



Parkdale Hub – Phase 2
Local Advisory Committee Meeting # 1

MEETING SUMMARY

Wednesday, March 24, 2021
6:00 p.m. – 7:30 p.m., Virtual Meeting

Overview

On Wednesday, March 24, 2021, CreateTO hosted a virtual Local Advisory Committee (LAC) about the Parkdale Hub project. The purpose of the meeting was to introduce Phase 2 of the Parkdale Hub project to the Local Advisory Committee (LAC), review the Draft LAC Terms of Reference, and share and seek feedback on the preliminary design concept for the Parkdale Hub. 30 local organizations were invited to apply and form part of the LAC — 16 organizations applied and 13 attended the first LAC meeting (*see attachment A for a list of participating organizations*). Councillor Gord Perks, staff from the City’s Housing Secretariat and Heritage Preservation Services, and members of the project consultant team also attended and participated in the meeting.

Following introductions and welcoming remarks from Councillor Gord Perks, Ian Malczewski, independent facilitator from Swerhun Inc., reviewed the agenda and Draft LAC Terms of Reference. Then, staff from the City’s Housing Secretariat, CreateTO, and DTAH (consultants leading the design to the development concept) re-introduced the Parkdale Hub project, including an overview of program model, the Housing Now initiative, and the conceptual design. Participants then asked questions of clarification and provided feedback through a facilitated, plenary discussion (*See attachment B for the meeting agenda*).

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

Key themes

Excitement about the Parkdale Hub. LAC members were generally pleased with the progress made on the Parkdale Hub project and excited about the preliminary design concept. They especially liked the thought given to connecting the Hub to the existing community, green design elements, and the open design of the new spaces.

Minimize disruption to existing tenants, programs, and services. Several LAC members said it would be important to reduce the impacts on the existing tenants and users, including the 1313 tenants, youth that make use of programming at Masaryk-Cowan, and youth that spend time at the library.

Interest in having space at the future Hub. Some LAC members were keen to learn how their organization or others could secure space at the future hub and understanding the process by which the City and CreateTO would select future tenants or users of the space.

The future Hub should model sustainability and be a green hub. Both through the design and programming of the space, the Hub should embody the best in sustainable design.

Discussion of the Draft LAC Terms of Reference

No LAC members had any concerns or questions about the Draft LAC Terms of Reference. *Facilitator's note: the Terms of Reference are now finalized, though they can be amended if and as deemed necessary by LAC members and CreateTO.*

Questions of clarification

Following the presentation, LAC participants asked questions of clarification, summarized below in **bold**. Responses from project team members follow each question in *italics*.

Questions about the preliminary design concept

Will the future developer have flexibility to design the hub differently from what was presented tonight? *Yes. The presented design is a demonstration plan, not the final architecture. The intent of the demonstration plan is to inform the future detailed design and to form the basis of the rezoning application.*

Has the future developer been selected, and do they have experience with the Parkdale community? *Not yet. Housing Secretariat will put out a competitive call looking for a development partner coinciding with zoning approval. We will consider several factors when selecting the development partner, including their experience working on this type of community project.*

What types of uses do you anticipate in the storefront space? Will they be used for non-profit space? How many storefront units do you anticipate creating? *The demonstration plan imagines ground floor space on the East site with community spaces that have access to the sidewalk – the ground floor space could be operated as a single program or broken into multiple “storefront units” -we are open to suggestions for the use and divisions of these spaces.*

Will the Masaryk-Cowan Community Centre be redeveloped as part of this work? *Yes.*

Questions about the impact on the Parkdale community and community space

Are there timelines for construction? How will the live-work tenants and Gallery 1313 be impacted? *Part of the design team's job is to develop a construction phasing strategy that will inform potential sequencing. One option is to develop the current library site first and move Gallery 1313's tenants and programming there without disruption to programs, then develop the centre site to accommodate the library and recreation centre. We are still exploring staging and phasing and are striving to be as sensitive as possible to the community and existing tenants.*

How will the project team incorporate the Parkdale Community Benefits Framework? *We are very familiar with the Parkdale Community Benefits Framework and feel this Parkdale Hub project aligns with many of its objectives, including: applying an equity lens, supporting the creation of new affordable rental housing, and providing community space and programming. During construction, we will explore opportunities to create work opportunities for equity seeking members of the Parkdale community. City Council has also directed CreateTO to develop a Community Benefits Framework for all of its Housing Now sites: once this site is officially deemed a Housing Now site, this Community Benefits Framework will also apply.*

