

Dufferin Grove Park North-West Corner and Clubhouse Improvements

Public Meeting – September 19, 2019



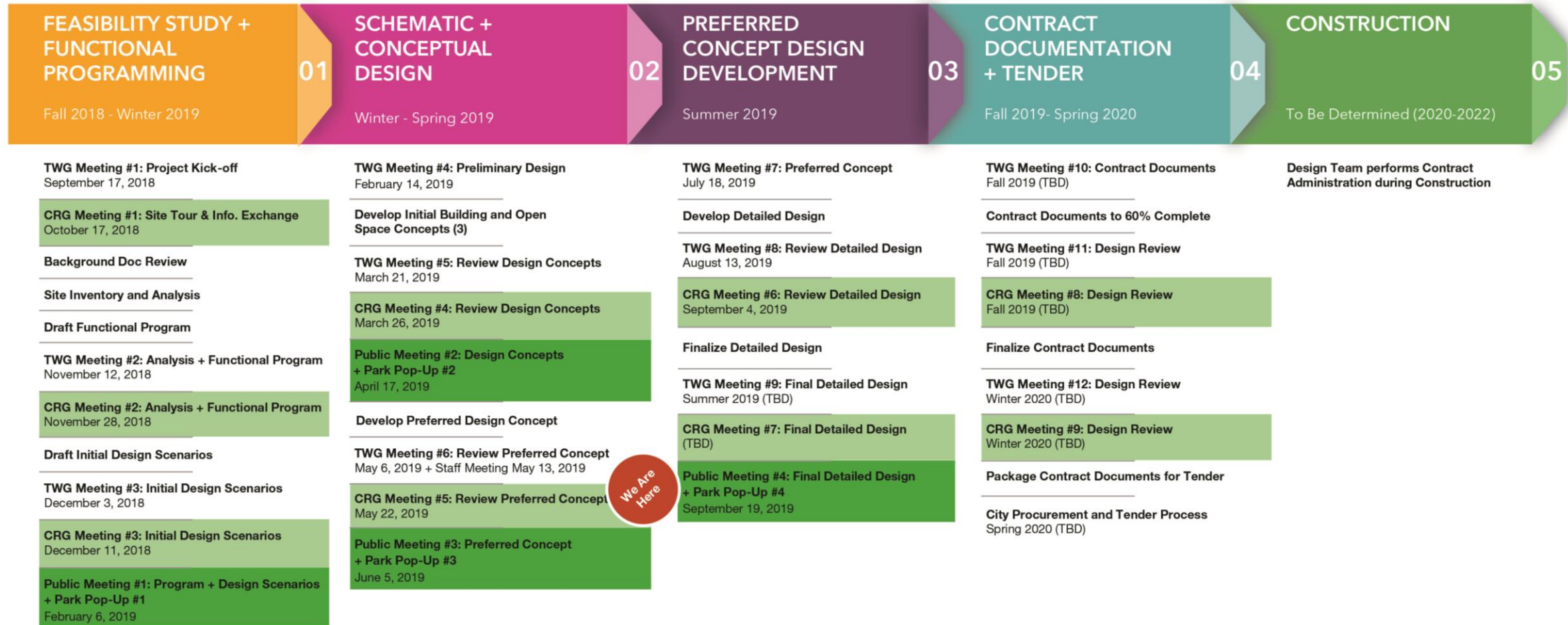
Meeting Agenda

- 6:30 pm Open House**
- 7:00 pm Presentation of Final Detailed Design Strategy**
- 7:30 pm Questions of Clarification**
- 8:00 pm Open House**
- 9:00 pm Adjourn**

Community Engagement Background

- **November 24, 2016:** Public Meeting; 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:** Request for Proposal document written and issued, followed by procurement and evaluation processes, followed by execution of a contract with Project Lead: DTAH.

Community Engagement Work Plan



TWG: Technical Working Group
CRG: Community Resource Group

Community Engagement To Date

- 4 public meetings with **140 total** sign-in
- 8 CRG meetings with 24 members and a total of **277 hours** of time donated by volunteer CRG members
- 12 pop up events with **330+ participants**
- **86 engagements** through participation by online feedback forms

Why We're Here

- Part of a City-wide effort to **respond to aging public infrastructure**
- Acting now to **prevent unexpected closures** by replacing systems at their end-of-life and prior to their permanent failure; less costly, less disruptive through pro-active renewal
- **Improvements made now** will help support the next 20-25 years of use as well as respond to the anticipated population growth in the area

Why We're Here

- **Investment needed to maintain current facilities + programs** (state of good repair):
 - **Clubhouse Requirements:** plumbing, lighting, boilers, HVAC system and furnace all require replacement; kitchen exhaust fan upgrades, etc.
 - **Ice Rink Requirements:** refrigeration system including compressors, condenser, chiller, and associated pumps and heat exchanger require replacement due to end of service life; upgrades to mechanical rooms containing this equipment required
 - Ice rink slab headers near end of service life
 - Ice rink slab near end of service life and must be replaced: significant cracking across its surface jeopardizes its integrity and risks pipe rupture/refrigerant leak, not standard size / doesn't allow safe resurfacing
 - Zamboni garage requires replacement as existing garage only a temporary structure

Key Project Benefits

- **Pro-active investment** to avoid longer, more costly disruption in future
- Refurbish and revitalize the Clubhouse space to **meet current program needs, improve space efficiency** and **health and safety standards** with regard to food preparation
- **Address current conflicts** between Zamboni and pedestrian routes to address safety concerns
- **Enable wheelchair accessibility** to and from Dufferin Street, the Clubhouse and rink-space by reconstructing pedestrian pathways
- **Sustainable design** by re-use of construction materials, use of more efficient systems, lighting with LEDs, net increase of trees in the park, etc.



