

Dufferin Grove Park North-west Corner and Clubhouse Improvements Project
Public Meeting and Online Survey Engagement Summary April 2019

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This meeting summary report was prepared by Lura Consulting, independent facilitator and consultation specialists. If you have any questions or comments regarding the report, please contact either:

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Introduction

This document provides a summary of the Dufferin Grove Park North-west Corner and Clubhouse Improvements project February 6th public meeting feedback, and the online survey responses that followed. The online survey was live from February 7 to March 6, 2019. This document also provides a list of responses to questions asked through the February 6th public meeting and the online survey.

Please note that the information summarized below does not necessarily reflect the views or direction of the City of Toronto. This is a summary of feedback provided by community members.

More information about the project can be found on the project website, here: <https://dufferingrove-northwestrevitalization.ca/>

Public Meeting Format

The public meeting took place on Wednesday February 6th, from 5:30 to 8:45 pm. The agenda for the public meeting can be found in Appendix A. The presentation from the public meeting can be downloaded here: <https://dufferingrove-northwestrevitalization.ca/document/public-meeting-february-6-2019-presentation> .

The purpose of the public meeting was:

- To introduce the Dufferin Grove Clubhouse and North-west Corner Improvements project, including approach, project scope, and workplan steps.
- To present background material, and an analysis of existing conditions.
- To introduce and gather feedback on initial site improvement strategies to inform the development of a preferred site improvement strategy.

The meeting began with an open house from 5:30 to 6:30pm. Participants could enter at any time during the open house portion of the meeting to view project information boards at their own pace and project team members were on hand to answer questions. At 6:30 pm, opening remarks were provided by Councillor Bailão. This was followed by a presentation from the project team, including DTAH and LURA consulting, who presented an overview of the project, introduction the Community Resource Group role, project work plan, public engagement schedule, and potential improvement strategies.

Following the presentation, the agenda was adjusted to include a question and answer session, based on the requests of meeting attendants. After the question and answer session, participants took part in round table discussions, where they worked with their neighbours to provide feedback on the following questions, using sticky notes and question sheets:

- 1) Are there any existing conditions or programming you feel were missed in the initial site analysis?
- 2) What elements of the strategies do you like?
- 3) What elements of the strategies do you dislike?
- 4) Are there any potential improvements to the clubhouse and north-west corner that you would like to see, that are not included in any of the initial site improvement strategies?
- 5) Do you have any additional comments?

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Following the round table discussions, one person from each table shared highlights of the table's feedback with the room.

Finally, the project team provided an overview of next steps and the meeting adjourned at approximately 8:45 pm.

In total, 63 people signed into the public meeting (sign-in was optional).

Public Meeting Advertisement

The public meeting was advertised through the following communications channels:

- Flyers: 4000 public meeting flyers were delivered to the homes and businesses surrounding Dufferin Grove Park. Apartment buildings around Dufferin Grove Park were provided with multiple public meeting flyers for their main entrance lobbies.
- E-Flyers:
 - Members of the project's Community Resource Group (a volunteer group of residents who represent a diverse range of park user group interests) were provided with E-Flyers to circulate to their community networks to raise awareness for the public meeting.
 - E-Flyers were sent to everyone who had signed up for project updates through the project website.
 - Councillor Bailão's e-newsletter included the E-Flyer and notification of the public meeting.
- The project website advertised the public meeting, and included a copy of the E-Flyer for public download.

Online Survey Format and Advertisement

An online survey was live on the project website from February 7th, 2019 to March 6th, 2019. The online survey included the same five questions that were discussed at the public meeting and included the option for participants to provide their emails for future project updates. A link for the presentation that was given at the Public Meeting was provided at the top of the survey. In total 36 people completed the online survey.

Three "park and community pop-ups" were held in the community to advertise the online survey. At each park and community pop-up, one to two project team members spent two hours handing out postcards which encouraged people to fill in the online survey. The postcards included a link to the survey, the closing date, a link to the main project website, and a short project description. The post cards were handed out in the park and surrounding community, including by Dufferin Mall and at the intersection of Dufferin and Bloor. The pop-ups occurred as follows:

- Friday February 22: 5:45 pm to 7:45 pm (including attending Friday Night Supper in the Clubhouse)
- Saturday February 23: 11:00 am to 1:00 pm
- Thursday February 28: 4:00 pm to 6:00 pm (including attending the Farmers' Market)

Questions and Answers

The following section presents questions posed by members of the community through the online survey and at the public meeting. Responses from the project team are provided.

Questions from Online Feedback

1) Why have park users not been involved over the past 2 years?

Over the course of the project, Dufferin Grove community members, park users and other interested groups have been invited to provide input and have helped shape this project from the first stage. There is a partnership between the project team and those interested in having a voice at the table and there are a variety of ways to continue to participate in the conversation:

- Community Resource Group (CRG) - a group made up of 24 park users and neighbourhood stakeholders who represent various park user groups ([link](#)). The meetings are open to the public to observe.
 - There have been five (5) meetings, and more to come!
- Public Meetings – open house meetings held at various stages of the project where the public can speak with the project team and share ideas
 - There have been two (2) public meetings, and more to come!
- Park Pop-Ups – engagement booth set up in Dufferin Grove Park to connect directly one-to-one with park users and hear feedback about the project
 - There have been four (4) pop-ups
- Public Survey – a survey was launched to order to collect feedback on the project's preliminary functional program and strategies.
 - 36 people participated
- Dedicated project contacts - email the community engagement lead, Liz McHardy at lmchardy@lura.ca or the City's project manager, Katy Aminian at Katy.Aminian@toronto.ca

An overview of the community engagement to-date, is provided below. A more detailed timeline of engagement, including copies of meeting minutes and presentations, is available here: ([link](#)).

