

Option 2 Views: Flexible Plaza

- Pleasure Pad defined by seating, lighting
- Increase of storage within Zamboni garage
- Open views and good access across the site



Above: proposed
Right: existing



Option 2 Views: East-West Spine / Gladstone Path

- Diagonal connection between Dufferin Street, Gladstone Path
- Pleasure Pad framed by Clubhouse and Hockey Rink; with landscape buffer to Gladstone Path
- Zamboni garage includes additional park storage
- Planted buffer to Gladstone Path



Above: proposed
Right: existing



Option 2: Clubhouse Renovation

- Multi-Purpose Room facing public plaza; 1,430 SF
- Kitchen accessible to multi-purpose rooms; 420 SF
- 5 unisex toilets incl. universal washroom
- Ice rink mechanical at north end
- Zamboni garage with additional storage



Option 1: Site Plan

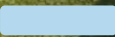
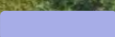
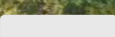
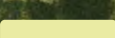
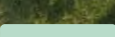
- 1 Renovated Clubhouse
- 2 Standard hockey rink (185' x 80') with new dasher boards and gates
- 3 Pleasure pad (165' x 55') configured to allow larger skating loop to occur in winter and multi-use in summer
- 4 Zamboni Garage
- 5 Flexible Plaza
- 6 East-West Spine
- 7 Bake Ovens
- 8 Community Garden
- 9 Basketball Court
- 10 Dan's Tables
- 11 Fire Pit



Option 2: Site Plan

- 1 Renovated Clubhouse
- 2 Standard hockey rink (185' x 80') with new dasher boards and gates
- 3 Pleasure pad (162' x 50') configured to allow larger skating loop to occur in winter and multi-use in summer
- 4 Zamboni Garage + Storage
- 5 Flexible Plaza
- 6 East-West Spine
- 7 Ovens
- 8 Community Garden
- 9 Basketball Court
- 10 Dan's Tables
- 11 Fire Pit

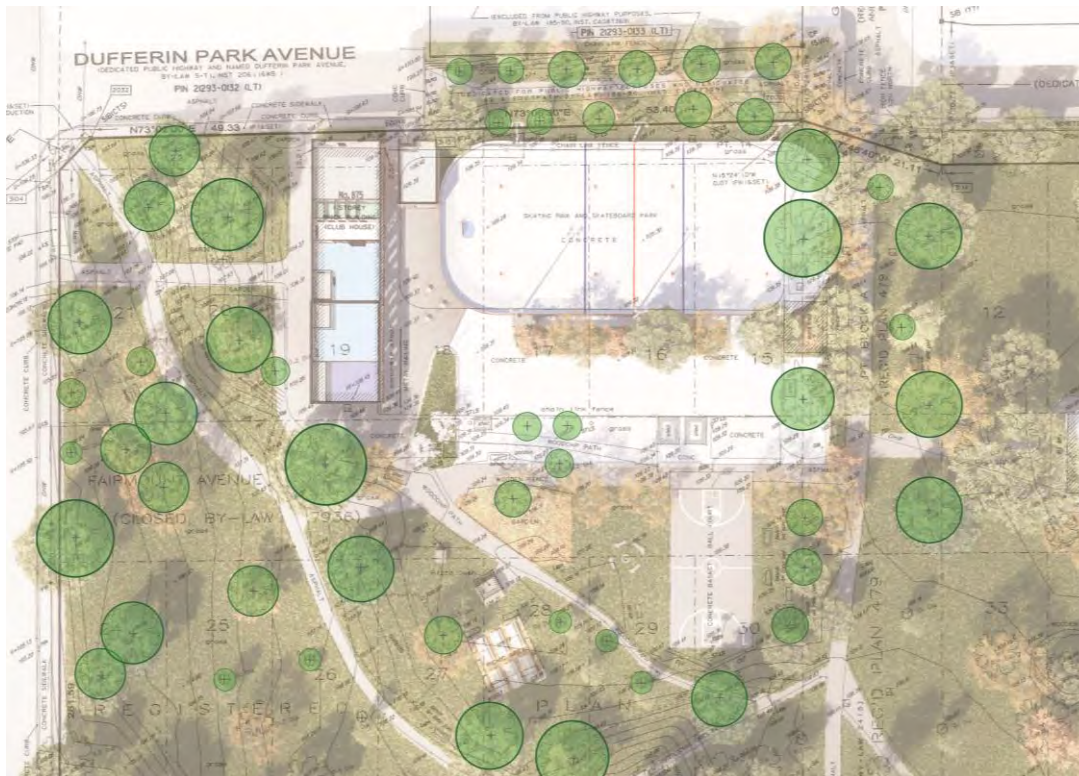
Legend:

-  Multi-Purpose Room
-  Kitchen / Pantry
-  Mechanical / Storage
-  Support
-  Washrooms



