



MEETING SUMMARY

Wednesday, September 15, 2021
6:00 p.m. – 7:30 p.m., Virtual Meeting

Overview

On Wednesday, September 15, 2021, CreateTO hosted the second of two Local Advisory Committee (LAC) meetings for Phase 2 of the Parkdale Hub project. The purpose of the meeting was to provide an update on Phase 2 of the Parkdale Hub project, discuss feedback heard during the previous LAC and Community Meetings, and answer any questions (*see attachment A for the meeting agenda*). Eleven LAC members, representing 10 organizations attended the meeting (*see Attachment B for a list of organizations*). Councillor Gord Perks and his office, staff from the City's Housing Secretariat, and members of the project consultant team also attended and participated in the meeting.

Following the land acknowledgement and welcoming from Councillor Gord Perks, Ian Malczewski, independent facilitator from Swerhun Inc., reviewed the agenda and facilitated a round of introductions. CreateTO and DTAH (consultants leading the design of the demonstration plan) provided an update on the Parkdale Hub project, a review of the feedback shared in Phase 2 and a recap of the emerging demonstration plan. Participants then asked questions of clarification and provided feedback through a *facilitated*, plenary discussion.

Swerhun Inc. facilitated the meeting and prepared this meeting summary and shared it with participants for review before it was finalized. The summary is intended to reflect key discussion points from the meeting and is not intended to be a verbatim transcript.

Summary of questions and feedback

Following the presentation, Local Advisory Committee members asked questions and shared comments through a facilitated discussion. LAC members were also encouraged to share any additional feedback and/or questions with the team after the meeting. This summary includes feedback and questions shared by LAC members during and following the meeting up until September 22nd.

Two recurring themes emerged in the feedback:

- **continued strong support for the Parkdale Hub project and the work being done to advance the project;** and
- **appreciation for being kept up to date on the process as it continues to progress.**

Over the course of the ninety-minute meeting, LAC members asked questions and shared comments about a variety of topics, including: connections to surrounding areas, amenities, and processes; timing and funding; types and locations of specific components of the Parkdale Hub; environmental sustainability, and; process. The

questions asked are organized under these categories below in **bold text**, followed by responses and comments from the project team in *italics*.

Questions and comments about connections to surrounding areas, amenities, and processes

207 Cowan Avenue was for sale. Had it been purchased and incorporated into the hub it could have served as additional space; potentially temporary artist studios or gallery space for Gallery 1313. Why was this property not incorporated?

CreateTO: We did look at this opportunity, but the property is home to existing residential tenants and we did not want to displace tenants as part of this process.

Costs were also a key consideration, including costs to acquire the property and costs associated with heritage preservation of the property. Councillor Perks: We did quite a bit of work to get Council to consider acquiring a different piece of privately-owned land, and convincing Council to use public money to buy land for community use can be quite difficult.

A representative from the Church of the Epiphany & St. Mark explained that they are in the very early stages of a redevelopment plan. They explained that, while it is a smaller-scale project, they have similar goals (including, creating/providing affordable space for community organizations) and would like to stay connected with the project team to coordinate efforts and avoid mis-steps. The project team said this is exciting to hear and that they are also keen to keep the lines of communication to open. They encouraged representatives of the church to stay in touch through the LAC and/or reach out to CreateTO directly as their process progresses.

Another community recreation centre is being built at Sorauren Park, close to Parkdale. Is there dialogue at the City and CreateTO about what is happening with that process and the Parkdale Hub project? *CreateTO: Yes, a number of the same people from Parks, Forestry & Recreation working on the Parkdale Hub project are also working on the future Wabash Community Recreation Centre in Sorauren Park.*

Councillor Perks: I am also keenly aware of and actively involved with the process for the Wabash Community Recreation Centre.

It would be great to have more community garden spaces to reduce the long waiting lists in Parkdale.

Local communities have been waiting for more affordable housing options and want it included as part of this development.

A concern was raised about the sidewalk on Queen Street West being too narrow.