Final Detailed Design

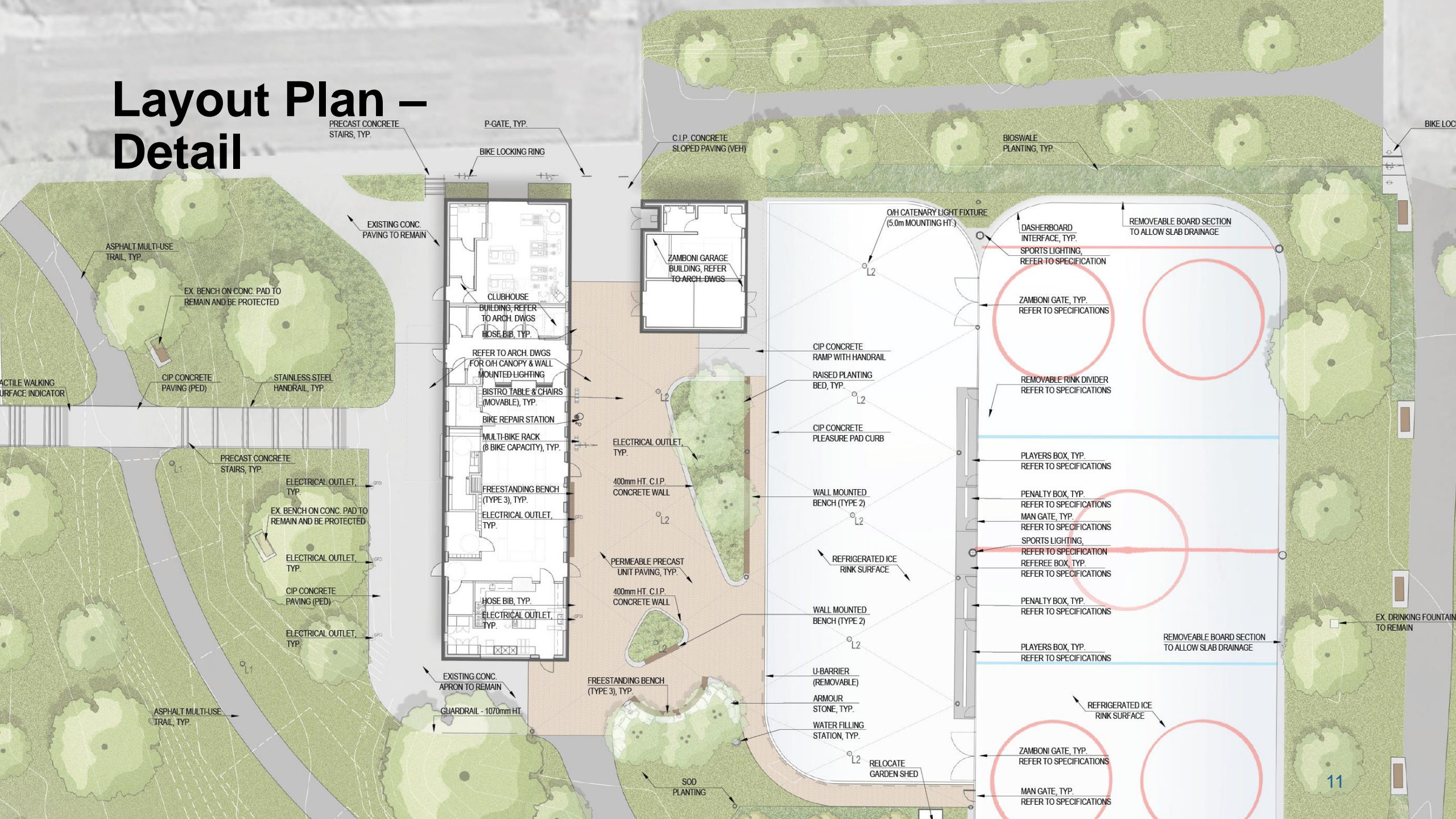
Goals Guiding the Design

- **Preserve Green**
- **Enhance Sustainability**
- **Improve Safety**
- **Enhance Accessibility**
- **Preserve Flexibility**

