

# Dufferin Grove Park North-West Corner and Clubhouse Improvements

CRG Meeting – January 16, 2020



# Presentation Topics

- **Site Plan / Landscape Updates**
- **Architectural Updates**
- **Preliminary Construction Schedule**
- **Preliminary Construction Phasing Strategy**
- **Next Steps**

# Community Engagement Work Plan



TWG: Technical Working Group  
CRG: Community Resource Group



# Site Plan / Landscape Updates



# Site Updates

## Site-wide Updates

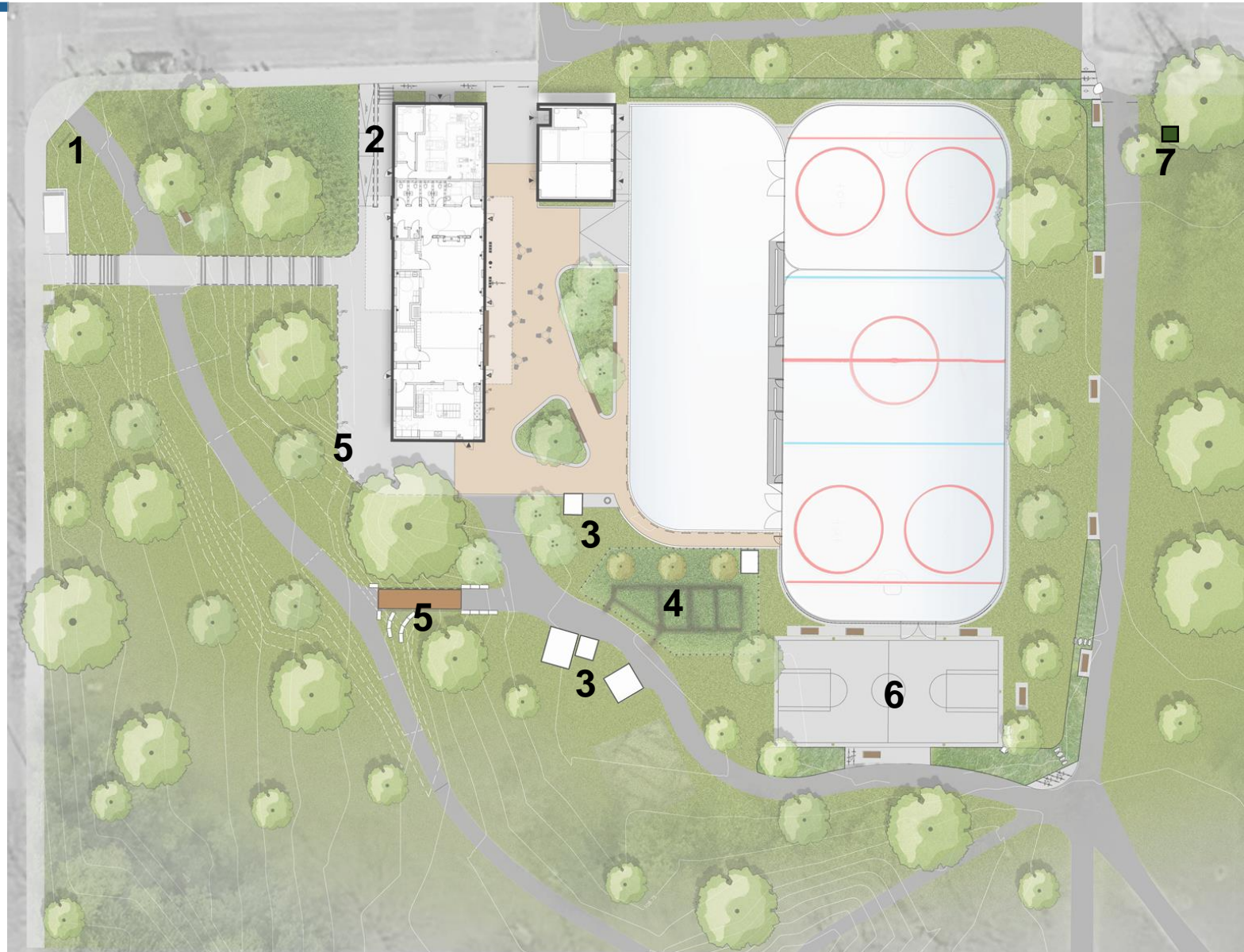
Planting Strategy

Site Lighting

Site Storage



## Location-based Updates

1. Dufferin St. Park Entrance
2. West Building Access Reconfiguration
3. Oven Updates
4. Community Garden Fencing
5. Boardwalk and Railing
6. Basketball Court
7. Hydro Transformer





# Overall Planting Strategy

-  **Trees:** varied palette of native and adapted trees that support the diversity of trees within the park.
-  **Green Roof:** biodiverse palette, including pollinator and native species, that provides year-round vegetation cover.
-  **Bioswale/Infiltration:** mass plantings of native grasses and perennials with strategically placed shrubs to screen and structure access.
-  **Plaza:** biodiverse palette of ornamental grasses and perennials to support pollinator species and year-round interest.