Questions about timing and funding

Will the Hub be finished or built by 2029, and is there sufficient funding to support the entire project? *CreateTO: In terms of timing, the goal is to be done by 2029. That said, the current timeline is an estimate of how long design and construction will take. We are currently working on the phasing strategy, which will give us a better sense of specific timing. The timeline may extend beyond 2029 to ensure we are meeting the requirements of all key stakeholders involved, including minimizing*

disruption to ongoing programs. Since this project will be part of the City's Housing Now Initiative, it will follow an expedited rezoning process.

In terms of funding, both the Toronto Public Library and Parks Forestry & Recreation have approved budgets for their components of the project. The remaining funding will come from the City through ongoing discussions with Council as the process moves forward. The preliminary costing analysis, currently underway, will inform these discussions.

Councillor Perks added that, since funding for the library, community centre, and Housing Now is approved, there is a lot of momentum for this project, saying he is very optimistic that the remaining required funds will come.

Will basic furnishings be included in the budget, or is this something tenants will be required to provide? The Bathurst-Finch Hub included basic furnishings (chairs, tables, etc.) that could be shared by tenants. *CreateTO: Typically, when leasing community space, the City is responsible for the larger capital costs and tenants are responsible for furnishings Note added after the meeting: . The Bathurst-Finch Hub was developed under a different framework and funding structure than the Parkdale Hub project (ie. it was not a City of Toronto-led project). As the program model for the new community space at the Parkdale Hub is developed in future project phases, there will be opportunities for further discussion with the community about furnishings in tenanted areas.*

Where is the money coming from for Gallery 1313? Is Artscape responsible for raising capital funding? *CreateTO: Typically, we would ask Artscape, as a tenant, to fund ongoing operating and maintenance costs, with the City primarily funding upfront capital costs. The specifics of who-funds-what in this project will be determined through ongoing conversations with City Council.*

Questions and comments about the types and locations of specific components of the Parkdale Hub

What is the vision for the new community space? How will the spaces be organized to make it accessible to different organizations that have different needs and funding sources? *CreateTO: Right now, at the demonstration plan phase, we are working to keep the vision for community space as open as possible to allow it to evolve to best meet the needs of future tenants and organizations. There will be space specifically set aside for Artscape, and we will work with the City's Social Development, Finance & Administration (SDFA) Division to allocate remaining space. SDFA also has programs that can help offer affordable tenancies to different organizations. Tenancies will be determined later (closer to construction / occupancy dates), but we are keeping track of interest from different organizations.*

Has a specific floor or location been set aside for Artscape live-work tenants? *CreateTO: No, we have not committed to specific floor at this time. DTAH: There is enough room and several locations where Artscape live-work tenants could be accommodated in a diversity of unit sizes. As the process moves into detailed design, CreateTO will continue engaging Artscape and its tenants to clearly understand their priorities and objectives.*

Continued support for and interest in providing space for Gallery 1313. Following the meeting, representatives of Gallery 1313 shared feedback about potential locations for Gallery 1313 within the Hub and elements they would like to see considered for the preferred location of the gallery. Suggested locations included: the corner of Milky Way Lane and Cowan Ave and the site on the West side of Cowan Ave., where it is currently located. Considerations included: ensuring the space is focused on community, culture, and inclusivity; maintaining the Gallery's ceremonial entrance; and, ensuring visibility to the community.

Questions and comments about environmental sustainability

Could district and/or geothermal energy be part of the design of the Hub (either now or in the future)? If so, in what stage would this be considered? *DTAH:*

District and geothermal energy are not currently mandated under the Toronto Green Standard, however, as the approach to meeting the performance standards evolves, the design team could consider options for incorporating geothermal energy. District energy is less likely at the Parkdale Hub in the foreseeable future, given the relatively small size of the site, but there are other ways to achieve similar outcomes related to carbon and energy reduction. The project team will keep up to date on how district and/or geothermal energy could be supported in the future.

