

# New Park at Mirvish Village

Design + Development

**Virtual Public Meeting**

March 25, 2021



# Land Acknowledgement

I'd like to begin by honouring the land that I'm on. If you are not currently in Toronto, I encourage you to learn about the lands you're on.

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



# Objective of Tonight's Meeting

A new 1213 m<sup>2</sup> park is being designed at the former Honest Ed's site as part of a new mixed-use residential development!

Tonight we will present and gather feedback on the **new park concept design** that have been informed by previous community and stakeholder feedback.



An aerial overview of the surrounding community and the location of the new Mirvish Village Park.



# Agenda



Welcome, Opening Remarks and Team Introductions



Community Engagement



Park Project Overview



Concept Design



Design Feedback and Discussion

thank  
you!

Next Steps + Adjourn



# Project Team

## CITY OF TORONTO

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**Parks, Forestry and Recreation**

### **Carol Martin**

PFR Parks Development  
Senior Project Coordinator

### **Rajesh Sankat**

PFR Capital Projects  
Senior Public Consultation  
Coordinator

### **Sejal Kapadia-Pocha**

PFR Capital Projects  
Supervisor, Outreach and Special  
Projects

## DESIGN TEAM

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**PFS Studio**

### **Jennifer Nagai**

Director/Principal

### **Vinh Van**

Project Designer

## DEVELOPER

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**Westbank Corp**

### **Ian MacLeod**

### **Jonah Letovsky**



# Opening Remarks

**Councillor Mike Layton**  
City of Toronto, Ward 11  
University-Rosedale



# Community Engagement

## **Consultation + Communications Update**

Rajesh Sankat, City of Toronto

# Anticipated Project Timeline

WE ARE HERE



- **May 2018** – Visioning Community Workshop
- **July 2018** – MVTG Park Concept Review Meeting
- **March 2019** – Design workshop

- Virtual Community Meeting on March 25, 2021
- **Online Survey open from March 25<sup>th</sup> to April 11<sup>th</sup>**
- Final concept design posted later this spring at [Toronto.ca/MirvishPark](https://toronto.ca/MirvishPark)

# Community Outreach



## A new park at Mirvish Village is on the way!

Attend the public meeting and share your thoughts in an online survey.

The City of Toronto invites you to learn more about the new park being designed at the former Honest Ed's site and surrounding Mirvish Village, as part of a new mixed-use residential development.

A concept design has been developed, which is informed by stakeholder and community input from a recent virtual community meeting.

- Provide a project update
- Present the concept design
- Share community perspectives

### Meeting details



Thursday, March 25,  
6 to 7:30 p.m.

This meeting will be accessible via a virtual link or a QR code.



To register, click the link or scan the QR code. Join the meeting when you are ready.



**Community mail outs and social media posts advertising tonight's Virtual Public Meeting and Online Survey.**



## February-March 2021

- Project webpage at [toronto.ca/MirvishPark](https://toronto.ca/MirvishPark)
- Community postcards and digital eFlyers sent out to current and future residents, community groups and Councillor's Office notifying them of the upcoming virtual public meeting and online survey

## March 25<sup>th</sup>, 2021

Virtual Public Information Meeting hosted by PFR



## March 25<sup>th</sup> to April 11<sup>th</sup>

Online Survey for input on proposed concept design

## April 2021

Meeting and Survey summary posted on project webpage

## Summer 2021

Final designs posted on project webpage. Email feedback open for two weeks.

# Mirvish Village

## Development Overview

Jonah Letovsky, Westbank Corp

# Mirvish Village



# Park Project Overview

## Design Guidelines and Park Program

Carol Martin, City of Toronto PFR

# How will this park be delivered?

## What are developer-delivered parks?



A developer-delivered park is a commitment by the developer to jointly/mutually design and construct their parkland dedication with City of Toronto Parks, Forestry and Recreation Division to coincide with the build out of their development.

Parkland dedications are obtained through development applications, which are built to coincide/in time with the build out of the development

## How are developer-delivered parks funded?



Developer-delivered parks are funded through the Parks & Recreation component of the Development Development Charges, funding through a Section 37 agreement, through donations, partnerships, or a combination of the above

## How are they maintained?

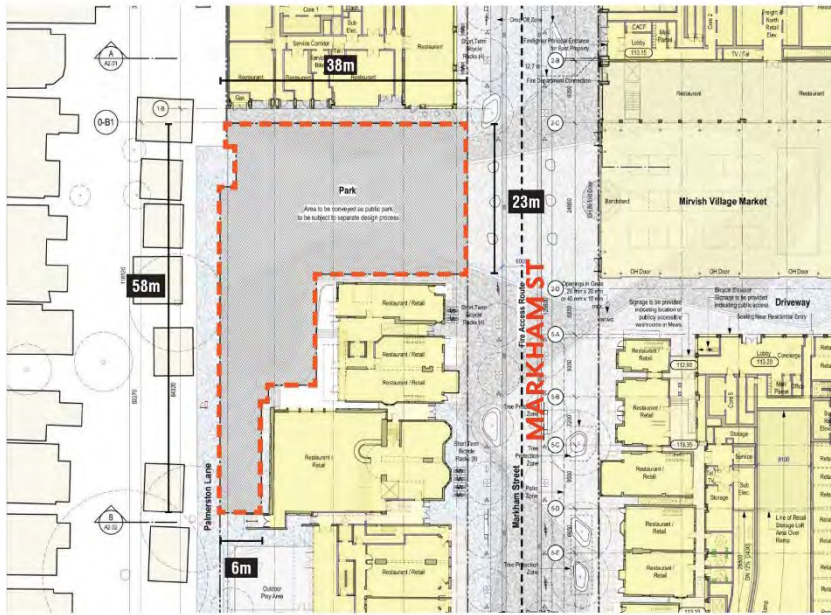


Developer-delivered parks are either maintained by the City's Parks Operations and Maintenance Branch, or by the land owner/condominium corporation. The new park at Mirvish Village will be maintained by the City's Parks Operations and Maintenance Branch.

# How Did We Get Here?

## MIRVISH VILLAGE PARK SITE

Park - 1213m<sup>2</sup>

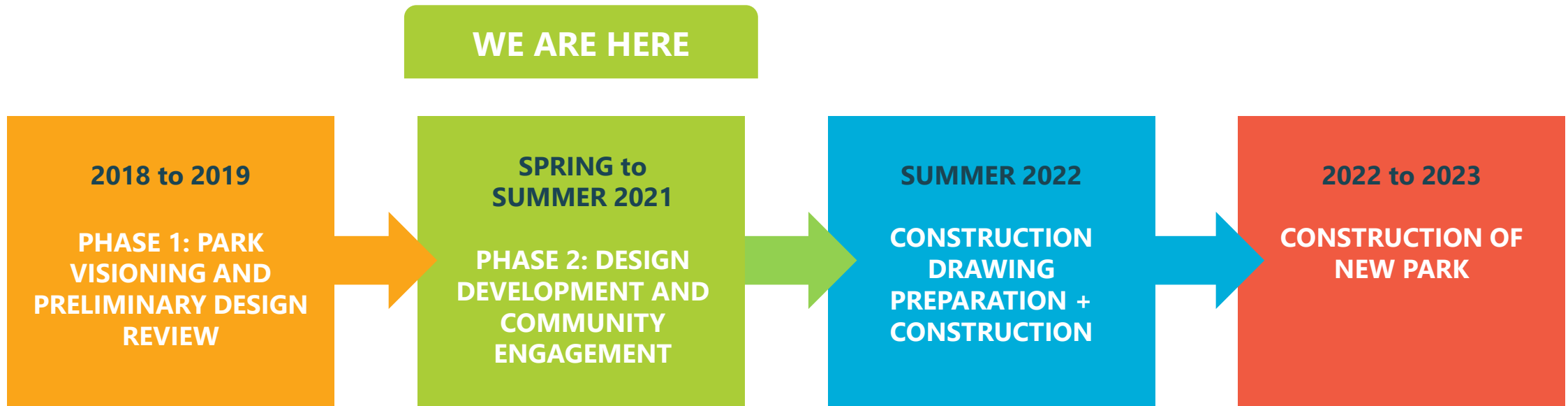


The concept designs presented today for the new park at Mirvish Village builds on Visioning (Blue Sky) workshops, Park Concept Review Meetings held with the Mirvish Village Task Group, and design workshops held during 2018-19.

The new concept designs aim to **reconfirm the vision and design aspirations set by the community** during these past meetings, and refresh the priorities for how the new park will meet the current and future needs of your community.