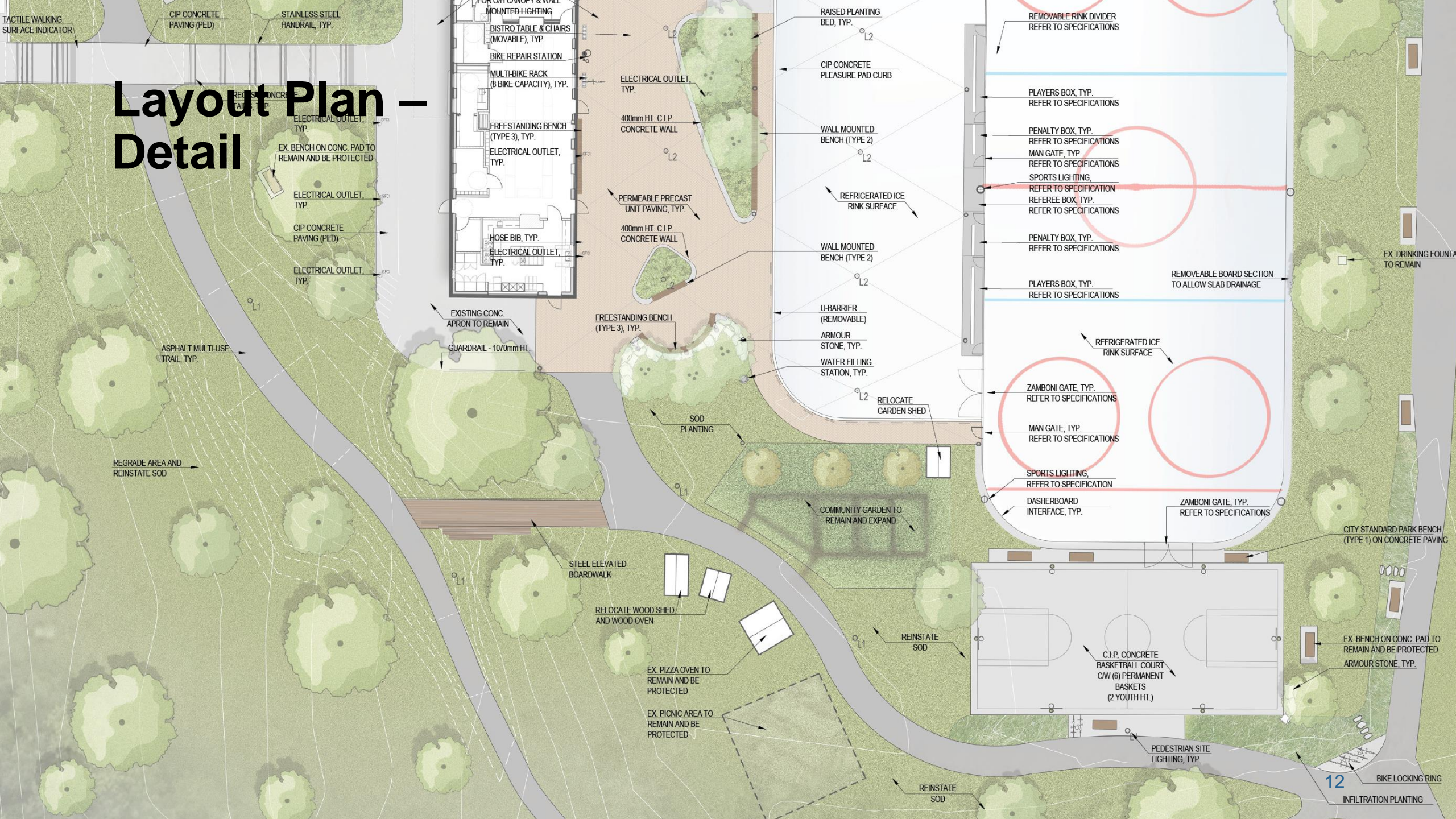
Layout Plan



Layout Plan – Detail



Layout Plan – Detail



Landscape Details

Dufferin Staircase + Railing



pre-cast concrete stair treads stainless steel handrail

Landscape Planter Seating



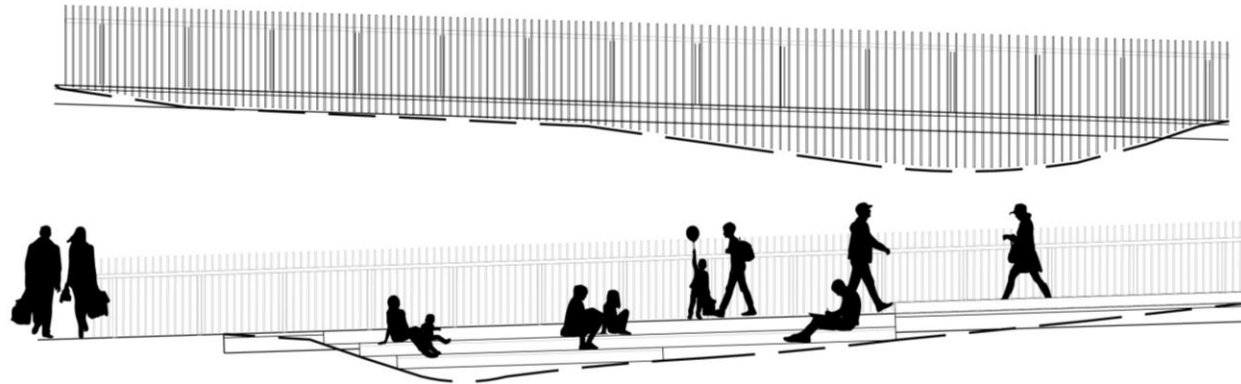
armour stone

Planting Mound at Plaza



concrete edge at seat height w/ wood top at rink side

Elevated Boardwalk

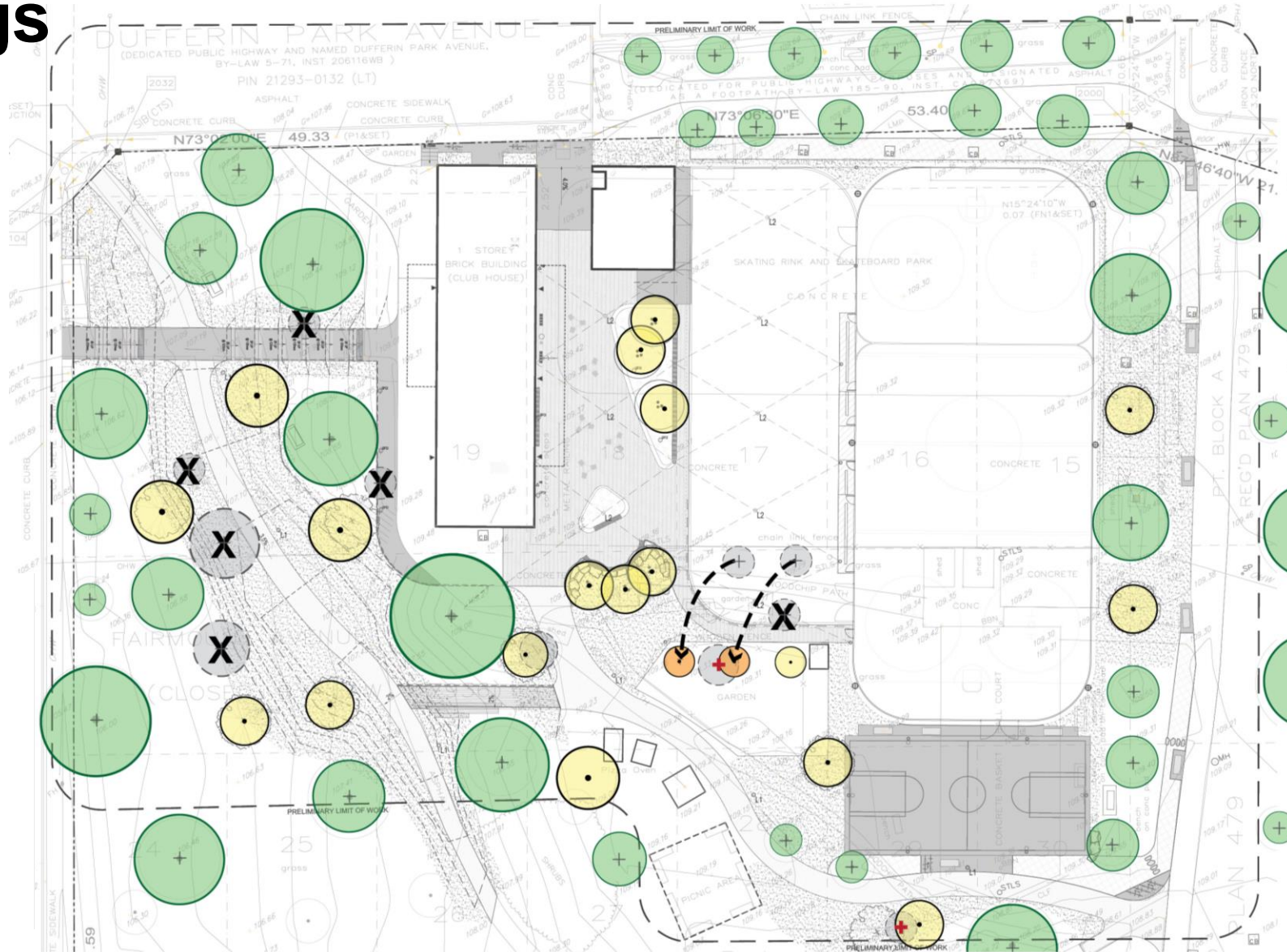


Tactile indicators at stepped side

Trees and Plantings

Drawing Legend

-  Existing Tree to Remain - 39
-  Tree to be Removed (Construction) - 7
-  Tree to be Removed (Health Issue) - 2
-  Transplanted Tree - 2
-  New Tree - 18



