

Dufferin Grove Park
Clubhouse and North-West Corner Park Improvements

Community Resource Group Meeting Summary

December 11, 2019



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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:

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City of Toronto:

Katy Aminian, Senior Project Coordinator
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Cheryl MacDonald, Manager, Community Recreation
Keith Storey, Supervisor, Community Recreation
Nadia Blackburn, General Supervisor, Parks

Design Team (Consultants)

Megan Torza, DTAH
Victoria Bell, DTAH

Facilitators

Liz McHardy, Lura Consulting
Alex Lavasidis, Lura Consulting

Other:

Brandon Lean, Assistant for City Councilor Ana Bailão
3 Observers

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

Liz McHardy, Lura Consulting, and Katy Aminian, City of Toronto, 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. Ms. McHardy noted that any additional comments or questions not raised during the meeting can be emailed to Lura Consulting, who will ensure they are shared with the project team. Ms. McHardy noted that at the public meeting in the new year, the project team will ensure the screen used for projection is larger, and that a set of microphones are used, as participants noted the presentation was hard to see, and fellow participants were difficult to hear.

PRESENTATION – PROJECT OVERVIEW

The design team provided a project overview presentation. This presentation is available online at <https://dufferingrove-northwestrevitalization.ca/documents>. The presentation provided a refined analysis of the site and existing conditions and functional programs, as well as refined site improvement strategies. The discussion following the presentation aimed to gather further community feedback on the analysis of the site and existing conditions, functional programs, and initial site improvement strategies.

DISCUSSION

Following the presentation, participants were asked the following questions:

- Is this a clear presentation for the public meeting?
 - What needs to be explained further or differently?
 - Are we missing anything?
- What are your thoughts on the proposed public meeting format?
- Other thoughts / comments?

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

Suggestions for Improving the Presentation:

- Change the photo in slide 33 as it shows a ramp feature that is more involved than the text suggests.
- Re-label the white space towards the centre of the clubhouse on slide 46, to clearly indicate that it is an outdoor space. [**Note following the meeting:** This is an outdoor mechanical/service area that should not be available to the public access if remains as is.]
- Remove the red "X" labels on slide 26, as the building entrances are accessible (there is no step into or out of the building), however the pathways leading to the entrances may be inaccessible due to steep grades. [**Note following the meeting:** although an actual step is not present at these doors, gaps more than 13mm exist and therefore the doors technically do not meet accessibility requirements]
- Note that the City's standard outdoor hockey rink size is larger than the rink that currently exists at Dufferin Grove. [**Note following the meeting:** City of Toronto standard outdoor rink dimensions have been confirmed as 56.4m x 24.4m (185' x 80')]
- Note that the pleasure pad in each option is the same size, but a different form.

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- Note that any increase in ice space would result in an increase in paved area. [**Note following the meeting:** This would also result in an increase in the size of refrigeration system.]
- Include more information on potential options for pathways and outdoor areas (excluding rinks).
- Edit the performance area placement in slide 23. Performance spaces are not restricted to a certain area of the park, and performers organically choose areas for their performances. The purple circle in slide 23, indicating performance space, is too close to the street. A more suitable marker should be placed in the grove area, south of the orange box representing the Clay Paper Theatre.

Feature-Specific Feedback on the Preliminary Site Improvement Strategies:

Rink Size, Shape, and Features

- Participants noted that in the future there will be increased demand for rink time because of growing populations in the neighbourhood and the closure of the Wallace Emerson hockey rink (to be replaced by a skating trail).
- Concern regarding enlarging the rink:
 - Enlarging the rink could lead to damage or removal of existing trees.
 - Enlarging the rink could result in the rink becoming too large for bike polo users, as the ideal size of rink for bike polo is smaller than the existing rink.
 - The bike polo users will send in desired dimensions to the project team.
 - The existing fiberglass boards are appropriate for bike polo use.
 - [**Note following the meeting:** additional information was provided to the design team including the preferred dimensions for a Bike Polo Rink – 37m-47.25m x 18m-25m (120'-155' x 60'-80')]
 - One participant expressed concern that, although the demand for ice time will grow in the future, they do not want to see park space paved over for rinks, for fear that this will lead to the park slowly being converted to a grouping of amenities (e.g. multiple rinks), rather than space remaining as parkland.
 - Another participant responded that expanding the existing rinks a few meters in either direction should not be compared to removing large areas of parkland.
- Support for enlarging the rink:
 - A participant noted that as a shinny user, the rink is large enough for adult shinny; the issue is that kids who use the rink after school are competing for space because there is such high demand for rink space. Enlarging the rink would be beneficial for these younger users.
 - A participant responded that increasing the size of the rink wouldn't allow for more games to fit onto the ice.
- Concerns regarding rink shape:
 - One participant noted that there may be concerns about rink size and shape relating to the inability of some Zambonis to reach all corners within the rink (making the ice hazardous for skaters).

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- A participant noted that the pad at Wallace Emerson is a strange shape that creates a movement pattern that is not conducive to novice skaters and advocated for a simple rectangular pleasure pad rather than the L-shape shown in Strategy 5.
- A participant inquired why the pleasure pads had a different layout in each option presented.
 - *The project team responded that the size of the pleasure pad is the same in each option, but the dimensions/shape of the pad are different. This is meant to solicit feedback on each type of layout, so the project team can better understand the needs of the space, and try to identify if there is a particular configuration that could benefit multiple users, compared to the current configuration. The size, shape, and location of the pad does not have to change; the potential options will help to identify if the current configuration is the best configuration for the community's needs.*
- A skinny player suggested placing a cover on the rink to prevent ice from melting during the shoulder season.
- *The City noted that they will need to take rink size requests from different user groups back to their technical staff to understand what dimensions are possible, given the technical needs of Zambonis and refrigeration units.*
- *The project team noted that another consideration for rink size and shape will be its uses during warmer months, when there is no ice, appreciating the desire for flexibility to accommodate multiple uses over the course of the year.*

Community Space Arrangements

- Consider providing more than one community space, to allow for programming to take place when there are a variety of other activities also occurring inside the clubhouse (e.g., it can be very difficult to run programming in the community space when the area is also being used as a change room and for community suppers). The intention with this suggestion is not to prevent spaces from being utilized by a variety of users, but rather to acknowledge that at some times, there can be *too* many uses occurring in the same room and at the same time, which renders use of the room by some as more/overly challenging. It may therefore be useful to have two community spaces that could allow for multiple programming in a separate space, if required, and greater overlap in programming.
 - Participants noted that they would not want to lose the social benefits of the large multi-use spaces that exist (Specifically, the social meetings that occur when a variety of users are in the same space at once).
 - A participant noted they would like to maintain the ability to walk around in and put on skates in any part of the building. They noted that this is especially important for families with children, who may need to use the building for multiple activities while keeping skates on, and keeping all family members in the same general space.
- One participant suggested enlarging the existing community space by converting the current washrooms into community space.
 - *The project team responded that this may not be possible due to the placement of load bearing walls. While the project team would like to present options that make the*

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existing building as functional as possible, one practical and financial restriction is the structural needs of the existing building.

- One participant noted that many rinks have indoor areas where caregivers can watch children skate while sitting inside. Consider creating this type of space at Dufferin Grove. This could be provided within the clubhouse or by creating a separate, small, stand alone structure that provides space for changing into skates, and watching skaters in a climate-controlled space, while providing shade in the summer months.

