

## BLOCK 31 COMMUNITY HUB presentation to the City of Vaughan



CITY of TORONTO PF&R & CHILDREN'S SERVICES/ TDSB/ TCDSB October 17 2016

# Agenda

1. Introductions - *Farhad*
2. Project Background/ Vision - *Lorne*
3. Planning Process - *Susan*
4. Key Project Components
  - Funding - *Lorne*
  - Schedule - *Lorne*
  - Public Consultation - *Lorne*
  - Sustainability - *Suzanne*
  - Public Art - *Suzanne*
  - Fencing/ Gate Strategy - *Suzanne*
5. Project Program and Design
  - Community Centre/ Community Space Program - *Lorne/ Suzanne*
  - Child Care Centre Program - *Gail*
  - Elementary School Program TDSB - *David*
  - Elementary School Program TCDSB - *David/ Mario*
6. Development Agreement - *Howie*
7. Shared Use Agreement - *Howie*
8. Issues/ Challenges/ Lessons Learned
  - City of Toronto - Parks Forestry & Recreation - *Howie/ Lorne*
  - City of Toronto - Children's Services - *Gail*
  - TDSB - *David*
  - TCDSB - *Mario*
9. Project Perspective Images - *Suzanne*
10. Round Table Discussion
11. Concluding Remarks - *Farhad*

# 1. Introductions

1. Howie Dayton *Director Community Recreation, PF&R, City of Toronto*
2. Lorne Cappe *Project Manager, Capital Projects, City of Toronto*
3. Susan McAlpine *Senior Planner, Community Planning, City of Toronto*
4. Gail O'Donnell *Project Manager Capital Projects, Children's Services, City of Toronto*
5. Suzanne Cooke-Wooland *Senior Project Coordinator, PF&R, Capital Projects, City of Toronto*
6. Mario Silva *Comptroller, Planning & Development Services, TCDSB*
7. David Percival *Senior Manager, Building Design & Renewal, TDSB*



## 2. Project Background/Vision *Lorne*

### Project Background/ Evolution

Block 31 is a City-owned site in the Railway Lands located west of Spadina, south of Fort York Boulevard, north of the Gardiner Expressway and adjacent to Canoe Landing Park. The City entered into an Umbrella Agreement (UA) in 1994 with Canadian National Railways (succeeded by Concord Adex), the TDSB and the TCDSB for the purpose of collecting development levies to fund construction of a community centre, child care centre and elementary school for each school board serving approximately 1100 students.



## Project Vision *Lorne*

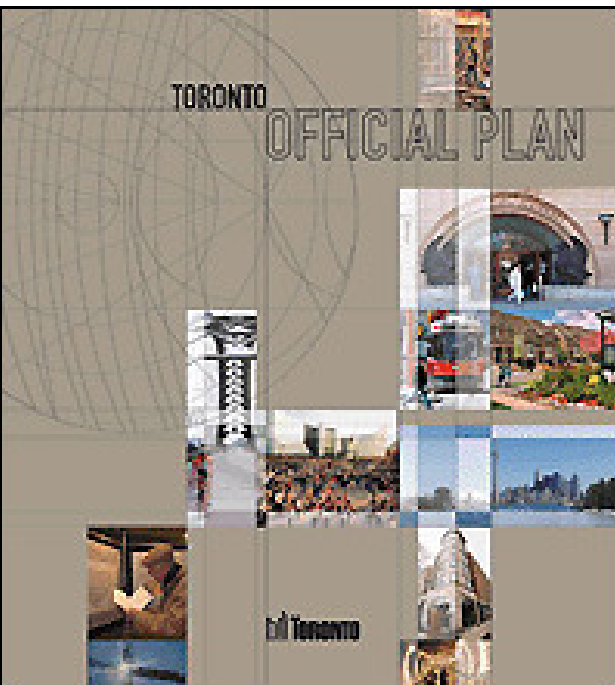
Block 31 represents a critical and unique opportunity to create a combined social, recreational and educational facility in a high density urban neighbourhood as an exemplar of a mixed-use hub richly embedded in the community.



