

Dufferin Grove Park North-West Corner and Clubhouse Improvements

Public Meeting – June 5, 2019



Meeting Agenda

- 6:30 pm Open House**
- 7:00 pm Design Presentation**
- 7:30 pm Questions of Clarification**
- 7:50 pm Round Table Discussions**
- 8:20 pm Plenary Discussion**
- 8:50 pm Next Steps**
- 9:00 pm Adjourn**

Presentation Topics

- **Why We're Here**
- **What We Heard**
- **Refined Design Strategies: Overview and Evaluation**
- **Preferred Design Strategy**
- **Discussion**

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 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.

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.

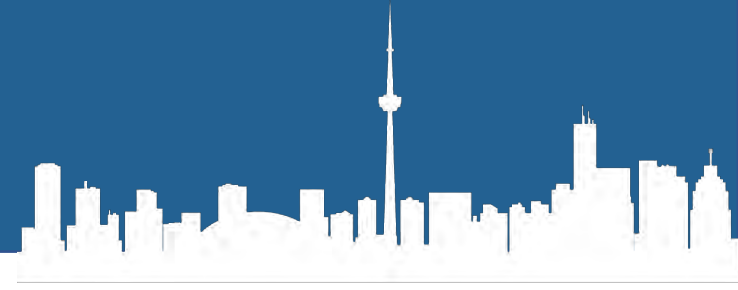
Community Engagement Background

- **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



What We Heard

Previous

Option 1: Site Plan

Likes:

- Large multi-purpose room
- East-west spine
- Familiarity of rinks configuration – perceived minimal impact on site – least change of all options

Dislikes:

- Removed fences at Pleasure Pad
- Kitchen not at south end of Clubhouse
- Tight space between Clubhouse + Hockey Rink – Rink orientation not ideal
- Zamboni movements disruptive
- Lack of green



Previous

Option 2: Site Plan

Likes:

- Kitchen at south end
- Maximised community use within Clubhouse - Ice rink equipment relocated
- More washroom fixtures

Dislikes:

- Separate multi-purpose rooms
- Gendered washrooms
- Zamboni garage / mechanical building too big – visual and physical barrier
- Zamboni movements disruptive
- Lack of green



Previous Option 3: Site Plan

Likes:

- Interconnected multi-purpose rooms
- Clustered buildings in northwest corner
- Proximity of storage to uses
- Rink orientation
- Flexible Plaza potential
- New basketball court w/ additional nets

Dislikes:

- Inside corner of building re: site safety
- Distance between Clubhouse and Hockey Rink team benches
- Too much disruption
- Lack of green



What We Heard: Public Meeting + Popups

- Areas of Shared Opinion:
 - Consolidate buildings in northwest corner – away from Gladstone spine
 - Preference for one larger multi-purpose room within Clubhouse
 - Preference for kitchen at the south end of Clubhouse
 - Preference for an accessible drop-off route from Dufferin Park Ave
 - Preference for close proximity between Clubhouse and Hockey Rink for skate changing convenience and comfort
 - Preference for the preservation of as much green as possible – trees, grass areas, community gardens, etc.
 - Preference for informal spirit of the park to be maintained in whatever option is chosen: not too fancy but durable, flexible and adaptable over time

What We Heard: Public Meeting + Popups

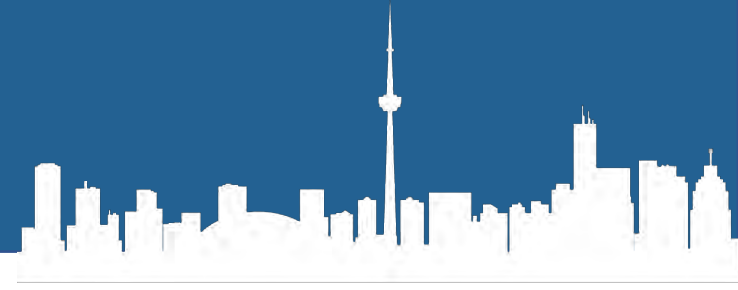
- Areas of Divergent Opinion:
 - Rink Orientation: Preference for north-south rink orientation for ice quality / preference for east-west rink orientation for limiting change and impacts
 - Flexible Plaza: Preference for enlarged flexible plaza for expanded public programming / preference for less hard surface and more green on site
 - Mechanical Equipment: Preference for reduced building footprint impacts on the site and reduced visual impediments / preference for maximized indoor public gathering space

What We Heard: Youth Engagement

- **St. Mary's High School – 35 Students Participated:**
 - Most preferred option 3 because it was more “exciting” and “interesting”
 - Detailed Feedback:
 - **Basketball court:** none were concerned about the change in orientation; all supported the addition of more nets
 - **Seating:** additional benches by the basketball court were seen as positive, but they would also like the grassy area there to be improved (currently quite muddy and not very grassy)
 - **Washrooms:** most who had an opinion preferred gender-neutral washroom configurations

