

**Dufferin Grove Park**  
**North-west Corner and Clubhouse Improvements**

**Community Resource Group Meeting Summary**  
May 22, 2019



*This meeting summary report was prepared by LURA Consulting, the independent facilitator and consultation specialist. If you have any questions or comments regarding the report, please contact either:*

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**ATTENDED BY:**

***Community Resource Group Members:***

Anne Freeman  
Ellen Manney  
Erella Gannon  
Migs Bartula  
Shane Morgan  
Skylar Hill-Jackson  
Jim McInnes  
Kathryn Scharf  
Tom Buckland

***City of Toronto:***

Katy Aminian, Senior Project Coordinator  
Keith Storey, Community Recreation Supervisor  
Sofia Oliveira, Community Recreation

***Design Team (Consultants)***

Megan Torza, DTAH  
Victoria Bell, DTAH

***Facilitators***

Liz McHardy, LURA Consulting  
Alex Lavasidis, LURA Consulting

***Other:***

Brandon Leal, Assistant for City Councillor Ana Bailão  
3 members of the public

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*These minutes are not intended to provide verbatim accounts of discussions. Rather, they summarize and document the key points made during the discussions, as well as the outcomes and actions arising from the CRG meeting.*

## **OPENING REMARKS, INTRODUCTIONS AND AGENDA REVIEW**

The meeting began at 6:30 pm instead of the intended 6:15 pm start time, as many CRG members arrived late. Liz McHardy, LURA Consulting, welcomed participants to the Community Resource Group (CRG) meeting. Ms. McHardy provided a brief overview of the meeting's agenda and facilitated a round of introductions.

## **PRESENTATION – PUBLIC ENGAGEMENT AND REFINED DESIGN**

The design team provided a project overview presentation. This presentation is available online at <https://dufferingrove-northwestrevitalization.ca/document/may-22-crg-meeting-presentation-summary-high-level-meeting-feedback>. The presentation introduced two refined design strategies for the Dufferin Grove Park North-West Corner and Clubhouse Improvements based on feedback received in the previous round of community engagement.

## **DISCUSSION**

During the presentation, participants were encouraged to ask questions of clarification. Following the presentation, participants were asked the following questions during a discussion period:

- What do you like about the refined design strategies? What don't you like?
- Is there anything that you expected to see in the strategies that you feel is missing? If so, what?
- Other advice?

The following provides a summary of the CRG's feedback. Project team feedback is identified using *italics*.

### Questions of Clarification about the Two Refined Design Strategies:

- Will the large tree at the south end of the Clubhouse be disturbed?
  - *The design has been adjusted to ensure the tree will not be disturbed.*
- Will ramps and rails be added to the park for accessibility?
  - *No, sloped walkways will be added that do not require railings.*
- Does each option have a similar construction timeline?
  - *Yes. The City's commitment is that the rinks will only be closed for one season. This applies to both refined design strategies as the scope of work is generally the same.*
- Where are the rink entrances in each strategy?
  - *In Option One the entrance is between both rinks, on the west side. In Option Two the entrance to the hockey rink would be between the two rinks on the north side, with benches on the west side of the hockey rink. In Option Two, entrance to the pleasure pad is below the Zamboni structure, and it is likely that those using the hockey rink will skate through the north end of the pleasure pad to reach the hockey rink.*
- Where will the Zamboni dump ice in each option?
  - *The exact locations have not been confirmed but the project team will ensure there is an area designated for snow dump. There is drainage swale north of the rink and that may be a useful place to put snow (see slides 40 and 41). The snow is free from salt and therefore can be placed in many areas without negative environmental impacts. The basketball court is currently used for snow storage and may continue to be used for this purpose. As the north side of the rink is owned by the City's transportation department, potential use of*

*the area will need to be coordinated and confirmed. The project team is also investigating the potential use of a snow melting pit within the Zamboni Garage as an alternative to outdoor snow dumping areas.*

