

EVENT SUMMARY

Alexandra Park Phase 2B

Event #1

On the 30th September 2022 Karakusevic Carson Architects and PROCESS hosted a day of engagement events with the Alexandra Park Community Centre (APCC) Steering Committee, APCC staff and the wider Alex Park community.

This document summarises feedback we received at the events.

1 Analysis of the existing building

The day started with a tour of the building, gardens and surroundings with the management team from the community centre, reviewing the activities that take place and how well the spaces they have now work.



The kitchen is at the heart of everything we do here!



This room is too small for the number of kids we have during the summer, it isn't well connected to the outside and things can get noisy



We had this mural painted to capture the values we have at the community centre and create a welcoming entrance.

We adapted the food bank into a storage space now that we are preparing meals and delivering them to seniors in the community.

Murals are important to our community. Basketball is popular, people from surrounding neighbourhoods play here too.



The gym is too small for the sports we would like to play, it would be ideal to have space for spectators.

We need space to grow food. The raised beds aren't accessible to everyone, the ground is uneven and the screens mean people can't reach in.



The Garden of Angels is a peaceful space where memories of loved ones can bloom.

Skilled community members helped to build the storage space, people from different generations worked together.



Following the tour, a round table discussion focused on a scale model of the existing building. The model was used as a starting point to capture ideas about how the existing building functions.

We invited the APCC Steering Committee to discuss aspects of the building that they liked and disliked, along with ideas of how spaces could be organised better the new building. Participants' feedback was recorded interactively using labels on the model and the results are summarised on the next pages.