Goals Guiding the Design

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

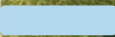
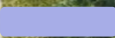
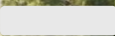
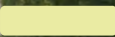
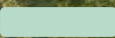


Refined Strategy Options

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
- 5 Flexible Plaza
- 6 East-West Spine
- 7 Bake Ovens
- 8 Community Garden
- 9 Basketball Court
- 10 Dan's Tables
- 11 Fire Pit



Option 1: Response to Goals

1.0 Preserve Green

- 1.1 Limit modifications south of path
- 1.2 Preserve large tree south of Clubhouse
- 1.3 Preserve large community garden
- 1.4 Preserve lawns and trees around basketball court
- 1.5 Preserve trees north of rinks

2.0 Enhance Sustainability

- 2.1 Replace mechanical systems for rinks and Clubhouse
- 2.2 Provide infiltration and planted buffer around rinks
- 2.3 Re-establish treed spine along Gladstone

3.0 Improve Safety

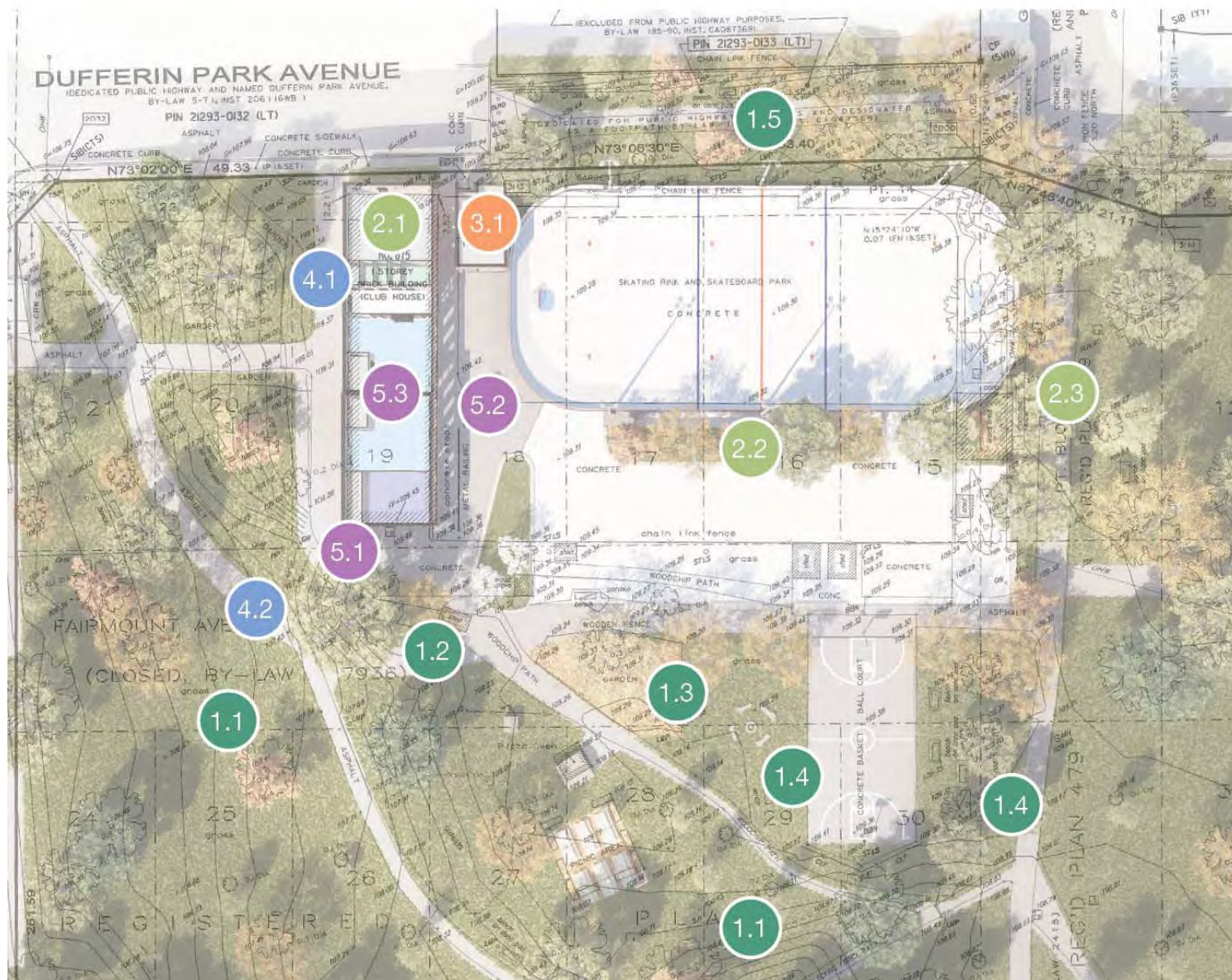
- 3.1 Relocate zamboni shed away from pedestrian spine

