

Hello Again!



Toronto Water **Roman Kaszczij** (Project Manager)

with

Parks, Forestry & Recreation - Culture – Toronto Public Health - Public Consultation - Corporate Security
Technical Services - Transportation Services - Waterfront Secretariat



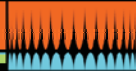
Landscape Architects & Planners

Engineers & Landscape Architects

- Suzanne Barrett** Public Communications & Consultation
- Terry Heard Designers** Interpretive Programming
- Utility Security Inc.** Site Security
- Dougan & Associates** Ecological Restoration & Stewardship
- MJS Consultants Inc.** Lighting Consultants
- Creative Irrigation Solutions Ltd.** Irrigation Consultants
- David Pearl** Public Art

Stage 3 Detailed Design

Stubbings Bay Treatment Plant

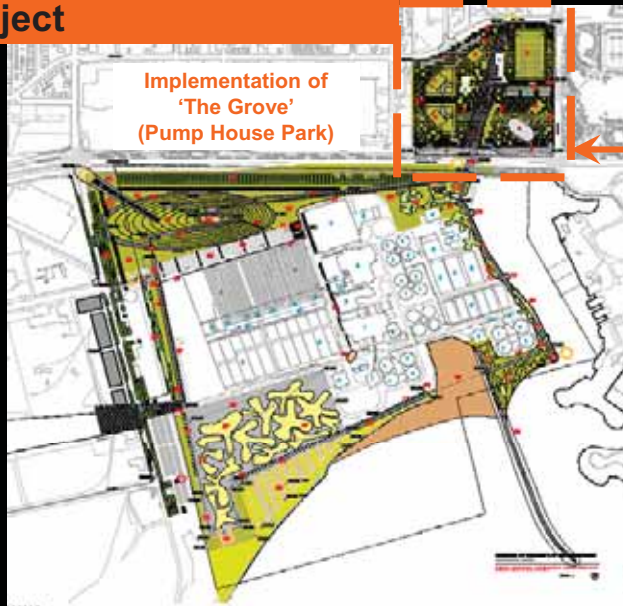


Pump House Park



The Project

Implementation of
'The Grove'
(Pump House Park)



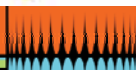
Phase 3 Master Plan

Diana Gerrard
Landscape Architecture
+
architectsAlliance

26 May 2003

Stage 3 Detailed Design

Stubbings Bay Treatment Plant

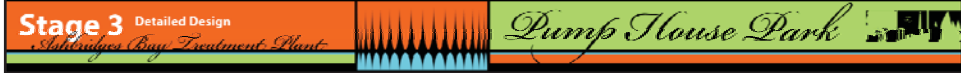


Pump House Park



The Schedule

Stage 1 Background Analysis, Information Updates & Engineering Studies	June – November 2007
Stage 2 Preliminary Design and Refinements	November 2007 – February 2008
Environmental Investigations	February 2008 – May 2009
Stage 3 Detailed Design 	February – July 2008 / March – May 2009
Stage 4 Contract Documents & Tender	June - November 2009
Stage 5 Implementation of Phase 1 Works	November 2009 – December 2011



The Program

Woodfield Road
Woodward Ave
Eastern Avenue
Coxwell Avenue
Lake Shore Blvd East

1. Sr. and Jr. Soccer Pitch
2. Rugby Pitch
3. Multi-Use Skills Court
4. Park Centre
5. Washroom
6. Maintenance Building
7. Parking
8. Secure Plant Staging Area
9. Pedestrian Circulation
10. Plant Access
11. Skate Park (Separate Project)

In addition to . . .

- Open Space
- Vegetation

'Facility Fit' drawing demonstrating the site's capacity to accommodate the proposed program elements. It does not represent the proposed or final design.

Stage 3 Detailed Design
Abbotsford Bay Treatment Plant

Dump House Park


Character Images

Park Form

Stage 3 Detailed Design
Abbotsford Bay Treatment Plant

Dump House Park

Character Images		Pedestrian Walkways
		
		
Stage 3 Detailed Design <i>Sabbidgen Bay Treatment Plant</i>		<i>Dump House Park</i>

Character Images		Grove Form
		
		
Stage 3 Detailed Design <i>Sabbidgen Bay Treatment Plant</i>		<i>Dump House Park</i>

Character Images **Understory Planting**



Stage 3 Detailed Design
Stubbins Bay Treatment Plant

Dump House Park

Character Images **Light**



Stage 3 Detailed Design
Stubbins Bay Treatment Plant

Dump House Park

Character Images **Interpretive Programming**

Interpretive Unit








Stage 3 Detailed Design
Stubbings Bay Treatment Plant

Dump House Park

Character Images **Sport Fields**

Stage 3 Detailed Design
Stubbings Bay Treatment Plant




Dump House Park

Character Images		Stormwater Management
		
		
Stage 3 Detailed Design <i>Stubbins Bay Treatment Plant</i>		<i>Dump House Park</i> 