Orientation/Location of the Clubhouse

- A participant suggested locating community spaces within the clubhouse, regardless of eventual clubhouse orientation, on the southern side, as the relation between park activities and the clubhouse are all on the southern side of the existing clubhouse. Community spaces should not face Dufferin Park Street, as there are no activities that take place there. This arrangement could include shifting the position of the refrigeration room to the north end of the building in the “renovation” option to allow for community space to occupy the entire south side of the building.
 - *The project team will explore this option.*
 - Multiple participants support the relocation of the refrigeration space outside of the existing clubhouse.
 - A participant inquired if refrigeration and other mechanical needs can still potentially be accommodated on a second floor.
 - *The project team responded that after exploring this option further, it has been identified that placing these uses on a second floor is not possible due to health and safety concerns for staff as well as technical limitations with refrigeration units. For technical reasons, the refrigeration room/unit should be adjacent to the rinks.*
- While some members prefer a building orientation close to/facing Gladstone, members are concerned this could decrease accessibility for Wheel Trans users and market vendors.
 - A participant noted that currently, when Wheel Trans drops off people on Dufferin Park Avenue, tenants in the adjacent building become upset. **[Note following the meeting: The design team will review the existing location of wheel Trans drop-off area, and the possibility of relocating it to Gladstone Ave with Transportation Division Staff and get back to the members.]**
- Reconsider options that present moving the clubhouse from its current location to the Gladstone path, as this would eliminate the clubhouse’s current function of a windbreak for eastward winds. The windbreak is important in creating a more comfortable space for hockey, shinny, and basketball users. **[Note following the meeting: This will be reviewed by the team and will be validated in the next meeting.]**
- Consider presenting a “rebuild” option where the location of the clubhouse remains the same. This would ensure the benefits of the current building location (e.g., windbreak) remain, but may allow for improved use of space compared to a renovation option.

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Indoor Market Space

- Option 1 appears to cut the useable market space in half, which should not occur.
 - *The project team asked CRG members who help run the market to provide a general number for how many vendors need to be accommodated in the winter, and an average size for a vendor stall. The project team will use this to refine potential designs.*
 - **[Note following the meeting:** A sketch of the market layout was provided by a CRG member.]
- The winter market is currently located in two different parts of the clubhouse. Clubhouse space changes could benefit the market if the existing community spaces were better connected.
 - A participant suggested removing the circulation hallway to provide additional community space.
- A participant inquired if the hallway width in the potential options presented were of a width that would be practical for market vendors in the winter time.
 - *The project team responded that the width compares to the current width of the building corridors.*

Environmental Considerations

- CRG members would like the vision for the project overall to be a sustainable, “green” vision.
 - Use sustainability as a lens for decision making throughout this project, with the goal of making this project as sustainable and flexible for future uses as possible, while having the smallest impact on the environment and the park as possible.
 - Participants suggested the project could aim to achieve environmental certification (e.g. LEED Certification), and incorporate Toronto Green Standards.
 - One participant noted that they thought this was a good idea, but that it is difficult to be sustainable when an outdoor ice rink is involved.
 - *The project team responded that there are many ways to improve sustainability. They referenced the Evergreen Brick Works which use heat recovery systems from the ice rink mechanical plant to save energy. A similar heat recovery system can be investigated for this project.*
 - A participant inquired if the project team considers LEED and other certification requirements in budgeting, and if the team will consider options to incorporate sustainable design features in both rebuilds and renovation options.
 - *The project team responded that they do consider the budget implications as well as operation cost impacts of sustainable options, and that they will be incorporating sustainable choices into each option. They noted that a building can follow LEED standards and skip official certification, which can save money. They also noted that there are other equivalent environmental standards and certifications that can be applied to buildings, and that the Toronto Green Standards are a requirement of new City-owned buildings. The project team shared that sustainable features do impact budgets, especially in renovation options. The team noted that the return on green investments are important to consider when making decisions about sustainability options.*

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- A participant noted that there is a lot of embedded energy already present in the existing clubhouse, and this should be considered when aiming to make sustainable choices.
 - Another participant noted that they would like to renovate the existing building with no movement or rebuild of any buildings or rinks, both to reduce energy inputs, and to have the least amount of construction impacts on use of the park as possible. They suggested the money for this project should be used elsewhere in the park.
 - A participant responded that instead of focusing on a short-term construction timeline, the project should look ahead to the needs of the community in decades to come. They suggested rebuilding a “green” building presents many opportunities for the community and use of the space.
- CRG members circulated examples of green buildings that exist across North America to inspire participants and the project team (the examples circulated are included in Appendix A).

