

**Wabash Community Centre
Public Information Meeting**

Tuesday July 10, 2018

6:30 pm – 8:30 pm

Bishop Marrocco/Thomas Merton Catholic Secondary School, Toronto

Meeting Summary

Opening Remarks and Introductions

Community members were welcomed to the first Wabash Community Centre public meeting by Councillor Perks, who made opening remarks, reviewed the agenda for the evening, and introduced staff from PFR making the presentation.

Presentation – Overview of Project

An Introductory presentation of the project was made by Susan Korrick and Cheryl-Aleong Spry from Parks Forestry and Recreation, Capital Projects Section. Topics covered included:

- Project Background
- Project Site
- Facility Programming

Questions and Answers:

Q&A was chaired by Councillor Perks. The questions are noted with Q, responses are noted by A, and comments are noted by C. Please note this is not a verbatim summary.

Q: *Will we be keeping the building? How will the building decisions be made? What will be the process in determining whether the building is kept or removed? Keeping the building will be very costly, and take a long time. Is it worth it?*

A: **A Heritage evaluation and assessment will be carried out and the outcome of this process, will be a key factor in informing the approach/direction under which the project would proceed. This will be discussed further through the public consultation process.**

Q: *Is it intended that this is a destination space? We are worried about parking/traffic in the neighbourhood?*

A: **Traffic comes up in all discussions for new community centres. If we want to use a portion of the site for parking, it will impact the community centre. Parking will be reviewed as part of the zoning review.**

Q: *Are you looking at historical value? How do you judge?*

A: **The building and site will be reviewed including its history such as its railway history and contributions to the community.**

Q: *Will there be commitment to staffing levels?*

A: **Commitment to staffing will be provided. All new capital projects also include a related operating budget, which includes a staffing component.**

Q: Will the value of restoring/keeping building vs. removing building be considered, with respect to the artwork on the building.

A: No evaluation has been started yet on research or whether the building is valuable. The art on the building will also be considered in the building evaluation.

Q: Why is an aquatic centre being considered?

A: The Parks & Recreation Facilities Master Plan that was approved by Council in November 2017, recommends the development of a new community centre at the Wabash site including an indoor. In general, the City is now recommending pools in our new major community centres.

C: When the community raised funds to install the new Town Square a few years ago, we did not consider it a short term asset as much effort and dollars were put towards this. The town Square is considered a valuable asset as it is used for many events.

Q: Is there a railway Crash Zone?

A: There is a 30 m building setback requirement from the railway corridor. It will need to be determined how this setback area could be developed (parking etc.).

Q: Is there a crash wall or design that can be used to minimize that setback?

A: The design at the site boundary/rail corridor will be explored further during the design process.

Q: Is there any chance that another local community centre is closing in the area?

A There is no closure for another community centre in the area planned.

Q: Has all the land on the site been cleaned up? A few years ago, the soil was capped and there was some soil remediation/clean-up carried out. Was it cleaned up temporarily?

A: In 2005, there was remediation carried out on the project site to remove PCBs and asbestos from the buildings, as well as soil remediation on part of the site. There is an area behind the fence and adjacent to the existing building where the soils still needs to be addressed.

Q: Is there funding from the province for aquatics?

A: The provincial government put out a press release indicating that funding was being provided for a new aquatic centre that will be connected to the Wabash Community Centre. However, the Mayor's office, the General Manager's office and the Federal government were unable to provide any confirmation that the City would be receiving funding for the aquatic centre.

Q: Have we looked at church closings in the area as community centre helps in non-denominational worship?

A: No, we have not explored church closings.

Q: How will the project be awarded?

A: There will be an RFP (Request for Proposal) process to select the consultant design team. Proposals will be evaluated against specific criteria. There will also be a competitive tendering process, to choose a contractor for construction.

Q: What is the typical price per square foot and how big are we looking at for the community centre?

A: The York Community Centre which is the City's most recently completed community centre, is approximately 68,000 square feet. (The construction contract was awarded in 2012 at a cost per

square foot at that time of \$403/sf. The Wabash community centre budget takes into account escalation and market condition changes since that time

C: There are crash mitigation designs out there for 30 m assembly space.

Q: The Provincial Government plans to invest up to \$3.33 million towards the Sorauren Aquatic Centre. Initially an application for funding was made for a bridge but was advised from the province that the grant is applicable for recreation. Are we waiting for the Federal Government and is the funding a top up for the pool?

A: There is \$40 million budgeted by the City for the new community centre including the pool. The City has heard no word about the Provincial funds and was told that there is no money.

C: The additional funding referenced is contingent on all three levels of Government participating.

C: Several years ago, (pre-amalgamation) an Aquatic Needs Assessment indicated that an aquatic facility would not be feasible in the community for another 30-40 years and that resulted in the pool being put at Parkdale School.

Q: Will a pool fit on the site especially with the sensitive issues about the town square?

