



BESSARION COMMUNITY CENTRE  
Public Meeting

Jan 29 - 2015



# AGENDA

1. WELCOME
2. PARK PRESENTATION
3. COMMUNITY CENTRE PROJECT BACKGROUND
4. COMMUNITY CENTRE PRESENTATION
5. COMMUNITY QUESTIONS
6. WRAP UP & NEXT STEPS

# Bessarion Community Centre

## **\_ 4 Project Components**

City of Toronto Recreation - City of Toronto Aquatics - Toronto Public Library Branch - Toronto Children's Services ChildCare

## **\_ Operate collectively or independently**

## **\_ Buildable Site Area: 48,943 sq. ft.**

## **\_ Building Height: 3-4 Storey**

## **\_ Meets Toronto Green Standards**

## **\_ Conforms to City of Toronto Renewable Energy Policy**

Bessarion  
Community Centre

Project Partners

Project Elements

Recreational

Aquatic

Library

Child Care

Public Parking

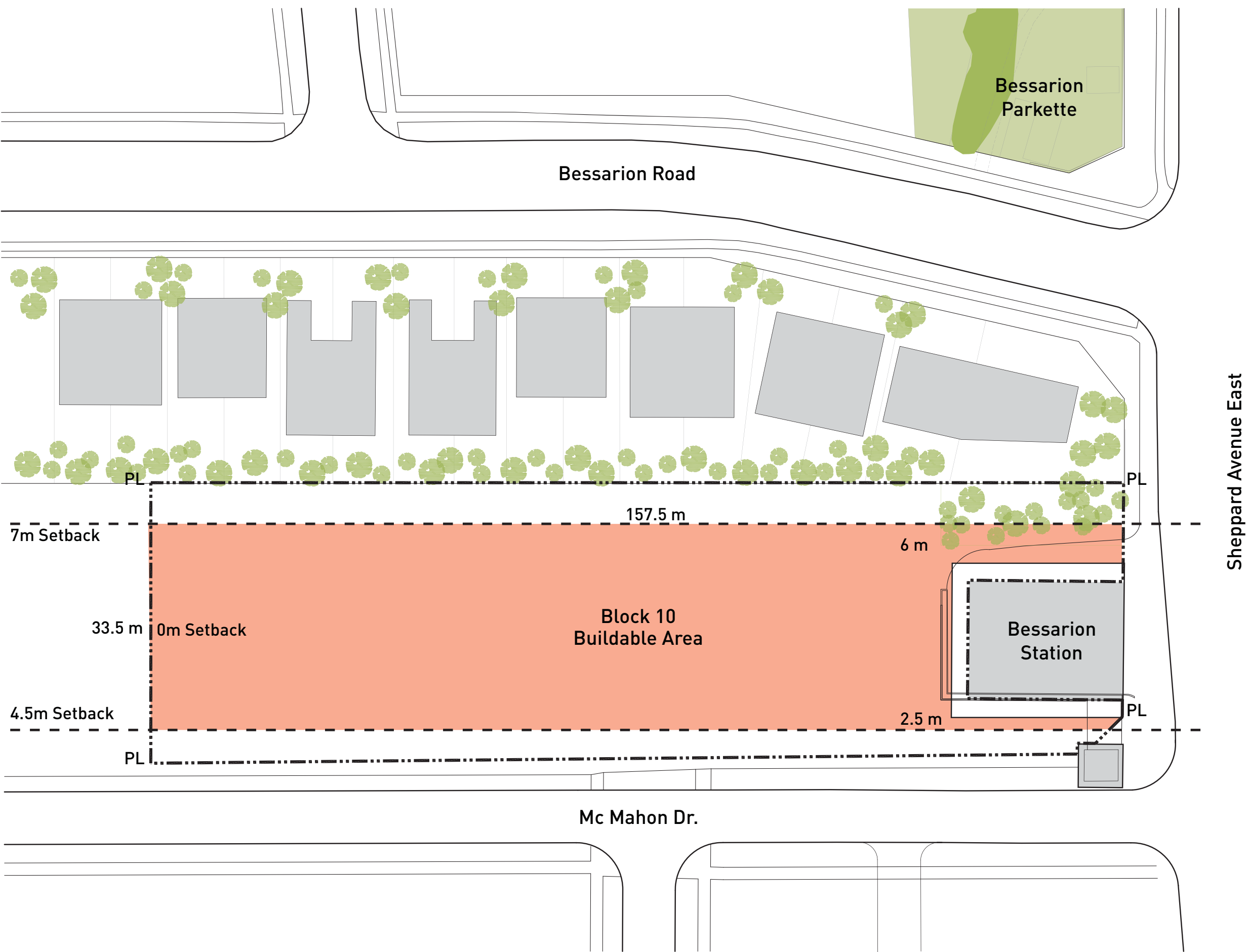


Site Bird's Eye View





Site Plan





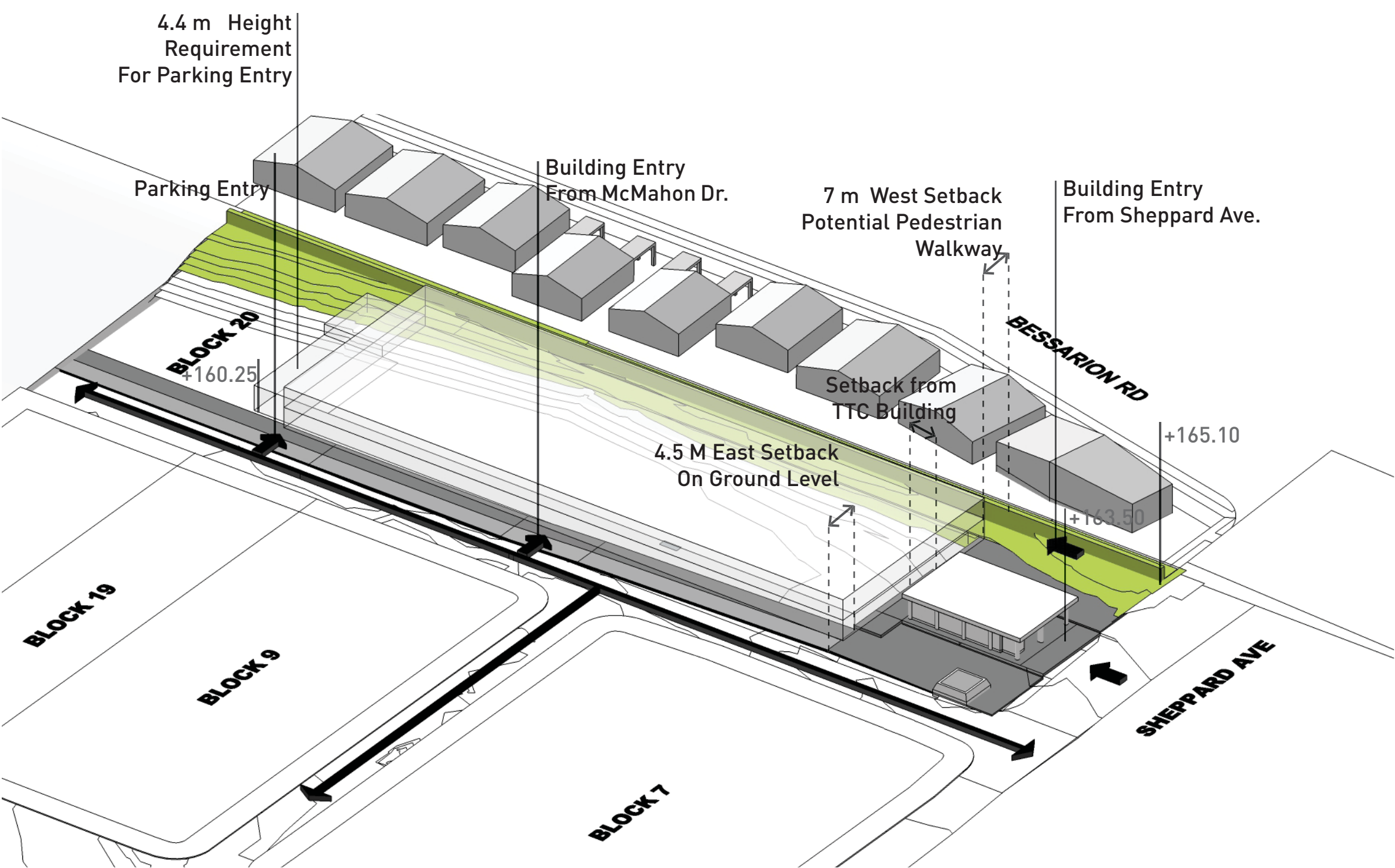
# URBAN DESIGN & LANDSCAPE



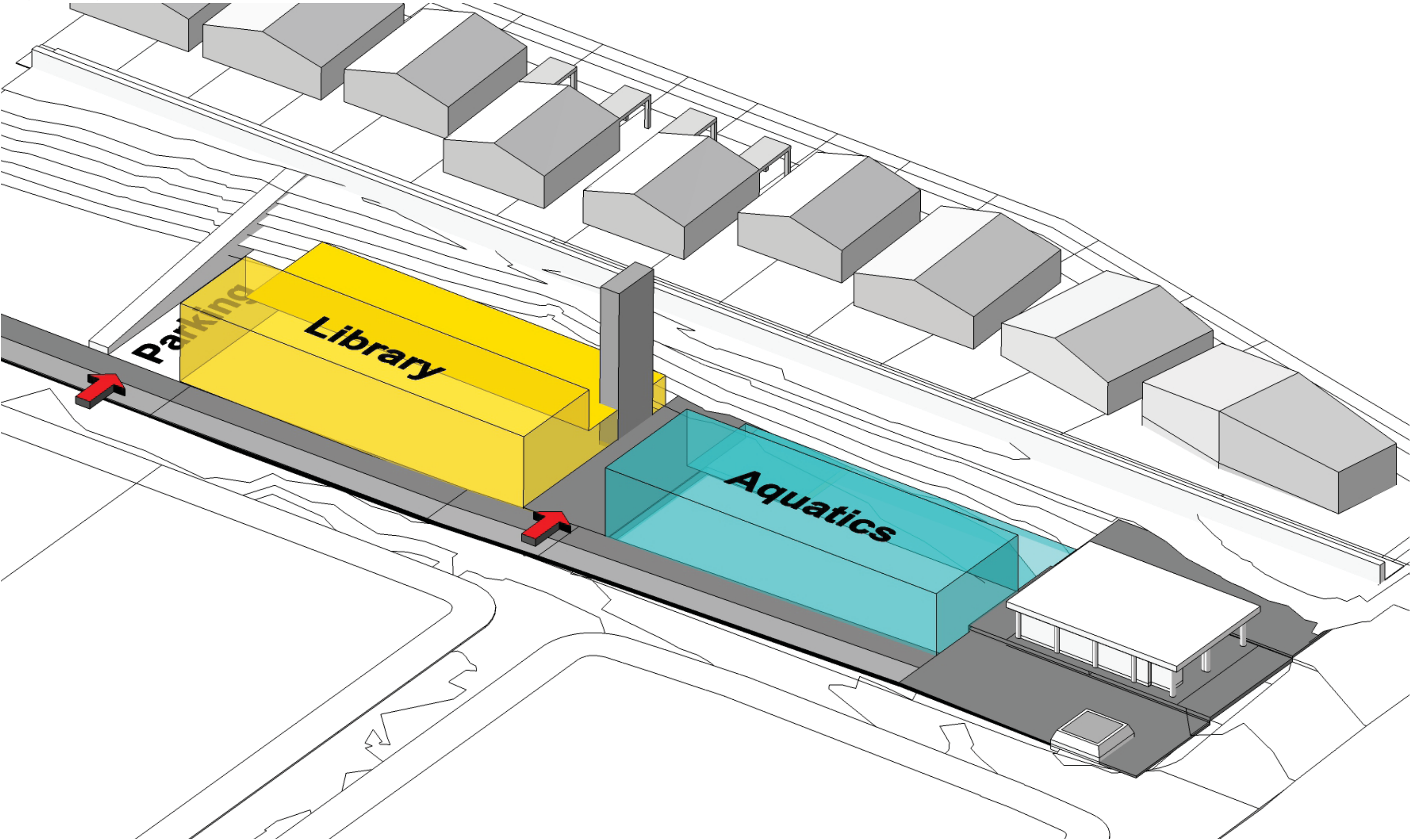


# SITE CHARACTERISTIC

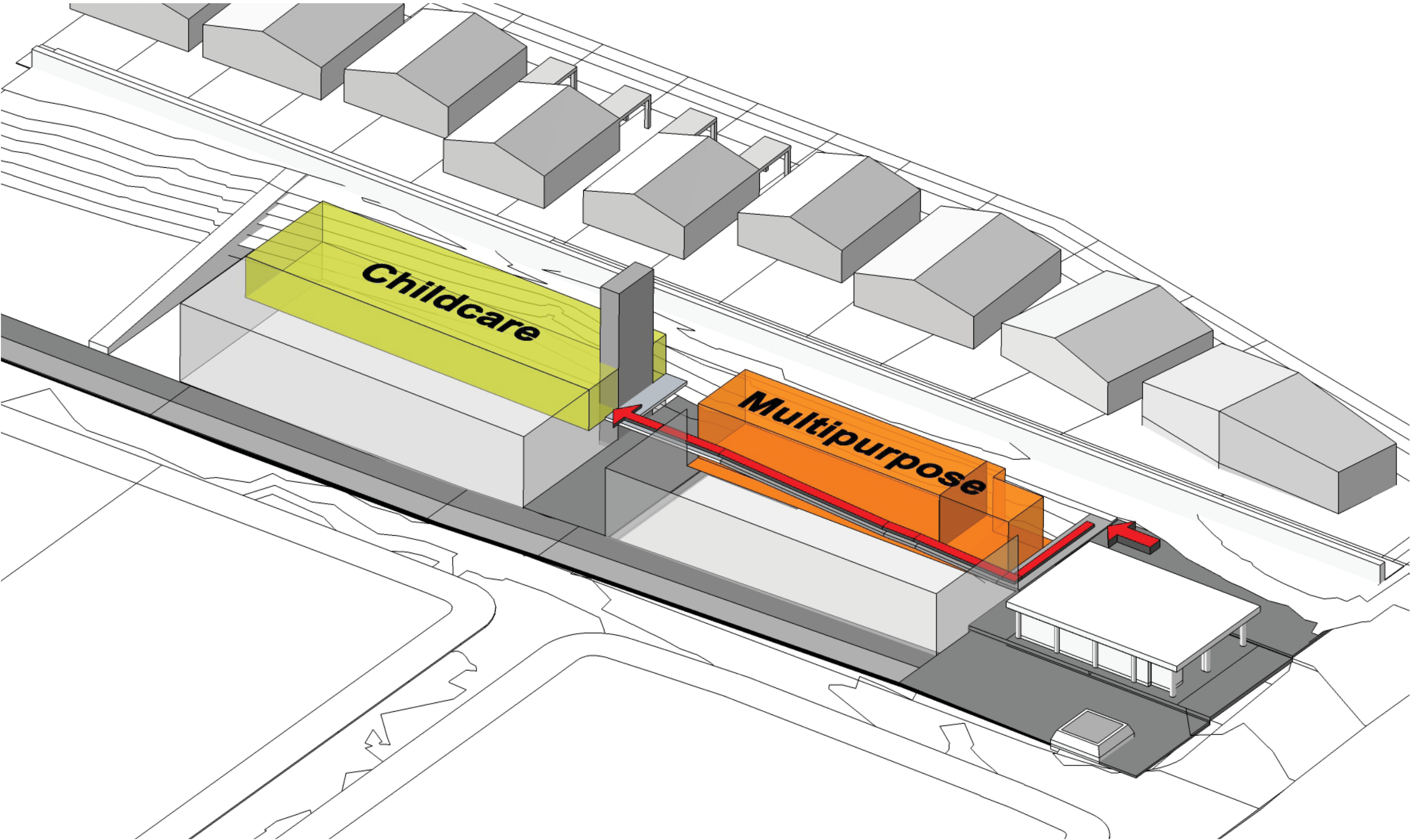
- Establish the north face of the Bessarion Community Centre building south of the existing TTC station. Minimize the technical & approval issues of physical connection to the TTC.
- Maintain the existing fire/smoke vent configuration
- Establish a landscaped courtyard around the perimeter of the TTC station that can allow access to the Community Centre from the north. Determine additional budget.
- Maintain a covered pedestrian walkway along the east elevation of the building. Determine the required width of the overhang.
- Use the 7m west rear yard setback as part of the scheme. It can form part of the entrance sequence from Sheppard Avenue as well as a linear landscaped courtyard that can be accessed from Child care.
- This pedestrian path along the west side can anticipate future connections to program areas to the west if the properties to the west are assembled by the City.
- Establish a mid-block entrance from McMahon that can penetrate east to west through the site. This could link to future west expansion or to a proposed mid-block pedestrian link to Bessarion.
- Due to the site slope, establish parking and loading access on the south-east corner of the site. The can be covered with program area above for the 4.5 to 6.5 m loading clearance, or open with the south face of the Community Centre north of the service drive.