4.0 Enhance Accessibility

- 4.1 Provide accessible route from Dufferin Park Ave to Clubhouse
- 4.2 Regrade path from Dufferin St to provide accessible route to Gladstone spine

5.0 Improve Flexibility

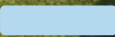
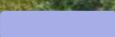
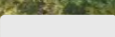
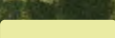
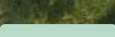
- 5.1 Reconfigure apron around south end of Clubhouse
- 5.2 Provide flexible plaza near rinks
- 5.3 Provide expanded community room inside Clubhouse



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 2: Response to Goals

1.0 Preserve Green

- 1.1 Limit modifications south of path
- 1.2 Preserve large tree south of Clubhouse
- 1.3 Preserve and expand community gardens
- 1.4 Preserve trees north of rinks

2.0 Enhance Sustainability

- 2.1 Replace mechanical systems for rinks and Clubhouse
- 2.2 Reorient the rinks to optimize solar exposure
- 2.3 Provide infiltration and planted buffer around rinks
- 2.4 Re-establish treed spine along Gladstone

3.0 Improve Safety

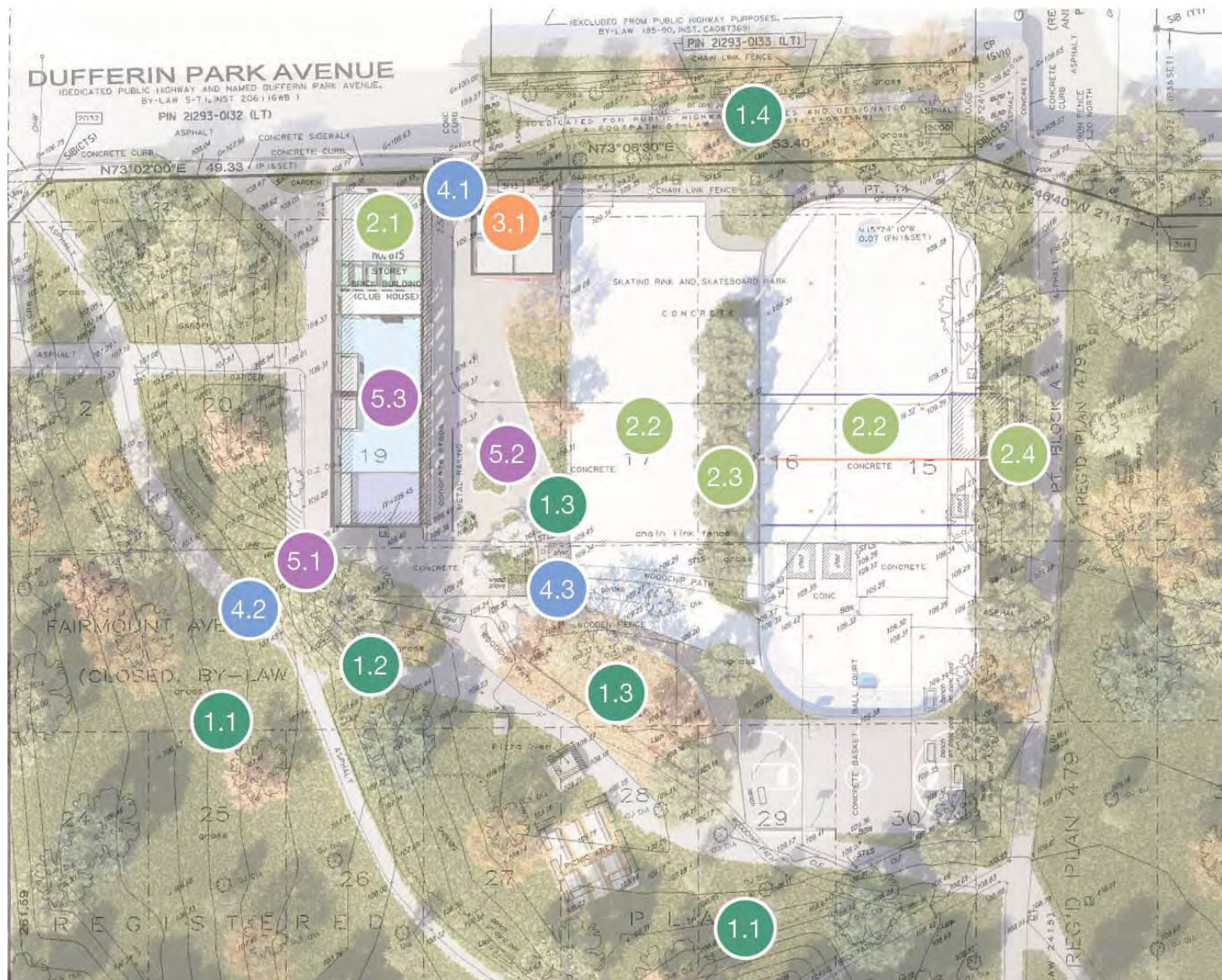
- 3.1 Relocate zamboni shed away from pedestrian spine