Feedback on the Proposed Public Meeting Format

- Instead of grouping tables by theme, have each table discuss a set of questions and then share discussion highlights at the end of the meeting, with the full room.
- Ensure CRG members and the community are provided with materials to help raise awareness in the community about the public meeting (e.g. an electronic flyer or poster).

Feedback on Existing Park Uses

- There is a variety of arts and culture programming using indoor spaces at Dufferin Grove.
- A participant noted that the rinks are a key part of this project and the centre of the community for many park users.

General Concerns

- The newly announced Dufferin Mall parking lot redevelopment should be considered throughout this project.
 - *The project team will add this proposed development once they confirm there is an official application in to the City.*
- Ensure physical activity uses within the park are not reduced, as the liveliness of the park is dependent on these activities.
- Ensure flexibility of any space that is created/renovated.
- A participant expressed concern that the basketball courts are not included in the scope of work and would like to see the scope of work expanded to include the basketball courts.
 - *The project team noted that though the basketball courts are outside of the scope of the project, the impact of this project will be a consideration, as any potential impacts will need to be mitigated.*
- Add stroller parking outside of the clubhouse.

Additional Questions

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- A participant inquired whose voice was being represented when the project presentation made reference to “desired improvements”.
 - *The project team responded that the input from participants at meetings thus far was the input being used to understand what the potential “desired improvements” for the site were.*
- A participant noted that they don’t feel that all CRG members agree with the list of “desired improvements” in the presentation and would like to go through the list to approve the points.
 - *The project team responded that all the “desired improvements” listed are still open to discussion, and that in order to make that clear, the presentation will be revised for the public meeting to state “Potential” or “Possible” improvements. There is still a need to have conversations around the tradeoffs of each potential feature, which is the purpose of the discussion in this CRG meeting and future meetings (including the public meeting).*
- A participant inquired if option 2 on slide 48 included a door between the community room and kitchen.
 - *The project team responded that in the diagram there is no door connecting both spaces, and that the intention was for the corridor to be used for circulation between the two rooms.*
- A participant suggested the City provide projected population, rink use, and park use projections to better inform CRG discussion.
 - *The City will work on providing this, if possible.*

NEXT STEPS

The Design Team will refine the presentation based on CRG feedback from this meeting. The edited presentation will be presented at the first public meeting, planned for January 22, 2019. ***[Note following the meeting: The Planning and Housing Committee Schedule (for Toronto City Council) has set a meeting on January 22nd. As Councillor Ana Bailão is a member of this Committee, the date of the Dufferin Grove public meeting will be moved to February 6th to ensure Councillor Bailão can attend both meetings. The project team will send notification of the new date once it is set and will ensure multiple weeks are available to advertise the meeting within the community.]*** A CRG meeting will follow the public meeting, date to be set in the new year.

MEETING ADJOURNED

Action Items

- Dec.11.01 - The project team will set date for public meeting and the next CRG meeting and share these with CRG members.
- Dec.11.02 - The City will work to provide projections for population growth, and park use projections to better inform CRG conversation.
- Dec.11.03 - The project team will add additional development proposals to the project background review once they are official proposals to the City.

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- Dec.11.04 - Market organizers will provide the project team with a general number for the amount of vendors that need to be accommodated indoors for the winter market, and an average size for vendor booths.
- Dec.11.05 - Bike polo users will provide the project team with desired dimensions for their activity space.
- Dec.11.06 - The project team will make the necessary revisions to the presentation for the public meeting, based on CRG meeting feedback.

Appendix A:

Green Building Examples provided by CRG Members

Can Dufferin Grove C.C. become a “green” or LEED centre?

