

# Dufferin Grove Park Clubhouse and North-West Corner Park Improvements

Public Meeting – February 6, 2019



# Agenda

- Welcome and Introductions
- Project Scope
- History of Park and Site Context
- Site Inventory and Analysis
- Preliminary Functional Program
- Preliminary Site Renewal Strategies
- Q + A / Discussion

# Questions

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?

# Design Team

**DTAH**

Architecture + Landscape

**LURA**

Public Engagement

**FaetLab**

Structural Engineering

**Thomas A. Fakete Ltd.**

Mechanical / Electrical Engineering

**TS Engineering**

Refrigeration Consultant

**TMIG**

Civil Engineering

**A.W. Hooker**

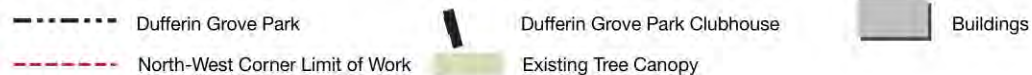
Cost Consulting



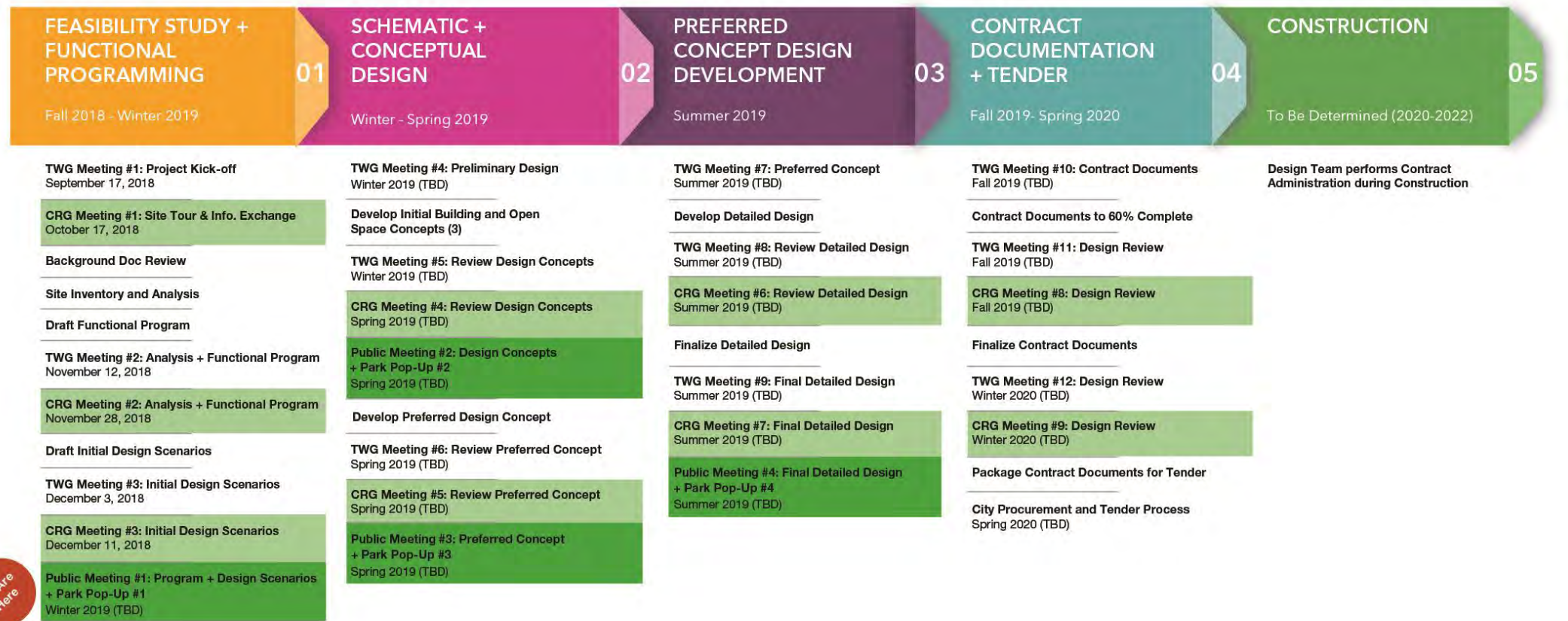
# Project Scope

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The City of Toronto has identified an opportunity to improve the north-west corner of Dufferin Grove Park where the clubhouse, ice rinks, Zamboni garage, community garden and bake ovens are located. We would like to work with the community to identify a shared vision for the north-west corner of the park that retains and respects existing programs, while providing new opportunities for programs and community gathering.