4.0 Enhance Accessibility

- 4.1 Provide accessible route from Dufferin Park Ave to Clubhouse
- 4.2 Regrade path from Dufferin St to provide accessible route to Gladstone spine
- 4.3 Provide variety of accessible garden opportunities

5.0 Improve Flexibility

- 5.1 Reconfigure apron around south end of Clubhouse
- 5.2 Provide flexible plaza near rinks
- 5.3 Provide expanded community room inside Clubhouse



What the Options Have in Common

- Interior layout of Clubhouse
- Canopies at entrances to Clubhouse
- Public Plaza east of Clubhouse
- Pleasure Pad defined by planting beds and seating
- 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 closer to large bake oven
- Accessible connection to Clubhouse from Dufferin Street, Dufferin Park Avenue provided
- Gladstone Path proposed with new plantings



Option 1



Option 2

What Distinguishes the Two Options

- Orientation of rinks
- Location of Basketball Court
- Zamboni movement patterns
- Distance between rinks and Clubhouse
- Volume of built-in storage rooms
- Relationship with Fieldhouse



Option 1



Option 2

What We Heard: Community Resource Group

Comments in support of Option 1:

- Option 1 adds **less new hardscaped areas** to the north-west corner of the park, allows for the **preservation of the existing Basketball Court** and has a smaller overall construction footprint as compared to Option 2
- 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

Areas of Improvement for Option 1:

- **Zamboni movements and snow storage provisions** to be refined 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 those in Option 2
- **Review of proposed planter** between Hockey Rink and Pleasure Pad re: viability
- Development of **more significant “edges”** between Pleasure Pad and east-west walkway, as well as Basketball Court and east-west walkway, to limit safety concerns
- **Improve access to the Plaza** for farmers’ market vendors

What We Heard: Community Resource Group

Comments in support of Option 2:

- Option 2 is seen as **more “scalable” and accommodating of future uses**
- Option 2’s **orientation of rinks creates a more comfortable** play environment relative to sun exposure and glare in the evening hours, better location of team benches
- Option 2’s orientation of rinks allows for **better quality ice surface with less energy**
- Option 2 creates **more space between the Clubhouse and Gladstone Path**, improving opportunities for connections north-south in this corner of the park
- Option 2’s Zamboni **garage door facing onto the Pleasure Pad** seen as more desirable because the Zamboni can exit the garage directly onto the rink
- Option 2’s **Basketball Court location** seen as desirable as it is contained on all sides
- Option 2 includes **more built-in storage**

Areas of Improvement for Option 2:

- **Pleasure Pad shape refined** to improve resurfacing capacity; **edges to be developed** to reduce conflicts between users and passers-by
- **Increase space around Basketball Court** to reduce spill-over concerns between basketball users and passers-by

What We Heard: Technical Working Group

Rinks:

- Locating **team benches** close to the clubhouse was preferred
- **Relocation of Zamboni** away from Gladstone improved safety
- Locating **snow dumping away from Gladstone** was preferred
- **Option 1 Zamboni** garage was **not supported** from a safety and functionality stand-point resulting from a perceived conflict between Zamboni operations and plaza users

Flexible Plaza:

- **Option 2** provided the **most flexibility and adaptability**

Site Wide Considerations:

- **Fruit trees** in community garden are used by staff for Suppers and should be preserved
- Option 2 **servicing access** provided better options for deliveries and maintenance of the site
- Locating the **Kitchen at the south end of the clubhouse** with clear sightlines to wood ovens and wood shed from kitchen was preferred
- Locating **Skate Rental/POS/Cafe and Office at the centre of the multi-purpose room** was recommended to better support program options

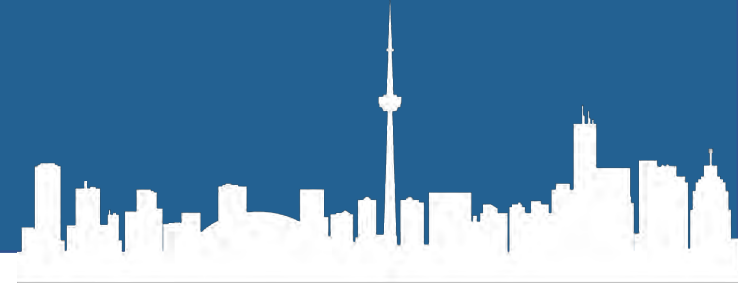
Evaluation of Refined Options

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 2 identified as the preferred design strategy.



