

Dufferin Grove Park Clubhouse and North-West Corner Park Improvements

Community Resource Group – March 26, 2019



Agenda

- Opening Remarks
- The Engagement Process So Far
- What We Heard
- Refined Design Strategies
 - Q + A / Discussion
- Upcoming Public Meeting Format
 - Q+A / Discussion
- Closing + Next Steps

Community Engagement Background

- **November 24, 2016:** Public meeting and Community invited to join the Community Resource Group (CRG)
- **February 27, 2017:** CRG meeting; project objectives + scope
- **May 17, 2017:** CRG meeting; project objectives + scope refined
- **June 1, 2017:** “Pop-up” consultation in the park
- **November 2017 to September 2018:** To develop a Request for Proposal document followed by procurement and evaluation processes, followed by execution of a contract with Project Lead: DTAH.

Community Engagement Work Plan



Technical Working Group (TWG)

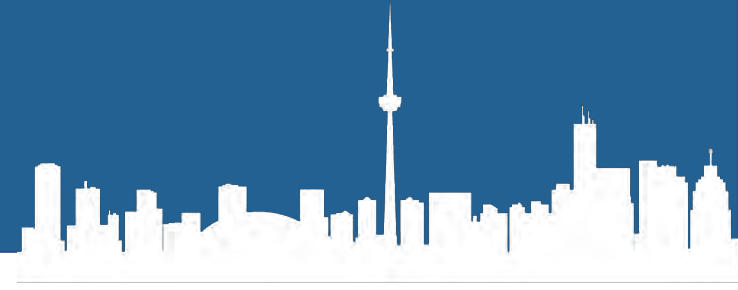
- Committee including City staff from the following departments:
 - Community Recreation
 - Parks
 - Urban Forestry
 - Parks Development & Capital Projects
- Role is to **provide design and technical input** on applicable standards and policies impacting the design and operation of the proposed facilities.

Community Resource Group (CRG)

- Established in 2016 to provide **input, guidance and advice** for the Dufferin Grove Park Clubhouse and North-west Corner Park Improvements.
- The CRG is made up of park users and neighbourhood residents. **Each member of the CRG represents at least one larger park user group.**
 - Youth (Under 18)
 - Youth (19-30)
 - All-Season Park and Clubhouse Users
 - Skateboarders
 - Bike Polo players
 - Ice rink users (e.g. shinny)
 - Slackline community
 - Families with young children
 - Local residents (general)
 - Residents of 919 Dufferin Street apartments
 - Volunteer gardeners
 - Friday Night Supper attendees
 - Farmers Market organizers and attendees
 - Clay & Paper Theatre
 - People with different accessibility needs

Community Resource Group (CRG)

- In 2016, eleven (11) applications to join the CRG were submitted and all were accepted.
- In 2018, another thirteen (13) applications were submitted and all were accepted.
- Now, twenty four (24) members are representing variety of Parker User Groups at the CRG.
- Members of the community **are welcome to attend** CRG meetings as observers. Comments from observers are welcome at the end of each CRG meeting, and are documented in the meeting minutes.



What We Heard

What We Heard

- **Overarching feedback:**
 - Dufferin Grove is a unique and very loved park. **It has been built up thanks to the hard work and dedication of park staff and community members who care for the park and participate in park activities throughout the year.**
 - Any changes to Dufferin Grove Park and Clubhouse need to ensure that the spirit of the park is not disturbed, and that **the park maintains its welcoming nature, unique feel, flexible nature, and sense of community.**
 - **Many participants would like to see the scope of the project expanded** to include the entire park. More specifically, participants requested the scope be expanded to allow for improvements to the Fieldhouse washrooms, the creation of additional washrooms in other areas of the park, and improved pathways and connections throughout the park.

What We Heard

- Participants generally like:
 - **Improving accessibility** throughout the boundary of the project;
 - Maintaining the **existing building location**, and renovating to achieve improvements (instead of a new building or relocation of existing building);
 - **Improving the use of space** of the existing clubhouse by adding more storage or community space;
 - **Improvements to the kitchen's functionality** overall.
- Participants generally dislike:
 - A new building or relocation of existing building;
 - **Disruption to the basketball courts**;
 - **Separation of the pleasure pad and hockey rink**, including the creation of a “viewing area” between the two ice pads.

What We Heard

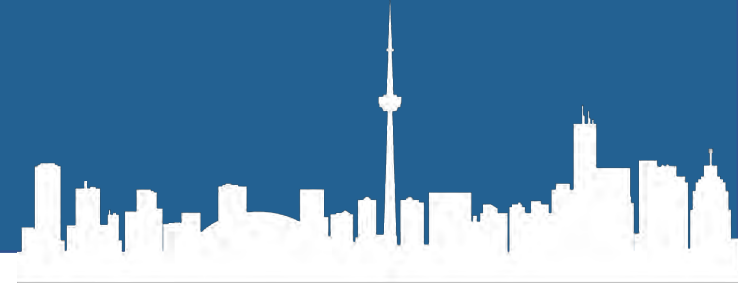
- **Other comments:**
 - Some prefer keeping the **refrigeration equipment in the clubhouse.**
 - Some prefer **separating the entire refrigeration equipment and Zamboni garage** from the clubhouse.
 - Some prefer a **large community space** in the Clubhouse.
 - Some prefer **splitting the available community space** into two.
 - Some prefer the **City standard hockey rink size.**
 - Some prefer to **reduce the size of the hockey rink** to accommodate other activities such as bike polo.

What We Heard

- **General concerns:**
 - Potential **disruption to park use** and programs during any construction;
 - Potential for **negative changes to the park** (e.g. programs are worse-off and there is a lower sense of community);
 - Ensuring the project be designed to be **environmentally sustainable**;
 - Ensuring the Farmers Market, Clay and Paper Theatre, and other **park uses continue to be accommodated** in the design.
 - Potential impact of each strategy on **existing trees**;
 - Potential impact of **future growth** in the neighbourhood population on the park;
 - Potential impact of design on **existing basketball courts**;

What We Heard

- **Feedback on the engagement process:**
 - Ensure **materials are provided** to CRG members and community in order to inform and promote public meeting attendance.
 - Enlarge the **CRG to represent more park user groups**.
 - Include **representatives from families and youth** in the CRG and accommodate in public meeting format.
 - Consider a **different public meeting format**.

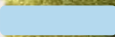
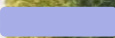
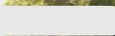
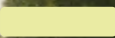
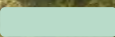


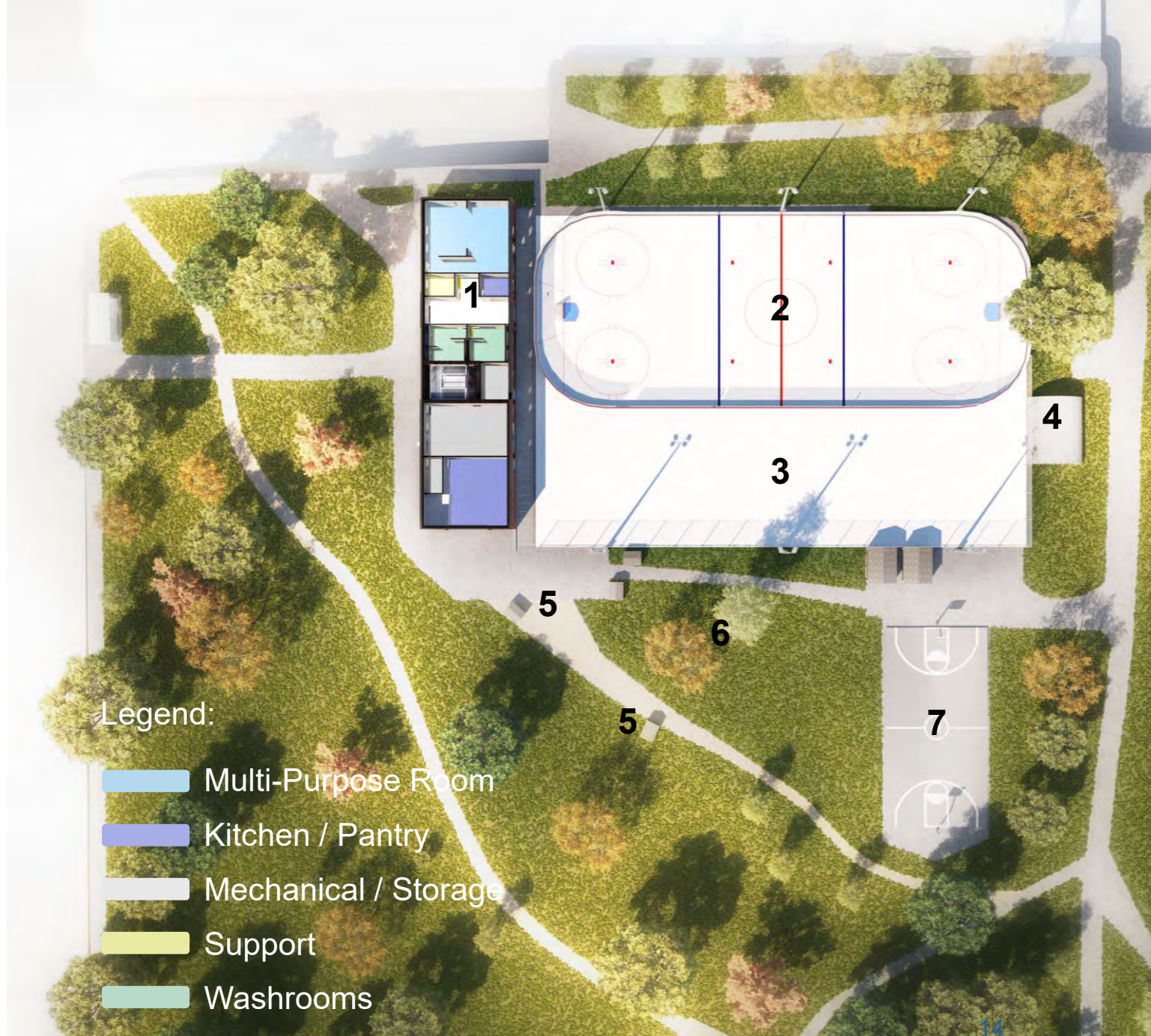
Refined Design Strategies

Existing Site Plan

- 1 Existing Clubhouse
- 2 Hockey rink
- 3 Pleasure pad
- 4 Existing Zamboni Garage
- 5 Bake Ovens
- 6 Community Garden
- 7 Basketball Court

