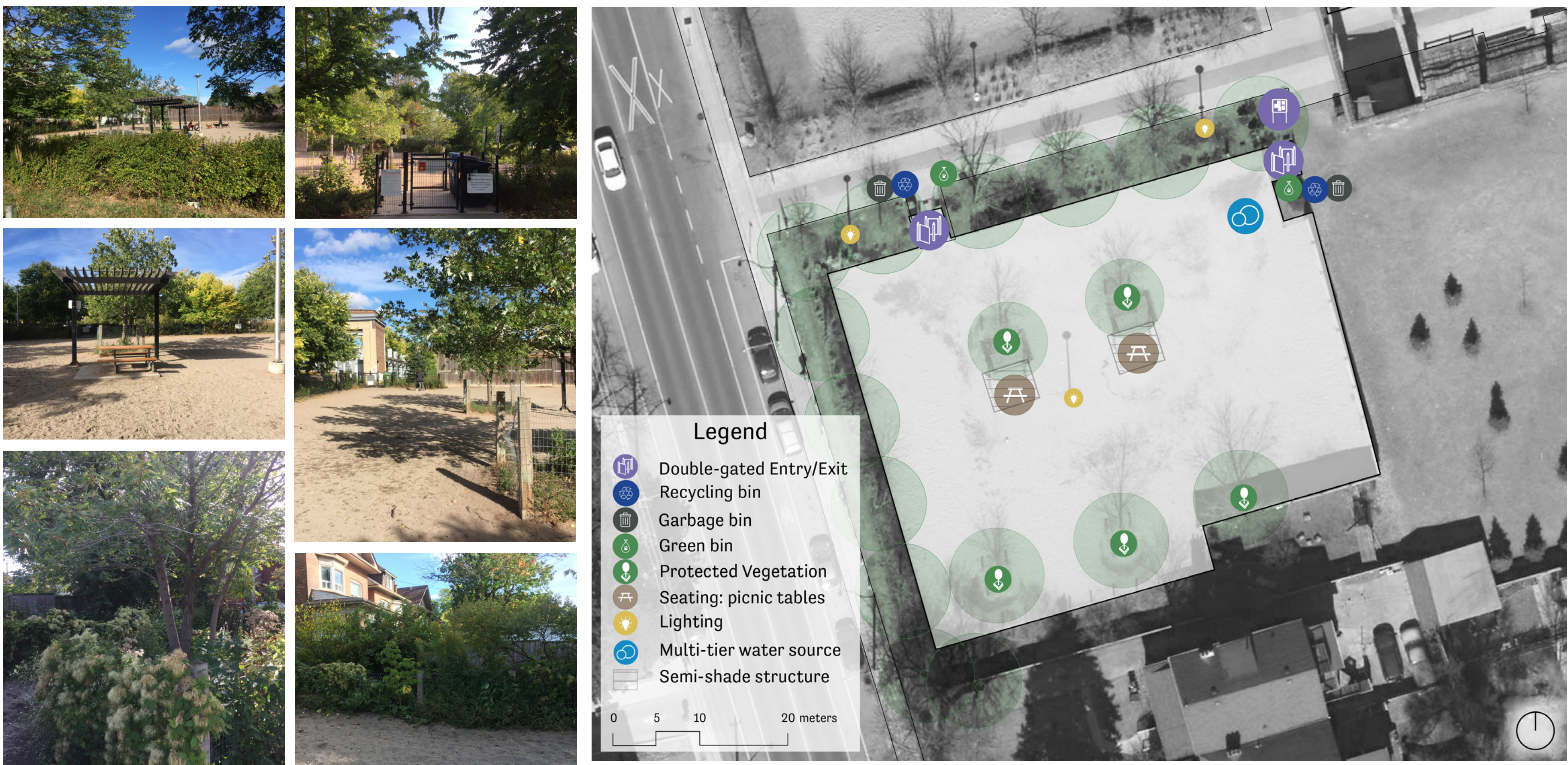


City Wide Study of Existing City of Toronto Dogs Off-Leash Areas (OLA)