Trees and Plantings

Deciduous Trees



Quercus macrocarpa (bur oak)

Fruit Trees



Prunus serotina (black cherry)

Multi-Stem Trees



Amelanchier canadensis (serviceberry)

Pollinator Plantings



Rudbeckia hirta (gloriosa daisy)



Tilia cordata (littleleaf linden)



Prunus americana (American plum)





Sambucus canadensis (elderberry)

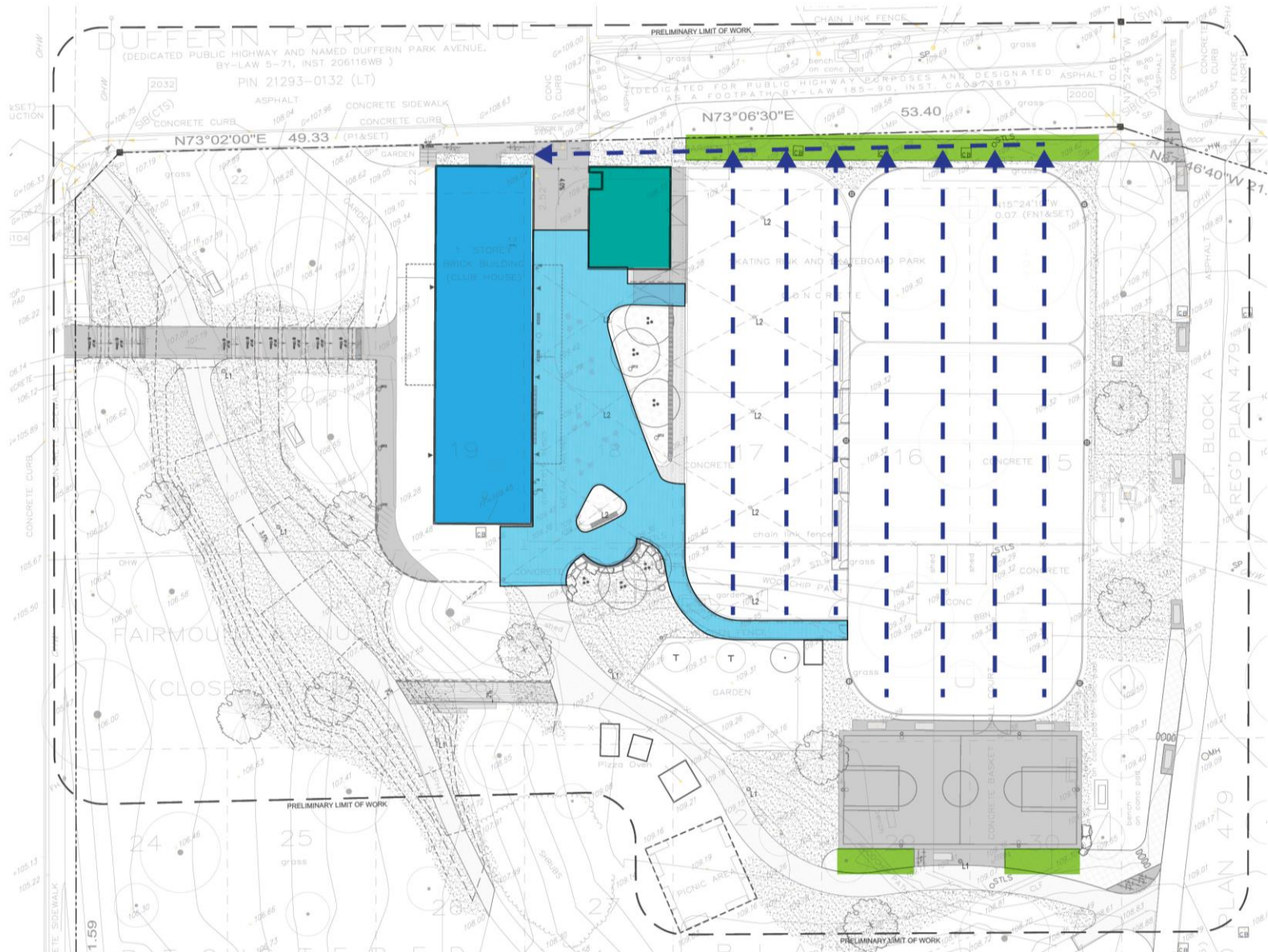


Echinacea purpurea (purple coneflower)

Stormwater Management

Drawing Legend

-  Bioswale / Soak Away Pit
-  Green Roof (pollinator focus)
-  Blue Roof (stormwater retention)
-  Permeable Paving
-  Below-grade Drainage



Stormwater Management

Bioswale



Range of plantings possible within bioswale structure, below which a pipe drains away excess water

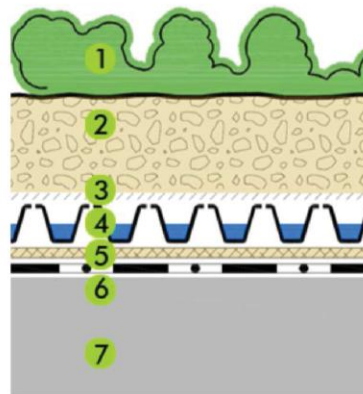
Soak-Away Pit



Soak-Away Pit similar to bioswale but without pipe connection.
Woody shrubs proposed as barrier at the southern edge of the Basketball Court



Green Roof



1. Plant Material (Sedum + Upright Perennials)
2. Growing Medium (100-120mm)
3. Filter Sheet
4. Drainage Board
5. Protection Mat
6. Root Barrier
7. Roof Construction with Waterproofing Membrane