# Tree Preservation and Planting

-  Existing Trees to Remain (39)
-  Trees to be Removed – Construction (7)
-  Trees to be Removed – Health (2)
-  Transplanted Trees (2)
- New Trees (16)**
  -  Large Park Trees (9)
  -  Fruit and Ornamental Trees (7)





# Tree Planting



Sienna Glen Maple  
*Acer x freemanii* 'Sienna'



Sugar Maple  
*Acer saccharum*



Yellowwood  
*Cladrastis lutea*



Red Oak  
*Quercus rubra*



Littleleaf Linden  
*Tilia cordata*



# Green Roof Planting



GREEN ROOF		Seasonal Interest														Landscape Value
BOTANICAL NAME	COMMON NAME	Native	Pollinator	J	F	M	A	M	J	J	A	S	O	N	D	
<i>Achillea millefolium</i>	Common Yarrow		•													
<i>Allium schoenoprasum</i>	Wild Chives	•	•													Early Spring interest
<i>Asclepias tuberosa</i>	Butterfly Milkweed	•	•													
<i>Aster novae-angliae</i>	New England Aster	•	•													
<i>Coreopsis lanceolata</i>	Lance-leaved Tickseed	•	•													
<i>Monarda fistulosa</i>	Wild Bergamot	•	•													
<i>Rudbeckia hirta</i>	Gloriosa Daisy	•	•													
<i>Saxifraga paniculata</i>	Encrusted Saxifrage	•														Year-round interest
<i>Sedum album</i>	White Stonecrop	•														Year-round interest
<i>Sedum kamschaticum</i>	Creeping Stonecrop															Year-round interest
<i>Sedum sexangular</i>	Six-sided Stonecrop															Year-round interest
<i>Sedum spurium 'Fuldaglut'</i>	Fulda Glow Stonecrop															Year-round interest
<i>Sporobolus heterolepis</i>	Prairie Dropseed	•														Attracts birds



# Bioswale & Infiltration Area Planting



BIOSWALE		Seasonal Interest															Landscape Value
BOTANICAL NAME	COMMON NAME	Native	Pollinator	J	F	M	A	M	J	J	A	S	O	N	D		
<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac	•	•														Tolerates trampling
<i>Asclepias incarnata</i>	Swamp Milkweed	•	•														
<i>Bouteloua curtipendula</i>	Sideoats Gramma	•															Attracts birds
<i>Carex pensylvanica</i>	Pennsylvania Sedge	•															
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	•															
<i>Echinacea pallida</i>	Pale Purple Coneflower	•	•														
<i>Festuca amethystina</i>	Tufted Fescue	•															
<i>Liatris spicata</i>	Dense Blazing Star	•	•														
<i>Monarda fistulosa</i>	Wild Bergamot	•	•														
<i>Rudbeckia hirta</i>	Gloriosa Daisy	•	•														
<i>Schizachyrium scoparium</i>	Little Bluestem	•															
<i>Solidago rigida</i>	Stiff Goldenrod	•	•														
<i>Sporobolus heterolepis</i>	Prairie Dropseed	•															Attracts birds
<i>Verbena hastata</i>	Blue Vervain	•	•														



# Plaza Planting



PLAZA		Seasonal Interest														Landscape Value
BOTANICAL NAME	COMMON NAME	Native	Pollinator	J	F	M	A	M	J	J	A	S	O	N	D	
<i>Amelanchier canadensis</i>	Canadian Serviceberry	•	•													Edible Fruit
<i>Campsis radicans</i>	Trumpet Vine	•	•													Year-round interest, aerial rooting
<i>Anemone canadensis</i>	Canada Anemone	•	•													
<i>Asclepias incarnata</i>	Swamp Milkweed	•	•													
<i>Bouteloua curtipendula</i>	Sideoats Gramma	•														Attracts birds
<i>Carex pensylvanica</i>	Pennsylvania Sedge	•														
<i>Echinacea pallida</i>	Pale Purple Coneflower	•	•													
<i>Liatris spicata</i>	Dense Blazing Star	•	•													
<i>Monarda fistulosa</i>	Wild Bergamot	•	•													
<i>Solidago rigida</i>	Stiff Goldenrod	•	•													
<i>Sporobolus heterolepis</i>	Prairie Dropseed	•														Attracts birds



# Site Lighting \*

- L1 – Rink Light
- L2 – Catenary Light
- L3/4 – Plaza/Pedestrian Light
- ⊕ L5 – Basketball Court Light

\* Building mounted lighting proposed on all accessible sides of Clubhouse and Zamboni Garage structures not shown





# Site Lighting



L2 Catenary Light

L3 + L4 Plaza / Pedestrian Light

# Sport Lighting

**L1 – Rink Light**



**L5 – Basketball Court Light**



# Site Storage

- Zamboni Garage:** new storage spaces within the garage will be allocated for various programming functions by City as required.
- Sheds:** reuse and relocate existing sheds as available. Wood shed will be replaced with relocated large shed. Community Garden shed will be relocated within fenced area.

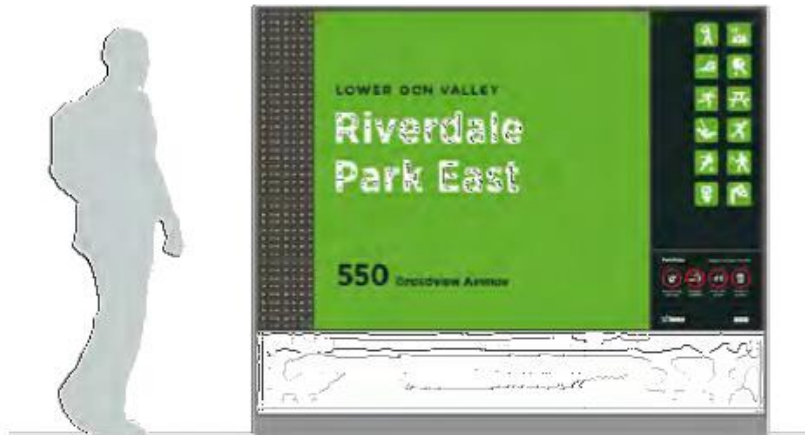




# Dufferin Entry + Sign

- Corner improvements would coincide with future streetscape improvements.
- A new park sign would be located at the street and at the Gladstone entry
- Uses Parks Signage Pilot Standard:

**PA** Parks – Large gateway



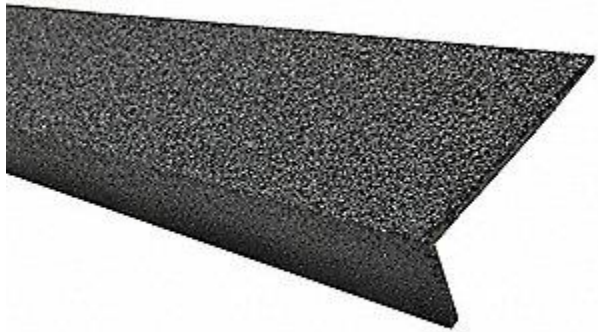
# West Building Access Reconfiguration

- Existing concrete paving condition requires replacement of building apron.
- Consolidating accessible ramp and steps within existing apron allows for removal of angled path and expansion of soft landscape.
- No impact to previous proposed market use along building apron (maintains space south of main stairs)





# Stairs



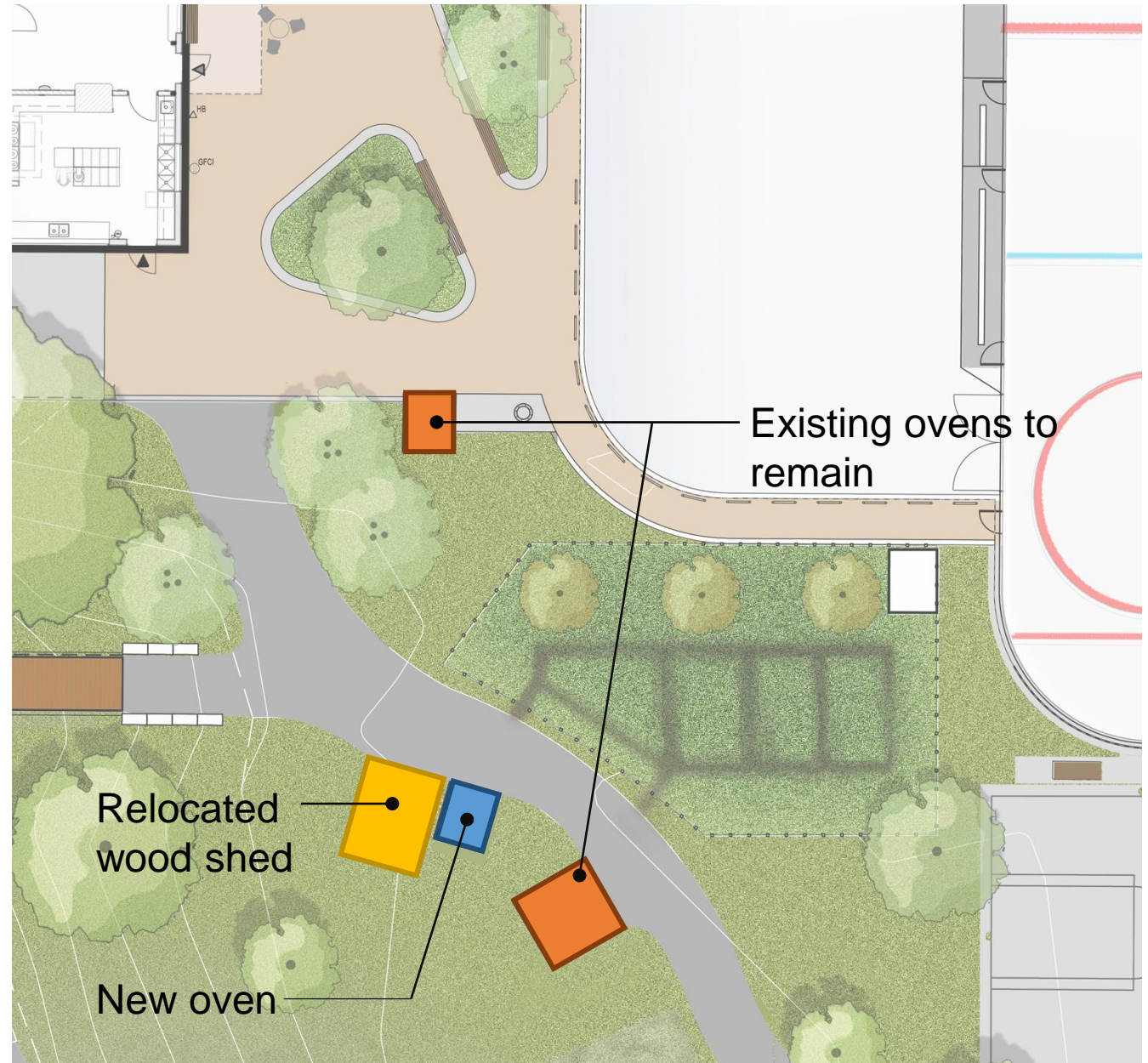
Black angle nosing strip



Precast concrete steps with black nosing strip flush to front edge

# Oven Updates

- Relocation of existing Small Oven is not recommended, but current location will be inaccessible during construction
- Small Oven is a significant community feature and should not be demolished, it is still functional and should be maintained and used
- South Plaza has been reconfigured to incorporate Small Oven
- New higher efficiency oven is proposed adjacent to Pizza Oven to provide consistent program delivery during construction, improve efficiency and reduce fuel (wood) consumption on-going.

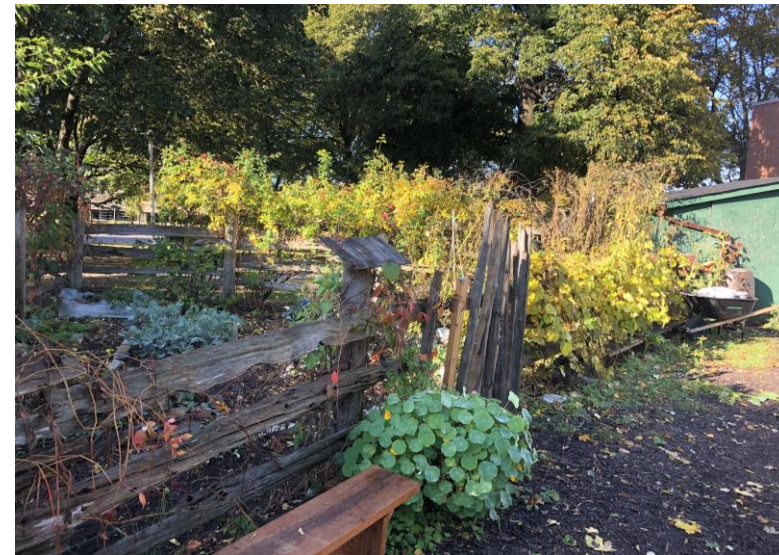




# Community Garden Fencing



Proposed garden fence style (provide mesh to top)