WYCHWOOD CAR BARN

Inventory and Analysis

Topography	0-2% slope
Small Dog Area	no
Access Area	paved sidewalks for all entries
Surfacing	crushed granite/sand; exposed filter fabric; compaction causing negative drainage; material migration
Fencing style	steel/Omega fencing; wire mesh fencing to protect existing trees
Fencing height	1.2 m
Fence condition	good condition
Gates	2 gates; all double gated
Exits/Entrances	2
Trees	5 young trees fenced/protected; trees within OLA are enclosed with fencing surrounded by high vegetation, causing moist tree trunk; perimeter outside OLA trees are healthy
Other vegetation	vines, ragweed, groundcover in corners and climbing on fencing



What We've Heard

The Wychwood Car Barns Dog Owner's Association has shared these issues

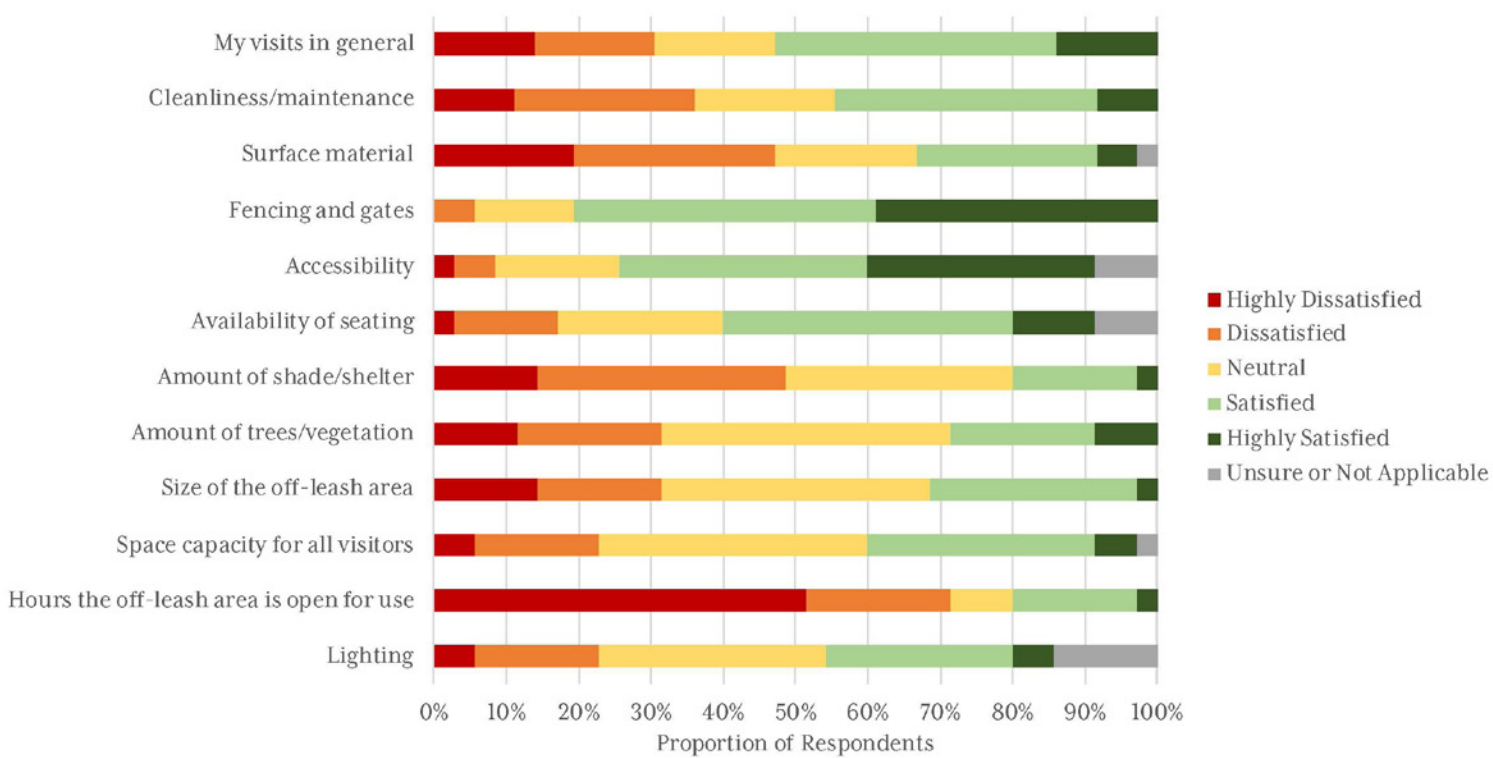
Drainage and Surfaces
Existing drainage does not work. Pooling and puddles form in the south-west corner.