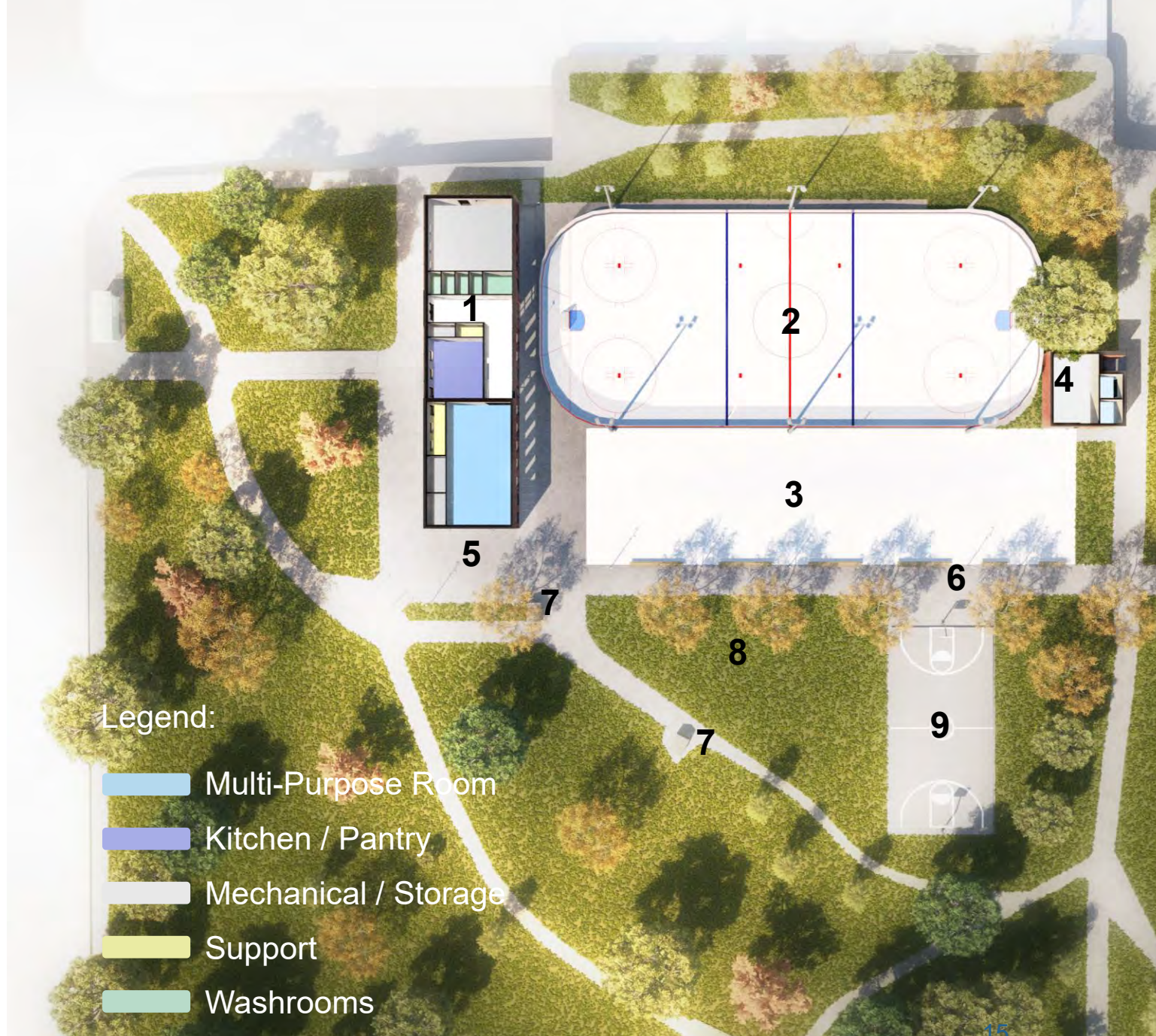
Legend:

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



Option 1: Site Plan

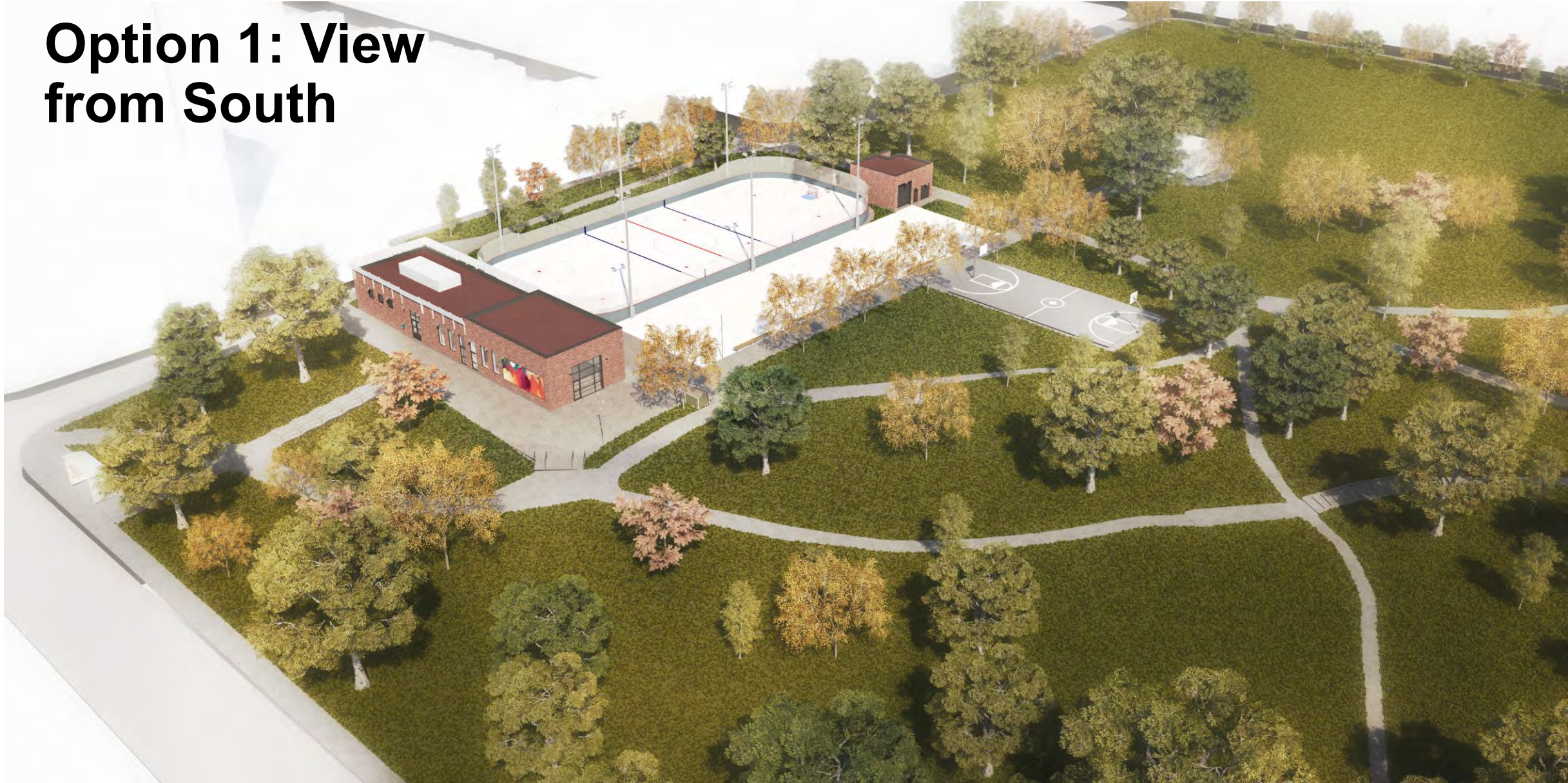
- 1 Renovated Clubhouse
- 2 Standard hockey rink (185' x 80') with new dasher boards and gates
- 3 Pleasure pad (165' x 55') configured to allow larger skating loop to occur in winter and multi-use in summer
- 4 Zamboni Garage + Storage
- 5 Flexible Plaza
- 6 East-West Spine
- 7 Bake Ovens
- 8 Community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



Existing: View from South



Option 1: View from South



Option 1 Views: Clubhouse + Plaza

- Views into Clubhouse from Plaza
- Generous walking path to Gladstone walkway with seating, planting, lighting
- Relocated small bake oven
- Improved site lighting for markets, gatherings, special events
- Flexible Plaza connected to Pleasure pad, accommodating larger groups



Above: proposed
Right: existing



Option 1 Views: Flexible Plaza

- Pleasure pad defined by seating, lighting and planting
- Plaza allows for gathering at south and east side of Clubhouse
- Open views and good access across the site



Above: proposed
Right: existing



Option 1 Views: East-West Spine

- Connection between Dufferin Street, Gladstone walkway and Fieldhouse to the east
- Pleasure pad with landscape buffer to remainder of park to the south
- Zamboni garage designed with additional park storage allowing removal of storage sheds

