

# **Dufferin Grove Park Clubhouse and North-West Corner Park Improvements**

**Community Resource Group Meeting – Summary**

October 17, 2018



Dufferin Grove Park Clubhouse and North-West Corner Park Improvements  
Community Resource Group Meeting – October 17, 2018 –Summary

*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:*

**Katy Aminian**  
City of Toronto  
55 John Street, 24<sup>th</sup> Floor  
Toronto, Ontario M5V 3C6  
416-397-4084  
Kaminian@toronto.ca

**Liz McHardy**  
Lura Consulting  
505 Consumers Road, Suite 1005  
Toronto, Ontario M2J 4V8  
416-809-3755  
Lmchardy@lura.ca

**Facilitated By:**

Liz McHardy, Lura Consulting

**Attended By:*****Community Resource Group Members:***

Tamara Romanchuk  
Robin Crombie  
Ben Hoff  
Kathryn Scharf  
Chang Liu  
Erella Ganon  
David Anderson  
Ellen Manney  
Anne Freeman

***City of Toronto:***

Peter Didiano, Supervisor Capital Projects  
Sofia Oliveira, Community Recreation  
Cheryl MacDonald, Community Recreation  
Keith Storey, Community Recreation Supervisor

***Design Team (Consultants)***

Megan Torza, DTAH  
Victoria Bell, DTAH  
Bryce Miranda, DTAH  
Liz McHardy, Lura Consulting  
Alex Lavasidis, Lura Consulting  
Ryan Adamson, Lura Consulting

***Other:***

Representative from City Councilor Ana Bailão's Office  
Eight additional observers were present at the meeting

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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 Community Resource Group meeting.*

**SITE TOUR**

Community Resource Group members toured the clubhouse and north-west corner of Dufferin Grove park with DTAH project team members. This site tour provided an opportunity for Community Resource Group members to share their knowledge about the use and functions of the clubhouse and north-west corner with the DTAH team. Community Resource Group members shared the following points:

- A network of accessible pathways need to be provided at convenient locations throughout the park, but not all pathways need to be accessible but some could be

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more accessible. Currently there are steep slopes and pathways in the park that are inaccessible for those with mobility challenges.

- On grassy slopes, erosion and wear and tear are also an issue.
- Consider installing stairs or a ramp from the garage to the market path.
- The market is setup well, but the path through the market should be reconfigured to improve circulation.
- Create market vendor storage (e.g. tents).
- Use natural materials rather than synthetic materials wherever possible.
- Add additional, non-intrusive seating and moveable furniture.
- Add more shaded, weather-protected shelters (e.g. a canopy on the western side of the clubhouse).
- Park facility improvements need to be considered with the overall park function and area development to promote flexible park use that can adapt to increased users and programs.
- Provide additional seating, but ensure it is movable. Fixed furniture (benches on concrete pads) restricts adaptability of park.
- Roll-down doors are not needed for accessing kitchen, but visual connection through windows or glass doors is desirable plus doors wide enough to allow for food carts.

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

The Design Team welcomed participants to the Community Resource Group (Community Resource Group) meeting and conducted a brief overview of the meeting's agenda and facilitated a round of introductions. The team noted that a Frequently Asked Questions (FAQ) document, based on current community feedback, and a copy of all materials and presentations shared in this meeting will be placed on the website on October 18<sup>th</sup>, 2018.

The Design Team explained that earlier in the day, the project team (the Design Team and the City of Toronto) met with Dufferin Grove park staff to introduce the DTAH team and gather feedback on the current state of the clubhouse and north-west corner. These meetings with staff will continue throughout the project.

The City of Toronto apologized for the delay in the process. They noted that some of this delay involved procurement, due in part to the addition of 2 members of the public in order to participate in the procurement decision making process. The City felt that this addition was worth the extra time as it allowed for greater community involvement in the procurement process. Further, additional delays were a result of legal matters. The City is looking forward to the project starting up again.