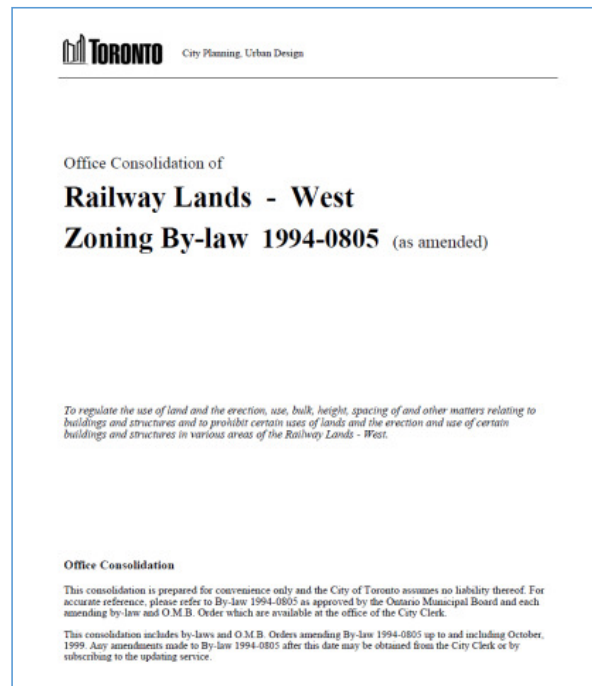
### 3. Planning Process *Sue*

#### Planning Framework specific to the Railway Lands

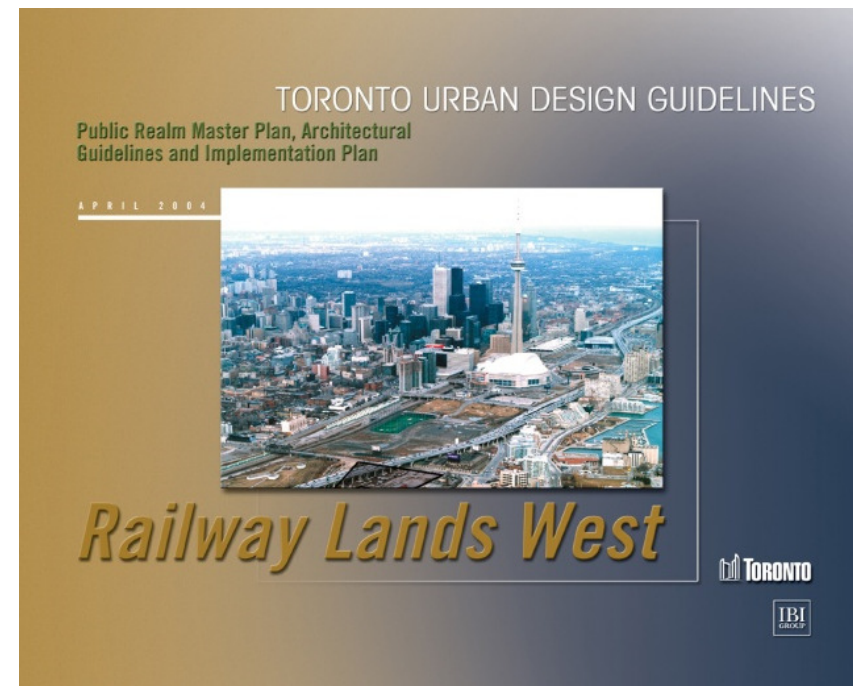
Official Plan – Secondary Plans



Zoning By-Laws

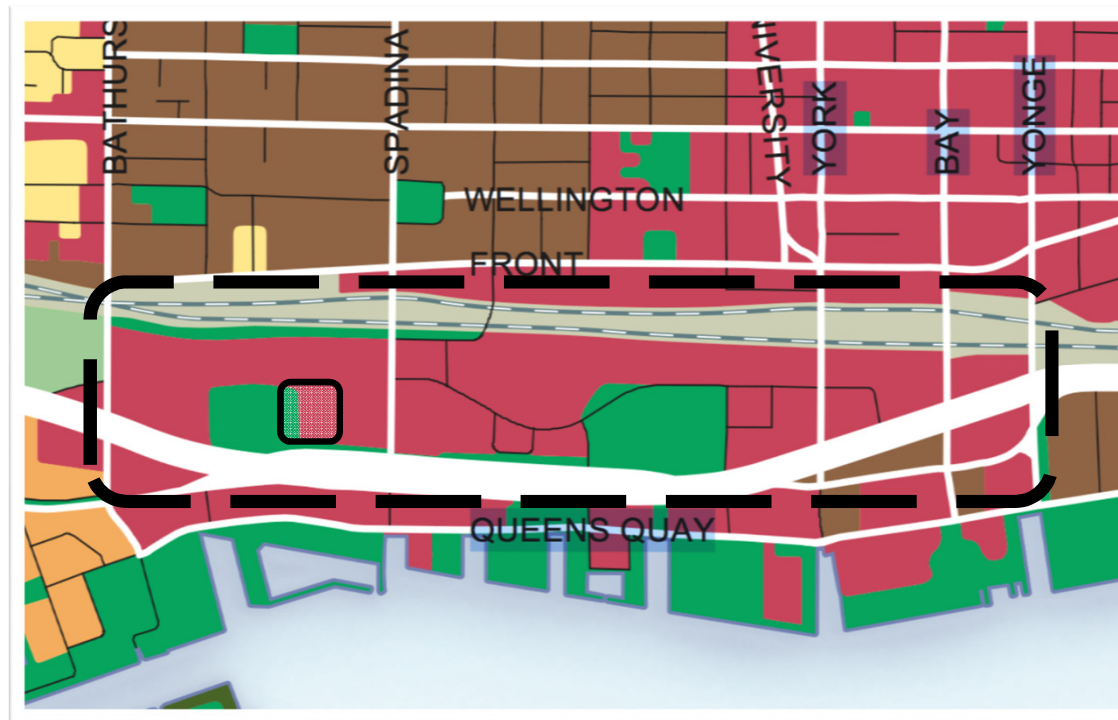


Urban Design Guidelines





# Official Plan

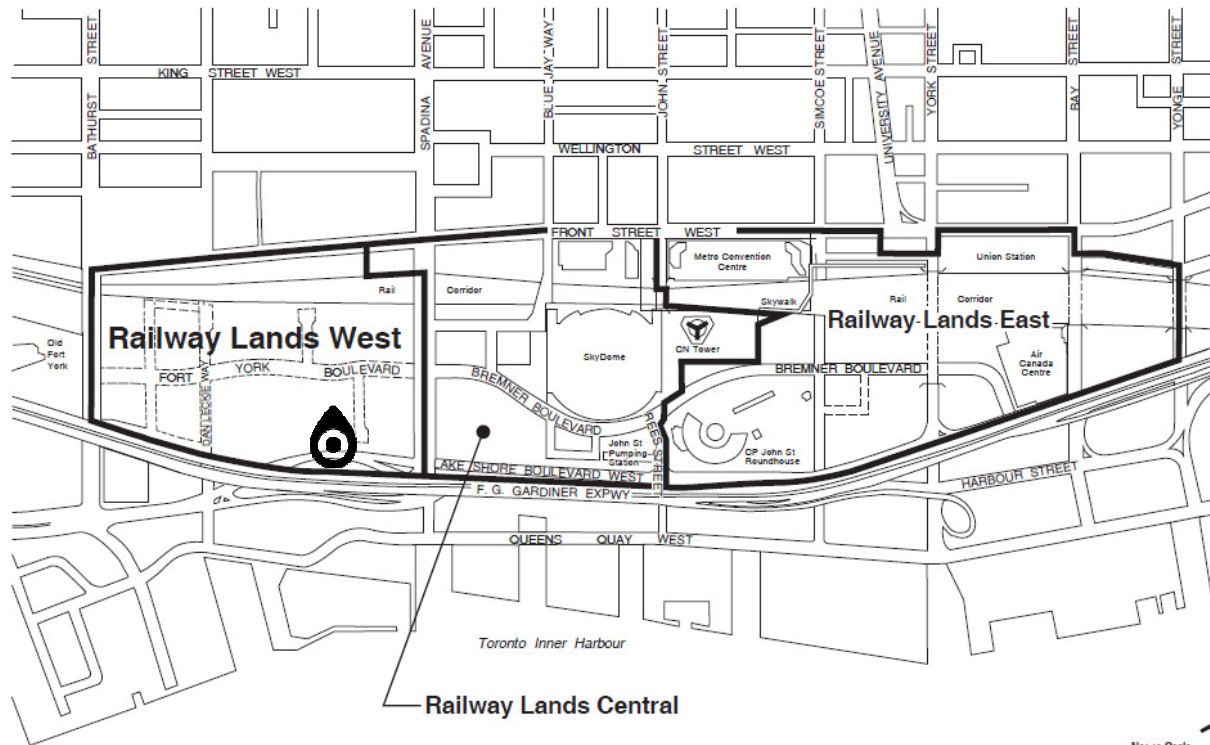


## Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas  
(Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors
- Special Study Area  
See Chapter 7, Site and Area  
Specific Policies 235, 236
- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridors

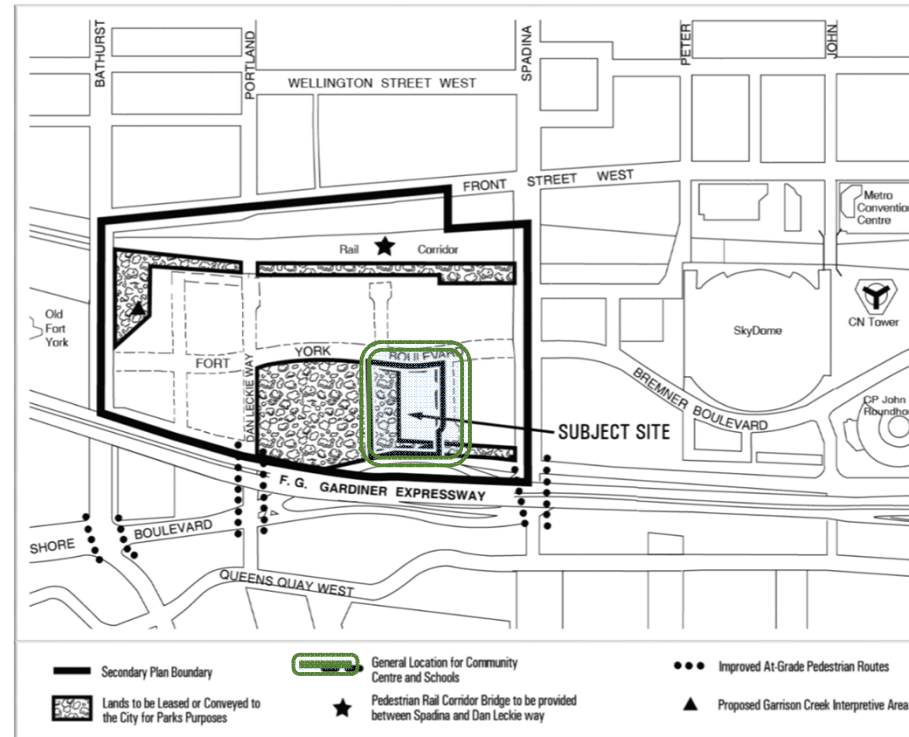
--- Railway Lands Boundary

# Railway Lands Secondary Plans





# Railway Lands West Secondary Plan

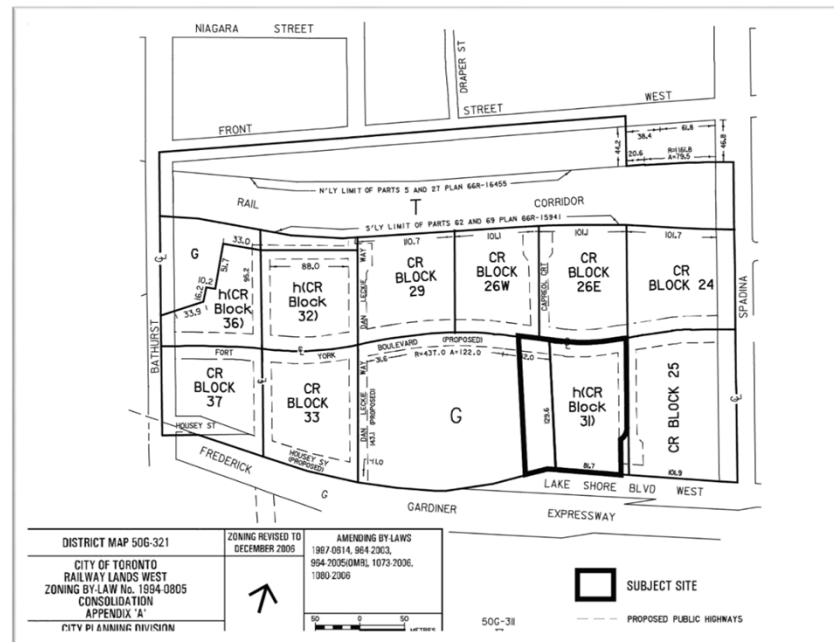


Identified the general location for the community facilities and schools within the Railway Lands West

# Railway Lands West Secondary Plan Policies

- Community facilities and schools to be developed either independently or jointly
- Funding strategy
- Design criteria for development
  - consider the shared use of the exterior and interior spaces
  - consider the size of buildings to maximize open space
  - ensure that the open space remains useable, well configured, contiguous and physically and visually accessible from public streets
  - consider sun, wind, air quality and noise conditions; and
  - consider views.
- Implementation
  - Railway Lands Zoning By-law and Design Guidelines
  - Holding symbols in the Zoning By-law
  - Shared use agreements
  - Environmental approvals

# Railway Lands West Zoning By-law



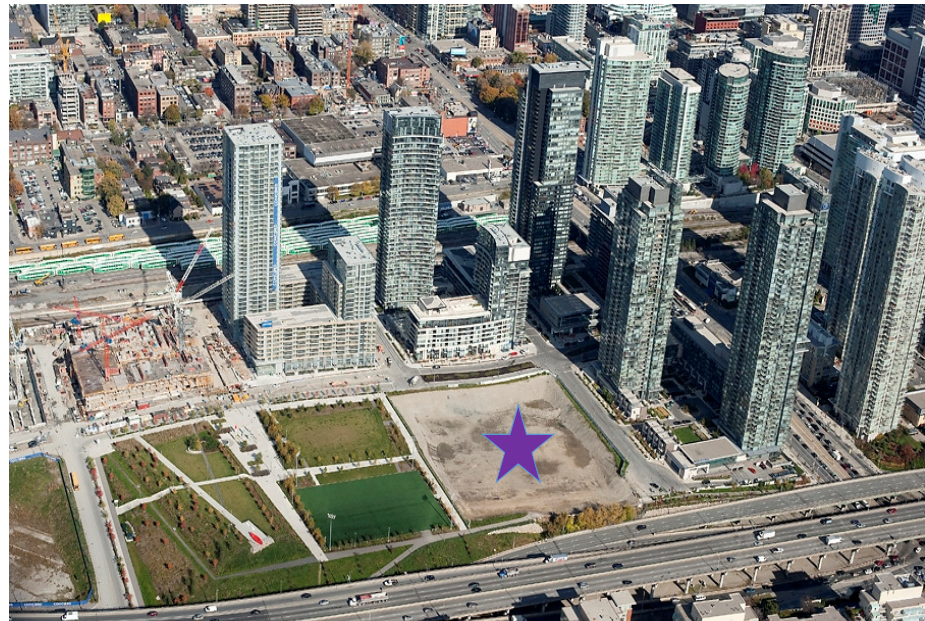
- CR - Commercial Residential (Block 31)
  - Residential & non-residential uses
  - Holding symbol (h)
  - Building envelopes, setbacks & other development standards
- G – Parks (Canoe Landing Park)
  - Park uses, with permission for schools & childcare
  - Restrictions on above-grade building elements