# Anticipated Project Timeline



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# What Did We Hear? Design Guidelines and Objectives

**Creating a green oasis, a whimsical park** with narrow and winding pathways and planting that will contribute to sustainable urban ecology

**Provide a variety of seating opportunities** for individual and small gatherings

**Capturing the whimsy and curvilinear geometry** of the iconic Honest Ed's sign

**Integrate fencing/screening system** to screen the laneway and provide privacy for the neighbours

**“For the birds”** – bird and insect friendly ecology

**Provide native landscape planting** that will provide microclimates while supporting pollinator gardens, birds and insect ecology

**Incorporate inclusive design principles** to ensure the park is clean, safe, and inviting for a wide range of park users

# What Did We Hear? Confirming park program and park users



## Anticipated Park Users

New residents, including young families small children

College and University students

Community members and neighbouring residents

Youth

Street-involved folks

Pedestrians and tourists



## Park Programming

Children's interactive water feature

Gardens and natural plantings

Sitting and gathering areas

Social and community gathering spaces

Community or pollinator gardens

# Concept Design

## **Details + Themes**

Jennifer Nagai, PFS Studio



**MARKET BANDSTAND**  
market open to Markham St

**BUILDING 1**  
Resident Amenities:  
terrace, sun room, dog wash  
station

**MIRVISH PARK**

**BUILDING 5**  
Resident Amenities:  
pool, terrace, coworking, dog  
wash station

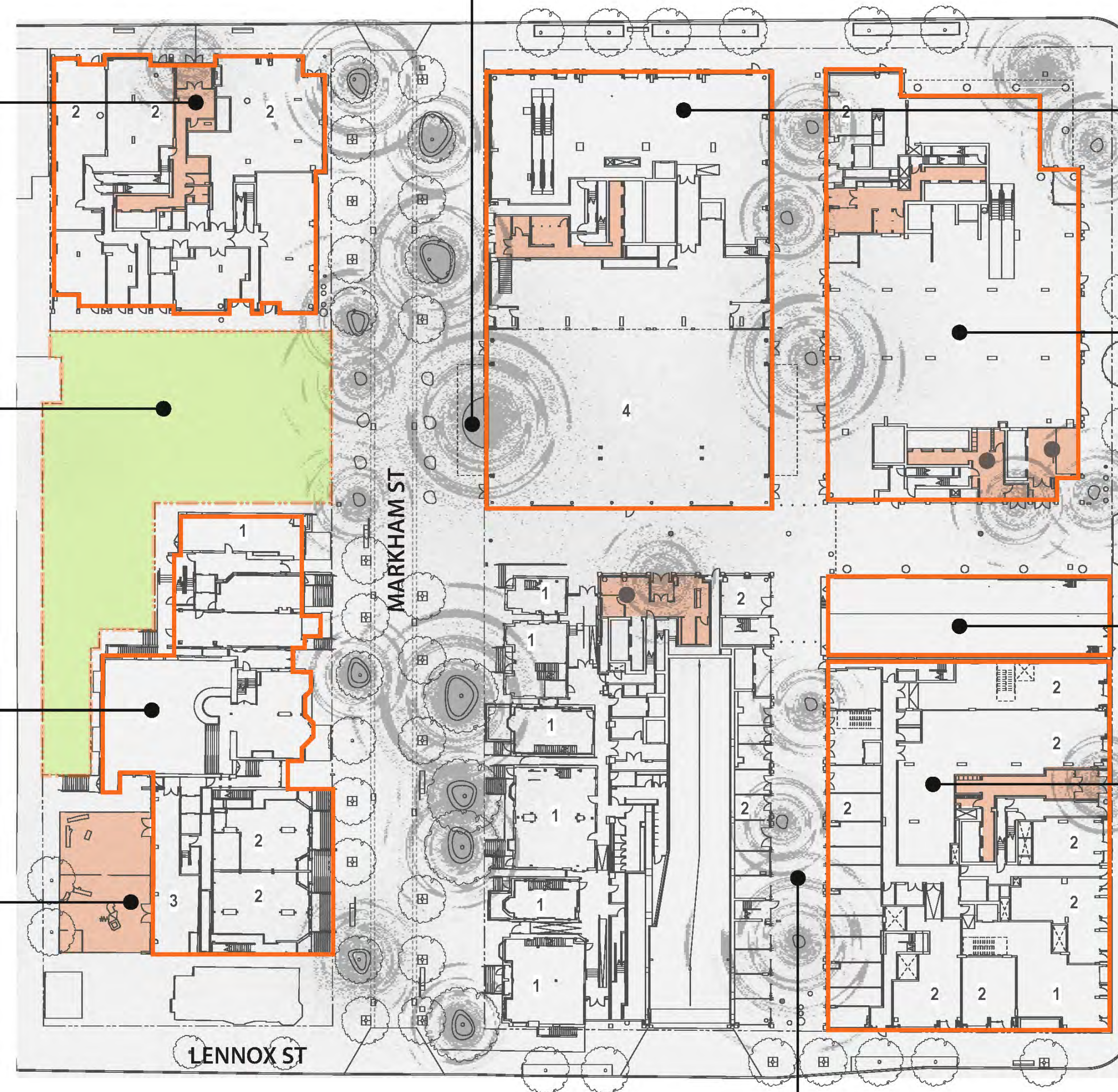
**DAY CARE**

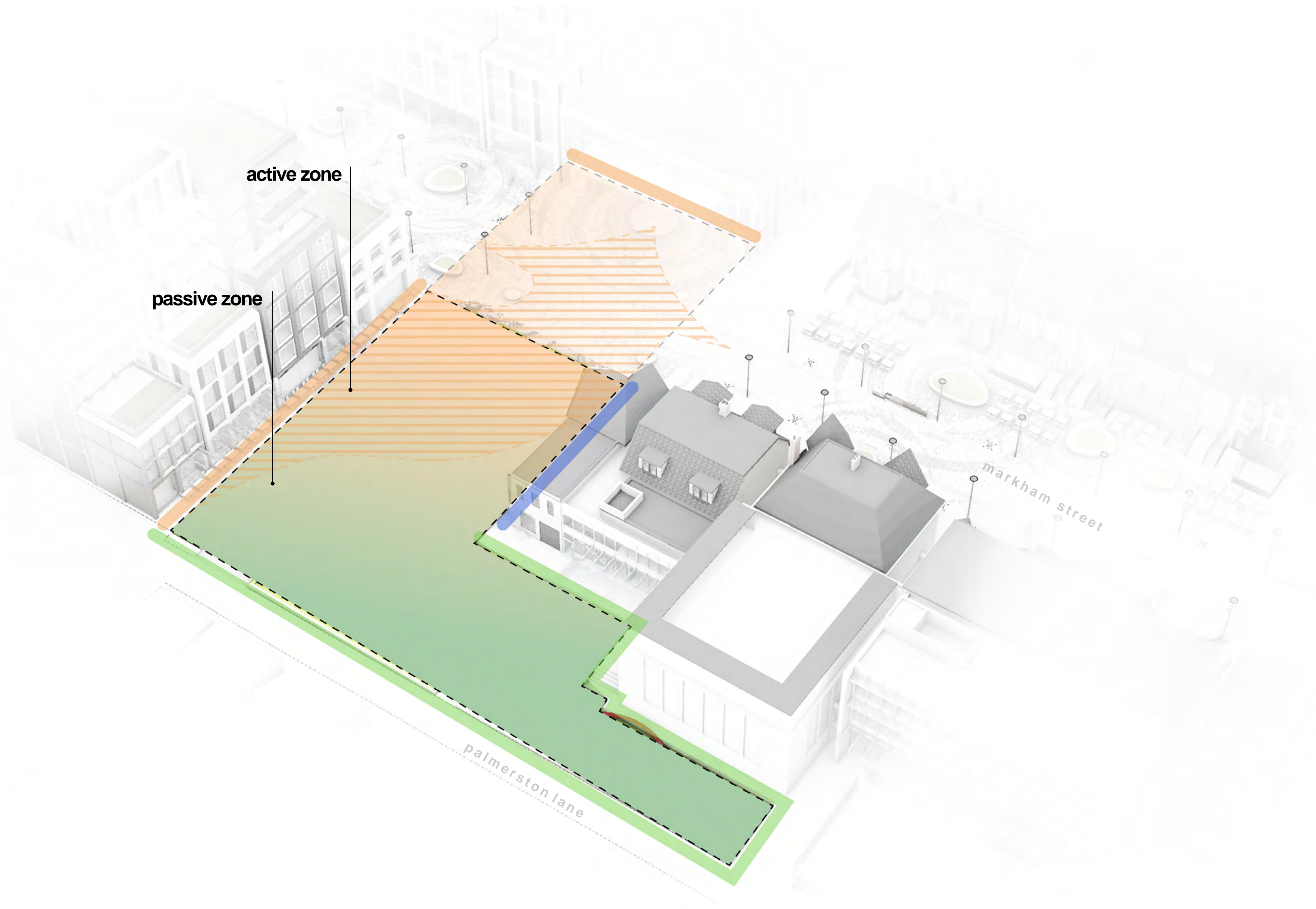
**BUILDING 2**  
Resident Amenities:  
terrace, community garden,  
gym

**BUILDING 3**  
Resident Amenities:  
gym, lounges, demonstration  
kitchen, terrace, bbq stations,  
kid's play area, outdoor kids'  
play area, dog relief area