#### **OVERVIEW OF COMMUNITY RESOURCE GROUP DRAFT TERMS OF REFERENCE (TOR) AND PROPOSED CHANGES**

The Design Team provided a brief overview of the proposed changes to the existing Community Resource Group Terms of reference. Changes suggested include additional roles and responsibilities of Community Resource Group members, meeting date updates, and opening the Community Resource Group up to new members through an application process (to ensure all park user groups are represented on the Community Resource Group). A track changes version of the proposed Terms of

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Reference changes is attached in Appendix A. Community Resource Group members were provided a printed copy of the proposed changes during the meeting, and will be emailed a copy of the proposed changes. Community Resource Group members will be required to provide feedback on proposed changes through email.

Community Resource Group members inquired how the project team would ensure outreach to the diverse range of park user groups. The project team explained that this would be accomplished by working together to identify user groups who are not included in the Community Resource Group, and then bringing them into the process through an appropriate method (e.g. through an application process, as proposed in the updated Terms of Reference).

#### **PRESENTATION – PROJECT OVERVIEW**

The Design Team provided a project overview presentation. This included an overview of the project approach and scope, a site overview and conditions overview, a project timeline and schedule, and overview of key work plan elements, and an approach to community engagement. This presentation is available in appendix B.

The Design Team also provided an overview presentation of the input received from community members during earlier phases of engagement. This presentation is also available in appendix B.

The Design Team opened the floor to Community Resource Group questions of clarification. Community Resource Group members provided the following questions:

Q. Where is the money for this project coming from and why was this funding dedicated to this park?

A. The City responded that funding is provided in two parts. First it is provided for the rink portion of the project as state of good repair funding. Second, funding is provided from reserve funds for the building, which are secured as part of the City's 10-year capital budget plan.

Q. Will construction begin in 2020, and if so, why will the process take so long?

A. The Design Team responded that yes, construction will not begin until 2020. They explained that it is almost 2019, and a collaborative process with the community takes time to get right. They also noted that the process of completing drawings, allowing for thorough feedback, obtaining approvals, and coordinating with multiple technical consultants, is a time-intensive process.

Q. When is the decision point on what will happen in Dufferin Grove, and who will make that decision?

A. The Design Team responded that the decision process is fluid, and there is no one moment where that decision will be made. The [work plan](#) is divided into 5 phases. The input received from the community at each Community Resource Group meeting and public meeting will influence how the designs progresses. The decision between the three potential types of projects (renovate, renovate and add an addition, or rebuild) will be made in phase two, the schematic and conceptual design phase. The project team hopes that by the Community Resource Group and public meetings in phase two, strong preferences on how to move forward are shared by community members. Through this process, a preferred approach should emerge. The project team is relying on a consensus building process with the community to guide them forward, one that the majority of the people in the community agree with, and one where the rationale for moving forward is sound.

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Q. When the project initially began, there was discussion about programming; is there funding available for programming and maintenance, or has funding only been secured for building the capital project?

A. The City explained that based on which option is chosen for moving forward, the funding required to maintain the facility in a state of good repair will be secured. Every capital project requires maintenance costs, and those costs will be identified as operating impacts from capital for this project and will be included in the operating budget.

Q. Community members are here tonight because we care about the community that has been created within this building. The programming and the staff, not the building, are what make this park vibrant and special. In the past few years, there have been fewer park staff, and less familiar faces of park staff. Will there be a budget increase for staffing and programming?

A. The City noted that they value programs created by community members and wants to see them continue. They noted that the City tracks trends in community programming needs, noting that this may be an opportunity to explore new programming to meet the needs of the community. They explained that part of the consultation process is receiving feedback on programming to ensure it is responsive to community needs. Currently, there is a robust set of programming built on the history of the neighbourhood, and the City wants to work together on future programming.

Q. The existing clubhouse does not look very old, when was it built?

A. The City responded that the existing building was constructed around 1993.

Q. Why aren't the basketball courts included in this project and can they be included?

A. The City explained that the project team will take a look at the basketball courts. They initially thought they would stay outside the scope of the project as they are in fairly good condition and are not in conflict with the new proposed work.

Q. Are there incentives to minimize construction costs and potentially use that saved budget to mitigate programming disruptions?

A. The City explained that the budget is approximately 4 to 4.5 million dollars, which needs to be spent on capital improvements.

A. The Design Team noted that there are strategic decisions that can be made in the design phasing which can impact construction and can limit or control the impact construction has on programming.

Q. Can improvements to the field house washrooms be considered during this project, especially during the construction phase?

