

Dufferin Grove Park North-West Corner and Clubhouse Improvements

Public Meeting – April 17, 2019



Meeting Agenda

6:00 pm	Open House
6:30 pm	Presentation
7:15 pm	Question and Answer
7:35 pm	Round Table Discussions
7:55 pm	Plenary Discussion
8:25 pm	Next Steps
8:30 pm	Adjourn

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.

Community Resource Group (CRG)

Approximate number of volunteer community hours dedicated to the
Community Resource Group meetings: **222**

Presentation Topics

- Why We're Here
- The Engagement Process So Far
- What We Heard
- Refined Design Strategies

Why We're Here

- Establishing a **shared vision** for a renewed Clubhouse and North-west corner facilities at Dufferin Grove
- **Prevent unexpected closures** by replacing systems at their end-of-life and prior to their permanent failure
- **Improvements made now** will support the next 20-25 years of use

Why We're Here

- **Investment needed to maintain current facilities** (state of good repair):
 - **Clubhouse Requirements:** plumbing replacement, lighting replacement, boilers replacement, HVAC system upsizing and furnace replacement, kitchen exhaust fan upgrades, etc.
 - **Ice Rink Requirements:** refrigeration system including compressors, condenser, chiller, and associated pumps and heat exchanger replacement; upgrades to mechanical rooms containing this equipment. Ice rink slab headers near end of service life. Ice rink slab not standard / safe resurfacing not possible. Zamboni garage replacement.

Why We're Here

- Clubhouse **not designed** to accommodate current uses.
- Additional **improvements recommended** to support current + future community programs:
 - General: second or enlarged multi-purpose room, gender-neutral washroom(s), staff office, additional storage, improved accessibility, consolidated utilities
 - Food Programs: larger, safer and more functional kitchen, secure point of sale, food storage, direct access between interior Clubhouse gathering spaces and kitchen / food program areas
 - Skate Exchange Program: dedicated skate storage space
 - Farmers' Market: improvements for winter market accommodations

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

FEASIBILITY STUDY + FUNCTIONAL PROGRAMMING

01

Fall 2018 - Winter 2019

SCHEMATIC + CONCEPTUAL DESIGN

02

Winter - Spring 2019

PREFERRED CONCEPT DESIGN DEVELOPMENT

03

Summer 2019

CONTRACT DOCUMENTATION + TENDER

04

Fall 2019- Spring 2020

CONSTRUCTION

05

To Be Determined (2020-2022)

TWG Meeting #1: Project Kick-off
September 17, 2018

CRG Meeting #1: Site Tour & Info. Exchange
October 17, 2018

Background Doc Review

Site Inventory and Analysis

Draft Functional Program

TWG Meeting #2: Analysis + Functional P
November 12, 2018

CRG Meeting #2: Analysis + Functional Program
November 28, 2018

Draft Initial Design Scenarios

TWG Meeting #3: Initial Design Scenarios
December 3, 2018

CRG Meeting #3: Initial Design Scenarios
December 11, 2018

**Public Meeting #1: Program + Design Scenarios
+ Park Pop-Up #1**
February 6, 2019

TWG Meeting #4: Preliminary Design
February 14, 2019

**Develop Initial Building and Open
Space Concepts (3)**

TWG Meeting #5: Review Design Concepts
March 21, 2019

CRG Meeting #4: Review Design Concepts
March 26, 2019

**Public Meeting #2: Design Concepts
+ Park Pop-Up #2**
April 17, 2019

Develop Preferred Design Concept

TWG Meeting #6: Review Preferred Concept
Spring 2019 (TBD)

CRG Meeting #5: Review Preferred Concept
Spring 2019 (TBD)

**Public Meeting #3: Preferred Concept
+ Park Pop-Up #3**
Spring 2019 (TBD)

TWG Meeting #7: Preferred Concept
Summer 2019 (TBD)

Develop Detailed Design

TWG Meeting #8: Review Detailed Design
Summer 2019 (TBD)

CRG Meeting #6: Review Detailed Design
Summer 2019 (TBD)

Finalize Detailed Design

TWG Meeting #9: Final Detailed Design
Summer 2019 (TBD)

CRG Meeting #7: Final Detailed Design
Summer 2019 (TBD)

**Public Meeting #4: Final Detailed Design
+ Park Pop-Up #4**
Summer 2019 (TBD)

TWG Meeting #10: Contract Documents
Fall 2019 (TBD)

Contract Documents to 60% Complete

TWG Meeting #11: Design Review
Fall 2019 (TBD)

CRG Meeting #8: Design Review
Fall 2019 (TBD)

Finalize Contract Documents

TWG Meeting #12: Design Review
Winter 2020 (TBD)

CRG Meeting #9: Design Review
Winter 2020 (TBD)

Package Contract Documents for Tender

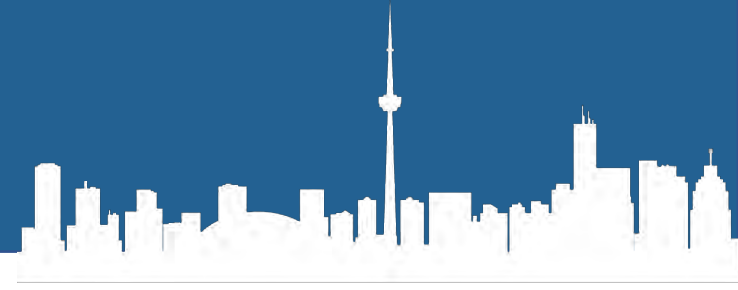
City Procurement and Tender Process
Spring 2020 (TBD)

**Design Team performs Contract
Administration during Construction**

We Are
Here

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 standards and policies impacting the design and operation of the proposed facilities.