# Work Plan and Schedule



TWG: Technical Working Group  
CRG: Community Resource Group



# Phase 1 Work Plan and Schedule

Technical Working Group (TWG) Meeting #1: *Project Kick-off*

Community Resource Group (CRG) Meeting #1:  
*Site Tour & Info Exchange*

TWG Meeting #2: *Analysis & Functional Program*

CRG Meeting #2: *Analysis & Functional Program*

TWG Meeting #3: *Initial Design Scenarios*

CRG Meeting #3: *Initial Design Scenarios*

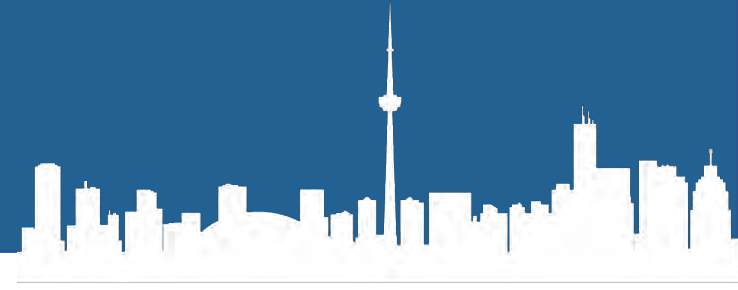
**Public Meeting + Park Pop-Up #1 :**  
*Program & Design Scenarios*



# Phase 1 Scope of Work

## **Phase 1: Feasibility Study + Functional Program**

- Investigate current condition of clubhouse and surrounding areas
- Understand current use - what works and what doesn't
- Develop Functional Program for improved building and landscape
- Consider three potential design scenarios for the clubhouse:
  - Renovation
  - Renovation + Addition
  - Replacement
- Evaluate cost and schedule impacts of each scenario