Steering Committee
4
ATTENDEES

APCC Staff
2
ATTENDEES





What works

Music studio

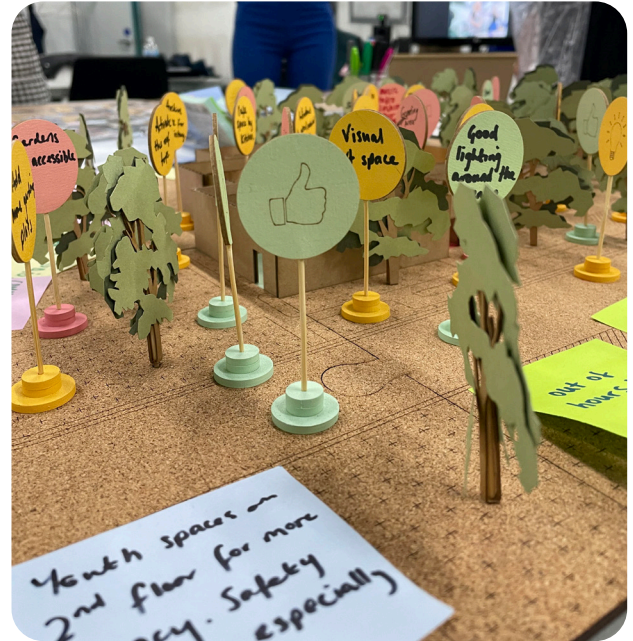
Relationship with elders-remembering

Early on space has outdoor space

Deliveries can pull up right in front

Garden of angels + history

Good lighting around the centre



What doesn't work



Unlit spaces don't feel safe

Not enough storage

Separate outdoor area (basketball) not good

No greeting (reception) area or drop in lounge

Music studio clashing with other programs

Gym not big enough for sports

Collisions in hallways - lack of space

Gardens raised planters not accessible

Early on doesn't have washrooms or storage



Ideas for the new community centre

Food at heart of building

Parking underground creating revenue

Cafe space by kitchen

Visual art space

Archive space for AP history

Windows + good natural light

24HR commercial/teaching kitchen access to outside

Need to sustain investment

Lounge with comfortable seats

Access to music studio lounge

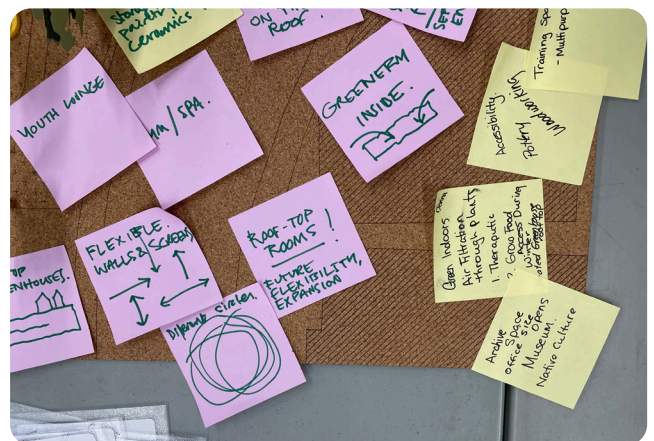
Water wellness space

Add more gardening plots

Indoor gym with fitness equipment

Stadium seating for performance spaces

Activate the roof tops





2 Visioning workshop

The second part of the event focused on a vision for the new building. The APCC Steering Committee and staff were invited to produce collages that explored their vision for the new community centre around three key themes:

1. What could the entrance and communal spaces look like?
2. What could the internal spaces for different activities could look like?
3. What does the outside of the building and the spaces around it look like?

Using a range of precedent images, groups picked out pictures they liked and merged them together to make a mood board that captured their ideas. We have included the collages produced by attendees and highlighted some of the key themes that emerged from the event.



1 Entrances

Here's what you told us about what the entrances and communal spaces could look like:

