-emissions transportation** options in supply chain

“Carbon Smart” Building Materials – Mass Timber



Sustainability– Energy Targets – TGS v4

- Using whole-building energy modelling, design the buildings to demonstrate an annual **Greenhouse Gas Intensity (GHGI)** of 0, and meeting **one** of the following minimum energy performance options:
- Minimum TEUI of 100 eKWh/m²/yr and TEDI of 30 eKWh/m²/yr
- Energy efficiency at a minimum 50% better than Ontario Building Code compliant building (Ontario Building Code, SB-10 Division 3 2017)
- Passive House levels of energy performance including registration and certification
- **Follow the CaGBC Zero Carbon Building Standard v2 (Net Zero) design or performance standard including registration and certification**

Steps to Creating a Net Zero Carbon, All Electric Building



- Design a Great Envelope First



- Maximize Light and Fresh Air



- De-Couple Ventilation with Space Conditioning

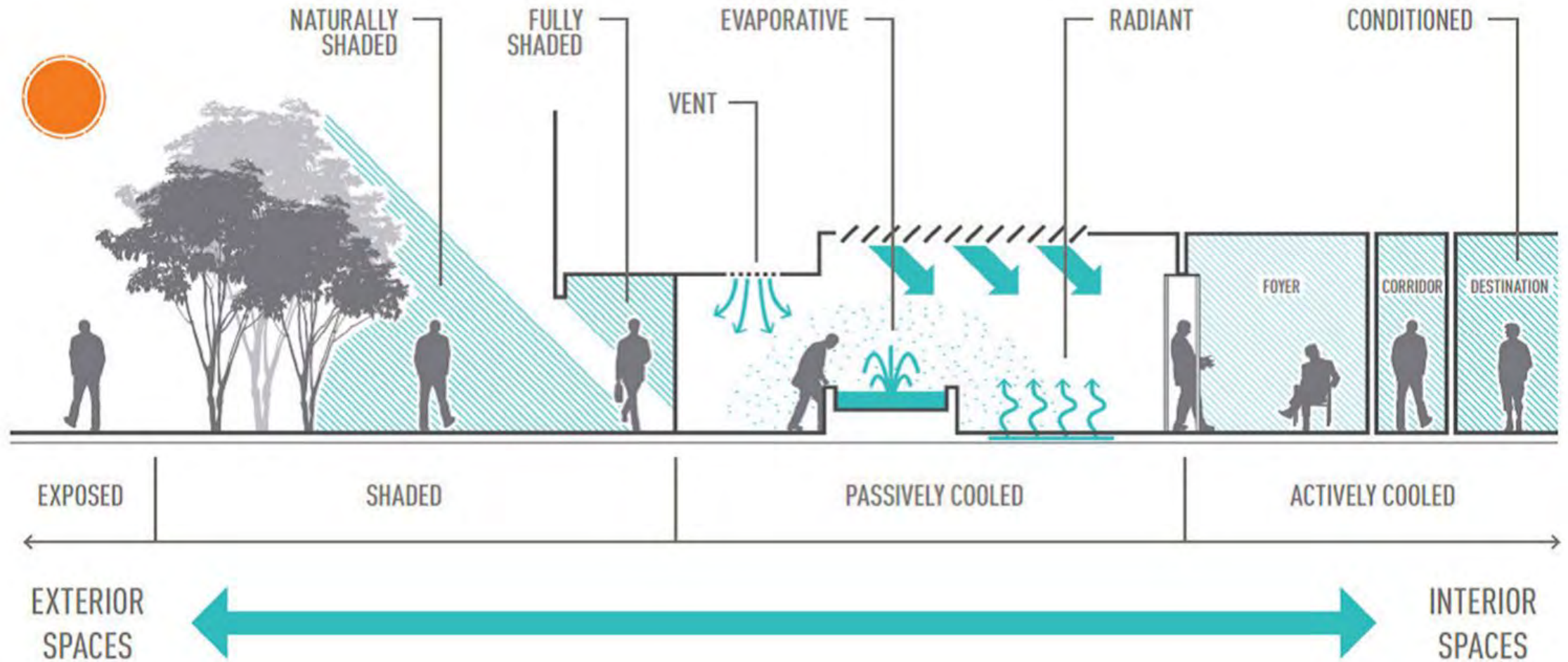


- Effectively Manage Electrical Energy



- Right Size Renewable Energy

Design a Great Envelope First – Minimize Active Systems



Sustainability - Passive System - Natural Ventilation

- Use **operable windows** to bring natural air into the building and **minimize use of mechanical ventilation and conditioning**