2) Why this project is occurring (e.g. instead of money being spent on other City projects), and why does this project need to occur now?

Over time and alongside City staff and the leadership of the Dufferin Grove community, the use of the Clubhouse has expanded since it was originally built and numerous modifications to the building have been made to support popular community programs. The Farmers' Market, Cobb Café, Friday Night Suppers are important programs and services that require purpose-built spaces that meet current health and safety standards.

In 2014 the City commissioned a report on the equipment that operates the artificial ice rinks and found that the facilities were at the end of their 25-year life cycle and there was realistic chance of equipment failure. In order to maintain the facility in a state of good condition, the ice surface and equipment would require imminent replacement.

In 2015, to address health and safety concerns and to allow on-going community programming, the Zamboni garage was moved out of the Clubhouse and relocated to the east side of the ice rink. Staff had concerns with the fuelling the natural gas Zamboni right next to an important cooking space and the heavy pedestrian traffic along the Zamboni route from the garage to the ice rink.

This same year, the City carried out a feasibility study to explore converting the space that was previously used as the Zamboni garage into a commercial kitchen/food prep area to support current and future food programming.

As a result of these studies, the City begin to envision a project that would improve the Clubhouse through some renovations and address the aging infrastructure of the ice rink. The renovations to the Clubhouse

are essential and will help to ensure the continuation and evolution of Dufferin Grove Park community programs for future generations.

3) What is the scope of the work? Why is there only a focus on one element of the park?

The scope of this project currently includes the north-west corner of Dufferin Grove Park, including the assessment of and improvements to, the existing Clubhouse, outdoor hockey rink, pleasure pad, Zamboni garage, landscape frontage, and pedestrian access along Dufferin Street.

Proposed renovations to the Clubhouse include:

- A commercial kitchen and baking area
- A multi-purpose room for serving food and community activities
- Food and kitchenware storage area
- Change rooms/Lounge Area
- Public washrooms
- Lobby/Reception Area
- Admin/Recreation office spaces for recreation and rink programs
- Snack bar
- Storage, janitorial, and laundry rooms
- Skating rental booth
- Refrigeration system room for outdoor rink
- Mechanical & electrical rooms

Proposed improvements to the area the Clubhouse include:

- A new outdoor artificial double-pad ice rink, new refrigeration plant and space, related M&E & HVAC, and snow-dumping area
- Consideration for a new heated Zamboni garage and storage
- Exterior lighting and distribution for pathways, ice rink and skating trail
- Site access and services
- Landscape design will include site grading, vehicular access, pathways, exterior site furniture, bottle filling station, planting, sod, and exterior signage
- Site and park facilities improvements including maintaining existing recreational programs such as pizza oven, Farmers Market set-up layout, and community garden programs
- Exterior and Interior barrier-free accessibility improvements within the area of project
- Large exterior and interior wall/facia signage plus small signage for each room entrance and door number and design interior wayfinding signage in the public areas. Signs must be designed in accordance with the City of Toronto and Accessibility Standards
- Consideration for preserving existing trees and additional new trees

The City has heard feedback from community for the scope of this project to be expanded to include other areas of the park. Input gathered from stakeholders includes the suggestions to renovate the existing Fieldhouse, improve the trails within the park, and the need for washrooms by the children's play area.

The City is currently exploring the feasibility to expand the scope of this project to include improvements to the Fieldhouse, located at the west side of the sports field as well as the addition of a new single, barrier-free washroom by the children's play area. Any change to the project scope would require additional funding and will need to be approved by City Council.

4) How much funding is available and how can it be spent?

City Council has approved two sub-projects in the Outdoor Recreation Centre project in the Parks, Forestry and Recreation (PFR) Capital Budget for the *Dufferin Grove Clubhouse and North west Parkland Improvements*.

Through the 2015 Capital Budget for PFR, Council approved a project cost of \$330,000 from South District Parkland Development Cash-in-lieu (Section 42 first 5%) Reserve Funds for the sub-project "*ORC341 Dufferin Grove Community Fieldhouse (AIR Building)*". A total of \$143,576 has been spent to date and the balance of \$186,424 will be carried forward to 2019.

In the 2017 Capital Budget, an additional \$3,170,000 was approved by Council in the sub-project "*ORC350 - Dufferin Grove New Community Field House*", with funding from the South District Parkland Development Cash-in-lieu (Section 42 first 5%) Reserve Funds. The current cash flow in the 2019 Capital Budget is as follows: \$300,000 in 2019 and \$2,870,000 in 2020.

The reserve funds can be used to repair or improve an existing facility or erect a new one.

The estimated budget for improvements to the Clubhouse and ice rink is approximately \$3.5 million. This includes costs for all stages of the design process, public consultation and construction. Funding has been specifically dedicated in the Capital Budget and Plan to support this project.

Any change to the project scope would require additional funding and will need to be approved by City Council.

5) What are the cost of various strategies and features?

The cost of various strategies and features will be determined during the next round of schematic design development and analysis and will be shared with the community at that time. It is too early in the process to cost out each potential feature, as there are still too many unknowns and we are still collecting stakeholder input (e.g. location, size, features, etc.).