Will these buildings be energy efficient and, if so, how? *Note added after the meeting:* *The development partner for the Housing Now site will be required to meet Tier 2 of Version 4 of the Toronto Green Standard. The Community Recreation Centre and Library site will be required to meet Tier 3 of Version 4 of the Toronto Green Standard. Both Tiers mandate a high level of energy efficiency (net-zero greenhouse gas emissions) and have a focus on embodied carbon in building materials. The specific approaches to meeting these targets (including potential on-site energy generation) will be determined at a later stage in the project.*

Apply the same version and tier of the Toronto Green Standard (TGS) to all buildings in the Parkdale Hub. Applying different versions of the TGS to different buildings in the Hub makes comparison difficult. The same high-performance standard (TGS v4 Tier 3) should be applied to all buildings, including the residential development, since this will be mandatory by 2030.

Conduct a feasibility study for building a zero-carbon district energy station for the Parkdale Hub and surrounding area. This could include geothermal or other renewable / more sustainable sources of energy.

Include space for local environmental groups in the Parkdale Hub. The Parkdale-High Park community is very environmentally conscious and is home to several local environmental groups. This should be reflected in the Parkdale Hub by including and increasing space for environmental groups as well as artists, youth, and non-profit organizations.

Questions about process

How long will the Local Advisory Committee process last? Will we be able to have conversations with the non-profit development partner selected? *CreateTO: We envision the LAC process continuing in future phases of the project. We would like to keep the structure of the LAC flexible so that it can evolve if/as needed (for example, we may want to form specific topic groups to have focused conversations).*

Next steps

The project team and Councillor Perks thanked members of the LAC for their ongoing participation in the process, noting that this project has and will continue to work because of community involvement and leadership. The facilitation team reminded LAC members to share any additional feedback by September 22nd and committed to sharing a draft meeting summary following this date. CreateTO explained that this will be final LAC meeting for Phase 2 of the project and that they will be in touch again during Phase 3.

Attachment A. LAC invitees and members

The following organizations were invited to apply for LAC membership. The organizations that applied and are members of the LAC are in **bold** text. Organizations that attended the LAC meeting are **highlighted**.

- **1313 Tenants Association**
- Black Artists' Network in Dialogue
- C.O.T.A. - Social Group program
- **Church of the Epiphany & St Mark**
- **Culturelink Settlement and Community Services**
- Flick the Switch
- **Gallery 1313**
- **Green 13**
- **Greenest City**
- **Holy Family Catholic School Parent Council**
- **Kababayan Multicultural Centre**
- **Mentoring Juniors Kids Organization**
- **More than Child's Play (MTCP)**
- **Parkdale Activity-Recreation Centre (PARC)**
- Parkdale Breakfast Inc
- Parkdale CI School Advisory Council
- **Parkdale Community Economic Development Project/People's Economy**
- **Parkdale Golden Age Foundation**
- Parkdale Intercultural Association
- Parkdale Neighbourhood Land Trust
- **Parkdale Project Read**
- Parkdale PS School Parent Council
- Parkdale Queen West Community Health Centre
- **Parkdale Residents' Association**
- **Parkdale Tenant's Association**
- **Parkdale Village BIA**
- **Queen Victoria Public School Parent Council**
- Roncesvalles-Macdonell Residents Association
- Sistering - Drop-in and Outreach Program
- **The Neighbourhood Land Trust**
- TCHC residents - 245 Dunn Avenue
- TCHC residents – West Lodge

Attachment B. Meeting Agenda

Parkdale Hub - Phase 2

Local Advisory Committee Meeting # 2

September 15, 2021

6:00 p.m.-7:30 p.m.

Meeting Purpose

To provide an update on Phase 2 of the Parkdale Hub, discuss feedback heard during the previous Local Advisory Committee and Community Meetings, and answer any questions.

Proposed agenda

6:00 Land acknowledgement, welcome, introductions, agenda review

Cllr. Perks, CreateTO, Swerhun Inc.

6:20 Overview and update

CreateTO, DTAH

6:40 Discussion

1. Do you have any questions about the Parkdale Hub? Can we provide any additional clarity about anything?

7:25 Wrap up and next steps

7:30 Adjourn