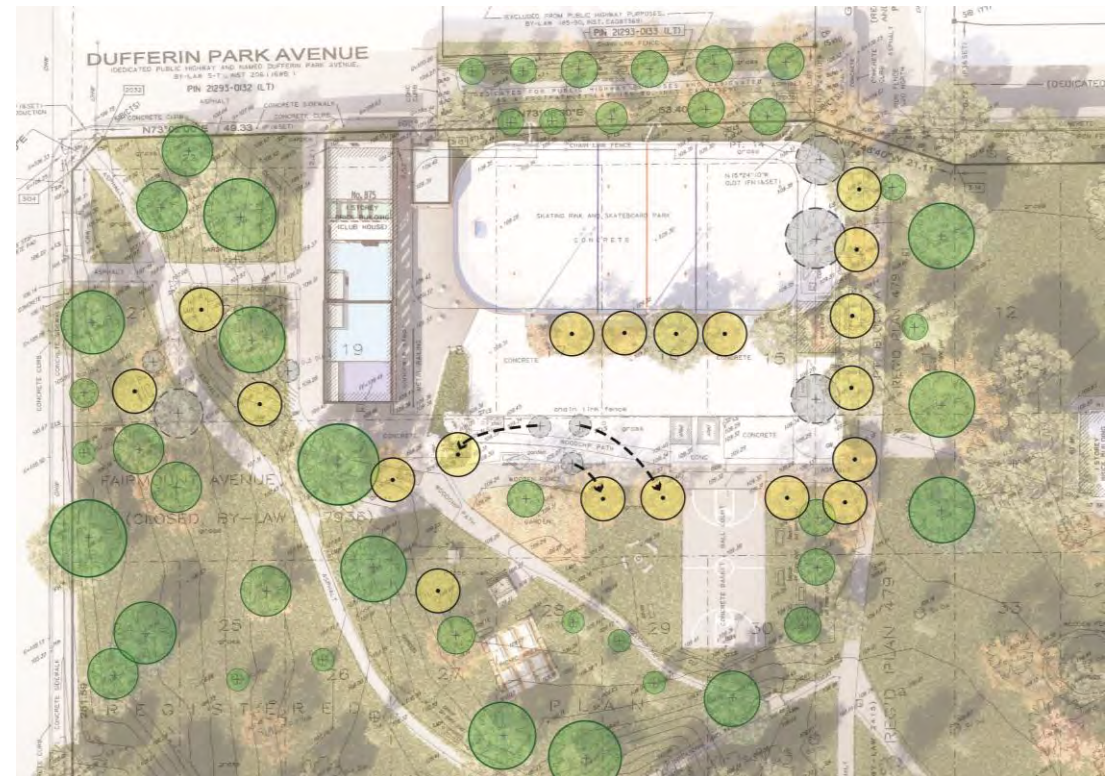
Option 1: Impact on Existing Landscape

Existing Trees



10 Proposed Additional Trees*

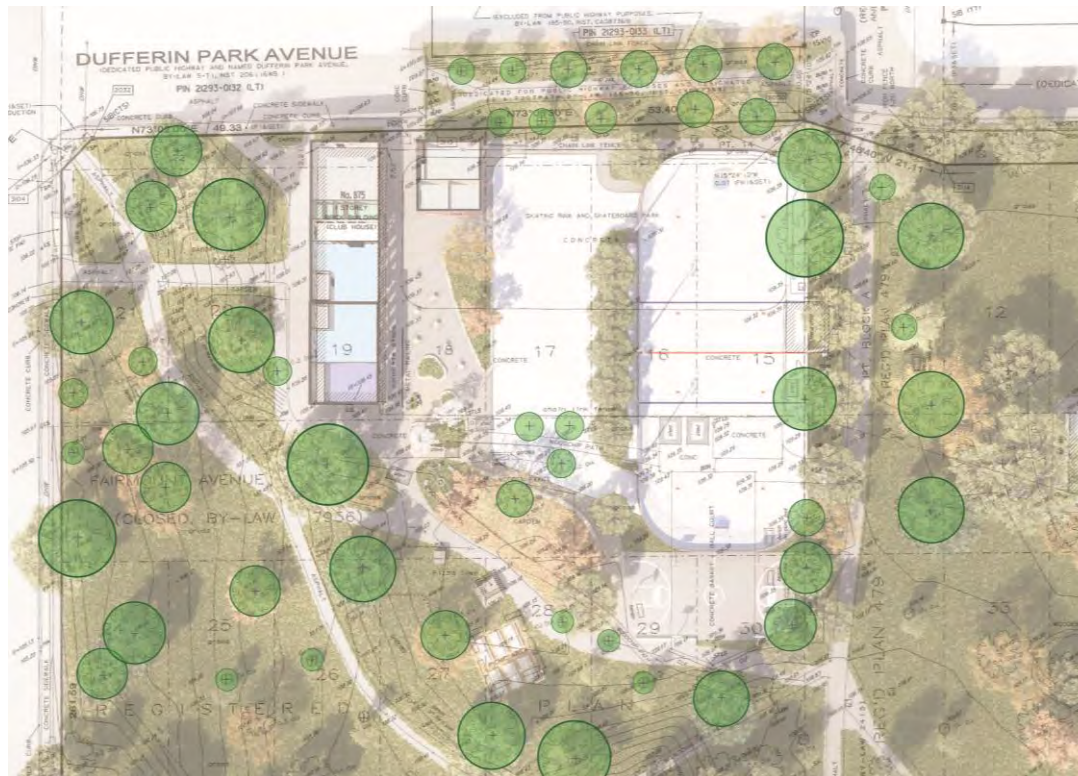
(-6 Removed; 3 Transplant; +16 New)



* Pending confirmation by arborist

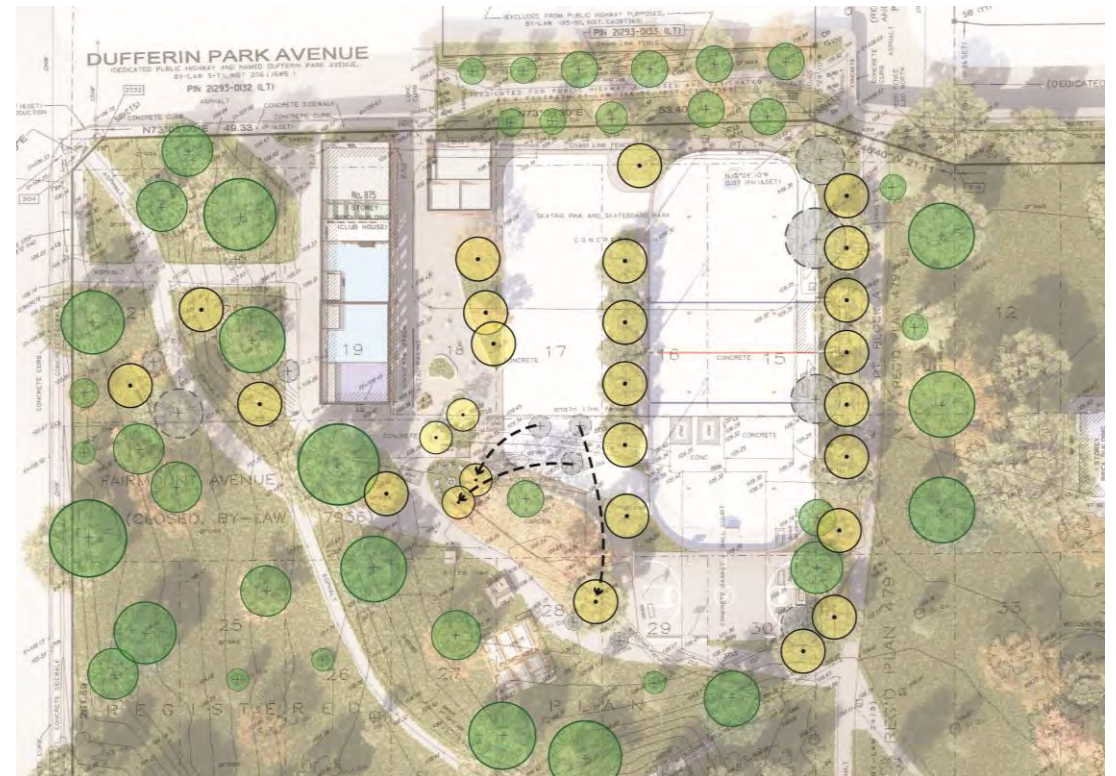
Option 2: Impact on Existing Landscape

Existing Trees



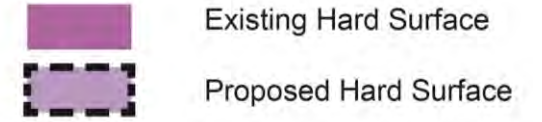
17 Proposed Additional Trees*

(-7 Remove; 3 Transplant; +24 New)

