

September 18, 2018
Project 2251

Topham Park – Record of Invited Stakeholder Meeting

Date: September 13, 2018
Time: 6:30-8:30pm
Location: Topham Park Clubhouse, 181 Westview Blvd
Project: Topham Park Improvements

Attendees: City Staff
Janet Davis, Ward 31 Councillor
Victoria Occhipinti, Constituency Assistant to Councillor Davis
Nancy Chater, City of Toronto
Todd Davidson, City of Toronto
Jackie Aherne, City of Toronto
Nikki Chapman, City of Toronto
Laura Stover, City of Toronto

Consultants
Cherie Ng – Cherie Ng Architect Inc.
Kate Collins – Cherie Ng Architect Inc.
Howard Nauboris – Cosburn Nauboris Ltd.
Millie Brandon – Cosburn Nauboris Ltd.

Community Representatives
Rebecca Cowling, Topham Park Community Association

Below is a summary of the items discussed:

1. City Project Manager provided a brief overview of the meeting's objective to discuss the consultant's concept plans and to determine the preferred design direction to be further refined and presented at an upcoming Public Consultation Meeting.
2. LANDSCAPE
 - Cosburn Nauboris provided a summary of the assumptions made based on previous meetings that were taken into consideration when preparing the landscape concept plans:
 - City staff have reviewed the question of a land transfer from Transportation to Parks for the ROW property from the Westview Blvd and Tiago Ave intersection realignment and report the following:
 - i. Transportation Services plans to maintain the existing sidewalk adjacent to Topham Park and add a new sidewalk along the curb, so a land transfer would interrupt planned paths of travel.

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- ii. City staff have determined that there is not enough value in the additional property to justify the property acquisition and process of environmental testing and Record of Site Condition etc. required to transfer from roadway to parks use.
 - iii. Councillor and community representative present noted that the soft landscape area between the existing and proposed sidewalks would be undesirable if it were not adequately maintained.
 - iv. City staff and Landscape Architect noted that a more appealing treatment for this boulevard can be further explored through streetscape design, and not with the Park Masterplan
 - v. Councillor Davis requested more discussion on the idea of a land transfer.
- Due to budget constraints and the very good condition of the existing concrete curb at the playground, it will remain
 - Existing sand play will be removed to allow for a larger play structure
 - Separate junior and senior play structures will be proposed to add more play value for children of all ages and will support the current direction of City play grounds
 - The existing walkways around the playground are not an accessible width; the unit pavers and wood edging will be removed and replaced with poured concrete paving
 - i. New walkways will meet AODA requirements
 - The existing wading pool will be converted to a splash pad
 - i. Upgrading the wading pool to meet current City of Toronto standards will use the entire splash pad/wading pool budget and the resulting play value would remain the same
 - ii. Leaving the existing wading pool as-is and adding splash pad elements would not be feasible, as the two elements currently share the same basin and drain which poses safety issues when the drain is blocked and the basin fills without wading pool staff present. This condition has been reported to City staff numerous times at Topham. For this reason, the current City standard is to separate the two uses
 - iii. Removing the existing wading pool and implementing a splash pad would be the most efficient use of the budget and provide enhanced play value and extended use hours and days (May to September)
 - iv. Community representative noted that the wading pool conversion to a splash pad was discussed with other residents after the last stakeholder meeting, and they were in support of this approach
 - At Parks Operations staff request, the existing asphalt access road will be extended further toward the baseball diamond to improve the maintenance access and provide a formalized and accessible path to the snack bar from the splash pad
 - All concepts proposed have been designed with the intent to preserve all existing trees within the park
 - The two planters south of the clubhouse will be preserved and refinished (if required) to preserve the large existing trees
3. Cosburn Nauboris gave a brief overview of Landscape Concept #1
 - The theme of Concept #1 is “Woodland Meadow”
 - Park master plan is developed with organic lines and proposed features are nature inspired.