Character Images		Public Art
		
Stage 3 Detailed Design <i>Stubbins Bay Treatment Plant</i>		<i>Dump House Park</i> 

Refined Design Options

A
B
C

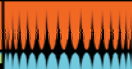




The Program
Stormwater


Circulation & Gathering
Recreation Security

Art & Interpretation
Vegetation

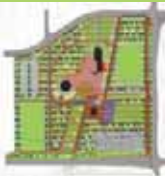
Stage 3 Detailed Design
Stubbington Bay Treatment Plant





Dump House Park



Likes
Dis-likes

A


B


C


soccer field, Eastern Ave walkway, east-west paths, water feature

open space not flexible, too many pathways, grid pattern, no access between M & T buildings, access road, parking too far from soccer fields, secure area around buildings too large

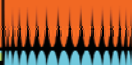
lots of trees, flexible open space, open lawn in front of M building, stormwater concept, wetland character, placement of washroom, plaza at park building

tree grid, linear pattern of art


natural planting, playground separate from multi-use court, fewer paths, access to walk around T building, circular pathway, major art installations, large open plaza

M building not very visible, tree line west of parking lot is too dense, open space area broken up by 2 paths, plaza is too large, plant access from Coxwell

Stage 3 Detailed Design
Stubbington Bay Treatment Plant



Dump House Park



In Final Design	Not Feasible	For Discussion
<ul style="list-style-type: none">• Multi-use pathways• Direct path from parking to sports fields• Two smaller parking lots provide direct access to fields• Planting opened up (T building more visible)• Minimize driveway access to building• Main path lit not over-lit• Visibility between trees ensured for personal safety• Security call button• Formal planting/garden• Large changerooms ensured soccer and rugby• Plan to address graffiti	<ul style="list-style-type: none">• Meeting room• Water feature/exhibit (showing how water is treated/distributed)	<ul style="list-style-type: none">• Ice-skating• Year-round washroom

Stage 3 Detailed Design
Stubbington Bay Treatment Plant

Dump House Park

Detailed Design

- The Program
- Circulation & Gathering
- Art & Interpretation
- Recreation
- Stormwater
- Vegetation
- Security

Stage 3 Detailed Design
Stubbington Bay Treatment Plant

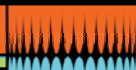
Dump House Park

Environmental Considerations

- Environmental Site Assessments (ESA) were carried out to identify potential soil/groundwater issues
- Two ESA reports were received by Toronto Water in early 2009
- The ESAs identified soil and groundwater contamination throughout the site
- The contaminants were typical of many former industrial properties in the area

Stage 3 Detailed Design

Mississauga Bay Treatment Plant



Dump House Park

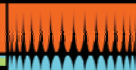


Environmental Management

- To assess the potential effect on the health of park users, Toronto Water commissioned a Screening Level Human Health Risk Assessment (SL-HHRA).
- The SL-HHRA, performed by a qualified risk assessment consultant, determined that all but one risk pathway would be completely blocked by a clean fill/hard surface cap over the site.
- That one risk pathway was soil vapour to outdoor air.
- After further assessment of that pathway, the consultant determined that it would not likely pose a risk to park users.

Stage 3 Detailed Design

Mississauga Bay Treatment Plant



Dump House Park



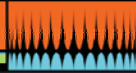
Environmental Benefits

A soil management plan will reduce potential human health risk from exposure to the contaminants at the site. It will include:

1. A Health and Safety Plan (HASP) to protect construction and maintenance workers.
2. Placement of a clean fill cap, landscaping and hard surfaces across the Park.
3. On-going care and maintenance of the cap.

Stage 3 Detailed Design

Stoughton Bay Treatment Plant



Dump House Park



Detailed Design Ecological Program



Campus Grove



Parkland Grove



Oak Savannah/Tall Grass Prairie



Historic Shoreline

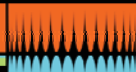


Bioswale



Stage 3 Detailed Design

Stoughton Bay Treatment Plant



Dump House Park



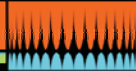
Detailed Design Ecological Program



Campus Grove



Stage 3 Detailed Design
Stubbings Bay Treatment Plant



Dump House Park

Detailed Design Ecological Program



Parkland Grove



Stage 3 Detailed Design
Stubbings Bay Treatment Plant



Dump House Park

Detailed Design Ecological Program



Oak Savannah/Tall Grass Prairie


Historic Shoreline

Stage 3 Detailed Design
Stubbins Bay Treatment Plant

Dump House Park

This slide features a collage of ecological images. At the top left, a row of green acorns is shown above the text 'Oak Savannah/Tall Grass Prairie'. To the right are three images of yellow wildflowers. Below these are two images of a grassy field with trees and a close-up of a pink flower. To the right of these is another close-up of orange flowers. At the bottom right, a row of green acorns is shown above the text 'Historic Shoreline', with an image of a grassy dune below it. The footer contains the 'Stage 3 Detailed Design' logo, a stylized wave graphic, and the 'Dump House Park' logo.