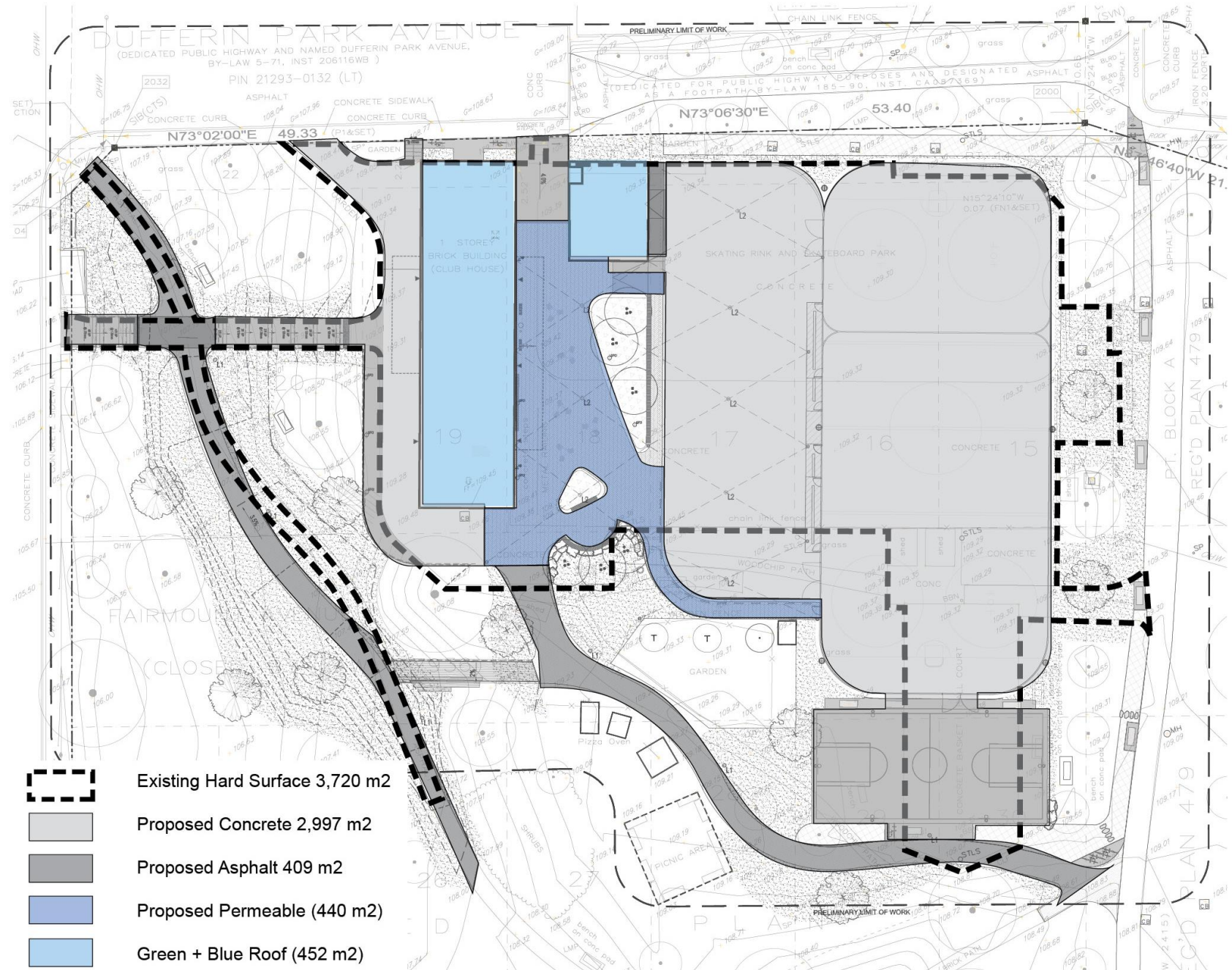


planting mix including flowering perennials



non-accessible green roof maximises area for green

