

Moss Park park Improvements & John Innes Community Recreation Centre Replacement Project

SUMMARY REPORT:

Public Meeting #1 and Online Survey

June 20, 2022



Table of Contents

1.0 Introduction	3
1.1 Project Context	4
1.1.1 Project Goals	4
1.1.2 Key Project Components	5
1.1.3 Project Schedule	8
1.2 About this Report	8
1.2.1 Engagement Timeline	8
2.0 Engagement Overview	9
2.1 Engagement Objectives	9
2.1.1 Engagement Approach	9
3.0 What We Heard	10
3.1 Key Insights	10
3.2 Pre-Engagement Outcomes	12
3.3 Public Meeting #1 Summary	12
3.3.1 Public Meeting Participation	12
3.4 Public Survey Summary	15
3.4.1 Demographic Profile of Survey Respondents	15
3.4.2 Survey Responses	15
Appendix A: Project Presentation	20
Appendix B: Public Meeting Questions and Comments	62

1.0 Introduction

The City of Toronto is leading a redesign of Moss Park and replacement of the 70-year-old John Innes Community Centre. The goal is for these spaces to serve the current and future needs of all of the diverse Moss Park community including vulnerable and equity-deserving populations in the area, the many new community members, and support the population growth in the area.

The redesigned Park and Community Recreation Centre will serve as a gathering place for an array of people, communities, and experiences.



FIGURE 1: Map of the proposed location of the new Community Recreation Centre in Moss Park

1.1 Project Context

In 2015, the project More Moss Park aimed to redevelop the park and replace the community recreation centre with a new facility that centered LGBTQ2s+ communities and expanded the services offered. The project was a partnership between the 519 and the City of Toronto. In 2016 the project was deemed not feasible and it was determined that it would not move forward. The community and stakeholder engagement program for More Moss Park was extensive. The scope of the current Moss Park park Improvements and John Innes Community Recreation Centre replacement project are different with the community recreation centre retaining a recreation mandate. However, the insights, knowledge and data gathered through the More Moss Park consultation and engagement laid the groundwork that this project will build on.

1.1.1 Project Goals

Launch a new initiative to replace the John Innes Community Recreation centre with a new CRC and make extensive improvements to the park through a consultation process that is informed by the insights of the *2015 More Moss Park* project, with the following key project goals:

1. Replace the John Innes CRC with a bigger facility that meets the standards set out in the City's Recreation Facilities Master Plan and that can better meet the community's needs.
2. Redesign the park to meet current and future needs.
3. Build on the park's long-standing role as a hub for the diverse communities and people of Moss Park.
4. Ground the project by honouring local communities and by building on the assets of the park and community and the experiences and goals of diverse park users.
5. Build on the input received from the previous *More Moss Park* community consultation process.
6. Deliver an accessible and welcome place for all members of the Moss Park and John Innes CRC community.
7. Work closely with the community throughout the project.

1.1.2 Key Project Components

Every project component will be shaped by public input collected throughout the process. The following is a detailed list of project components, features and opportunities for which the City wants to collaborate with the local community.

MAJOR PARK IMPROVEMENTS

- **Extensive Park improvements with passive and active recreation amenities**
- **Support equity-deserving groups in park and recreations programs**
- **Integrate Indigenous placekeeping elements**

- Opportunities for park improvements, including walking, seating & gathering areas
- Opportunities for recreation and park amenities, such as playground, splash pad, , walking paths, tennis, basketball, dedicated dogs off leash area etc.
- Indigenous placekeeping (to be identified with Rights Holders and local Indigenous communities)
- Opportunities for key safety features, such as sight lines & lighting
- Improve community gardens area in the park to align with initiatives to support food security and urban agriculture
- Initiatives to support ecological & social sustainability & resilience of the park

NEW COMMUNITY RECREATION CENTRE

- **Double gym**
- **2 Pools**
- **Multi-use community space**

- Opportunities for the included program in the Community Recreation Centre (CRC), such as program interrelationships, flexibility of uses, and relationships to the park
- Community multi-purpose room(s) features and uses
- Lane pool features and uses
- Leisure/tot pool features and uses
- Rooftop features and uses
- Lobby features and uses
- Program adjacencies
- Opportunities for key safety features, such as sight lines, visibility, and views

UPGRADES TO ARENA

- **Exterior Upgrades**

DRAFT DESIGN PRINCIPLES

The following eight *Design Principles* serve as guidance to steer the vision of the project. At this stage (Phase 2), they're being presented to solicit feedback and confirm with the public if these are the correct and/or full list of Design Principles to consider for the project.

DESIGN PRINCIPLE 1: Ensure the design of the CRC and park supports equity, belonging and inclusion.

DESIGN PRINCIPLE 2: Ensure the CRC and Park are accessible to all.

DESIGN PRINCIPLE 3: Create a space that makes safety for all users a priority.

DESIGN PRINCIPLE 4: Design an open, permeable, and transparent environment.

DESIGN PRINCIPLE 5: Maximize, enhance, and improve green spaces.

DESIGN PRINCIPLE 6: Celebrate and share information about the Indigenous history and character of Moss Park.

DESIGN PRINCIPLE 7: Contribute to food security.

DESIGN PRINCIPLE 8: Be sustainable and carbon neutral.

DRAFT BIG MOVES

The Project team compiled thirteen *Big Moves* that describe priority actions that the City intends to take. At this stage (Phase 2), they're being presented to solicit feedback and confirm with the public if these are the correct and/or full list of Big Moves to consider for the project.

BIG MOVE 1: Maintain a large area of open parkland with frontages onto Queen and Shuter by building the new CRC along Sherbourne St., over the existing footprint.

BIG MOVE 2: Establish a cohesive design language between the CRC and the Arena and a strong relationship between both buildings and the future Moss Park subway station.

BIG MOVE 3: Optimize opportunities for rooftop access to the new CRC.

BIG MOVE 4: Incorporate spaces for prayer and ceremony.

BIG MOVE 5: Ensure washroom access from the outside of the building.

BIG MOVE 6: Create a new urban gateway at Queen and Sherbourne.

BIG MOVE 7: Integrate Indigenous placekeeping throughout the park.

BIG MOVE 8: Establish a renewed urban canopy of trees on Queen Street to match the Shuter edge.

BIG MOVE 9: Maintain and enhance key pedestrian pathways and access points into the park.

BIG MOVE 10: Maintain and enhance existing permeable park edges and protect the existing urban canopy along Shuter Street.

BIG MOVE 11: Maintain the strong Sherbourne St. urban built edge and enhance the relationship between the CRC/Arena/Park and Metrolinx Station with improved visual and physical connectivity and accessibility.

BIG MOVE 12: Remove the baseball diamond to accommodate a wider range of park uses.

BIG MOVE 13: Add a fenced, dedicated dogs off leash area to the park to support the growing number of residents with dogs in the intensifying neighbourhood, and to protect other park amenities and park users from conflict with dogs.

1.1.3 Project Schedule

- Spring 2021: Procurement of architect and landscape architect design services and community engagement consultant
- ***WE ARE HERE - Spring/Summer 2022: Community engagement – Building on the Vision**
- Summer/Fall 2022: Community engagement – Early Design Ideas
- Winter/Spring 2023: Community Engagement – Preferred Design
- Spring 2024: Hire a construction team
- Summer 2024 to Fall 2027: Community Recreation Centre construction
- Spring 2025 to Fall 2027: Park construction

1.2 About this Report

This meeting summary report, prepared by PROCESS, summarizes the key findings that emerged during the first public meeting, held on June 20, 2022, as part of the Moss Park park Improvements & John Innes Community Recreation Centre Replacement Project as well as the public survey that was live until July 3, 2022. This report summarizes the feedback and input collected from these engagement activities.

1.2.1 Engagement Timeline

The following is a list of upcoming public engagement activities (schedule is anticipated and subject to change as the project progresses):

- **Public Meeting #1: June 20, 2022 (COMPLETED)**
- Pop-ups throughout the park: Summer 2022 - Winter 2023
- Public Meeting #2: Fall 2022
- Public Meeting #3: Winter/Spring 2023

2.0 Engagement Overview

2.1 Engagement Objectives

The goal of this phase of engagement was to present and workshop with the public, the **draft Vision, Principles and Big Moves**, as well as the project's **engagement approach and objectives**. These drafts were developed from the data gathered through the 2016 More Moss Park process, as well as pre-engagement meetings with various stakeholders. The project team wanted to have a better understanding of evolving local issues and how the project can best support local needs.

2.1.1 Engagement Approach

The engagement process was designed to reach and listen to the general public. It included the design of a public survey (hosted digitally on CheckMarket and available by phone for those who required assistance) and one open house hosted virtually on Webex.