Existing garden fence types



# Boardwalk Edge



Deck material –  
Weathering Steel

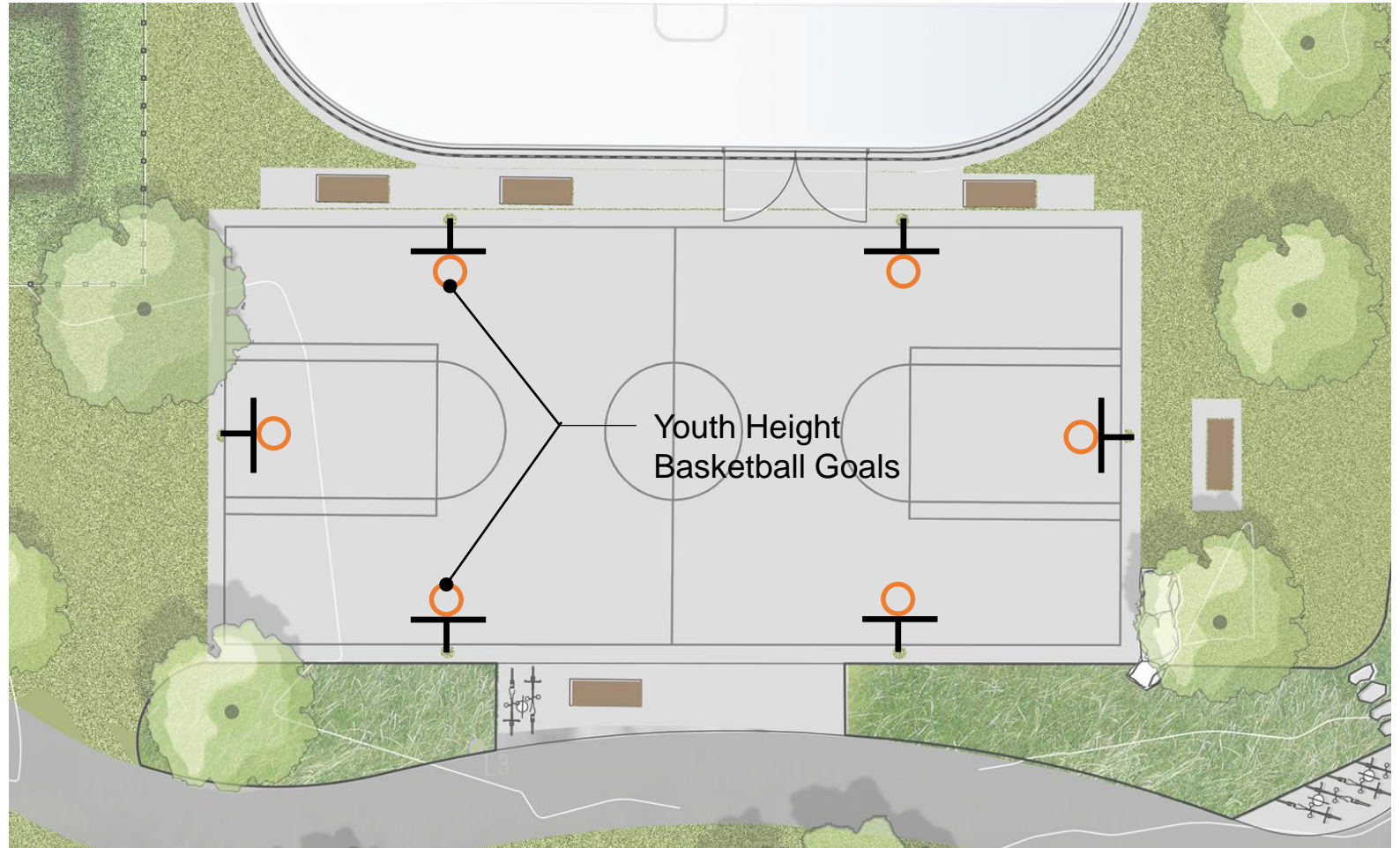
Edge material –  
Clear Anodized  
Aluminum



View of Boardwalk looking towards Dufferin St.