6) Will money for this renovation will be provided by neighbourhood developments?

As noted in response to question 4, this project will be funded by South District Parkland Development Cash-in-lieu (Section 42 first 5%) Reserve Funds, which is generated from various developments in the south district. However, subject to the availability of budget and the outcome of the public consultation, the City may request for applicable Section 37, 45 and/or Section 42 Above 5% Cash-in-lieu funds to be used to support the expansion of the scope of the project.

7) What is the length and degree of disturbance to current park uses that would result from each strategy (e.g. due to construction)?

The City's goal is always to minimize the length and the degree of disturbance to park users during the construction stage of this project, often taking a phased approach. The construction phasing and timeline will be developed and discussed with the community as the project progresses. A general project timeline can be found here ([link to online timeline](#)).

8) Provide more data on park usage, needs, and how changes in population density will impact the park.

Large green spaces like Dufferin Grove Park, are our common grounds; places where we come together as a city to play, celebrate, and explore.

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Toronto's population is expected to grow to 3.4 million people by 2041. Almost half of this growth will be in the downtown core. As Toronto grows, our parks system must grow along with it.

The City has a Parkland Strategy to help guide long-term planning for new parks and expansion and improved access to existing parks.

9) Who are the users being considered?

All residents in the surrounding neighbourhood, park users, and potential park users, are invited to provide input into this project.

To ensure input is gathered from the various stakeholder/user groups in the park, a "Community Resource Group" (CRG) has been established. This group is made up of park users and neighbourhood residents. Each member of the CRG represents at least one larger park user group. There are currently 24 members of the CRG. These members represent the following park user groups:

- Youth (Under 18)
- Youth (19-30)
- All-Season Park and Clubhouse Users
- Skateboarders
- Bike Polo players
- Ice rink users (e.g. shinny)
- Families with young children
- Residents of 919 Dufferin Street apartment building
- Local residents (general)
- Slackline community
- Volunteer gardeners
- Friday Night Supper attendees
- Farmers Market organizers and attendees
- Clay & Paper Theatre
- People with different accessibility needs

Additionally, the project team is currently building an outreach program to engage local youth in this project. This engagement is set to begin following the April 2019 public meeting.

For more information about the Community Resource Group, please click here: <https://dufferingrove-northwestrevitalization.ca/community-resource-group>

10) Do the ice pads need to be replaced, and why?

In November 2018, the City obtained an assessment report by two separate engineering firms confirming that the equipment operating the artificial ice rinks, dasher boards, gates and chain link fences are past their recommended operational age and would require imminent replacement.

Additionally, the hockey rink doesn't meet the City standards for size. The City sets a standard for rink size so that the Zamboni can operate effectively.

11) What is difference between community lounge in "3B" vs community? Will they be used differently by the city?

The Community Lounge in scenario 3B is a lobby or casual gathering space that is open to the rest of the. It is not a room that could be closed off or used privately (see meeting presentation slide 86, available here: <https://dufferingrove-northwestrevitalization.ca/document/public-meeting-february-6-2019-presentation>). The Community Room labelled as "Community" in this option is, by contrast, a room that could be closed off and used by groups independently from the other spaces in the building.

12) How the environmental impact of each strategy is being weighed?

The environmental performance of any renovation or new construction project must be compliant with the requirements outlined in the Toronto Green Standard:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

The Green Standard outlines tiers of performance measures with supporting guidelines that promote sustainable site and building design.

With respect to further impacts of each strategy on the site, the design team will engage an arborist to assess impacts of construction on existing trees, and impacts during construction are also controlled by City policies on noise, sediment control, and waste diversion.

13) How green standards are being incorporated into each strategy?

See response to question 12, above.

14) How waste management is included in each strategy?

See response to question 12, above.

15) How existing trees will be impacted by each strategy?

See response to question 12, above.

16) What is the role of each member of the project team?

The project team includes Parks, Forestry and Recreation (PF&R) staff, DTAH, and LURA.

- **PF&R Staff:** Staff from PF&R are responsible to oversee and manage the design and implementation of this project. Staff consult both internally with subject matter experts within the City and externally with the public and interested stakeholders, when making project decisions.
- **DTAH:** Lead design consultants on the project, providing full architectural and landscape architectural services to the project for its duration up to the end of construction. Under DTAH's leadership, a team of sub-consultants, such as various engineering firms, will provide full design and engineering services in accordance with the project scope of work.
- **LURA Consulting:** A neutral third-party facilitation and public engagement firm that has been engaged by DTAH to facilitate public and stakeholder meetings, park pop-ups, maintain the project website, and advise on the public and stakeholder engagement program.

17) Why was there such a long break between the first and second public meeting? Why did it take so long to hire a design team?

The initial stage of the project was aimed to gather the community's ideas and their vision for the future of the Clubhouse and north-west corner of the park. This information was used by the City to help issue a "Request for Proposal" (RFP), which outlined, generally, what type of work would need to be completed in this portion of the park.

Once the RFP was issued, design firms bid on the project. The City, through the evaluation process, selected one design firm to complete the work. The entire procurement process for hiring a design firm for this project - from drafting a RFP, to issuing a purchase order, to the selected firm - lasted from November 2017 to September 2018. Once the procurement process ended, it was time to reintroduce the project with design options and re-engage with the community.

18) Why does the scope of the project include the clubhouse and north-west corner, but not the entire park?

Please see answer to question 2, above.