A total of 30 members of the public participated in the open house and 211 responded to the survey (open from June 20 - July 3, 2022).

Open House Structure: During the 2.5-hour virtual public meeting, the City of Toronto, PROCESS, The Planning Partnership, Two Row Architect and MJMA Architecture and Design guided participants through a presentation about the park improvements and new Community Recreation Centre as well as a facilitated discussion to garner feedback about the presentation.

Project context including the timeline for improvements to the park, site context, planning and policy context of the park. They then provided an overview of the important considerations for the park redevelopment which included a high-level overview of the Big Moves and the replacement of the John Innes CRC. Participants also heard about the Engagement Goals including protocols for Indigenous Engagement. Participants were then placed into breakout groups to have smaller group discussions about the Draft Design Principles and Big Moves.

Public Survey Dissemination: The survey targeted residents of Toronto, specifically those with lived experience of the Moss Park community and those who visit the park. The survey was shared at the public meeting, social media and email correspondence to a diverse range of stakeholders that the project team has already engaged.

The Draft Principles & Big Moves for the Moss Park Park Improvements & John Innes Community Recreation Centre Replacement survey was launched via CheckMarket on June 20, 2022 and was accessible to the members of the public until July 3, 2022. The purpose of the 10-minute survey was to share information about the Draft Principles and Big Moves and to give members of the general public an opportunity to provide input on those.

3.0 What We Heard

The following section contains a summary of the feedback received during Pre-engagement, the Open House, Survey and via E-mail. See [Appendix B](#) for full documentation of comments and questions shared during the public meeting.

3.1 Key Insights

Key insights that have emerged from the Public Meeting and Public Survey are consolidated by the theme below.

Strong community advocacy

There is clearly a strong sense of community engagement and concern around how Moss Park is re-designed. Members of the public gave the impression that they would like to get more use out of Moss Park and to make it a community centerpiece.

Accessible space for all

There is overall alignment with the Draft Design Principles and creating a more accessible park for all. However, there were some competing ideas about park programming that were expressed. Some participants raised concerns over those who are experiencing homelessness and frequent Moss Park. Other community members have expressed that installing an off-leash area would limit that space exclusively for dogs and their owners and that the space could be used for other activities.

Participants also wanted to ensure that there were considerations for active transportation and wanted to ensure that mobility devices and strollers were being planned for. Integrating aspects that acknowledged those living with sensory sensitivities was also noted as a criteria for ensuring the park is accessible for all. This can include signage highlighting surprise sounds and experiences or quiet nooks in the playground and in other areas of the park.

Safety

The public voiced many concerns around the topic of safety. Whether it is concerning children, the off-leash dog area, or evening sports, Moss Park needs to be conducive to more “eyes on the park” and to be designed intentionally with safety as a top priority. Physical features such as fencing, and lighting were proposed as ways to ensure safety.

Participants also felt that there is an opportunity to meaningfully integrate the upcoming Metrolinx station into Moss Park, potentially adding foot traffic to the area and increasing the presence of people around the park.

While safety is a top priority, participants wanted to ensure that the different ways diverse communities experience safety were considered and cautioned that sometimes having too much police surveillance could hinder the feeling of safety for racialized or people experiencing homelessness.

Un-Housed Community

Participants felt that people experiencing homelessness need to be a priority for this project. They were concerned about displacement and the interruption of their daily activities such as access to nearby services and resources. However, they felt there needed to be meaningful support provided to ensure that the park is accessible to all community members.

Programming

Some community members expressed a desire to keep the baseball diamond. Regardless of whether the baseball diamond remains, there needs to be improved access to the booking systems for the future sports facilities. Participants also want to see various ways to engage in recreational activities be built into the park: fitness equipment, outdoor pool, a better hockey rink.

Aside from the design of the park, participants felt that there needed to be a response to the social context of the park. This would include providing seniors programming. Overall, participants felt that communal and caring spaces needed to be maintained. This would mean ensuring that the recreation centre should respond to these community needs with relevant programming, partnerships, and support.

Food Security

Participants were interested in the idea of using Moss Park to increase food security. Defining food security initiatives would help the local community better understand those opportunities and to determine whether they would be fit for Moss Park.

Environmental Sustainability

Members of the public were interested in increasing efforts towards environmental protection in Moss Park. They felt that natural materials should be used to build the park and that the park should integrate technology that supports modern necessities (i.e., charging stations for phones and ebikes). There was an emphasis on prioritizing greenspaces. There were concerns about garbage and overall cleanliness of the area. The next steps would be to provide concrete examples of sustainable and carbon-neutral initiatives at the new Park and Community Recreation Centre.

Education about local history

Participants were interested in an opportunity to educate the public about the history of Moss Park. This includes acknowledging all parts of its history, as well as considering a name change. This presents a possible opportunity to celebrate and share information about the Indigenous history and character of Moss Park.

3.2 Pre-Engagement Outcomes

Prior to Phase 2, the City of Toronto conducted pre-engagement meetings with a range of stakeholders including the Council Fire, the Garden District Residents Association, Residents and Sports Groups, Housing and Shelter providers and Service Providers. Overall, stakeholders expressed enthusiasm about improvements to Moss Park and the John Innes Community Recreation Centre. Participants shared that they are interested in how the redevelopment can balance the needs of residents and regional users. Key areas of focus for participants included the following:

- Concern about disruption and displacement of services during construction
- Food security should be an important consideration and is an opportunity for community-building
- Desire for a more open and accessible park and CRC that is welcoming to everyone.
- Desire for more flexible, multi-use spaces for different activities
- Safety is a priority for everyone including that of vulnerable populations such as those experiencing homelessness
- Redevelopment must continue to include Indigenous people and organizations to shape the program design moving forward
- Current Park users should feel welcome and able to use the park and Community Recreation Centre in the future

Participants also felt that the engagement process needs to continue to be proactive. They suggested regularly reaching out to the public and stakeholders via email and other appropriate channels. This was seen as especially crucial when thinking about the most meaningful ways to reach out to unhoused communities and Indigenous communities.

3.3 Public Meeting #1 Summary

3.3.1 Public Meeting Participation

WHEN: June 20, 2022, at 5:30 - 8:00 p.m.

WHERE: Virtually on Webex

ATTENDEES: 30 PARTICIPANTS

PROJECT TEAM: City of Toronto – Parks, Forestry & Recreation Division
PROCESS (Public and Stakeholder Engagement)
The Planning Partnership (Landscape Architecture)
Two Row Architect (Landscape Architecture & Indigenous Lens)
MJMA (CRC Architecture & Design)

3.3.2 Summary of Feedback from Public Meeting #1

Safety

Safety was a topic of discussion during this Open House. The Moss Park improvements need to ensure that the park is safe for local residents, children and visitors. Participants expressed concern that a passive central space will not feel as safe as a space that is programmed, especially at night. Parents in attendance reported that they currently feel uncomfortable with bringing their children to the park.

“When the park is being used the park character changes in a positive way. Anything that can be done to increase that would be beneficial.”

“In terms of safety - I currently do not feel safe walking north along Sherbourne as the way in which the park is currently designed facilitates loitering along the curb. Having more green space there I feel would help. As someone walking on the sidewalk, it is an alleyway currently with no room for keeping distance.”

“Emergency buttons for park users.”

“Consider whether you would take your kids to the park and whether you would take them at night.”

“If the baseball diamond is kept, upgrade the bleachers and place needle disposal units.”

Residents expressed strong interest in the **lighting and entryways into the park**. Better lighting would draw more people for activities and programming at night, which would add to their sense of safety. The entryways from adjacent streets have also been flagged as not inviting enough.

“The entrance on Shuter St. is not safe. People avoid walking on that side of the street.”

“Public art, better lighting on Jarvis to draw people into the park.”

“Orient the entrance on Pembroke St. Enhance the connection with Allan Gardens.”

“Evening activities would be good for safety.”

“Lighting needs to be taken into consideration.”

“Night activities are important. Activities like tennis and baseball with lighting activate the park.”

Historical Context

The local community expressed considerations regarding the **name and legacy of Moss Park**. There is a desire to acknowledge the past as well as competing ideas about the direction that this consideration should take in implementation as some participants felt it significant to rename the park while others felt that the historical context of the park be fully observed.

“Consideration of history needs to be contextualized (including negative history).”

“Moss Park gets its name from an estate.”

Food Security and Sustainability

Some participants expressed that the improved Moss Park and CRC should contribute to **food security** and it should be environmentally-friendly, **sustainable and carbon-neutral**. They also highlighted present issues with waste management at the park that should be addressed.

“Love [Design Principles] #7 & #8, can employment be linked to #7 (eg. urban agriculture)?”