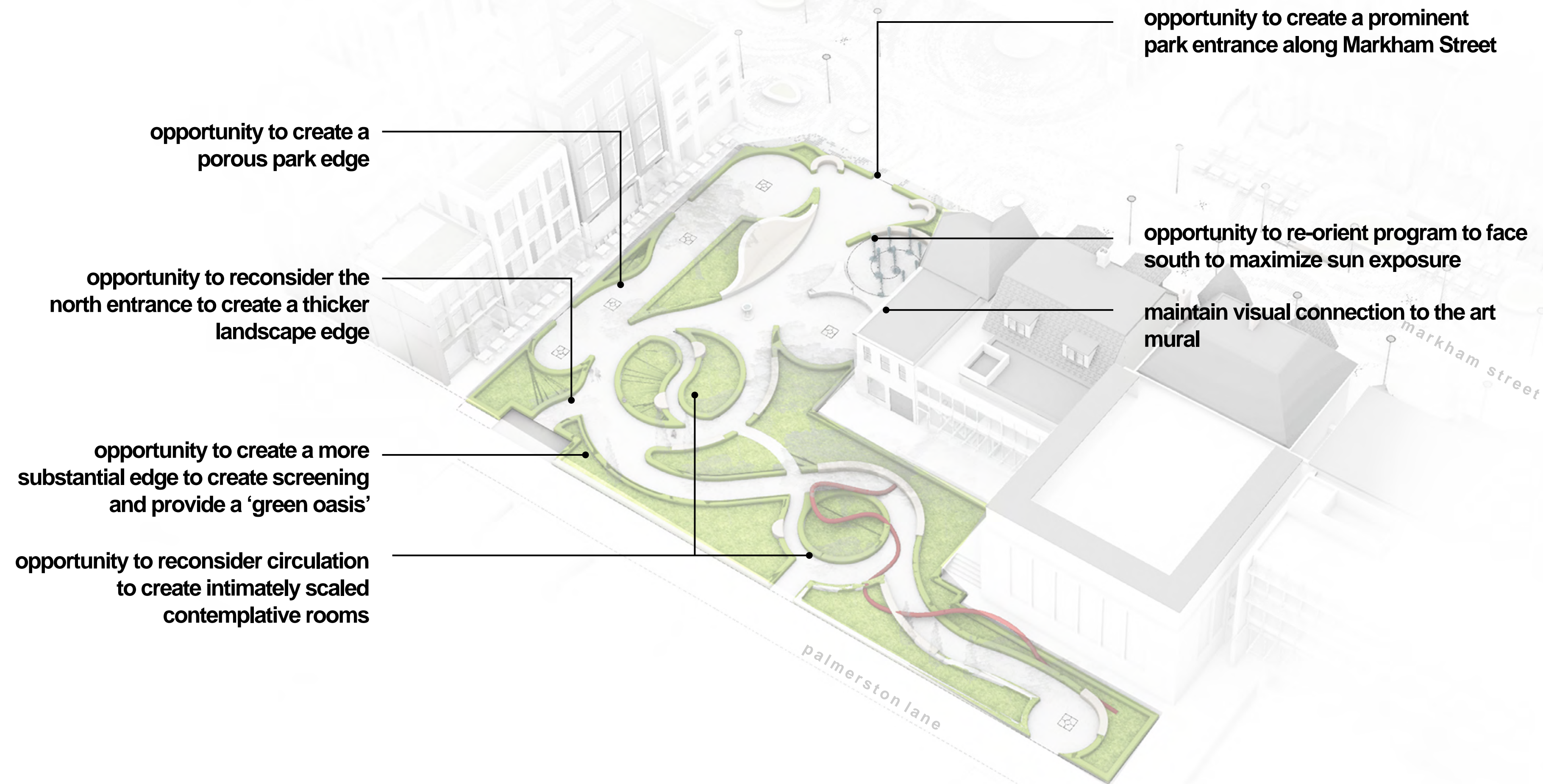
**A DIFFERENT BOOKLIST  
CULTURAL CENTRE**