19) How was the input from the first public meeting in 2016, the community resource group meetings in 2017, and the park pop-up in 2017 used by the city to inform decision making? What were the outcomes of the initial engagement? How did the initial engagement impact the "Scope of Work" for this project?

Stakeholder input always makes a project better. The City is working to strike a balance between providing facilities that meet the needs of the various uses of the park and ensuring compliance to the requirements by Ontario Building Code regulations and Health & Safety standards are observed and the building and facilities are left in good working condition for future park users and community programming.

20) Is "do nothing" an option?

This project provides an opportunity to replace aging infrastructure and improve the facilities so that they meet current health and safety standards. A "do nothing" approach is not an option. For more information see the answer to question 2, above.

Questions from the Public Meeting Question and Answer Period

The following questions were asked during an open format question and answer period during the public meeting. The answers provided during the meeting are supplemented with post-meeting notes for clarification, where applicable.

21) Would strategy 1A impact the basketball court?

Yes, the court could be maintained in size, but shifted slightly south.

Post-meeting note for clarification: *Depending upon the design strategy that is pursued, there may be some impact on the existing basketball court, however we are working to minimize these impacts as much as possible.*

22) I am getting tired of roundtable discussions. I would like assurance that this engagement will be worth it for the community to participate in.

The proof that we are listening will come to light as we progress with this project. We will prove to you that what you say does matter in this process. As we move forward, please continue to tell us if we're missing the mark, or if we are on the right track.

***Post-meeting note for clarification:** The Dufferin Grove community has insights, skills, knowledge and experience which are valued by the project team. This local knowledge can be used to improve park users experience. Community engagement enhances democratic processes, good decision making and will result in a better project. There needs to be a partnership between the project team and those interested in participating in the process:*

23) Are the ice pads separated in all concepts? On Sundays the pads are connected for a larger skating loop; will this still be possible?

Yes, we will design to continue to allow for that loop.

24) What is the capacity at Dufferin Grove? Will development exceed that? Loss of trees, compaction of land.

The City is unsure and will follow-up to provide a follow up response.

***Post-meeting note for clarification:** Large green spaces like Dufferin Grove Park, are our common grounds; places where we come together as a city to play, celebrate, and explore. Toronto's population is expected to grow to 3.4 million people by 2041. Almost half of this growth will be in the downtown core. As Toronto grows, our parks system must grow along with it. The City has a Parkland Strategy to help guide long-term planning for new parks and expansion and improved access to existing parks*

25) Does the rink need to be replaced, and if it does, why does it need to be an "official" size?

The rink is at the end of its life cycle, specifically the piping and mechanical aspects of the rink. When the rink is replaced, City standards need to be followed.

***Post-meeting note for clarification:** In 2014 the City commissioned a report on the equipment that operates the artificial ice rinks and found that the facilities were at the end of their 25-year life cycle and there was realistic chance of equipment failure. In order to maintain the facility in a state of good condition, the ice surface and equipment would require imminent replacement. Additionally, currently the hockey rink doesn't meet the City standards for size. The City sets a standard for rink size so that the Zamboni can operate effectively and clear and clean the ice properly.*

26) What is the overall capacity of the park? This should be used to inform design (e.g. the number of toilets).

The City will provide more information when possible, as the answer to this question is currently unknown.

***Post-meeting note for clarification:** As the population in Toronto increases so does the popularity its parks. The growing interest of Dufferin Grove Park and its community programs will be taken into account during design.*

27) A City inspector, Peter White, says the rink pad is in good shape. Why are we replacing the rink pad if it is in good shape?

City staff cannot confirm that conversation. City audits state that the pad has reached the end of its life and needs to be replaced.

Post-meeting note for clarification: In 2014 the City commissioned a report on the equipment that operates the artificial ice rinks and found that the facilities were at the end of their 25-year life cycle and there was realistic chance of equipment failure. In order to maintain the facility in a state of good condition, the ice surface and equipment would require imminent replacement.

28) Will the length of the pleasure pad change from its current length?

We are aware of various length requirements from different permit holder groups. Right now, we are working to keep the current length as-is, as this is an appropriate length for a variety of users. We are open to suggestions on length.

29) Two major rinks are being closed as in the neighbourhood. This will make finding rink time difficult for family, youth and shiny players. Can you consider the timing of other rink closures, and ensure Dufferin Grove is not closed at the same time?

The current plan is to stagger closures of the artificial ice rinks so that there is an open ice rink in the area. City staff will work with permit holders to find available facilities and time slots.

30) Can the rebuild happen on same footprint?

The intention is to renovate the current Clubhouse to meet current programming and community needs, as well as health and safety standards. More information will be known during the schematic design stage with the help of community input.

Feedback Summary

The following provides a summary of feedback provided by community members from both the public meeting and online survey. This section is organized by engagement question.

1) Are there any existing conditions or programming you feel were missed in the initial site analysis?