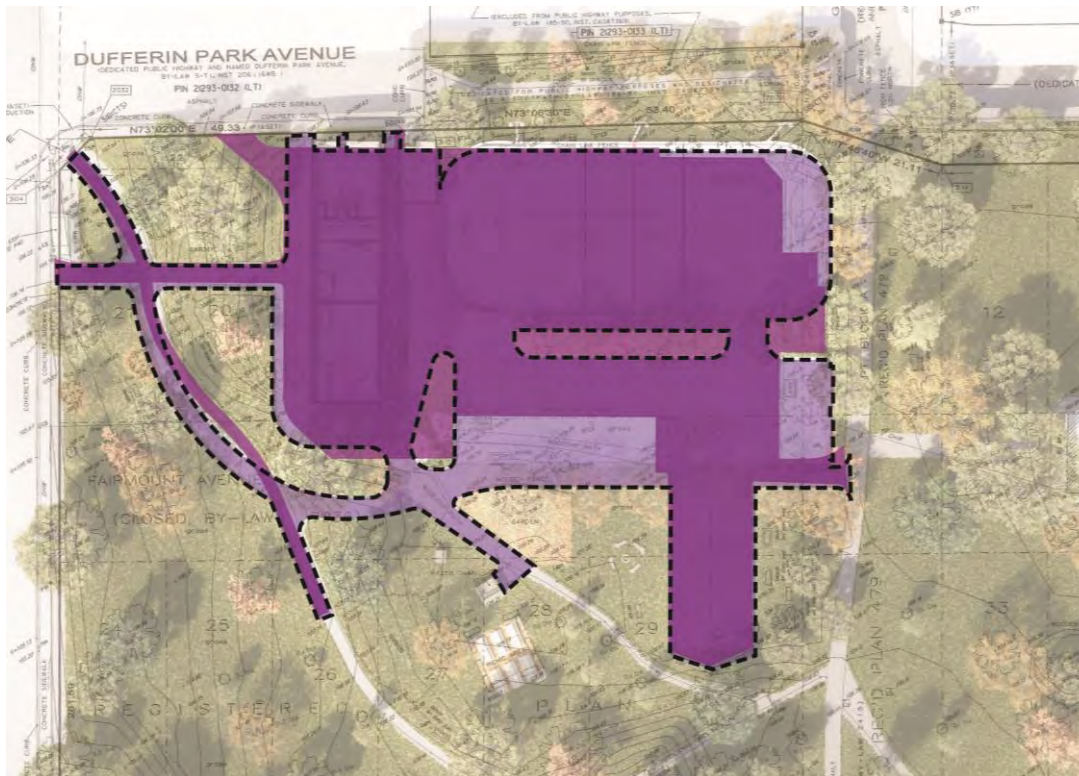


* Pending confirmation by arborist

Options 1+2: Extent of Hard Surfacing



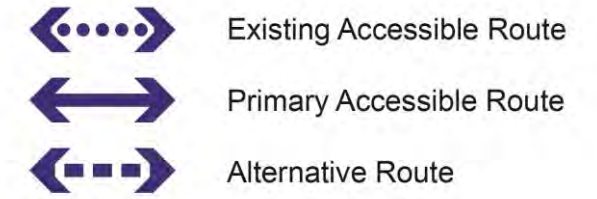
Option 1 (530m² increase)



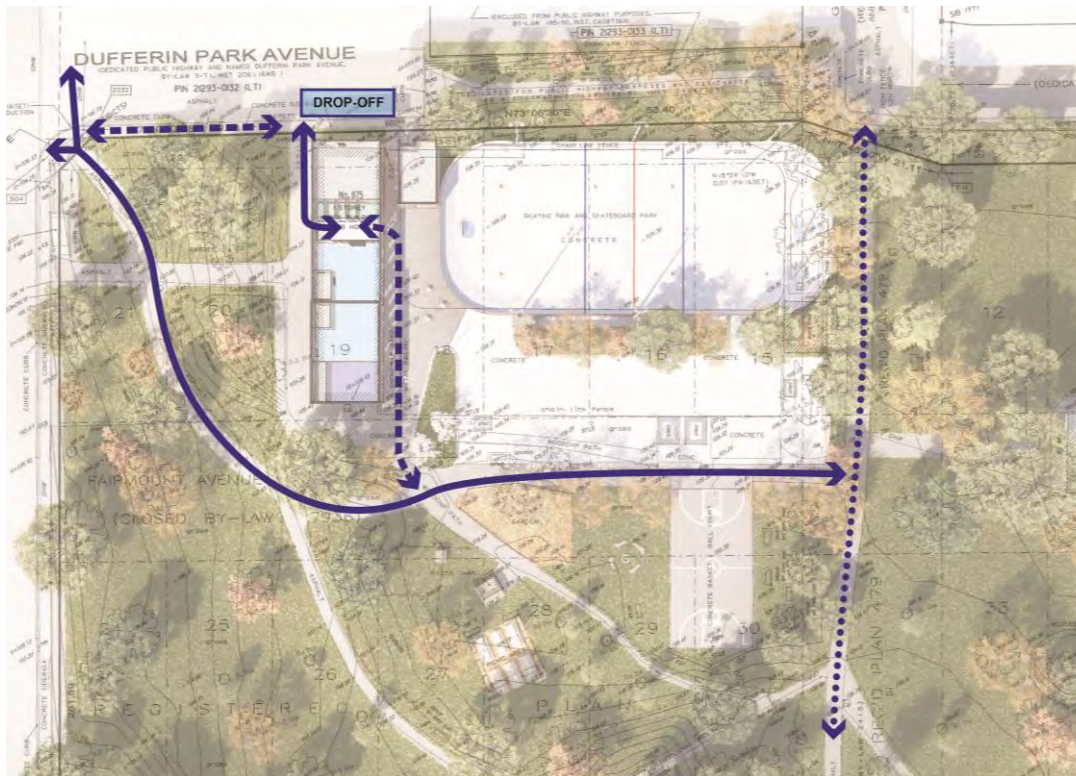
Option 2 (800m² increase)