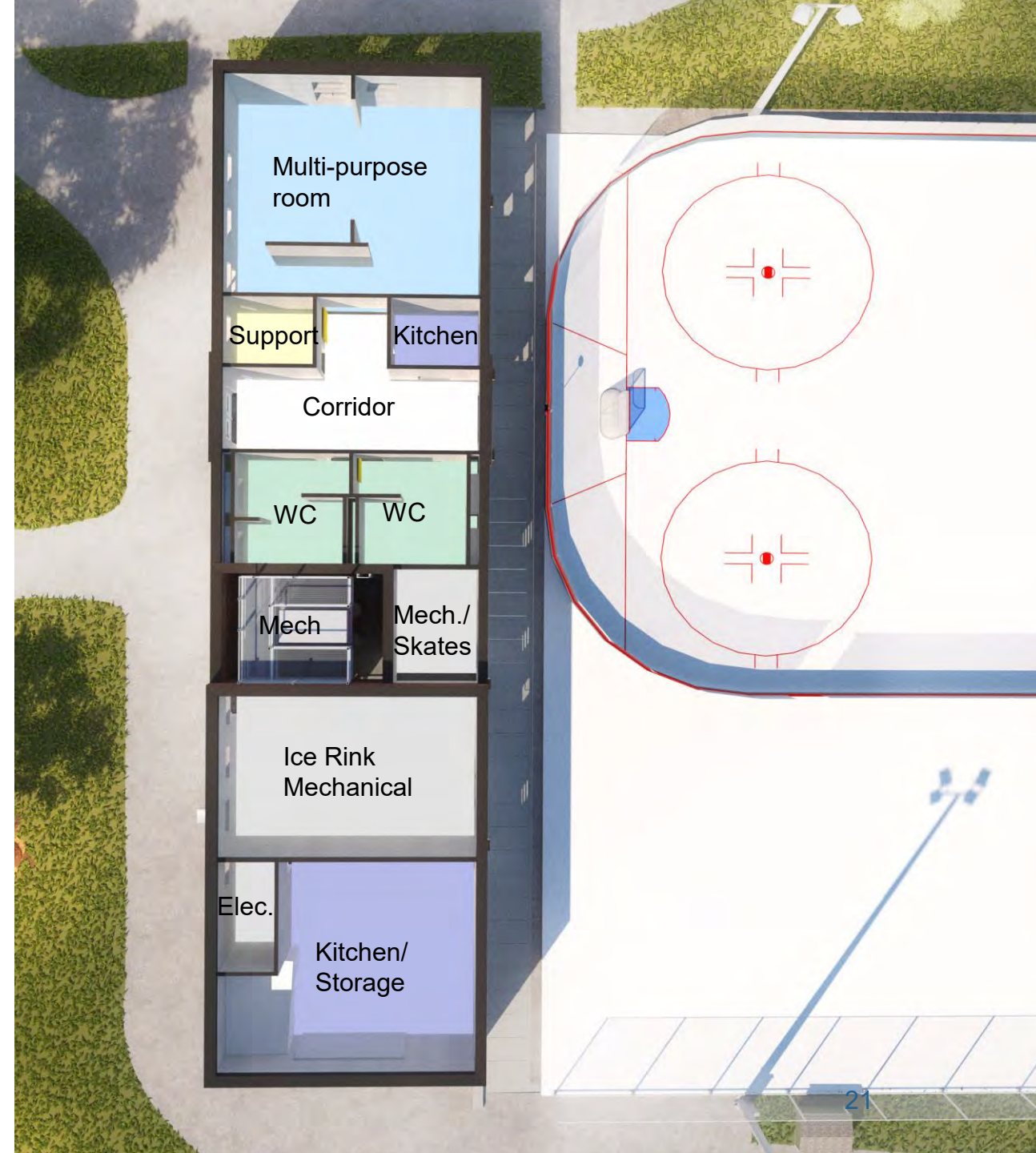


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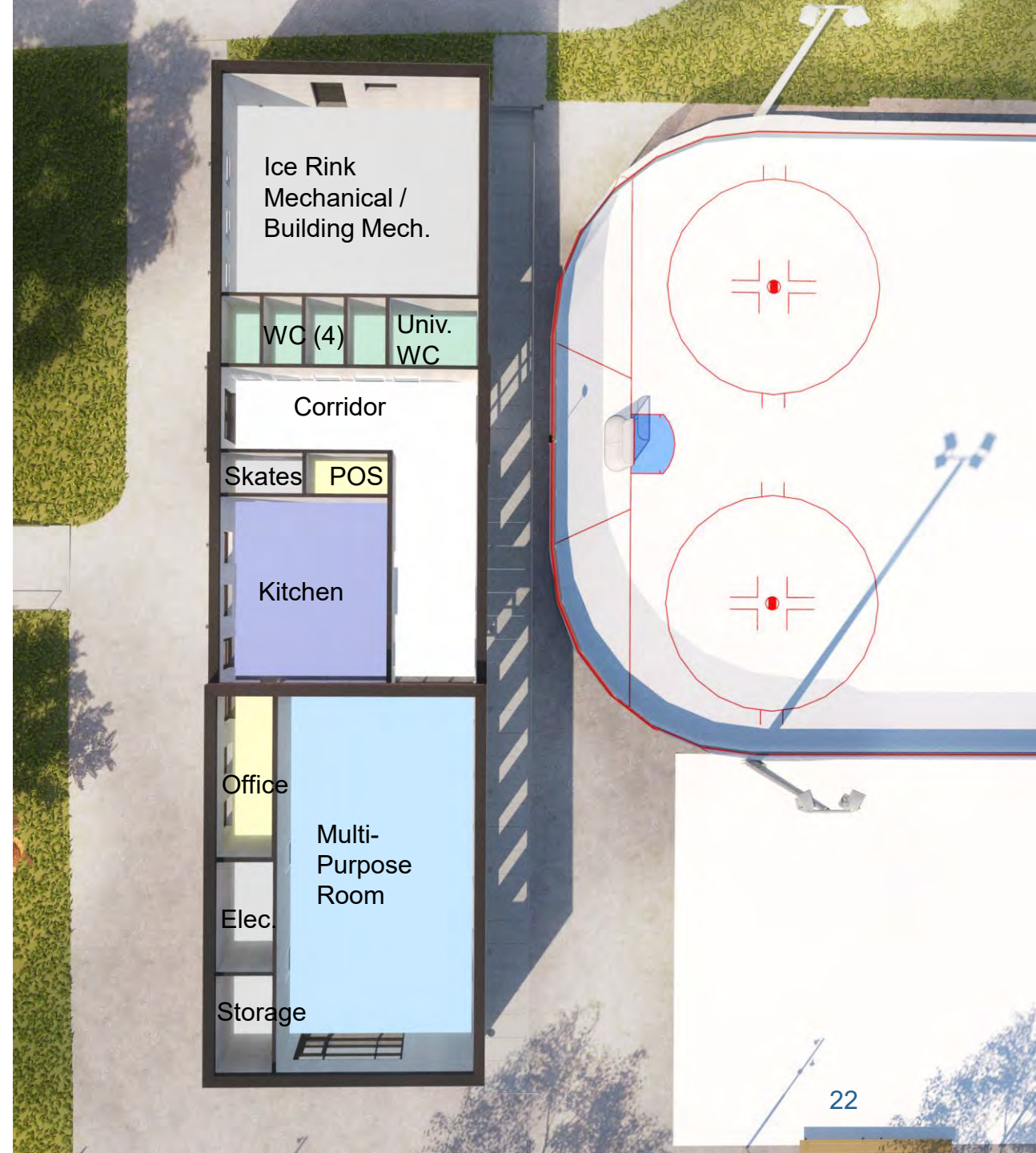
Existing Clubhouse

- Multi-Purpose Room facing north; 790 SF
- Kitchen cooking + garage storage areas; 645 SF
- 3 female toilets + 2 male toilets + 2 urinals
- Mechanical uses at centre of building



Option 1: Clubhouse Renovation

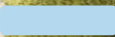
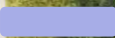
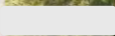
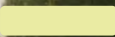
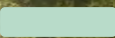
- Multi-Purpose Room facing public plaza; 1,010 SF
- Kitchen accessible to main corridor + multi-purpose room; 450 SF
- 5 unisex toilets incl. universal washroom
- Ice rink mechanical at north end



Option 2: 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 + Ice Rink Mechanical Room + Storage
- 5 Flexible Plaza
- 6 East-West Spine
- 7 Bake Ovens
- 8 Community Garden
- 9 Basketball Court

Legend:

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

Option 2: View from South



Option 2 Views: Clubhouse + Plaza

- Views into Clubhouse from Plaza
- Generous walking path to Gladstone walkway with seating, planting, lighting
- Relocated small bake oven
- Improved lighting for markets, gatherings, special events
- Flexible Plaza connected to Pleasure pad, accommodating larger groups



Above: proposed
Right: existing



Option 2 Views: Flexible Plaza

- Pleasure pad defined by seating, lighting and planting
- Plaza allows for gathering at south and east side of Clubhouse
- Open views and good access across the site



Above: proposed
Right: existing



Option 2 Views: East-West Spine

- Connection between Dufferin Street, Gladstone walkway and Fieldhouse to the east
- Pleasure pad with landscape buffer to remainder of park to the south
- Zamboni garage includes mechanical plant and additional park storage allowing removal of storage sheds

