

Dufferin Grove Park North-West Corner and Clubhouse Improvements

CRG Meeting – May 22, 2019



Meeting Agenda

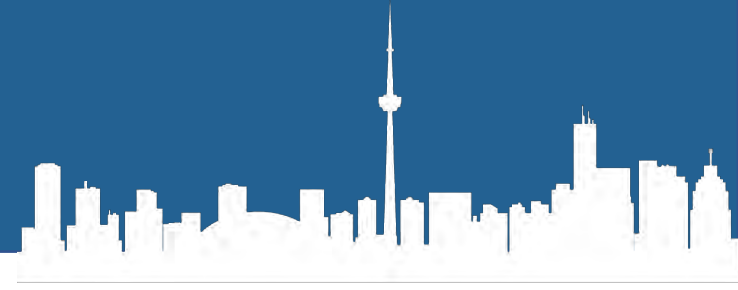
6:15 pm	Opening Remarks and Agenda Review
6:25 pm	Design Presentation
7:00 pm	Questions of Clarification
7:30 pm	Discussion
8:30 pm	Presentation on Public Meeting Format
8:35 pm	Discussion
8:55 pm	Closing and Next Steps
9:00 pm	Adjourn

Presentation Topics

- **What We Heard**
- **Refined Design Strategies**
- **Evaluation Matrix and Criteria**
- **Discussion**

Community Engagement Work Plan





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 community 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

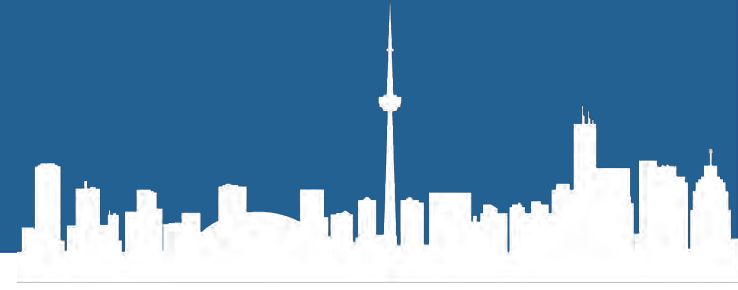
- **Preserve Green**
- **Enhance Sustainability**
- **Improve Safety**
- **Enhance Accessibility**
- **Preserve Flexibility**

Evaluation of Options

Feedback received suggested the following:

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

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

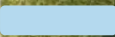
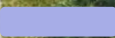
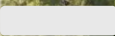
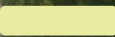
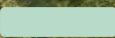


Refined Design Strategies

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
- 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: Site Plan