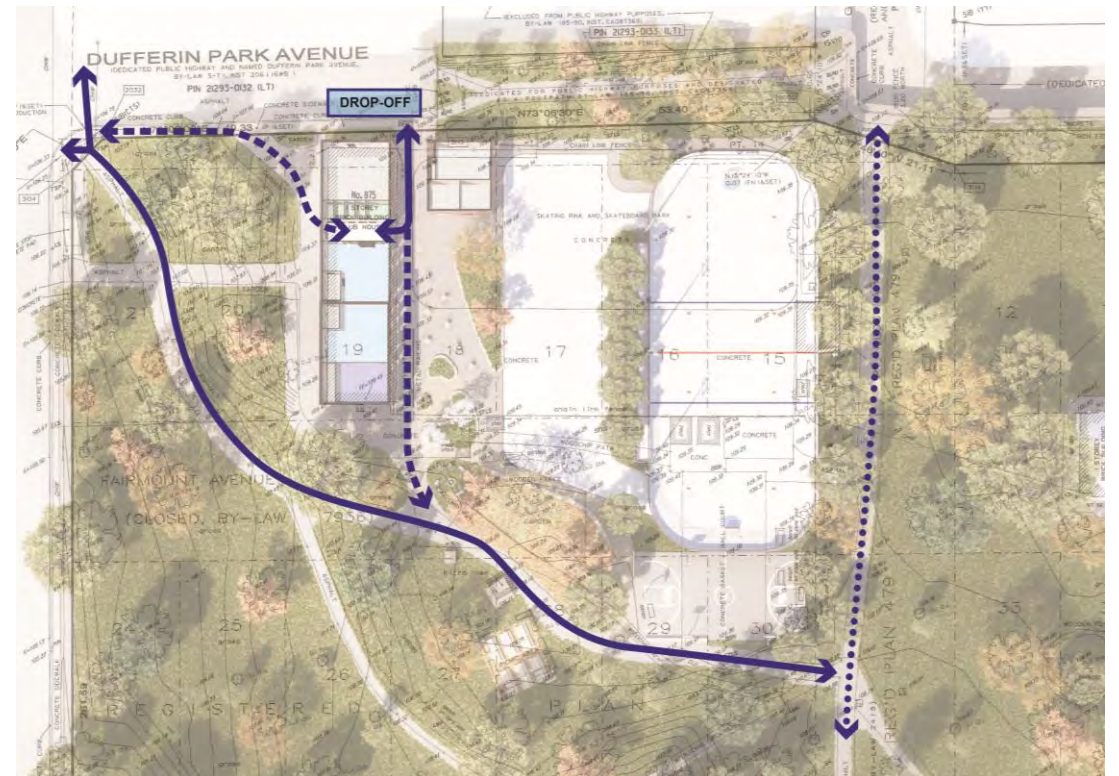
Options 1+2: Accessibility



Option 1



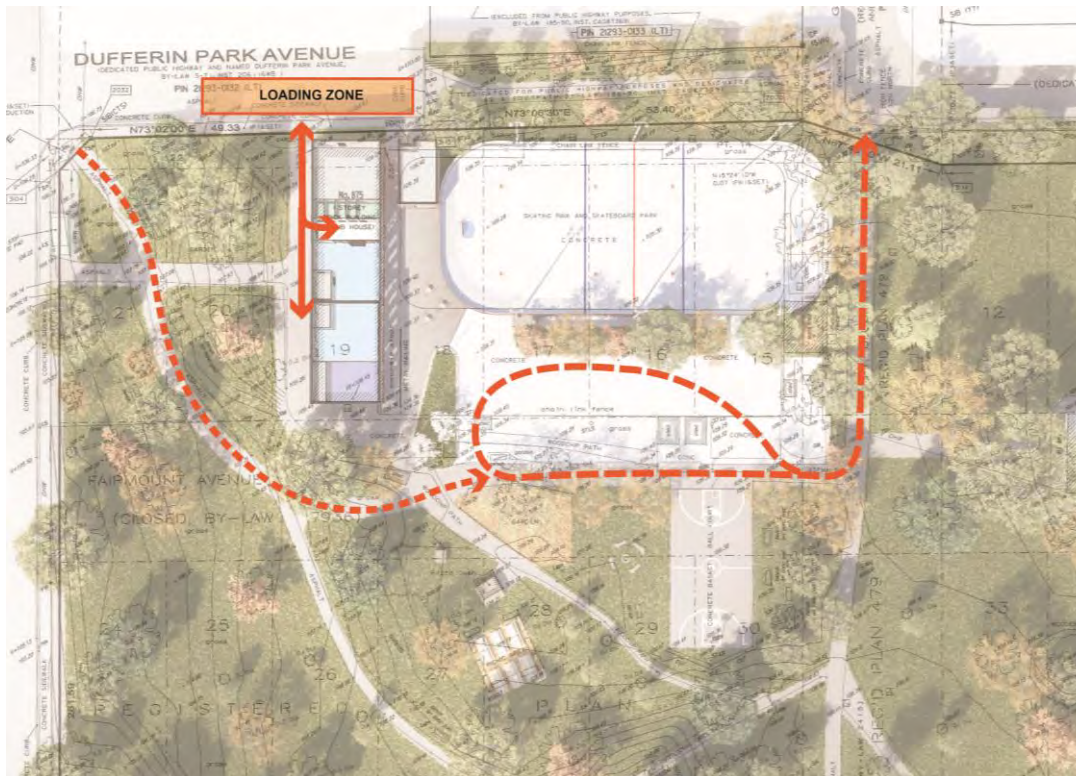
Option 2



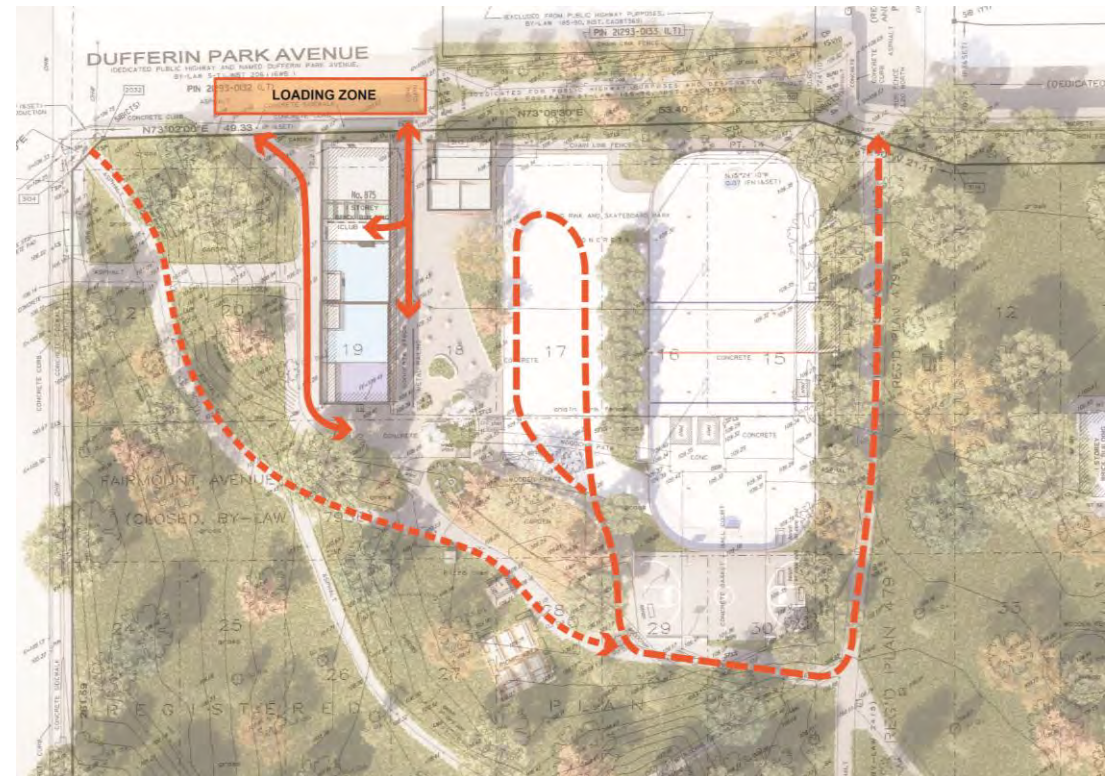
Options 1+2: Loading/Serviceing

-  Primary Loading Access
-  Small Vehicle Loading Access
-  Market Vehicle Access