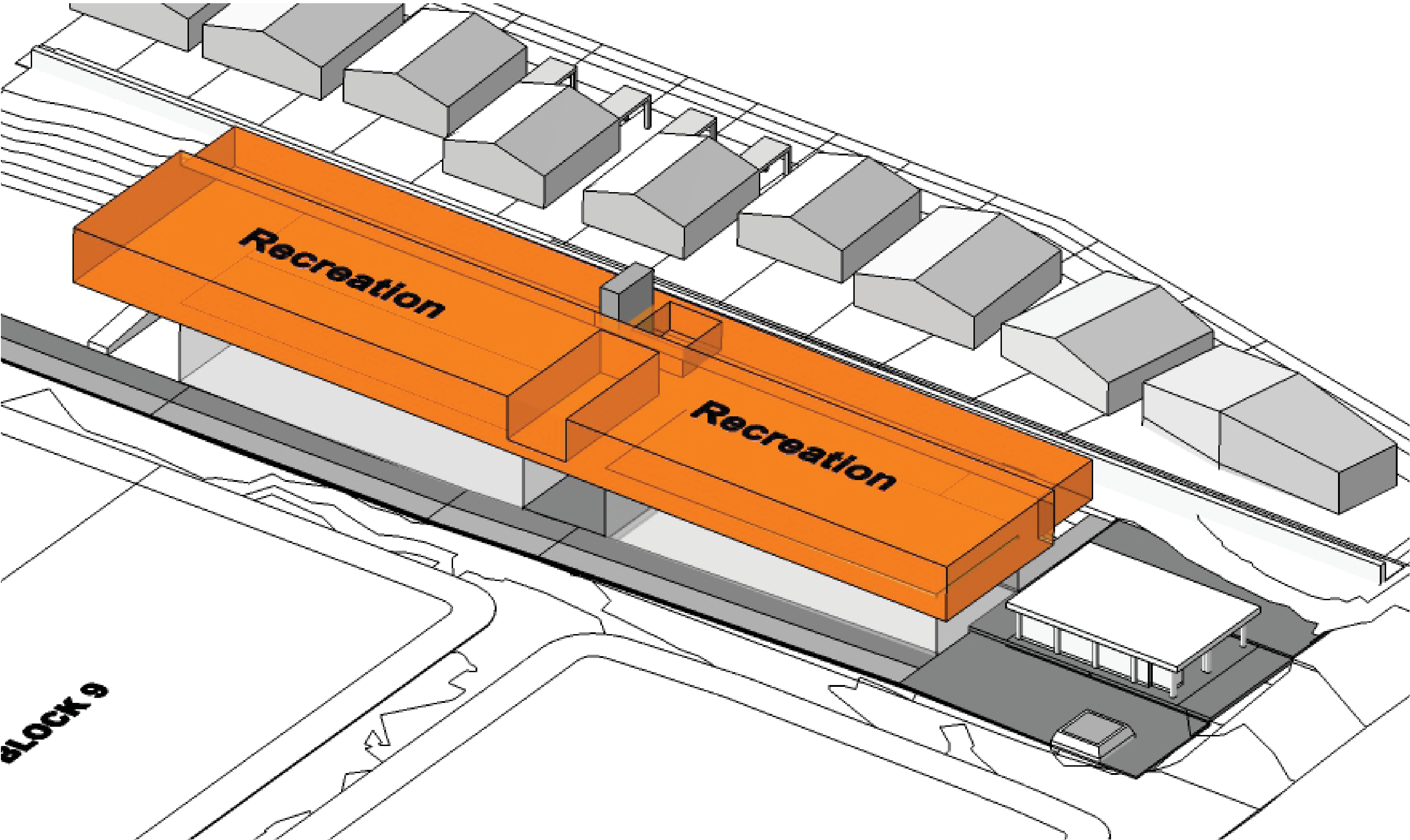


SHEPPARD ST. LEVEL

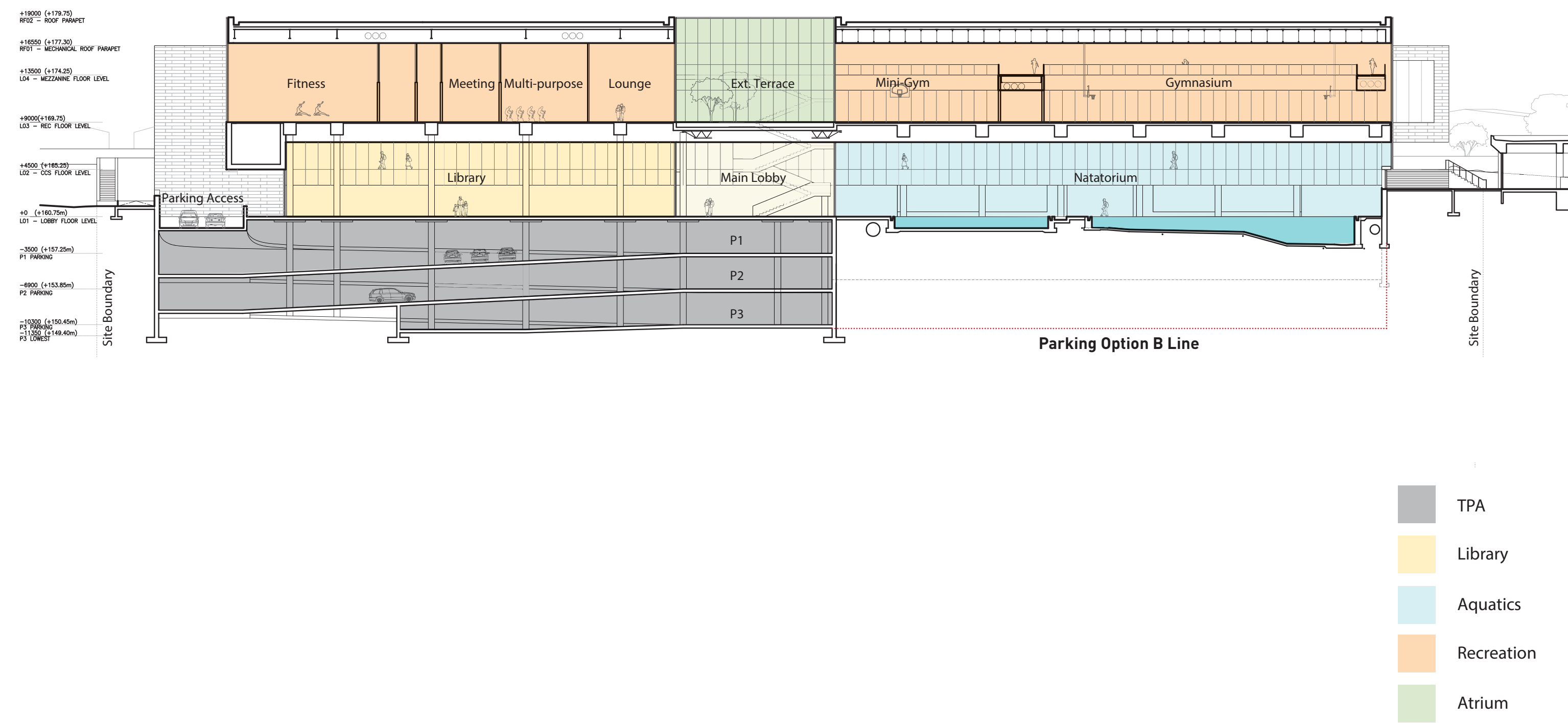




RECREATION LEVEL

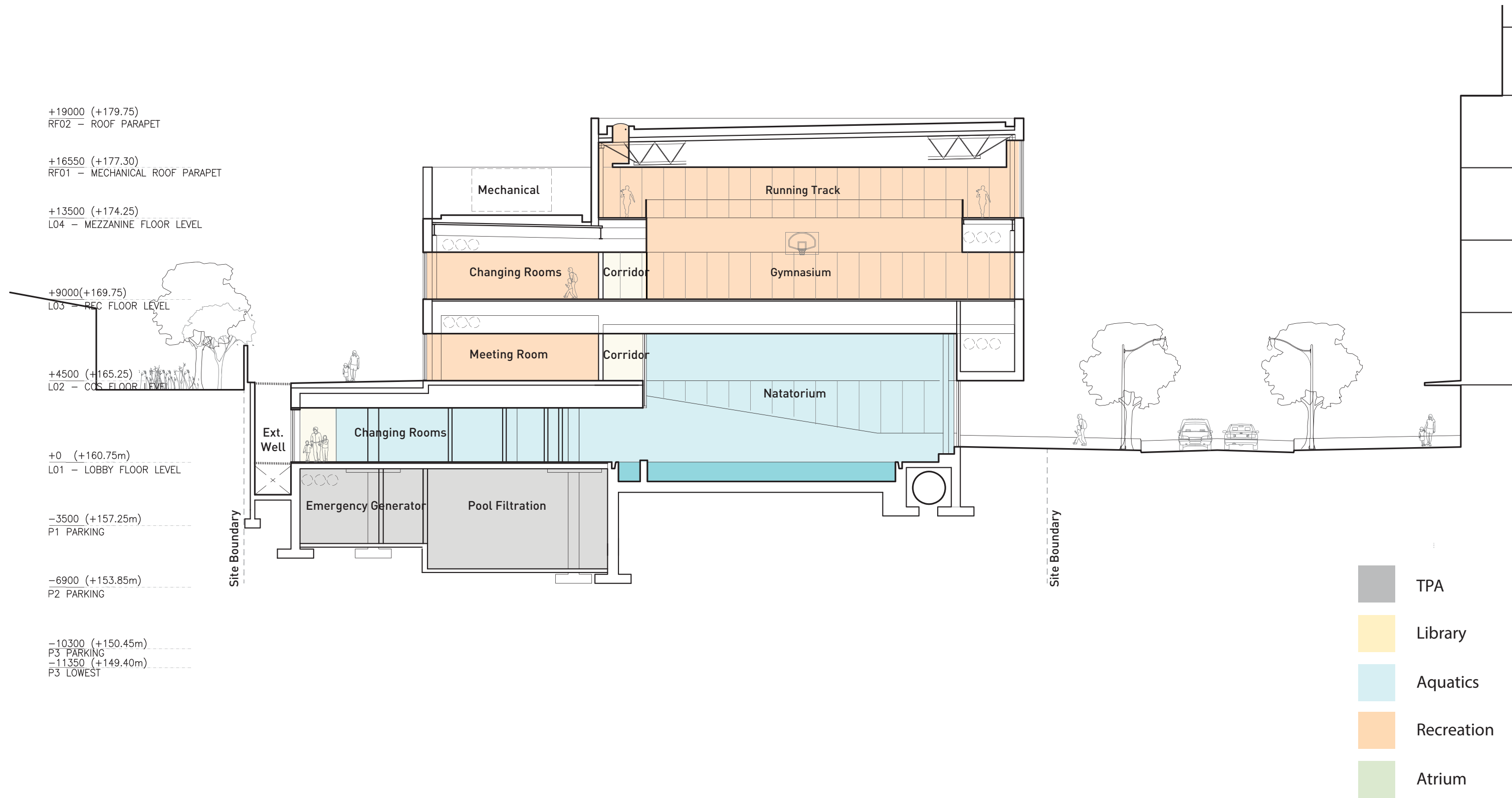