- Additional programming, features, and conditions that participants identified as missing from the initial site analysis, or that participants would like additional information on include:
 - Programming:
 - Park festivals
 - Native Child and Family Services of Toronto Annual Community Pow Wow
 - The existing skate rental program
 - The diversity of sports programming throughout the park, throughout all four seasons (e.g. the use of the rink by bike polo players, and the needs of bike polo players)
 - Summertime Sunday pizza lunches by the bake ovens
 - Features:

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- The fire pit by the rink (especially it's use an important and unique winter gathering spot)
- The basketball courts
- Formal and informal memorials around the park
- The café beside the splash pad
- The community supper area, including the bake ovens
- There are a few more gardens than shown throughout the park and there is no garden to the west of the field house
 - There are cherry trees, Saskatoon berry bushes and other aspects of the gardens that have been worked on for years, south of the rinks
- The 'Native Tree Nursery' is to the south of the field house
- Conditions:
 - The health status, age, location, and community importance of existing trees
 - The existing amount of soil compaction throughout the site from park activities (e.g. the farmers' market)
 - The capacity of Dufferin Grove Park overall, expressed as the number of people per day the park can hold
 - A projection of how proposed developments in the neighbourhood will impact the park's capacity
 - The importance of community gardens in the park
 - The state of pathways throughout the park
 - The state of washrooms throughout the park
 - The state of the field house
- Programs or features outside of the park:
 - The nearby Sorauren Farmer's Market also occurs throughout the year
- Participants felt the presentation was missing recognition of what makes the park so successful: the unique community culture around the park. Participants would like the project team to understand that local resident participation turned the park into the success it is today.
- Participants noted that the different features of the park impact one another. Therefore, participants suggested the project scope to be expanded to the entire park, or to include additional areas of the park to result in the most positive outcome for the park overall.

2) What elements of the strategies do you like?

Participants shared elements of the various strategies that they like:

Ovens and Campfires:

- Retaining the ovens and campfire sites as they are

Accessibility:

- Making the area more accessible, overall
- Inclusion of a sloped walkway (with no handrails or additional infrastructure)
- Inclusion of accessible walkways:
 - Creation of an accessible walkway from Dufferin Street

Building Location:

- The existing, west side location of the Clubhouse, as it acts as a barrier to winds from Dufferin Street and blocks the unpleasant view of Dufferin Street and the Dufferin Mall.

Building Layout:

- Inclusion of a long hallway that provides circulation space.
- Some participants prefer to keep the refrigeration equipment in the main clubhouse building (potentially along the east side, to concentrate all rink-related activity), while other participants noted that they prefer that refrigeration equipment is housed outside of the clubhouse (potentially in the same structure as the Zamboni) to allow the clubhouse to focus on the provision of community services.
- Some participants like the idea of creating one large community space, instead of two separate community spaces, while other participants like the idea of creating two separate spaces (e.g. for skaters and non-skaters in the winter).
- Many participants like the idea of expanding community space.
- Inclusion of the flexible plaza space.
- Inclusion of indoor space and paved space for the farmers' market.
- Options that have the kitchens directly connected into community space (so users do not have to venture outside between the two spaces).

Washrooms:

- Gender neutral washrooms.
- Improvements to the washrooms overall.

Rinks (all season and related viewing areas):

- Maintaining a connection between the hockey rink and pleasure pad to allow for a skating loop.
- Maintaining the length of the current skateboarding area, which is ideal for the skateboard ramp set-up.
- Some participants liked the idea of including a new regulation-sized rink and an improved or enlarged pleasure skating pad, while other participants liked the idea of keeping the pleasure pad's current size, for the benefit of the skateboarding community.
- Keeping the rink multi-use throughout the year (e.g. skating, bike polo, markets).

Kitchen:

- Improvements to the kitchen's functionality overall.
- Improving connections between the kitchen and food uses throughout the park (e.g. serving areas and outdoor events).
- An option with minimal kitchen renovations.

Overall:

- That multiple options were presented, including renovation and rebuild options.
- Improved use of the existing space and the potential addition of storage or community space.
- Strategies are thoughtful and thorough.
- Recognition that the site is very important to the local community.
- Overall, most participants shared that they prefer a renovation option. Some prefer minimal renovations, suggesting that a minimal renovation option would reduce disruption to the existing programs and save costs. Other participants prefer a renovation and an addition option.

Project team note following the meeting: Depending on the extent of renovation and overall project scope, the construction budget, timeline and impacts on existing park activities may not vary significantly between a new build project and a renovation. Throughout the design process the project team will make every effort to be transparent with the timeline and budget for improvements.

3) What elements of the strategies do you dislike?

Participants shared elements of the various strategies that they **dislike**:

Accessibility:

- Creating new paving:
 - Instead of creating new paved areas, use Dufferin Park Ave sidewalks to provide accessible access. Pave as little additional area as possible.
 - **Project team note following the meeting:** *The slope of the Dufferin Park Avenue sidewalk (from Dufferin Street) is too steep to act as an accessible pathway. City sidewalks are permitted to exceed some accessibility standards where existing conditions require. Therefore, providing accessible internal pathways is a more consistent method for integrating accessibility within the park.*
- The inaccessible hallway in the renovate options.
Project team note following the meeting: *All new elements and components within the scope of work will be designed to meet accessibility guidelines.*
- Large accessibility ramps with additional infrastructure (e.g. handrails).