Burnside Gorge CC (B.C.) – opened in 2007, LEED-Gold certified

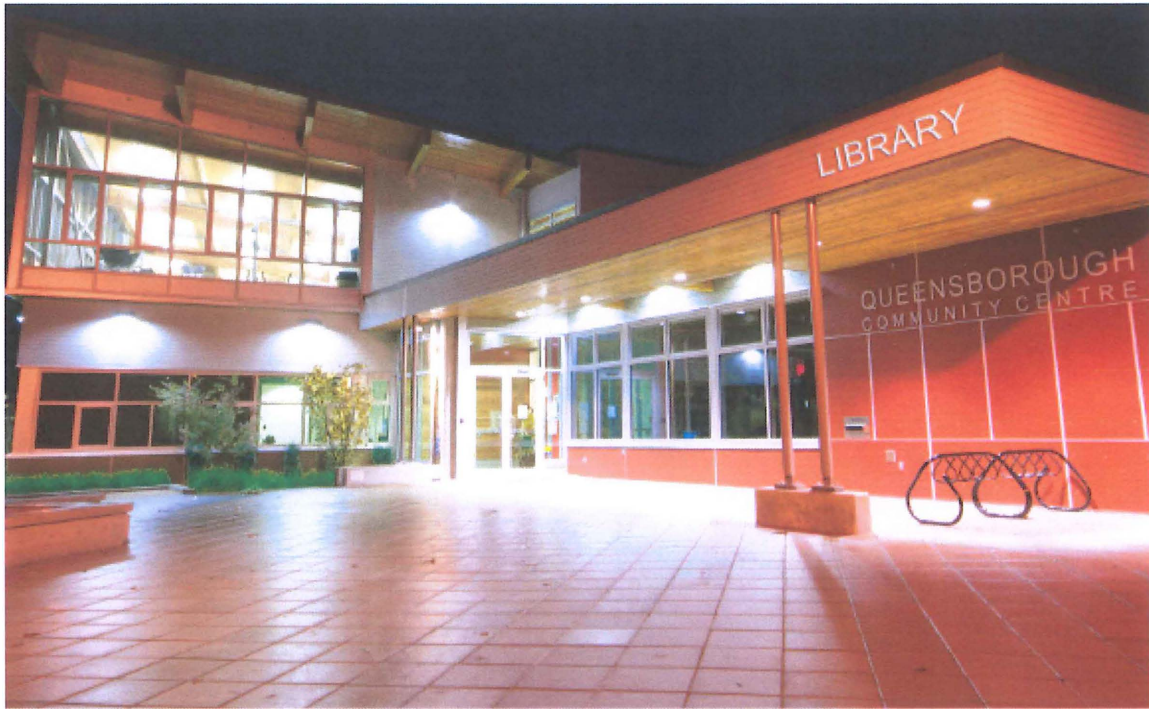
<http://www.burnsidegorge.ca/community-centre>



“... built into the embankment of Cecelia Ravine Park, which allows the building to naturally use the earth's constant temperature for heating and cooling.”

Queensborough CC (B.C.), expanded in 2013, LEED-Gold certified

<https://www.newwestcity.ca/2016/09/13/queensborough-community-centre-receives-leed-gold-certification.php>



“... high efficiency heating and cooling systems, increased use of natural light to reduce energy consumption, roof thermal insulation... low volatile organic compound (VOC) materials, and exterior art features that utilize rainwater from the roof.”

Richmond City Centre CC (B.C.) – LEED-Gold certified 2016

<https://www.richmond.ca/newsevents/city2016/leedcentre.htm>



“... recycled and locally produced materials (...) high efficiency fixtures (...) natural day lighting.”

Strathcona County CC (Alberta) – opened in 2010, LEED-Gold certified

<https://www.strathcona.ca/files/files/at-fac-communitycentre-leedgold.pdf>



Many sustainability features, some with relevance to Dufferin Grove CC:

- modular wall system can be efficiently re-configured as needed to suit changing needs;
- energy efficient outdoor lighting with down-cast illumination for light pollution control;
- lots of natural light and windows can be opened for fresh air;

What is LEED® (Leadership in Energy and Environmental Design)?

- LEED is a building rating system that encourages and accelerates global adoption of sustainable green building and development practices through universally understood and accepted tools and performance criteria.
- LEED is a 3rd-party certification program and international benchmark for the design, construction and operation of high-performance green buildings. It provides owners and operators the tools to have an immediate and measurable impact on building performance.
- LEED recognizes performance in:
 - sustainable site development
 - materials selection
 - indoor environmental quality
 - energy efficiency
 - water efficiency
 - innovation and design