Detailed Design Interpretive Program



Interpretive Unit

Stage 3 Detailed Design
Stubbins Bay Treatment Plant

Dump House Park

This slide features a silhouette illustration of an interpretive unit. It shows two large trees on either side of a central vertical interpretive panel. In the foreground, silhouettes of people are shown: a person on a bicycle, a person walking a dog, a couple walking, a person standing, a family walking, and a person pushing a stroller. The text 'Interpretive Unit' is centered below the silhouettes. The footer contains the 'Stage 3 Detailed Design' logo, a stylized wave graphic, and the 'Dump House Park' logo.

Detailed Design **Interpretive Program**

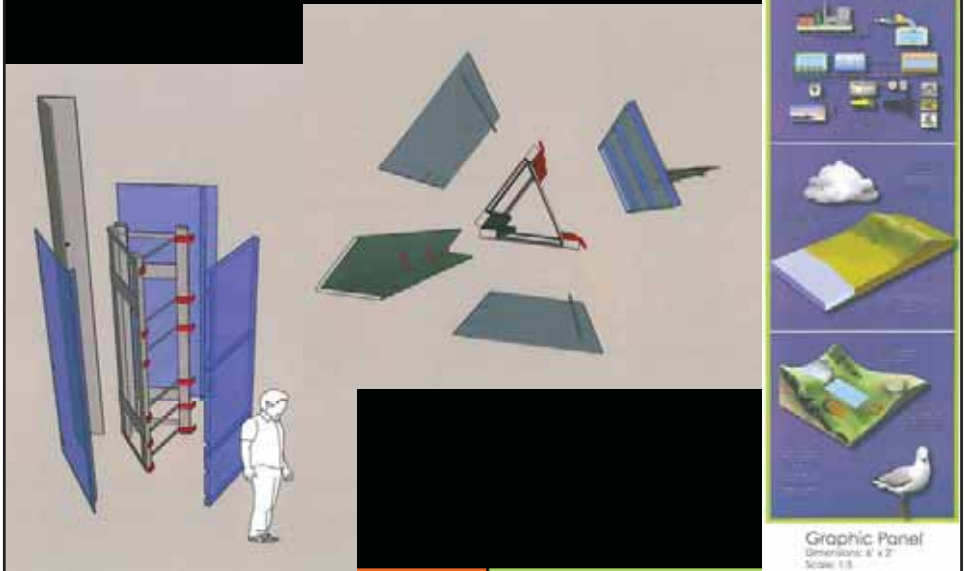


Stage 3 Detailed Design
Sabbidger Bay Treatment Plant

Dump House Park

Graphic Panel
Dimensions: 4' x 2'
Scale: 1:1

Detailed Design **Interpretive Program**

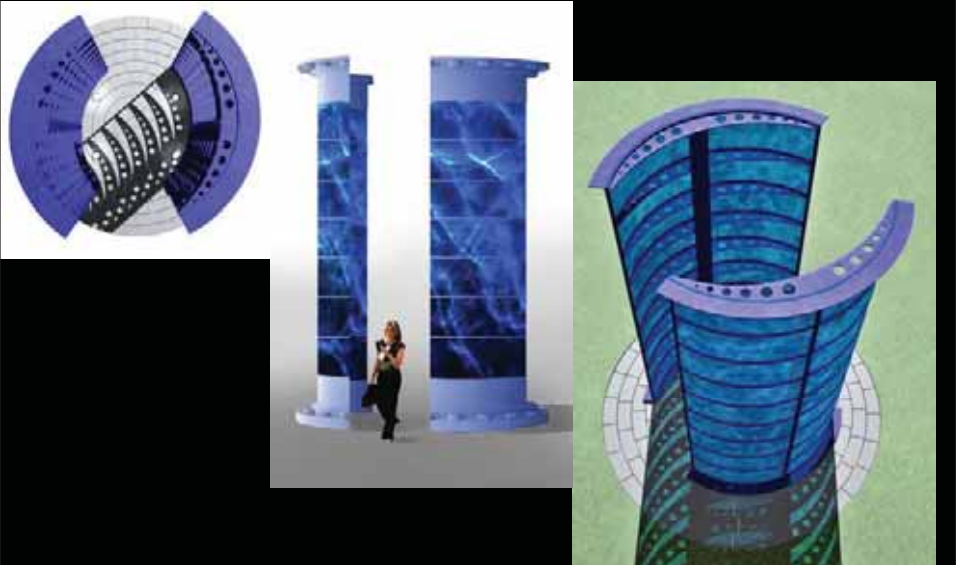


Stage 3 Detailed Design
Sabbidger Bay Treatment Plant

Dump House Park

Graphic Panel
Dimensions: 4' x 2'
Scale: 1:1

Detailed Design Public Art



Stage 3 Detailed Design
Stubbings Bay Treatment Plant
Dump House Park

Detailed Design Public Art



Stage 3 Detailed Design
Stubbings Bay Treatment Plant
Dump House Park

Thank you!



Stage 3 Detailed Design
Subbridges Bay Treatment Plant



Pump House Park