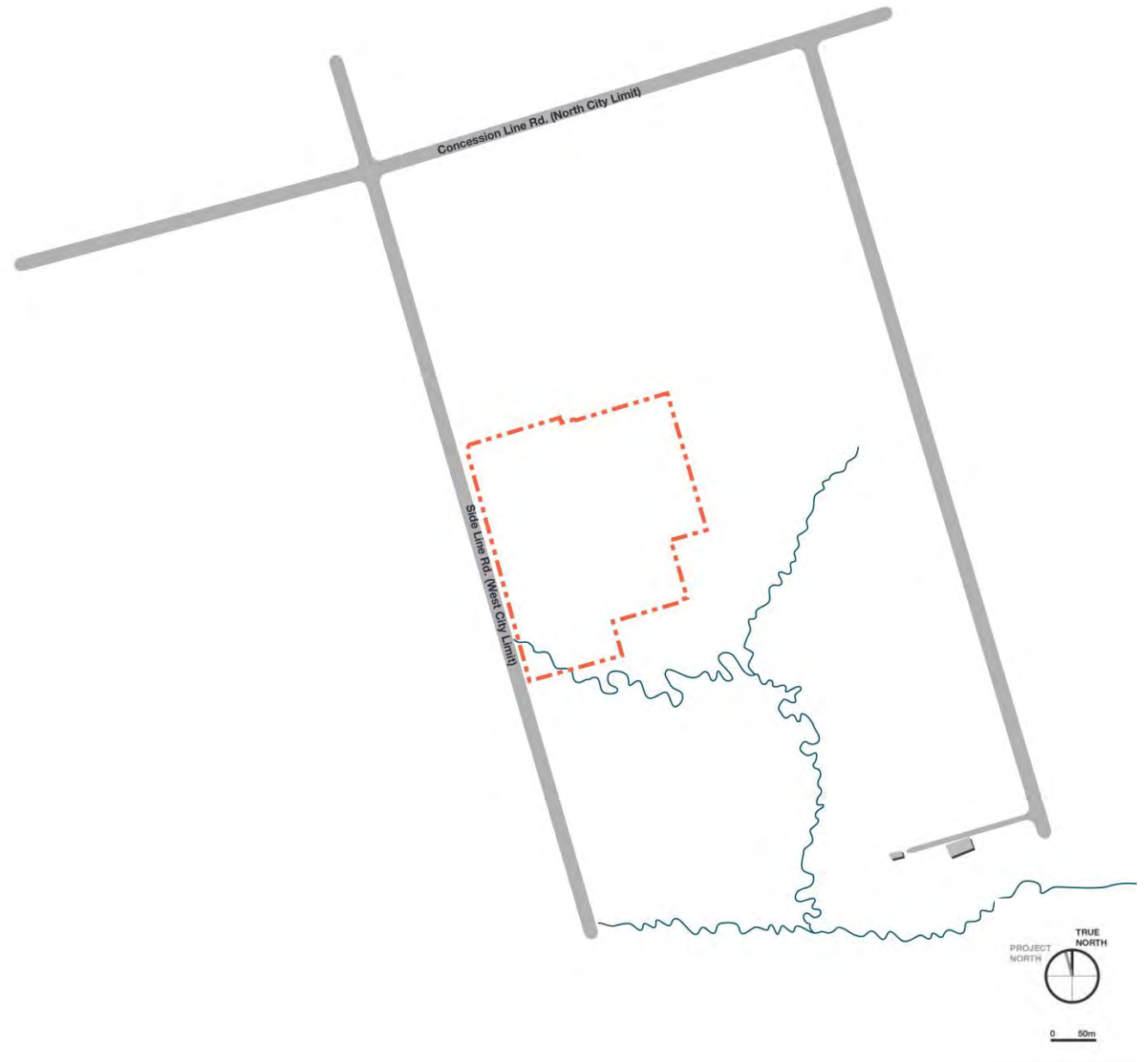
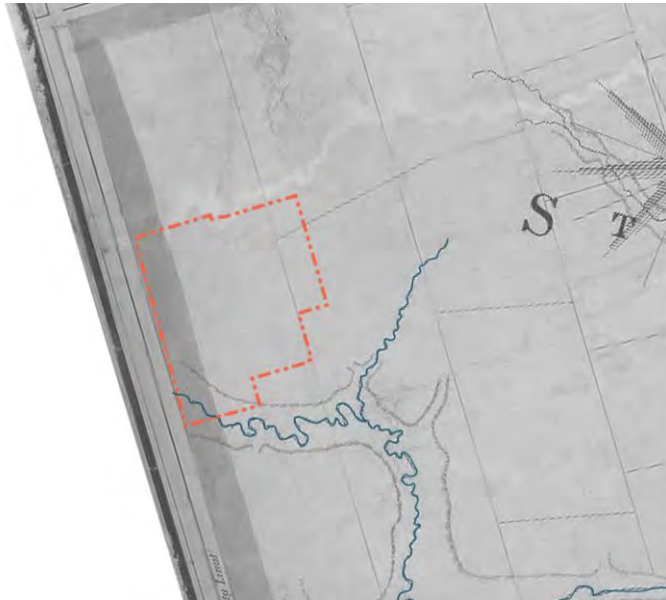