- The two wood planters in front of the Clubhouse entrance will be removed and replaced with one large planter with seatwalls and low maintenance planting
 - i. The removal of the existing planters will allow for clear sightlines to the clubhouse entrance and create a larger gathering space for community events
 - ii. Trees will be planted in the planters to provide shade for splash pad users
 - The decorative metal fence and gate into the playground will be reconfigured to simplify the entry and allow for a larger gathering space
 - The existing concrete seatwalls at the splash pad will be removed
 - The splash pad will be meadow-themed with river play elements that will separate junior and senior play “zones”
 - i. The proposed river play element is a pre-fabricated ground-level play element that includes a pump, bridges, gates, etc. along channels the encourages splash pad users to experiment with features to control the water flow
 - ii. Community Representative and Councillor were in support of the river play element and noted that it would be a popular element for the community
 - Community representative asked for clarification on the splash pad surface and suggested the use of rubber surfacing
 - i. Cosburn Nauboris confirmed that the splash pad surfacing would be poured concrete, with a textured finish to provide slip resistance
 - ii. City Project Manager noted that poured concrete paving is the city standard and that rubber surfacing is typically only a thin layer on top of concrete at splash pads and does not provide additional protection for falls and scrapes
 - iii. City Staff noted that the longevity of concrete was preferred over the maintenance of rubber surfacing at the splash pad which can become slippery over time, especially if it is in shade
4. Cosburn Nauboris gave a brief overview of Landscape Concept #2
- The theme of Concept #2 is “Solar System and Space Travel”
 - Theme was inspired by the community’s early nickname of “Sunshine Valley”
 - The incorporation of the solar system in the splash pad and playground would add an educational element to the play spaces
 - The splash pad would be solar system themed with the sun and planets positioned to scale and relative in size
 - i. The spray elements would be stainless steel with bright coloured spheres
 - ii. The existing concrete seat walls at the wading pool would be preserved to reduce demolition costs and allow for more robust splash pad elements
 - iii. The preserved concrete seat walls will be extended/integrated to raised planters to allow for additional seating and a raised planting bed with trees for shade
 - The area south of the planters in front of the snack bar will be paved to formalize the picnic bench seating area
 - i. Councillor and community stakeholder expressed concern for the loss of “green space”
 - ii. After review of the proposed paved area, it was agreed that paving around the existing planters to allow a firm, dry, and accessible surface for picnic tables would be desirable to eliminate the existing muddy zone

- iii. City Staff expressed support for paving and formalizing this area to allow for the possibility of using the space for outdoor programming
- iv. It was noted that width of the path could be reduced to accommodate the picnic benches and to meet minimum AODA walkway width requirements, i.e. paving should be reduced where feasible

5. CLUBHOUSE

- The comments from the previous meetings were reviewed and included by Cherie Ng Architect Inc. in the development of the two clubhouse renovation options presented at the meeting.
- Other explored options included relocating the snack bar and the mechanical room elsewhere in the building, however these options were not found to be functional or budget conscious. The presented options had the mechanical/electrical room and snack bar remaining in their current locations.

6. Cherie Ng Architect provided a brief overview of the factors that informed the architectural design:

- The clubhouse renovation scope of work is as follows:
 - i. 60% State of Good Repair
 - ii. 10% Accessibility Upgrades (which is part of SGR mandate)
 - iii. 30% Building Improvements
- The options provided are intended to maximize the use of the clubhouse for community programs particularly during the 10 months of the year when it is not in use by the softball club (baseball club season is late April to end of June).

7. Cherie Ng Architect provided a brief overview of what is included in both Clubhouse Renovation Options:

- The exterior door adjacent to the playground and the exterior door facing the baseball diamond have been shifted to allow for a primary north-south corridor/axis that will allow for open views between the playground and the baseball diamonds.
- A new exterior door is provided in Community Room 'A' adjacent to the community server for delivery access.
- Both options provide accessible automatic door operators at all main entrance doors including all Community Room 'A' exterior doors.
- Both options provide a universal washroom with automatic door operators; the doors to the men's and women's washrooms do not have automatic door operators.
 - i. All washrooms have access from inside and outside the clubhouse, all doors are lockable with keys and not just thumb turns.
- New large lower windows are proposed throughout to allow for improved sightlines and ventilation. These large lower windows are located in Community Room 'A', Community Room 'B', the reception area, and the main corridor.
- The existing upper windows will be replaced to improve energy efficiency; some windows will be operable for natural ventilation.
- A reception area with lockable storage is proposed for visual connections and building supervision.