See people on different floors

Welcoming a warm - accessible for all - no stairs/ barriers

Open and airy, spacious

Green hanging cosy and light

Big windows, lots of light

Stage and seating

Space dividers that let light through

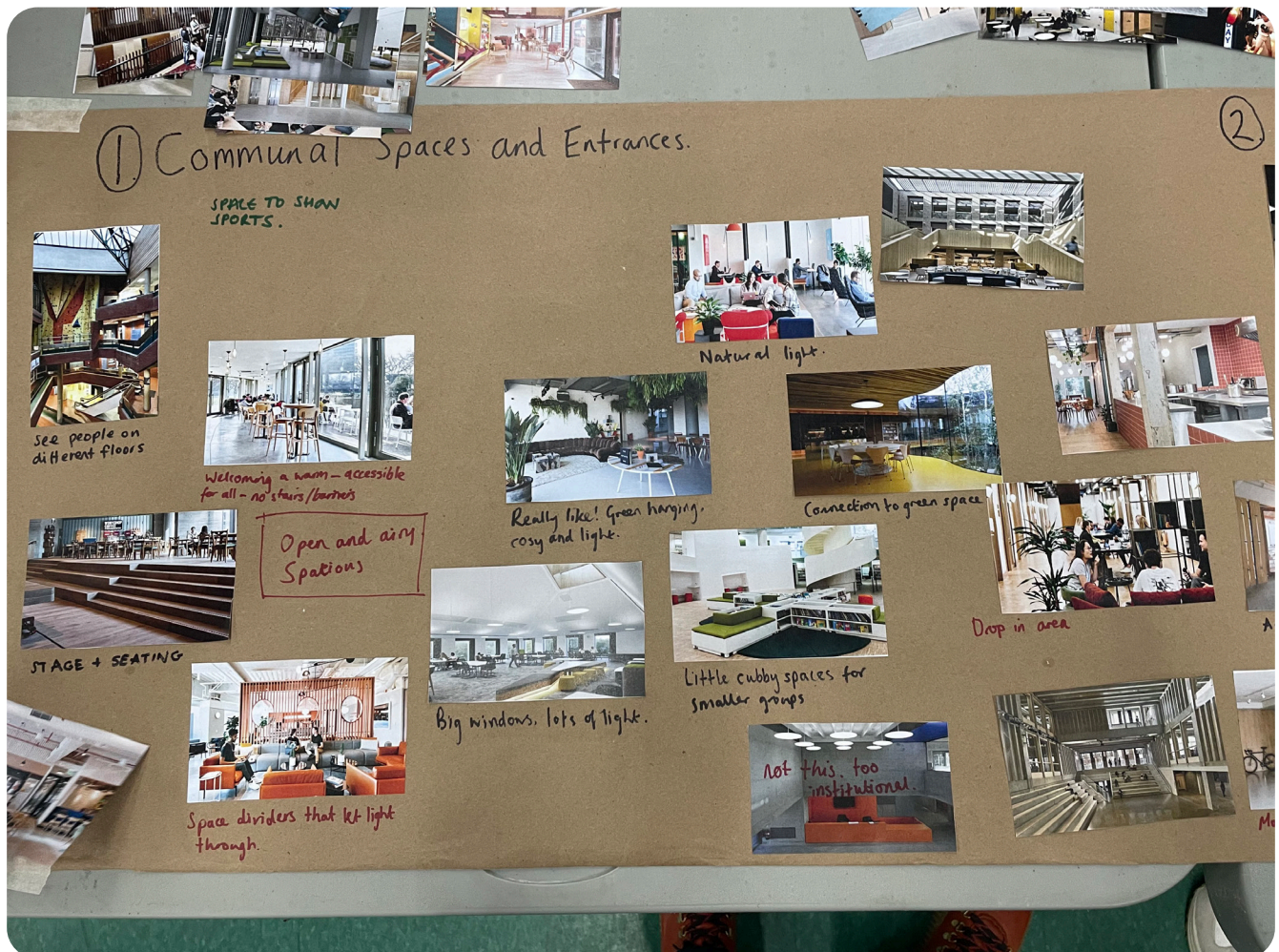
Little cubby spaces for smaller groups

Views through to activities like sports

Connection to green space

Drop in areas for community

Shouldn't look institutional



2 Internal Spaces

Here's what you told us about what the internal spaces for different activities could look like:

- Movable storage and seating
- Sharing/teaching kitchen, robust and industrial
- Outdoor fitness - heavily used by seniors
- Really good for quiet space, time outs
- Not open storage
- Early on space for young children
- Seating for spectators for sports and performance
- Back of kitchen as a meeting and cafe space
- Adult learning spaces
- Multi faith space - where anyone can come to relax, pray and decompress
- Gender neutral bathrooms need to work for all communities. Separate rooms for each toilet can then be gender neutral.



3 External Spaces

Here's what you told us about what the outside of the building and spaces around it could look like:

Sheltered seating but think about security

Raised accessible garden beds

Warm and welcoming materials

Wild/natural not controlled landscape

Aqua-therapy space, water creates a relaxing space

Outdoor fitness - heavily used by seniors

Smooth, modern but not black

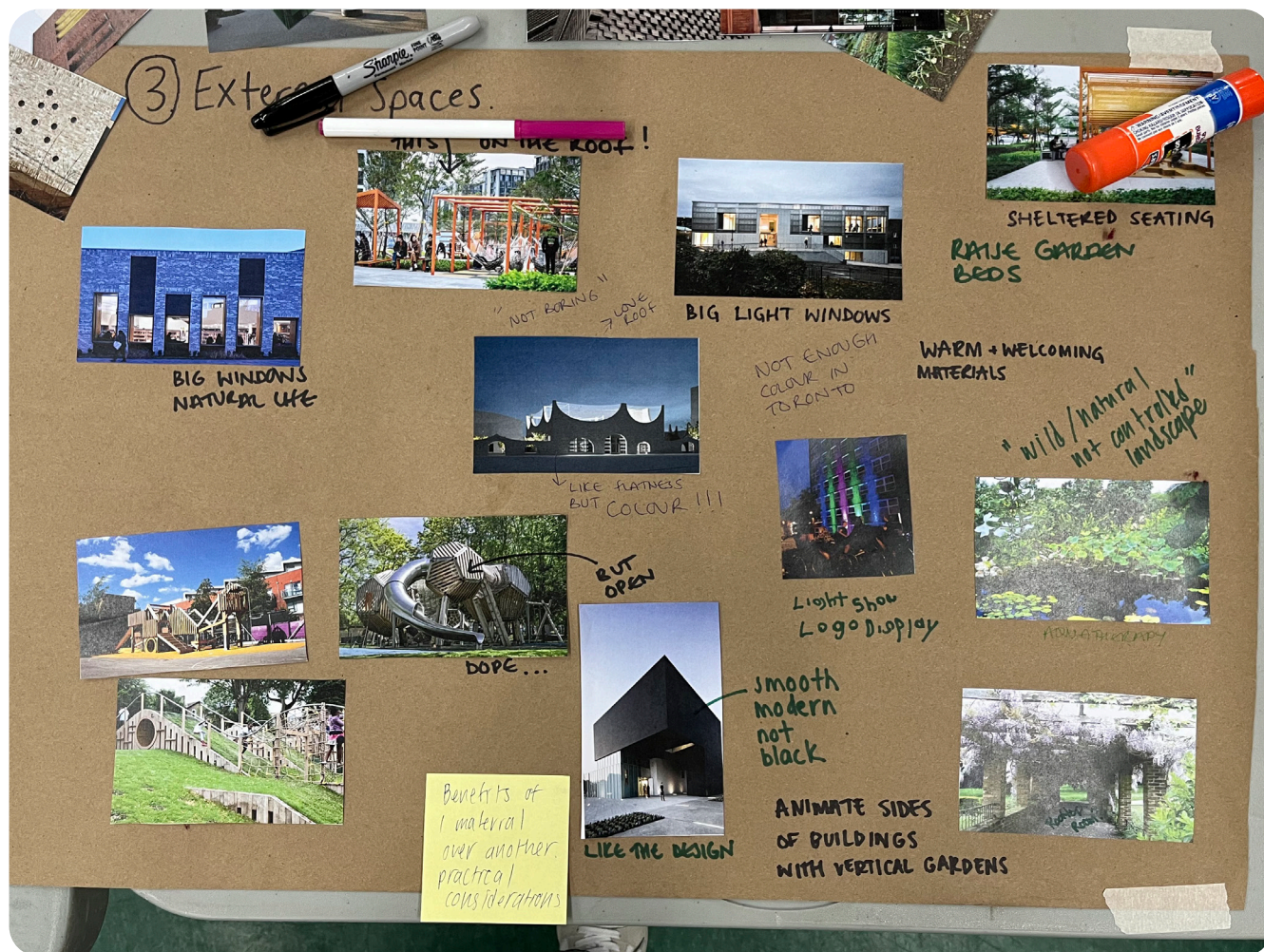
Not enough colour in Toronto!

Light show with logo display

Love the shaped roof, like the flatness but needs colour

Big windows, natural light

Outdoor basketball court, could be covered



3 Meet the Architects

The final part of the events was participation at a market and movie night organised by TCHC, APCC and Tridel. The event allowed us to introduce the project team to the Alexandra Park community and explain what we will be doing on the project. We also used this opportunity to talk about what architects do and to help residents understand the different methods used during the design process.

The following pages are copies of the boards we displayed at the event.



ALEXANDRA PARK PHASE 2B

1

AN OVERVIEW OF THE PROJECT



Why is this project happening?

Phase 2B of the Alexandra Park Revitalization is located at Site 17: an irregular shaped lot north of Paul Lane Gardens, with Augusta Avenue to the west, an existing TCHC seniors building at 91 Augusta Avenue to the north and the proposed central green and 'woonerf'-type private lane to the east.

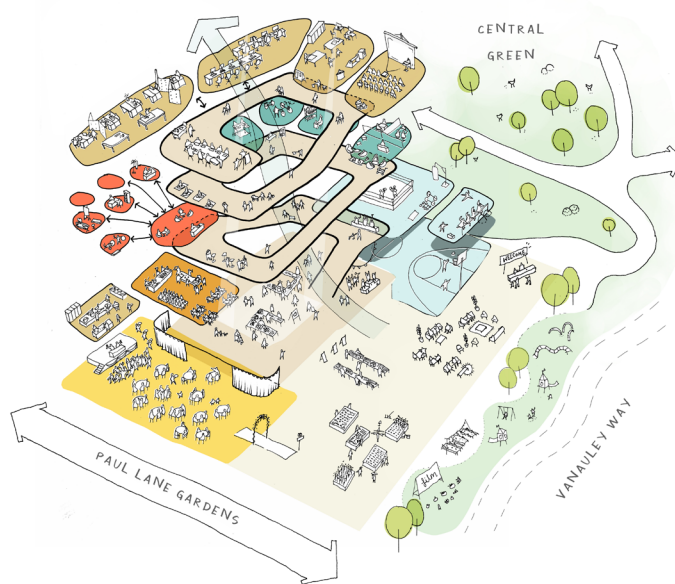
Our brief is to deliver a new community centre that will act as the heart of the Alexandra Park community. Building upon the APCC Vision Report, we aim to create a beautiful and practical building that will change and grow to meet the needs of Alexandra Park as the neighbourhood evolves.