# Basketball Court



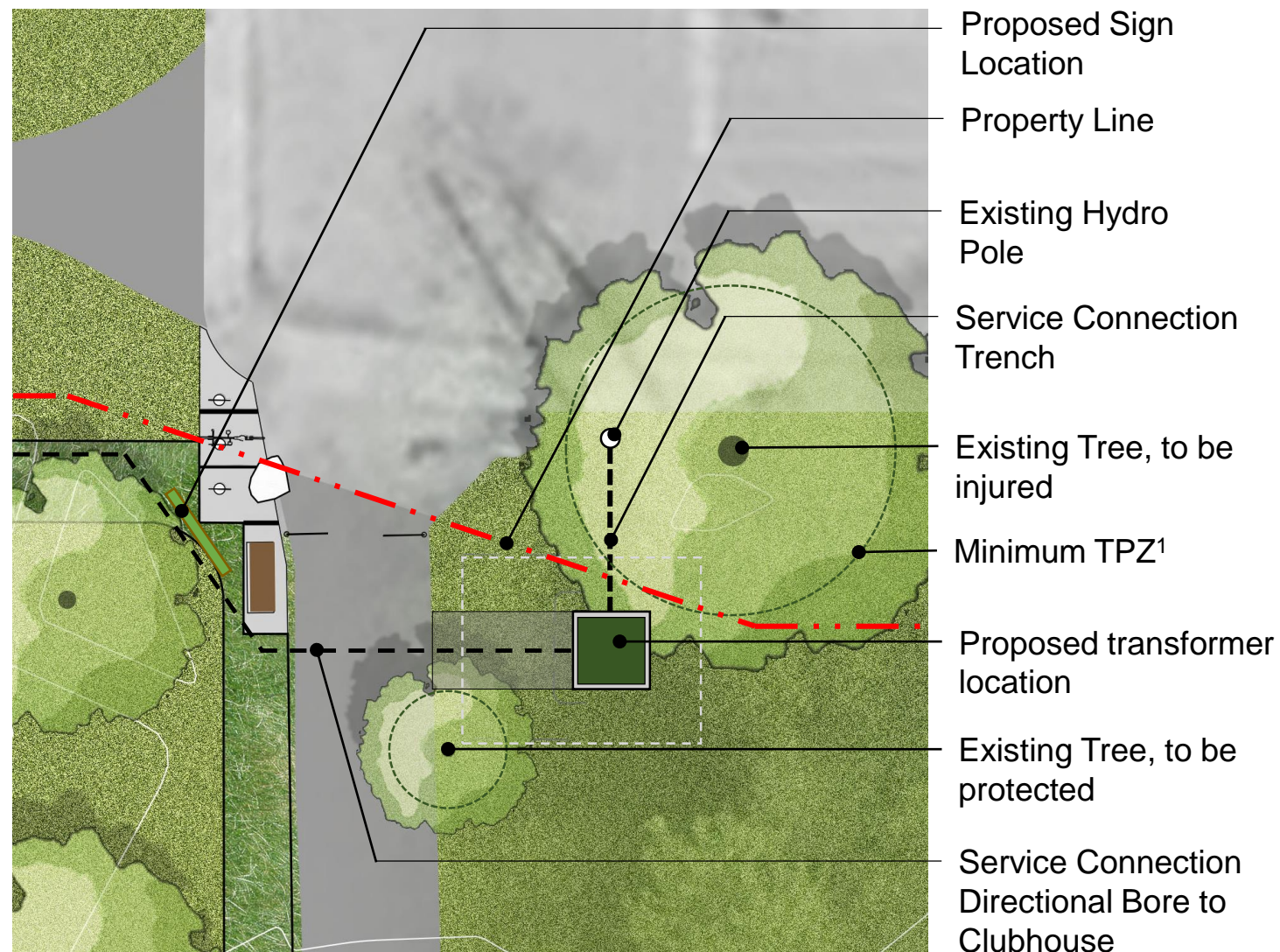


# Hydro Transformer



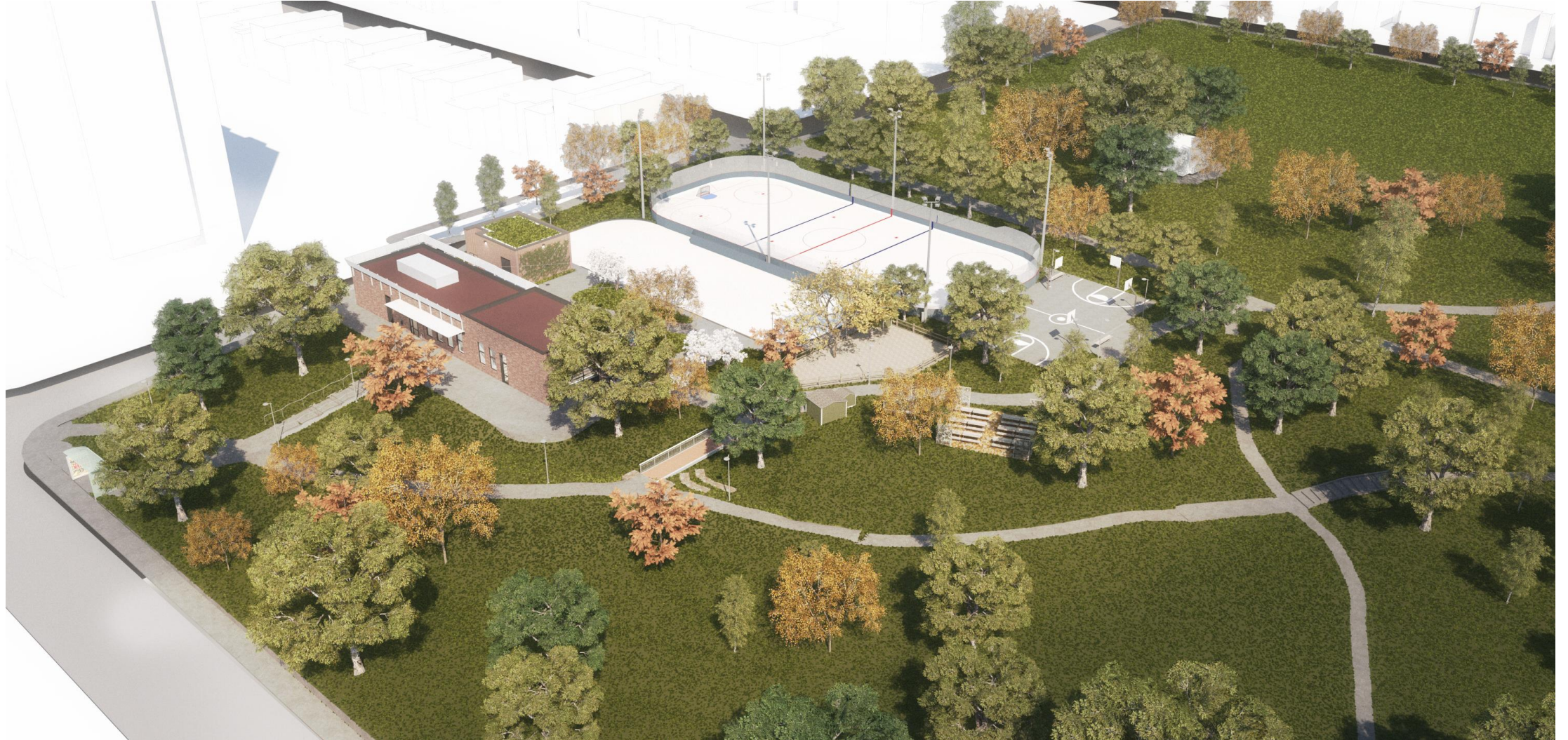
- Trenching for service connection from existing Hydro Pole will impact one (1) mature tree.
- Transformer and required access path are outside TPZ<sup>1</sup> for existing trees and maintain minimum clearances for Hydro service.