# Planning Applications



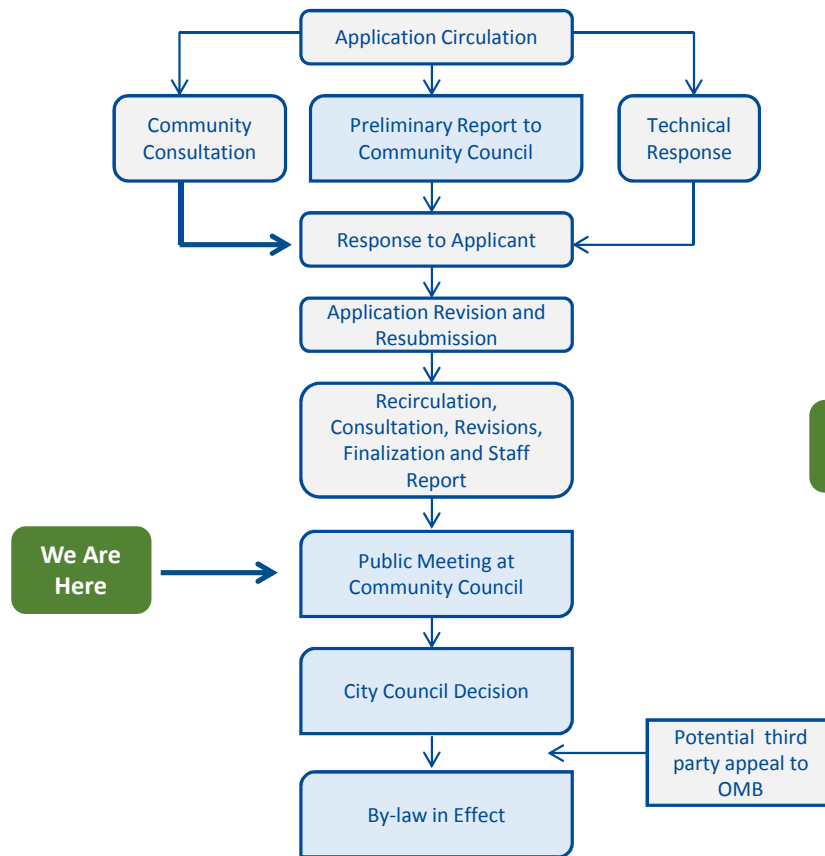
Three applications being reviewed concurrently:

1. **Rezoning** to establish project specific development standards
2. **Rezoning** to remove the Holding Symbol
3. **Site Plan** to secure building design & materials, servicing & landscape treatments

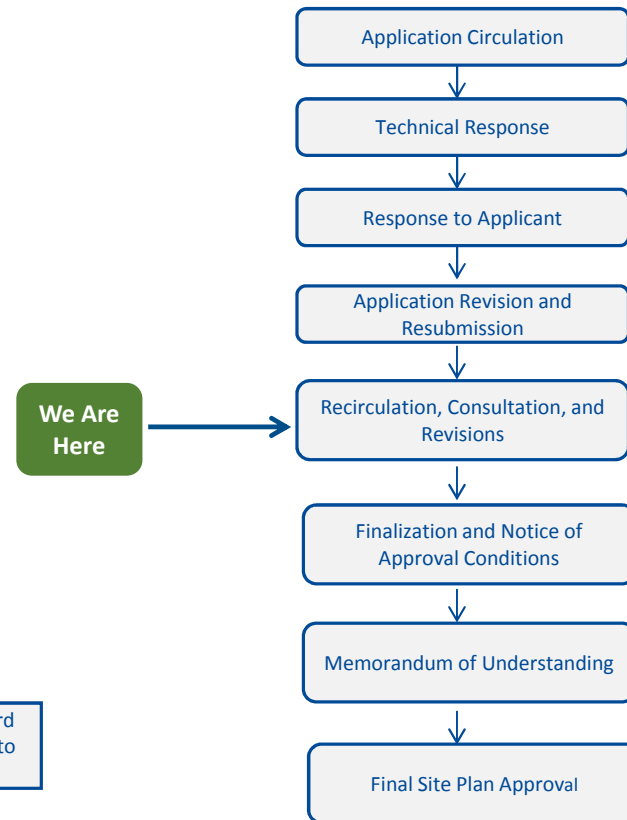




## Rezoning Application



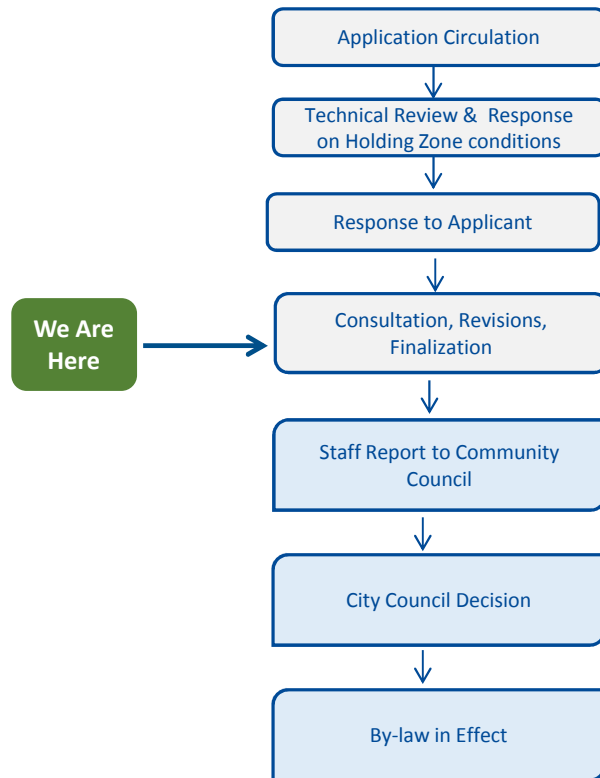
## Site Plan Application



## Main Issues Identified Through Review & Consultation Process:

- Location of **pick-up and drop-off** areas and **traffic impacts**.
- Design of the **outdoor play areas** and **integration** with the existing park.
- Sufficient **sidewalk widths** for high level of **pedestrian activity**
- Location of **street trees** and other **pedestrian amenities**.
- Design and **materiality of the proposed building** in relation to its setting and functions.
- Impacts of community centre on the **north-south views** and the **interface with the existing park**.

# Rezoning Application to Remove Holding Symbol



## Conditions for Removal of the Holding Symbol

- Shared use agreement
- Environmental approvals in relation to:
  - Noise
  - Air Quality
  - Soils

## 4. Key Project Components *Suzanne*

Funding

Schedule

Community Consultation

Sustainability

Public Art

Fencing/ Gate Strategy



Stakeholder/ Asset	Funding Source
City of Toronto Parks, Forestry & Recreation Division <b>Community Centre</b>	Development Levies + Development Charges + City Capital Budget
City of Toronto Children's Services <b>Child Care Centre</b>	Section 37
TDSB <b>Elementary School</b>	Development Levies
TCDSB <b>Elementary School</b>	Development Levies + Development Charges

# Schedule *Lorne*

2010 2011 2012 2013 2014 2015 2016 2017 2018 2019

Pre-Design Phase

Design Phase

Contract Document Phase

Approvals

Construction Phase

Occupancy (September 2019)



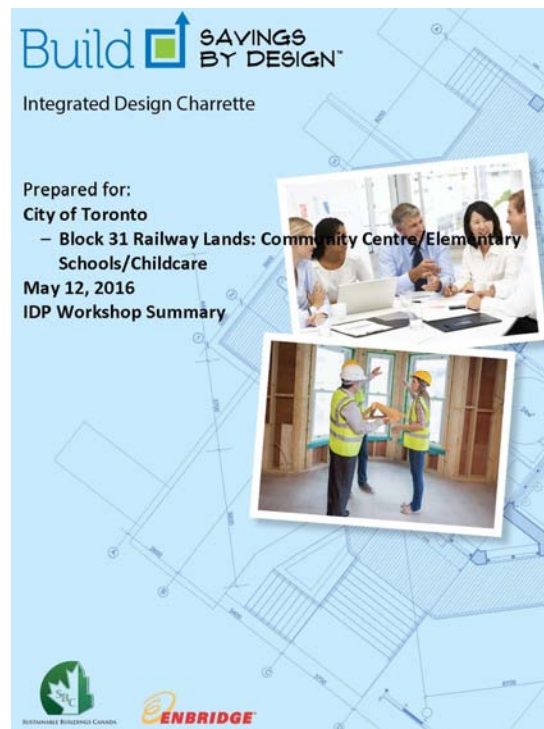
## Community Consultation *Lorne*

- Demographics - 15,000+/-, youthful population & young families
- Housing Stock - highrise condominiums





# Sustainability *Suzanne*



- Targeting **Toronto Green Standard Tier 1** including 5% renewable energy
- Participated in '**Savings by Design**' integrated design charrette facilitated by Enbridge
- Energy Initiatives included in design:
  - High energy performance building (30.3% higher than OBC)
  - Green Roof
  - Solar Panels
  - Upgraded building envelope
  - High efficiency condensing boilers
  - Occupancy & daylighting sensors
  - LED lighting throughout