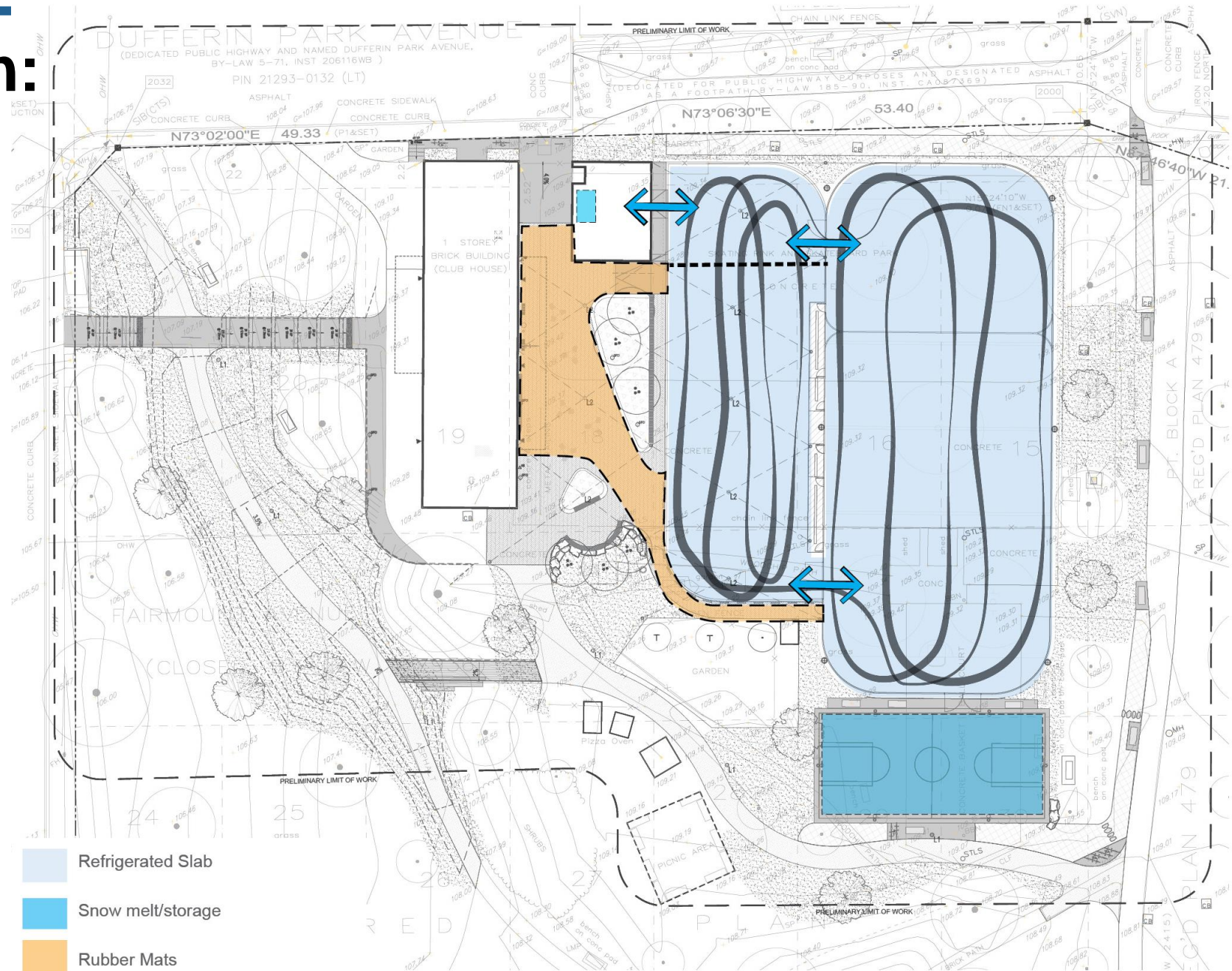
Hard Surfaces



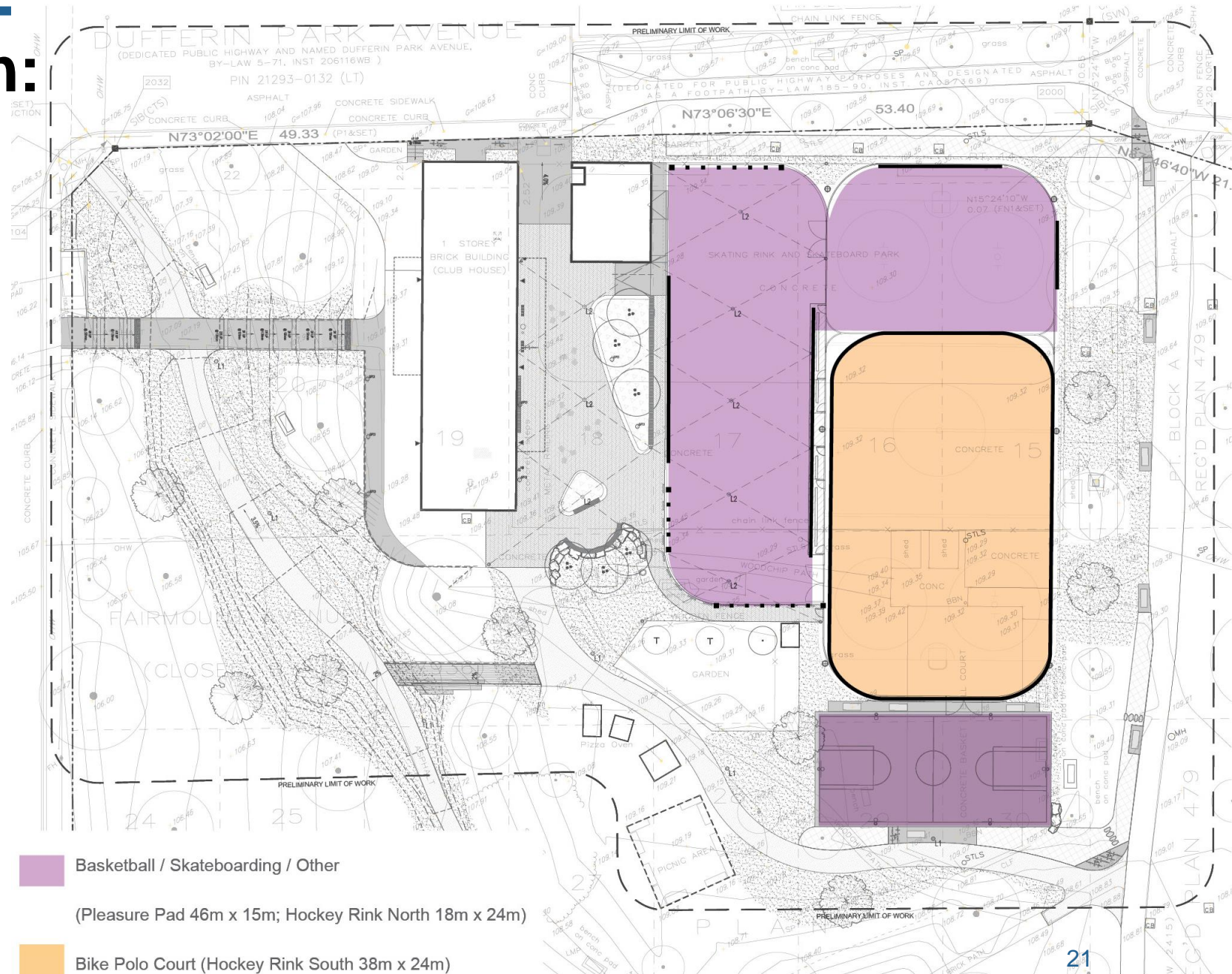
Site Lighting



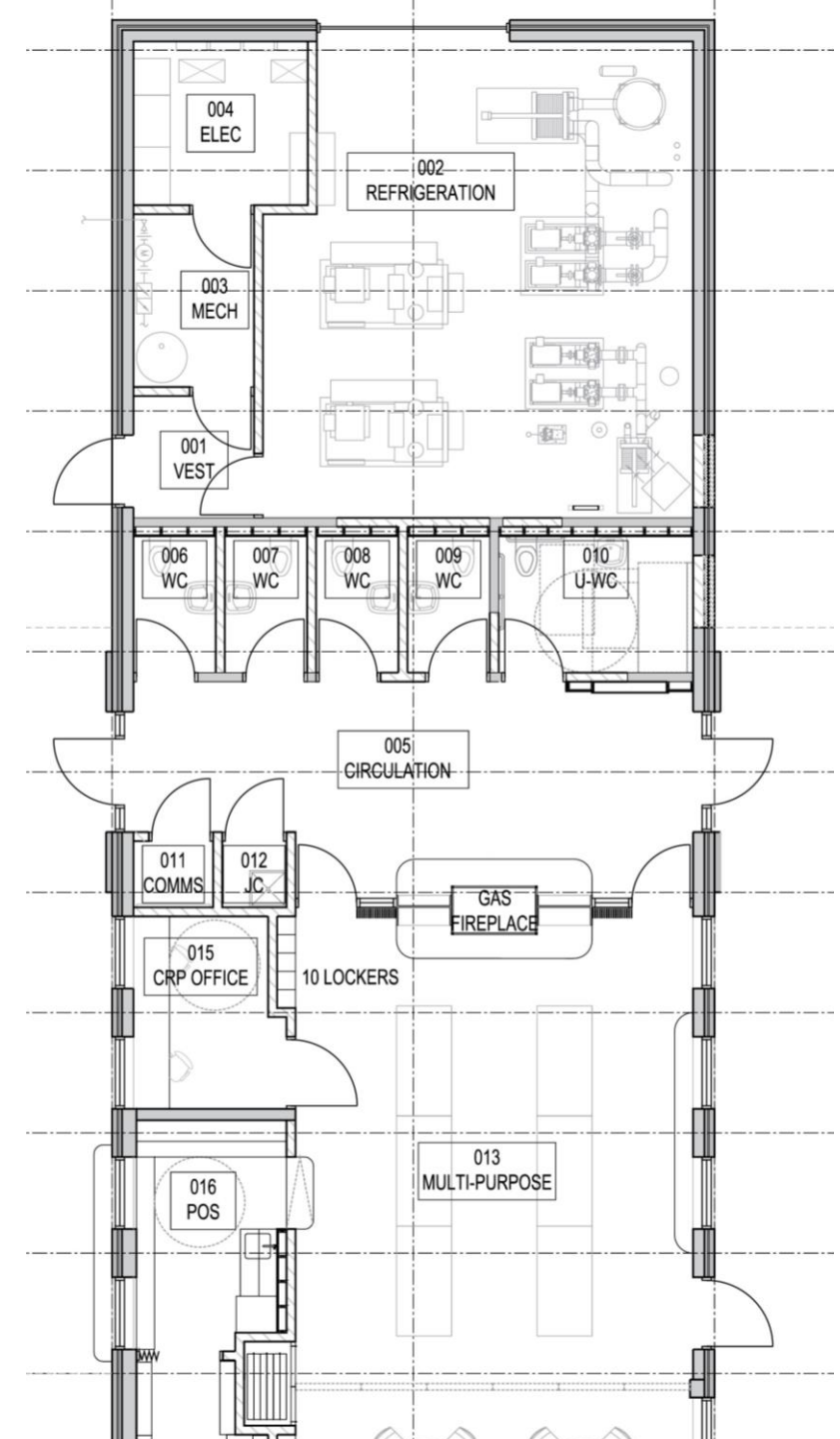