<sup>1</sup> TPZ (tree protection zone) as identified in Arborist Report





# View looking NE





# View looking NW

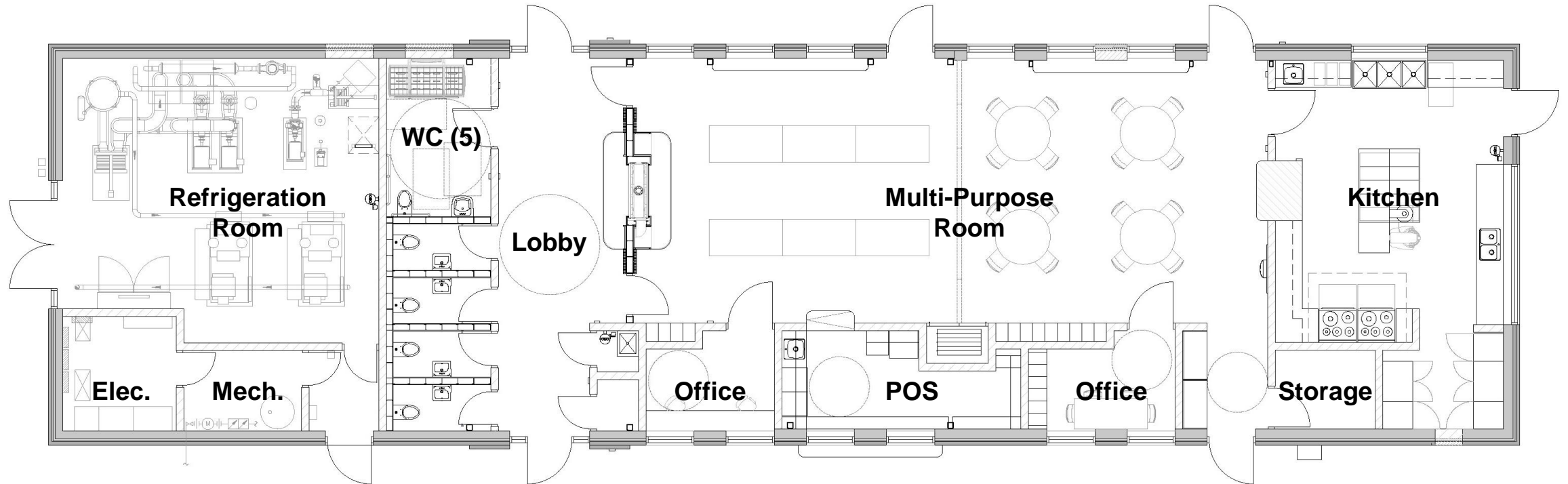




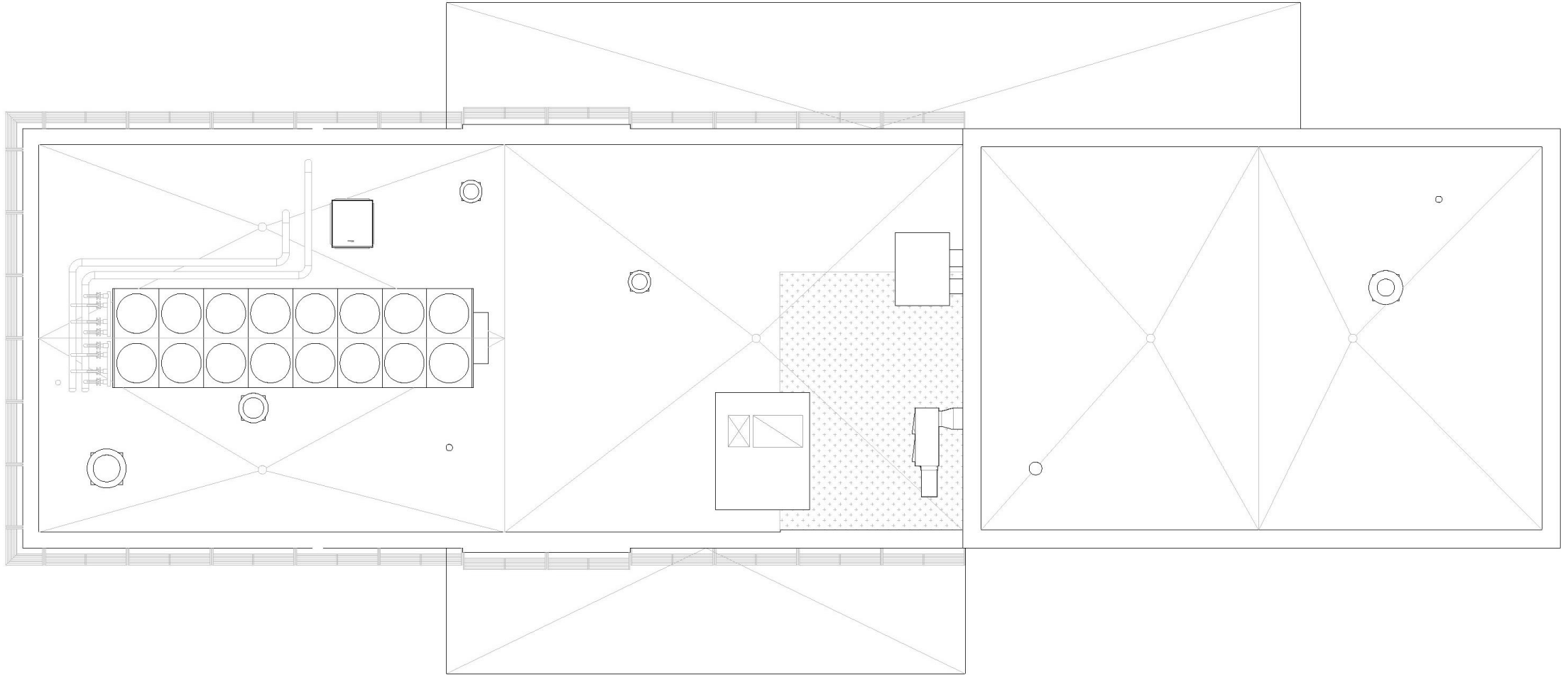
# Architectural Updates



# Clubhouse Plan



# Roof Plan





# Canopy

## East (Rink Side) Canopy

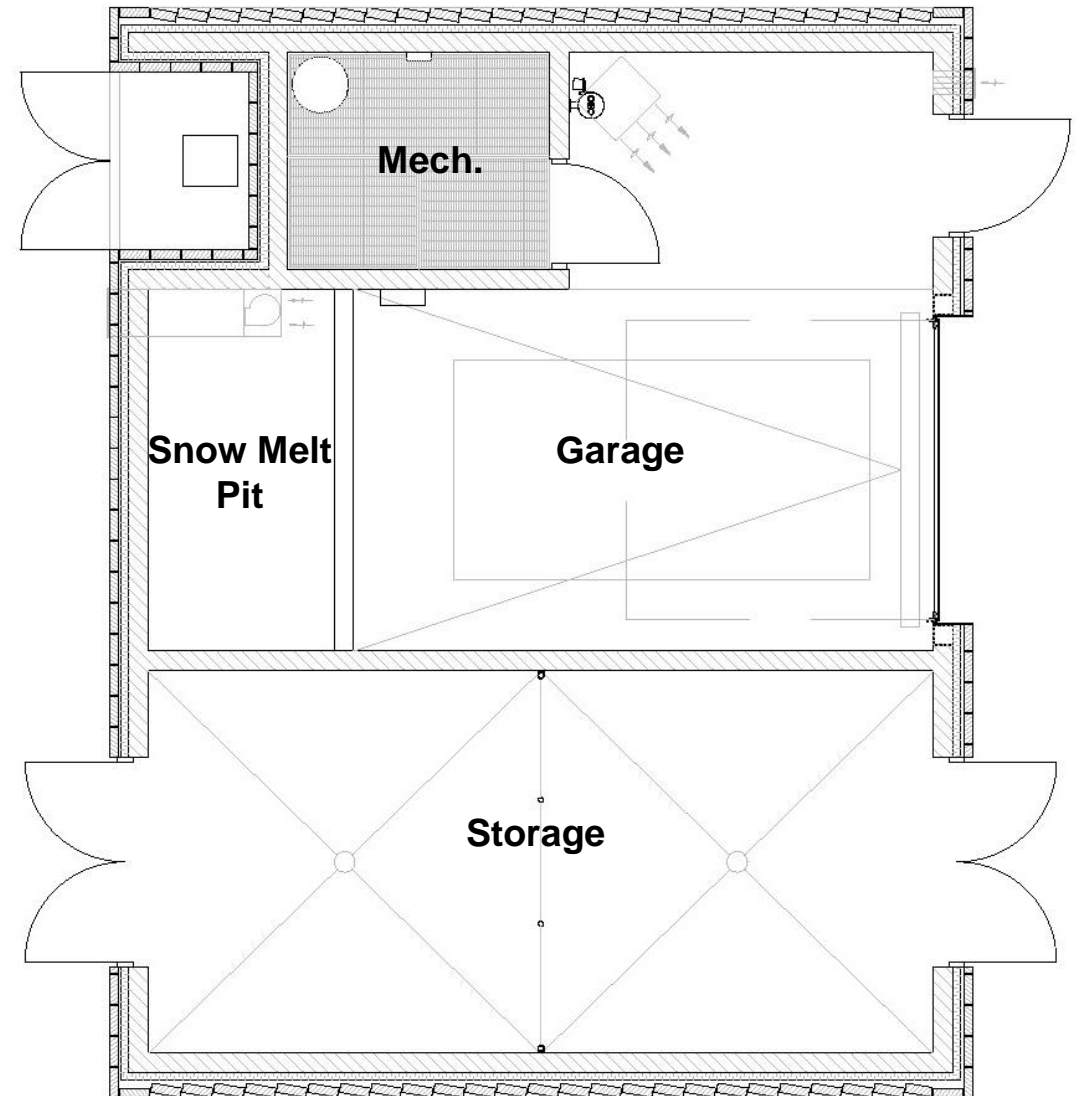


## West (Dufferin) Canopy

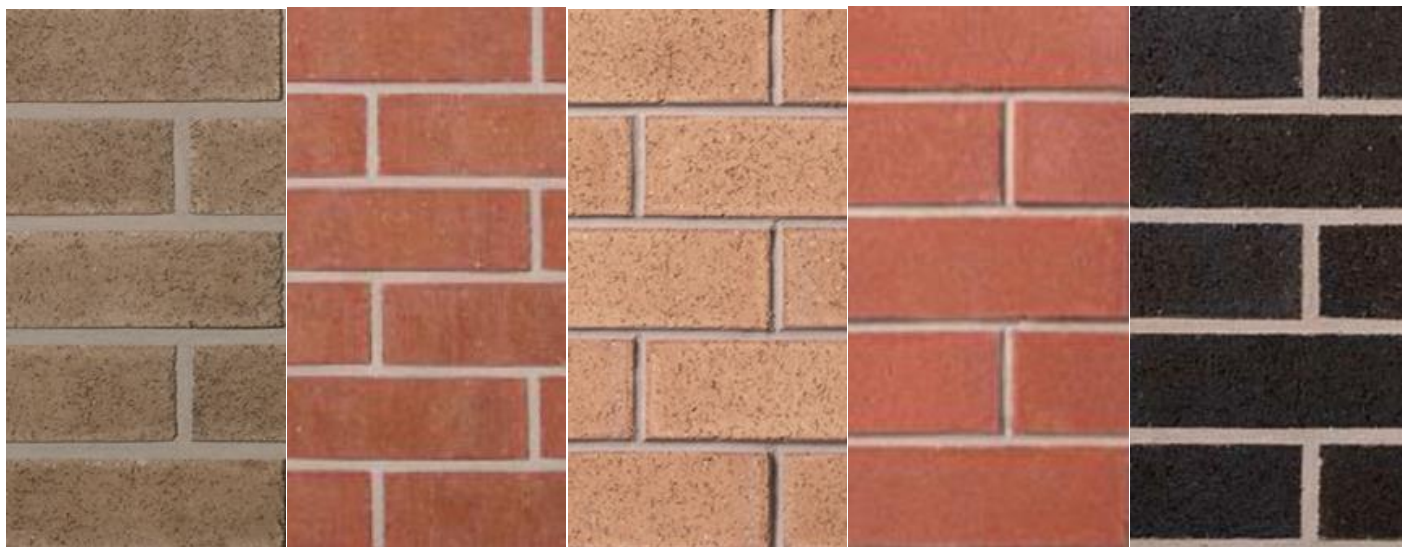
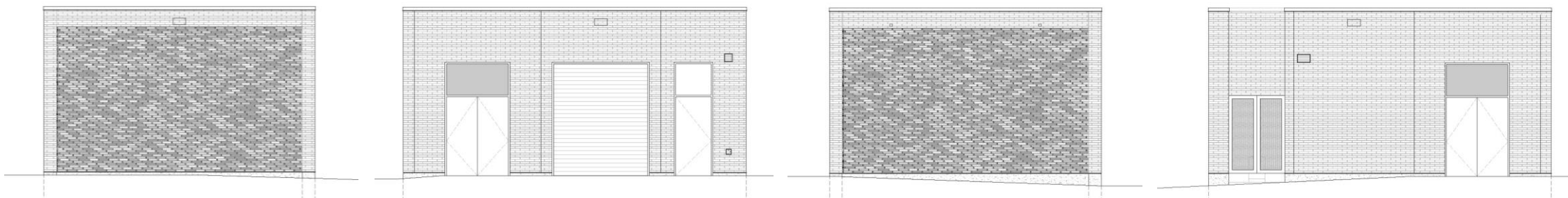




# Zamboni Garage



# Zamboni Masonry



Repurposed End-Run Brick Colours



Angled Brick Pattern



# Multi-Purpose Room





# Kitchen



# Building Lighting

## Wall Pack



## Pendant Fixture



**RR**  
Real Red  
RAL # 3020  
Pantone 485  
(Traffic Red)



**OC**  
Orange Crush  
RAL#: 2004  
Pantone 1655  
(Pure Orange)



**SS**  
Seafoam See  
RAL#: 6027  
Pantone 631  
(Light Green)



**TT**  
Total Turquoise  
RAL#: 5018  
Pantone 3145  
(Turquoise Blue)



**YE**  
Yello?  
RAL#: 1018  
Pantone 123  
(Zinc Yellow)



**AL**  
Avocado Lime  
RAL#: FGS860016  
Pantone 15-0343  
(GREENERY)



**EB**  
Eaton Blue  
RAL#: 5017  
Pantone 2945  
(Traffic Blue)