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

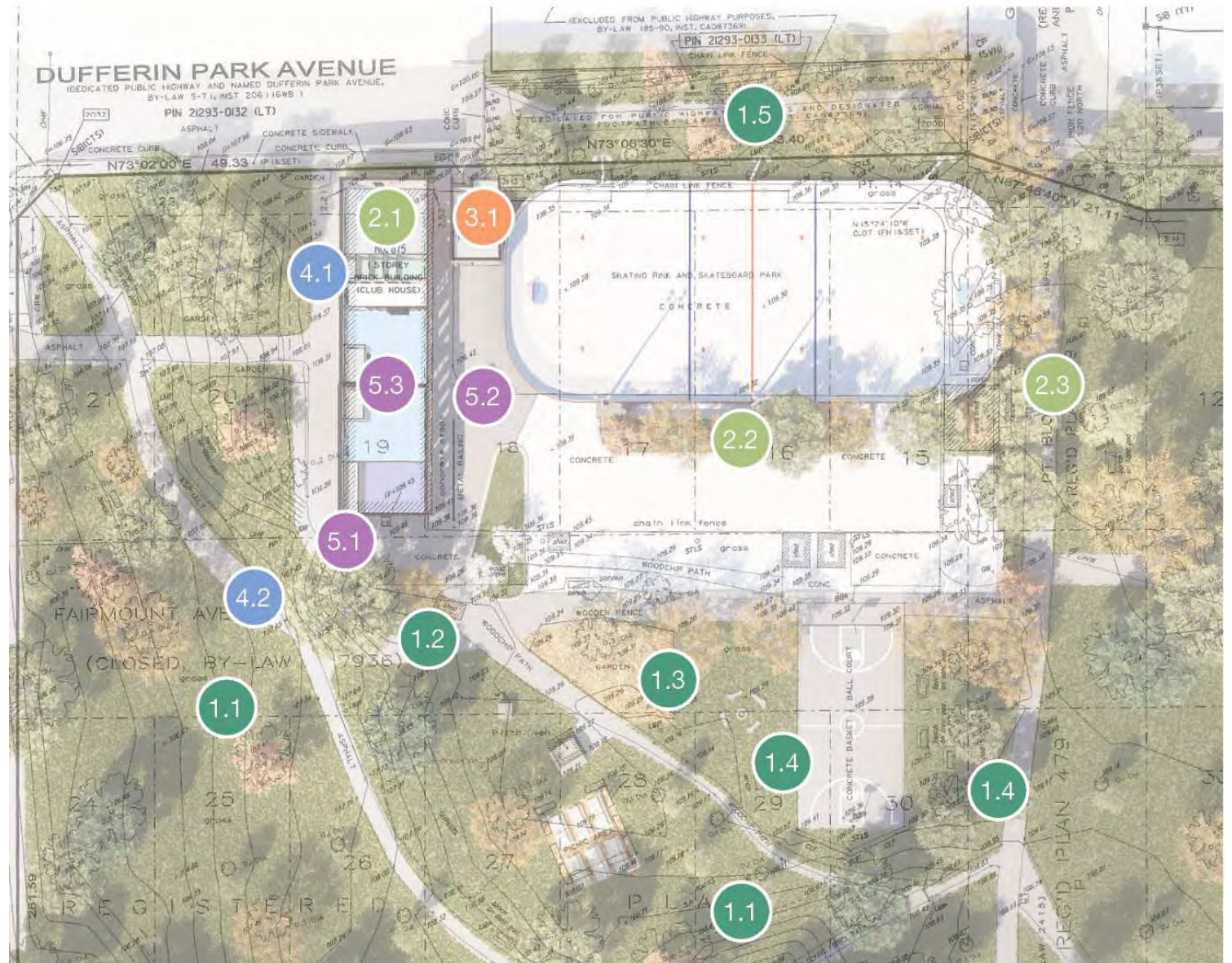
- 3.1 Relocate zamboni shed away from pedestrian spine