**BUILDING 4**  
Resident Amenities:  
Westbank Cycle Club (bike  
share), workshop, music room





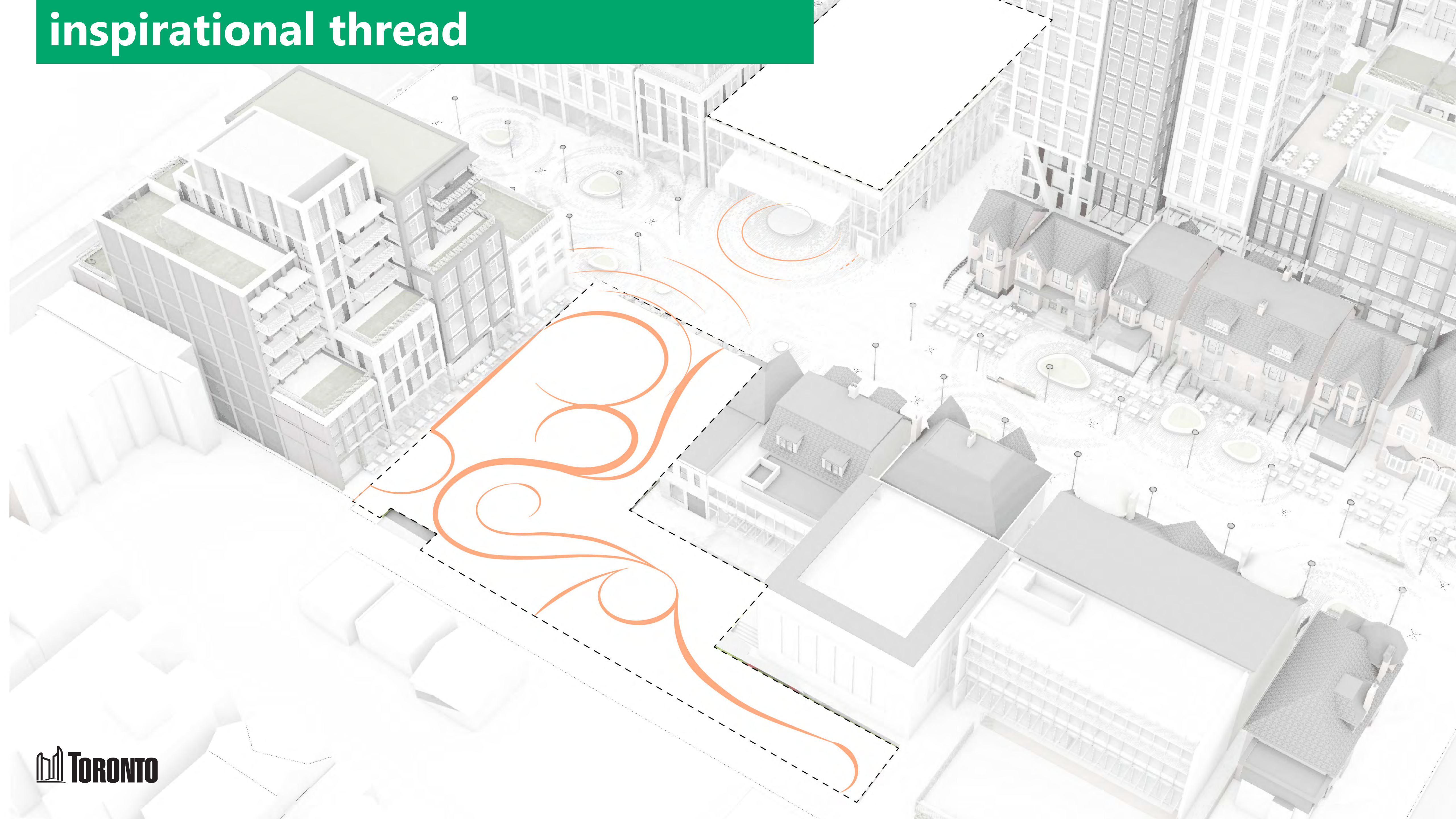
# considerations for design refinement



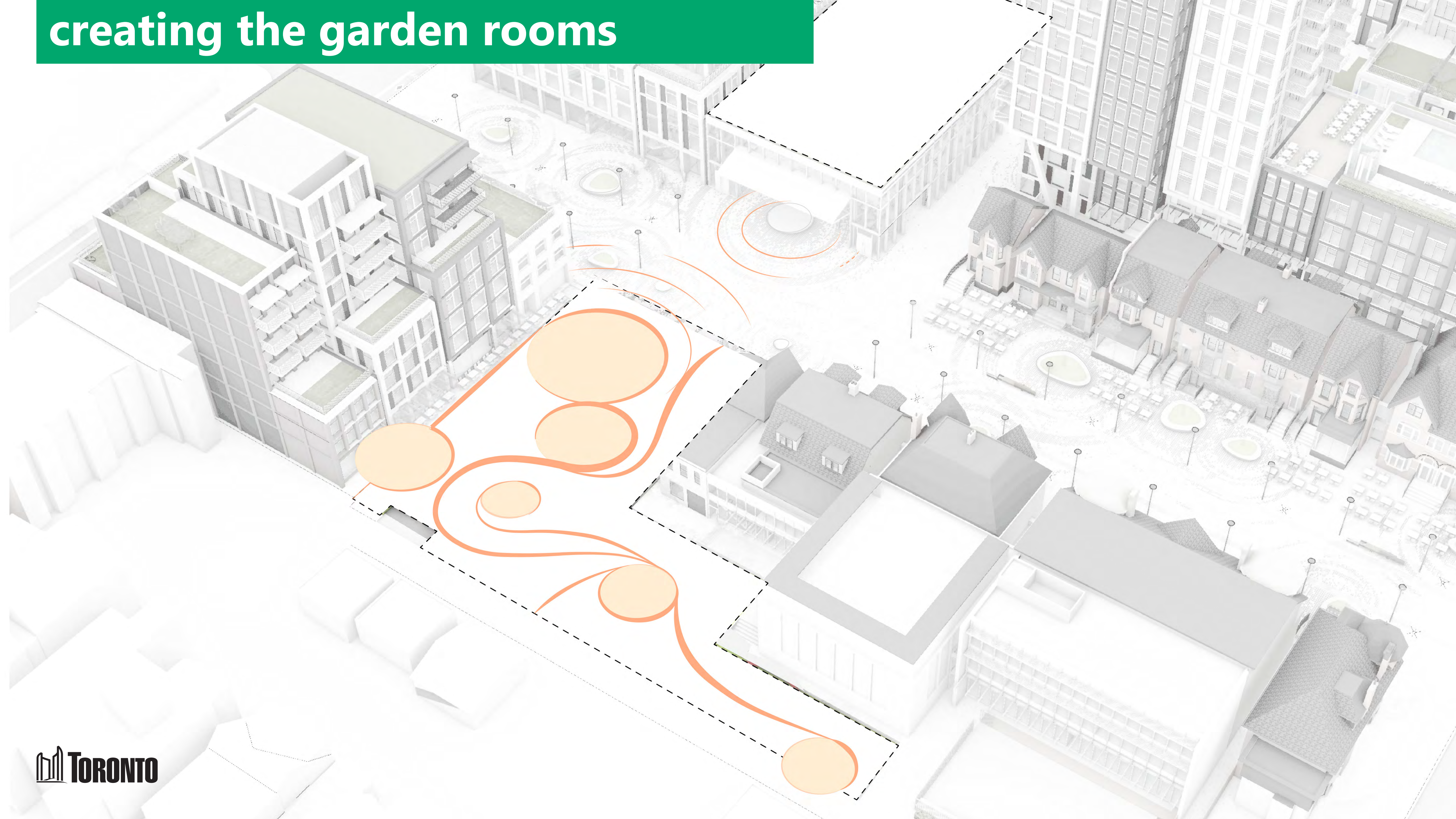




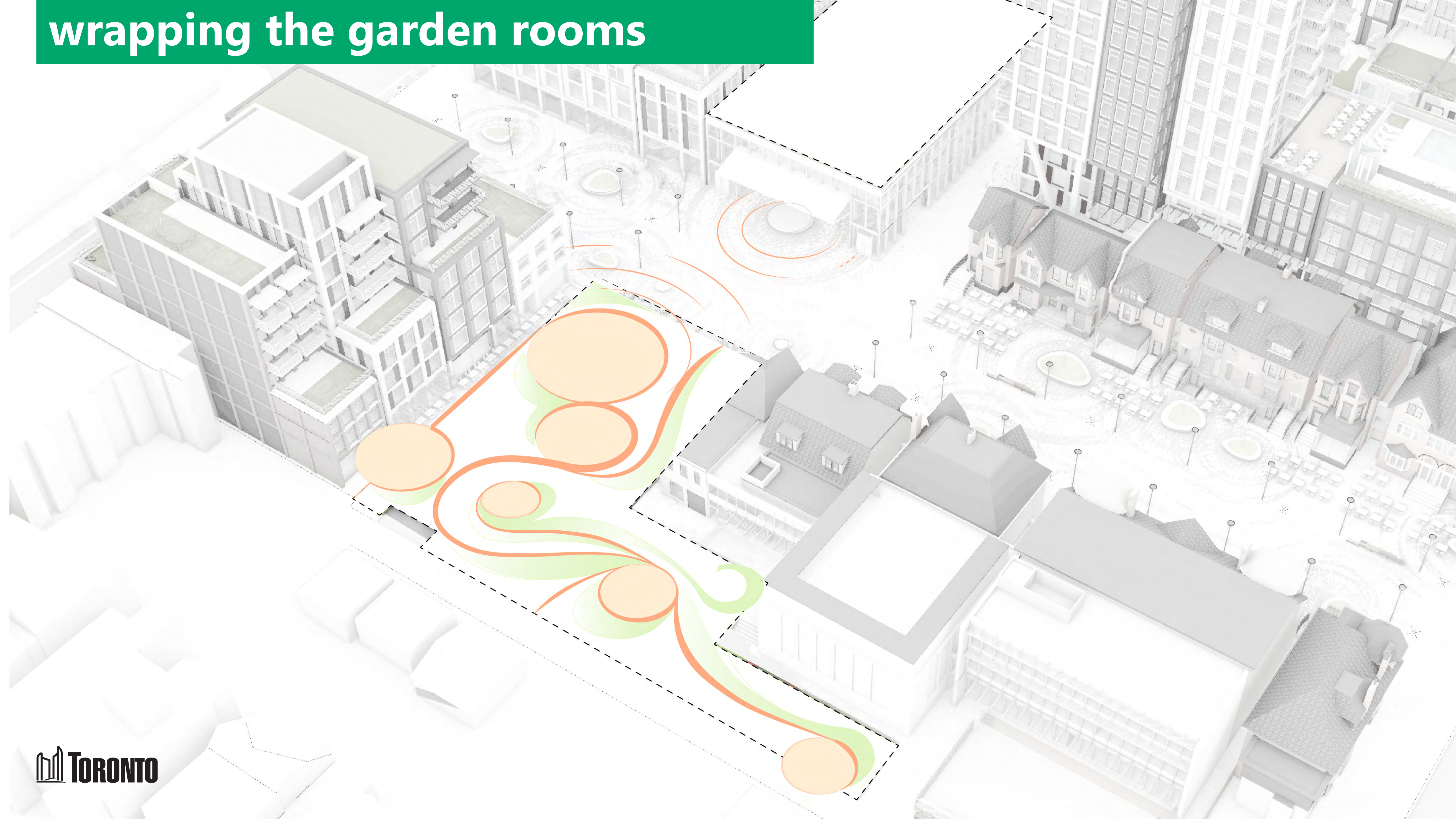
# inspirational thread



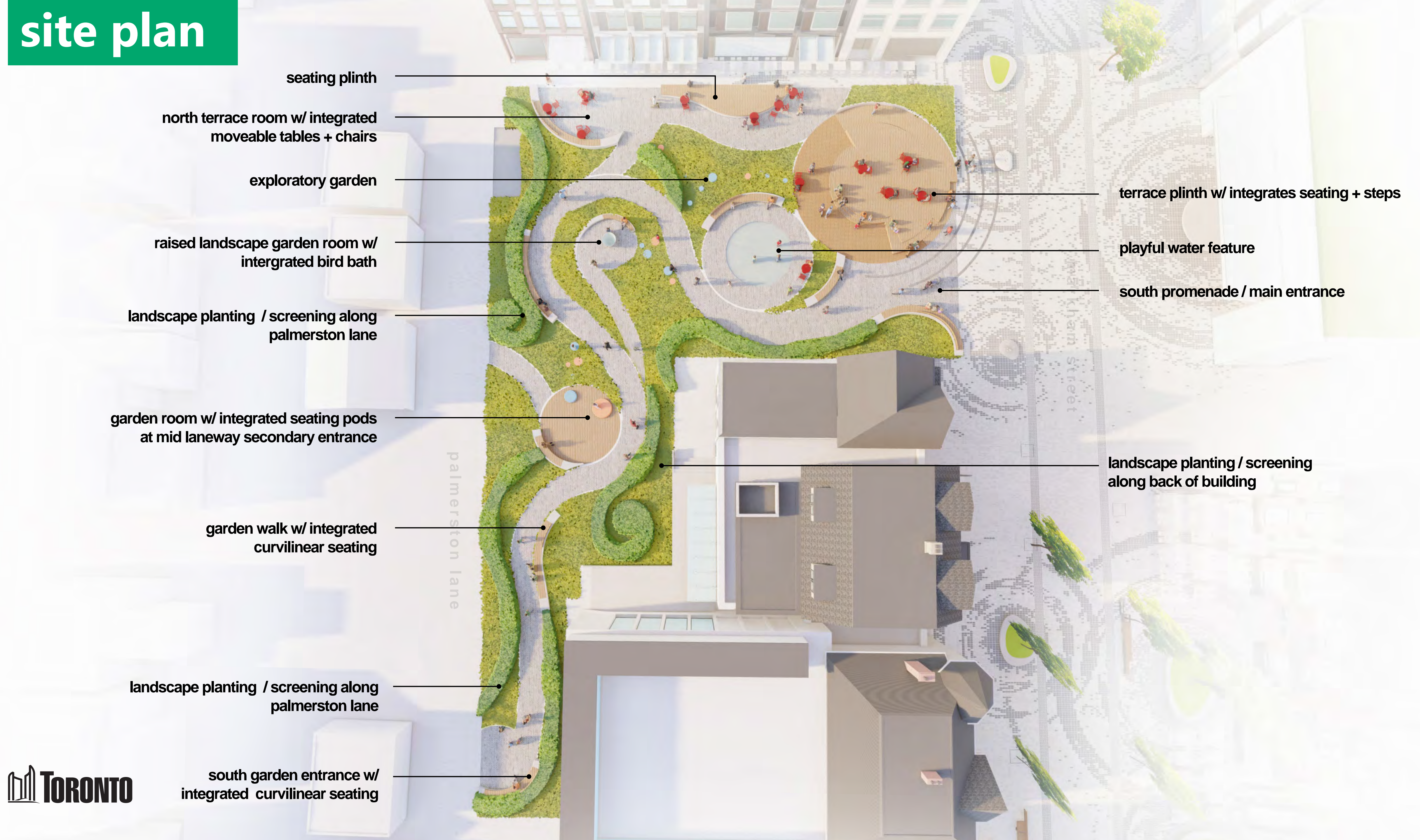
# creating the garden rooms



# wrapping the garden rooms



# site plan



seating plinth

north terrace room w/ integrated  
moveable tables + chairs

exploratory garden

raised landscape garden room w/  
intergrated bird bath