# Site History and Context

# Site History: European Settlement to 1860

Denison Creek skirts the south limit of  
the future park

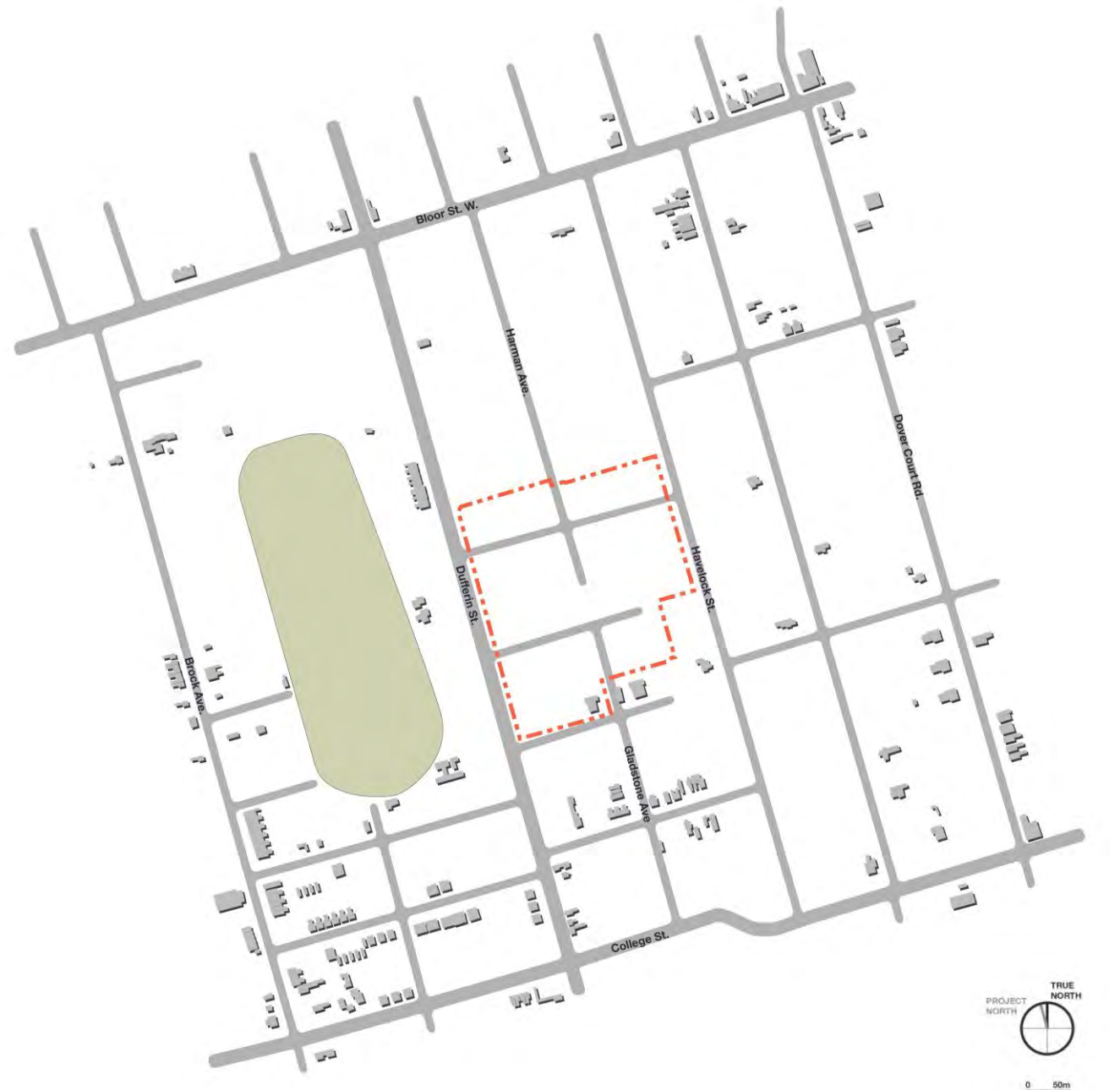
Lands are owned by the Denison family



# Site History: 1860 to 1900

Dufferin Racetrack is constructed

Original Denison lands are subdivided  
and gradually converted to residential lots