Long Section through Library, Main Lobby & Aquatics



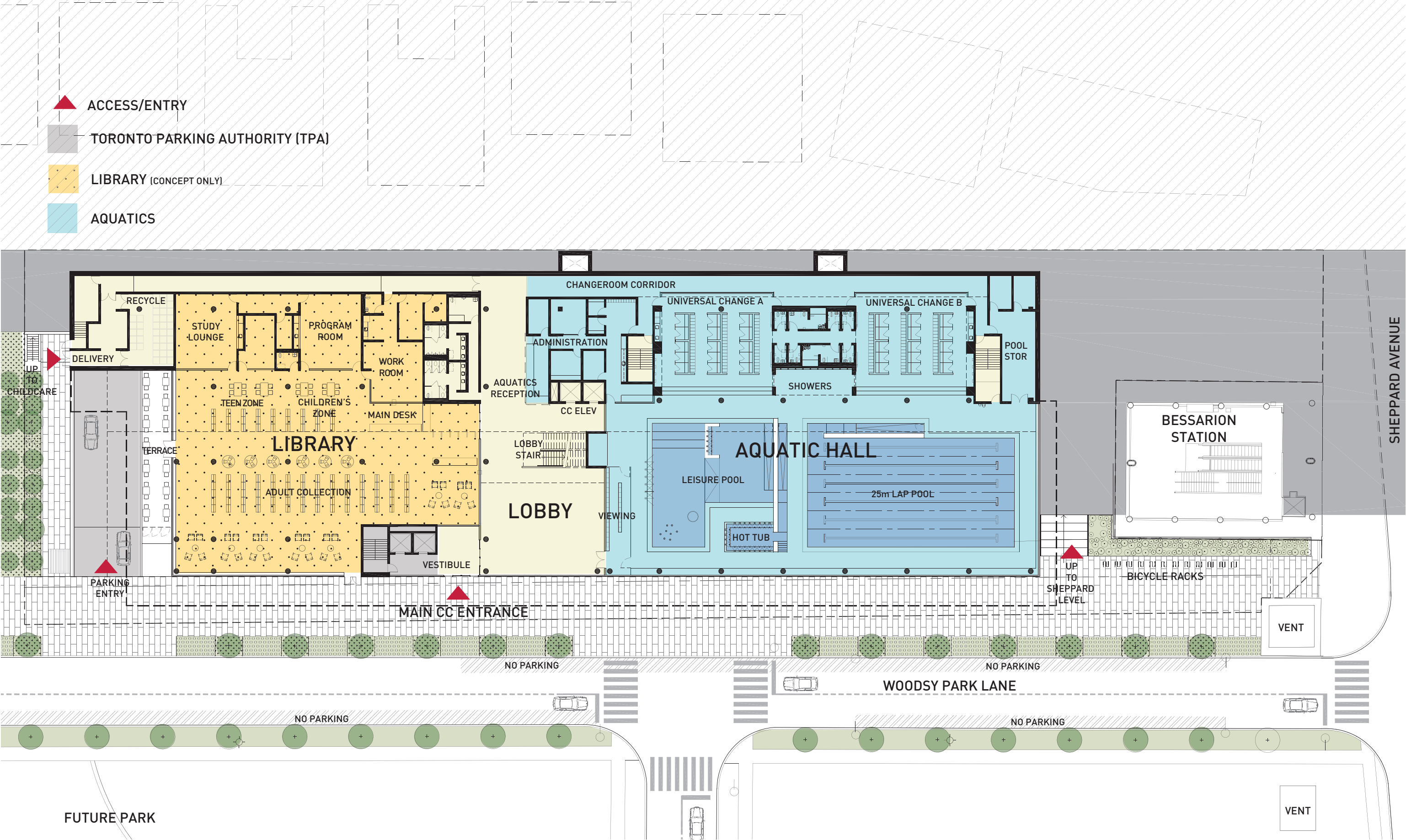


# Cross Section through Aquatics & Gymnasium





L01 Ground Floor Plan