landscape planting / screening along  
palmerston lane

garden room w/ integrated seating pods  
at mid laneway secondary entrance

garden walk w/ integrated  
curvilinear seating

landscape planting / screening along  
palmerston lane

south garden entrance w/  
integrated curvilinear seating

terrace plinth w/ integrates seating + steps

playful water feature

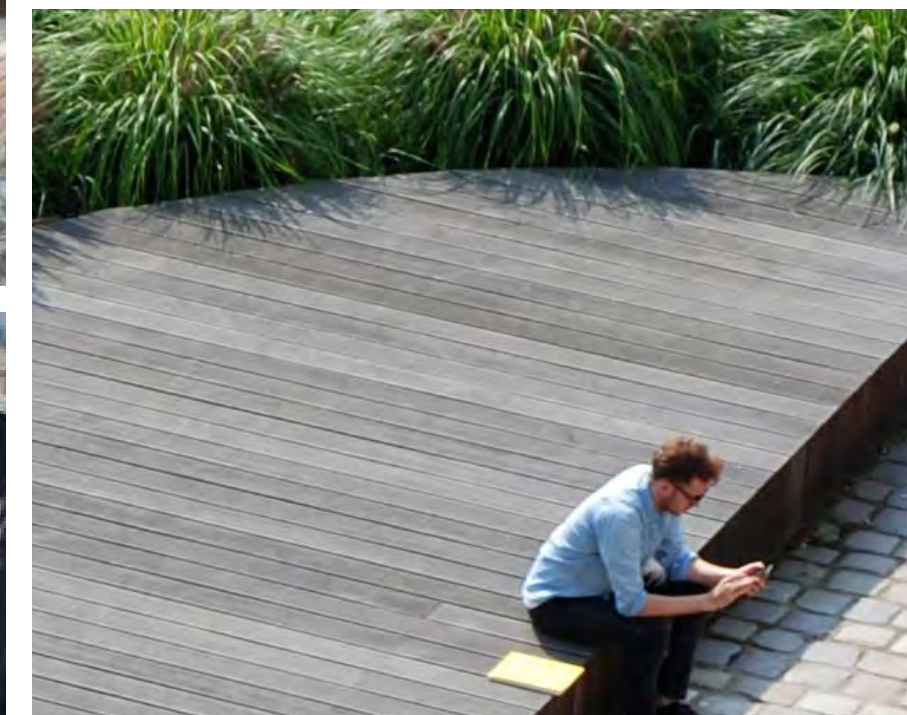
south promenade / main entrance

landscape planting / screening  
along back of building

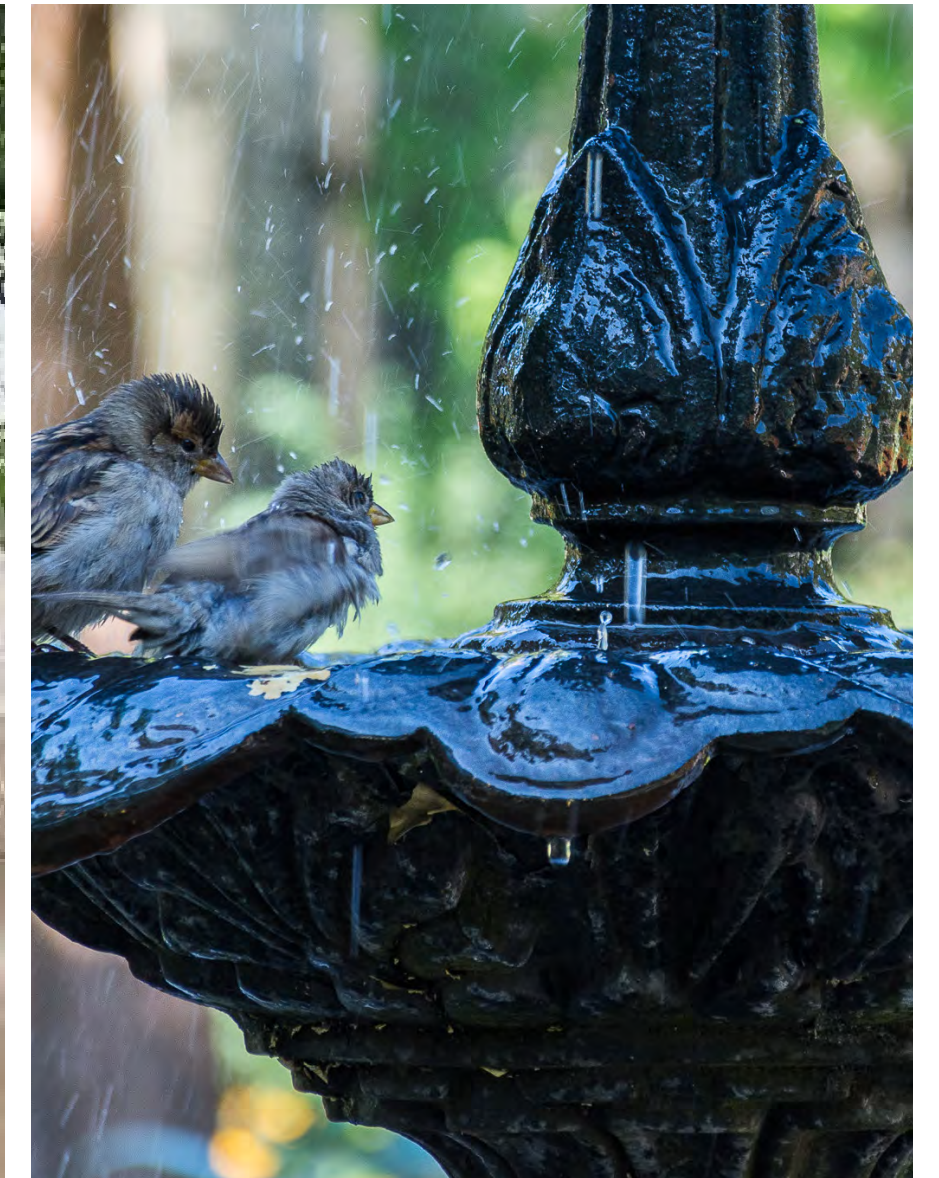
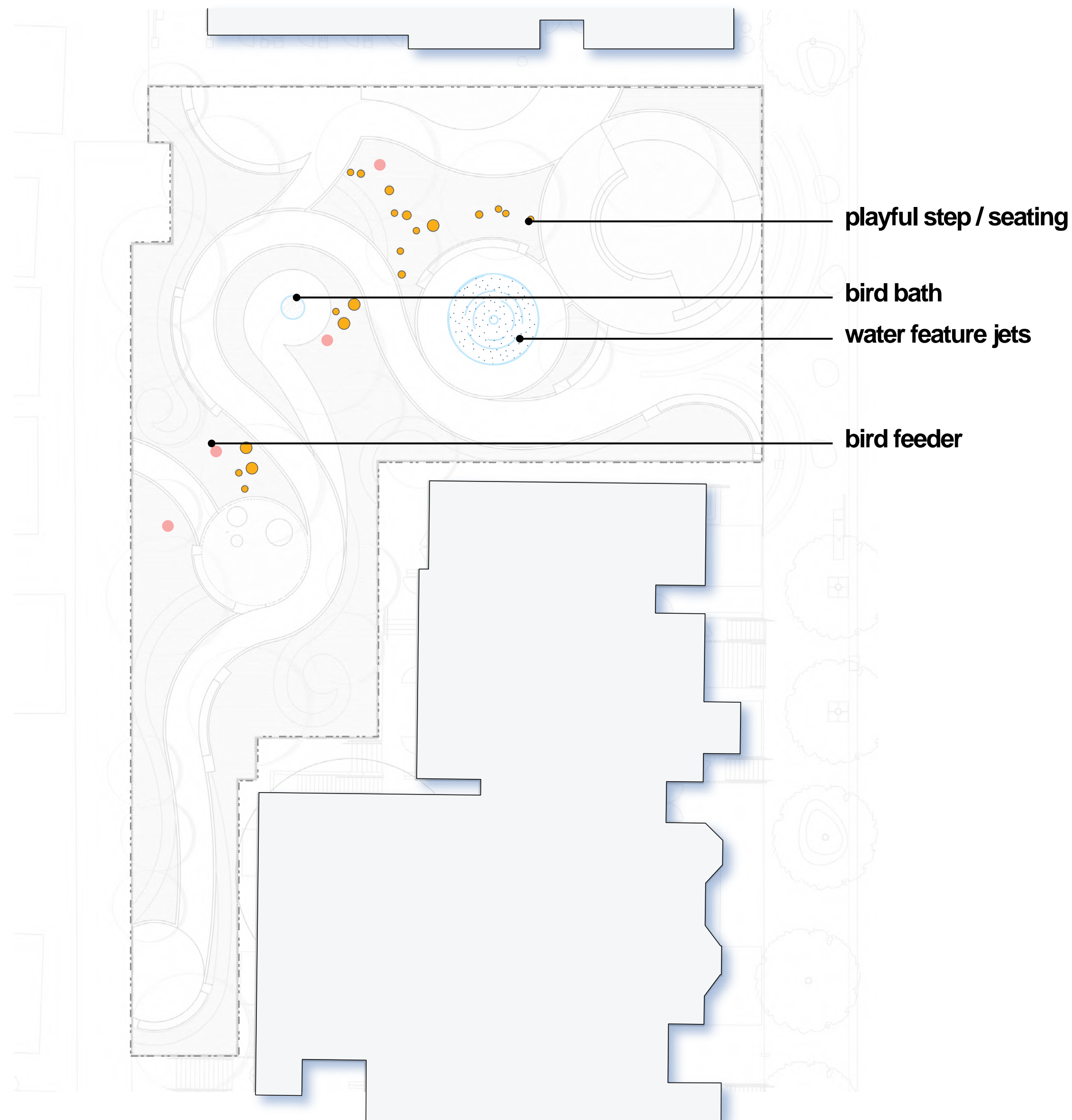
# site plan - viewsheds