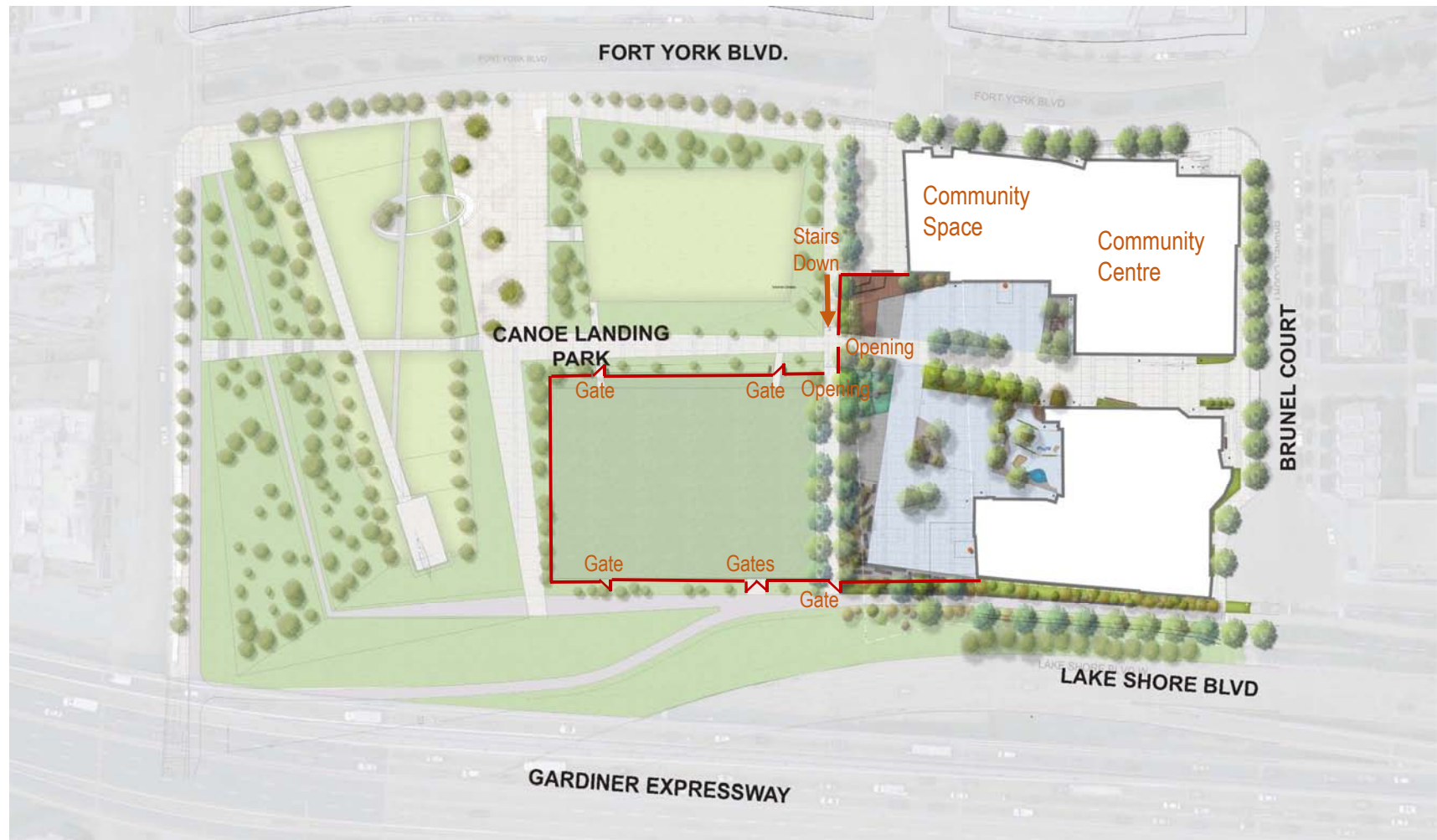


## Public Art *Suzanne*

- More than 200 City-owned pieces of outdoor public art and historical monuments are located throughout Toronto
- Public Art is an integral component of City owned projects
- Public Art represents 1% of the project construction cost
- The process for developing public art for City projects is an open competition