“In order to contribute to food security - what does this look like, how will it be executed?”

“New waste bins.”

“Drop off food trucks stop by the park. There is a lot of garbage left behind. Can that be considered for the new park and CRC?”

Sports Activities

The City is giving careful consideration to the future of the baseball diamond at Moss Park. The presentation introduced the question of the baseball diamond in the park improvement plan in order to gather feedback. Further engagement will take place with permit holders and stakeholders. The issue of balancing the use of park space to allow for a broad range of active and passive recreation features was discussed in the presentation. The baseball diamond has a large footprint and conflicts with other uses, but it is important to permit holders and baseball players and is one of the few C-grade baseball diamonds in the downtown east. Previous consultations (2016) found that baseball ranked low as a priority. Participants in the Open House included baseball diamond users and a few people shared the importance of the baseball diamond to them.

“I have worked at Good Shepherd for almost 15 years, I knew how valuable that space was for so many people.”

“Baseball also brings stability to the park - without it, the park is a passive space.”

“I do think the baseball diamond positively contributes to safety, because it is quite busy and heavily used – having groups of people actively using the park's amenities makes it more welcoming to everyone and contributes to a feeling of safety there, especially in the evenings.”

“I certainly hear and see the baseball games, I'm in support of keeping the baseball diamond.”

3.4 Public Survey Summary

The first public survey for the Moss Park Improvements & John Innes Community Recreation Centre Replacement Project focused on the project's Draft Principles and Big Moves. Two primary methods of capturing responses related to these areas were used: agree/disagree scales, and open-ended questions. A ranked scale was also provided for participants to rank park features. Below is a review of the responses by percentages. See Appendix C for full survey question details.

3.4.1 Demographic Profile of Survey Respondents

The majority of survey respondents (65%) were adults between the age 30-55, followed by older adults and seniors aged 55-74 (21%). A small proportion (11%) of respondents were youth or young adults between the ages of 19-29. Racialized individuals and Indigenous people made up a small proportion of respondents (18%) while a similar percentage (22%) had a preference not to disclose their race. The majority of respondents were white (55%). 37% of respondents identifies as being Lesbian, Gay, Bisexual, Queer or Two-Spirited while the majority (48%) identified as heterosexual. The majority of respondents (94%) reported that English was their preferred language.

3.4.2 Survey Responses

There were 211 survey participants. 185 (88%) completed the survey in full.

DESIGN PRINCIPLES

Overall, survey respondents indicated strong agreement with the proposed Design Principles. Respondents were least interested in **DESIGN PRINCIPLE 7: Contribute to food security**, as a lower than usual proportion of respondents indicated their agreement with food security as a relevant design principle.

- **91%** (192) of survey respondents agreed or strongly agreed to maximize, enhance and improve green spaces
- **91%** (192) of survey respondents agreed or strongly agreed to create a space that makes safety for all users a priority
- **88%** (186) of survey respondents agreed or strongly agreed to ensure the community recreation Center and Park are accessible to all
- **78%** (165) of survey respondents agreed or strongly agreed to design an open, permeable and transparent environment

- **73%** (155) of survey respondents agreed or strongly agreed to ensure the design of the Community Recreation Center and Park supports equity, belonging and inclusion
- **73%** (155) of survey respondents agreed or strongly agreed to be sustainable and carbon neutral
- **63%** (134) of survey respondents agreed or strongly agreed to celebrate and share information about the Indigenous history and character of Moss Park
- **50%** (105) of survey respondents agreed or strongly agreed to contribute to food security

BIG MOVES

Survey respondents generally agreed with the Big Moves that have been proposed for the park improvements and Community Recreation Centre replacement. There was however a lack of support and a high level of neutrality regarding **BIG MOVE 4: Incorporate spaces for prayer and ceremony.**

- **88%** (176) of survey respondents agreed or strongly agreed to maintain and enhance key pedestrian pathways and access points into the Park
- **83%** (166) of survey respondents agreed or strongly agreed to establish a renewed urban canopy of trees on Queen Street to match the Shuter Street edge
- **83%** (166) of survey respondents agreed or strongly agreed to maintain and enhance existing physically open and visually connected park edges on Shuter St. and Queen St. and protect the existing urban canopy along Shuter Street
- **79%** (157) of survey respondents agreed or strongly agreed to establish a coordinated design approach between the CRC and the Arena and create a strong relationship between both buildings and the future Moss Park subway station
- **72%** (144) of survey respondents agreed or strongly agreed to optimize opportunities for rooftop access to the new Community Recreation Center
- **71%** (141) of survey respondents agreed or strongly agreed to maintain a large area of open parkland with a building frontage on Sherbourne
- **69%** (137) of survey respondents agreed or strongly agreed to ensure washroom access from the outside of the building on the park side
- **68%** (135) of survey respondents agreed or strongly agreed to maintain the strong Sherbourne Street urban built-edge and enhance the relationship between the Community Recreation Centre, Arena, Park and Metrolinx Station with improved visual and physical connectivity and accessibility.
- **64%** (128) of survey respondents agreed or strongly agreed to add a fenced, dedicated dogs off leash area to park to support the growing number of residents with dogs in the intensifying neighbourhood, and to protect other park amenities and park users from conflicts with dogs.
- **63%** (126) of survey respondents agreed or strongly agreed with integrating Indigenous placekeeping through celebrating and sharing information about the Indigenous history and character of the park

- **57%** (114) of survey respondents agreed or strongly agreed to remove the baseball diamond to accommodate a wider range of park uses. Other active recreation amenities will be retained and renewed (tennis, basketball, playground, splash pad, community gardens, open lawn for recreation)
- **38%** (76) of survey respondents disagreed or strongly disagreed with incorporating spaces for prayer and ceremony. 40% (80) were neutral.

FEATURES RANKED FROM MOST TO LEAST IMPORTANT

Survey respondents ranked Park Spaces as the most important feature for the Moss Park Improvements project. They ranked features that supported Walking, Sitting as second most important, followed by Playgrounds. Of moderate importance were features such as Community Gardens, Water play spaces, Dog areas, Event spaces, Ice Skating, Jogging/Running, and Tennis areas. Features that were least favoured included Basketball and Volleyball courts, Baseball and Soccer fields as well as areas for Parking.

PARK FEATURE	RANKED PERCENTAGE
Park spaces	13%
Walking	10%
Sitting	10%
Playgrounds	9%
Community gardening	7%
Water play spaces for children	7%
Dogs to play	6%
Events	6%
Ice skating	6%
Jogging & running	5%
Tennis	5%
Basketball	4%
Baseball	4%
Mini soccer	3%
Volleyball	3%
Parking	2%

ADDITIONAL COMMENTS

Survey respondents were asked to provide additional considerations for Big Moves or Design Principles. Ideas shared were related to Accessibility, the Project Timelines, Safety, the Unhoused Community, Programming of the park, Built Form considerations, Environmental Considerations, Natural Landscape, and Dog Amenities. The table below provides a breakdown of each area of consideration by theme along with specific comments related to each and the amount of times an issue or feature was mentioned.

THEME	ADDITIONAL COMMENTS
Accessibility	Accessibility (strollers, mobility devices, sensory sensitivities, etc.) (1)
Timeline & Logistics	7 years is too long (1) Concerns of the engagement being dominated by a vocal minority (1)
Safety	Emphasis on safety being a priority (9) Make lighting (2) Security cameras Police patrol (2) Do not increase police presence (1) Gates/fencing (2) Hours of operation (2) Grounds staff (1)
Un-Housed Community	Do not displace the homeless population (2) Displace the homeless population (1) Homeless support (1) Designated space for “illegal activities” (1) Concerns regarding people experiencing homelessness and addiction (1) Concerns about the shelter on Sherbourne in terms of safety (1) Support of shelters (1)
Programming	Do not change anything (1) Keeping paths and the park clean long-term (1) Indigenous consultation for usage of the park (2) Make safe spaces for people needing the basics for survival (1) More seniors programming (social, educational, physical fitness). (1) Safe injection site (2) Manage the drug use in a way that is the least impactful for non users (1) Bookable sport field (1) No religion (1) Inclusivity (1) Mental health support (1)

THEME	ADDITIONAL COMMENTS
Built Form	Skatepark (1) Maintenance of community care/community sharing spaces (1) Dedicated, welcoming park entrances (1) A community market (1) - small vendor stalls. Outdoor Pool (1) Fitness equipment for both youth/ adults and seniors (2) Indestructible benches (1) A better hockey rink, (1) Spread out concentration of shelters (1). Charging stations (phones, wheelchairs, mobility devices, ebikes etc. (1) Interactive sculptures over traditional playgrounds (1) Bathrooms (potentially with showers) (2) Catering kitchen (1) Multi purposing of gymnasium (i.e. education, entertainment, sport) (1) No Parking (1)
Environmental Considerations	Vertical gardening, (1) Solar energy, (2) Water bottle refill stations (1) Use of local materials (1) Increase energy efficiency and sustainability (1)
Natural Landscape	The addition of trees, plants, and low maintenance fruits (i.e. berries) (3) Dirt paths (do not pave them) (2) Prioritize greenspace (1)
Dog Amenities	Large dog park (1) No dedicated off leash area (1) Dedicated off leash are (1)

Appendix A

Project Presentation

Moss Park Park Improvements & John Innes Community Recreation Centre Replacement

Open House

June 20, 2022

5:30 – 8:00 PM



Land Acknowledgement

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.