Will this project consider adding community partners and new programming to the library? How will the library be able to accommodate so many programs and different uses? *In the future, there will be opportunities to introduce new community groups to the Parkdale Hub site in new community spaces beyond the Library, but we don't yet know how much space will be available or what the tenancy model will be. We are working with other City divisions to figure those things out. In future phases, we will continue engaging with community groups to figure out what space and programming is needed. Our ambition is to grow the size of the library to 30,000 square feet spread across two floors, including an open atrium that brings openness, transparency, and visual connectivity.*

Will combining the Library and the Community Centre affect their operating hours? Can the Library's hours be extended? *We are designing these two facilities to allow them to have different operating hours if needed. It is good to know that there is interest in extending the library's hours: the Toronto Public Library Board has suggested extending library hours to City Council, but it has not yet accepted the suggestion. Contacting elected officials (both the Mayor and Councillors) is a good way to advocate for extended library hours.*

Detailed summary of feedback

LAC members shared feedback on a variety of topics through a facilitated discussion, summarized below. The summary below includes both feedback shared during the meeting as well as additional feedback shared afterwards (see original submissions in Attachment C). Comments from the project team are included in *italics*, where provided.

What participants liked about the preliminary design concept

General excitement and support for the Parkdale Hub, its design, overall vision, and affordable housing. LAC members particularly liked the architectural preservation of the heritage features, new spaces being built, connectedness of the buildings, the transparency of spaces (such as windows, light, views), and the intention to apply green building principles.

The connections between existing and new spaces. Creating an entrance at the back of the Community Recreation Centre building is a good way to strengthen connections to Milky Way Garden. Encourage the animation of Milky Way Lane, and make this area feel like more than just a back door.

The amount of outdoor and green space, including the extended sidewalk space.

The library's dedicated children area being large and street level, which makes it more accessible.

Where participants had suggestions or concerns

The presentation didn't mention the inclusion of youth, teens, or Parks, Forestry, and Recreation. The Masaryk-Cowan Community Centre is the go-to place for families — especially youth — and its diverse programs are essential to helping keep youth out of trouble. *Though we didn't mention it in our presentation, we are working closely with Parks, Forestry, and Recreation through a technical working group. This group includes Parks, Forestry and Recreation staff involved in planning the development of their facilities and staff involved in day-to-day programming of Masaryk Cowan. These staff members have helped us understand how people currently use the community centre and their needs. Both Masaryk-Cowan and the Parkdale Library have received dedicated funding to support Enhanced Youth Hubs and are having conversations about how to coordinate their Youth Hubs and offer complementary programming to the Parkdale community.*

Limit disruption to existing programs and services in the Library and Community Centre during construction. Ways to minimize disruption could include continuing after-school programs nearby and completing the new library before closing the old one.

Support 1313 residential tenants by:

- limiting moving impacts by providing a minimum of twelve months' notice before the move, paying for moving expenses and compensation for any lost work, and providing temporary live-work space if necessary.
- ensuring new units are at least equal to or better than current units in key areas, including: size, ceiling height, access to storage space, soundproofing, ventilation, access to natural light, access to outdoor space, rental control, accessibility security, and keeping live-work spaces together. *The project team added that part of the Parkdale Hub process involves distinct conversations with 1313 residential tenants, which it will schedule soon.*

Set higher ambitions for sustainability, including:

- Incorporating [recommendations provided by Toronto Environmental Alliance](#) (TEA)
- Meeting Tier 4 of the Toronto Green Standards
- Use sustainable materials and green building principles (such as renewable energy, solar panels, etc.)
- Incorporating a green roof
- Integrating a Community Green Hub to enable community-based climate action and provide sustainability related programs (more details in Green13 letter in Attachment C)
- Expanding bike lanes for Queensway and Lakeshore to the hub, installing bike parking and electric vehicle charging stations
- Make sure street trees are healthy

CreateTO said that, with City staff and the developer, they will strive to reach net zero carbon emission, exploring opportunities like energy production on site, water conservation, and others. Housing Now must meet Tier 3 Version 2 of the Toronto Green Standards.

The level of affordability of the affordable units and potential that Parkdale community members will not be further engaged. *During the rezoning application, CreateTO and City Planning will host community engagement opportunities to ensure community members are*

involved. Extensive community engagement is part of Housing Now site development processes.