## UNIVERSAL CHANGE ROOM





VIEW A - CORRIDOR



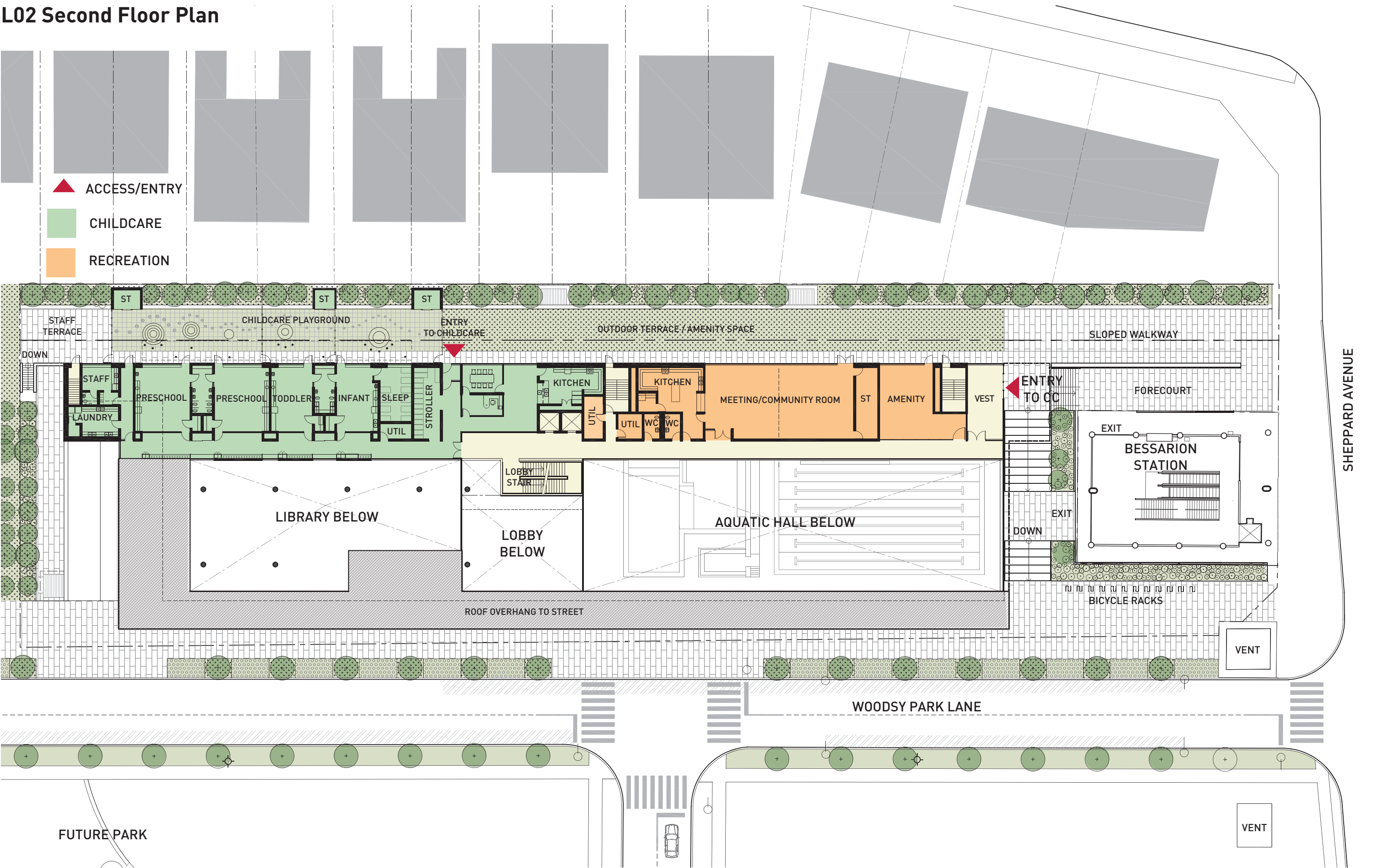
VIEW B - POOL DECK



VIEW C - UNIVERSAL CHANGEROOM (CUBICLES LOCKERS)