A: There will need to be some give and take through the public consultation process on both the building program (including the pool) and the site components.

Break-out Activity

The Community was invited to participate in a breakout activity by visiting 4 stations set up around the room with activity boards and provide ideas on the following questions (PFR staff from these specific programme areas (recreation and aquatics), were also introduced, and were available for discussion at the stations).

1. What recreation activities would you like to do in the new community centre?
2. What aquatic activities would you like to do in the new community centre?
3. What multipurpose or other activities would you like to do in the new community centre?
4. What is your vision for the new community center?
 - What makes your community unique:
 - Any particular innovative idea that you would like to see?
 - How can this facility help make the adjacent Sorauren Park even more of a community asset for your and future residents?

Next Steps /Wrap up

Cheryl Aleong-Spry reviewed the next milestone steps as follows:

- Fall 2018 – Consultant team to be hired.
- Future community meetings are planned for Winter 2018-2019 to discuss Building Program/Component Confirmation, and Concept Design
- Reminder to all to sign the attendance sheet for future notifications.

Meeting adjourned.

RECREATION ACTIVITIES BOARD**What recreation activities would you like to do in the new community centre?**

- Parent & child activities
- Lobby space – artist gallery
- Seniors' meeting & socialize space, social groups (cards), book clubs
- Arts space programmed by local artist/organizations
- Artists rent – to teach art
- Wooden dance "spring flooring"
- Performance space, community theatre space
- Glass wall, view panel
- Movie venue
- Dance classes - line dancing, waltzes, R&B, hip-hop, ballet, jazz, tap
- Keep town square & trees & greenhouse, gardening complimentary to farmer's market
- Organized adult activities (baseball, pickle ball, volleyball), kids leagues
- Outdoor skate park
- Youth space
- Gardening
- Performance and stage space for concerts, plays, dance, drama
- Community kitchen
- Teaching job skills/cooking skills
- Newcomer support
- Social enterprise
- Gender neutral change rooms/washrooms
- Weight/conditioning room & equipment
- Basketball/volleyball/ lacrosse(field & box), running track
- Town Square remain for movies, Markets (farmer) special events, hockey, Bicycle – learn to ride
- Workshops, life skills, cooking, gardening
- Classes, small appliance, mechanical, minor repairs
- Sewing and other activities
- Child minding (parents participating)
- Parent/child resource centre
- Gym/track, basketball/volleyball courts, gym with exercise equipment
- Permanent skate park or skateable structures
- Studio – tai chi, Pilates, yoga
- Hot yoga
- Kitchen – large enough for community kitchens, teaching cooking classes, community food programs. Dining space for many people
- Foosball tables
- Table tennis, pool
- Exercise programs/dance classes for fun
- Basketball court
- Teen/youth space
- Art space for creating and displaying

- A progressive skateboard park that is built through the lens of public art, sculpture and community
- Stage for music/artistic
- Architectural/conservation courses
- Kids science lab, robotics
- Music/dance/martial arts
- Audio/visual/sound recording studio for kids and teens
- Seniors programmes
- Rooms with dividers to create different sized spaces eg. Rooms to have book club meetings, quilting groups
- Keep the building

AQUATIC ACTIVITIES BOARD

What aquatic activities would you like to do in the new community centre?

- Lane swim
- Therapeutic
- More free swim time (unstructured)
- Proper changing, lockers and showering facilities
- Fitness swimming
- Recreational/family swimming pool i.e. teach young kids to swim
- Aquafit workout classes
- Splash pad/fun recreational/kids water park style (slide)
- Accessible
- Warm-water baby pool
- A large ramp entry for everyone
- Warm water, salt water for therapeutic used and recovery
- Sauna (wet & dry)
- Saltwater
- Wave pool
- Weight room, treadmill
- Low diving board
- Synchronised swimming classes
- Hot tub
- Aqua-robics
- Lifeguards
- Adequate bars for getting in/out of pool
- Clean pool
- Kids water area
- Warm pool
- Water lift for seniors
- Family change rooms
- Aquatics - therapeutic, leisure
- Don't need a pool/aquatics
- Yes for the pool, but only if not built on town square

MULTI-PURPOSE/OTHER ACTIVITIES BOARD**What multi-purpose/other activities would you like to do in the new community centre?**