Seating and Shade
Picnic tables is not the preferred seating, trellis does not provide adequate shade.

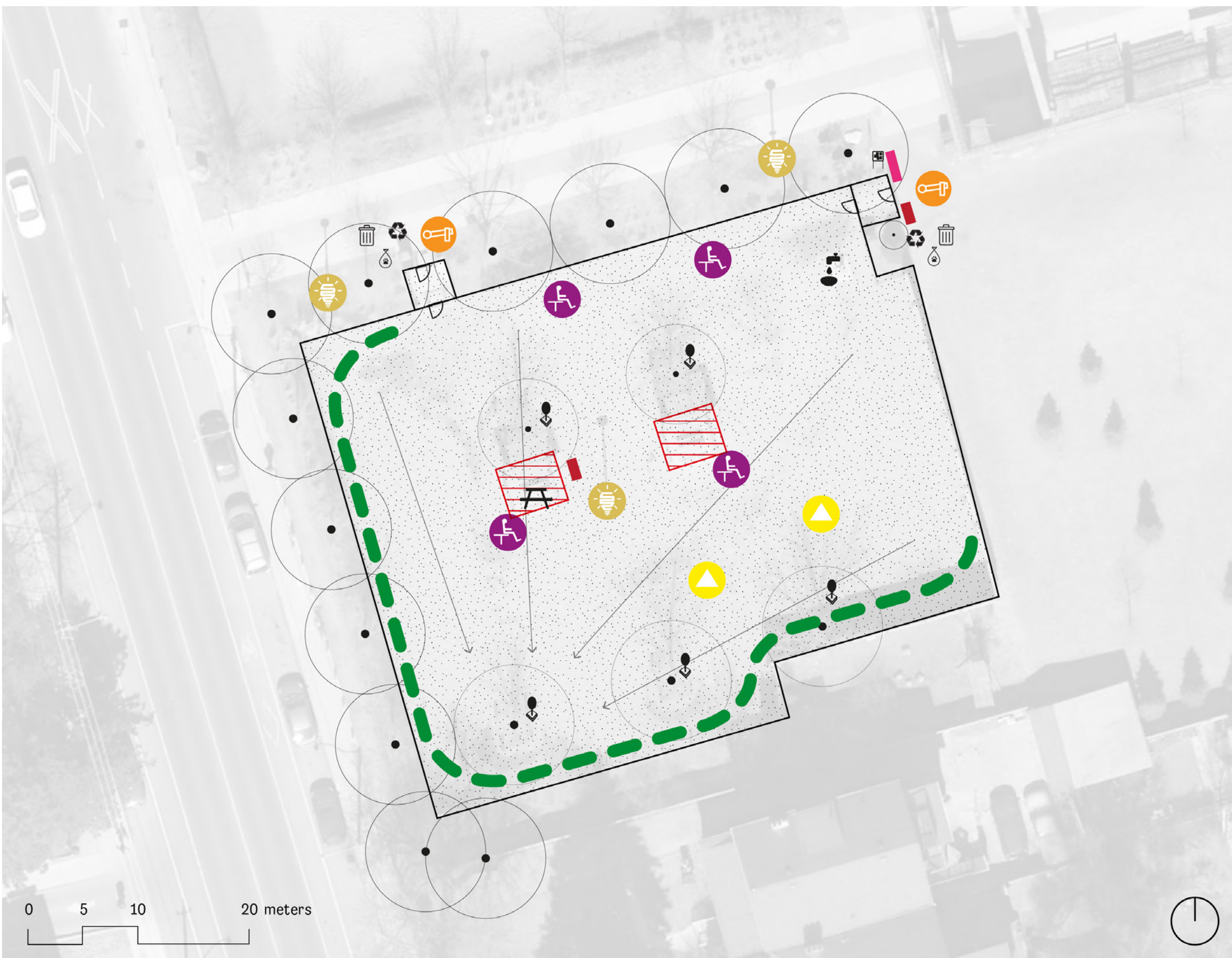
Hours and Water
OLA is currently closed from 12pm to 3pm daily, and there is desire to remove this restriction. Water is available within the OLA but can't be accessed when it's closed/locked.