*"This is not a Community Centre...
This is the Centre of Our Community"*

The project will also deliver super sustainable new homes in a variety of sizes and types:

- A high rise rental apartment building
- 22 townhouses.

A NEW NEIGHBOURHOOD VISION



A NEW HOME FOR THE ALEX PARK COMMUNITY CENTRE



NEW HOMES



COMMUNITY FIRST



SUSTAINABILITY



TRIDEL Atkinson Housing
Co-op

Karakusevic Carson
Architects



ALEXANDRA PARK PHASE 2B

2

MEET THE TEAM

Karakusevic Carson Architects

Design Lead & Prime
Consultant



Paul Karakusevic
Founder



Abigail Batchelor
Associate Director



Rebecca Miller
Associate



Lois Innes
Designer

Who are we?

Karakusevic Carson Architects are specialists at the forefront of a new era of public housing design. A design and strategy led practice based in London, UK, we formed with the sole intent to improve the quality and design of public housing and civic buildings. Over the past 20 years, we have worked closely with residents and local communities through in-depth engagement to create homes and neighbourhoods which reflect the needs and aspirations of local people.

PROCESS

Community
Engagement



Nadia Galati
Principal



Shannon Holness
Planner



Casey Hinton
Senior Strategist

PROCESS is a strategy, engagement, communications, and planning studio. Through creative, collaborative, equitable and community-driven approaches, we transform how we plan, tell new stories and implement change.

ERA Architects

Architect of Record



Rui Felix
Technical Architect



Graeme Stewart
Principal



Mikael Sydor
Project Lead

ERA Architects are specialists in low carbon design and adaptive reuse. Based in Toronto, they bring unparalleled expert knowledge of complex social housing and high performance, sustainable projects.

HOMES AND SPACES WE HAVE PREVIOUSLY DESIGNED



KINGS CRESCENT



SELBY COMMUNITY CENTRE



COLVILLE PHASE 2



COLVILLE PHASE 3



DUJARDIN MEWS



BACTON ESTATE



FAIRCHARM



TRIDEL

Atkinson Housing
Co-op

Karakusevic Carson
Architects



ALEXANDRA PARK PHASE 2B

3

WHAT AN ARCHITECT DOES

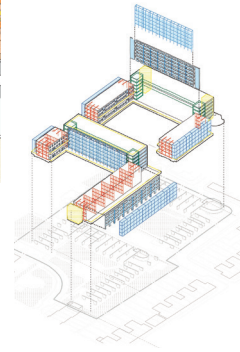
+ We design buildings and the spaces between them:

- Both new build and also refurbishing older buildings and the spaces inside
- It is design led and creative
- Combined with this there is a technical side along with leadership and legal aspects to consider

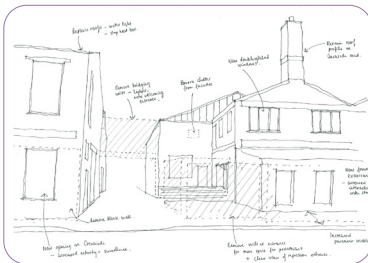


+ We often work with other designers and engineers, as well as with the client and the local community:

+ During the day we draw a lot, both by hand and on the computer, and we make 3D models:



+ A design can take several years to complete and finishing the building can take 3-5 years



+ When the buildings are being built we visit the construction site:

- We check the quality of what is being built
- We speak to the builders and contractors
- We take photos and make site reports

+ Once the building is finished we check that it complies with all the drawings and meets all of the regulations:

- We also speak to the local community to check they are happy with their new building



Karakusevic Carson Architects