A. The Design Team misunderstood and thought the question was about the clubhouse washrooms.

A. The City noted that the request would require a discussion with parks staff, to see if the washrooms can be improved to be used for the public while the clubhouse is under construction. This would be a separate process.

Q. Is 4 million dollars a significant enough budget for this project? I am not asking for additional funding.

A. The Design Team stated that yes, significant construction can occur with 4 million dollars. The budget will require that the project team keeps a sharp eye on costs, to ensure the community's needs are met within budget.

Q. What portion of the money will be used for the rink?

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A. The City noted that there are sufficient funds to proceed on the rink.

Q. Is there coordination between this project and the development project on the south-west corner of Bloor and Dufferin?

A. The City and the Design Team explained that there is no coordination as that project is much further behind in the planning process, and is separated by too much space to make it worthwhile to wait to proceed in Dufferin Grove until a small degree of coordination with the other property is possible.

## DISCUSSION PERIOD

Participants were asked the following three questions:

- What are your expectations for the Clubhouse and the north-west corner of Dufferin Grove?
- What opportunities or challenges exist?
- Who else should be involved?

The following provides a summary of the Community Resource Group's input:

### Expectations and opportunities:

- Park overall:
  - Ensure the park remains accessible for community use through construction.
  - Maintain the park's flexibility and welcoming nature, as this is what gives it the ability to be an important place to a very wide range of people.
    - Adding elements to the park may reduce its flexibility; adding things is not necessarily beneficial or necessary.
  - Make the park and clubhouse physically accessible for those of all abilities.
    - E.g. even out lighting, create a better drop-off spot for wheel trans, improve clubhouse access.
  - There was deliberation between Community Resource Group members over whether or not trees should be removed if required, or built around.
  - The Design Team noted that as part of DTAH's research, they will try to understand where the "front door" of the park is located, and if there would be a benefit to altering that location and related flow of movement.
  - The park has a deep natural history and this should be reflected in its features.
- Structures:
  - Ensure long term durability of whatever is built, so that there is less need for construction and renovation in the future. This will require the new space to be as flexible as possible, to enable the space to adapt to changing demographics.
  - Ensure the space is multi-purpose, through the day and the year.
  - Improve circulation within the building and between the building and the park, to be more conducive to programming.
  - Improve the kitchen.
  - Create more windows at eye-level.
    - Improve visual connectivity between the park and the clubhouse.
  - Keep the wooden stove currently in the clubhouse.
  - Consider moving the rink and other large features, which sometimes act as a barrier in the centre of the park, to the Dufferin Street Edge of the park; this would open up the inside of the park to more activation, and provide a barrier from the busy Dufferin Street while activating that edge of the part.

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- Increase storage facilities.
  - Clay Paper Theatre would like to see semi-permanent or permanent storage available for long-term programming needs.
  - Consider lowering the ceilings to create storage space in the existing building.
- There was mixed feedback over whether a performance area would be a good addition to the park as performance needs vary between productions and dedicated areas limit flexibility for other park uses.
- Consider a second-floor addition to add space.
  - Ideas for this space include a greenhouse, programming space, and storage.
  - The Design Team noted that adding a second story for public access would also require the addition of an elevator and two sets of stairs, which increases costs and takes up main floor space. They suggested that an alternative could be to locate refrigeration units on the second floor; this would free up space on the main floor and would not require the additional infrastructure (elevator and two sets of stairs) as access would be for technicians only, not the public. When asked if building a basement would be easier, the Design Team noted that if the existing building were remaining, building a basement could actually be more complex and expensive. They noted that all additional access features (elevator and two sets of stairs) are also necessary in basements if they are publicly accessible.
- Consider rebuilding, relocating, or renovating the Zamboni shed so it is more aesthetically pleasing.
  - The Design Team noted that there may also be an opportunity (as an alternative to keeping the refrigeration equipment in the Clubhouse) to move the refrigeration unit into the same structure as the Zamboni machine, which would free up space in the clubhouse.
- Construction:
  - Ensure there are safe and clean washrooms available during construction.
- Planning
  - Provide clarity around how much of the original clubhouse structure can be altered (e.g. which walls can be taken out?)
  - Think about and plan for the park as a whole instead of as separate disjointed pieces.
    - Improve connectivity between the clubhouse, north-west corner, and the rest of the park.
    - While designing this park, think about how it sits in the wider context of the city.