## Fence/Gate Strategy *Suzanne*



## 5. Project Stakeholders & Programs *Suzanne*

### Stakeholders

City of Toronto – Parks Forestry & Recreation

City of Toronto – Children's Services

Toronto District School Board

Toronto Catholic District School Board

Community Centre/ Community Space

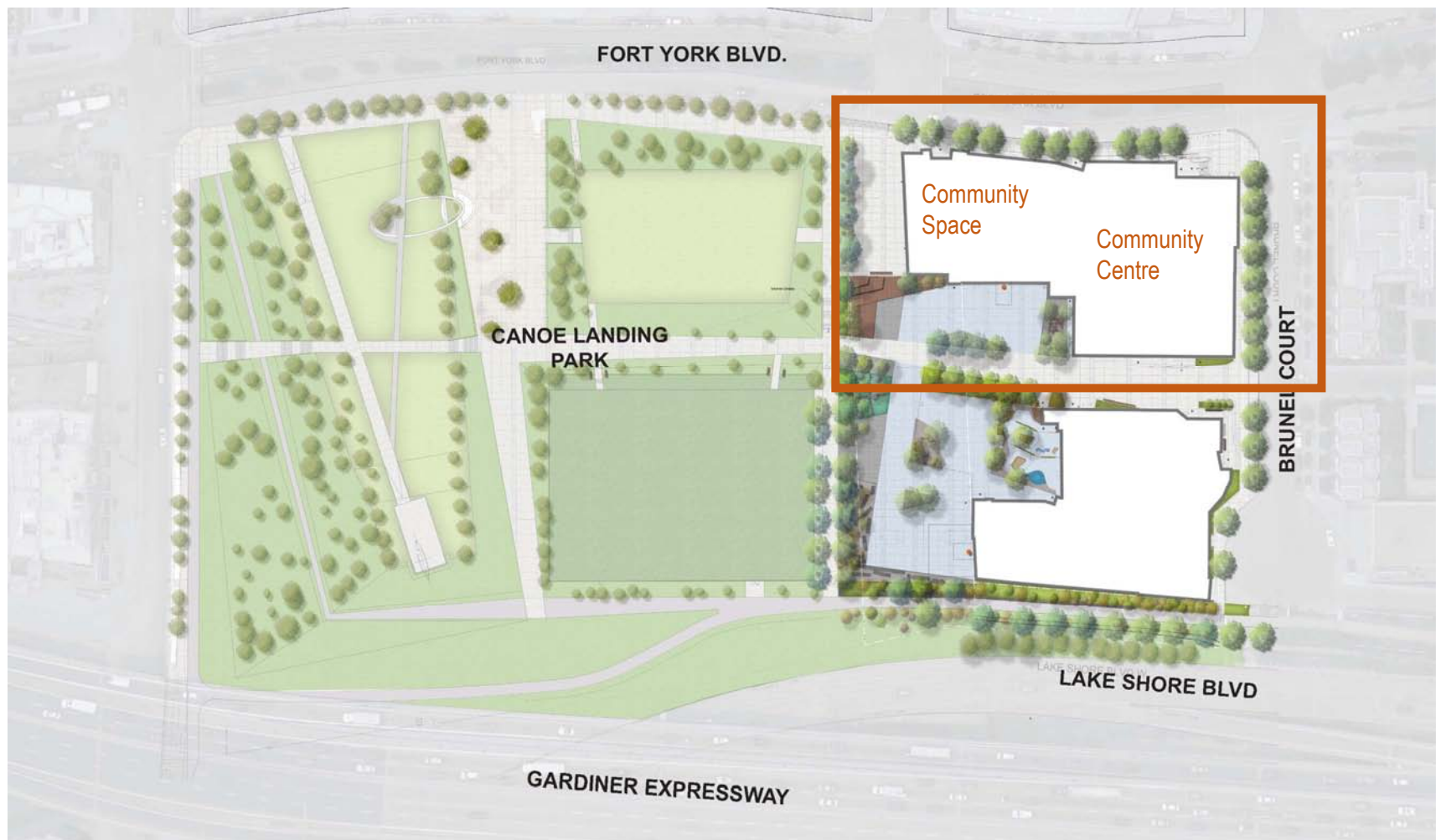
Child Care Centre

Elementary School

Elementary School



## Block 31 Site Plan *Suzanne*



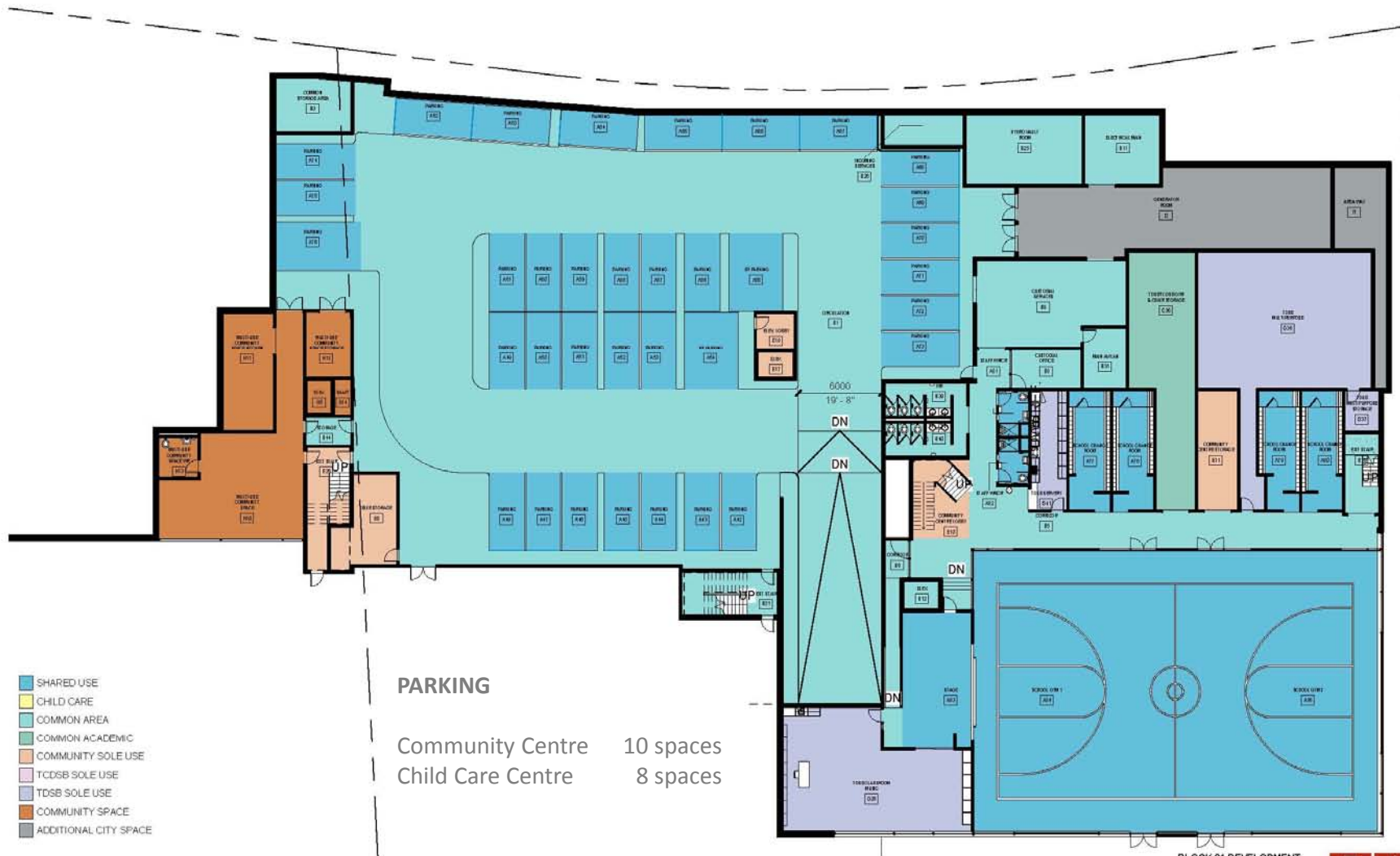


# Community Centre Program *Suzanne*

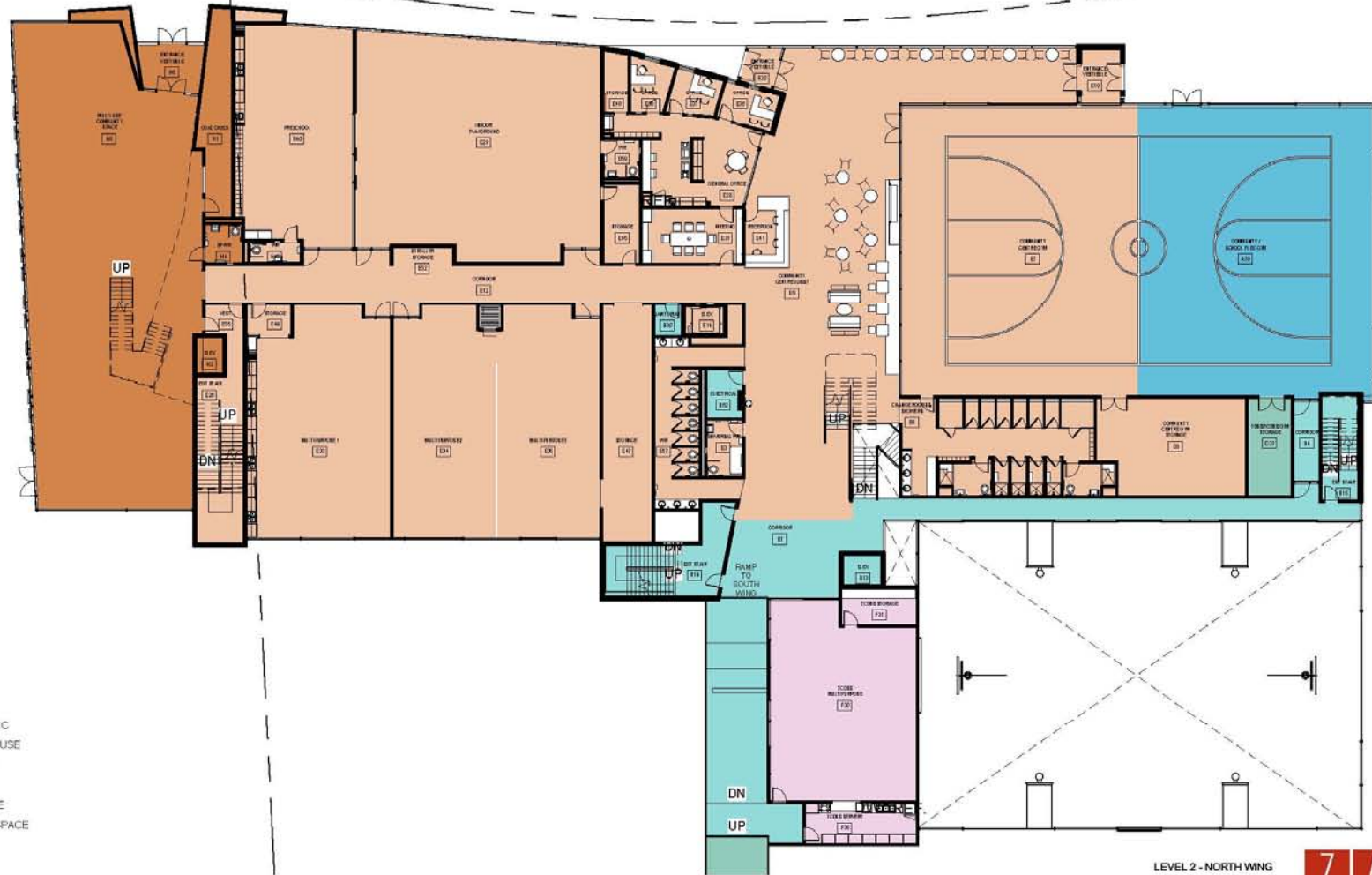
- **Gymnasium Component**
  - 1 Gym (PF&R) + **1 Shared Gym**
  - Mezzanine Running Track
  - **Some Shared Washrooms/ Some Shared Change Rooms/** Storage
- **Multi-Purpose Component**
  - General Multi-Purpose Rooms/ **Shared Multi-Purpose Room/** Served
  - Studio Fitness/ Dance
  - Indoor Playscape Room
  - Meeting Room
  - Pre-School Room
  - Roof Garden
  - Washrooms/ Storage/ **Shared Circulation Space**
- **Public/ Administration Support**
  - Kitchen/ Teaching Area
  - Lobby/ Reception
  - Admin./ Recreation Offices
  - Staff Lounge
  - Receiving/ Mechanical Space/ Storage
- **Exterior Space**
  - **Shared Outdoor Play Space (Playing Field)**

# Community Space Program *Lorne*

- **Level 1**
  - Multi-Use Community Space
  - Washrooms
- **Level 2**
  - Multi-Use Community Space
  - Washrooms
  - Coat Check
- **Level 3**
  - Multi-Use Community Space
  - Washrooms

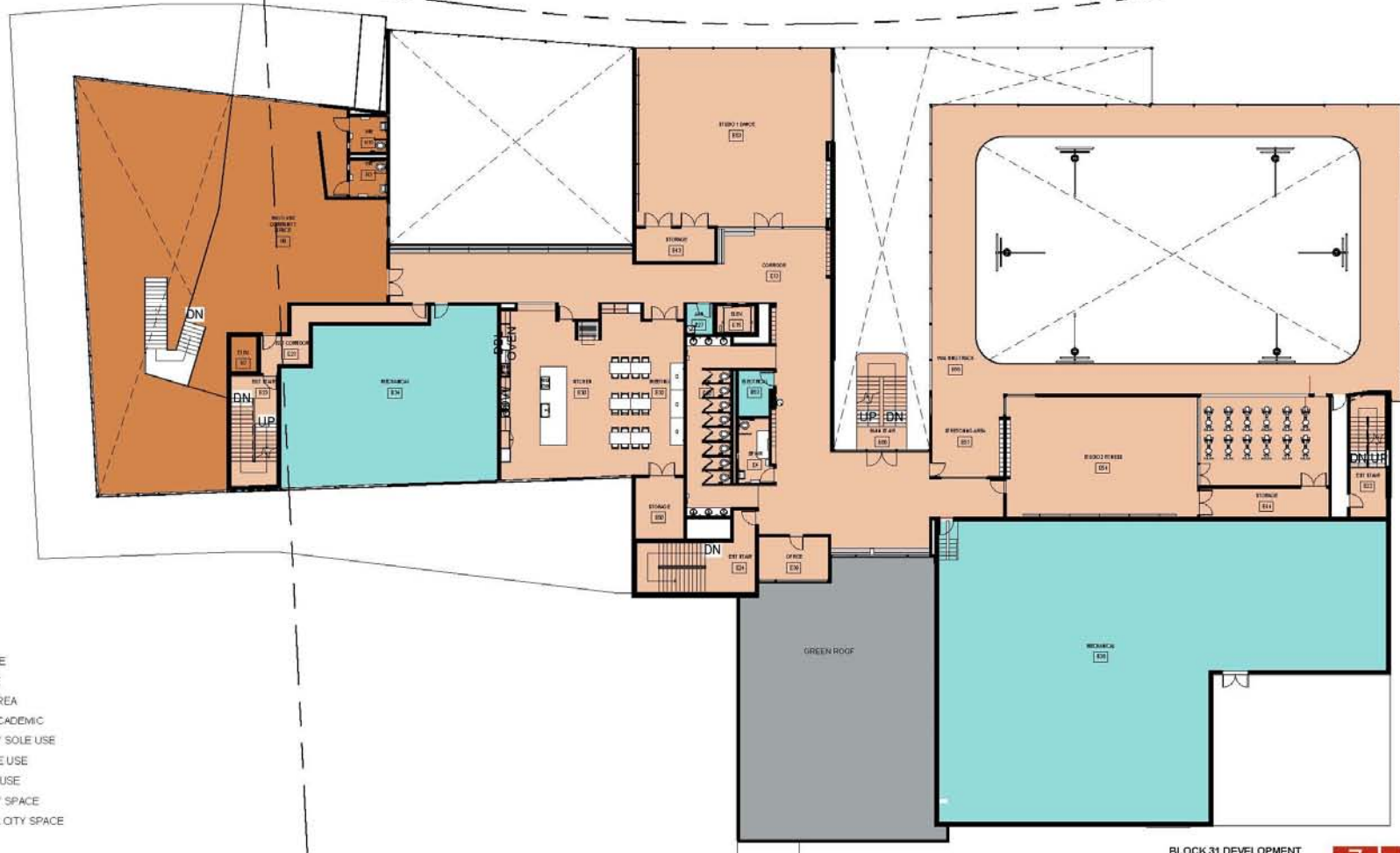


- SHARED USE
- CHILD CARE
- COMMON AREA
- COMMON ACADEMIC
- COMMUNITY SOLE USE
- TCDSB SOLE USE
- TDSB SOLE USE
- COMMUNITY SPACE
- ADDITIONAL CITY SPACE