Goals for this Meeting

- Provide an update on **Moss Park park Improvements & John Innes Community Recreation Centre Replacement** project
- Provide some background and context for the project
- Present draft principles and big moves



Agenda



Introductions



Project Background

Park Improvements

Community Recreation Centre Redesign

Engagement and what we have heard to date

(Questions of clarification)



Draft Principles and Big Moves

thank
you!

Next Steps + Adjourn



Project Team



Daniel Fusca, Manager, Public Consultation, Parks, Forestry & Recreation

Pablo Muñoz, Senior Public Consultation Coordinator, Parks, Forestry & Recreation

Suzanne Cooke-Wooland, CP Capital Lead, Parks, Forestry & Recreation

Nancy Chater, CP Capital Lead, Parks, Forestry & Recreation



Nadia Galati, Principal and Engagement Lead

Trina Moyan Bell, Indigenous Engagement Lead

Dr. Alex Abramovich, Strategic Advisor



David Leinster, Principal, Landscape Architecture

Jennifer Williamson, Project Manager, Landscape Architecture



Brian Porter, Principal

Matthew Hickey, Partner



Chris Burbidge, Principal in Charge

Krista Clark, Project Manager,

Viktors Jaunkalns, Design Lead,



Project Background

Timeline and Context

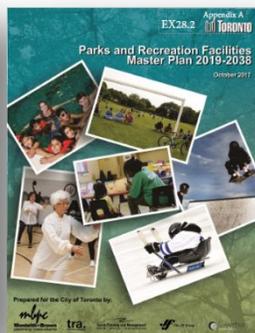
Policies and Strategies



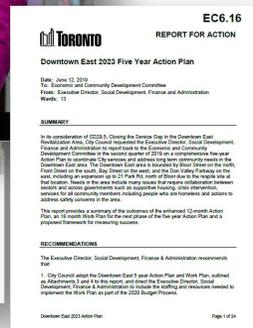
City Planning



Parks and Facilities



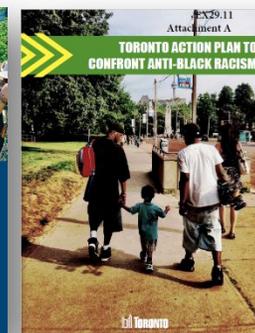
Social Policies



Public Health
Overdose Prevention and
Response

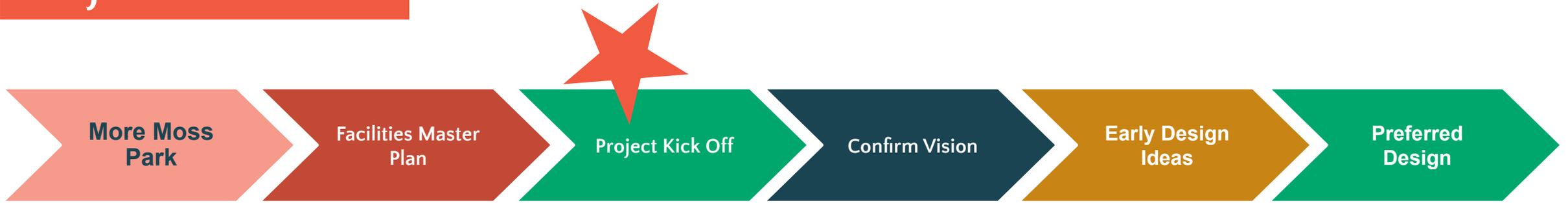


Commitments
with Indigenous
Communities



Commitments with
Black, African and
Caribbean
Communities

Project Timeline



2015: Initial reimagining of Moss Park began as a partnership between the City of Toronto, The 519 and a philanthropic partner. Engagement and feasibility study conducted.

Report Released

Report included engagement with 2,500 people and a feasibility study. **Project deemed not feasible.**

2019: City Council adopts the implementation strategy for the Parks & **Recreation Facilities Master Plan** with amendments

TODAY: The City is analyzing what's been done to date, and is getting ready to listen and gather more local ideas and experiences. The project is led and funded by the Parks, Forestry and Recreation department within the City of Toronto.

Summer to Fall 2022
Confirm the community's visions

Fall 2022 - Spring 2023
Develop and present conceptual designs for feedback

Winter - Spring 2023
Finalize designs and approvals

Construction

- Spring 2024**
Procurement of construction services
- Summer 2024 to Fall 2027**
Construct community recreation centre
- Spring 2027 to Fall 2029**
Park construction

Project Context

2016: More Moss Park

Who

Partnership between The 519 and The City of Toronto

What

- Redevelop John Innes Community Recreation Centre
 - Social services co-located within the building
 - Proposed relocation of C.R.C.
 - Redevelop Moss Park Arena
- Improve the park space around them

Goals

Improve facilities, programs and services, and create new buildings and spaces that are welcoming, equitable and accessible for all.

NOTE: This project only reached the feasibility study and engagement phases.

2021: Moss Park Improvements & John Innes C.R.C. Redevelopment

Who

The City of Toronto Parks, Forestry and Recreation Division

What

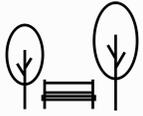
- Redevelop John Innes Community Recreation Centre
 - Focus on recreation rather than social services
 - New building has a smaller footprint than 2016 feasibility study design, but a larger footprint than the current building
- Remodelling of exterior of Moss Park Arena
- Extensive improvements to Moss Park

Goals

Build on learnings from the More Moss Park process to improve facilities, programs and services, and to create new buildings and spaces that are welcoming, equitable and accessible for all.

Key Project Components

Major Park Improvements



Extensive park improvements with passive and active recreation amenities



Supporting equity-deserving groups in park and recreation programs



Integrate Indigenous placekeeping elements

New Community Recreation Centre



Double gym



2 Pools



Multi-use community space

Upgrades to Arena



Exterior Upgrades

PUBLIC ENGAGEMENT: Every project component will be shaped by the public input collected through the process.

What is Open for Influence

What will be included:

COMMUNITY RECREATION CENTRE (C.R.C.)

- A 25-metre 6 lane lap pool
- A leisure/tot pool
- Community, multi-use space
- double gymnasium with a mezzanine running track
- Fitness studios
- Dance studio
- Common & administrative areas, including a large Lobby
- WIFI access throughout
- Gender-neutral washrooms and change rooms
- A green roof or rooftop community access – to be determined
- Service spaces

PARK

- Passive & Active Recreation Amenities including playground, splash pad, community gardens, walking paths, other features TBD such as tennis, basketball etc.
- Safety – sight lines, lighting, animation to create more eyes on the park
- Flexible, multi-use spaces for different activities
- Consider Food security & urban agriculture
- Indigenous Place-keeping elements
- Input from local Indigenous communities
- Enhance ecological and social sustainability and resilience of the park
- Broader connectivity to parks and public realm network

What we can collaborate on:

COMMUNITY RECREATION CENTRE (C.R.C.)