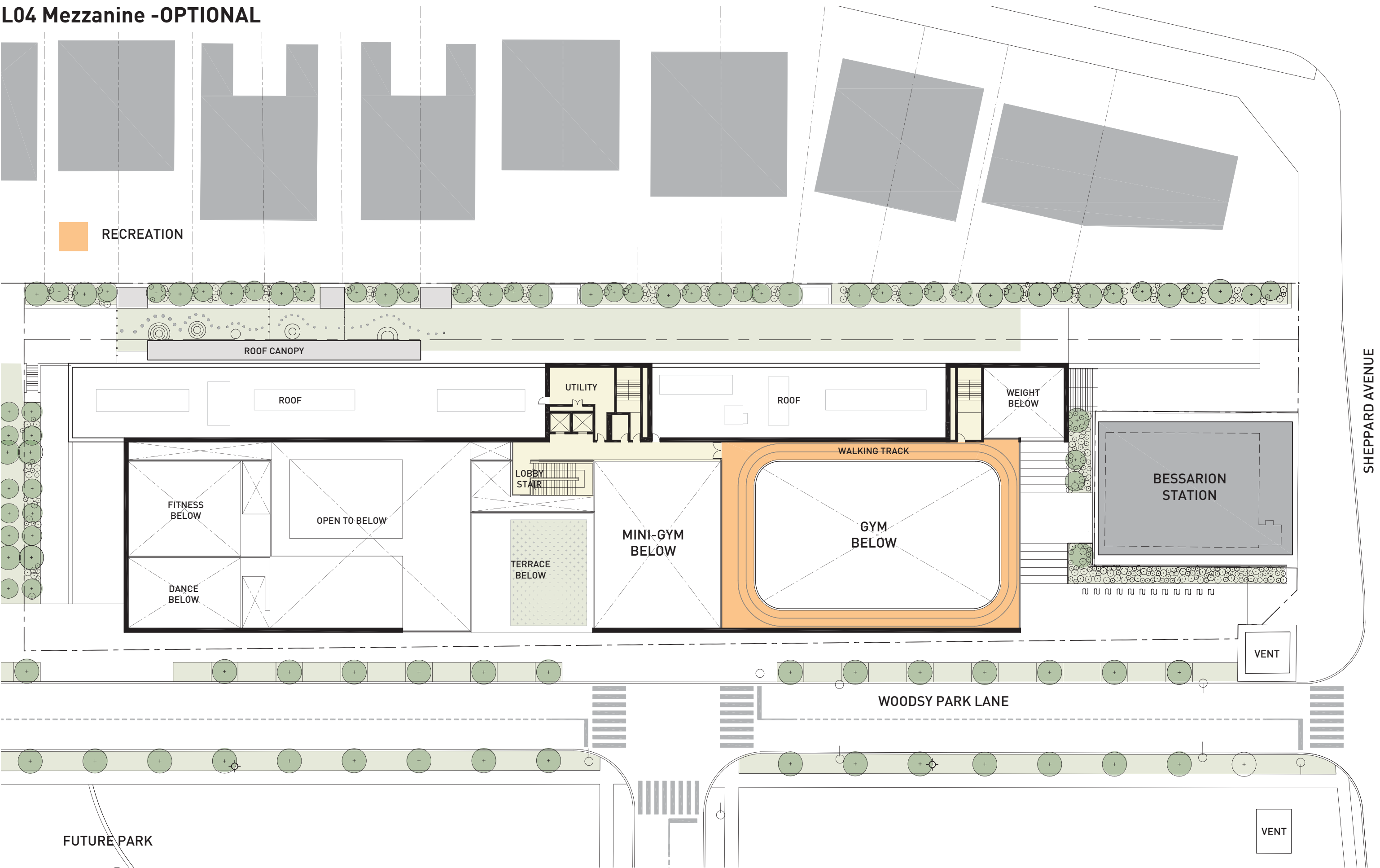
L02 Second Floor Plan





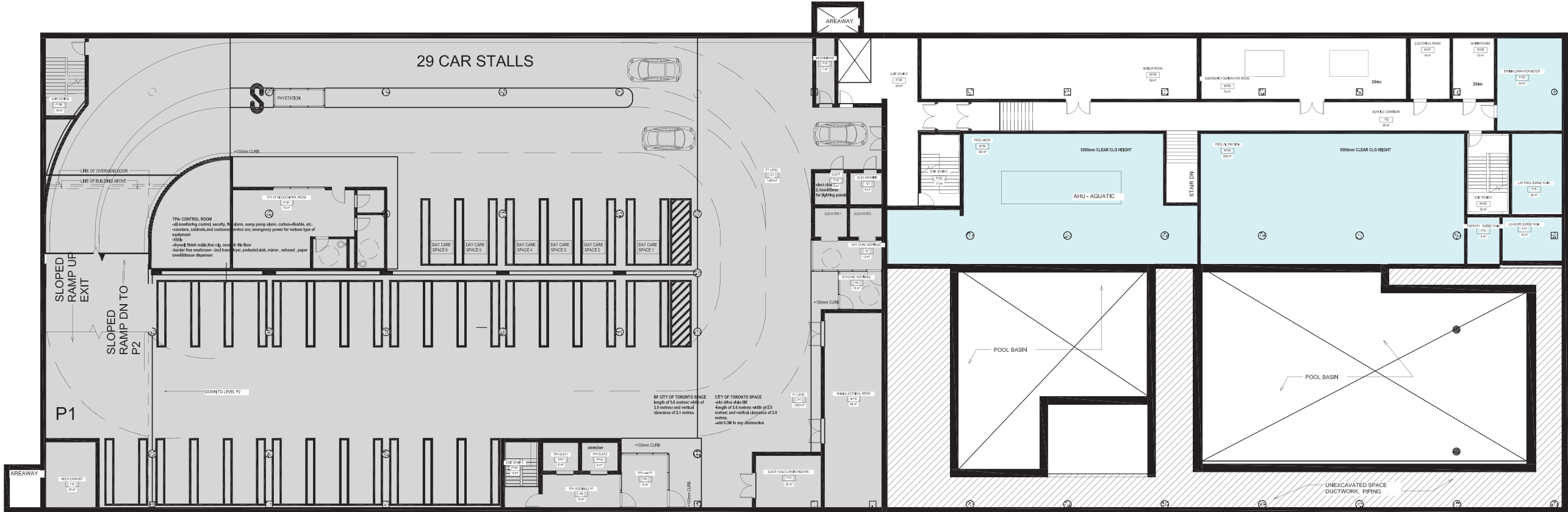
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L04 Mezzanine -OPTIONAL