LEVEL 2 - NORTH WING  
05/05/16  
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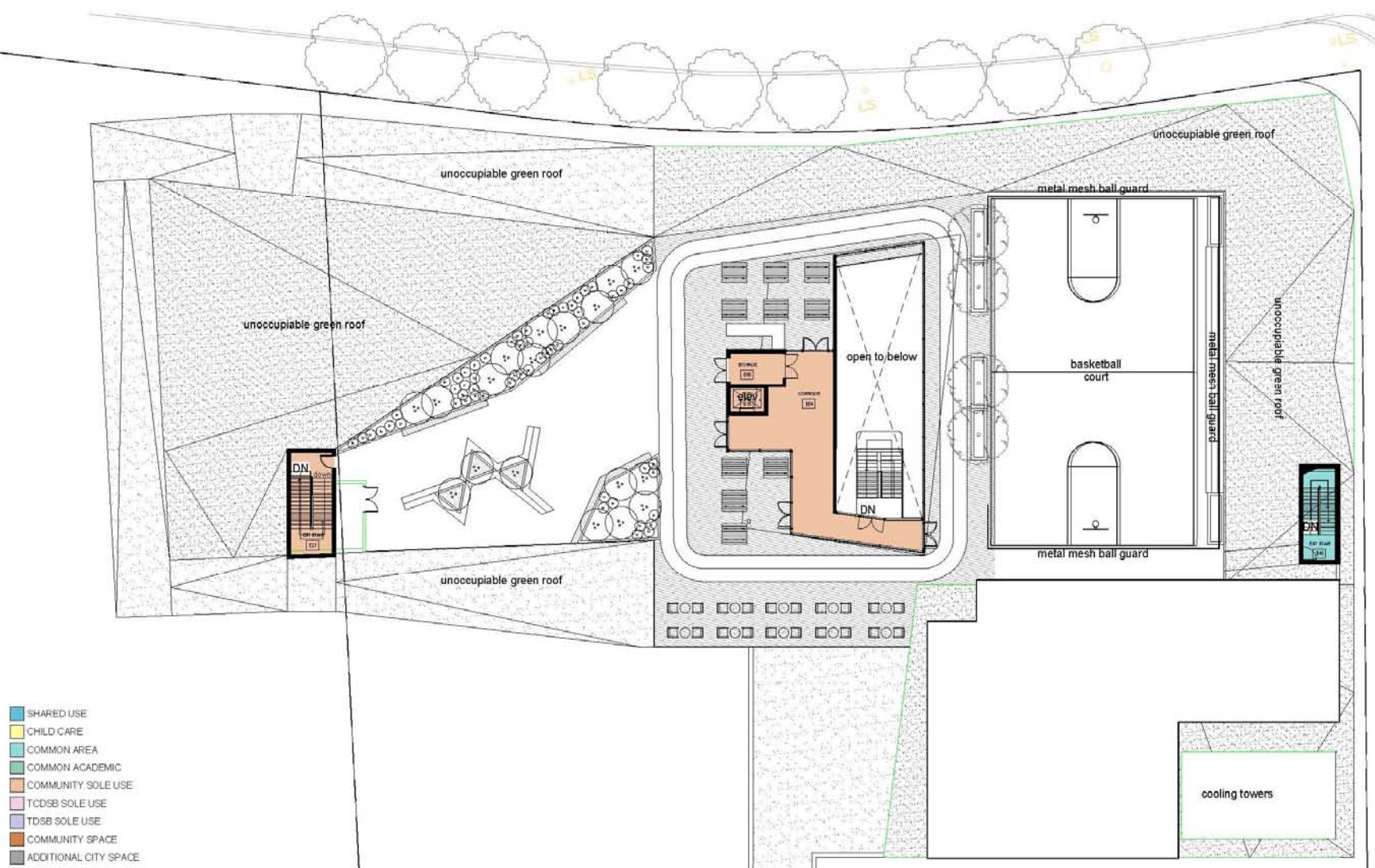
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BLOCK 31 DEVELOPMENT  
LEVEL 3 - NORTH WING  
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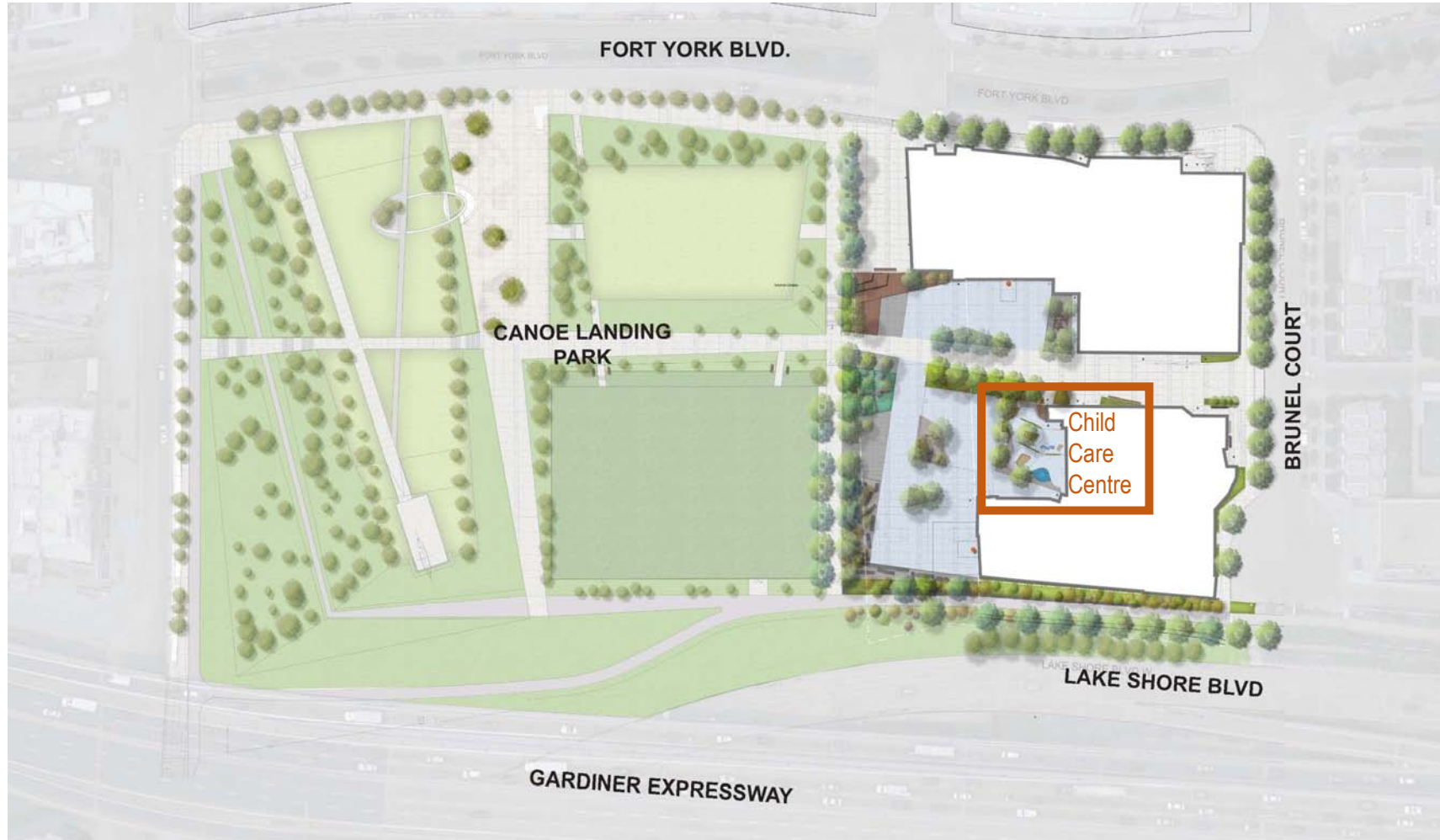
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BLOCK 31 DEVELOPMENT  
 LEVEL 4 - NORTH WING  
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## Block 31 Site Plan *Gail*

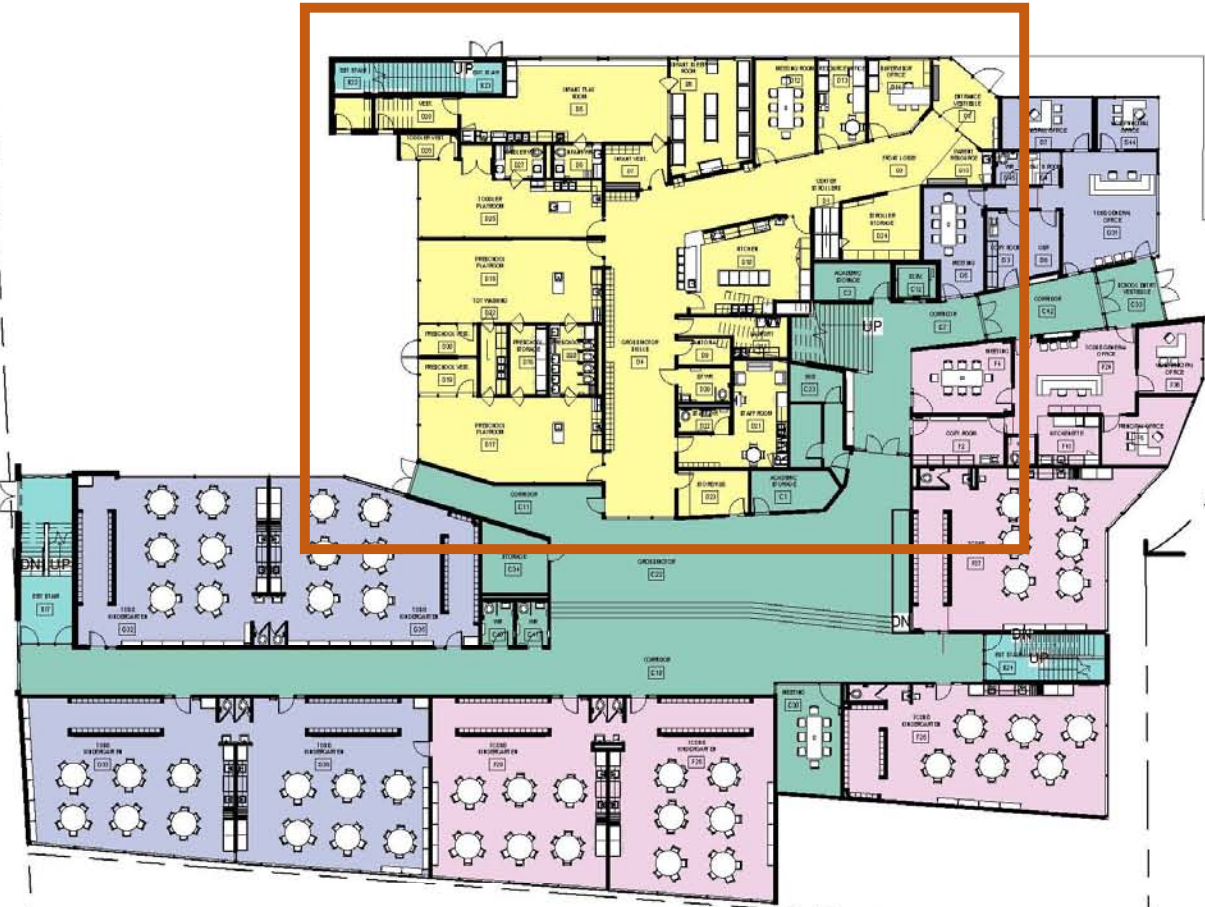


# Child Care Program

- Infant Playroom/ Sleep Room (1)
- Toddler Playrooms (1)
- Pre-School Playrooms (2)
- Office Space/ Meeting Room
- Parent/ Staff Resource Room
- Stroller Storage
- Laundry/ Washrooms/ Storage/ Mechanical Room
- Kitchen
- Staff Room
- Gross Motor Space
- Outdoor Play Space – Infant/ Toddler/ Pre-School