Building Location:

- Locating the Clubhouse towards the center of the park, for the following reasons:
 - Cuts off the rinks from the park and creates dark zones
 - The Clubhouse no longer acts as a grand entrance to the park from Dufferin Street
Separates the clubhouse from the liveliness of the park
 - Does not block winds from the west
 - Does not block the “unpleasant” view of the mall for those using the rinks, but will block the view between skaters and the rest of the park

Building Layout:

- Some participants prefer to keep the refrigeration equipment in the main clubhouse building (potentially along the east side, to concentrate all rink-related activity), while other participants noted that they prefer that refrigeration equipment is housed outside of the clubhouse (potentially in the same structure as the Zamboni) to allow the clubhouse to focus on the provision of community services.
 - The large Zamboni shed (e.g. Strategy 2 and 3) disrupts the existing pathway that continues from Gladstone Avenue.
 - Placing the refrigeration room at the north side of the building will create a side of the building that has little activity and may therefore become unsafe.
- Hallway layouts:
 - The long, inaccessible hallways (e.g. Strategy 1B);
Project team note following the meeting: *All new elements and components within the scope of work will be designed to meet accessibility requirements.*
 - The “circulation space” (e.g. Strategy 3B).
- Close proximity of the east entrance and serving area (e.g. Strategy 2).
- Any option that disrupts the bake ovens due to a new floor layout (e.g. Strategy 3A).
- Unaddressed location of the winter market.

Washrooms:

- Too few washrooms (provide more washrooms):

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- Some participants noted that gender-neutral washrooms may be unnecessary, especially if they reduce the number of washrooms available. Alternatively, some participants proposed that it may be best to provide a mix of specific-gendered and gender-neutral washrooms.
- Rebuilding the washrooms (clean and paint them instead).
- Creating *only* gender-neutral washrooms (if they are stall based instead of their own separate rooms); provide two gender-specific washrooms and one gender-neutral washroom instead.

Basketball Courts:

- Disruption to the basketball courts:
 - There is no room for basketball courts to move south, as the southern edge of the existing court is beside a hill.
 - **Project team note following the meeting:** *Due to existing site conditions, the court cannot be moved south, however, depending on other opportunities determined throughout the design process, the court may be relocated or reconfigured to better integrate with the preferred design.*

Rinks (all season, and related viewing areas):

- The walkway/viewing areas between both ice pads, for the following reasons:
 - Seems unnecessary and takes up additional park space
 - Reduces the size of rinks
 - Limits flexibility provided by walls (e.g. allowing the pleasure pad to be used for shinny)
 - Changes the current connection between the two pads, which enhances the social experience for both rink users (people can speak to each other over the boards)
 - Separates the two ice pads.
 - This viewing area would be useful for bike polo players, however players noted this should not be a high traffic area
- Creating a right angle in the pleasure pad (e.g. Strategy 3c) instead of its current shape.
- Changing the sizing of the rinks, for the following reasons:
 - Seems wasteful if the rinks are not at the end of their life;
 - **Project team note following the meeting:** *The hockey rink, which is separated from the pleasure pad by dasher boards, doesn't meet the City standard's size for the outdoor hockey rinks. Currently, the corners of the ice rink are too tight for the ice resurfacing vehicle (Zamboni) to effectively resurface, leaving areas of ice that are rough and uneven relative to the remainder of the surface. The rink slab replacement based on the City's standard for rink size will allow the City's resurfacing vehicles to operate effectively therefore the quality of the ice can be as good as possible. Furthermore, the City has to replace approximately 10 sheets of plywood annually and the entire baseboard every year. With new fiberglass board system, the annual maintenance would be less.*
 - Achieving a "standard" rink size is not necessary
 - A larger rink would take away from the rest of the park
 - Widening the existing rink makes it less useful for bike polo users
 - Expanding the rink could impact the location of the basketball court. The court may subsequently be relocated so that it is too close to the Friday Supper area
 - Expanding the rink would impact adjacent gardens
- Maintaining the size of the pleasure pad:
 - Increase the size of the pleasure pad to increase capacity
- Completely separate rinks:
 - Maintain the ability to connect both the pleasure pad and the hockey rink

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- Moving the rink to the west side of the park:
 - This will create noise impacts for 919 Dufferin Park Avenue.
- Lack of protection from the sun, for summer activities
- Replacing the rinks due to the impact this would have on rink programming

Point of Sale:

- Switching to a ticketing system for payments
 - Keep point of sales as-is, with cash payment and food delivery together (instead of a ticket system). This teaches kids about money and math, and builds confidence in their human interaction.

Overall Strategies:

- New construction strategies
- Impacting existing trees
- Lack of program and program storage space in some options
- Any disturbance to the community gardens
- Increasing the building footprint and reducing greenspace
- Lack of an option with drastic changes for use of the clubhouse
- Lack of communal, public, non-programmed space

4) Are there any potential improvements to the clubhouse and north-west corner that you would like to see, that are not included in any initial site improvement strategies?

Participants suggested the following be considered for addition into the site improvement strategies:

Environmental Impacts of Each Strategy:

- How the environmental impact of each strategy is being weighed
- How green standards are being incorporated into each strategy
- How waste management is included in each strategy
- How existing trees will be impacted by each strategy
 - Create a tree protection plan and a plan to plant new trees

Environmental Features:

- Green plazas
- Renewable energy creation (e.g. geothermal, solar panels, windmills) and education space;
- Zero loss of greenspace
- Zero disturbance to existing trees
- Include naturalized and native plantings and reduce hardscaping
 - Increase community garden space as a landscaping feature
 - Create a larger community garden to include a kale community garden project (e.g. like on Wards Island)

Park Features:

- Provide more outdoor seating
- Create a roof over the rink, with no walls, to protect against snow, prevent early melting, and provide shade in the summer (e.g. Greenwood Park)
- Replace and improve existing lighting
- Include water fountains
- Accommodate the Justin Bokma and Darrell Smith memorials