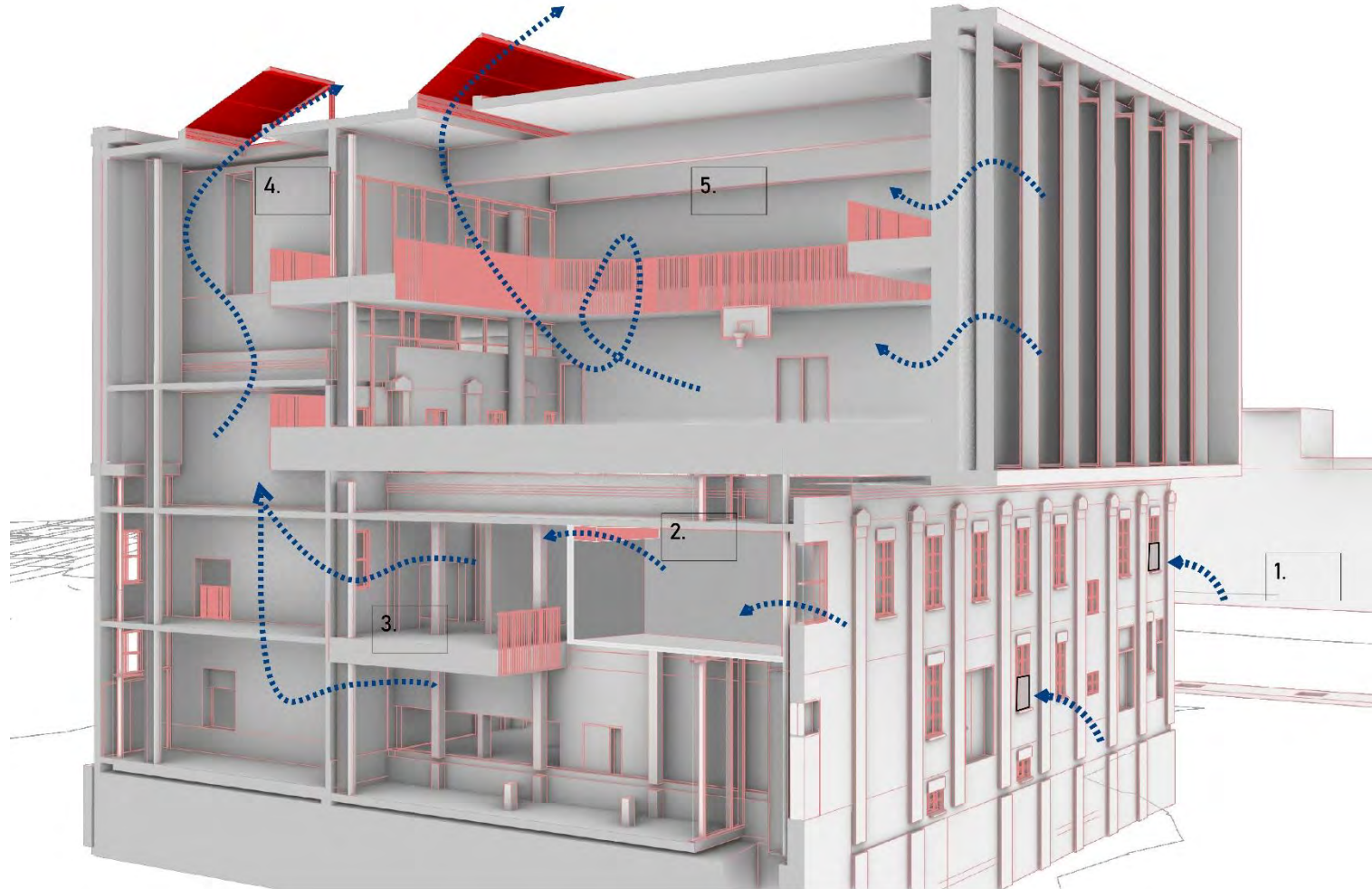
1. AIR ENTERS ATRIUM AND ACTIVITY ROOMS AT L1 AND L2. COOL AIR DISPLACES WARM AIR THROUGHOUT THE ATRIUM.