Challenges:

- The neighbourhood around Dufferin Grove already lacks enough greenspace for the existing population, and this issue will only increase as the neighbourhood grows. As Dufferin Grove is the main greenspace for the neighbourhood, it is important that it remain accessible and functional. It is very important to consider the impacts on community members, especially youth, from a temporary loss of greenspace during any construction in Dufferin Grove.
- Continuing to run existing programming is becoming more difficult for the Clay Paper Theatre due to funding restrictions. Funding for programming needs to change to ensure programming is sustainable.
- Over the last few years there has been a loss of commitment and happiness from park staff. Ensuring those who work in the park are committed and happy is fundamental to the park



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moving forward; there is no use to a new building if it produces a cold, administrative environment.

- Many community members are concerned about changes in the park over the last few years, as they have not benefitted the park overall. Community members are concerned that this project may also result in negative change. Many community members would rather see no change than negative change.
- The park currently provides facilities for users from a wide range of backgrounds and economic conditions. Any park improvements should balance providing safe facilities to accommodate these users while discouraging unsafe or harmful behaviour. There is concern walled bathroom enclosures provide conditions that support undesirable behaviour while providing partition-style stalls may make some users feel exposed and uncomfortable in a mixed gender setting.

Who else should be involved:

- Youth (e.g. from neighboring schools)
- Users from all seasons
- Skateboarders
- Rink users (e.g. shinny teams)
- Under-housed park users
- Families with small children
- Residents of the tower north of the park
- Note: Use friends of Dufferin Grove list serve as a way to spread information about the projects and future meetings (run by a Community Resource Group member)

Additional Comments:

- There was discussion about opening up space at Community Resource Group meetings for all attendees to participate. The project team and some Community Resource Group members noted that when there are too many people in attendance, it is not possible to have an open, round table discussion, where all Community Resource Group members can have a turn to speak, which is the purpose of the Community Resource Group meetings. The Community Resource Group will be open to new applicants to ensure all park user groups are represented at the Community Resource Group. During the end of the meeting, the Design Team opened the floor to comments from observers; the project team will address the role of observers in future Community Resource Group meetings.
- The long period of time without a meeting on this project has allowed misinformation and concern to grow. It is important to invite that energy in and inform the community to prevent opposition from growing.
- There is a deep sense of ownership over the park from local community members because they have put a large amount of their own time, effort, and care, into turning it into the special place it is today.

Observer Comments:

The Design Team opened the floor to comments from observers. They provided the following comments:

- A skateboarder who uses the park noted that skateboarders would like the park to maintain its flexibility and welcoming feeling for all users. While initially noting that skateboarders don't

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want to see change, the observer noted it would be beneficial for the rink resurfacing to result in a smooth rink surface, and for the project to include storage for the skateboard ramps in the winter.

- An observer inquired how park users could best provide feedback about the park uses (e.g. a seasonal map or space map).
  - The Design Team noted that feedback could be provided as a timeline and connected map; this would provide information about the layers of use within each space, which would be useful for the project team. If the community can provide whatever information they can, DTAH can take that information, and then present it back to the community to ensure there is nothing being missed in their understanding of the uses in the park and clubhouse.
- An observer asked what the most similar project DTAH worked on would be to this project in Dufferin Grove.
  - The Design Team replied that the most similar project would likely be Evergreen Brick Works because of the flexible nature of the space, and the approach of “light touch, loose fit” using design to create a durable, adaptable facility, while allowing for room for partners at Evergreen to influence, impact, and reflect their own character and identity to the space in order to make it come alive and feel authentic to the client and user group.

#### NEXT STEPS

The Design Team noted that next steps will be to undertake a preliminary site analysis plus assemble a draft functional program for the project - “project wish-list” - which will be reviewed as part of the next Community Resource Group and technical working group meetings. All the content from this Community Resource Group meeting (e.g. presentations and FAQ document) will be put up online on October 18<sup>th</sup>. Additional feedback from the Community Resource Group can be provided to the Design Team ([lmchardy@lura.ca](mailto:lmchardy@lura.ca)) for one week; this feedback will be included in the meeting summary which will be posted online. Any additional questions community members would like to see answered in the FAQ document can be emailed to the Design Team ([lmchardy@lura.ca](mailto:lmchardy@lura.ca)) at any time.