Parking Level 01



GFA Excluding Parking: 1070 sqft.

Aquatics

Parking

MASSING CONCEPT



MEETING

LIBRARY

PARKING ENTRANCE

MAIN LOBBY

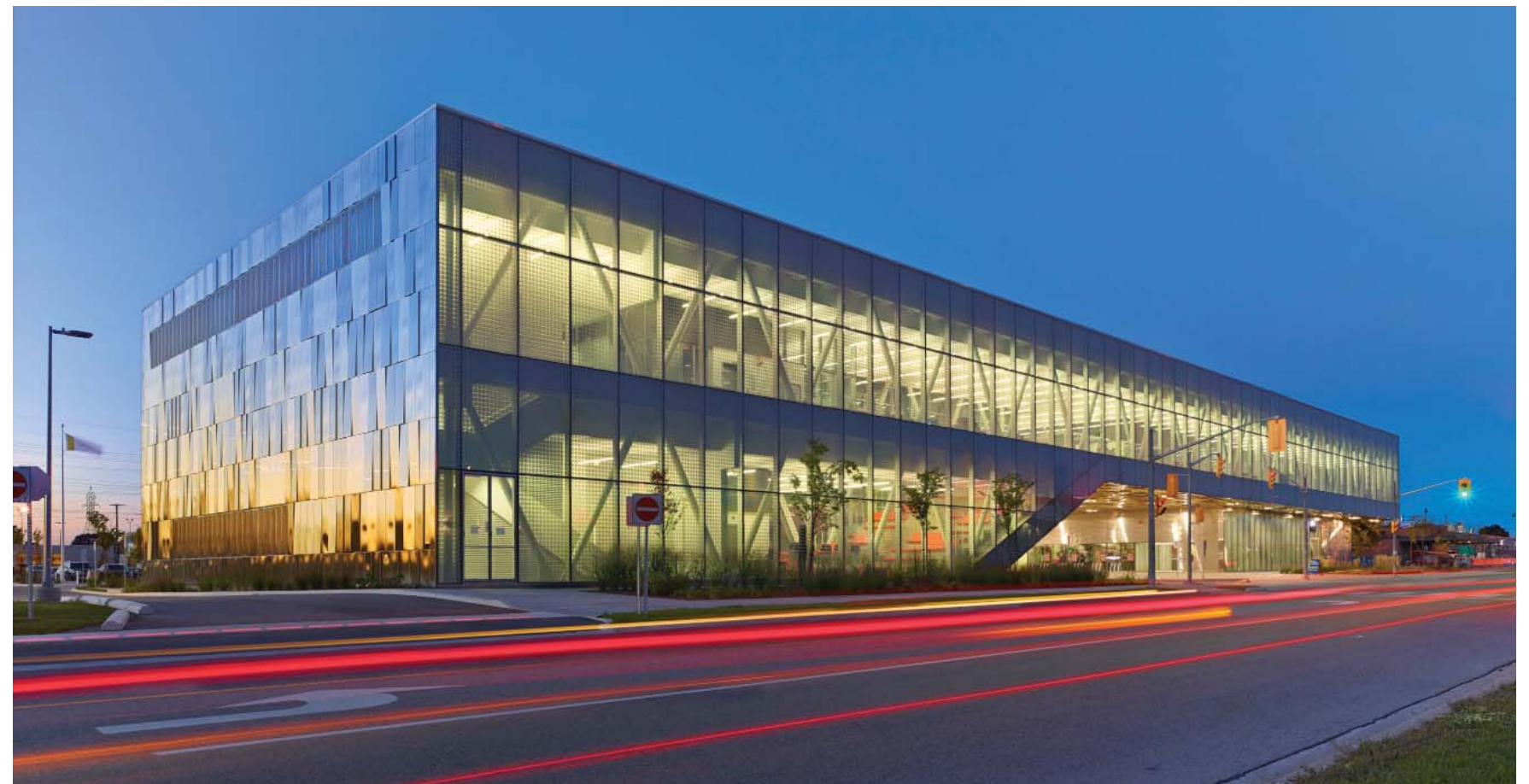
AQUATICS

RUNNING TRACK

GYMNASIUM



PRECEDENTS







SOUTH EAST PERSPECTIVE





ENTRANCE PERSPECTIVE





CHILD CARE PLAYGROUND



L01 Lobby View





L01 Lobby View facing Aquatics





L01 Aquatics View facing Lobby









## L03 Lounge View facing External Space





### L03 Gymnasium View facing North







## **Toronto Public Library Bayview branch consultation**

Guided by the Library's Public Consultation Policy

- Focus Groups**
- Community Outreach**
- Open House**
- Comment forms in branch and online**

Consultation will focus on interiors spaces in the library