2. HIGH LEVEL ATTENUATED VENTS ALLOW AIR TO TRANSFER TO CORRIDORS

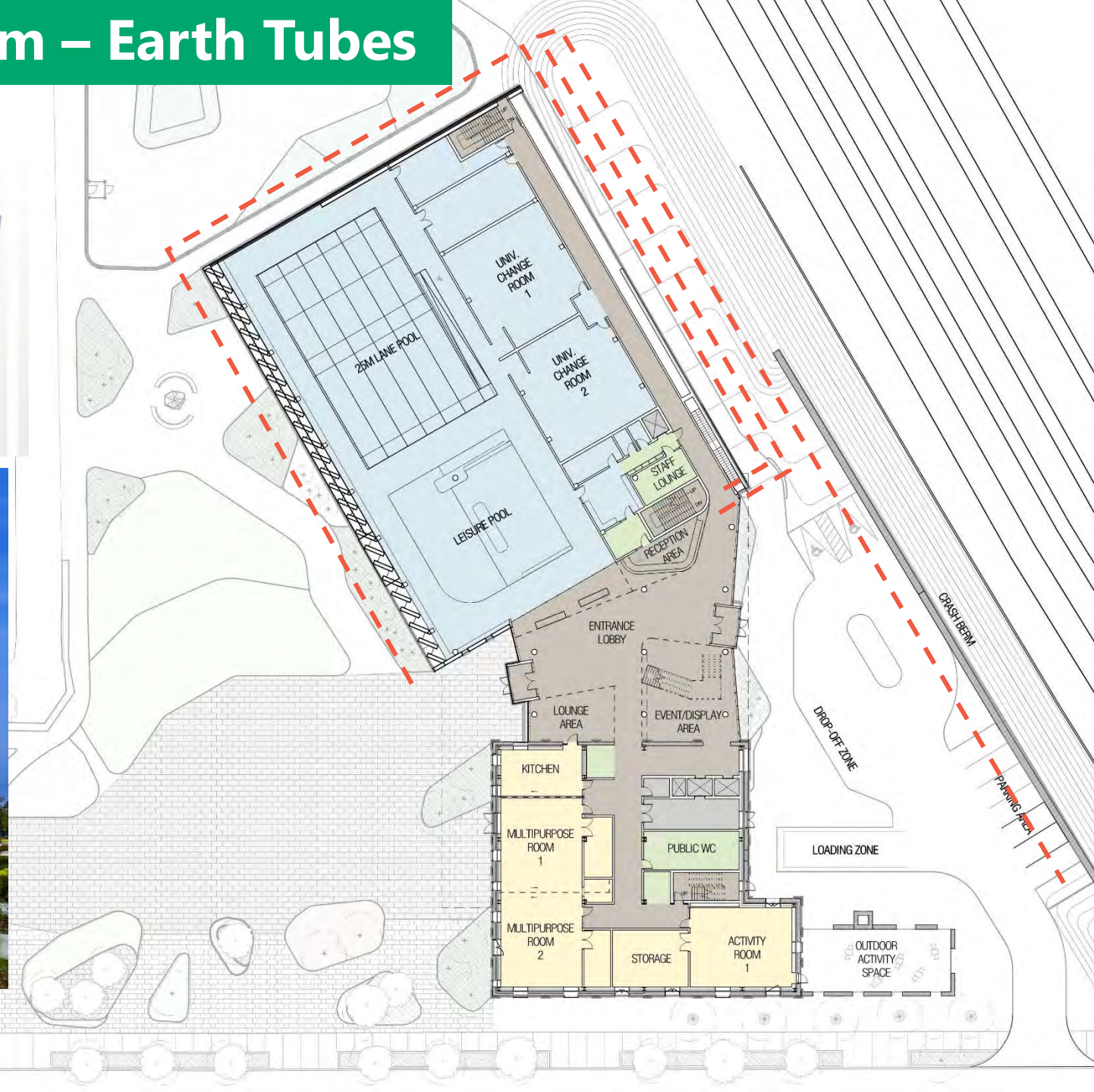
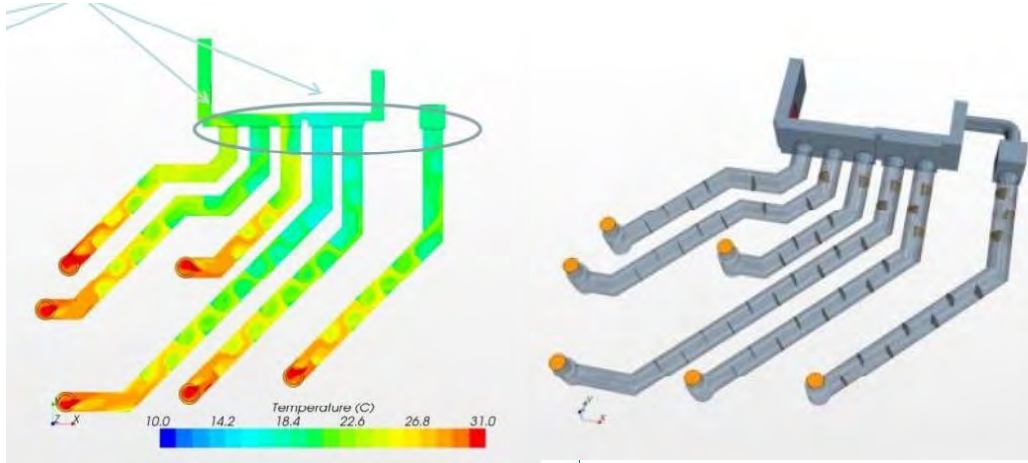
3. USED AIR RISES THROUGH THE INTERCONNECTED ATRIUM BY MEANS OF STACK EFFECT