#### MEETING ADJOURNED

##### Action Items

- |                  |   |
|------------------|---|
| <b>Oct 17.01</b> | The Design Team will post the Community Resource Group meeting presentations and FAQ document to the website on October 18th.                                       |
| <b>Oct 17.02</b> | Community Resource Group members will send any additional feedback into the Design Team ( <a href="mailto:lmchardy@lura.ca">lmchardy@lura.ca</a> ) by October 24th. |

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- Oct 17.03** The Design Team will circulate the Terms of Reference with proposed changes to the Community Resource Group. Community Resource Group members will provide feedback through email. Once the Terms of Reference changes are confirmed, this will allow for the project team to open up the Community Resource Group to new members. The Community Resource Group application process will be posted online and shared through the Community Resource Group and the project email list.
- Oct 17.04** The Design Team will complete a summary of the meeting and circulate to the project team and the Community Resource Group for review, before posting on the project website.
- Oct 17.05** The City will consider the inclusion of the basketball courts in the project.

## **Appendix A: Proposed Terms of Reference Changes**

## **Clubhouse and North-West Corner Park Improvements Community Resource Group Terms of Reference – Draft**

### **1. Background**

Dufferin Grove Park is a unique green space that has flourished into a central community hub for the neighbourhood. The park offers a diversity of features, including an outdoor ice rink, basketball court, wading pool, playground, firepit, picnic area, bake oven, community garden and clubhouse that provides washrooms and community gathering space.

The City of Toronto has identified an opportunity to improve the north-west corner of the park where the clubhouse, ice rink, Zamboni garage, community garden and bake oven are located. The City is beginning to explore opportunities to improve the clubhouse and surrounding area, and would like to work with the community to identify a shared vision for the north-west corner of the parkland that retains and respects existing programs, while providing new opportunities for programs and public gathering.

This Community Resource Group is one of the components of the community engagement process.

### **2. Purpose**

This Community Resource Group is established to provide input, guidance and advice for the north-west corner of Dufferin Grove Park and Clubhouse improvements project. This Terms of Reference includes guidelines for how the Dufferin Grove Park Community Resource Group (CRG) will operate and when meetings will take place.

This document may be amended as the project progresses. Any amendments to the Terms of Reference (TOR) will be done in consultation with the Project Team and Community Resource Group members.

### **3. Mandate**

The mandate of the Community Resource Group is to provide an ongoing forum for advice and feedback to the Project Team (City Staff and Consultants) during the project. The primary goal of the Community Resource Group is to represent the community, park users and business groups and provide input towards the improvement of the clubhouse and surrounding area. Specifically, towards the completion of this goal, the Community Resource Group will:

- Provide an open and equitable forum for discussion;

- Provide advice, input and suggestions on project design ideas;
- Review and provide comments on preliminary project priorities and design concepts; and
- Identify and discuss potential issues, challenges and opportunities and assist the Project Team in developing mechanisms to identify satisfactory outcomes.

#### **4. Membership and Selection Criteria**

All individuals currently residing or doing business in the area or having a stake in the outcome of the project are eligible for membership in the Community Resource Group. The application process has been conducted in a transparent manner. Application to the Community Resource Group does not necessarily guarantee membership. Additional opportunities for Project feedback are available through broader public engagement mechanisms.

Membership in the Community Resource Group is for the duration of the design phase of the project.

The Community Resource Group is comprised of 12-15 members, representing a balance of interests including:

- Park and clubhouse users;
- Local residents;
- Community and resident organizations;
- Local businesses and institutions; and
- Local professionals with skills/training/experience in park design, park planning, or landscape architecture.