- Opportunities for the included program in the Community Recreation Centre, such as program interrelationships, flexibility of uses, and relationships to the park
- Community multi-purpose room(s) features and uses
- Lane pool features and uses
- Leisure/tot pool features and uses
- Rooftop features and uses
- Lobby features and uses
- Program adjacencies
- Opportunities for key safety features, such as sight lines, visibility, and views

PARK

- Opportunities for park improvements, including seating & gathering areas
- Opportunities for recreation amenities, such as playground, splash pad, community garden, walking paths, tennis, basketball, etc.
- Indigenous placekeeping (to be discussed with local Indigenous communities)
- Opportunities for key safety features, such as sight lines & lighting
- Selection of initiatives to support food security and urban agriculture
- Initiatives to support ecological & social sustainability & resilience of the park

Moss Park park improvements

John Innes Community Recreation Centre Replacement

BUILDING LOCATION



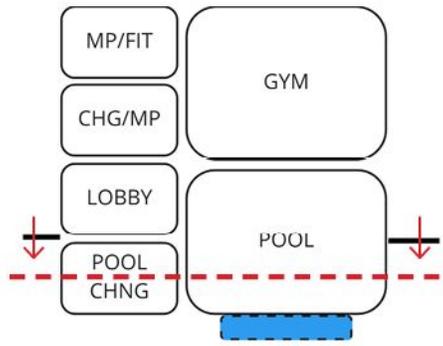
LEAST IMPACT ON EXISTING TREE REMOVAL

FOOTPRINT REFERENCE FOR THREE STOREY OPTION

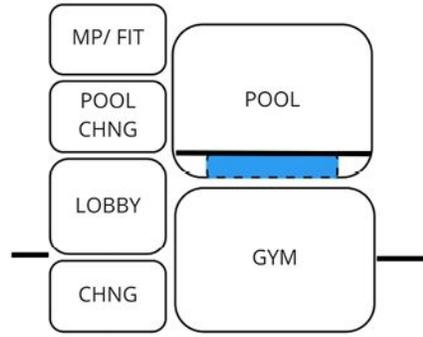
- KEY PARK ADDRESS 
- EXISTING TREES 
- EXISTING TREES 
- SERVICE ACCESS 
- PEDESTRIAN CONNECTIONS 
- DISRUPTED PEDESTRIAN CONNECTIONS 



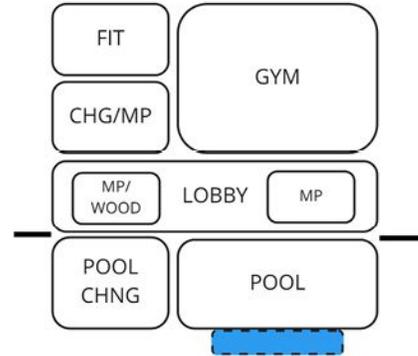
STACKED PROGRAM



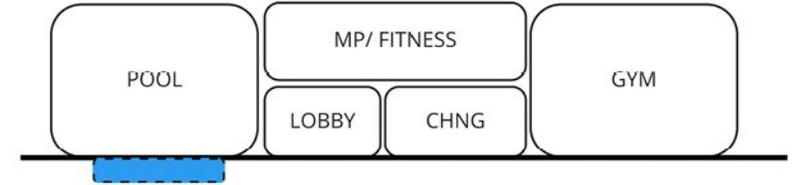
✓ **Option 1**
Revise to include Pool at grade or slightly below



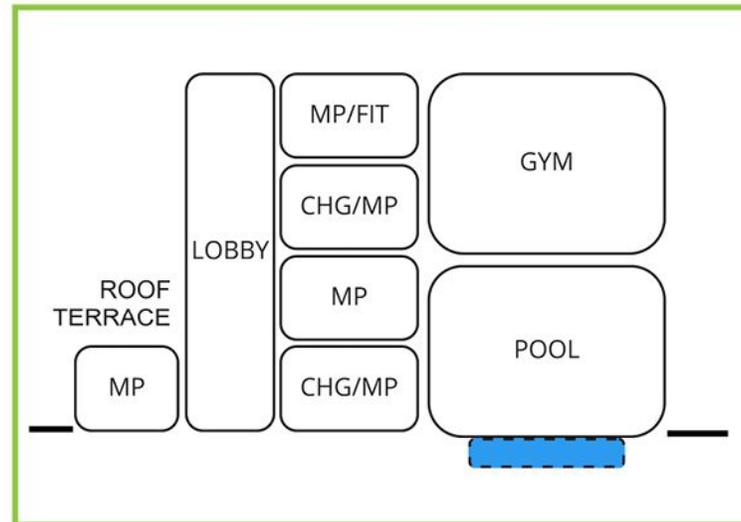
Option 2



Option 3



Option 4



✓ **Option 1**
Revised
Pool & Multi-Purpose at Grade



A BUILDING PAVILION WITHIN A PARK



ANIMATING THE PUBLIC REALM



PASSIVE SAFETY THROUGH DESIGN



A PROMINENT STREET PRESENCE



SHALLOW WATER
NO DIVING

SHALLOW WATER
NO DIVING

THE JOY OF WATER PLAY

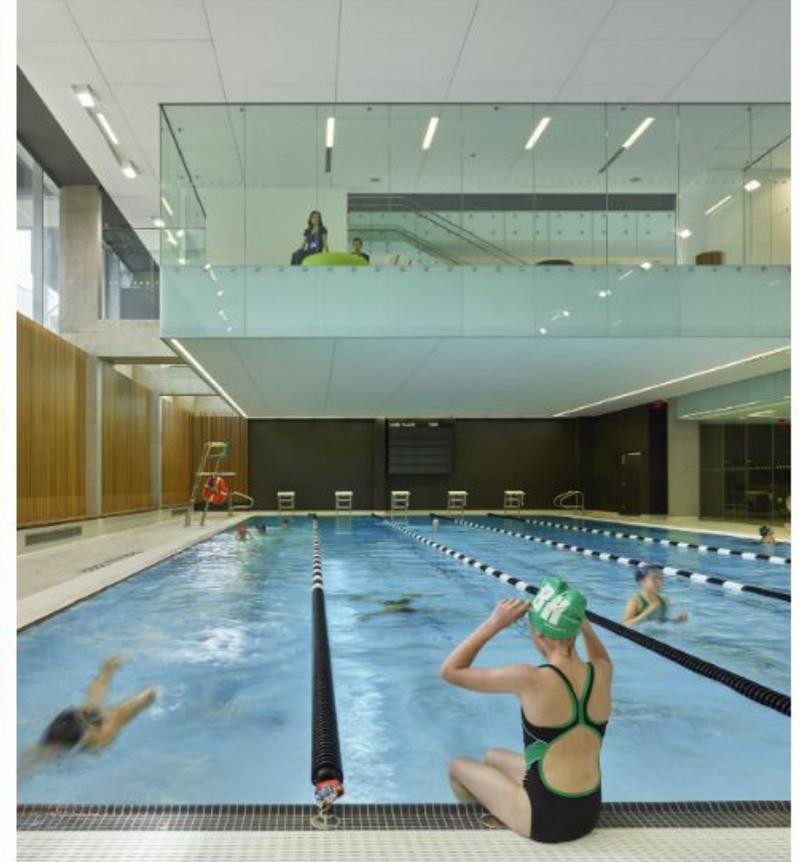
AQUATICS



ABOVE GROUND LEVEL
LOCATION



✓ GROUND
LEVEL



BELOW GROUND LEVEL
LOCATION

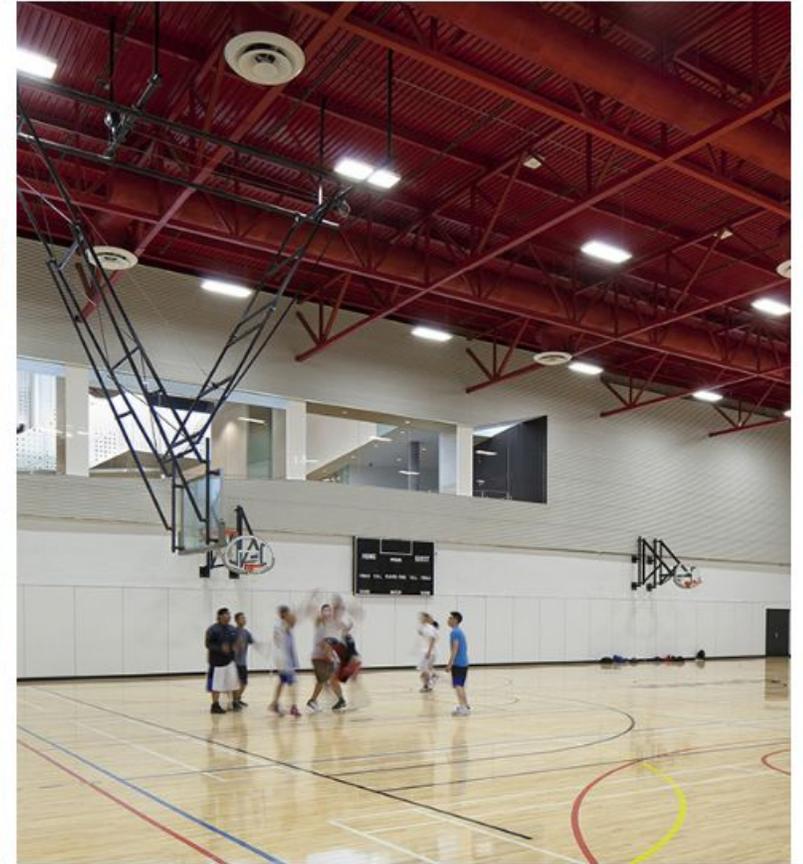
GYMNASIUM



✓ ABOVE GROUND LEVEL
LOCATION



GROUND
LEVEL



BELOW GROUND LEVEL
LOCATION

AQUATIC FEATURES & PROGRAMMING



GYM & FITNESS PROGRAMMING



MULTIPURPOSE ROOM PROGRAMMING



What We've Heard to Date

Key Insights So Far

- Overall **enthusiasm** about facilities and park redevelopment.
- Interest in how the redevelopment can balance the needs of **local residents and regional users**.
- Concern about **disruption and displacement** of services during construction.
- **Food security** should be an important consideration and is an opportunity for community-building.
- Desire for a **more open and accessible** park and C.R.C. that is welcoming to everyone.
- Desire for more **flexible, multi-use spaces** for different activities.
- **Safety is a priority for everyone** including that of vulnerable populations such as those experiencing homelessness.
- Redevelopment must continue to include **Indigenous people and organizations** to shape the program design moving forward.
- **Current park users** should **feel welcome** and able to use the park and Community Recreation Centre in the future.
- **The engagement process needs to be proactive**, actively and regularly reaching out to public and stakeholders via email and other appropriate channels.
 - This includes reaching out to unhoused communities and Indigenous communities in appropriate ways.