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- Create a permanent skate park
- Create an “unused wood” drop off area
- Create concrete areas for the market and food-related programming.
- Create a “grand entrance” to the park, located between the Clubhouse and Dufferin Street
- Improve landscaping on north side of the park, and adjacent to Dufferin Street
- Keep leaf debris in mind during design because currently many leaves fall onto the existing basketball court, which requires the court to be cleaned
- Ensure farmers’ market vehicles are considered through the design process

Scope:

- Community members noted that there are other parts of the park which they feel require investment more than elements within the north-west corner. Some community members would prefer that funds for this project are spent to address what they view as the most pressing needs of the park as a whole, and that the scope of the project should be expanded. Suggestions outside of the north-west corner (outside of the current project scope) include:
 - Provide additional washrooms outside of the north-west corner:
 - Close or renovate the field house washrooms and create new washrooms next to the children’s playground/splash pad
 - Renovate the Field House:
 - Convert the Field House into an arts centre for Clay and Paper theatre
 - Renovate the field house to improve safety and increase storage capacity
 - Improve the field house washroom
 - Improve connections:
 - Provide better connections between the various public spaces throughout the park
 - Improve pathway accessibility on the south end of the park
 - Improve the pathway that cuts diagonally across the park, as it is poorly maintained
 - Provide information on how each strategy impacts the basketball courts
 - Expand the existing stage in the park
 - Include an off-leash, fenced-in dog park
 - Consider reducing the width of Dufferin Park Avenue, which is not well-used by motor traffic and use the additional space to benefit park users.
 - **Project team note following the meeting:** *Please note that Dufferin Park Avenue is not under the jurisdiction of City of Toronto’s Parks, Forestry and Recreation Division. It falls under the jurisdiction of City of Toronto’s Transportation Services Division*
 - Create a park Master Plan for Dufferin Grove Park to address the current and future growth in population around the park

Building Layouts and Features:

- Community space:
 - If one large community space is provided, consider providing flexibility with a moveable wall or curtain.
 - For Strategy 2, combine “circulation” and “community” spaces into one large space with no doors or walls between.
- Additional features:
 - Include indoor space for skate rental line-up.

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- Allow for full access to all areas of the rink house, with no reserved areas (washrooms and office area excluded).
- Ensure there is enough space for the winter market, as a larger kitchen could impede upon market space.
- Create a sensory or exploratory room for children (e.g. to explore different kinds of soil and plant growth).
- Identify changes to windows in a renovation option.
- Storage:
 - Provide larger lockers for park users.
 - Add a second floor onto the clubhouse to hold mechanical equipment and storage;
 - **Project team note from the summary of the CRC meeting #3:** *The project team responded that after exploring this option further, it has been identified that placing these uses on a second floor is not possible due to health and safety concerns for staff as well as technical limitations with refrigeration units. For technical reasons, the refrigeration room/unit should be adjacent to the rinks.*
 - Improve storage for park programming (City programs and other).
 - Provide bike polo and skateboard storage (e.g. for nets, bikes, and boards).
 - Create additional Clay and Paper Theatre storage space.
- Entrances:
 - Create a building entrance at the north side of the Clubhouse (with the current Clubhouse location).
 - Participants inquired if this could serve as an accessible entrance and remove the need to create an accessible pathway in the park.
 - **Project team note following the meeting:** *The Dufferin Park Avenue sidewalk (from Dufferin Street) is too steep an incline to act as an accessible pathway, therefore in order to be truly accessible and inclusive, the pathway in the north-west corner of the park would still need to be adjusted.*
- Windows:
 - Create more windows so people can sit inside and watch skaters (on both pads).
 - Orient the clubhouse along an east-west axis and provide lots of windows on the south side of the building, facing the park.
 - Summer thermal loads can be dealt with by awnings or tree canopies on south side.
- Washrooms:
 - Create one large gender-neutral change room with many individual washroom stalls.
 - Provide a gender-neutral family change room.
 - Consider a larger clubhouse footprint to increase washroom capacity.
 - Improve lighting in washrooms.
 - Include step stools for children and create youth friendly washrooms.
- Other:
 - Build out on the west side of the rink to extend the wind break the building provides.
 - Ensure the farmers' market area is stroller and child-friendly.

Additional Strategies:

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- Provide a strategy where only the building is renovated (rinks and basketball courts are not changed).
- Provide a new construction strategy where the clubhouse is rebuilt in the same general location as it is currently located.
- Consider adding new space for new uses/programs (e.g. a workout gym, dance/art space, or community center).

Building Location:

- If the Clubhouse is relocated from the west side, plant a row of coniferous trees to act as windbreaks (as the Clubhouse would no longer fill this role).
- Ensure the undesirable view of the mall is blocked.

Rinks:

- Pleasure Pad:
 - For bike polo users:
 - Provide a smaller rink with boards (or provide a plan to modify the larger rink in the summer to allow it to better serve as a polo court).
 - Consider putting boards up around the pleasure pad (replace the chain link fence).
- Consider a shading structure over the rink(s) for summer users:
 - These structures could be lined with solar panels.
- Increase the length of the season for skateboarders by providing assistance with constructing ramps.
- Provide smoother concrete for skateboarders.
- Provide versatile drainage that gets rid of water for the non-ice uses, but can also retain water for the ice pads.

Connections:

- Provide stairs right from the north-west corner of the Clubhouse to the sidewalk (currently a desire path which is muddy and slippery).

Art:

- Add public art created, in part, by community members (e.g. stone carving of "graffiti mural" on the refrigeration building).