4. WARM AIR EXHAUSTS AT HIGH LEVEL ATRIUM SKYLIGHT. WIND PRESSURE GENERATES ADDITIONAL NEGATIVE PRESSURE, DRIVING MORE AIRFLOW.

5. AIR ENTERS BOTH LEVELS OF THE GYM AND EXHAUSTS AT HIGH LEVEL SKYLIGHT



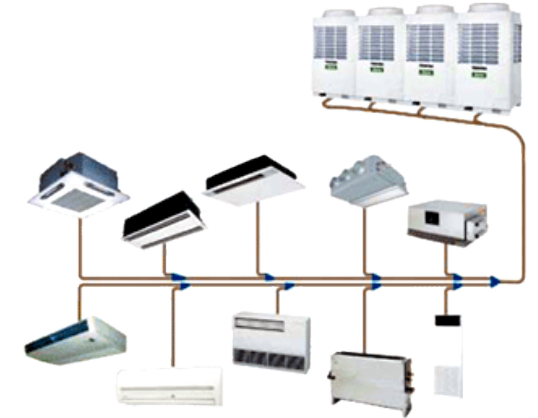
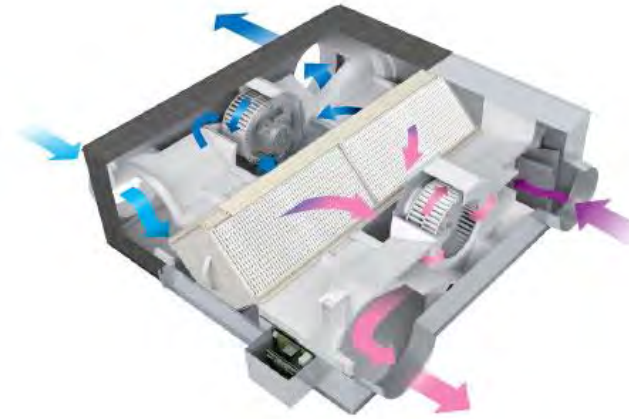
Sustainability – Passive System – Earth Tubes



Sustainability – Active Energy Savings Strategies

Low Carbon, High Efficiency System

- Dedicated Outdoor Air System (DOAS)
- Variable Refrigerant Flow (VRF)
- Air Source Heat Pumps (ASHP)
- Water Source Heat Pumps (WSHP)
- Thermally Activated Building Slab (TABS)
- Radiant Ceiling Panels
- Geo-Exchange Systems
- Displacement Ventilation/UFAD
- Heat Recovery Systems
- Solar Thermal/Photovoltaic