Licensing and Communication
Feel that licensing dogs is a cash-grab from the City, and the money does not go back into the OLAs.

A public survey on all City of Toronto Off-Leash Areas (OLA) has been completed, and individual case study site data for Wychwood Car Barns satisfaction rating is included in the chart below.



Preliminary Recommendations



The Wychwood Car Barns OLA serves as an exemplar and contains attributes/criteria similar to the City's other existing OLAs. These recommendations are for demonstration purposes and are not intended to imply the OLA will be redesigned as illustrated in the immediate future.

Legend

- Existing Features**
- Double-gated Entry/Exit
 - Recycling bin
 - Garbage bin
 - Green bin
 - Picnic Table
 - Existing Tree
 - Water
 - Existing Vegetation Protection
- Recommended Features**
- Crusehd Granite
 - LED Lighting
 - New Latch
 - Accessible Seating
 - Community Board
 - Regrading
 - Vegetative Buffer
 - New Agility Equipment
 - Updated Shade Structure
 - City Signage

D1.5

Install shade structure

Wychwood current has trees planted within the OLA, as well as a shade trellis. The trellis and trees do not provide enough shade. Recommendation to replace the slotted trellis with a solid roof too ensure adequate shade coverage.

D3.1

Replace existing latches with upgraded latch

Redesigned latches will make gates more accessible. New latches will be more resilient during winter use.

D4.5

Install accessible seating

Providing accessible seating (meeting AODA standards) will allow for more comfort while spending time in the OLA. Those with mobility constraints will be able to make use of the OLA.

D2.1

Surfacing to be regraded to encourage positive drainage (min 2%)

This OLA is flat and suffers from soil compaction, leading to poor drainage. Positive drainage will reduce pooling and puddling.

D3.5

Install vegetative boundary/buffer

OLA has numerous neighbours within close proximity and dogs barking has been an issue. Recommendation to install dense vegetation along residential side to reduce noise and dust migration.

D4.6

Install City signage within OLA and prior to main access point

Signage prior to entry will allow non OLA users to determine whether they are eligible to use OLA. Signage within OLA allows current users to become familiar with any changes to by-laws or Codes of Conduct.

D5.5

Replace lighting with LED

Where lighting currently exists, replace lights with LEDs. LEDs provide brighter lights and better durability while providing a reduced impact on the environment.

D2.5

Install 150mm crushed granite

Majority of users have issues with the lack of top ups and drainage within the OLA. This OLA is heavily used and requires a surfacing that can accommodate and support it's usage. Recommendation to install crushed granite to 150mm depth and ensure proper drainage and top ups.

D4.1

Install Agility Equipment*

This OLA is high use but small in size. Agility equipment could provide more opportunity for rigorous play within the OLA and promote exercise. *Please note that any and all agility equipment will need to go through a professional inspection process prior to installation and yearly during use.

D4.7

Install community boards at main entry/exit

Community boards provide a place where OLA users are able to post notices about community events, lost and found, and local news.

OM

Update maintenance procedures

Maintenance will perform weekly inspections, monitor and maintain irrigation, and protect and monitor vegetation health for all trees. Trees are fenced off for protection and vegetation to be maintain to ensure tree is not moist.