Other feedback and suggestions, including:

- Consider creating space for both seniors and children in the library and creating a daycare system. *The library includes a dedicated children's area and will consider daycare opportunities as a suggestion for future programming.*
- Ensure affordable housing units are large enough to accommodate families.
- Include the Dollarama property in the Hub.
- Make sure all the links to on the project website work.

Next steps

The project team thanked the LAC members for attending and sharing their feedback and committed to sharing a draft meeting summary in the coming weeks. Participants were also encouraged to share any further feedback by emailing the project team. CreateTO will share the dates for the upcoming Public Consultation Meeting and second LAC meeting with participants once finalized.

Attachment A. Meeting Participants

The following organizations were invited to apply for LAC membership and attend the meeting. The organizations represented at the LAC meeting are in bold text.

- **1313 Tenants Association**
- Black Artists' Network in Dialogue
- C.O.T.A. - Social Group program
- **Culturelink Settlement and Community Services**
- Flick the Switch
- **Gallery 1313**
- **Green 13**
- **Greenest City**
- **Holy Family Catholic School Parent Council**
- Kababayan Multicultural Centre
- **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
- TCHC residents - 245 Dunn Avenue
- TCHC residents – West Lodge

Attachment B. Meeting Agenda

Parkdale Hub - Phase 2

Local Advisory Committee Meeting # 1

March 24th, 2021

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

Meeting Purpose

To introduce phase 2 of the Parkdale Hub to the Local Advisory Committee (LAC), review the LAC Terms of Reference (ToR), and share and seek feedback on the preliminary design concept for the Parkdale Hub.

Proposed agenda

6:00 Welcome, introductions, land acknowledgement, agenda review

Cllr. Perks, CreateTO, Swerhun Inc.

6:10 Terms of Reference review

Swerhun Inc.

Questions of clarification

6:20 Background & Overview

CreateTO, Housing Secretariat, DTAH

Questions of clarification

6:45 Discussion

Thinking about a) the buildings' shape and massing (how they will be perceived and experienced from the street) b) the proposed adaptive re-use of existing heritage, and c) the preliminary layout of programming spaces within the massing/buildings...

1. What, if anything, do you particularly **like**?
2. What, if anything do you **find concerning**? What suggestions (if any) do you have to address those concerns?
3. Do you have any other comments or advice?

7:25 Wrap up and next steps

7:30 Adjourn

Attachment C. Post Meeting Feedback

The feedback below includes all submissions received from LAC members between March 24 and 31. Other than making minor formatting edits and removing personal identifiable information, we have not edited the submissions.

Submission from Queen Victoria School Council, submitted on March 26th, 2021 at 1:36 PM

Thanks so much for running this meeting and pushing this project along. It's great to see the plans and the progress.

I mentioned some of this at the meeting, but my feedback would be:

- Minimizing disruption and ensuring continuity of programming and accessible space (both at the Library and Community center) would be a real priority. I know that members of our community have used both rented the Library basement and Community center spaces for community events so staggering any closures would be ideal. Continuing after-school programming would also be a priority.
- Personally, I have been amazed to see how many young people are at that Library between 3:30 and closing time so having the new Library complete before closing the existing library would be ideal.
- I loved hearing that the kids area of the Library would be large and at street level. The weekend and weekday reading get-togethers get so many families so making this accessible is great.
- I'm not well versed on housing issues but making more units that are functional for families would be important to our community.

Submission from Parkdale Residents Association, submitted on March 27th, 2021 at 3:49 PM

Thanks for the Parkdale Hub presentation and to see the amount of progress. I did have my fingers crossed that the Dollarama property would be included. Was anyone from Parks & Rec at the meeting?

I went to <https://createto.ca/project/parkdale-hub/> site today. I noticed that some of the links are broken (Presentation, Panels).

I have a question re the ground floor east property (attached screenshot) - these are rather large units vs the fine grain retail of the surrounding properties and; am I correct in understanding that these storefront units are for non-profit community groups? Consideration for small groups who would benefit having street front access.