- Why are the offices located on the west side of the Clubhouse instead of closer to the plaza on the east side?
  - *To preserve the views from the multi-purpose room, allowing people to view the plaza and rinks from an indoor space. An internal window can be included on the east office wall to ensure those inside the office can view the plaza space and rinks.*
- When can the CRG discuss green roofs and solar power?
  - *That level of design will be discussed once a preferred option had been chosen.*
- Will the fire pit south of the existing rinks be moved?
  - *Not in Option One.*
- When will the City provide the documents requested through an FOI requests for the state of good repair report and additional reports that reflect on the state of the rinks and Clubhouse? These were requested from a community member and have not been delivered within the required FOI timeframe. These are important to provide.
  - *These reports are already available on the project website. Consultants reports being completed as part of this stage of the design process are still being finalized.*
  - *The Councilor's office noted that they have provided this information to members of the community and would be happy to provide the information again.*
- How well do trees thrive in planters? Is it worth it to plant trees in planters between rinks and in the plaza or will they die prematurely? If there is a need for redoing the rinks in 25 years, is there a point to putting in trees which are meant to grow old?
  - *The trees will be in the ground, the planters will surround the trees. There are tree species with shorter lifespans, and with smaller footprints; the correct trees will be chosen that are suited to the conditions of the space.*
- Do the trees take space out of the pleasure pad?
  - *No, the pad is shifted slightly to make space for the trees.*
- Can we keep the Zamboni where it is now?
  - *Yes, but the engagement and feedback received noted that people do not like the structure there, and that there were safety concerns regarding the view lines around that structure, so based on that feedback and other feedback from City Staff who prefer the Zamboni garage and ice rink mechanical room to be closer together, we have relocated the Zamboni garage to the northwest corner of the rinks in both options.*
- Can the Zamboni go on the east side of the basketball court?
  - *Yes, however, staff noted that having all structures located adjacent to one another is more convenient for their needs.*
- The basketball court in Option Two is beside the walkway, will players be interrupted by activities of passerby's and vice versa?
  - *In both options there is a pathway on either side of the court, so there is no difference between options. There may be benches between the path and the court to create separation.*
- Why have the hockey benches moved?
  - *To make a more direct connection for players between the rink and the building and to make it easier to access the team bench.*
- In Option One why does the Zamboni garage have to face south?

- There is not enough space between the rink and the Clubhouse in this configuration for the Zamboni garage to face east, based on the shape and size of a Zamboni.
- Is it possible to use semipermeable pavement, instead of concrete?
  - *Yes, but the types of alternatives available for use will depend on whether the space will be plowed or shoveled in the winter. If there are plowing expectations the options are reduced.*
- Why doesn't the Galleria Redevelopment at Dufferin and Dupont include a hockey rink? There needs to be more hockey rink space based on the demand generated from the current and future community members.
  - *The Galleria Redevelopment is not connected to this project. The City noted that the Galleria Redevelopment presented three design options to the community, with the majority of participants selecting a pleasure pad with a skating trail to ensure the Rink would be usable to a range of people, rather than having an official hockey rink. There will be future public meetings for the Galleria Redevelopment. The meeting information will be distributed to CRG members.*
- Can the CRG choose a hybrid of the two options?
  - *Yes, the project team can refine the details, however the orientation of the rinks and the distance between facilities is a fundamental choice that must be made.*

Design Strategy Option One Feedback:

The majority of CRG members in attendance at the May 22<sup>nd</sup> meeting preferred Option One.

Specific points of support for Option One include:

- Adds less hardscaped areas and has an overall smaller overall construction impact.
- Allows for the preservation of the existing basketball court, and therefore has a lower environmental impact.
- Allows for direct access to both rinks from the Clubhouse and plaza, avoiding the need for skaters, bike polo players and the Zamboni to “cross-over” one rink to get to the other.
- Preserves the fundamental existing organization of the site while improving the usefulness and comfort of the spaces within it.

The following refinements to Option One could be made to address design weaknesses:

- Zamboni movements and snow storage provisions to be refined in detailed design to reduce conflicts and improve Zamboni ability to resurface all areas of ice.
- Pleasure pad shape refined to improve resurfacing capacity, as the current design may result in ice that is not able to be resurfaced, specifically the ice that connects both rinks.
- Introduction of smaller-scaled seating areas within plaza, similar to that illustrated in Option Two.
- Addition of more nets and seating around the existing basketball court.
- Review of proposed planter between hockey rink and pleasure pad to ensure longevity of planting.
- Development of more significant edge between pleasure pad and the east-west walkway, and the basketball court to limit safety concerns between active users and passers-by.
- Improved access to the plaza for Farmers' Market vendors.

### Design Strategy Option Two Feedback:

Some CRG members in attendance at the May 22<sup>nd</sup> meeting preferred Option Two.