Active Recreation: Winter



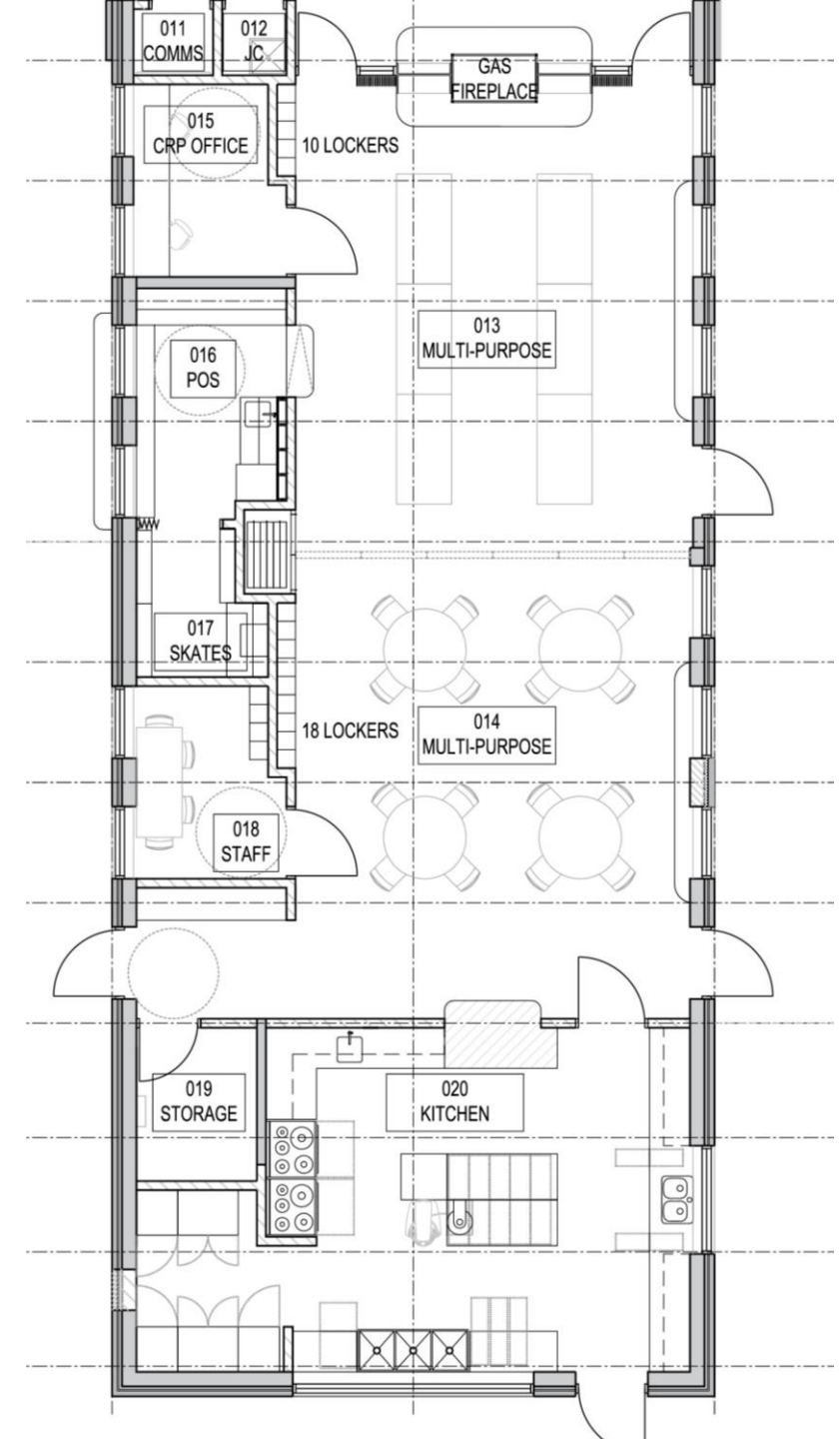
Active Recreation: Summer



Clubhouse Renovation (north end)



Clubhouse Renovation (south end)