What Will Make this Project Successful?

The Park and Community Recreation Centre will serve as a **gathering place** for an array of people, communities and experiences.

The project will be a success if the **diversity of community members** who use the Park and Community Recreation Centre today as well as future community members – feel interested, **welcome**, and **safe** to use these amenities in the future.



How People Will Shape the Project

How public, rights holders and stakeholders' participation and input will shape the future of Moss Park and the John Innes C.R.C.

Engagement Goals

1. Equity-focused, trauma-informed, and collaborative
2. Deliberative, transparent and creative
3. Communicative and grassroots
4. Digital and ‘in-person’
5. Flexible and Open



Anticipated Public Engagement Timeline

1 SET THE STAGE

2021 to Summer 2022

Introduce the project, explain the process and lay the project groundwork.

2 CONFIRM THE VISION

Summer 2022

Revisit More Moss Park findings and explore how things have changed since 2015. Better understand evolving local issues and how the project can best support local needs. Confirm the project Vision, Principles, and Big Moves.

3 EARLY DESIGN IDEAS

Fall 2022 to Spring 2023

Use what we learn in Phase 2 to start developing ideas for park amenities and concepts for the new C.R.C. (i.e., entrance locations, etc.). Review ideas with community and revise ideas based on feedback.

4 FINAL DESIGN

Spring 2023

Work on plans and designs for Moss Park and the John Innes C.R.C.. Review ideas with the community and revise plans and designs based on feedback.

Engagement Activities

- Stakeholder Interviews

- Indigenous Engagement: May 2022 onwards
- Project Champion Meeting #1: June 13 2022
- Local Advisory Group (L.A.G.) Meeting #1: June 13 2022
- Public Meeting: June 20 2022
- L.A.G. Meeting #2: Aug. 2022
- Project Champions Meeting #2: Aug. 2022
- School Engagement: Sept./Oct. 2022
- Pop-ups: Sept./Oct. 2022

- Project Champions Meeting #3: Oct. 2022
- LAG Meeting #3: Oct. 2022
- Indigenous Engagement: ongoing
- School Engagement: Jan./Feb. 2023
- Pop-ups: March/April 2023
- Public Open House: April 2023

- Project Champions Meeting #4: March 2023
- LAG Meeting #4: March 2023
- Indigenous Engagement: ongoing
- Public Open House: May 2023

ONLINE ENGAGEMENT THROUGHOUT: Project website, online surveys, local communications campaign, project newsletters, etc.

Design will respond to what is learned through engagement

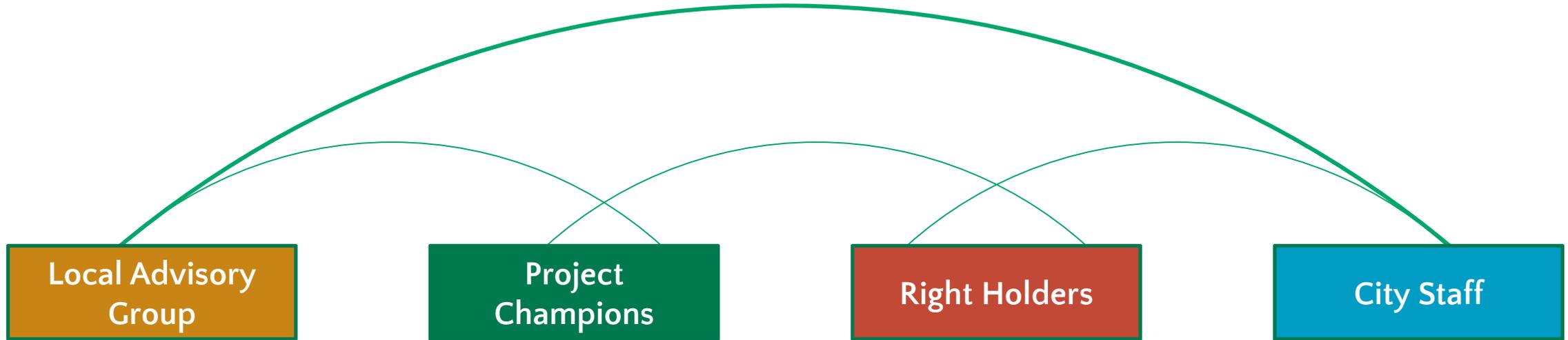
Set the Stage

Confirm the Vision

Early Design Ideas

Final Design

Moss Park Community



Local Advisory Group

Local stakeholders including residents, members of nearby businesses, service providers, community groups and organizations operating within the vicinity of the park.

Project Champions

Champions are community leaders that will help us connect with communities who are often not included in formal planning processes for example, people experiencing homelessness, communities for whom English is not their first language, single parents and/or youth.

Right Holders

The project team will share project updates and consult with local right holders at every phase of the project.

City Staff

City staff will advise the project, ensure that the ideas explored are feasible, as well as ensure that the project aligns with broader initiatives and strategies.

Local Advisory Group

Join the Project Team! (Applications Close May 20th)

Join the Local Advisory Group - Honoraria Available

The project team is looking for ten to twenty community members, including residents, small business owners, service providers and community groups to advise the project and share their expertise about their neighborhood. Members will be selected through a modified civic lottery to ensure the team is representative of the community.

Become a Project Champion - Paid Opportunity

Eight to ten community leaders, with strong relationships to Moss Park, will be selected to join the project as Champions. The champions will help engage and gather insights from communities who are often left out of consultation processes, including people experiencing homelessness, children and youth and immigrant and refugee communities.

Take part in a Design Mentorship - Honoraria Provided

Take part in a youth-led design project! 1 to 3 youth (13 - 18) community members will work with a youth artist on the project team to help develop an art or design component of the project. Youth Designers/Artists don't need to have professional experience, but should have a passion for art or design!

Apply before May 20th, 2022

To submit your application for any of these opportunities scan the QR code or visit:

toronto.ca/MossPark



Contact

For more information about the project or applications, or if you require accessibility accommodations in order to participate, please contact:

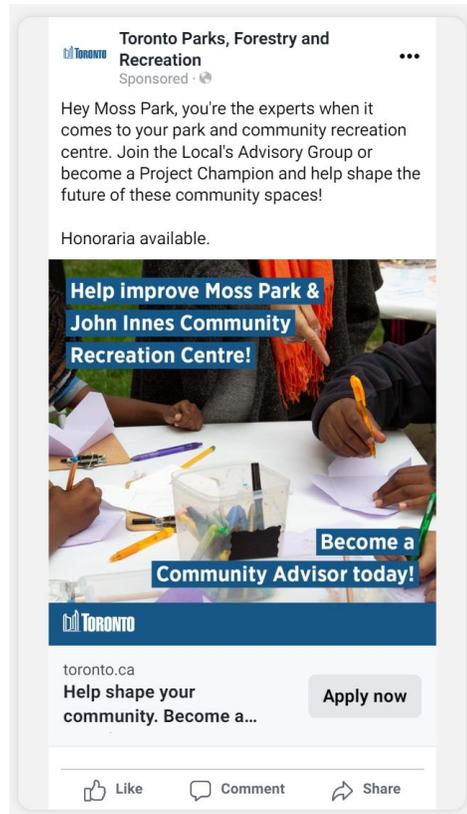
Pablo Muñoz

Senior Public Consultation Coordinator

437.220.5975 | pablo.munoz@toronto.ca



Call **311**



9,700+
invitations sent within
1 km of site



29,000
of people within 1 mile of
site who saw a social
media ad



58
Volunteers from the
community

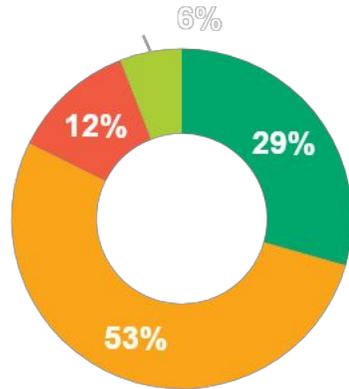


17
People selected

RESIDENT MEMBERS (17)