4.0 Enhance Accessibility

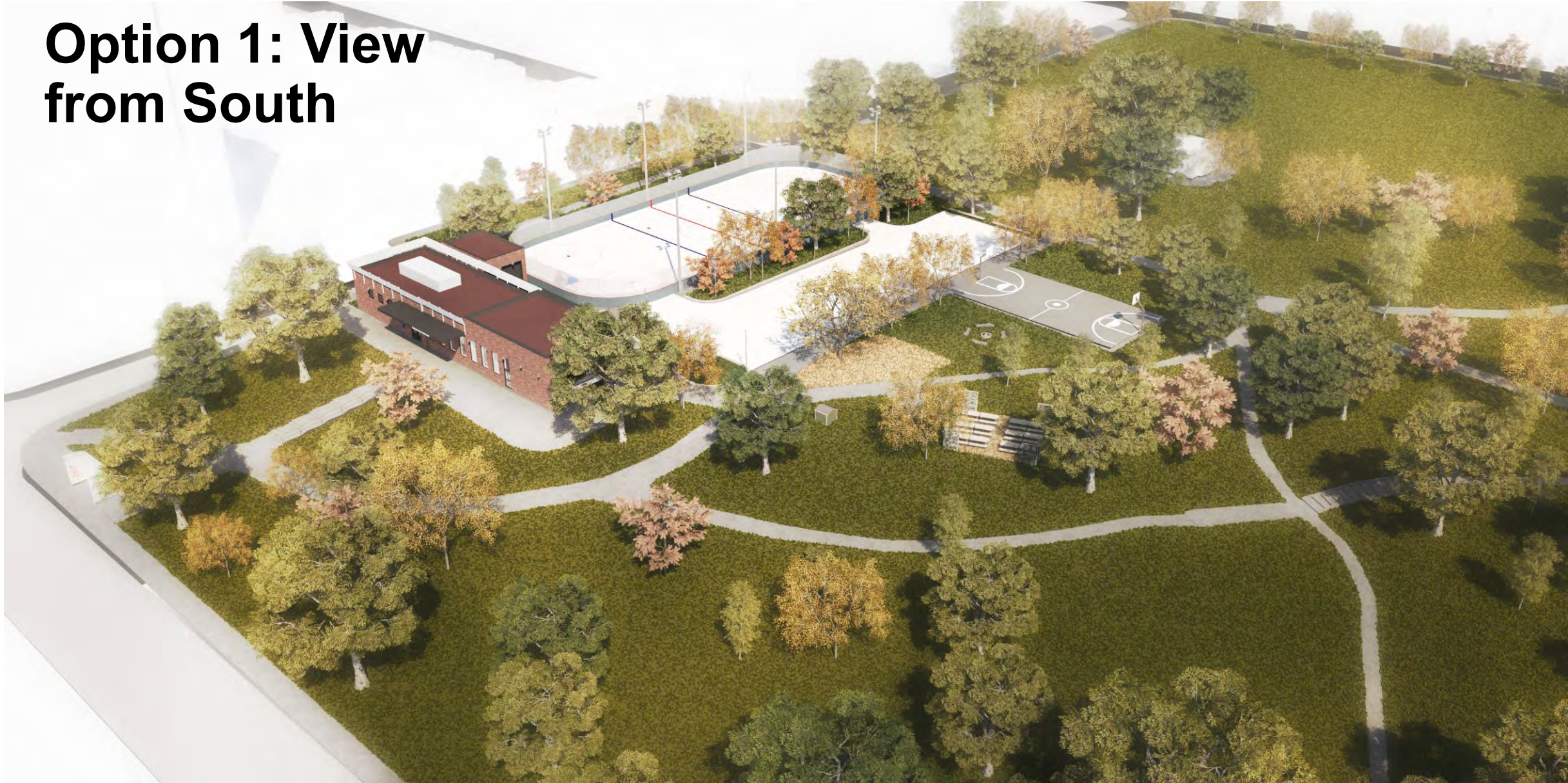
- 4.1 Provide accessible route from Dufferin Park Ave to Clubhouse
- 4.2 Regrade path from Dufferin St to provide accessible route to Gladstone spine

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 1: View from South



Option 1: View from East



Option 1 Views: Clubhouse + Plaza

- Views into Clubhouse Kitchen
- Generous walking path to Gladstone Path 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



Above: proposed
Right: existing



Option 1 Views: Flexible Plaza

- Open views and good access across the site
- Additional raised planting bed and landscaped areas between Pleasure Pad and Hockey Rink



Above: proposed
Right: existing



Option 1 Views: East-West Spine

- Connection between Dufferin Street, Gladstone Path and Fieldhouse to the east
- Pleasure pad with landscape buffer to remainder of park to the south



Above: proposed
Right: existing



Option 1: Clubhouse Renovation

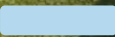
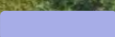
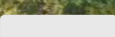
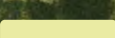
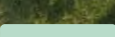
- Multi-Purpose Room facing public plaza; 1,430 SF
- Kitchen accessible to multi-purpose rooms; 420 SF
- 5 unisex toilets incl. universal washroom
- Ice rink mechanical at north end



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: Site Plan

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



Option 2: View from South



Option 2: View from East



Option 2 Views: 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



Option 2 Views: Flexible Plaza

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



Above: proposed
Right: existing