Clubhouse Multi-Purpose Room



View looking north-west



View looking south-east

Clubhouse Kitchen

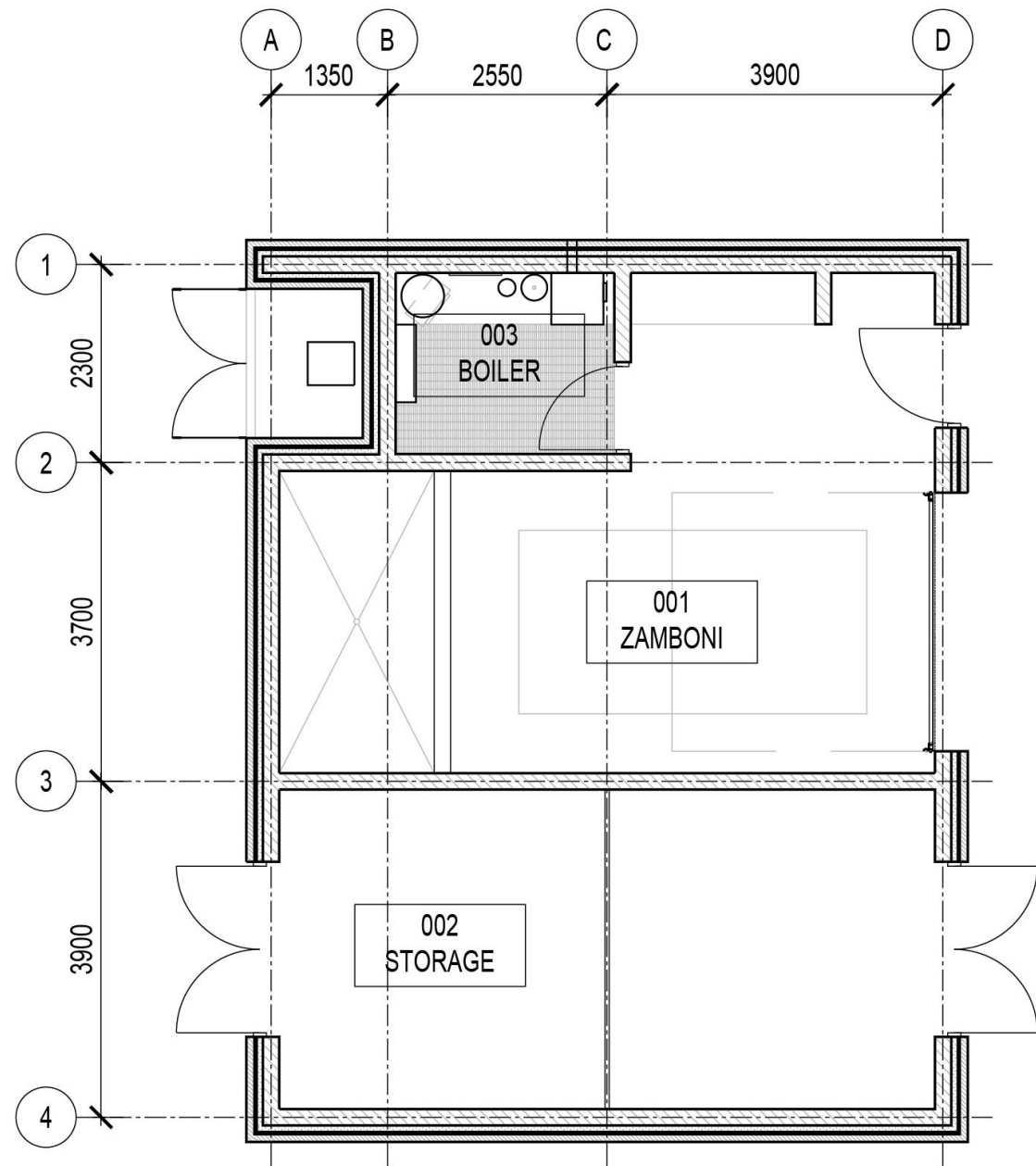


View looking north-east



View looking south-west

Zamboni Garage



Sustainability

The detailed design integrates sustainable design features to achieve tangible and measurable benefits



Air Quality:

Bicycle Parking: 24 bicycle parking spaces are provided under the canopy of the Clubhouse

Pedestrian Connectivity: accessible park path from Dufferin Street provided 2.1m wide; stair access to Clubhouse provided; existing park path to Gladstone Spine improved 2.1m wide

Weather Protection: Covered outdoor waiting areas on east and west sides of Clubhouse

Pedestrian Lighting: Pedestrian-scale lighting provided on park paths and surrounding Clubhouse + Plaza

Urban Heat Island - Non-Roof: high-albedo material used in plaza, rinks + court paving



Water Balance, Quality & Efficiency:

Erosion and Sediment Control: requirements to control erosion during construction

Stormwater Management: Clubhouse roof designed to retain rainwater; Zamboni roof green roof; infiltration galleries collect stormwater; permeable paving in Plaza - 8% reduction of non-permeable, non-contributing surfaces

Drought-Tolerant Landscapes: all plantings to be drought-tolerant and native species, no irrigation required

Water Efficient Fixtures: all plumbing fixtures to be low-flow fixtures



Solid Waste:

Construction Waste Diversion: Target to divert up to 75% of the total construction and demolition waste material from landfill.

Use of Recycled Materials: benches, concrete pavers made of recycled materials; bricks salvaged and reused in building



Energy Efficiency, GHGs & Resilience:

Building Energy Performance: Design the building aims to exceed Ontario Building Code requirements for energy efficiency

Refrigeration System Energy Performance: New Ice Rink System ammonia charge reduced by approximately 27%, eliminates water usage and incorporates a heat reclaim system for the snowmelt pit coil. System will be better able to handle the increasingly hotter weather, with less runtime on the colder days due to better pump sizing as compared to existing system.

Lighting Performance: All interior and exterior light fixtures LED

Passive System Strategies: passive daylighting and ventilation strategies within Clubhouse

Building Resilience: building and site design factor in thermal resilience and safety, including higher roof insulation value, passive ventilation and active cooling systems, shade in landscape



Ecology:

Native and Pollinator Supportive Species: all native plantings including trees and shrubs

Invasive Species: no invasive species planted; where possible invasive species removed as part of the project

Biodiverse Green Roofs for Pollinators: Zamboni Garage roof planted with pollinator species; garden plantings promote pollinators

Bird Friendly Glazing: exterior glazing treated to reduce bird collisions

Night-Sky Friendly Lighting: all lighting full-cut off fixtures

How has public feedback shaped the design?

- **Clubhouse renovation:** more functional kitchen, bigger multi-purpose room, more inclusive washroom facilities, better skate storage, more secure utility room, etc.
- **Park Landscape:** more trees, less impermeable hardscape, new wheelchair accessible entrance to park, better pathways, bigger community garden, more pollinator gardens, more seating including weather-protected outdoor seating, new plaza supporting social gathering and programming, more bike parking, etc.
- **Active Landscape:** rinks in more comfortable orientation for players, rink divider allowing more users/uses, 6 basketball nets (including 2 at child height), more seating, more efficient lighting, more storage, etc.

How has public feedback shaped the design?

- Working on **construction phasing plan** to minimize disruption in park and allow for programming continuity where possible
- Working on understanding how **temporary facilities** might support park programming during construction
- Working on a strategy for **relocating some programming temporarily** to other neighbourhood parks during construction
- **Continuing to meet** with the Technical Working Group and Community Resource Group during final phase of design



Questions of Clarification

Thank You

For more information, please visit:

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