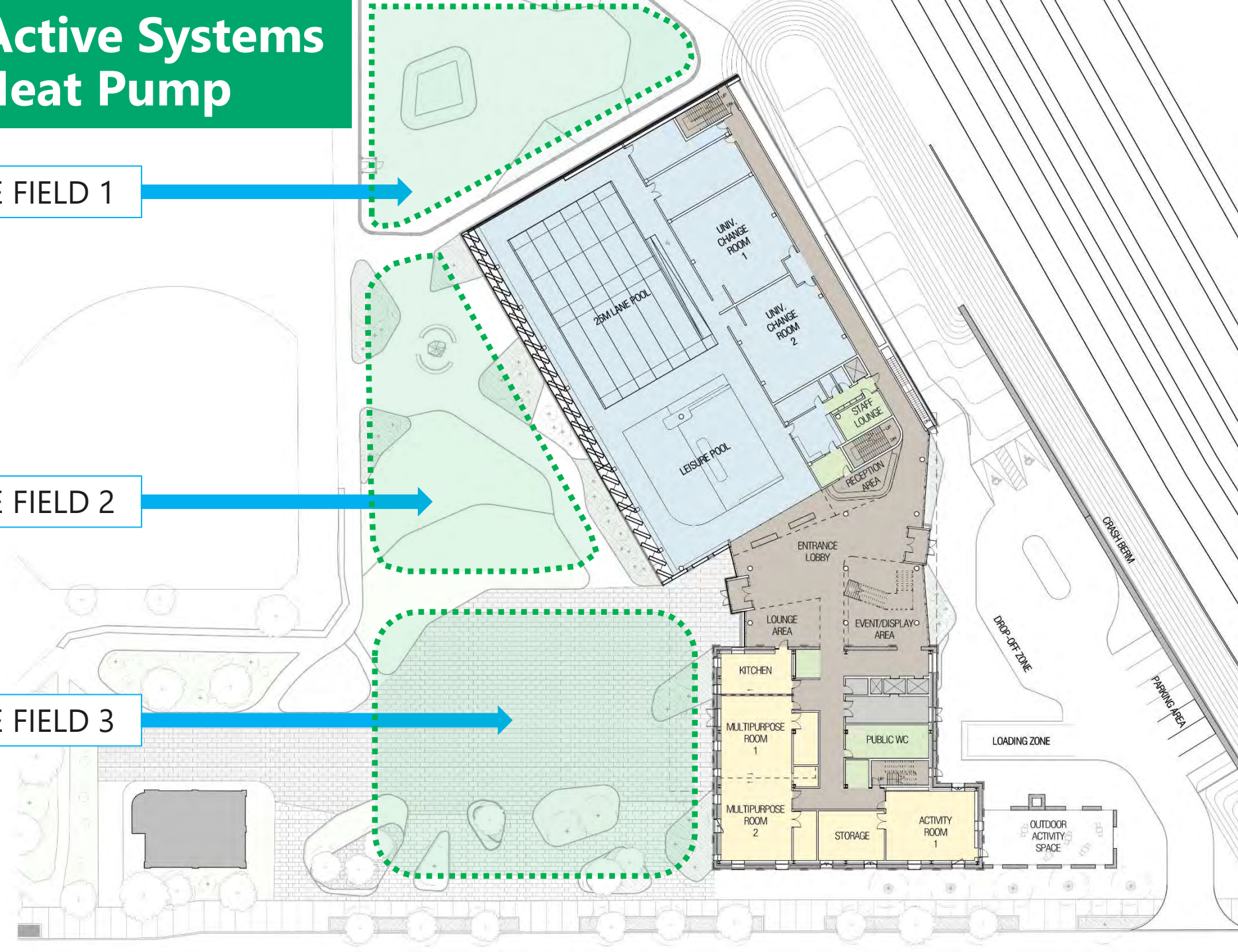


Sustainability – Active Systems Ground Source Heat Pump

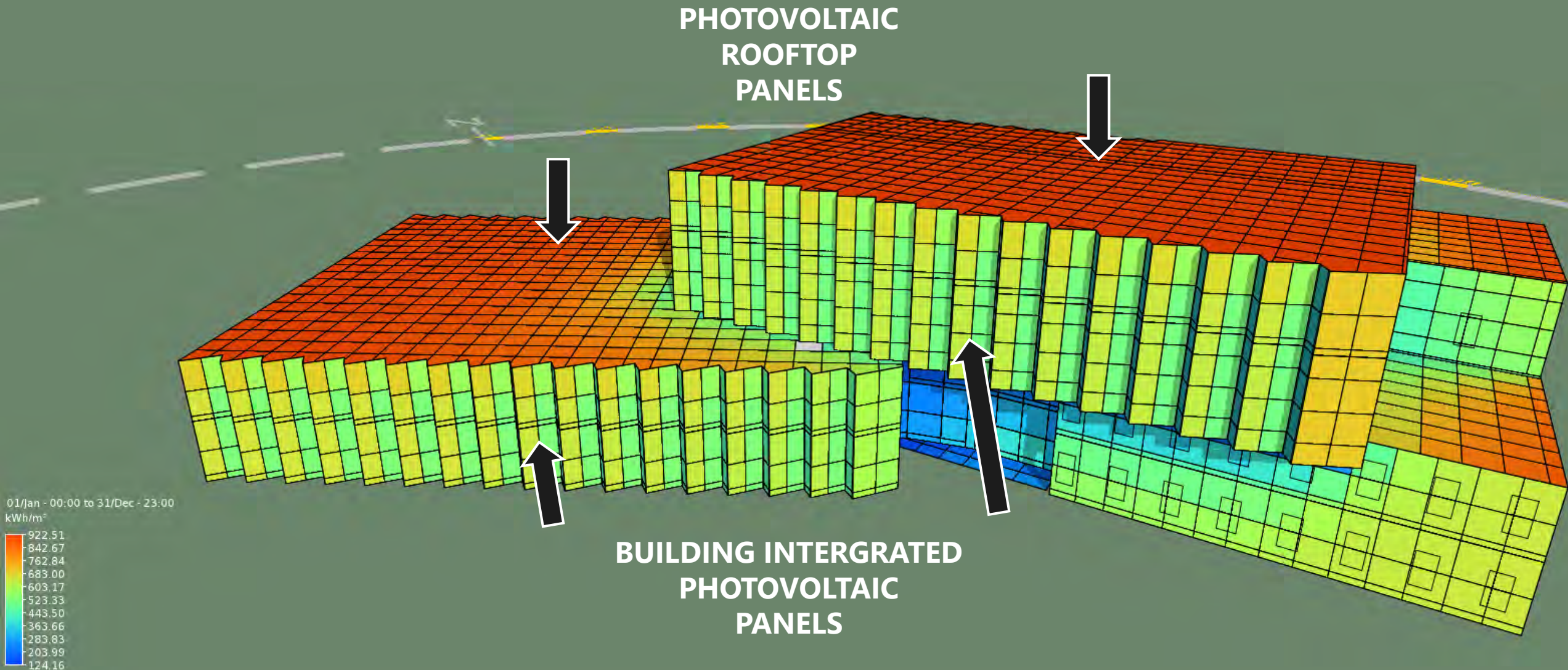
POTENTIAL GEO-EXCHANGE FIELD 1

POTENTIAL GEO-EXCHANGE FIELD 2

POTENTIAL GEO-EXCHANGE FIELD 3



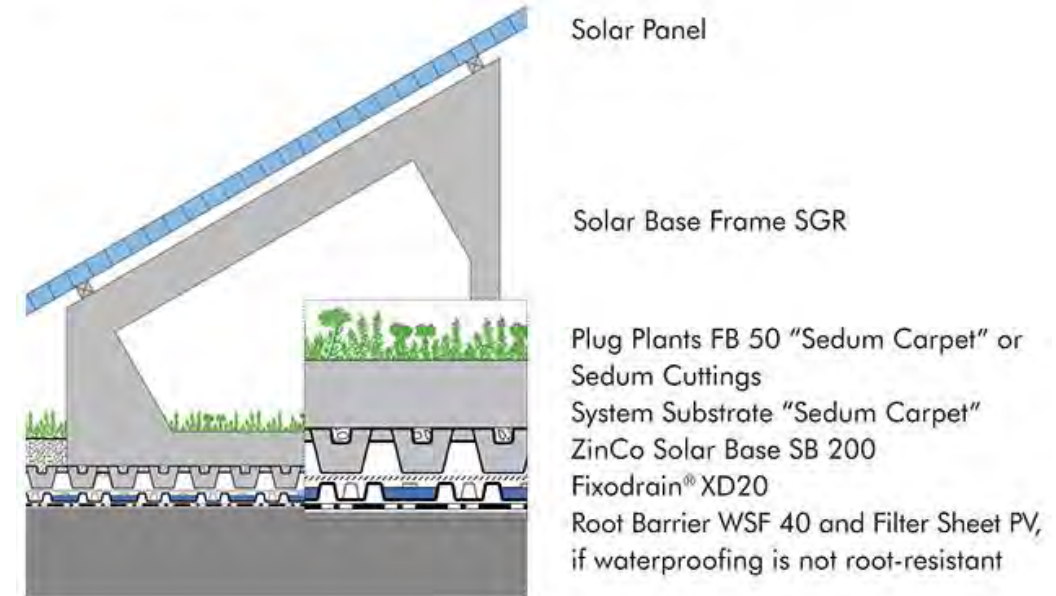
Sustainability – Active Systems – PV / BIPV



Sustainability – PV + Green Roof