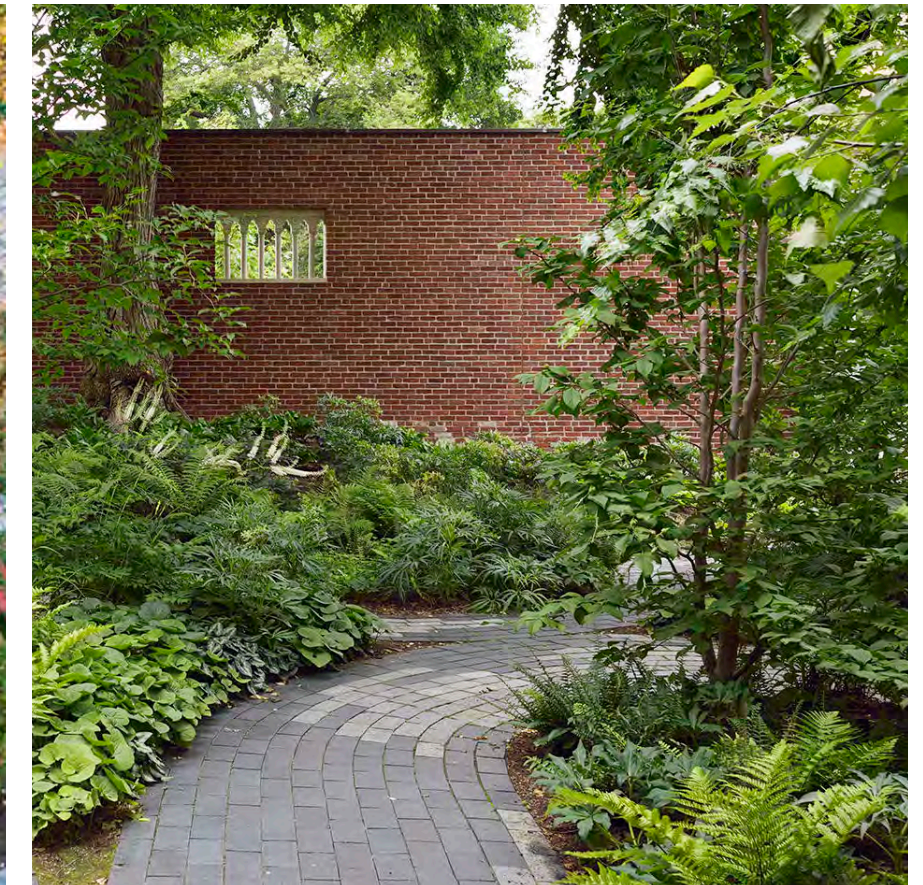
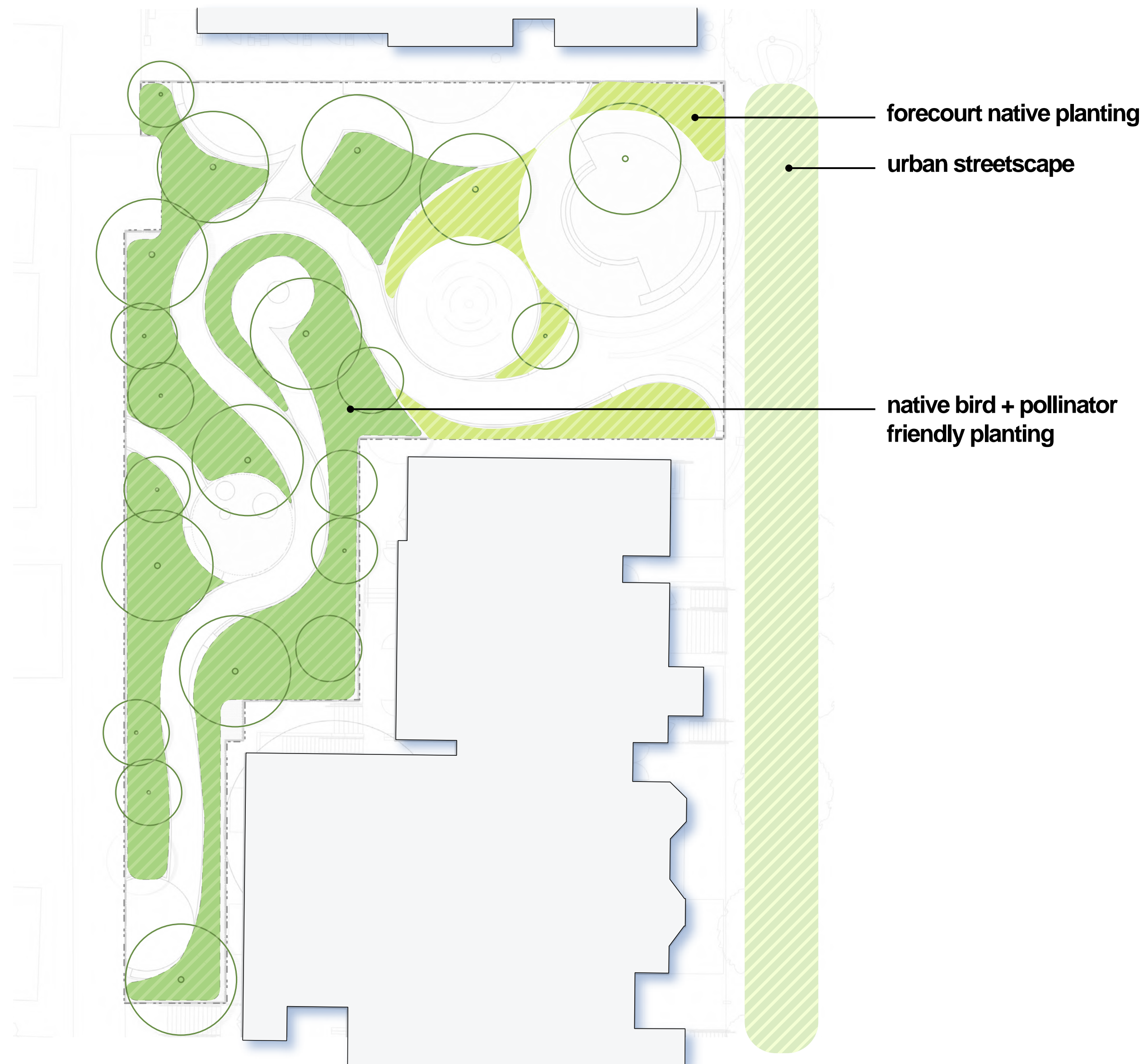
# seating opportunities