## Site History: 1900 to 1915

## Kent Public School is constructed

## Dufferin Racetrack expands

Dufferin Grove Park is established including the construction of a fieldhouse



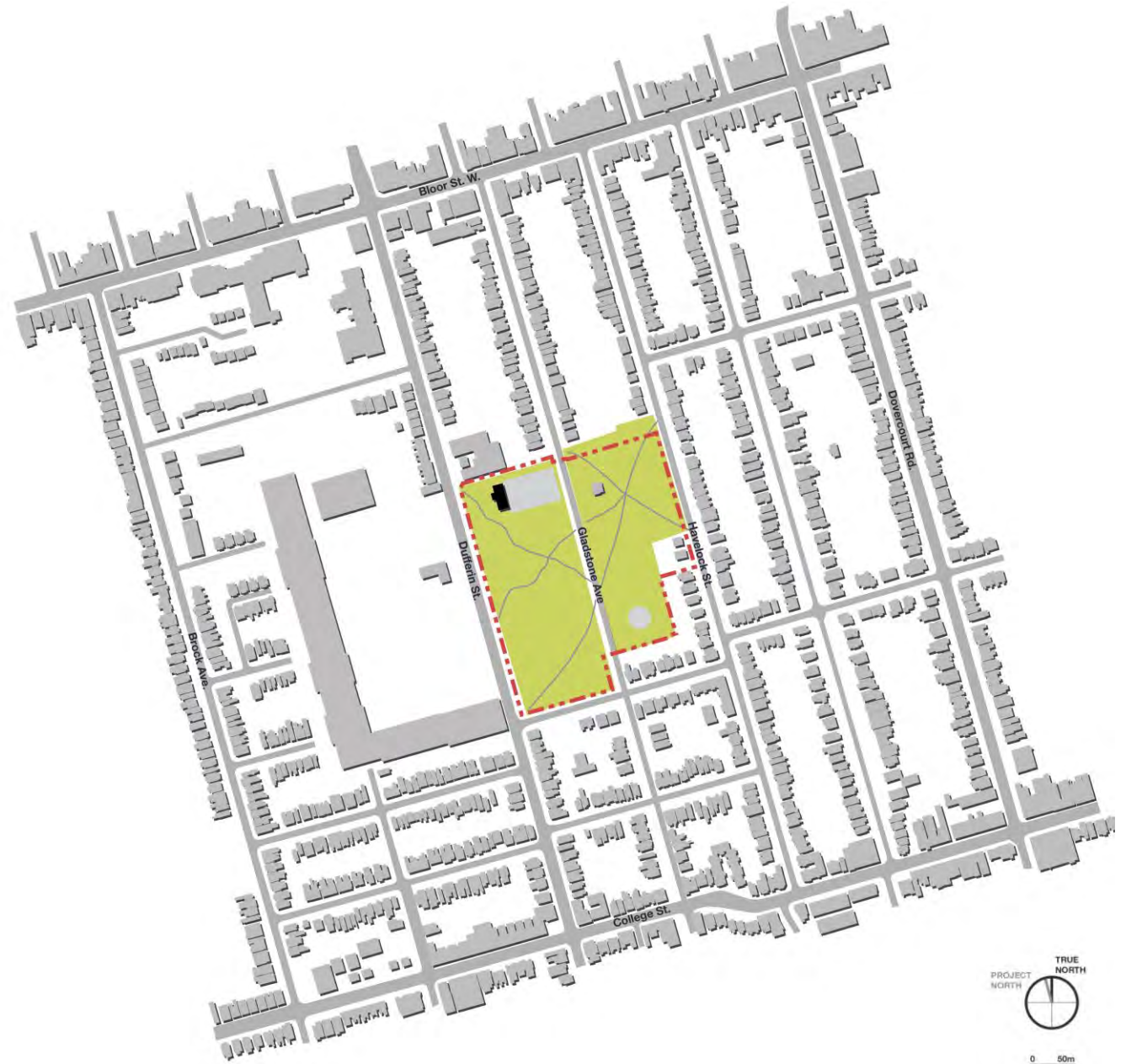


# Site History: 1915 to 1960

Bloor Collegiate Institute is constructed