Accessibility:

- Use Dufferin Park Avenue to provide accessible entrance to the park and clubhouse and to provide an entrance for market vehicles.
- Improve interior and exterior lighting.
- Enlarge indoor space for easier movement.
- Provide family/accessible washroom.
- Improve path accessibility on the following routes (e.g. through paving):
 - Havelock Street to Gladstone Avenue;
 - Gladstone Avenue to the Clubhouse;
 - Dufferin Street to the Clubhouse;
 - The "farmers' market path".

5) Do you have any additional comments?

User Groups:

- Rinks are used for non-ice sports and activities for a large amount of the year, so these uses should not be considered secondary to ice sports and activities.

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- Bike polo courts are required to be no larger than 47.25mx25m and no smaller than 37mx18m. The rink should remain a useable size for bike polo.

Park Capacity:

- Ensure the new or renovated Clubhouse can accommodate increased park users (from proposed/future development in the neighbourhood) (e.g. provide additional program spaces and more washrooms).
- The park is at capacity, more park is needed.

Overall Feeling of the Park:

- Keep the user-friendly feeling of the park and ensure it does not begin to feel “sanitized”.
- Keep Dufferin Grove Park a “friendly place”.
- There are many aspects of the park created and run by the community. There is a fear that some programs may be taken over by the City, which could cause the programs to change or not function as well as they currently do.

Construction:

- Community members are concerned about disruptions to their use of the park due to construction and would like an explanation of how each strategy would impact use of the park and programming.
 - Consider phased or staggered construction so that there is no closure of the farmers’ market, no loss of kitchen use, and/or so the old building can be used until the new building is complete.
 - Consider creating a rink in another area of the park or in the Dufferin Grove Parking lot while the existing rinks are renovated.
 - Limit making any portion of the park non-usable for over six months.
 - Do not eliminate the use of all park programming and activities at the same time.
 - Complete the construction before the proposed developments on Dufferin Street begin, to provide the neighbourhood with a place of stability.

Other Community Features:

- Though some park features are available within a 1-2km radius of Dufferin Grove Park, this does not necessarily mean those features are accessible to Dufferin Grove Park users (e.g. families with small children would have a difficult time taking the TTC to go skating).

Engagement and Consultation:

- Not all park user groups are being represented. Engage more youth, low income families, and those who are underrepresented through current engagement efforts.
- Hold pop-ups as a form of engagement.
- Improve communication around engagement opportunities.
- Create a Community Resource Group for the park as a whole.
- Meeting format:
 - Some participants noted they appreciated the round table meeting format as they do not feel comfortable speaking in front of a full room of people.
 - Some participants noted that they prefer the format of the meeting be “town hall” format, where the entire room partakes in one large discussion.
 - Some participants would like for there to be an engagement process to set the format and agenda for the next public meeting.
- Feelings towards the engagement process range from optimistic, to uncertain, to untrusting. Some participants noted that they feel decisions have been made behind closed doors. Community

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members want proof that their input will be heard and be impactful on the project outcomes.

Improve transparency of the engagement process:

- Provide more clear justification for why certain decisions have been made.
- A participant noted that the CRG is now closed and requires too much of a time commitment to participate in.
- Consider community member schedules when planning future public meeting dates (e.g. many community members go on vacation during summer months, so try not to schedule community meetings during the summer).

Presentation:

- Provide clarity on how designs can accommodate all current uses (in some designs, it appears there is a lack of space to keep all programming running).
- In presentation drawings, the pleasure pad is grey, which blends in with the existing infrastructure that it overlays. For future drawings ensure the colour stands out more.

Other:

- Dedicate more human resources to the park.

Appendix A – Public Meeting Agenda

Dufferin Grove Park North-west Corner and Clubhouse Improvements

Public Meeting #1

Wednesday February 6, 2018
5:30 pm – 8:00 pm
St. Wenceslaus Church, 496 Gladstone Ave

AGENDA

Meeting Purpose:

- To introduce the Dufferin Grove Park North-west Corner and Clubhouse Improvements project, including approach, project scope, and workplan steps.
- To present background material, and an analysis of existing conditions.
- To introduce and gather feedback on initial site improvement strategies to inform the development of a preferred site improvement strategy.

5:30 pm

Open House (Drop-In from 5:30 to 6:30)

- Participants can enter at any time during the open house portion of the meeting to view project information boards at their own pace.
- Project staff will be available to answer questions.

6:30 pm

Presentation

- Opening remarks by Councillor Bailão.
- The project team will present an overview of the project, introduction the Community Resource Group role, project work plan, public engagement schedule, and potential improvements.

7:15 pm

Round Table Discussions

- Participants will attend one table discussion (30 minutes). Each table will discuss the same set of questions and will record responses using the pens, sticky notes, and table worksheets, provided.
 - 6) Are there any existing conditions or programming you feel were missed in the initial site analysis?
 - 7) What elements of the strategies do you like?
 - 8) What elements of the strategies do you dislike?
 - 9) Are there any potential improvements to the clubhouse and north-west corner that you would like to see, that are not included in any of the initial site improvement strategies?
 - 10) Do you have any additional comments?
- At the end of the discussion period, one person from each table will share highlights of the table's feedback with the room.

7:55 pm

Next Steps

- The project team will provide a summary of next steps.

8:00 pm

Adjourn

Please note: A copy of the presentation slides will be available online on February 7th.

A summary of the workshop will be available online once it is complete.

For more information, please visit:

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