CRG membership will be formed on a voluntary basis; no compensation will be provided. **If members of the Community Resource Group must cease their membership, their vacancy will be filled through the same application process used to establish the original set of Community Resource Group members.**

**The City of Toronto may propose expansion of the CRG to include additional community members, to ensure broad community representation. If expansion is proposed, the CRG must vote to improve the size of the expansion (passing with at least 50% of the vote). Any additional members will be chosen through the same application process used to establish the original set of Community Resource Group members.**

## 5. Roles and Responsibilities

The CRG provides its advice and recommendations to the Project Team with the assistance of an independent facilitator. The following are the roles and responsibilities for each:

Community Resource Group members will:

- Adhere to all aspects of the CRG Terms of Reference;
- Advise the Project Team of their organization's/community's/constituency's perspectives relating to this project and to the community engagement process and materials;
- Provide advice, feedback and perspectives on proposals/reports tabled by the Project Team, CRG members, or others;
- Be courteous and respectful of all other members of the Community Resource Group, public and Project Team;
- Help the CRG operate effectively by offering suggestions and alternatives to address issues, concerns and problems;
- Communicate CRG discussions back to members' organizations, communities and constituencies;
- Review all relevant project materials and provide feedback, advice and perspectives;
- Attend the CRG meetings whenever possible; and
- Review the results of CRG discussions to ensure the meetings are accurately recorded in the meeting records.
- **Represent the concerns and feedback of larger user groups, instead of promoting individual opinions.**
- **Not run for or hold a political position while a member of the CRG. Those who hold a political position can attend CRG meetings as an observer only.**

Project Team members (City Staff and Consultants) will:

- Adhere to all aspects of the Community Resource Group Terms of Reference;
- Provide accurate, understandable information to CRG members, such that they can contribute informed advice and recommendations;
- Help the CRG function effectively by providing information, and offering suggestions and alternatives to the community engagement process, issues, concerns and problems being discussed;
- Treat all questions posed with respect, and provide clear and straightforward answers;
- Ensure that appropriate Project Team representatives (or other resource people) are present at discussions on specific issues or components of the process;
- Listen carefully to the advice and perspectives of members and where feasible, incorporate advice into the study;
- Balance input from different viewpoints to ensure an inclusive environment; and

- Provide project and community engagement materials for review in advance of CRG meetings where possible.

Independent Facilitation Team members will:

- Adhere to all aspects of the Community Resource Group Terms of Reference;
- Coordinate and facilitate CRG meetings by:
  - Keeping sessions on time and on track;
  - Ensuring openness and equality;
  - Ensuring respectful and productive meetings and group dialogue; and
  - Balancing participation between all members.
- Develop meeting agendas in consultation with the Project Team and the CRG;
- Keep a record of CRG discussions and prepare meeting minutes; and
- Assist in the resolution of issues, as required.

## **6. Meetings**

The Project Team has planned approximately 9 meetings of the CRG to take place between Fall 2018 and Winter 2020.

CRG meetings will take place in the evening (approximately 2 to 3 hour meetings) at a suitable location in close proximity to Dufferin Grove Park.

The following procedures will be used in convening meetings of the CRG:

- The Facilitator will develop the CRG agendas – in consultation with the CRG and Project Team – and coordinate accompanying materials. The agenda will be distributed to CRG members at least one week in advance of each meeting.
- CRG members will be consulted on agenda items for future meetings at the conclusion of each CRG meeting.
- The Facilitator will prepare draft and final minutes from CRG meetings. Action items will be reported in the minutes of each meeting. Meeting minutes will be prepared within 10 business days of each meeting for review and finalization by the CRG.
- CRG members will also receive and provide comment on project information and presentation materials that will be made available to the public and be invited to attend public forums.
- Members of the public are welcome to attend and observe the CRG proceedings but will not be permitted to provide feedback.



## **7. Decision-Making**

As an advisory committee, the CRG is not responsible for making decisions regarding the project. This is the responsibility of the Project Team and City Council. Advice from the CRG to the City is preferred to be a consensus but is not required – members may or may not share a common view on the advice they wish to provide the City. All participants in the process will work to identify common ground and where differences of opinions occur, this feedback will be recorded and documented.

## **8. Contacts**

The point of contact for all CRG correspondence is:

Liz McHardy, Facilitator's Office, Lura  
T: 416-536-6174  
E: [lmchardy@lura.ca](mailto:lmchardy@lura.ca)

Katy Aminian, City of Toronto  
T: 416-397-4084  
E: [kaminian@toronto.ca](mailto:kaminian@toronto.ca)

## **9. Freedom of Information**

Please note that the personal information provided through the CRG process will form part of the public record, as per the *Freedom of Information and Protection of Privacy Act*, and will not be protected from disclosure.