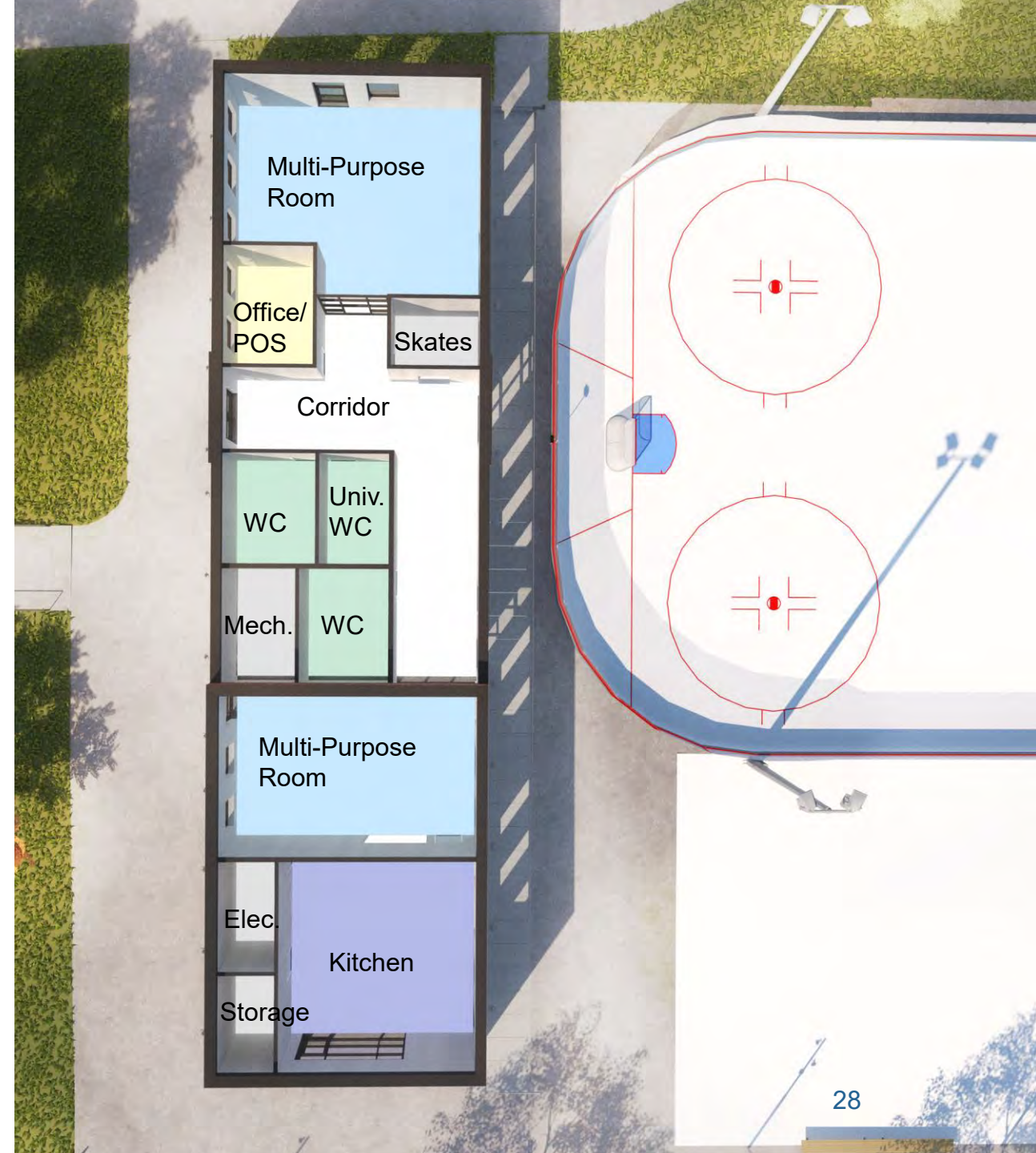


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Right: existing



Option 2: Clubhouse Renovation

- Multi-Purpose Room facing plaza; 560 SF
- Multi-Purpose Room facing north; 720 SF
- Kitchen accessible to multi-purpose room and plaza; 540 SF
- 3 male toilets + 1 urinal, 4 female toilets; 1 universal washroom
- Ice rink mechanical removed from building



Option 3: Site Plan

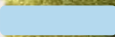
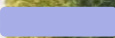
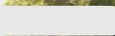
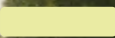
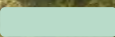
- 1 Renovated Clubhouse
- 2 Standard hockey rink (185' x 80') with new dasher boards and gates
- 3 Pleasure pad (162' x 50') configured to allow larger skating loop to occur in winter and multi-use in summer
- 4 Zamboni Garage + Ice Rink Mechanical Room + Storage
- 5 Flexible Plaza
- 6 East-West Spine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

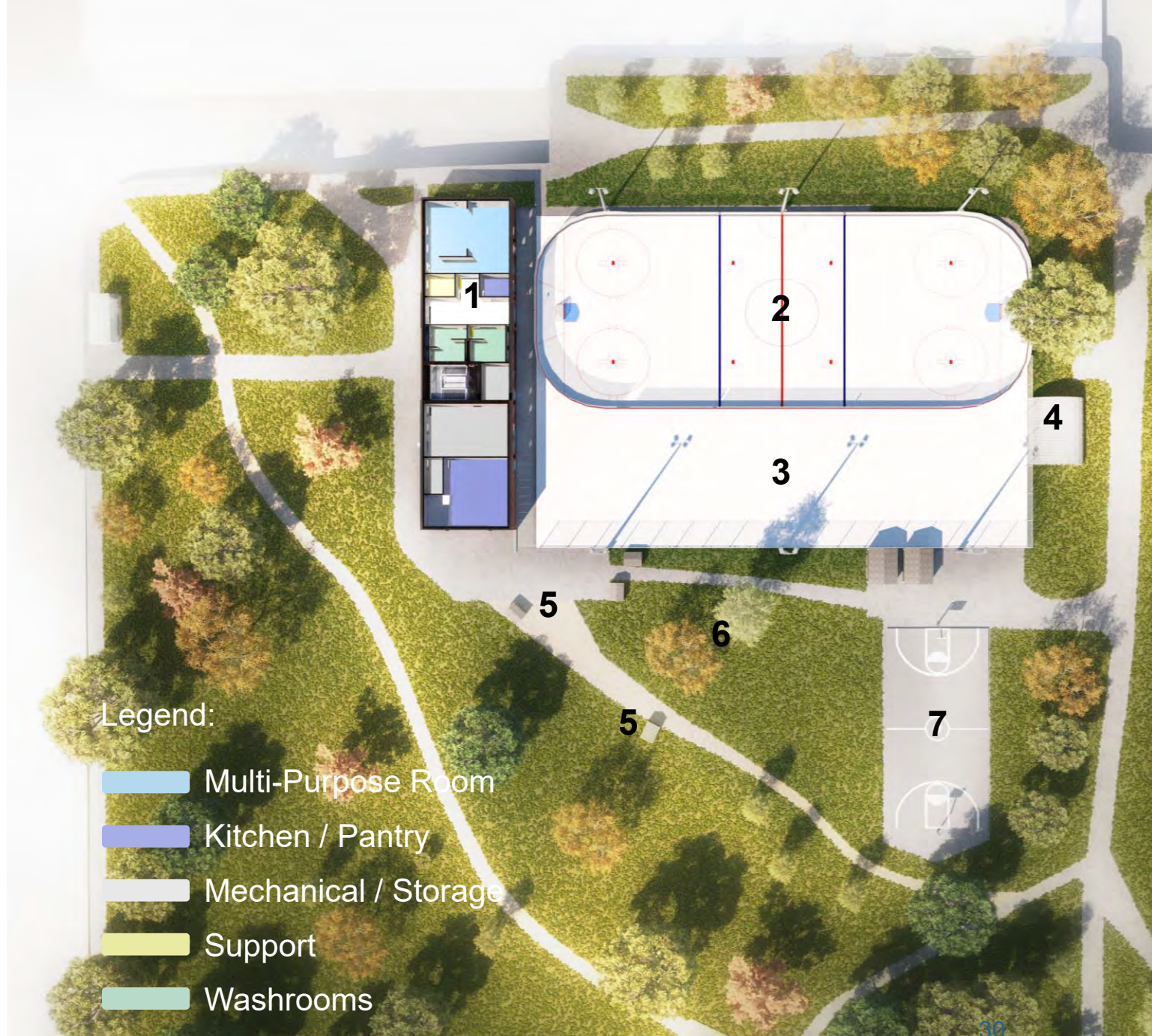


Existing Site Plan

- 1 Existing Clubhouse
- 2 Hockey rink
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Legend:

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



Option 3: View from South



Existing: View from South



Option 3 Views: Clubhouse + Plaza

- Views into Clubhouse from Plaza
- Diagonal walking path to Gladstone Walkway with planting, lighting
- Relocated small bake oven to north end of plaza
- Improved lighting for markets, gatherings, special events
- Flexible Plaza shifted to east side - connected to Pleasure Pad, accommodating larger groups



Above: proposed
Right: existing



Option 3 Views: Flexible Plaza

- Pleasure Pad defined by seating, lighting
- Plaza allows for gathering at east side of Clubhouse
- Open views and good access across the site
- Relocated small bake oven to north end of plaza - adjacent to kitchen
- Additional planting within Plaza – opportunity for more depending upon intended function of Plaza



Above: proposed
Right: existing



Option 3 Views: East-West Spine

- Diagonal connection between Dufferin Street, Gladstone Path
- Pleasure Pad framed by Clubhouse and Hockey Rink; with landscape buffer to Gladstone Path
- Zamboni garage addition to Clubhouse includes mechanical plant and additional park storage allowing removal of storage sheds from park
- Planted buffer to Gladstone walkway