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BLOCK 31 DEVELOPMENT  
LEVEL 1- SOUTH WING  
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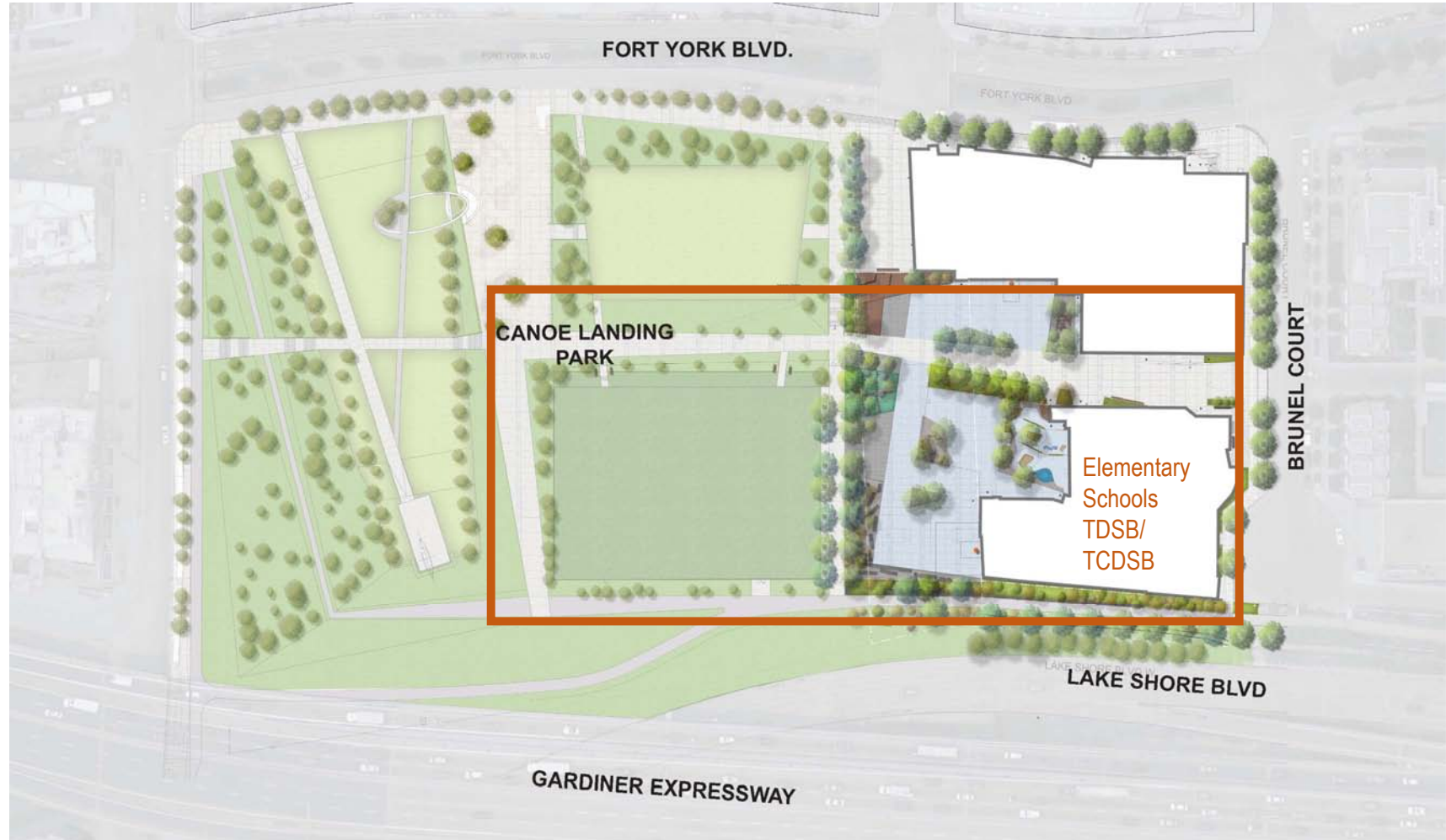




Precedent Project  
*Nelson Mandela Child Care Centre*



## Block 31 Site Plan *Maia/ David*





## Toronto District School Board Program *David*

- Kindergarten (4)
- Classrooms (16)
- Art
- Science
- Music
- Special Education (3)
- Resource Room (3)
- **Shared Gymnasium/ Stage**
- **Shared Change Rooms/** Storage/ **Some Shared Washrooms/** Mech. Room/ LAN/ WAN/ Hub Room
- Administrative Office
- Staff Lounge
- Kitchen
- Meeting Room
- **Shared Circulation Space**
- **Shared Outdoor Play Space (Playing Field// Hard Surface Area)**

# Toronto Catholic District School Board Program *Mario*

- Kindergarten (4)
- Classrooms (1)
- **Shared Library (2 schools)**
- General Purpose
- Meeting Room
- Special Education (2)
- Resource Room (3)
- **Shared Gymnasium**
- **Shared Change Rooms/** Storage/ **Some Shared Washrooms/**  
Mech. Room/ Custodial Area
- General Office
- Staff Work Room/ Teacher Workroom
- Kitchen
- Gross Motor Area
- **Shared Circulation Space**
- **Shared Outdoor Play Space (Playing Field/ Hard Surface Area)**

# PARKING

TDSB

TCDSB

28 spaces

28 spaces

- SHARED USE
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**ZAS**  
TORONTO | VANCOUVER | DUBAI | ABU DHABI

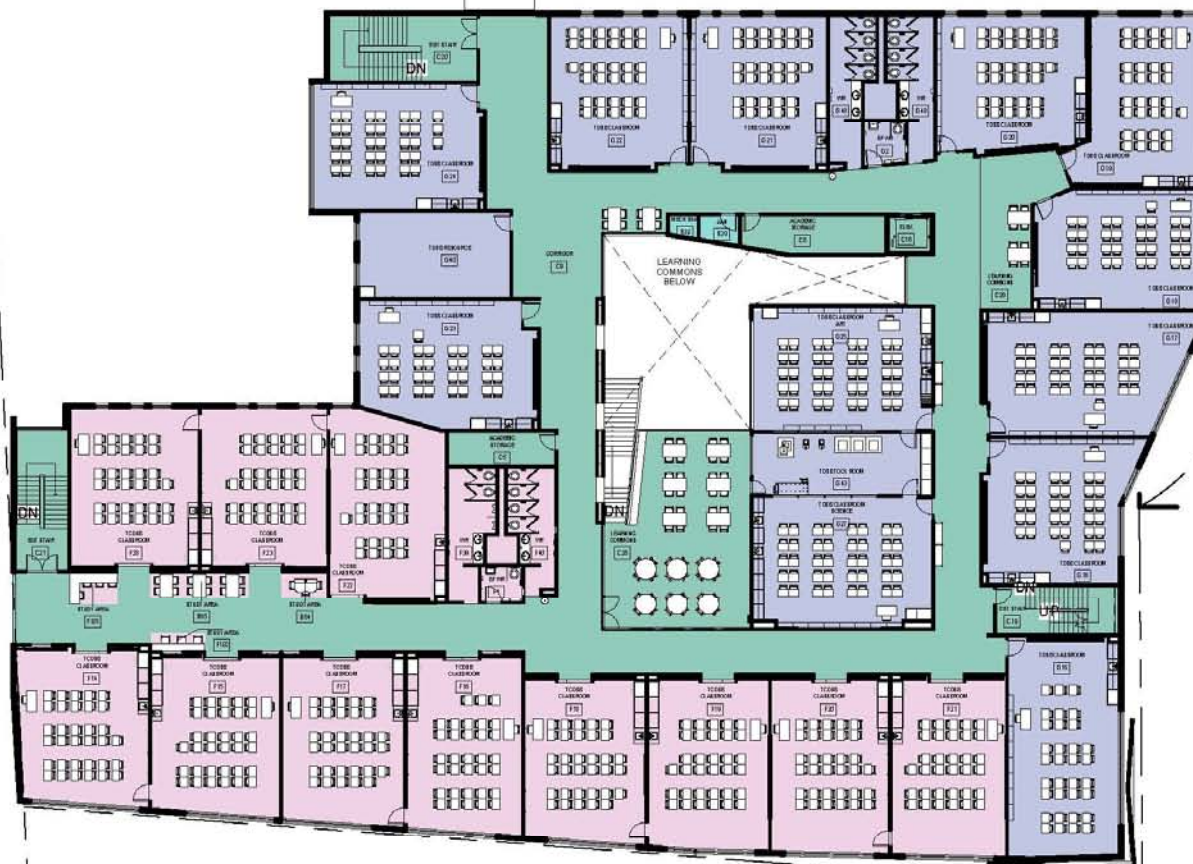
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BLOCK 31 DEVELOPMENT  
LEVEL 2 - SOUTH WING  
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- SHARED USE
- CHILD CARE
- COMMON AREA
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BLOCK 31 DEVELOPMENT  
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## 6. Development Agreement *Howie*