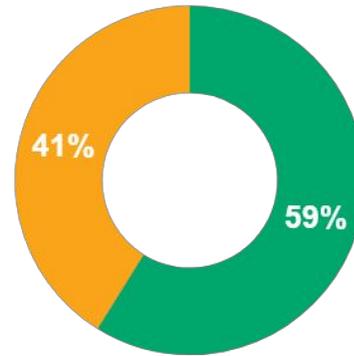
Gender Identity

■ Male ■ Female ■ Non-Binary/Trans ■ 2 Spirit



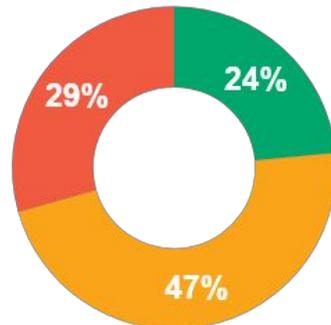
Racial Identity

■ Person of colour ■ White



Age Ranges

■ 19-29 ■ 30-55 ■ 56+



ORGANIZATIONS REPRESENTED

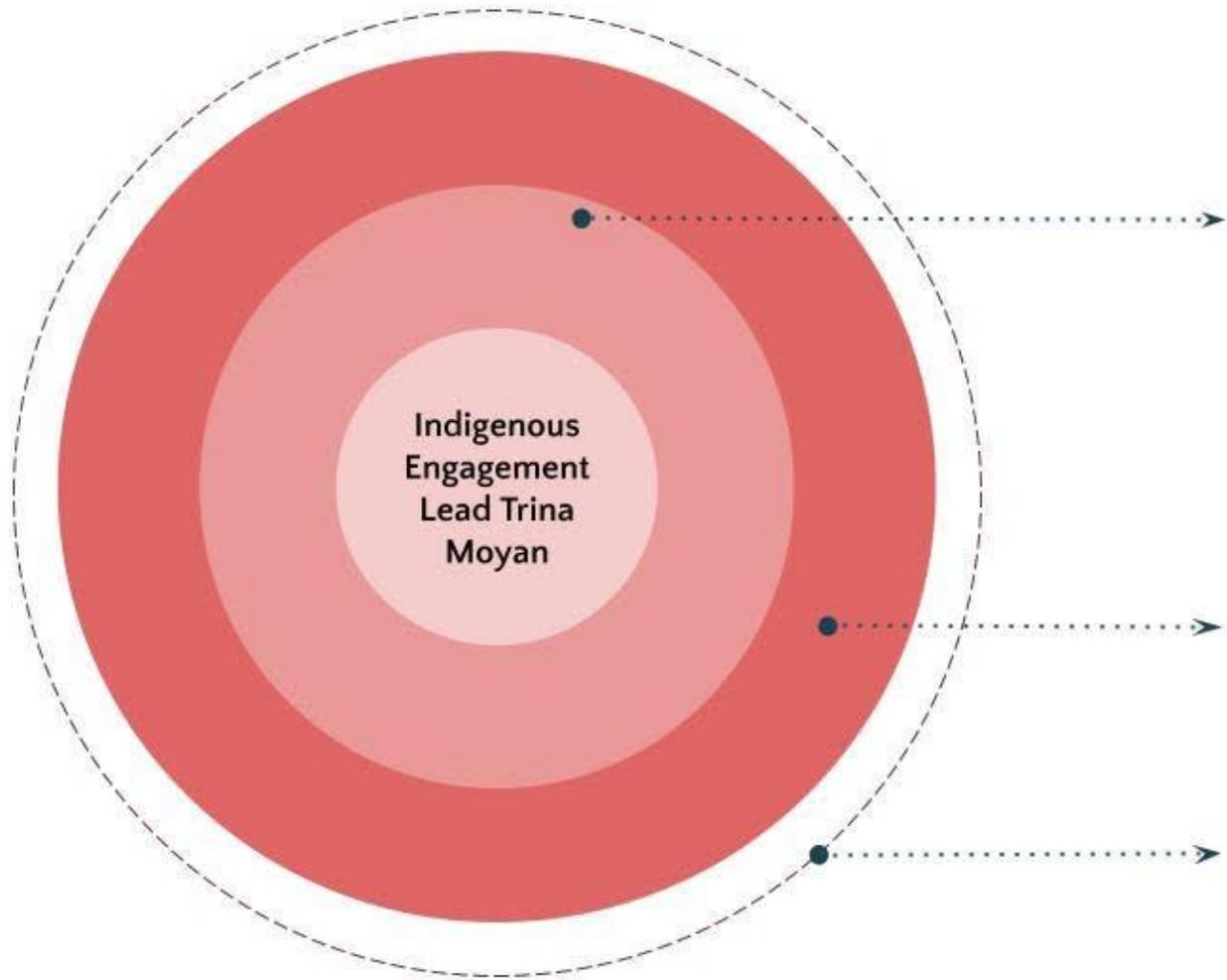
- Garden District Residents Association
- Sojourn House
- Building Roots
- Metrolinx Community Liaison Committee
- Walk Toronto

...and more organizations to be added soon.

Project Champions

- Project Champions are paid community leaders with strong relationships with Moss Park. The team of champions will help engage and consult park and community recreation centre users and gather their insights for the project.
- The goal of the champions is to connect with communities who are often not included in formal planning processes for example, people experiencing homelessness, communities for whom English is not their first language, single parents and/or youth.
- Currently there are 4 Project Champions, with more to be added in the coming weeks.

Indigenous Engagement



Trina's engagement process is grassroots, flexible, and rooted in relationship building. It will adapt as she learns more from those she speaks with. All conversations will be paid.

Local Service Providers & TASSC

Trina will start by speaking to local agencies and grassroots organizations providing services to Indigenous communities.

She will invite these agencies to join the Local Advisory Group (LAG), the Project Champions, or the Youth Designer / Artist role.

She will build relationships and ask these agencies to connect her with Local Indigenous residents with lived experience of the Park and area.

Local Residents

Trina will spend time in the Park and area, connecting with local Indigenous residents and facilitating one-on-one conversations about the Project.

Treaty holders

While Trina's process is ongoing, City of Toronto staff will consult treaty holders.



Questions?

Draft Principles and Big Moves (breakout rooms)

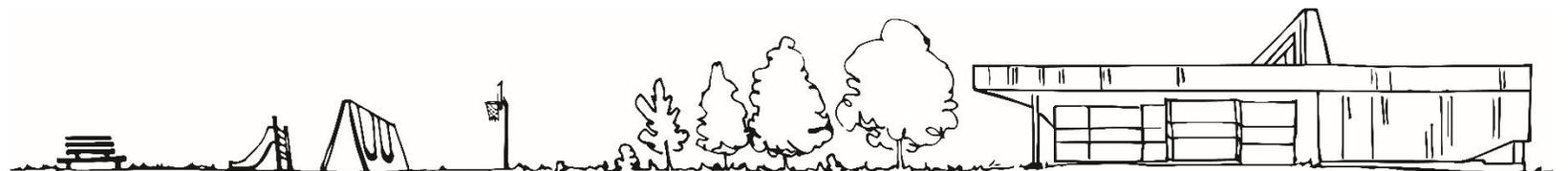
Draft Design Principles

1. Ensure the design of the C.R.C. and park supports equity, belonging and inclusion.
2. Ensure the C.R.C. and Park are accessible to all.
3. Create a space that makes safety for all users a priority.
4. Design an open, permeable and transparent environment.
5. Maximize, enhance and improve green spaces.
6. Celebrate and share information about the Indigenous history and character of Moss Park.
7. Contribute to food security.
8. Be sustainable and carbon-neutral.