Dufferin Racetrack closes and Dufferin Mall is constructed

Rinkhouse and rinks constructed in park





# Site History: 1960 to 1975

Gladstone Avenue is closed through park

Dufferin Mall expands

New apartment towers replace existing houses





# Site History: 1975 to Present

Expansion within Dufferin Grove Park

New Clubhouse is constructed in same location as former Rinkhouse

Limited infill and adaptive reuse of existing structures

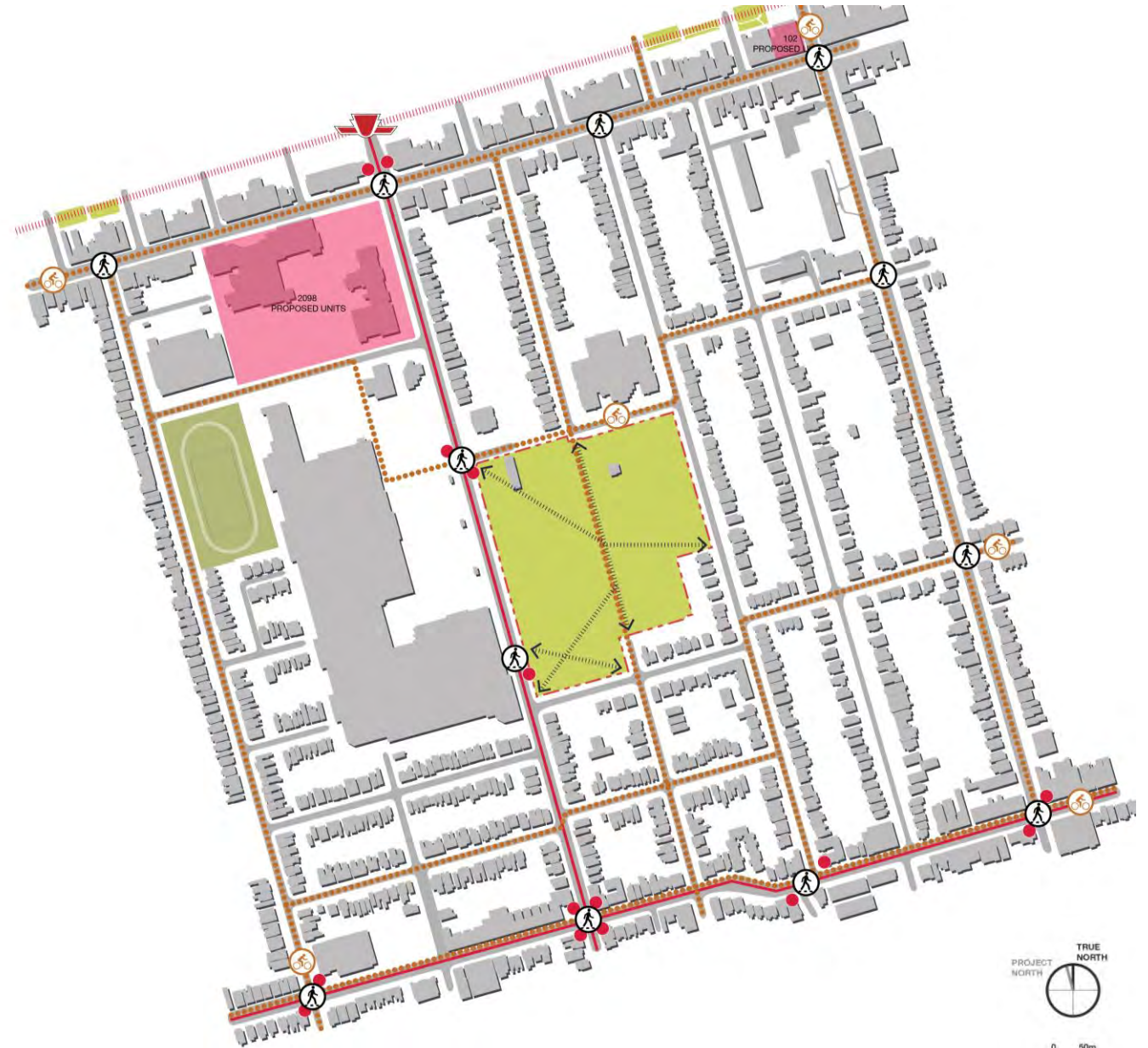




# Future Park Context

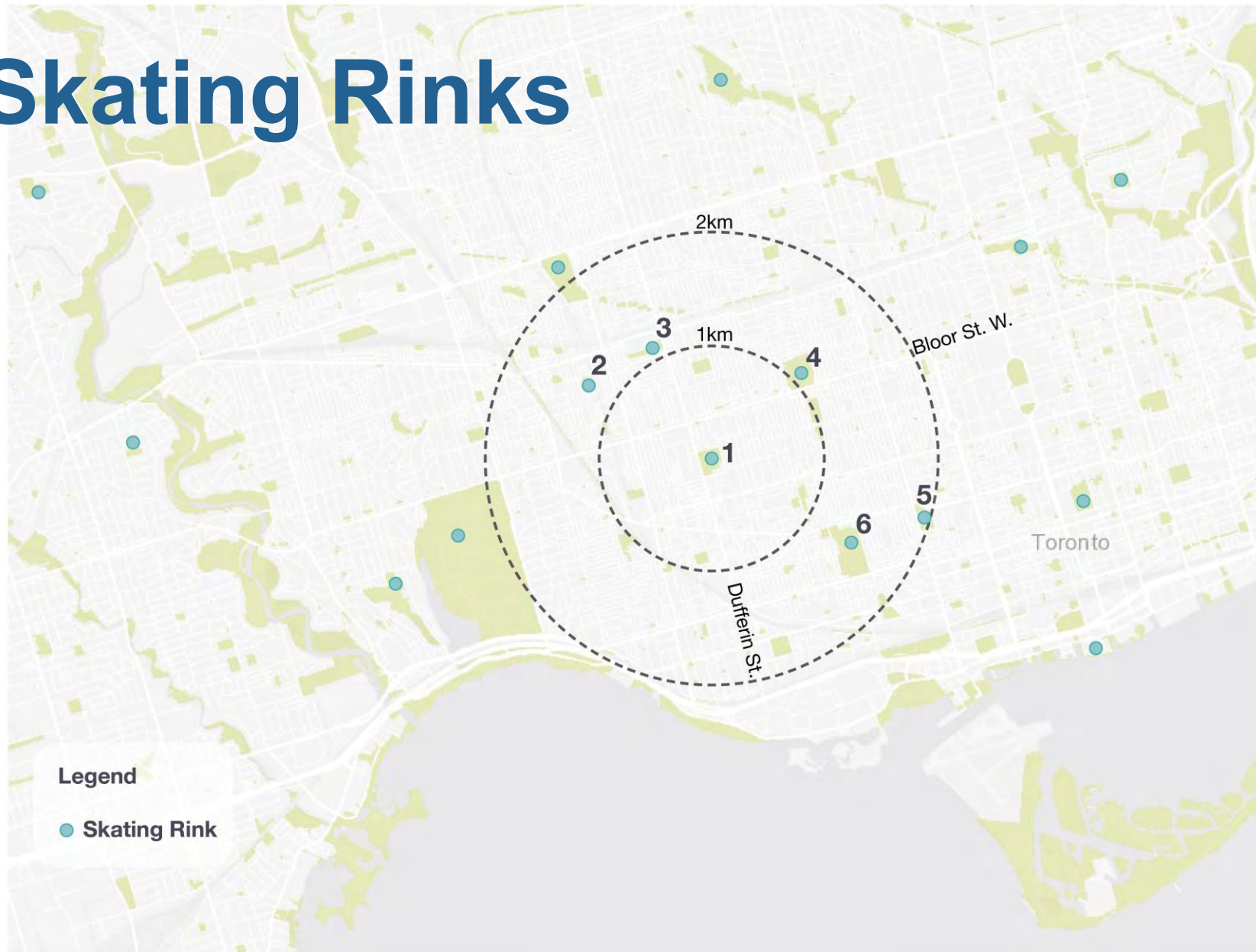


- Development
- Buildings
- Parks
- Transit
- Cycling
- Ped. Crossing
- Park Ped. Route