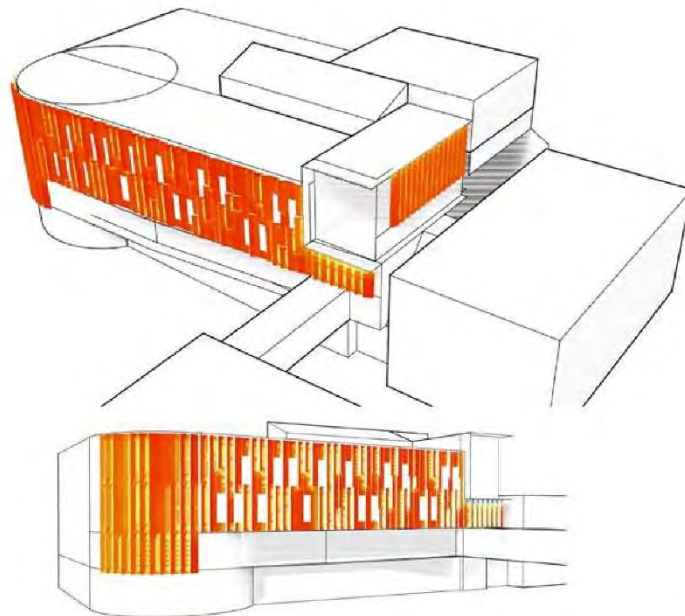
- Study in Sydney, Australia showed **+3.6% more efficient**, with **+13% daily output**
- Thought to stem for cooler roof temperatures (20C cooler on green roof)
- Planting provides ballast for PV
- Synergy with site water balance requirements and diminished rainfall runoff

System build-up

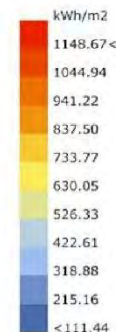


Sustainability – Active Systems – BIPV

- **Red River College** in Winnipeg, Manitoba
- Architect: **Diamond Schmitt**
- Summary: The PV and back-up wall costs about the same as good curtain wall; it operates at about 85% of the roof-top efficiency; our installation produces about **7% of the building's annual energy**.
- Product: Solar Lab