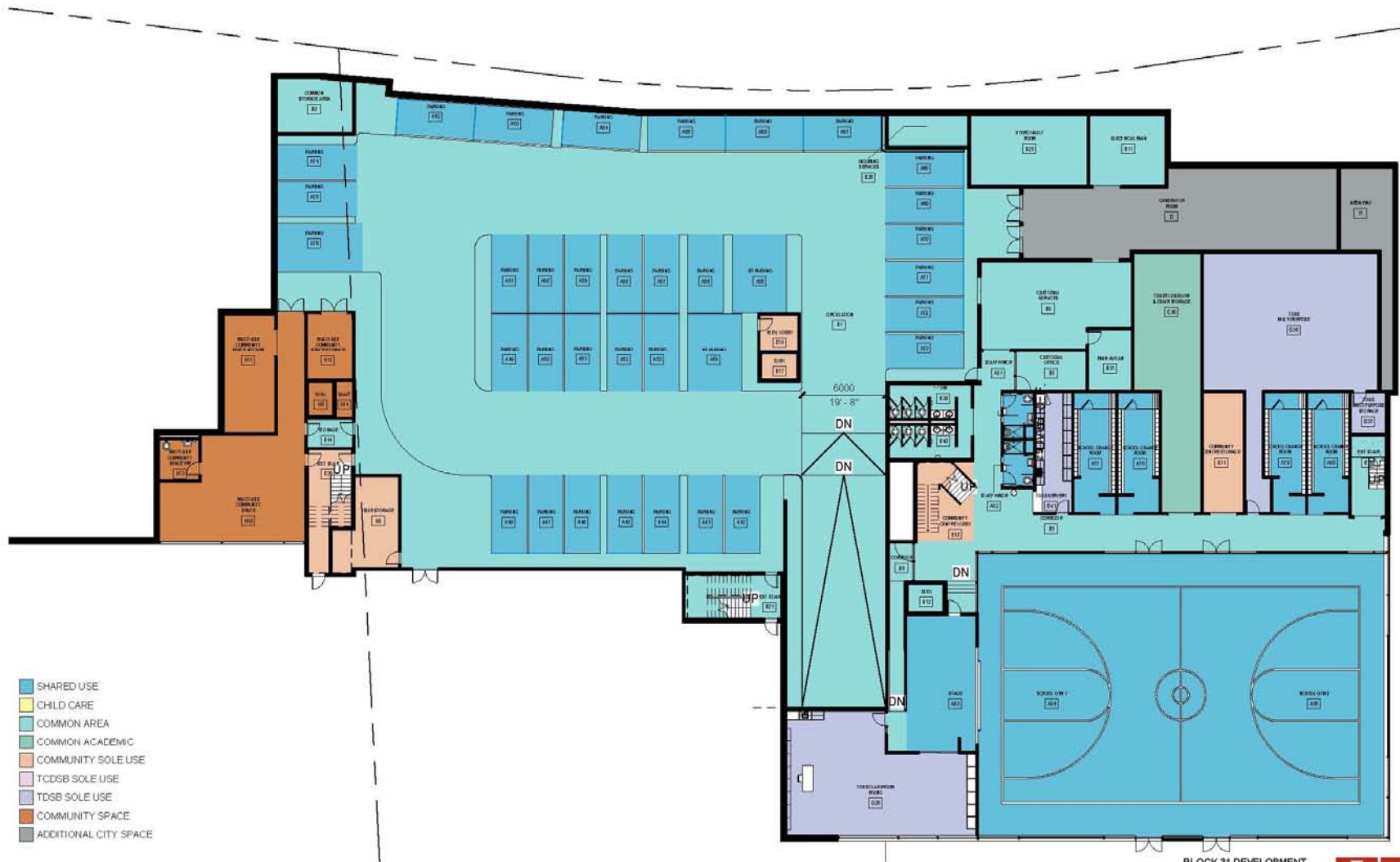
### Block 31 Benefits

- **Place Making** - a social, recreational and educational 'community hub' embedded in the neighbourhood
- **Community Building** - a gathering space for people and an 'access point for a wide range of community activities, programs, services and events' *Rossiter*
- **Community Needs** – fulfillment of unmet recreation, education, child care and community space needs
- **Service Coordination/ Building Efficiencies**
  - Shared spaces such as gymnasium, washrooms, change rooms, family conveniences such as the adjacencies of recreation, child care and elementary school spaces
  - Shared use park (Canoe Landing Park)
  - Reduced building footprint
  - Reduced common spaces such as corridors, lobbies, vestibules, mechanical and electrical spaces, maintenance, IT, AV and other infrastructure spaces
  - Incorporation of sustainable green initiatives

## 7. Shared Use Agreement *Howie*

### Term Sheet Components

- |                              |   |
|------------------------------|---|
| 1. Definitions               | 9. Maintenance & Repair                 |
| 2. Governance                | 10. Changes to Spaces                   |
| 3. Property Manager          | 11. Operating Costs & Revenue           |
| 4. Use of Property           | 12. Capital Expenditures & Revenue Fund |
| 5. Operation of the Property | 13. Insurance                           |
| 6. Shared Facilities         | 14. Buy/ Sell Provisions                |
| 7. Permits                   | 15. Default                             |
| 8. Classroom Shifting        | 16. General                             |



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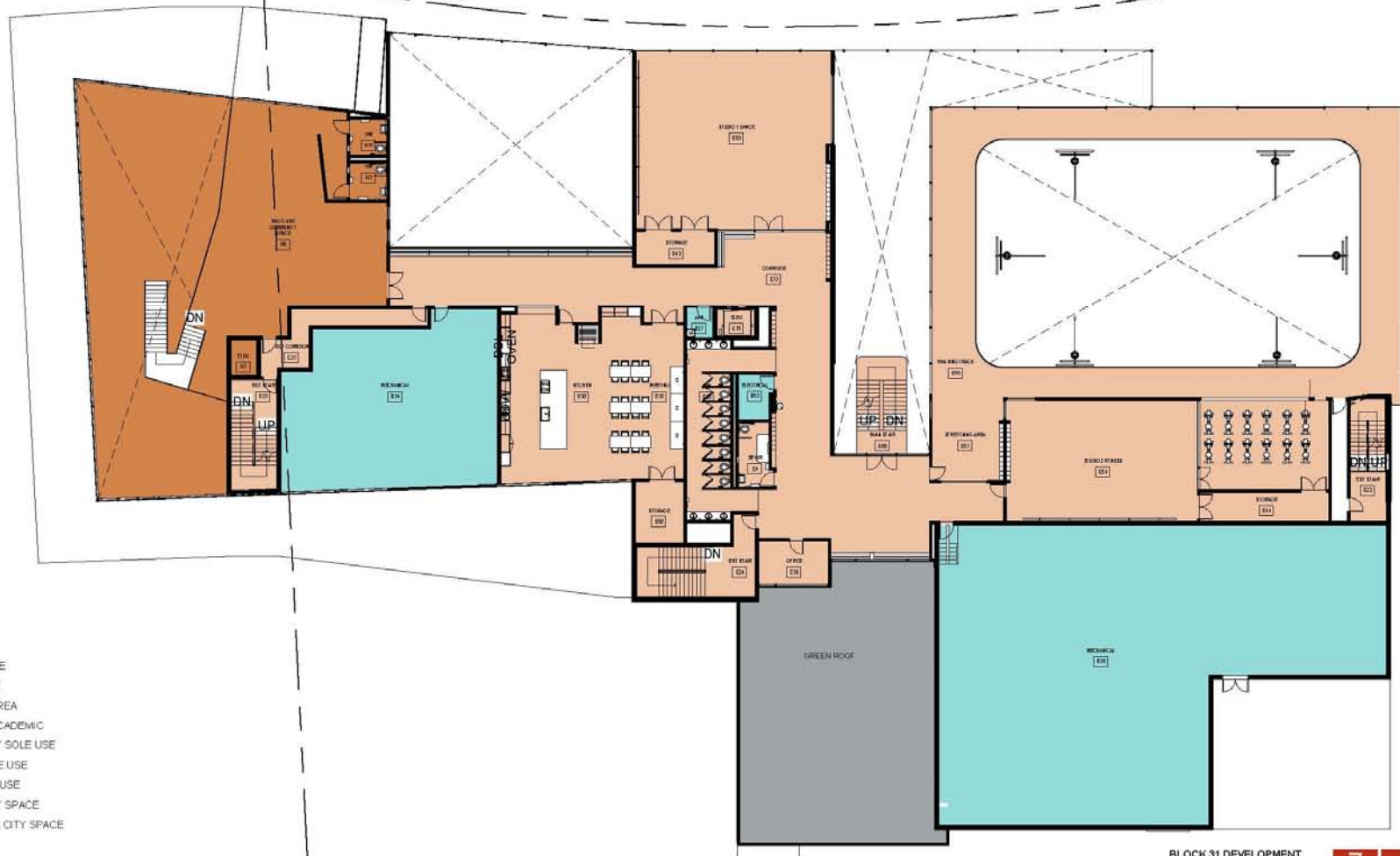






Howie

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BLOCK 31 DEVELOPMENT  
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## 8. Issues/ Challenges/ Lessons Learned *Howie/ Lorne/ Suzanne/ Gail/ David/ Mario*

City of Toronto PF&R	City of Toronto Children's Services	TDSB/ TCDSB
<ul style="list-style-type: none"> <li>▪ Capital Budget/ Operating Budget</li> <li>▪ Building Ownership (lease vs. ownership)</li> <li>▪ Shared Use Formula - time + space <b>vs.</b> time + space + cost</li> <li>▪ Fencing &amp; Gates –City open space concept <b>vs.</b> School secure schoolyard space</li> <li>▪ Parking/ Drop-Off</li> </ul>	<ul style="list-style-type: none"> <li>▪ Size of Child Care Program <b>vs.</b> other stakeholders</li> <li>▪ Capital Budget/ Operating Budget</li> <li>▪ Shared Use Formula - time + space <b>vs.</b> time + space + cost</li> <li>▪ Parking/ Drop-Off</li> </ul>	<ul style="list-style-type: none"> <li>▪ Capital Budget/ Operating Budget</li> <li>▪ Building Ownership (lease vs. ownership)</li> <li>▪ Shared Use Formula - time + space <b>vs.</b> time + space + cost</li> <li>▪ Lack of stakeholder shared use framework</li> <li>▪ Compliance with City of Toronto standards (e.g. Toronto Green Standard Tier 2, 5% renewable energy, quality of finishes)</li> <li>▪ Fencing &amp; Gates – School secure schoolyard space <b>vs.</b> City open space concept</li> <li>▪ Parking/ Drop-Off</li> <li>▪ Gender neutral washroom design</li> </ul>



## 9. Project Perspectives Images *Suzanne*









NORTH-SOUTH SECTION LOOKING WEST



## 10. Round Table Discussion



good luck

bonne chance