Specific points of support for Option Two include:

- Orientation of the rinks in a north-south format creates a more comfortable play environment relative to sun exposure and glare in the evening hours, both in summer and winter (no one team has the sun in their eyes if the rinks are oriented north-south).
- Rink orientation allows for more walkway space between the Clubhouse and Gladstone Path, creating greater opportunities for connections to Dufferin Park Avenue.
- The Zamboni garage door faced directly onto the pleasure pad and is therefore more desirable because the Zamboni can exit the garage directly onto the rink, without traveling through a portion of the plaza.
- The basketball court location at the southern end of the hockey rink seen as desirable as the court could be contained (by the boards to the north, planter/landscaping to the east and west sides, and the potential for a line of benches or other barrier to be further developed along the edge of the walkway to the south).

The following refinements to Option Two could be made to address design weaknesses:

- Pleasure pad shape refined to improve resurfacing capacity.
- Threshold between the basketball court and the walkway to the Gladstone Path would require further space to reduce spill-over concerns between basketball users and passers-by.
- The Zamboni door opens directly into the pleasure pad, which is a challenge for the north side of the pad as the Zamboni would need to pass through it to enter the hockey rink. This is unless both rinks are cleaned at the same time. Currently staff does not clean both rinks at the same time because there is too much snow to dump.

### Overall Comments:

- Showcase the amount of hardscape added through the new design compared to the overall greenspace of the entire park.
- A resident suggested that when possible the team should use materials other than concrete for pathways (e.g. rubberized or permeable surfaces).
- Include fences around the pleasure pad so children can play shinny, new skaters can support themselves with the fencing, and to ensure skateboards do not spill over into the adjacent pathway.
- There was discussion around weighing the needs of different user groups, specifically around winter versus summer users of the rinks. Some participants asserted that the needs of ice rink users should be prioritized over those of summer rink users as there are more people who use the ice rinks (even though the rink is ice for a smaller portion of the year).
- Reconsider redesigning the planters between both rinks to ensure that ice-skaters can use the planters for support and are able to see over the planters.
- Ensure the planters can support skateboard ramps.
- Consider fencing around the basketball court to prevent the ball from going into other areas of the park.
- There was a suggestion that vehicles should not be permitted between the Clubhouse and new Zamboni structure/rink.

- A number of GRC members in attendance on May 22<sup>nd</sup> stated they felt they could support either option, and found the process of choosing a preferred option challenging.
- No GRC members present at the meeting stated they would be extremely upset of dissatisfied if either option became the preferred option.
- The CRG members present felt that it would be important to provide the entire CRG membership the opportunity to review the refined two options and submit their opinion prior to identifying a preferred approach.
  - In the meeting, it was decided that the project team would email an online feedback form to all members of CRG to inquire which option they preferred and why.
    - *The email and feedback form was provided on May 24<sup>th</sup>, with the form available until May 27<sup>th</sup>.*
- CRG members would like to be notified through email when decisions will be made at a specific meeting.

## **PRESENTATION – POTENTIAL PUBLIC MEETING FORMAT AND CONSULTATION**

LURA Consulting presented a potential public meeting format. This presentation is available online at <https://dufferingrove-northwestrevitalization.ca/document/may-22-crg-meeting-presentation-summary-high-level-meeting-feedback>

## **DISCUSSION**

Following the presentation on the Potential Public Meeting Format and Consultation, participants were asked the following questions:

- Do you have feedback about the potential public meeting format overall?
- Do you have feedback about the potential public meeting questions?
- Do you have any feedback on the consultation approach following the meeting (e.g. popups, the online survey, or youth engagement)?

CRG members approved of the format and noted they would prefer the open house begin at 6:30 pm, with presentations from 7:00pm-9:00pm.

## **NEXT STEPS**

As few members of the CRG were present at the May 22 meeting, the project team will post a refined presentation to the project website (which will include CRG feedback from this meeting) and ask all CRG members to fill out a short survey over the coming weekend about their preference of design strategies as well as their rationale for their choice. The survey input will inform the design strategy that is presented at the June 5, 2019 public meeting.

## **MEETING ADJOURNED**

## **ACTION ITEMS**

May.22.01 The project team will send out notification of the next Galleria Redevelopment public meeting to the CRG.

May26.02 Lura Consulting will send out a feedback form to provide CRG members the opportunity to provide feedback and share their preference between the two refined design strategies.