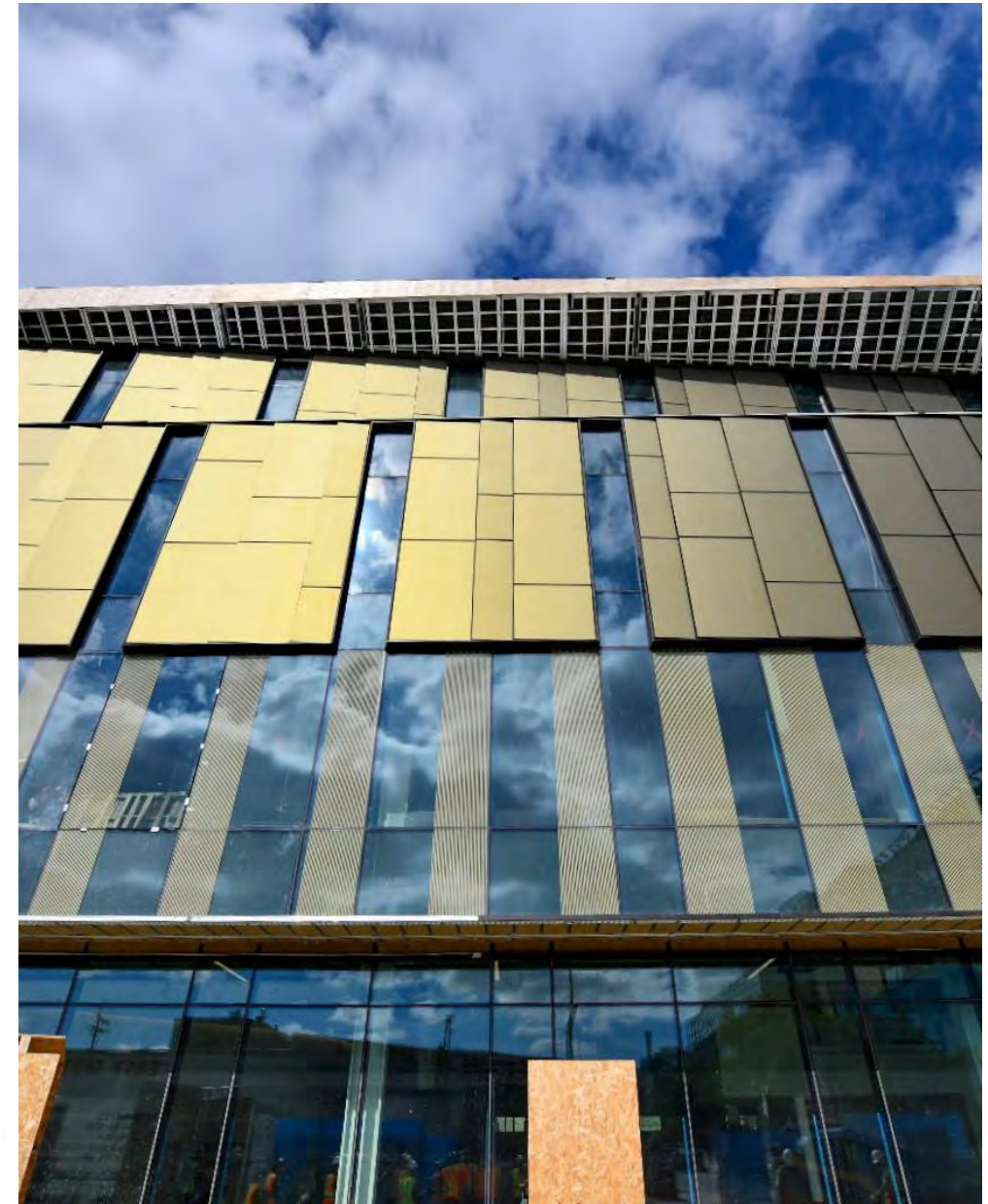


PV AREA (SQM):
679



Total Radiation: 618927

ENERGY USE INTENSITY OFFSET:
9.56



Next Steps

Next Steps

This Phase of Consultation:

- **Public Meeting** (Today)
 - Meeting recording posted online next week (auto-captioning & translation)
 - Summary and presentation will be posted online
- **Online Survey** – Today to November 17
 - Summary will be posted online
- **Youth Engagement**
- **Community Resource Group Meeting** - Early December
- **Indigenous Advisory Circle Meeting** - Early December

Last phase of engagement Winter 2021: Present preferred design

Public Art Competition

Presentations to: Design Review Panel, Heritage Preservation Services, Metrolinx

Project Webpage & Survey: toronto.ca/WabashCRC

Q & A / Your Feedback

Discussion

1. What are your thoughts on the draft preferred building and landscape design? What do you like? Do you have any concerns and suggestions on how to address them?
2. Does the proposed design support the activities you'd like to participate in? Do you have any suggestions to support those activities?
3. Do you have any other advice for the City and the design team as they refine the preferred building and landscape design?

**Share your detailed
feedback through
the online survey**

Nov 3- Nov 17

toronto.ca/WabashCRC

Next Steps

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Thank you!