Above: proposed
Right: existing



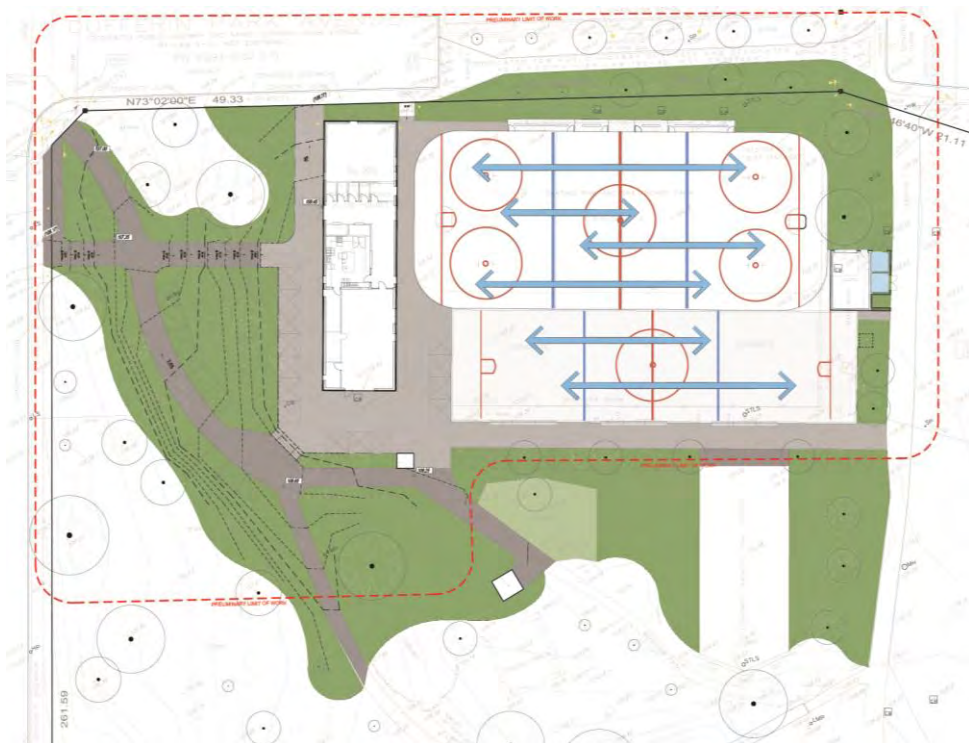
Option 3: Clubhouse Renovation

- Multi-Purpose Room facing public plaza; 1,050 SF
- Multi-Purpose Room facing north; 720 SF
- Kitchen accessible to multi-purpose room and main corridor; 350 SF
- 5 unisex toilets incl. universal washroom
- Ice rink mechanical + zamboni garage addition