- A mop closet with a mop sink and emergency eye wash station has been provided off of the main corridor.
 - Sinks are proposed in Community Rooms ‘A’ and ‘B’ for recreation programming use.
 - Millwork storage along the west elevation is proposed in Community Room ‘A’ for additional storage.
 - The existing snack bar and pantry has been consolidated into one large community servery.
 - A roll-up overhead door in the wall between the snack bar and Community Room ‘A’ allows for the possibility of using the servery for recreation programs such as cooking programs.
 - All current fridges and freezers used by the baseball association have been placed in each of the proposed building configurations.
8. Clubhouse Renovation Option #1:
- A large storage room next to the mechanical room directly accessible from Community Room ‘A’.
 - The main reception area includes two storage closets.
 - Large Community Room ‘B’.
9. Clubhouse Renovation Option #2:
- Community Room ‘A’ is larger and includes a flexible folding partition that can separate the room into two separate uses
 - i. Architect noted that room divider will also have a door that will allow for access from main Community Room ‘A’ to the main corridor and washrooms.
 - The main reception area includes one storage closet.
 - Community Room ‘B’ is smaller in this option to accommodate a storage room behind the main reception area.
10. General topics of discussion relating to both architectural designs:
- City staff suggested the reduction of the mechanical/electrical room footprint based on the reduced footprint of proposed energy efficient mechanical equipment
 - i. Architect confirmed that this could be feasible depending on where the connections in the floor are located.
 - City staff suggested the addition of air condition units to the clubhouse to the renovation scope of work; architect to explore options and related costs
 - City staff expressed concern with the unwelcome over-use of the automatic door button to the universal bathroom
 - i. Architect confirmed that there will be a lock button/switch at the electrical panel that can control the push button operation.
 - ii. City staff suggested placing the switch high (out of reach) so that it cannot be tampered with; staff noted that the switch has been turned on by park users at other park locations and has resulted in damage to the motor
 - iii. Architect to explore relocating the switch elsewhere to prevent unauthorized use.
 - Community representative suggested combining the mop closet with the mechanical/electrical room to maximize space for recreational use

- i. City staff noted that the two uses need to be separated for Health and Safety reasons
 - City staff noted a second door into Community Room 'B' from the corridor is desirable
 - City staff noted a window opening from the reception area into Community Room 'B' is desirable for security
- Community representative asked about an energy efficient roof, such as white or green roof.. Councillor asked whether the size of the clubhouse is within the guidelines for City of Toronto Green Roof Standards. Architect will confirm. [Following the meeting architect confirmed that the building is smaller than the minimum size within the standards.] Architect noted that white roofs are more expensive than regular 2 ply roofs and don't meet budget and also reduce heat gain in winter when it is desirable; she noted that green roofs require structural support and are expensive to install and maintain, so neither option is suitable for this project.
- Community representative asked if there could be materials storage for natural rink in the clubhouse:
 - i. City staff noted that exterior storage can be explored to be provide for the storage of boards, hoses, etc. but that is beyond the scope of this project;
 - ii. Community representative noted that access to a water connection is currently difficult for flooding the rink
 - iii. Staff expressed concern about the location of the natural rink on the baseball diamond due to the damage to the infrastructure and suggested that a water truck is the most viable way to flood a rink;
 - iv. It was agreed that City staff will set up a separate meeting to discuss the community initiative of a natural rink, which is beyond the scope of this project to address.

11. General Conclusions:

- The preferred landscape concept is Option 1
- The preferred clubhouse renovation plan is Option 1

12. Next Steps

- Consultants to further refine preferred concepts f for presentation to the community
- The public consultation meeting will present two landscape options and one building renovation plan.
- The public meeting will be scheduled for November
- Possible locations would be Topham Park Clubhouse, East York Civic Centre. Westview Church was ruled out as it is non-accessible.

Please report any errors or omissions to the author immediately.

Minutes prepared by:
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Enclosed: Landscape Concepts 1 and 2, as presented at the meeting
 Architectural Clubhouse Renovation Options 1 and 2, as presented at the
 meeting

Distribution:
Attendees
Peter Didiano, PFR Capital Projects
Dave Nosella, PFR Capital Projects