Preferred Design Strategy

Existing Park Site Plan

- 1 Dufferin Grove Park Clubhouse and Rinks
- 2 Wood Ovens and Community Gardens
- 3 Basketball Court
- 4 Fieldhouse
- 5 Sports Fields (Soccer, Baseball)
- 6 Cob Kitchen, Children's Play, Splash Pad and Adventure Play
- 7 Jenna K. Morrison Memorial Reflexology Footpath



Proposed Park Site Plan

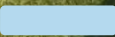
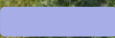
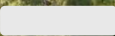
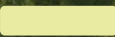
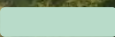
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- 7 Jenna K. Morrison Memorial Reflexology Footpath



Proposed Site Plan

- 1 Renovated Clubhouse
- 2 Standard hockey rink (185' x 80') with new dasher boards and gates
- 3 Pleasure pad (150' 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 Bake Ovens
- 8 Community Garden
- 9 Basketball Court
- 10 Dan's Tables
- 11 Winter Fire Pit

Legend:

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

View from South



View from East



Clubhouse + Plaza

- Views into Clubhouse Kitchen
- Diagonal walking path to Gladstone Path with planting, lighting
- Improved lighting for markets, gatherings, special events
- Flexible Plaza connected to Pleasure Pad, accommodating larger groups



Above: proposed
Right: existing



Flexible Plaza

- Plaza allows for gathering at east side of Clubhouse
- Space for loose seating, smaller raised gardens with seating
- Integrated winter fire pit



Above: proposed
Right: existing



Flexible Plaza

- Pleasure Pad defined by seating, lighting, edges to control puck movements and skateboards
- Increase of storage within Zamboni garage
- Open views and good access across the site