- Also a centre for the arts – public ground, a piano, performance infrastructure for music, painting, writing lessons for children and people of all ages
- Performance space for plays, music etc. from Parks & Rec. classes/workshops
- Free WiFi throughout
- Dog obedience classes
- Tai chi
- Keep the historic building
- Kids – life skills classes – cooking, gardening, STEM, music, art, dance, summer camps. Adults & Kids - martial arts, yoga, tai chi, study areas, rooms to rent for B-day parties, special events
- Gym/yoga parent/mom groups & kids classes
- Cheap meeting spaces, many rooms for different activities
- Provisions to be an emergency shelter (cooking/hygiene/accommodation)
- Youth singing/dancing area
- Music spaces (Jam)
- Stage theatre space
- Music area with piano
- Keep the town square
- Town square maintained
- Organic gardens, bee keeping
- Space for dance classes
- Writers group meetings
- Flaneur group meetings
- Gallery with a collection of historical pictures of the area
- Small skating rink
- Parenting/mom groups
- Cooking
- Baby/kids classes
- New parent group
- Keep the chimney
- Senior to youth/teen space
- After school activities along the lines of Kiwanis Boy & Girl clubs. Designated senior meeting area with kitchen, washrooms and comfortable furniture
- A parking approach that can accommodate special demands such as vendors at a market
- Community garden/traditional indigenous medicine garden
- Chinese herb garden
- Greenhouse
- Gallery space – art/photo production facilities
- Juice bar
- Water cooler
- Music/dance space with proper flooring
- Cultural event/community meeting space
- Shade in the square

- Amend the soil so the market could be on grass – much cooler in summer and generally friendlier
- Farmers market continue under this scheme
- Community kitchen
- Keep the town square
- Community partnerships with arts based organizations with community theatre/affordable performance space
- Bike parking
- Community kitchen for canning
- Workshop (wood & metal)
- Bike repair
- New technologies, 3D printing, laser engraving CWC...
- Tool library
- Skate rental & sharpening and repair for winter natural ice rink. Storage space for groups – making rooms for community groups
- Art space/gallery
- Teaching kitchen
- Cooking lessons for kids
- Community garden
- LGBTQ+ friendly space and activities for LGBTQ+ families
- Keep the wood burning (pizza) oven
- Free little library in lobby
- Event space, café
- Small stage/performance area (theatre/music/etc.)
- Commitment – not just to accessible spaces but to whatever it takes to ensure people of all abilities enjoy all activities together. This also means no activities segregated re: disabilities
- Safety procedures i.e. doors locked from outside behind residents
- Community workshop

VISION BOARD

- **What makes your community unique?**
 - The town square
 - The skateboarding community
 - Pedestrian, bicycle, public transit
 - Chimney on building unique (and chimney swift habitat – swifts are endangered species)
 - The farmers market – the outdoor movies – we need the town square!
 - Community involvement
 - Diversity of interests, intellectual pursuits, highly literate & culturally engaged
 - People meeting in the park and sharing moments of their day – locals – community
 - Engagement in the art
 - Community picnics
 - More parking options
 - The neighbours & sense of connection & community
 - It's a land locked self-sufficient village
 - Outside structure of the building different colours for different activities

- Keep the building as original as possible
 - Heritage of the building – heritage of the whole industrial area that was there
 - Farmers market/town square
 - Cultural & artistic activities & residents
 - Arts space/arts centre
 - Painting for residents
 - Save the Town Square
- **Any particular innovative idea that you would like to see in the new community centre?**
 - Incorporate the existing architecture into the new building
 - Preserve the chimney, especially for use by chimney swifts
 - Keep the town square
 - Public skateable spaces/structures
 - Green roof
 - A renovation is greener than a new build. A more environmentally friendly proposition.
 - Unique opportunity for juxtaposition of industrial/recreational historical/current future. Not vast accessible building & programming but also fully inclusive all abilities & connections
 - Arts space – community theatre – affordable dance – partnership with arts organizations
 - This beautiful new facility should be a net-zero building, minimum Toronto Tier 2 green standards
 - Creative ideas to help with parking (angled parking on Wabash extended to the stop sign)
 - No steps at main entrance so all are welcome. Ideally no steps anywhere
 - Accessibility
 - Theatre space, music space, LGBTQ+ space (doesn't exist west of Yonge)
 - Community kitchen for canning workshops
 - A progressive skateboard park that is built through the lens of public art, sculpture and community
 - Fitness equipment
 - Connect bike path/bridge
 - More informal play structure with seating for parents
 - Gathering places where children can play
 - Good coffee
 - Fitness equipment a la YMCA style
 - Green roof
 - Multi-purpose space
 - A community theatre space open to independent/small arts groups to develop & perform work. There were once many such spaces in Parkdale that have been lost to development.
 - Integration of heritage factory to compliment & enrich the design of the facility
 - The architecture of the building: let's make the actual design reflect the values of our building: let's make the design of the building conceptual, an idea: ex. A glass structure exploding out of a historically important building expressing an ambivalence about the effects of industrialization and the CO2 in the air that's destroying our ecosystem.
- **How can this facility help make the adjacent Sorauren Park even more of a community asset for you and future residents?**
 - Keep the town square and the trees planted
 - The park needs more trees (shade)



- Create more spaces for talks, galleries, like-minded people to get together
- Add angled parking to Wabash, add parking for rec. centre
- Integration of community gardens/farming on any green roof/rail easement land
- Large, open spaces with many possible uses
- Rentable spaces (kids party)
- Involvement with local businesses i.e. Revue Theatre, etc.
- Connectivity between Sorauren & Facility