Option 1

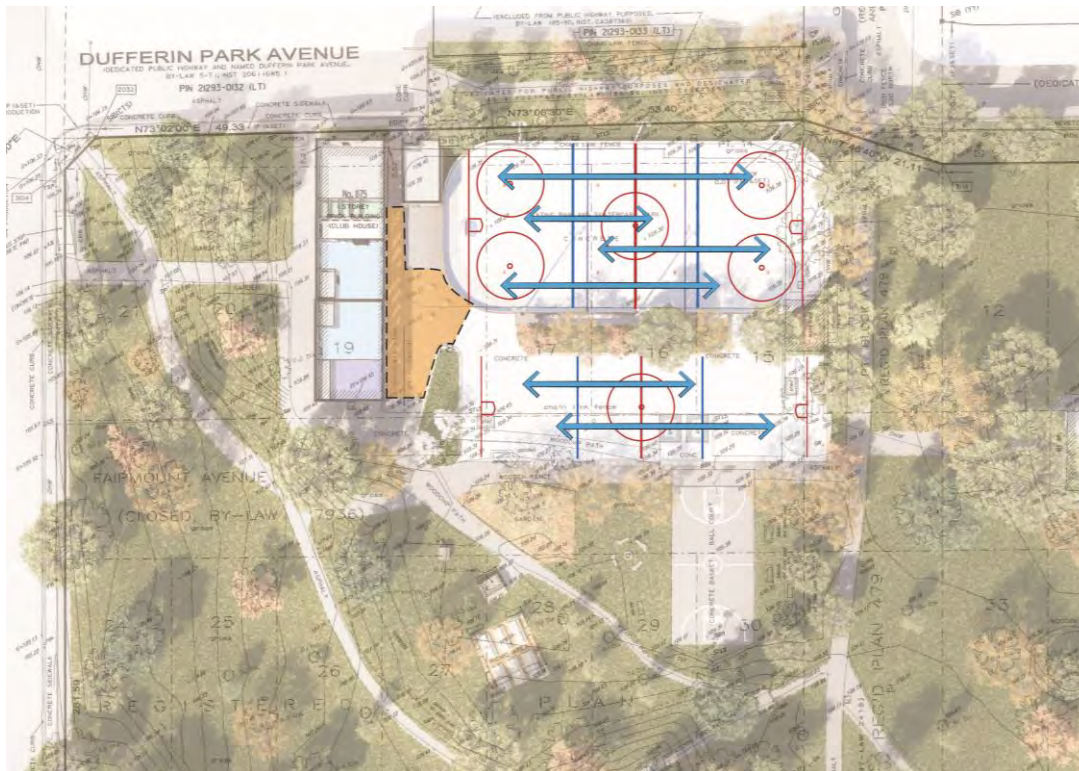


Option 2

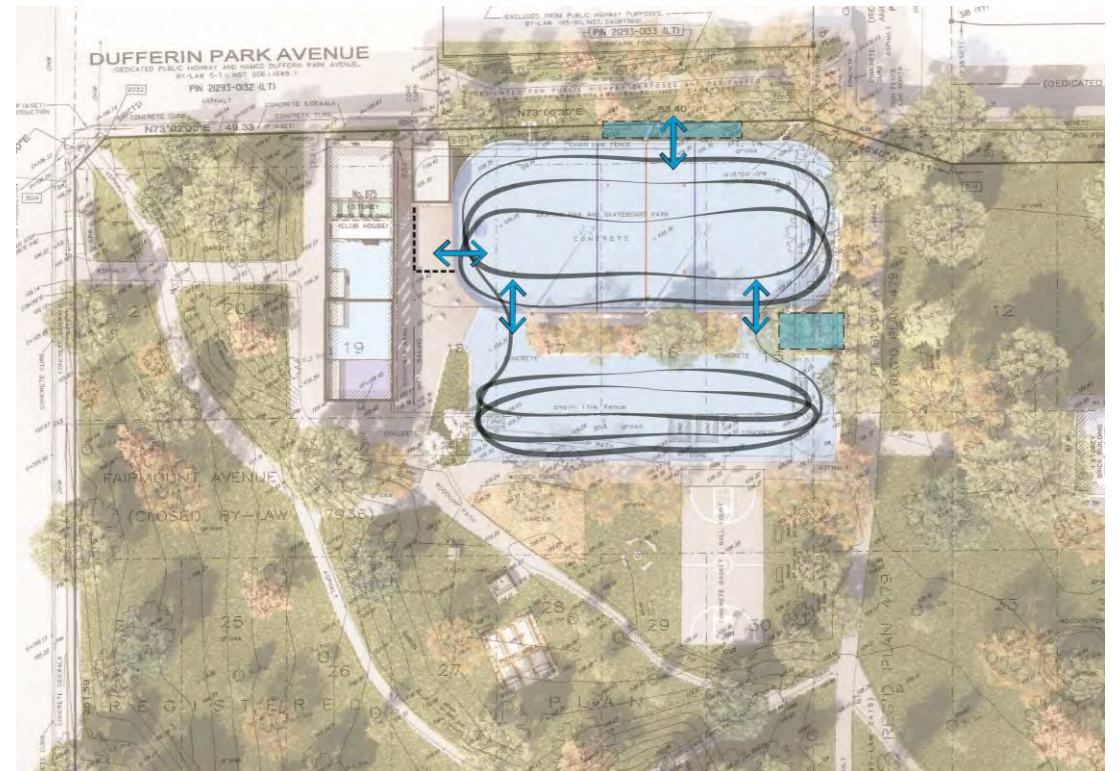


Option 1: Winter Rinks Functionality

User Movements / Rubber Mats

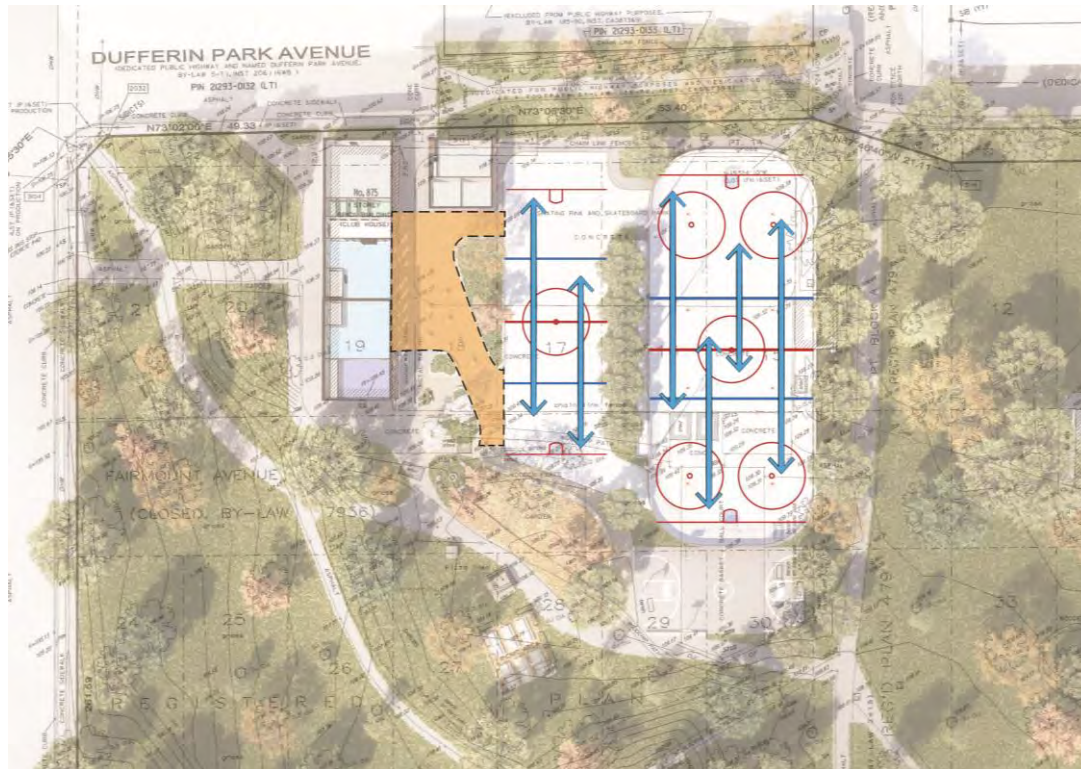


Zamboni Movements / Snow Dump

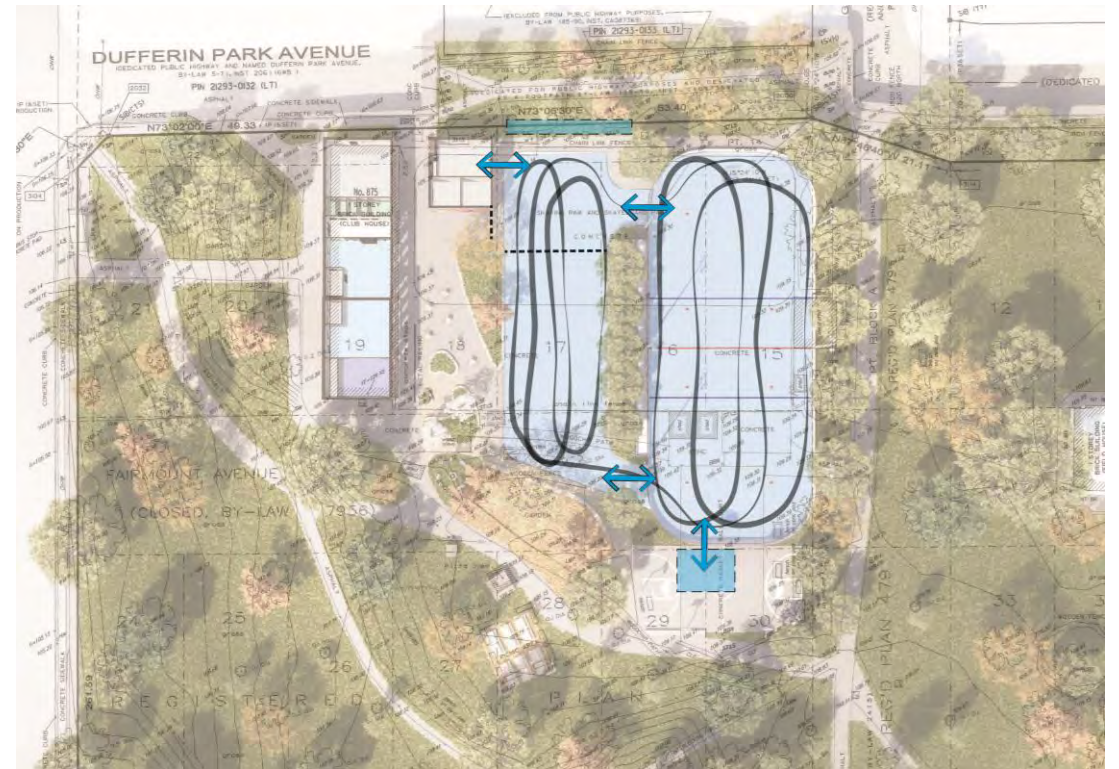


Option 2: Winter Rinks

User Movements / Rubber Mats

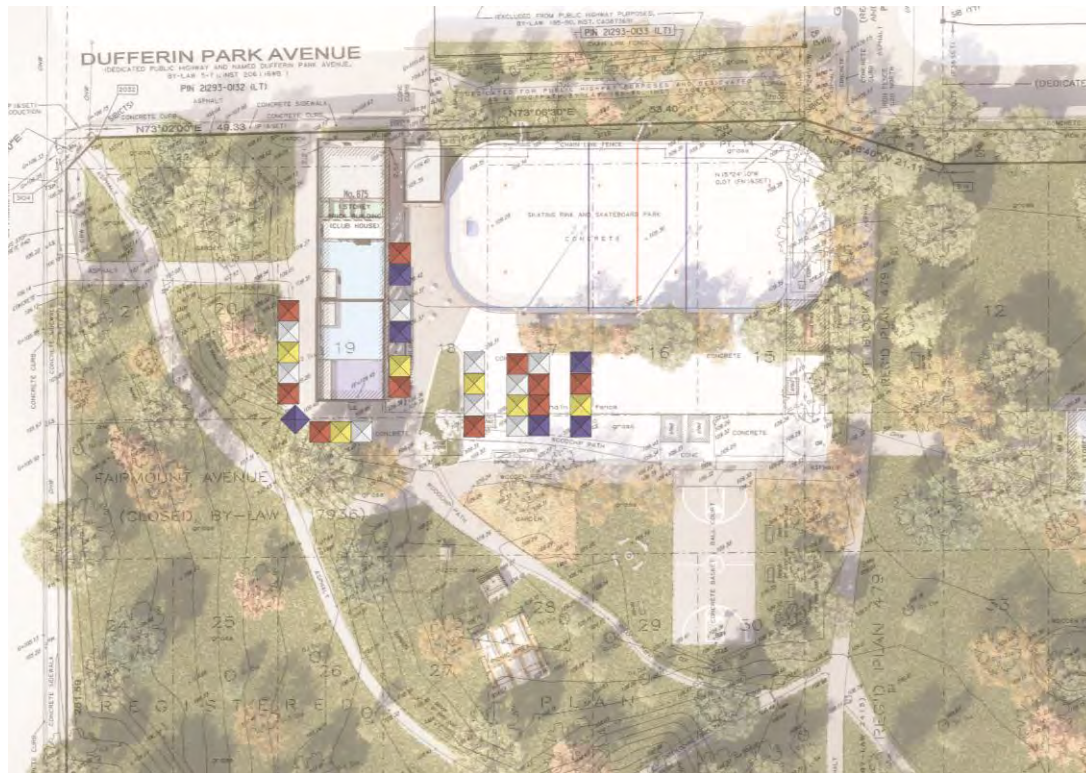


Zamboni Movements / Snow Dump



Option 1: Outdoor Market

Spring/Fall

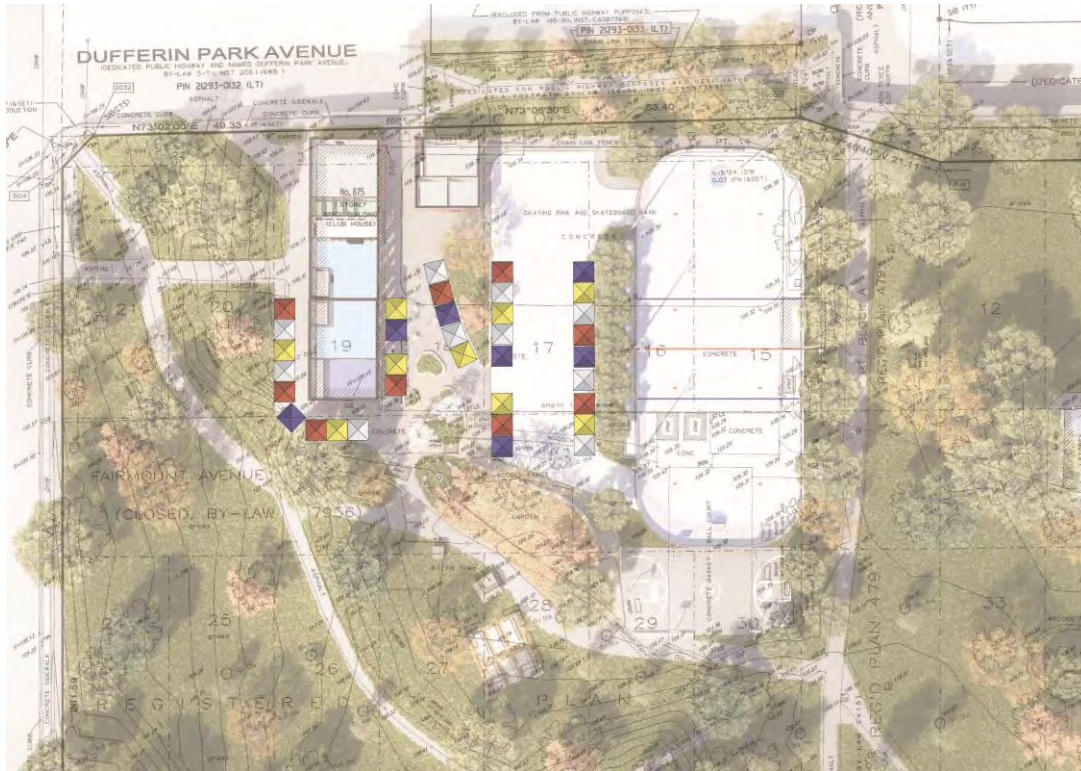


Summer

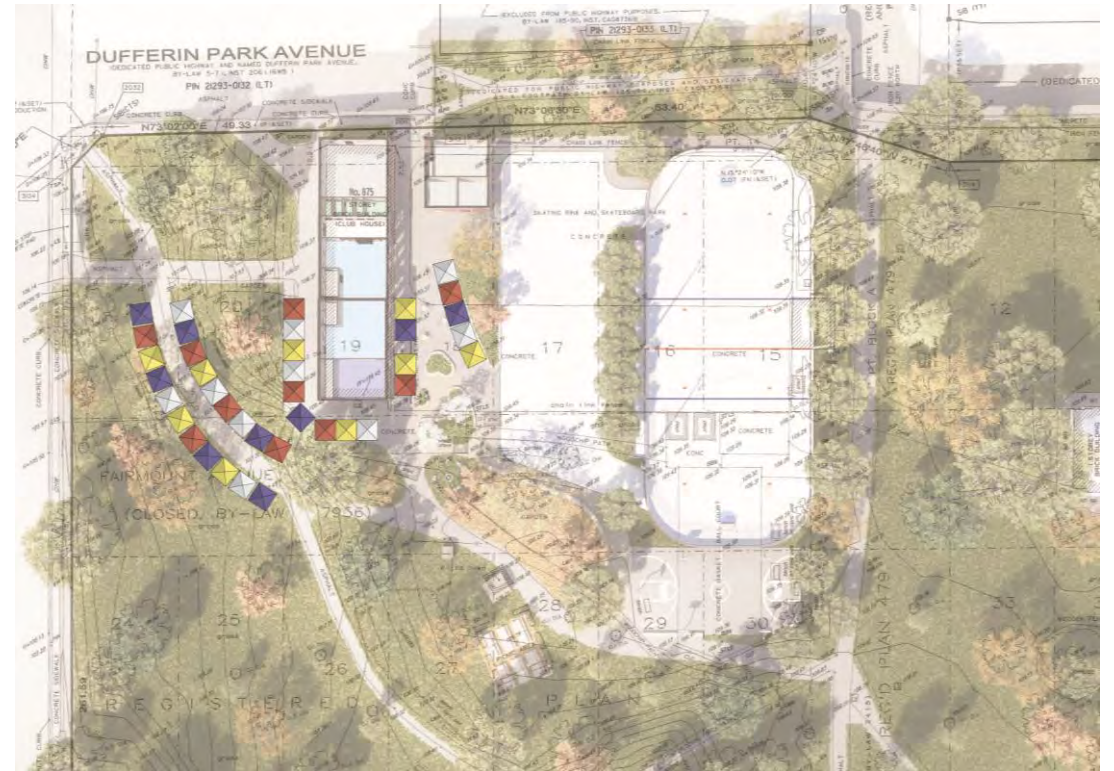


Option 2: Outdoor Market

Spring/Fall



Summer



Options 1+2: Entrance

Option 1+2:

Canopy at entrance
facing Dufferin Avenue

Stairs direct to
Clubhouse

Accessible sloped
walkway to interior of
park



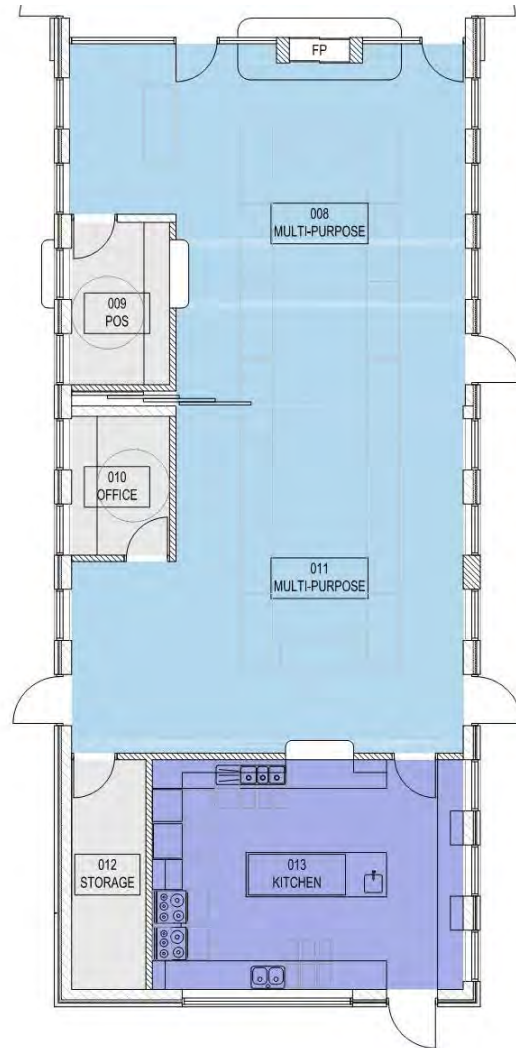
Options 1-2: Indoor Market / Use

Option 1+2:

+/- 15 vendors

Multiple
configurations and
uses possible

Idea of wood
oven/hearth
element in north
wall visible from
both sides



Options 1-2: Kitchen

Option 1+2:

Hot, prep and wash-up
stations

Passthrough to multi-
purpose room

Windows to Flexible
Plaza



What the Options Have in Common

- Interior layout of Clubhouse
- Canopies at entrances to Clubhouse
- Public Plaza east of Clubhouse provided in both options
- Pleasure Pad defined by planting beds and seating in both options
- Hockey Rink standard size, screened by planting beds
- Existing Community Gardens, large bake oven, Dan's Tables maintained in their current location
- Small bake oven relocated in both options
- Accessible connection to Clubhouse from Dufferin Avenue
- Dufferin Park Avenue provided in both options
- Gladstone Path proposed with new plantings in both options



Option 1



Option 2

Distinguishing the Two Options

- Orientation of rinks
- Orientation of basketball court
- Zamboni movements
- Distance between rinks and Clubhouse
- Built-in storage rooms
- Relationship with Fieldhouse