Preliminary Big Moves

1. **Maintain** a large area of open parkland with **frontages onto Queen and Shuter** by building the new C.R.C. along Sherbourne St, over the existing footprint.
2. **Establish a cohesive design language** between the C.R.C. and the Arena and a strong relationship between both buildings and the future Moss Park subway station.
3. Optimize opportunities **for rooftop access** to the new C.R.C.
4. Incorporate spaces for **prayer and ceremony**.
5. Ensure **washroom access from the outside** of the building.
6. Create a new **urban gateway** at Queen and Sherbourne.
7. Integrate **Indigenous placekeeping** throughout the park.
8. Establish a **renewed urban canopy of trees** on Queen Street to match the Shuter edge.
9. Maintain and enhance key **pedestrian pathways** and access points into the park.
10. **Maintain and enhance** existing permeable **park edges** and protect the existing urban canopy along Shuter Street.
11. **Maintain the strong Sherbourne St. urban built-edge** and enhance the relationship between the C.R.C./Arena/Park and Metrolinx Station with improved visual and physical connectivity and accessibility.
12. Remove the **baseball diamond** to accommodate a wider range of park uses.
13. **Add a fenced, dedicated dogs off leash area** to park to support growing number of residents with dogs in the intensifying neighbourhood, and to protect other park amenities and park users from conflicts with dogs.



Thank you!

Appendix B

June 20, 2022 - Public Meeting Questions and Comments

Design Principles

PARTICIPANT QUESTION/COMMENT	PROJECT TEAM RESPONSE
<p>With all these upgrades to the site, are there any conversations to protect the existing TCHC and low-income housing supply in the area from displacement and land uplift?</p>	
<p>How will equitable access to the new pool be guaranteed? Will the issue of overcrowding from visitors outside the neighbourhood, such as experienced at the Pam McConnell pool in Regent Park, occur here?</p>	
<p>A lot of folks in the community have been patiently waiting for improvements. My question is more with regards to access for local residents.</p> <p>Residents need these spaces for primary uses, especially TCHC residents. In Regent Park we learned from that experience. Is there a commitment for access to local residents to use the park?</p> <p>Also, what is the commitment for local employment? We've always looked at a community benefits approach to employment. Specifically, a percentage of local hires?</p>	<p>It's always a conversation about local access versus folks from outside the local neighbourhood .</p> <p>Our policies do allow folks from all communities to use all community centres and programming. We do have specific programs for local access including swimming. That being said, we see that 70% of programming comes from the local community.</p> <p>We want people to come to us locally, but folks have to come through our hiring program. Local hiring is not something we can guarantee. Generally, we do like folks to work locally.</p> <p>There are opportunities, as you've seen, for hyperlocal access to our recreation spaces. We love to target youth. It all depends on who applies to these programs and if they have interest.</p> <p>We also have a program for youth called Building Skills Through Recreation.</p>

PARTICIPANT QUESTION/COMMENT	PROJECT TEAM RESPONSE
<p>Thanks for the detailed presentation. The most important aspect of the project, I think, is that the park and centre should have facilities and programs that address important needs of the community (we need to design the center, programs and park in a way that is tailored for the community).</p>	
<p>In the beginning you mentioned a priority was to ensure access and safety for vulnerable populations such as those facing homelessness. Why is there no statement supporting this in the Draft Design Principles?</p>	
<p>“Contribute to food security” - what does this look like, how will it be executed?</p>	
<p>How will you ensure there are no encampments so residents and children can use the park and it's not overtaken by tents?</p>	
<p>Love #7 & #8, can employment be linked to #7 (eg. urban agriculture)?</p>	
<p>How will Principle 1 Be achieved?</p>	
<p>If the City is unwilling to change zoning, and there is no consideration for affordable housing, how do you plan to achieve then Principle 1? If there is no consideration for providing housing to keep low-income residents in the area? There are already significant changes in terms of demographics and supply of affordable housing.</p>	
<p>About accessing spaces, consider how we access spaces in Moss Park - challenges with forms/form questions.</p>	<p>About accessing spaces, consider how we access spaces in Moss Park - challenges with forms/form questions.</p>

Big Moves

PARTICIPANT QUESTION/COMMENT	PROJECT TEAM RESPONSE
<p>I am hoping there will not be buildings at the four corners.</p> <p>In some ways dog areas are excluded from the park.</p> <p>Main concerns are fences in parks, and desire lines.</p>	<p>We are thinking of those four corners as access points. People do approach a park like this from its corners - they are critical in terms of gateway moments.</p> <p>In terms of off-leash dog area, we are looking at smaller City of Toronto standard.</p>
<p>Hello! I'm wondering about the plan for the baseball diamond. I have been playing organized recreational league softball at Moss Park for many years on Sundays. Having a group of people there to play makes the space feel safe, and it is one of very few baseball diamonds that are downtown and accessible easily by transit (there is always a waitlist at both Moss Park and Riverdale every year). Would there be plans to build another baseball diamond downtown to replace this one if it is removed? We would consider that a real loss.</p>	
<p>I too would like to express concern with the potential loss of the baseball/softball diamonds.</p>	
<p>With regards to the Big Move to keep the CRC along Sherbourne Street. Why could it not be considered to relocate on the west side next to the Armoury and open up the green space from Queen to Shuter along Sherbourne?</p>	
<p>In terms of safety - I currently do not feel safe walking north along Sherbourne, as the way in which the park is currently designed facilitates loitering along the curb. Having more green space there I feel would help. As someone walking on the sidewalk, it is an alleyway currently with no room for keeping distance.</p>	
<p>Do think the baseball diamond positively contributes to safety, because it is quite busy and heavily used – having groups of people actively using the park's amenities makes it more welcoming to everyone and contributes to a feeling of safety there, especially in the evenings.</p>	
<p>Any support from the city to have baseball or tee-ball taught to kids using this diamond? Currently, the city does not have any programs at this site.</p>	

PARTICIPANT QUESTION/COMMENT	PROJECT TEAM RESPONSE
<p>I think that removing the baseball diamond would be a big loss – there are waiting lists at all of the downtown diamonds that are easily accessible by transit every year. The vast majority of the diamonds in the city are closer to the 401 and tricky to access without a private car. It currently brings people into the park and contributes to an environment of welcoming, active recreation.</p>	
<p>I don't know why people are not up in arms about the removal of the Queen Street trees. I know this is not within the jurisdiction of the Moss Park committee, but why can't we collectively stand up for the trees?</p>	<p>If it makes a difference to folks, the City and former Councillor Wong-Tam tried very hard to advocate for those trees along Queen Street.</p>
<p>Disheartened that there will not be a baseball diamond - we have fun there. Permits are impossible to find, hard to find space at baseball diamonds. It's the best we have, even though it's not regulation. The diamond activates the park, I would argue it keeps it safe (ie: lights and activation). I think we (the baseball players) brought a lot of stability to a chaotic park -and when it's not in use, it's a passive flexible space, a lawn, soccer, picnic - having a park of this size that can accommodate all those activities at the same time and be super flexible. I think Moss Park is a unique opportunity to maintain this opportunity to maintain THIS game. Advocating to create access for this game - not just people in the suburbs.</p>	<p>Appreciate the sentiment and it's not set in stone yet. Comments will go back to the project team.</p> <p>We are considering the best use for the most people most days of the year. Your input is important and it's hard to measure. According to the 2016 survey top priorities, baseball did come out low on the priority list at that time, many members said people passed through and interrupted. There was a desire for open and flexible lawn space, and it's not set in stone.</p>
<p>I have worked at Good Shepherd for almost 15 years, I knew how valuable that space was for so many people. There was a homeless baseball league, and now I hear/see the baseball games. People enjoying themselves, everyone seems to get along very well so I am in support of keeping the baseball diamond. I walk through the park everyday and I don't feel the baseball diamond getting in my way.</p>	<p>We appreciate your opinion and observation.</p>

Miscellaneous Comments & Questions

PARTICIPANT QUESTION/COMMENT	PROJECT TEAM RESPONSE
When will I be able to use the community centre again?	We are aiming for 2027. In the meantime, there are other local community centres you can use for resources, programming and activities.
I hope to see a skateboard park and daycare space included!	Thank you for your comment/idea.
Building affordable homes in connection/on top of the community centre (at N/E corner) would be an excellent way to maximize use of city land.	<p>Parkland is not designated for housing. It is not to build affordable housing in designated parkland.</p> <p>The City's Official Plan and Zoning Bylaw does not permit residential development in parks.</p>
What about on top of the Metrolinx subway station box?	
Why not redevelop the TCHC assets, then?	This project is happening in the context of a collection of initiatives in the Downtown Eastside, many of which are designed to address housing.
Was there any connection / partnerships made with TCHC in this redevelopment?	Yes, we are in touch with colleagues in TCHC. The project team is in conversation with them about the project.
Have you looked into the George St Revitalization? I've read through the plan. Not really peace of mind when the plan is to reduce shelter capacity of one of Toronto's oldest and largest homeless shelters.	
About the basketball court - I'm a user, and it's widely used by a diverse group.	Thank you for your comment.