**BM**  
Black Metal  
RAL#: 9005  
Pantone Black  
(Jet Black)



# Phasing

# Proposed Construction Schedule

- Spring 2020 – Tender
- July 2020 – Construction Start
- Construction Duration 18-24 months
- Construction Phasing Plan to permit rink reopening Nov 2021



# Phase 1 – July - October 2020

## Proposed Activities:

- Rink and existing Zamboni Garage demolition + Clubhouse interior renovation begins
- Pizza Oven, Dan's Tables, Community Garden, Basketball, Market on Dufferin slope remain publicly accessible



## Phase 2 – November 2020- May 2021

### Proposed Activities:

- Rink, Zamboni Garage and Clubhouse interior construction begins
- Basketball court demolition and construction
- New Oven construction
- Pathway improvements construction





# Phase 3A – June-October 2021

## Proposed Activities:

- Clubhouse renovation and Zamboni Garage construction continues
- Rink construction continues
- Basketball court, Pizza Oven, New Oven, Expanded Community Garden and pathways open to public
- Market on Dufferin slope returns



# Phase 3B – November 2021 - May 2022

## Proposed Activities:

- Hockey Rink and Pleasure Pad open to the public
- Zamboni Garage operational
- Plaza opens to the public
- Existing Small Wood Oven reopens
- Clubhouse interior renovation continues, if required
- Planting continues, if required in May 2022





# Full Buildout – June 2022

Proposed Activities:

- Clubhouse reopens to the public



# Temporary Facilities

- from Public Meeting –
  - Working on understanding how **temporary facilities** might support park programming during construction
  - Working on a strategy for **relocating some programming temporarily** to other neighbourhood parks during construction
  - **Continuing to meet** with the Technical Working Group and Community Resource Group during final phase of design





# Next Steps

# Next Steps

- Prepare documents for Tender
- Tender process concludes late Spring 2020
  - Final Construction Schedule + Confirmation of Phasing will be available once Tender process is complete and Contractor is selected
  - Final CRG discussion on Construction Schedule + Phasing to be scheduled once Contractor is on board



# Thank You

For more information, please visit:

<https://dufferingrove-northwestrevitalization.ca/>