## **Appendix B: Meeting Presentations**





# Clubhouse and North-West Corner Park Improvements Dufferin Grove Park

Community Resource Group Meeting #1 - 2018-10-17





## TONIGHT'S PRESENTATION

Welcome and Introductions

Scope of Our Work

Project Work Plan + Public Engagement Schedule

What We've Heard

Q + A / Discussion

# DESIGN TEAM

City of Toronto	<b>Parks, Forestry and Recreation</b> Katy Aminian, Capital Project Lead
DTAH	<b>Architecture + Landscape</b> Megan Torza, OAA, Bryce Miranda, OALA Victoria Bell, OALA
LURA	<b>Public Engagement</b> Liz Nield, CEO

# SUB-CONSULTANTS

<b>FaetLab</b> Structural Engineering	<b>Thomas A. Fakete Ltd.</b> Mechanical / Electrical Engineering	<b>TS Engineering</b> Refrigeration Consultant	<b>TMIG</b> Civil Engineering	<b>A.W. Hooker</b> Cost Consulting
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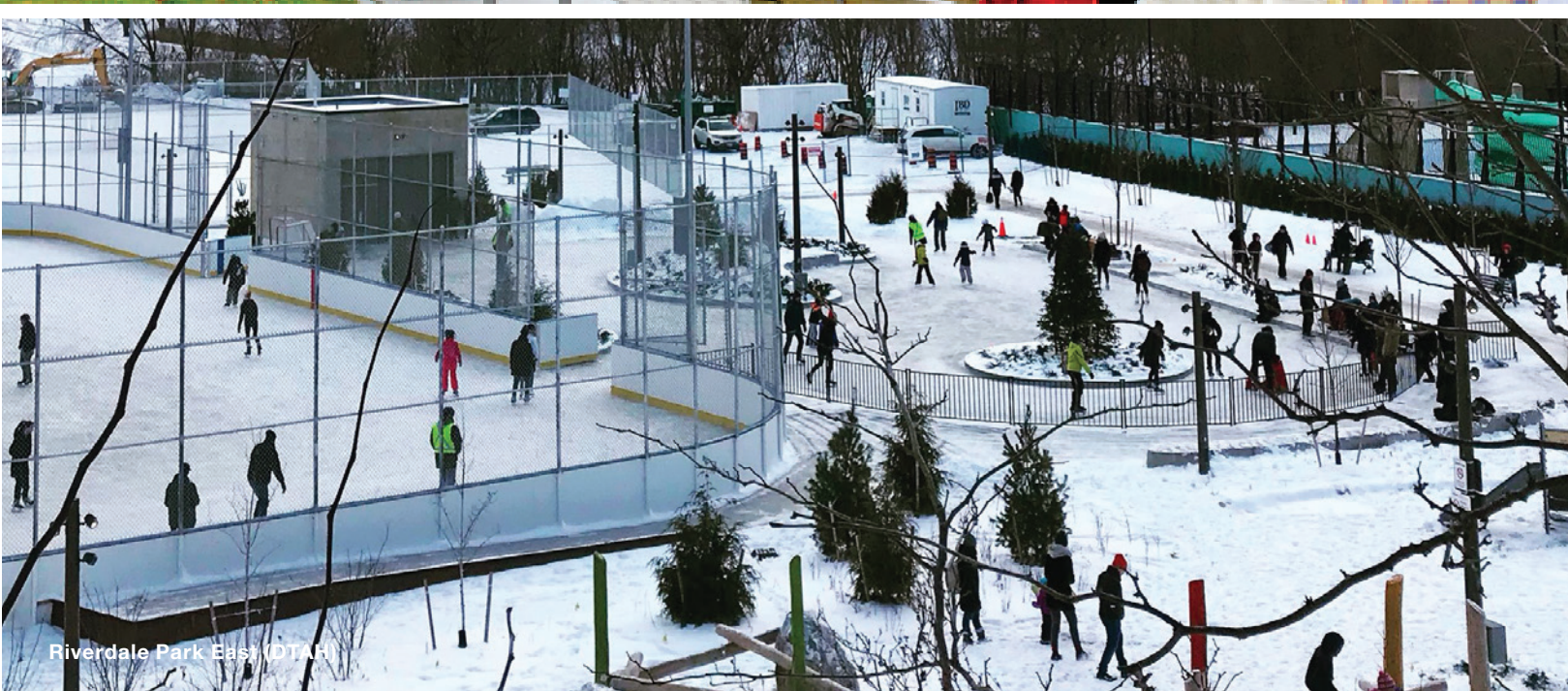