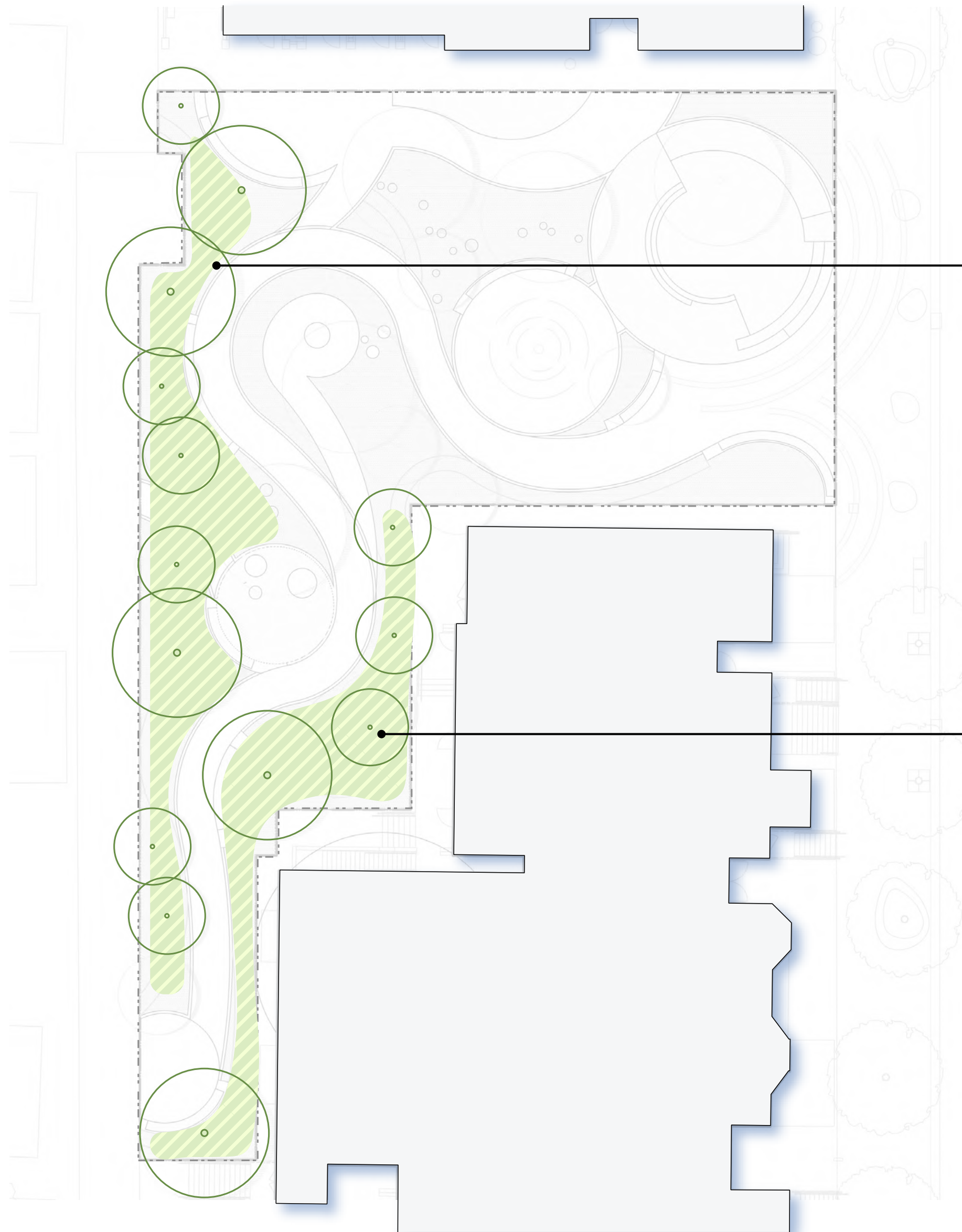
# exploratory play



# planting / bird + pollinator ecology



# landscape screening

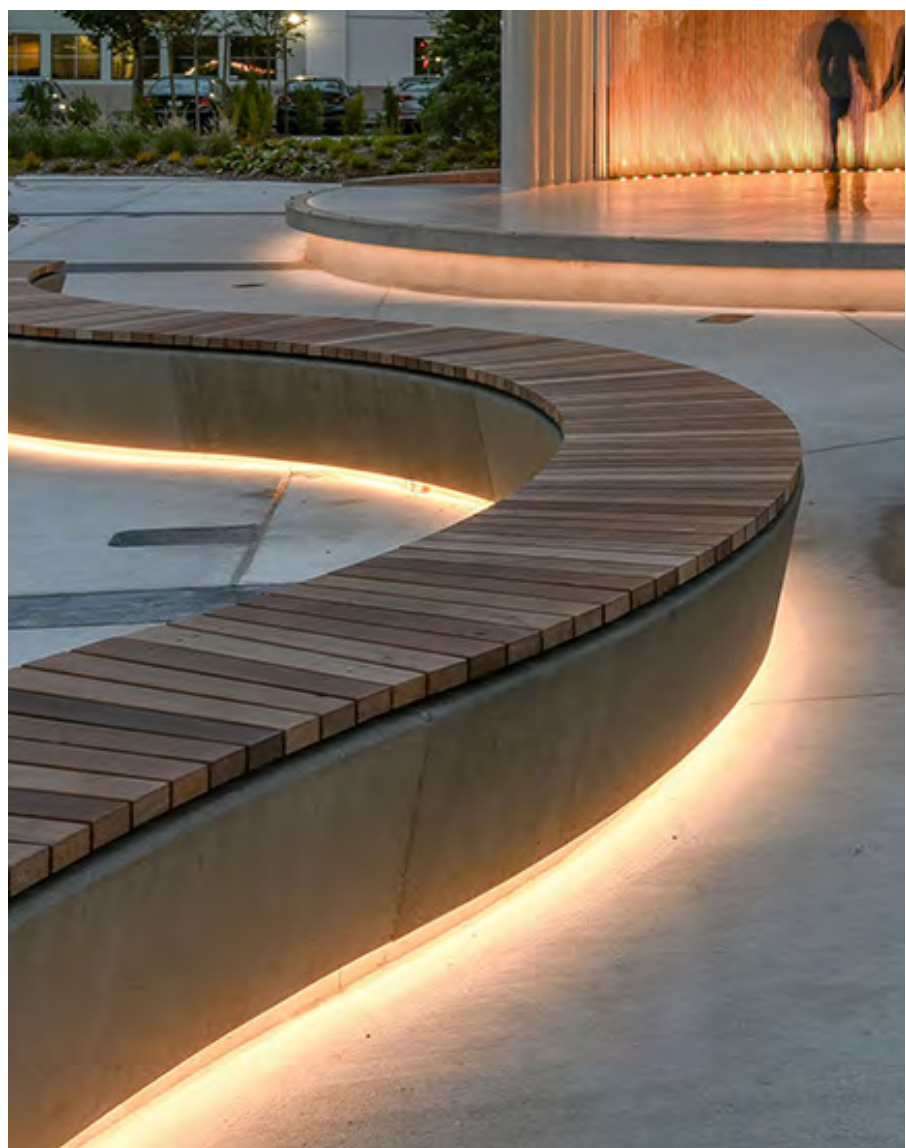
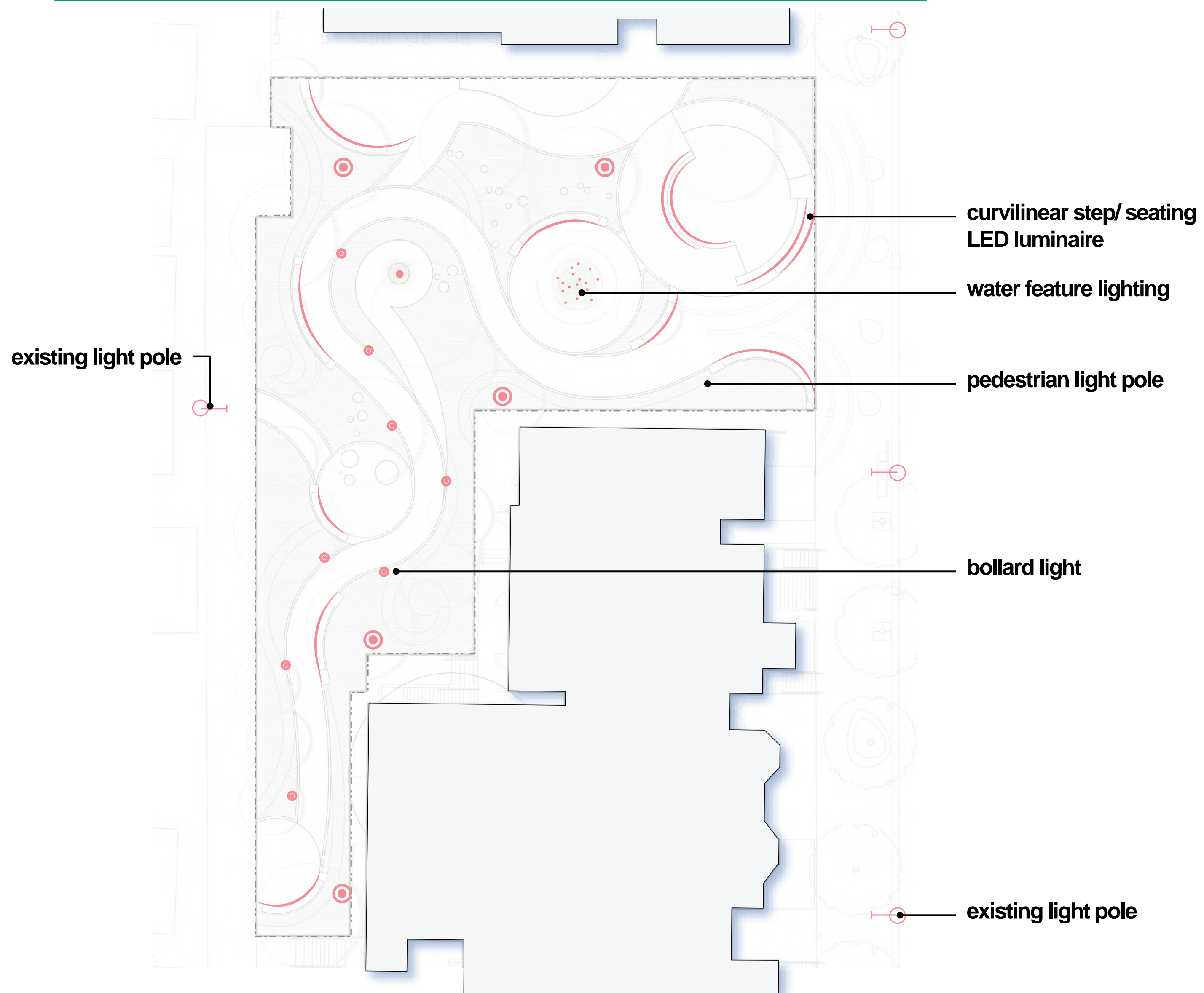


multi-layered coniferous + deciduous trees and shrubs planting, grasses, perennials and groundcover along laneway

multi-layered coniferous + deciduous trees and shrubs planting, grasses, perennials and groundcover along back of building