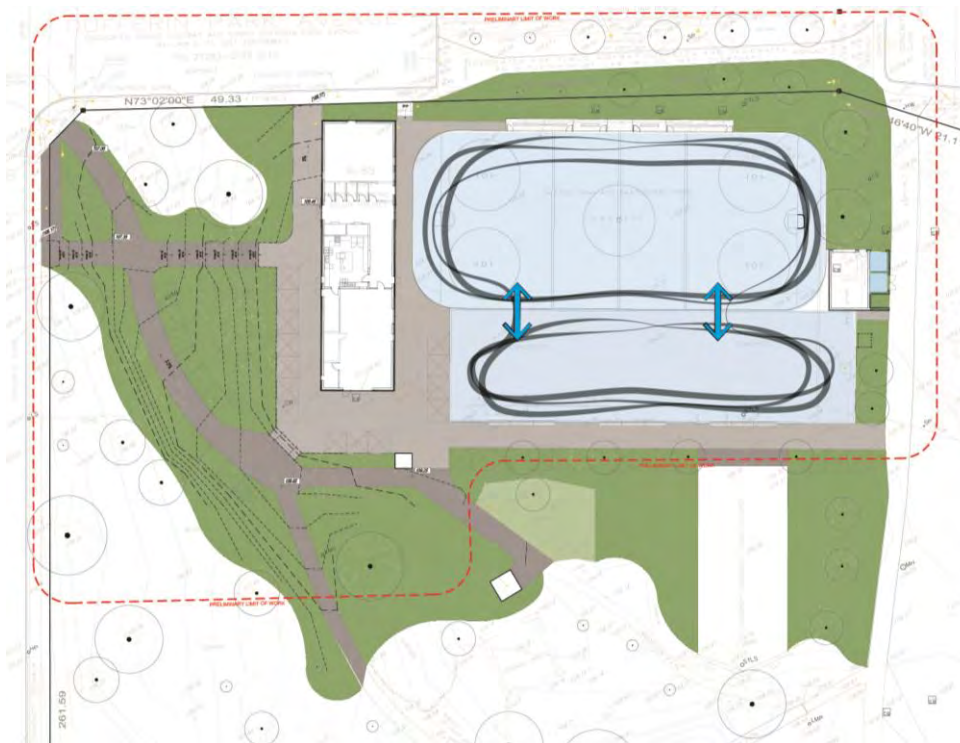


Options 1+2: Winter Rinks

Shinny

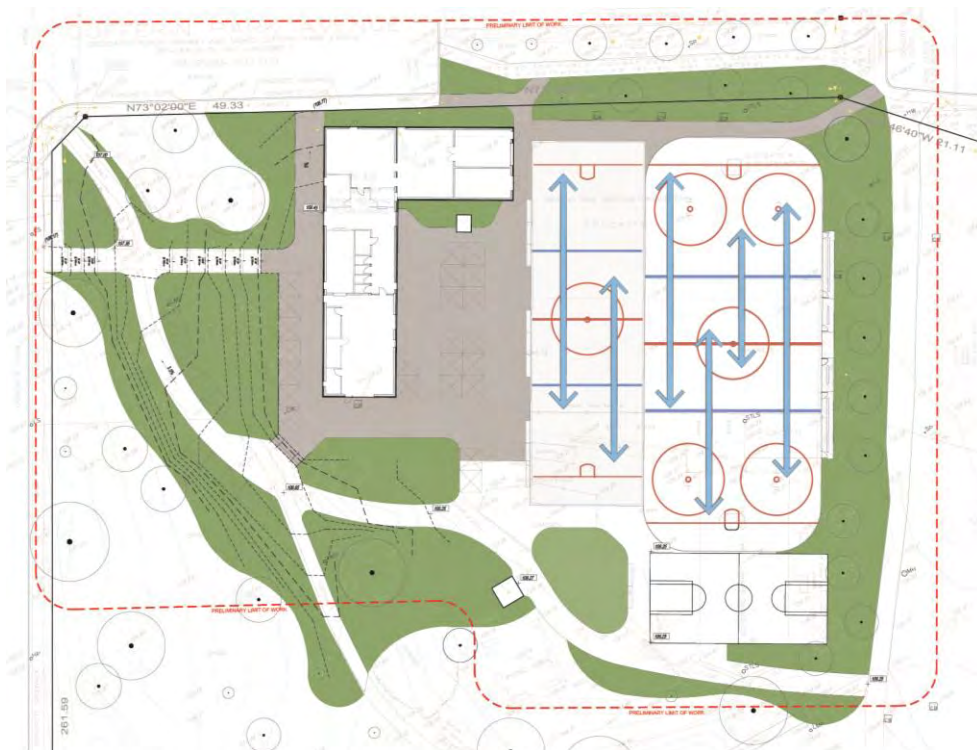


Open Skate

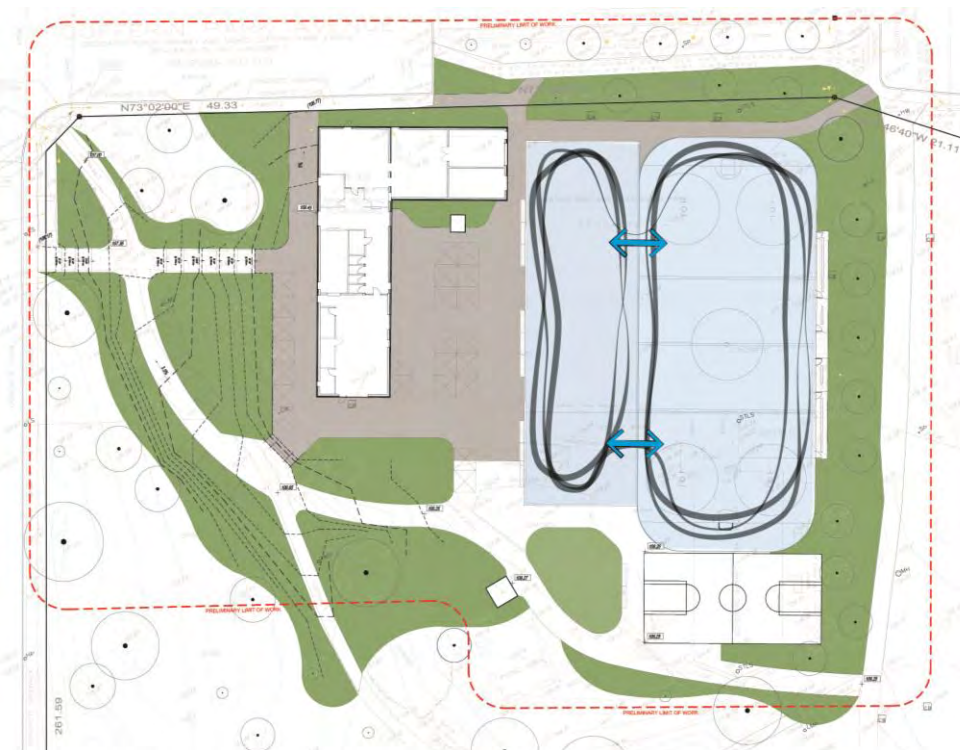


Option 3: Winter Rinks

Shinny



Open Skate



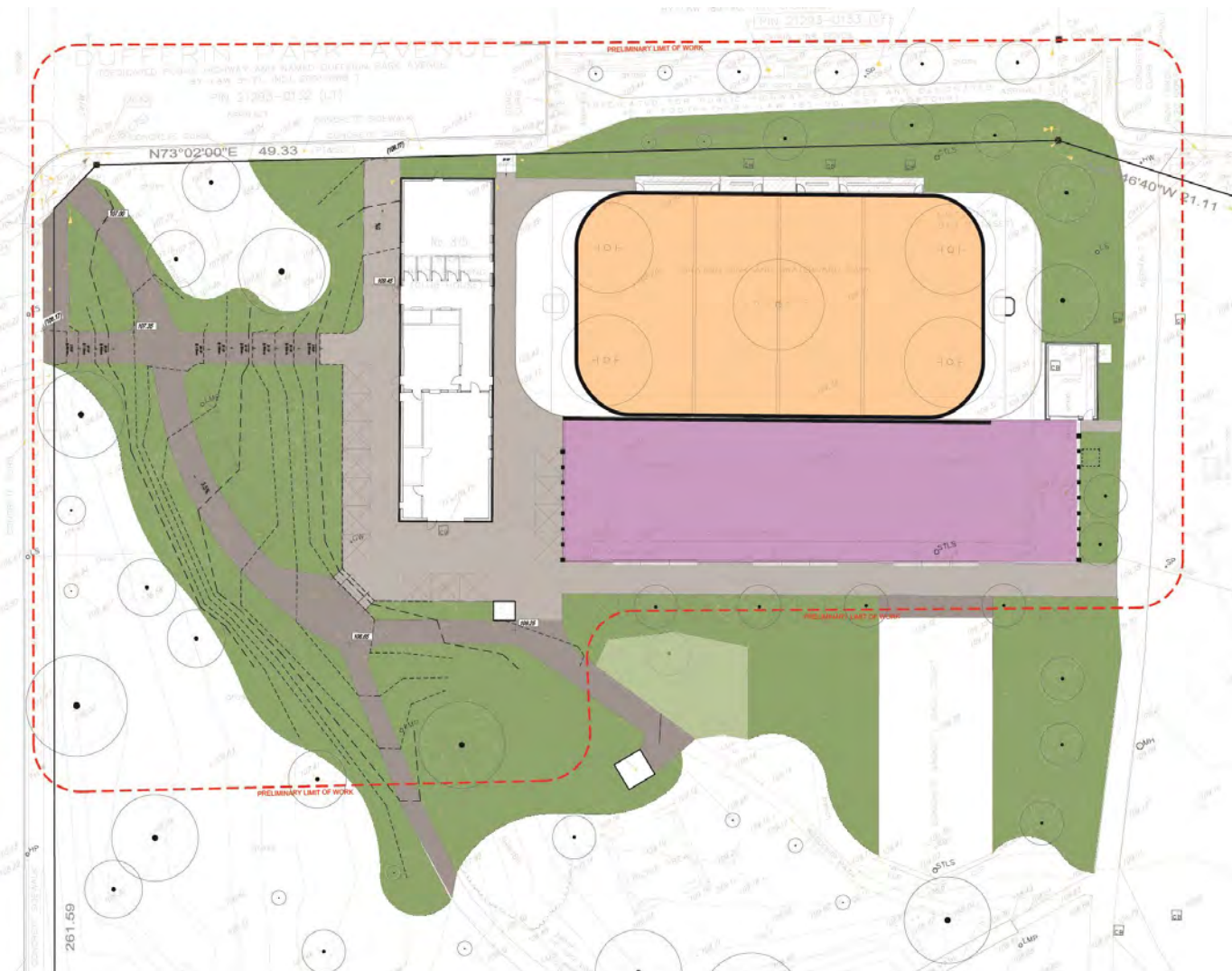
Options 1+2: Summer Rinks

Bike Polo

- Temporary boards at ends create preferred court size

Skateboarding

- Temporary/removable fencing at ends (mounted to ramps) create opportunities for integrating ramps and built elements into long runs
- Permanent hockey boards provide protection and structure along north edge
- Permanent seating elements along south provide viewing area and opportunities for community engagement



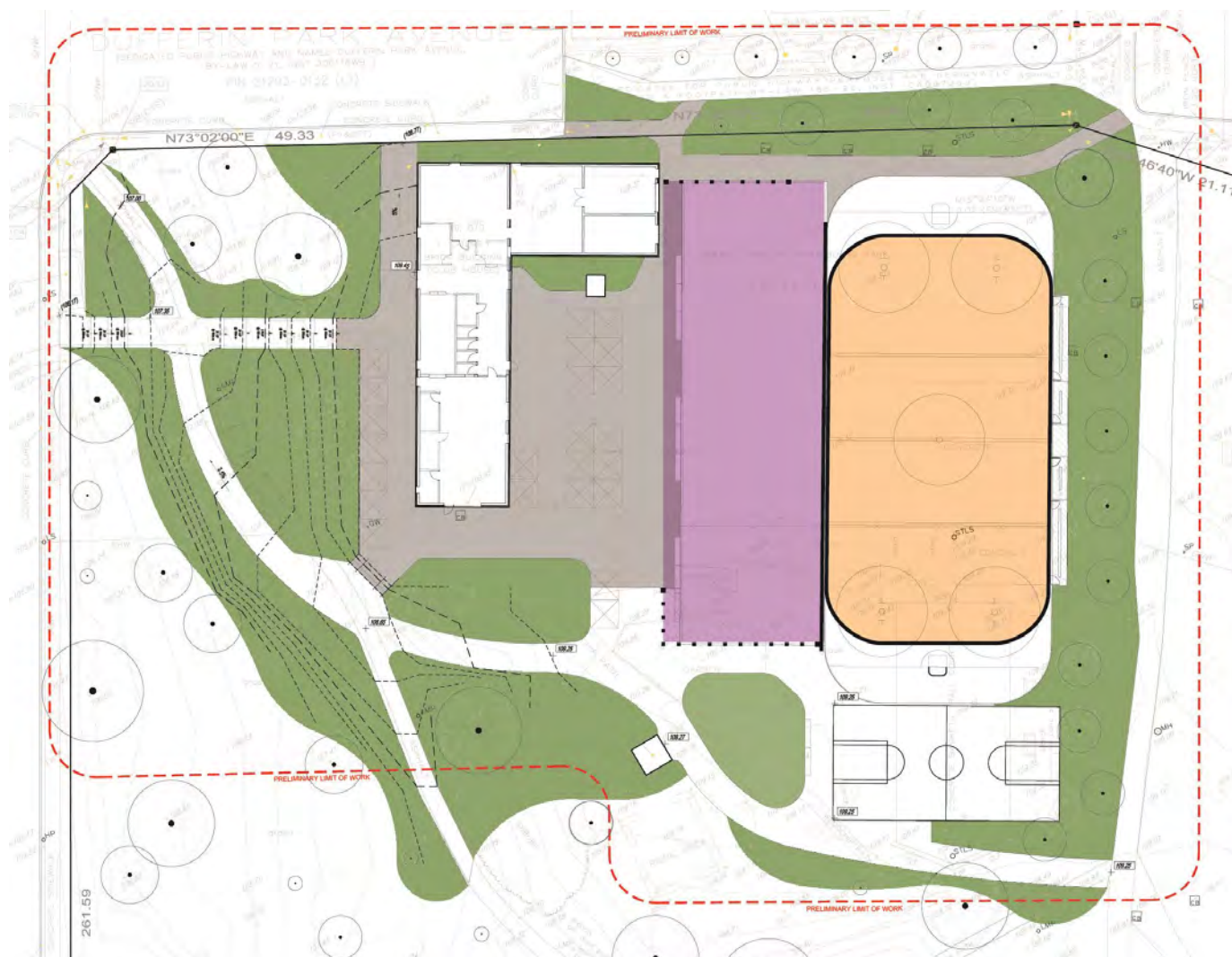
Option 3: Summer Rinks

Bike Polo

- Temporary boards at ends create preferred court size

Skateboarding

- Temporary/removable fencing at ends (mounted to ramps) create opportunities for integrating ramps and built elements into long runs
- Permanent hockey boards provide protection and structure along east edge
- Permanent seating elements along west provide viewing area and opportunities for community engagement