Above: proposed
Right: existing



East-West Spine / Gladstone Path

- Planted buffer to Gladstone Path



Above: proposed
Right: existing



Dufferin Street Entrance

Canopy at entrance facing Dufferin Street

Stairs direct to Clubhouse entrance from TTC stop

Accessible sloped walkway to interior of park



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 rooms

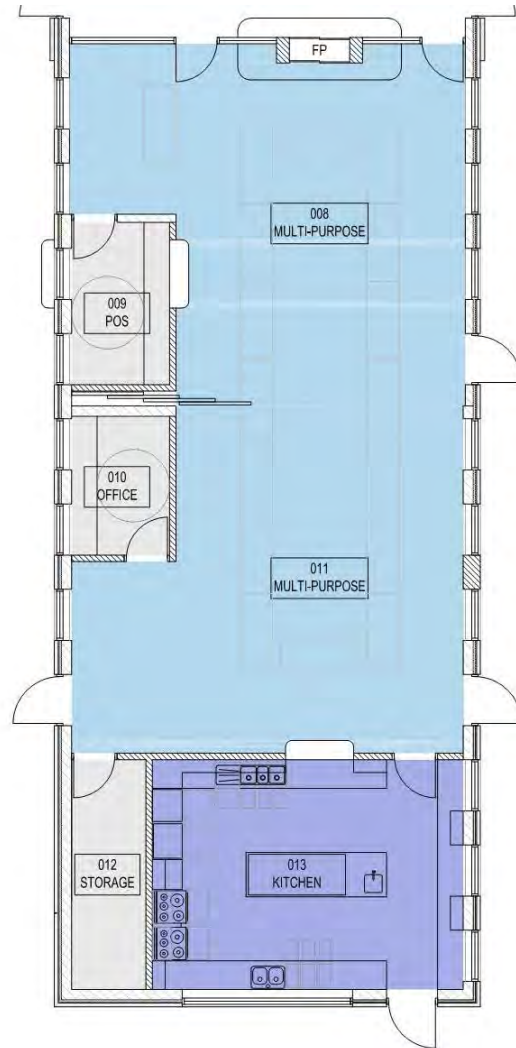


Indoor Multi-Purpose Space Use

+/- 15 market vendors

Multiple configurations / uses possible

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



Kitchen Configuration

Hot, prep and wash-up stations

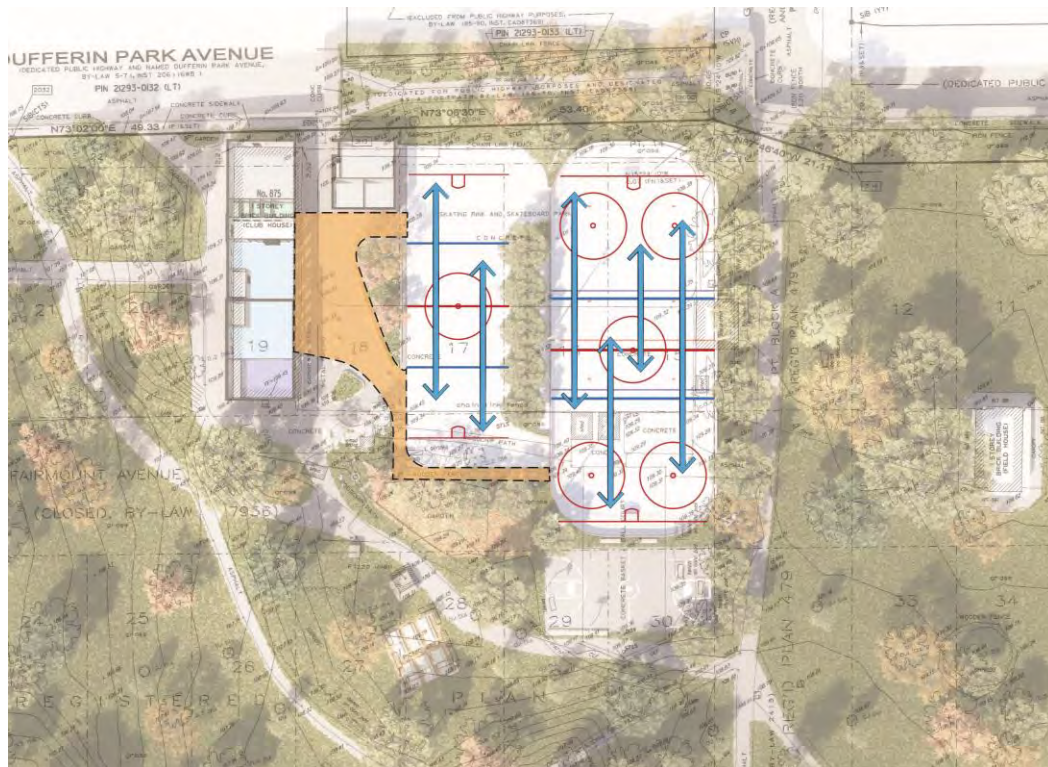
Passthrough to Multi-Purpose room