Submission from 1313 Tenant Association, submitted on March 31st, 2021 at 11:30 AM

Request from the Members of the 1313 Tenant Association

Move

- 1. 12 month or more notice before the move***most important priority**
2. Moving once is least disruptive to some of the tenants; for others, moving twice would be less disruptive than living with the dirt and noise of construction
3. Moving expenses paid for - special expenses with fragile artwork - cost of moving twice plus compensation for the disruption of our work/business plus reinstallation of services/drivers licence/healthcard/mail ect
4. Work compensation during the move as covid19 has affected our income
5. Legal contracts (lease) between the tenants and Artscape, and legal contracts between Artscape and the city (including blueprints), which secures our new units in the new building
6. Temporary live/work space in Parkdale/downtown - some tenants with cars can move in other areas of Toronto
7. Financial compensation if the new live/work unit won't work for the tenant

New Units - Please note: We are only asking for what we have now

1. Same Size and amount of rooms we currently have - each tenant is requesting to go over unit details with architect
2. Same ceiling height at 11 feet
3. Same amount of storage space we currently have
4. Soundproofing
5. Ventilation and windows are open
6. Good natural light (large windows)
7. Outdoor space (balcony)
8. Rent Control for our units
9. Universal Accessibility with elevators
10. Good security and Intercom
11. No unfinished concrete walls - some tenants are okay with partial concrete walls
12. Bathtub
13. Designated Artist live/work laundry facility
14. Keeping Artists live/workspaces together

**Submission from Green 13, submitted on March 31st, 2021 at
4:19 PM**

See next page for original submission.



Green 13
491 Beresford Avenue
Toronto, ON, M6S 3B8

March 31, 2021

Matthew Wheatley
Swerhun Inc.
720 Bathurst Street Suite 500B
Toronto, ON, M5S 2R4

Re: Parkdale Hub Phase 2 - LAC Meeting #1

Feedback on the Preliminary Design Concept

Green 13 is grateful and honoured to be included in the Parkdale HUB Phase 2 Local Advisory Committee. We are impressed with the work accomplished so far by all of the organizations involved in this project and excited by the prospects of the future Community Hub in Parkdale.

To reiterate and add to the discussion of the first LAC meeting, in response to the questions below, we provide the following feedback:

Thinking about a) the buildings' shape and massing (how they will be perceived and experienced from the street), b) the proposed adaptive re-use of existing heritage, and c) the preliminary layout of programming spaces within the massing/buildings...

1. *What, if anything, do you particularly like?*
2. *What, if anything do you find concerning? What suggestions (if any) do you have to address those concerns?*
3. *Do you have any other comments or advice?*

1. Likes:

- a. Existence of the project and its overall vision (intention, scope, design)
- b. Architectural design: preservation of heritage features, connectedness of the buildings on the central site, transparency of the spaces (windows, light, views, open spaces)
- c. Outdoor spaces - connectedness of the existing and new elements - lanes, park, community garden, the amount of sidewalk space
- d. Intention to apply principles of green building design



2. Concerns:

- a. Disruption for existing usage and services
- b. Equal or better future conditions for current users of the amenities
- c. Affordability of housing
- d. Lack of clarity on how the programming spaces will be made available / distributed among the current and future interested users / groups
- e. Expectations for higher ambitions or more clarity in applying sustainable building designs
- f. Looking at the plans (page 41 of the presentation), unless this is just a rough visualisation and not the actual design, there is a concern for health of the trees pictured, being very closely surrounded by pavement; they need much more room / open soil to grow and thrive, as well as to prevent infrastructure damage similar to the one in the enclosed images (taken on Maher Circle, Gilmour & Maher Avenue, Toronto)

3. Suggestions:

- a. Incorporate recommendations provided by Toronto Environmental Alliance (TEA) (see their [letter](#) to the City Council in support of Phase 2)
- b. Give more importance to sustainable building design by:
 - i. meeting Tier 4 of the Toronto Green Standard (will be mandatory by 2030)
 - ii. using sustainable building materials,
 - iii. applying passive design
 - iv. preparing for the application of district energy (should be explored for the entire neighbourhood), and
 - v. Incorporating a green roof and/or rooftop community garden
- c. Integrate a Green Hub to enable community based climate action and provide sustainability related programs (a more detailed vision can be provided for the programming decisions phase)
 - i. With enough space for displays, educational and promotional materials
 - ii. Where people can come for information / advice / consultation, with specific questions or to browse a bit, to learn more
 - iii. With a knowledgeable person (staff/volunteer), a computer/internet access
 - iv. Preferably in a high traffic area of one of the facilities that uses green building principles that could be showcased
 - v. Any meetings and events (film screenings, talks, workshops, circles) could be held in shared spaces (meeting rooms, auditoriums)
- d. Support Active and Zero Emissions Transportation
 - i. Expand bicycle lanes e.g. from Queensway and Lakeshore W to this hub, and install bike parking
 - ii. Install some EV charging stations on nearby street parking
- e. Plan and design for resilience / adaptation / flexibility to possible future shocks and crises (see [TEA's report](#) about lessons learned from hubs' pandemic response)