Options 1+2: Outdoor Market

Spring/Fall



Summer



Option 3: Outdoor Market

Spring/Fall

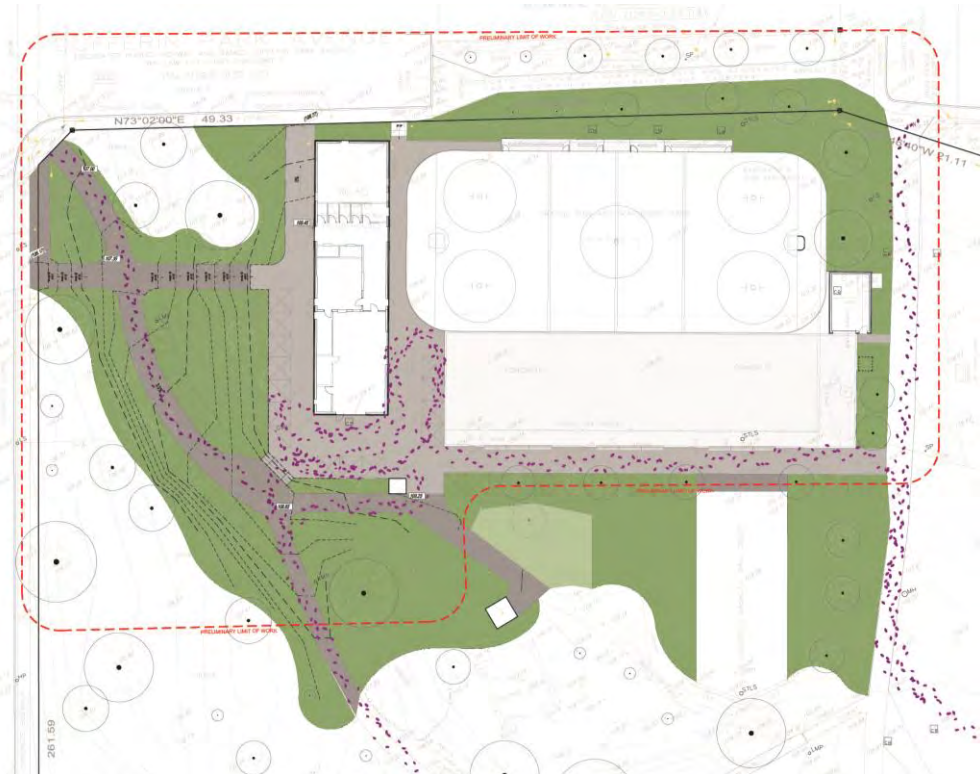


Summer



Options 1-3: Outdoor Gathering

Options 1-2



Option 3

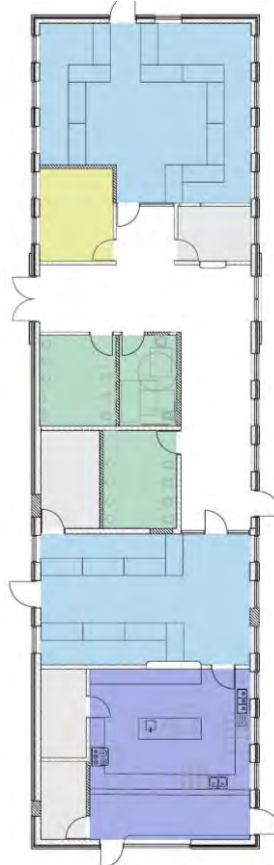


Options 1-3: Indoor Market

Option 1:
12 vendors



Option 2:
14 vendors



Option 3:
19 vendors

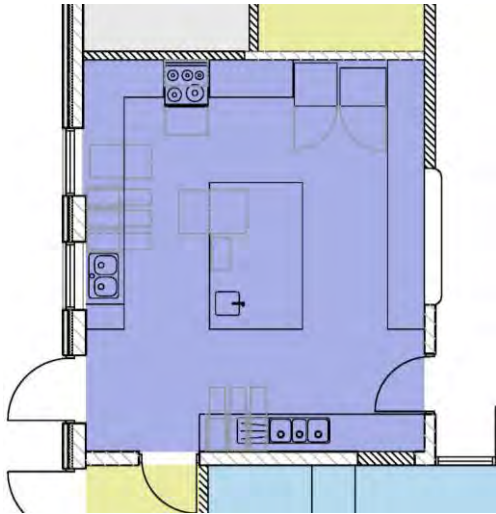


Notes:

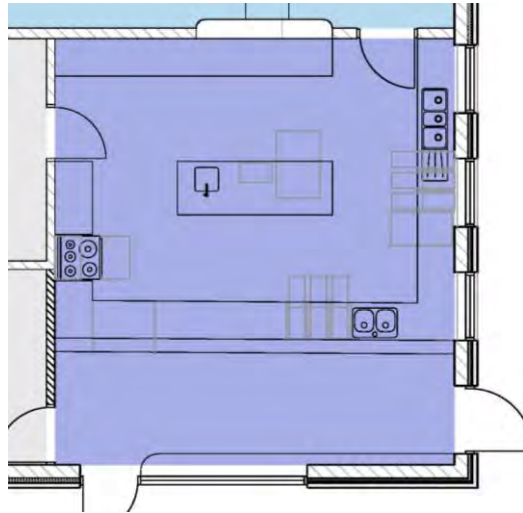
Current indoor farmers' market accommodates 10 vendors in north community room and 5-7 vendors in garage. Renovation ideally accommodates total of 18-22 vendors in winter, assuming 30" wide x 6' long tables.

Options 1-3: Kitchen

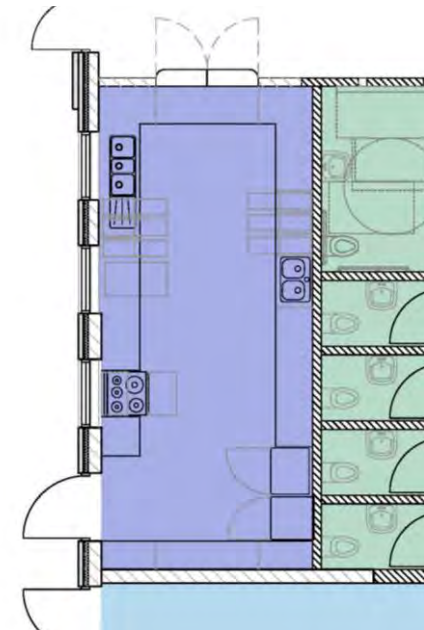
Option 1: 450 SF



Option 2: 540 SF



Option 3: 350 SF

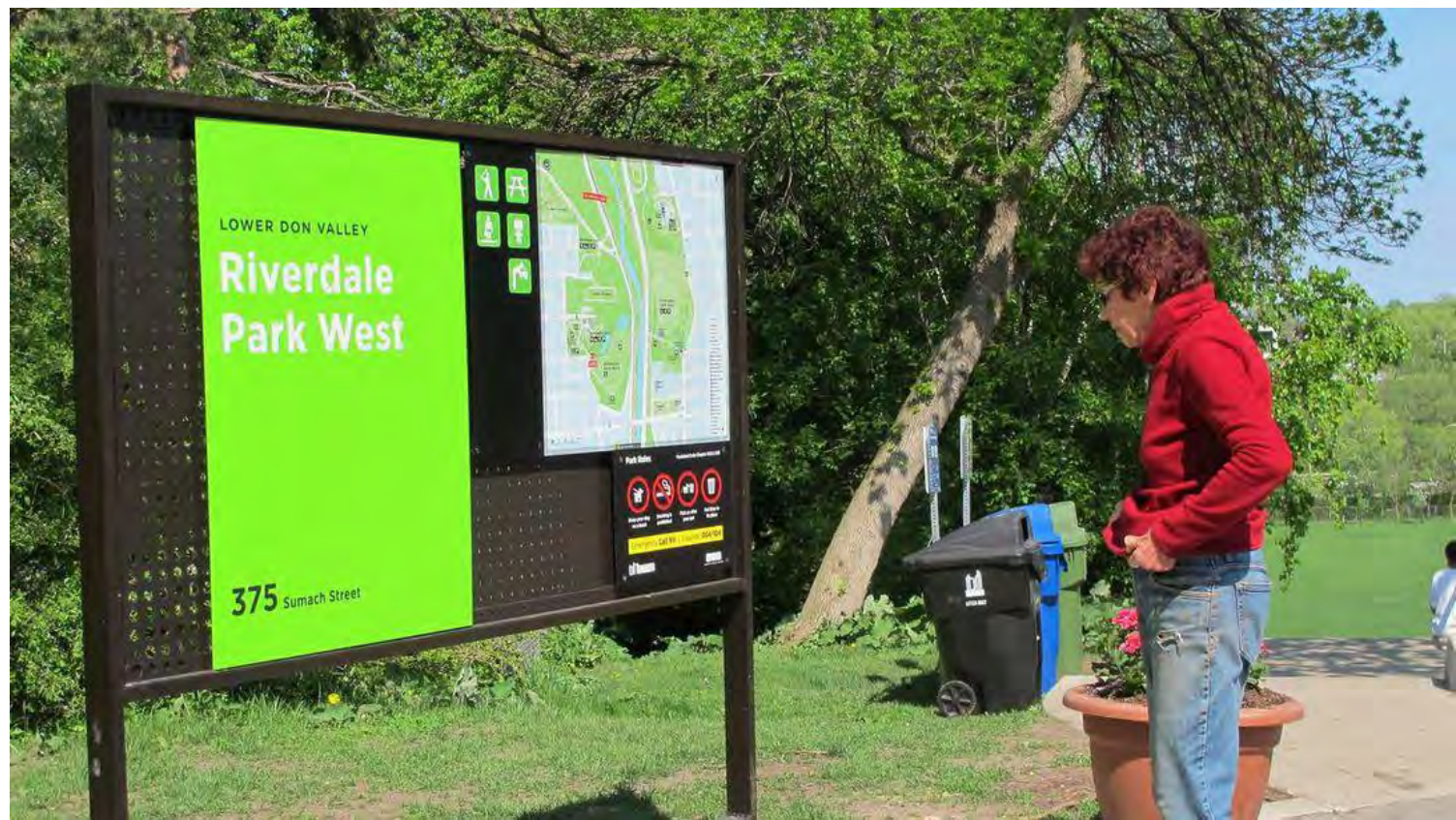
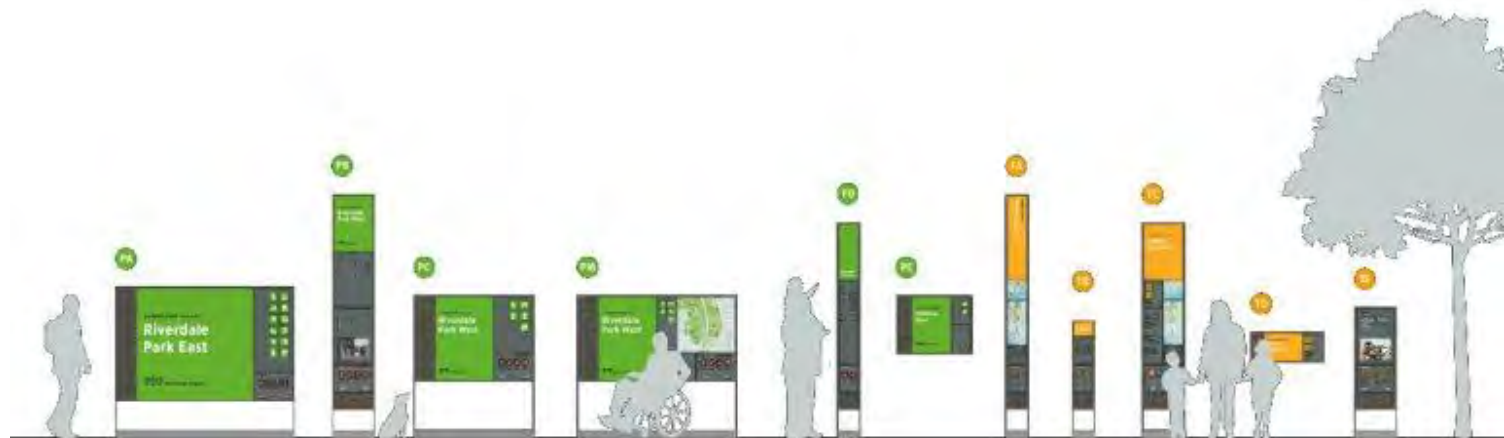