# site lighting



**let's take a walk through the park!**

# bird's eye looking towards markham street

north  
terrace

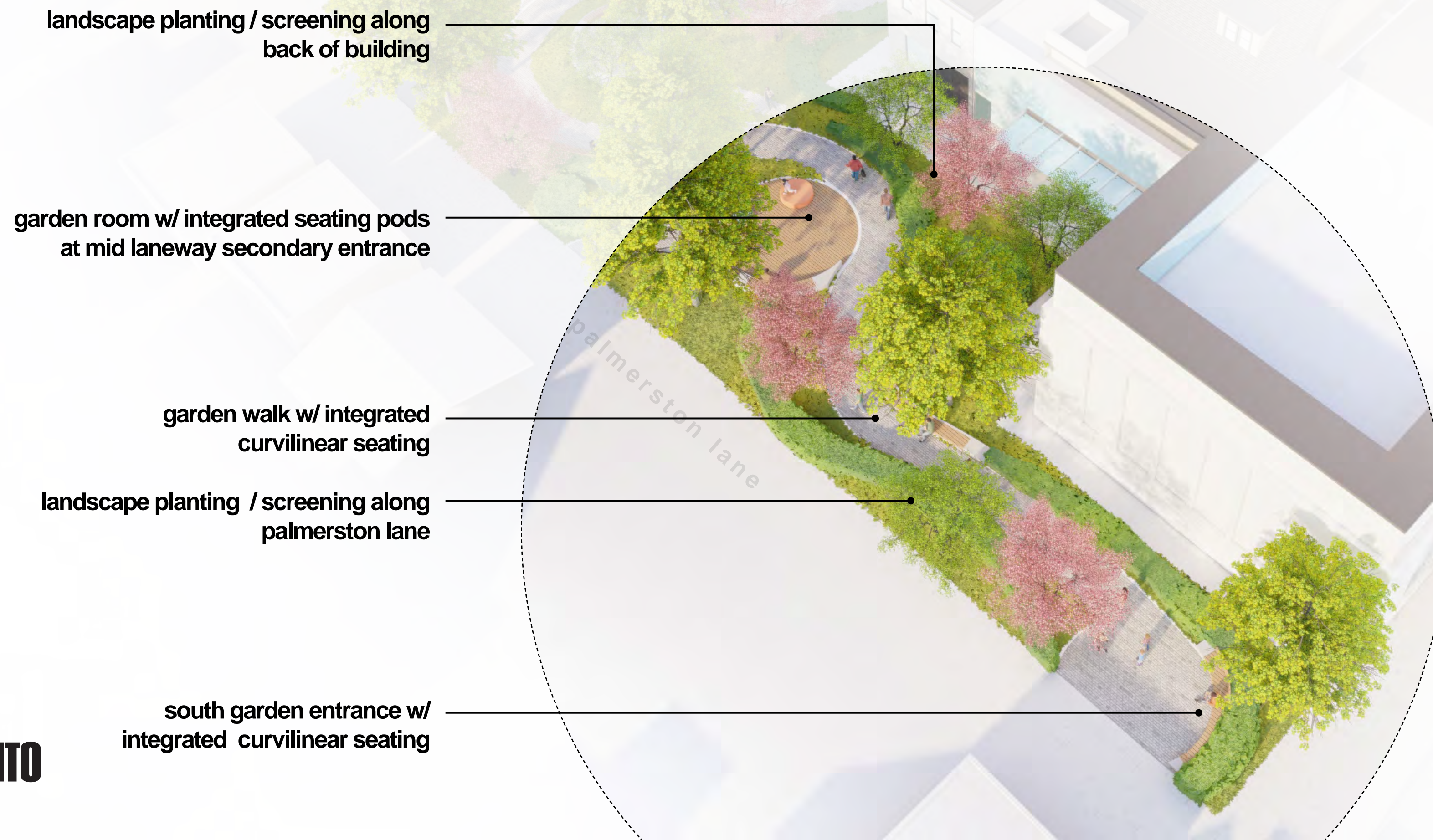
markham forecourt

raised garden  
room

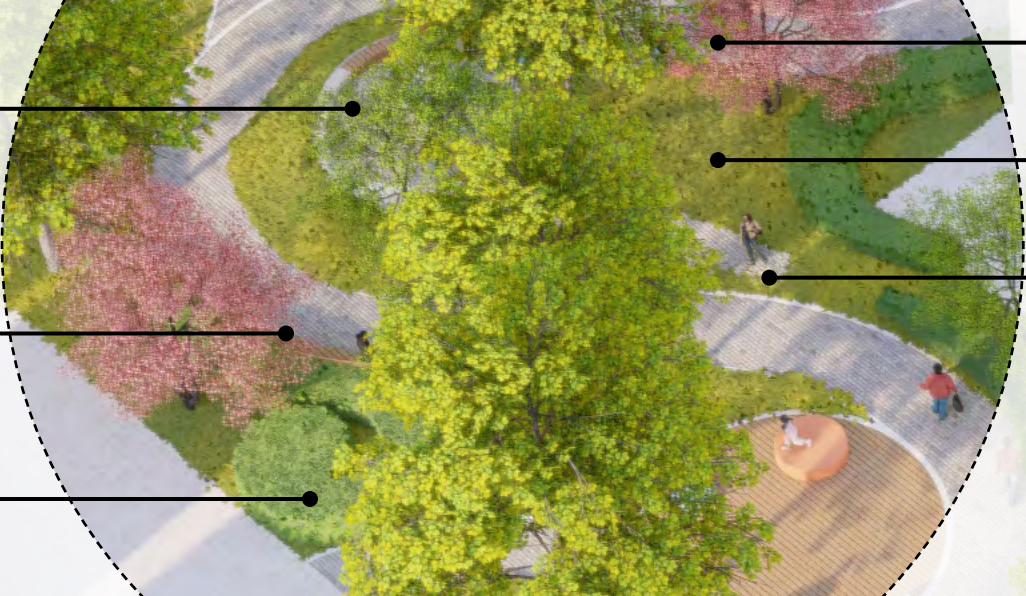
garden room

south garden  
entrance

# south garden entrance + garden room



# raised landscape garden room

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- raised landscape garden room w/  
intergrated bird bath
  - integrated curvilinear  
seatwall along garden walk
  - landscape planting / screening along  
palmerston lane
  - playful step/ seating to raised garden room
  - landscape planting on sculpted landform
  - sloped pathway to raised garden room

view looking towards garden promenade



# north terrace

integrated curvilinear seatwall at  
landscape planting

shade tree within landscape planting

integrated seating plinth w/ moveable  
tables + chairs



# markham st. forecourt / water feature

ornamental flowering tree within  
landscape planting

south promenade

integrated curvilinear seating at  
landscape planting

exploratory garden

playful water feature

shade tree integrated into plinth

step/ seating facing towards the water  
feature + art mural

moveable tables + chairs

sloped pathway to top of terraced plinth

landscape planting

terraced plinth w/ integrated seating + steps  
facing towards markham street

view looking towards forecourt



# Q&A

## Design Feedback

## We want to hear your input!

Do you  
have any  
questions of  
clarification?

1. Does the proposed design feel welcoming and safe for all park users?
2. Do you have any comments about the circulation, pathways, or flexible spaces?
3. Do you have any comments about the balance of plantings and green, versus paving and hard surfaces?
4. Do you have any general comments about the park programming?

# Next Steps

Visit the project webpage at  
[www.toronto.ca/MirvishPark](http://www.toronto.ca/MirvishPark) to:

- Share your feedback through the **online survey available now to Sunday, April 11th!**
- Sign up for **e-updates** to stay informed!
- Access **this presentation online**, and a consultation summary in April.
- Check back to view the **Final Concept Design** to be published on the project webpage later this spring!

# Thank you!

## For further comments, contact:

**Rajesh Sankat**, Senior Public Consultation Coordinator  
PFR Capital Projects  
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416-726-5264

**Carol Martin**, Senior Project Coordinator  
PFR Capital Projects  
[carol.martin@toronto.ca](mailto:carol.martin@toronto.ca)  
416-873-8488

## Thank you for spending your evening with us!