Artscape Wychwood Barns (DTAH)



Black Creek Community Farm, Pavilion and Bake Oven (DTAH)



Riverdale Park East (DTAH)



Dane Avenue Childcare (DTAH)



Visual Arts Mississauga - Riverwood Park (DTAH)



Evergreen Brick Works (DTAH)



## SCOPE OF WORK

### **Phase 1: Feasibility Study + Functional Program**

- Investigate current condition of clubhouse and surrounding areas
- Understand current use - what works and what doesn't
- Develop Functional Program for improved building and landscape
- Consider three potential design scenarios for the Clubhouse:
  - renovation
  - expansion
  - replacement
- Evaluate cost and schedule impacts of each scenario

## SCOPE OF WORK

### **Phase 2: Schematic and Concept Design**

- Prepare Schematic Design vision for each design concept
- Further investigate cost and schedule impacts of each design concept
- Determine Preferred Design Concept
- Prepare Class C Cost Estimate for Preferred Concept

### **Phase 3: Design Development**

- Prepare Detailed Design for Preferred Concept
- Prepare Class B Cost Estimate for Preferred Concept
- Prepare documents for Site Plan Approval to City



## SCOPE OF WORK

### **Phase 4: Contract Documents + Tender**

- Prepare Construction Documents
- Prepare Class A Cost Estimate for Preferred Concept
- Building Permit Application to City
- Tender Package submission to City
- Assist City in Tender Process
- Assist City in Review of Bids / Selection of Contractor

### **Phase 5: Construction**

- Design Team provides Contract Administration services through construction including periodic site review, review of submittals, response to questions, payment certification, and final deficiency review and close-out support.

# WORK PLAN + ENGAGEMENT SCHEDULE

We Are Here



TWG: Technical Working Group  
CRG: Community Resource Group

**WHAT WE’VE HEARD**

# Dufferin Grove Park - Clubhouse and North-West Corner Park Improvements

## A Review of Previous Community Engagement

# What We've Heard...

## About Dufferin Grove

Park users love the organic feel, strong and vibrant sense of community, the variety of activities (in all seasons), and flexible nature of Dufferin Grove Park.

The Farmer's market, the wood-fired ovens, gardens, Night of Dread, skate park, and skating rink are just some of the features and events that make the park very special.

# What We've Heard....

## About the Scope of Work - Concerns

As this project progresses, park users are concerned about:

- **Access** to existing spaces and features of the park during and after construction (e.g. access to the clubhouse, skate park, and skating rink, gardens, etc.).
- **Functionality** of park features after construction (e.g. functionality of bake ovens, gardens, clubhouse etc.).
- Future **programming** meeting the needs of a growing and changing community.
- Preservation of the site's **natural features** (e.g. trees).

# What We've Heard....

## Suggestions for moving forward

- Maintain the **vibrant character** of the park and existing uses.
- Consider **staging construction** and creating temporary locations/shelter so as not to impact all programs at once.
- Ensure **accessibility** for people with disabilities.
- Ensure the **voices of all park users** are heard during consultation.
- Further **activate** the northwest corner of the park.
- In the **clubhouse**, improve washrooms and provide more activity, storage, and program space, without over-developing the site or tearing down the existing building (renovate instead).

# What We've Heard....

## Suggestions for moving forward

- For **programming** improvements, focus on food-based programming (e.g. bread cooking, youth cooking program), arts and craft programming, and provide more children and teen programming. Provide additional space for drop-in, weekly, and camp programming.
- Improve the **market area landscaping** to improve circulation, support a year-round market, and encourage use of the space when the market is not on.
- Consider **adding new features** to the park including a greenhouse, dog park, performance space, fenced garden, or mural.
- Widen and improve **trails** and formalize desire pathways.
- Ensure protection and care of the **natural environment** and beautify outdoor spaces.



For questions, comments or concerns, please contact:

Liz McHardy  
Lura Consulting  
[lmchardy@lura.ca](mailto:lmchardy@lura.ca)  
416.809.3755

## Q+A / DISCUSSION