Scale references:

High Park Children's Kitchen – 920 SF; Warden Hilltop Community Centre Kitchen – 516 SF;
Bob Abate Community Kitchen – 121 SF; Wychwood Barns The Stop Kitchen – 350 SF

Design Concept Common Elements – entry + pathways

- Welcome area at Dufferin / Dufferin Park Avenue intersection
- Incorporate new park signage



Design Concept Common Elements – entry + pathways

- Accessible sloped walkway from Dufferin Street to Clubhouse + Plaza
- Accommodates market tents



Above: proposed
Right: existing



Design Concept Common Elements – entry + pathways

- Renovated direct stair connection from Dufferin Street to Clubhouse
- Clubhouse façade improvements to address this stair



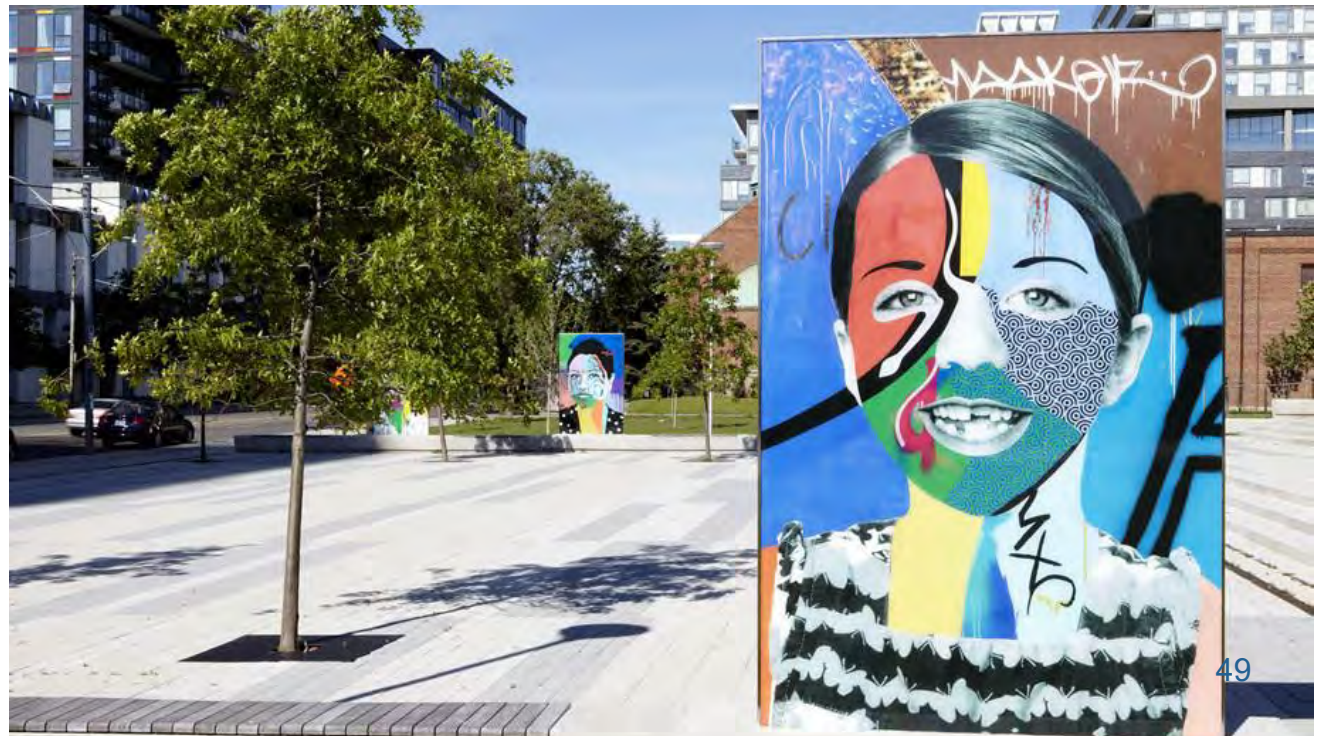
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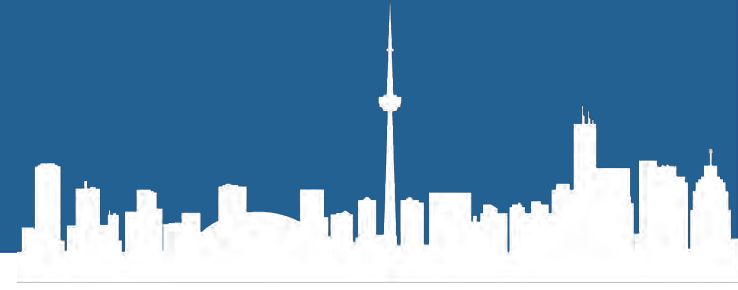


Design Concept

Common Elements – public art + memorials

- Opportunities for public art exist in each of the three options
- Exploration and identification of public art opportunities will be integrated in future design phases of the project
- Implementation of Public Art ultimately organized through a separate process in partnership with Public Art office and other partners (StreetARToronto)
- Existing memorial walls (honouring Justin Bokma and Darrell Smith) will be integrated into the design

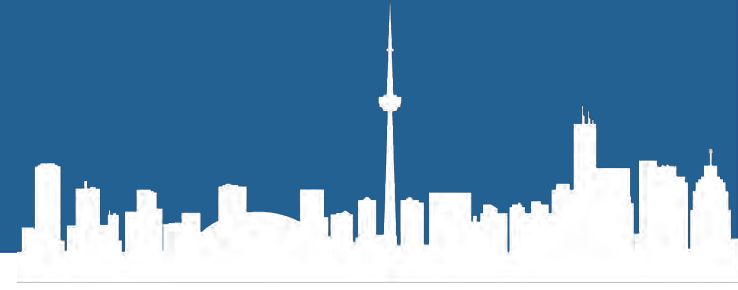




Discussion

Questions

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



Public Meeting Format

Potential Public Meeting Format

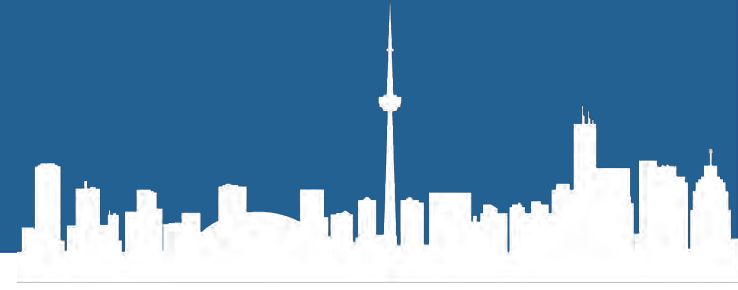
- **Wednesday April 17, 2019 – St. Helen Catholic School (Gymnasium), 1196 College Street**
- **Open House: 6:30-7:00pm (*like at the last Public Meeting*)**
 - Information boards will be set up along one half of the room for community members to read at their own pace.
 - Members of the project team 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 OR passive activities that community members can use to provide feedback.
- **Presentation: 7:00 – 7:30 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

- **Feedback Collection: 7:30 to 9:00 pm**
 - Potential Questions:
 - Is there anything that you expected to see in the strategies that you feel is missing? If so, what?
 - What do you like and dislike about strategy 1?
 - What do you like and dislike about strategy 2?
 - What do you like and dislike about strategy 3?
 - Is there a strategy you prefer? What would you change about that strategy?

Potential Public Meeting Format

- **Feedback Collection: 7:30 to 9:00 pm**
 - Potential Format:
 - Open Q+A/comments: 7:30 to 8:00
 - Small table discussions using worksheets: 8:00 to 8:30
 - Plenary discussion: 8:30 to 9:00
 - 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)



Next Steps

Next Steps

- **April 18:** Meeting presentation will be available online.
- **April 18:** An online survey will be available.
 - The online survey questions will be the same as those at the public meeting.
- **April 18 to May 1** (exact dates TBD): Four Pop-ups will take place in the park and surrounding area following the meeting.
 - We will be presenting key boards from the public meeting to provide context for those who may be new to the project.
 - The questions at the popup will be the same as those at the public meeting.
 - We will be handing out small business cards that direct people to the online survey, if they don't have time to participate in person (there will also be an address for the project website).
- **April 18 to May 1:** Youth Engagement TBD.

Thank You

For more information, please visit:

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