Option 1



Option 2

Evaluation of Revised Options

Feedback received suggested the following:

- – Weakly Supports Goal; ~ – Moderately Supports Goal; + – Strongly Supports Goal

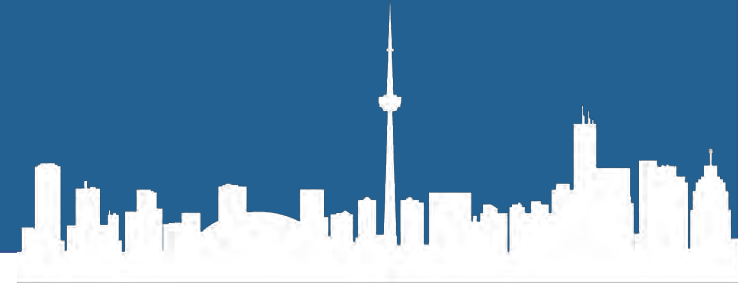
Goal	Option 1	Option 2
1. Preserve Green	+	~
2. Enhance Sustainability	+	+
3. Improve Safety	~	+
4. Enhance Accessibility	+	+
5. Improve Flexibility	~	~
Aggregate Score	~	~

Option 1 Areas of Concern:

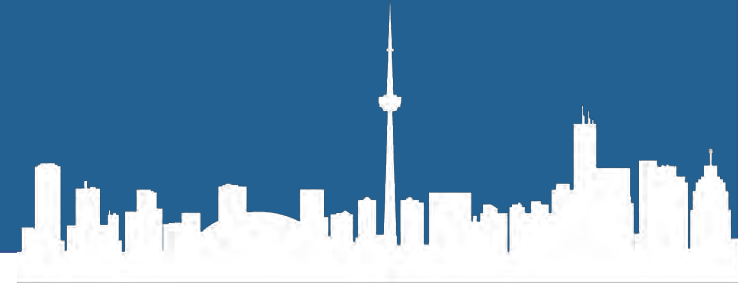
- *Less built-in storage*
- *Less efficient Zamboni movements / snow storage*

Option 2 Areas of Concern:

- *Greater impact on site*
- *Distance to Hockey Rink from Clubhouse*



Discussion



Summary of Discussion

*section added after May 22nd CRG Meeting

Summary of CRG Discussion

The majority of CRG members in attendance at the May 22nd meeting voiced a preference for **Option 1** as the option most able to meet the stated Goals, making the following points in support of this opinion:

- Option 1 add less new hardscaped areas to the north-west corner of the park and a smaller overall construction impact as compared to Option 2
- Option 1 allows for the preservation of the existing Basketball Court, and therefore has a lower environmental impact
- Option 1 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
- Option 1 preserves the fundamental existing organization of the site while improving the usefulness and comfort of the spaces within it

Summary of CRG Discussion

Those who voiced a preference for **Option 1** stressed that further refinements are required to address the following:

- 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
- Introduction of smaller-scaled seating areas within Plaza similar to that illustrated in Option 2
- Addition of more nets and seating around existing Basketball Court
- Review of proposed planter between Hockey Rink and Pleasure Pad re: longevity of planting
- Development of more significant “edge” between Pleasure Pad and east-west walkway, as well as Basketball Court and east-west walkway, to limit safety concerns between active users and passers-by
- Improved access to the Plaza for farmers’ market vendors

Summary of CRG Discussion

CRG Members who voiced a preference for **Option 2** in the May 22nd meeting stated the following as their rationale to support their opinion:

- Option 2's orientation of rinks 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)
- Option 2's orientation of rinks allows for more walkway space between the Clubhouse and Gladstone Path, creating greater opportunities for connections to Dufferin Park Avenue
- Option 2's Zamboni garage door facing onto the Pleasure Pad seen as more desirable than in Option 1, where the door faces south onto the Plaza, because the Zamboni can exit the garage directly onto the rink, without traveling through a portion of the plaza.
- Option 2's Basketball Court location at the southern end of the Hockey Rink seen as desirable in terms of how that 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

Summary of CRG Discussion

Those who voiced a preference for **Option 2** stressed that further refinements are required to address the following:

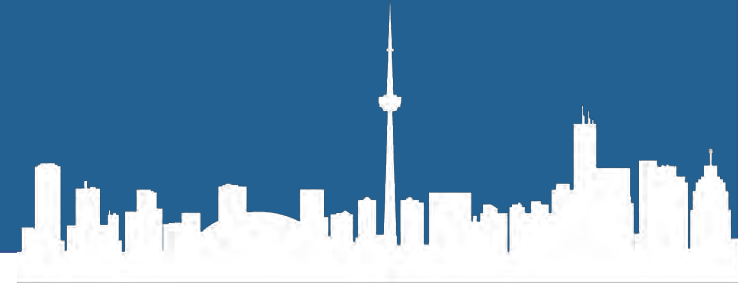
- Pleasure Pad shape refined to improve resurfacing capacity
- Threshold between the Basketball Court and the walkway to the Gladstone Path would require further space to reduce spill-over concerns between basketball users and passers-by

Summary of CRG Discussion

A number of CRG members in attendance on May 22nd stated they felt they could support either option and found the process of choosing a preferred option challenging.

No CRG members present at the meeting stated they would be extremely upset or 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.



Next Steps

* section edited after May 22nd CRG Meeting

Next Steps

CRG MEMBERS ONLINE FEEDBACK

- All CRG Members will be given the opportunity to review this presentation and submit their opinions via an online feedback form
- Feedback due by **5pm Monday, May 27**
- Design Team to refine the preferred option as identified by CRG Members in advance of the upcoming Public Meeting scheduled for June 5th



Next Steps

PUBLIC MEETING #3

- **Date:** Wednesday June 5th, 2019
- **Time:** Open House 6:00 pm to 6:30 pm, Structured Meeting 6:30 pm to 8:30 pm
- **Location:** St. Helen Catholic School (Gymnasium), 1196 College Street

Potential Public Meeting Format – June 5

- **Wednesday June 5, 2019 – St. Helen Catholic School (Gymnasium), 1196 College Street**
- **Open House: 6:00 - 6:30pm (*like at the last Public Meeting*)**
 - Information boards will be set up along one half of the room for community members to read at their own pace.
 - Members of the project team will be available to answer questions as they arise.
 - This is an informal drop-in open house, and is meant to allow for community members who cannot stay for a full meeting to participate.
 - There will be a feedback form that community members can use to provide feedback.
- **Presentation: 6:30 – 7:15 pm**
 - DTAH and the City will present an overview of the project (built upon the presentation from tonight's CRG meeting).

Potential Public Meeting Format – June 5

- **Feedback Collection: 7:15 - 8:30 pm**
 - Potential Questions:
 - Is there anything that you expected to see in the preferred design strategy that you feel is missing? If so, what?
 - What do you like about the preferred design strategy? What don't you like?
 - Other advice?
 - **Potential Format:**
 - Open Q+A/comments: 7:15 to 7:35
 - Small table discussions using worksheets: 7:35 to 8:00
 - Plenary discussion: 8:00 to 8:25
 - Each table shares highlights from their discussion (1 round, approximately 15 minutes)
 - Open discussion (10 minutes)
 - Next Steps – Presented by the project team (5 minutes)
 - Adjourn: 8:30 pm

Thank You

For more information, please visit:

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