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 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

- **Some prefer:**
 - keeping the **refrigeration equipment in the clubhouse**
 - **separating the entire refrigeration equipment and Zamboni garage** from the clubhouse
 - a **large community space** in the Clubhouse
 - **splitting the available community space** into two
 - the **City standard hockey rink size**
 - 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

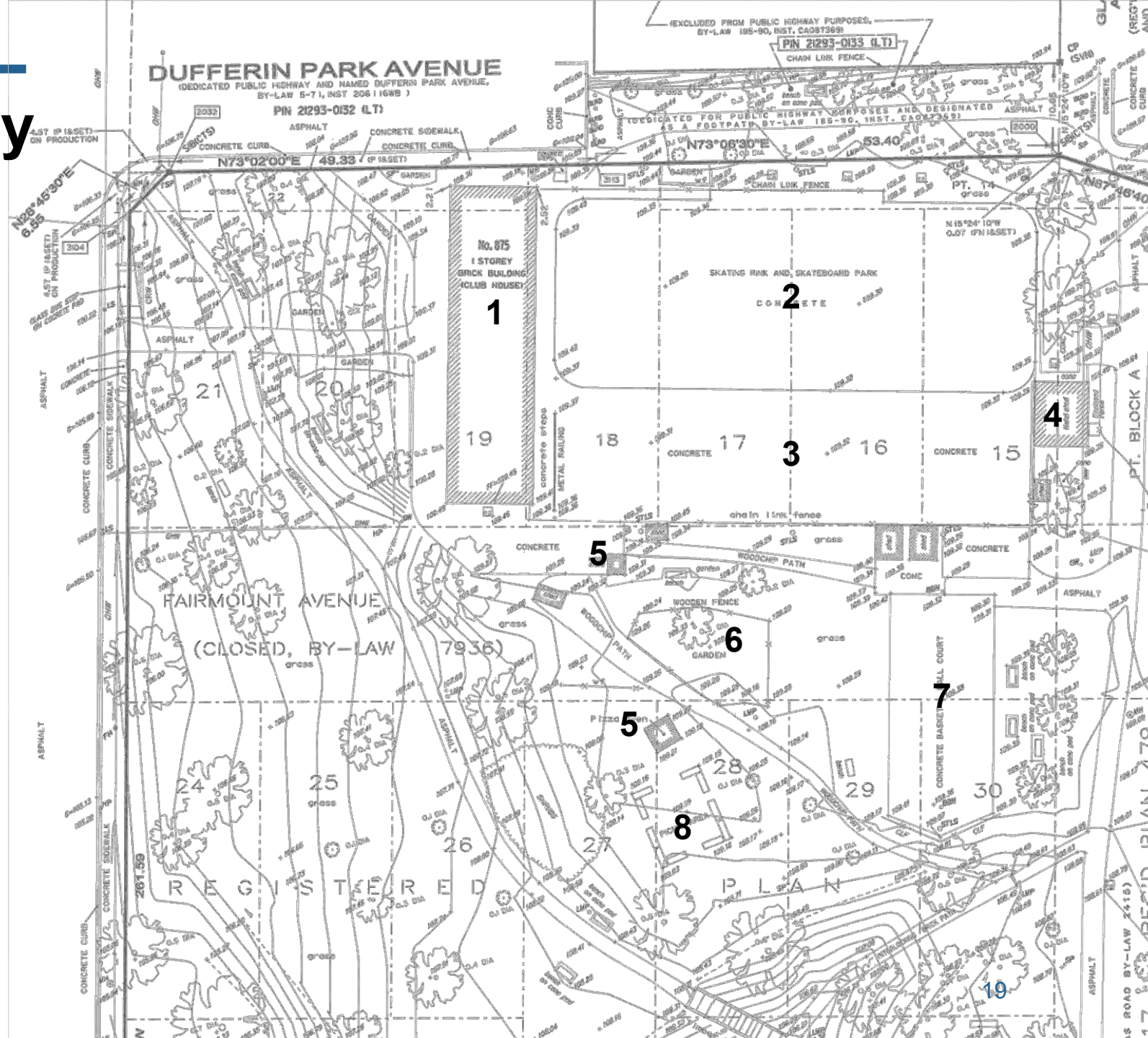
- **Feedback on the engagement process:**
 - Ensure **materials are provided** to CRG members and community in order to inform and promote public meeting attendance
 - Enlarge the **CRG to represent more park user groups**
 - Include **representatives from families and youth** in the CRG and accommodate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



Refined Design Strategies

Existing Site Survey

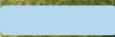
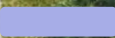
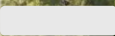
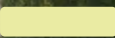
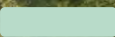
- 1 Existing Clubhouse
- 2 Hockey rink
- 3 Pleasure pad
- 4 Existing Zamboni Garage
- 5 Bake Ovens
- 6 Community Garden
- 7 Basketball Court
- 8 Dan's Tables



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
- 8 Dan's Tables

Legend:

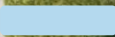
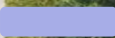
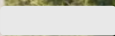
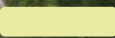
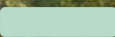
-  Multi-Purpose Room
-  Kitchen / Pantry
-  Mechanical / Storage
-  Support
-  Washrooms



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
- 10 Dan's Tables

Legend:

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



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



Precedents: Flexible Plaza

Right: Artscape Wychwood Barns
Below, below-right: indoor-outdoor connections



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



Above: proposed
Right: existing



Precedents: East-West Spine

Right: Walkway to delineate uses
Below, below-right: vertical features, shade



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