Windows to Flexible Plaza

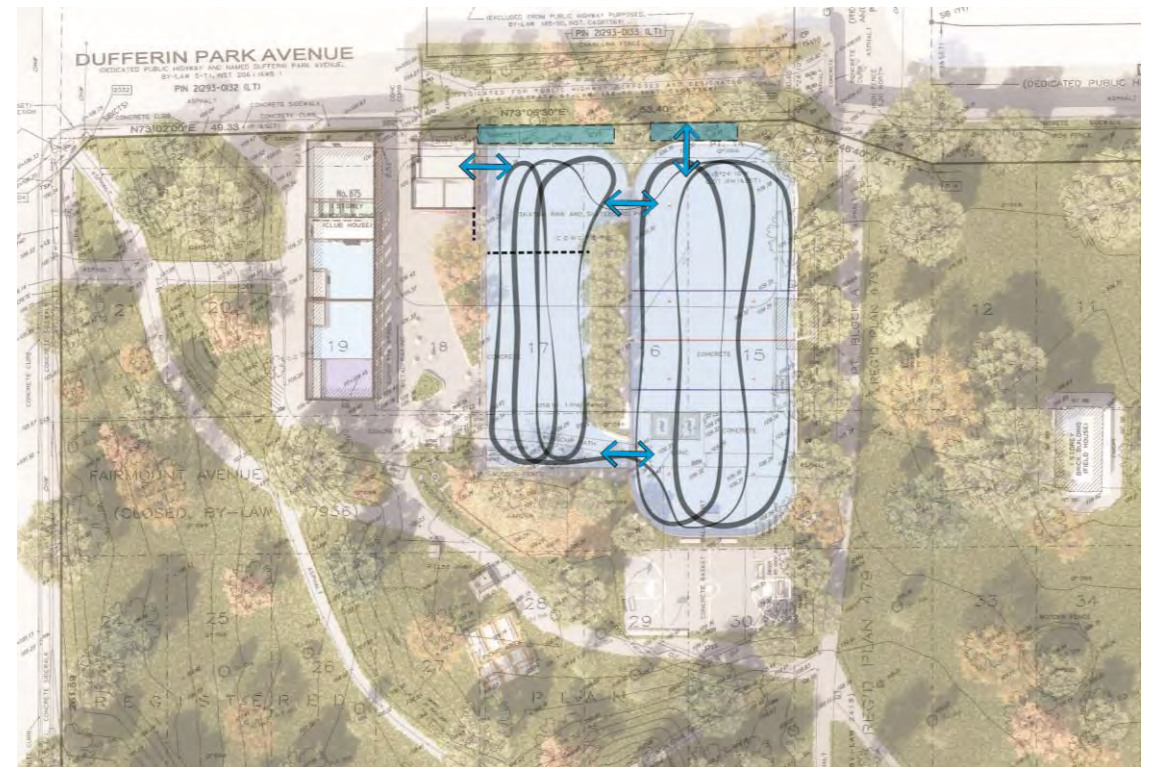


Rink Function in Winter

User Movements / Rubber Mats



Zamboni Movements / Snow Dump

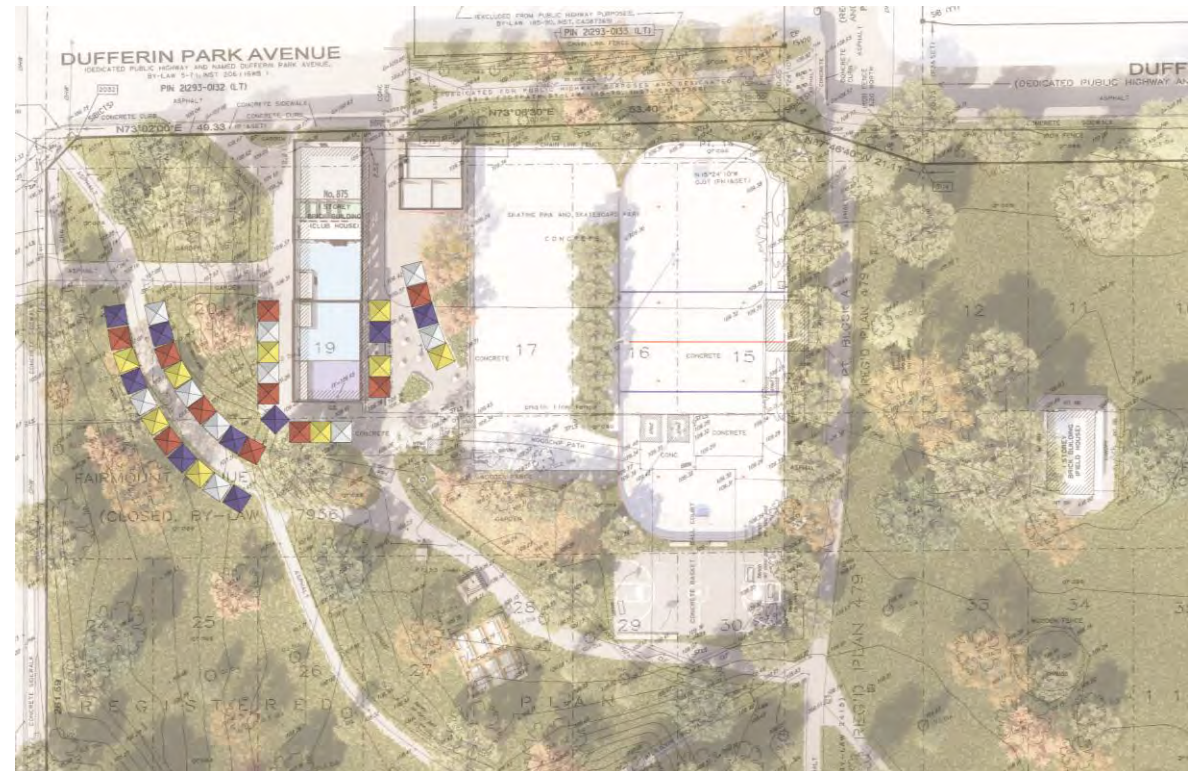


Outdoor Market

Spring/Fall

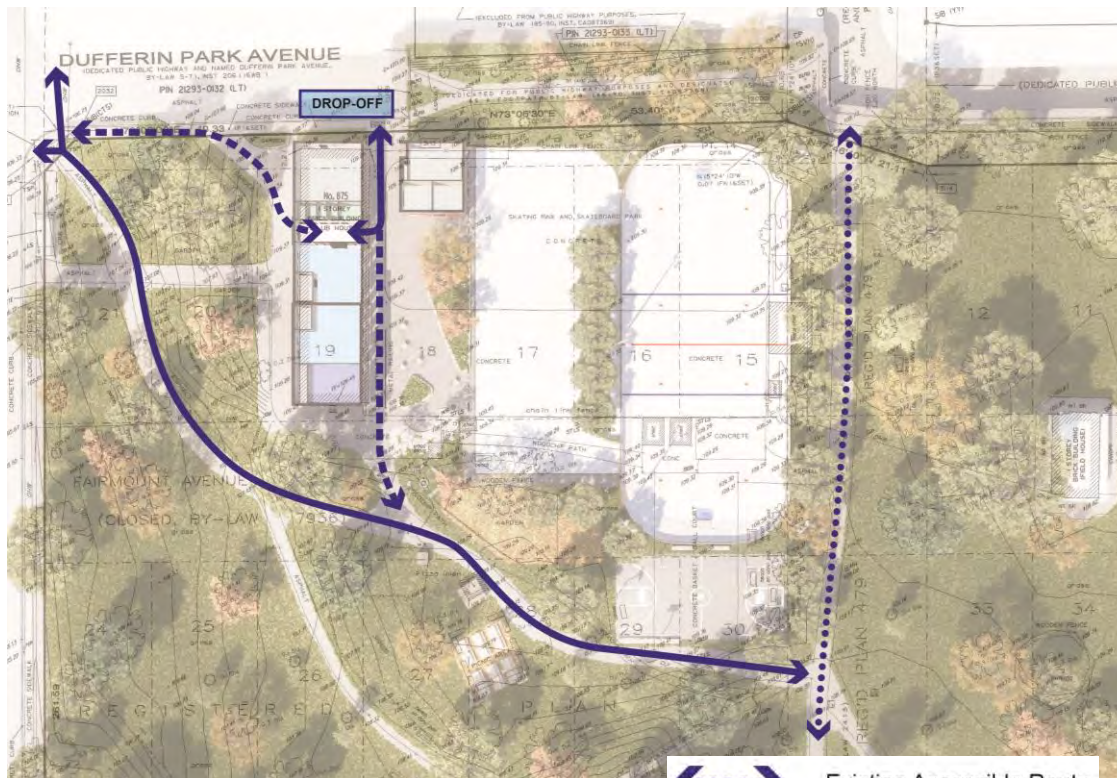





Summer



Access, Loading + Servicing

Pedestrian Access

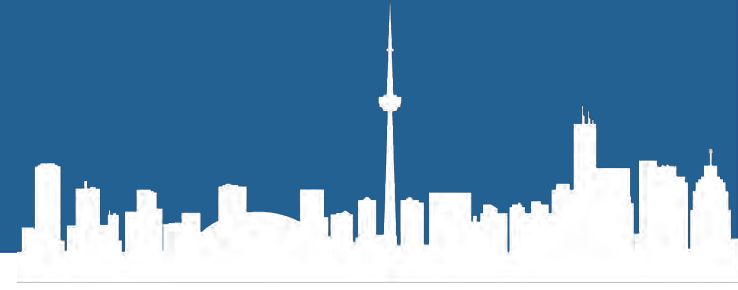


-  Existing Accessible Route
-  Primary Accessible Route
-  Alternative Route

Loading + Servicing



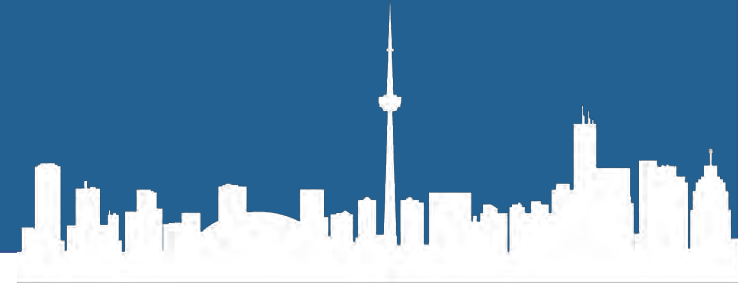
-  Primary Loading Access
-  Small Vehicle Loading Access
-  Market Vehicle Access



Discussion

Questions

1. What do you like about the preferred design strategy?
2. What would you change about the preferred design strategy and why?
3. What would you like to see included in each of the following spaces?
(e.g. additional basketball nets around the basketball court)
 - The Clubhouse
 - The Hockey Rink
 - The Pleasure Pad
 - The Basketball Court
 - The Plaza
 - The Community Garden
 - Other Space (describe)



Next Steps

Next Steps

PREFERRED CONCEPT DESIGN DEVELOPMENT

- **Duration:** Summer 2019
- **Meetings:** Two CRG Meetings + One Public Meeting
- **Outcome:** Present final detailed design at end of summer, after which contract documents phase of work will begin

Thank You

For more information, please visit:

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