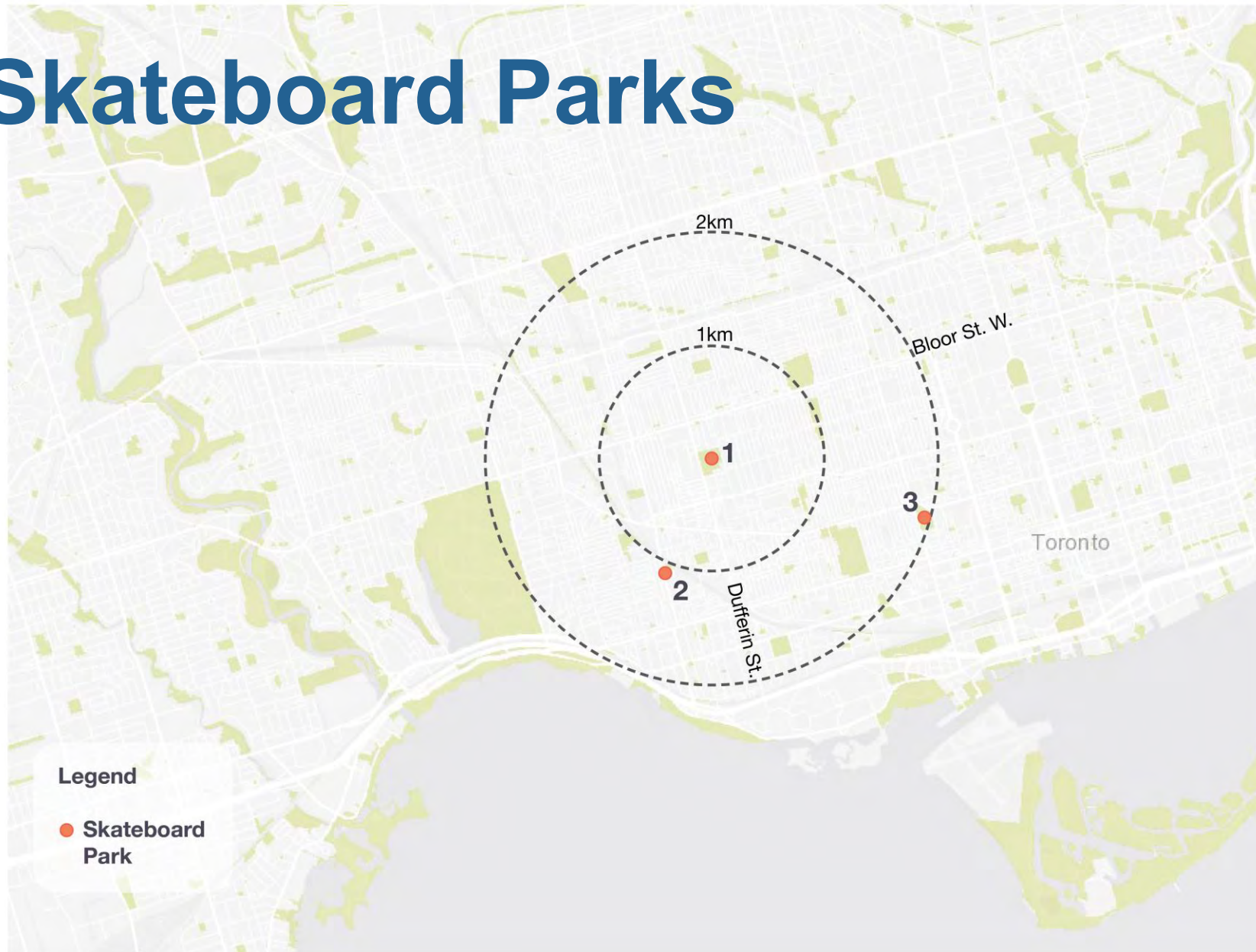
# Skating Rinks



## Skating Rinks within 2km

- 1 Dufferin Grove Park
- 2 Campbell Park
- 3 Wallace Emerson CC
- 4 Christie Pits
- 5 Alexandra Park
- 6 Trinity Bellwoods

# Skateboard Parks



Skateboard Parks within  
2km

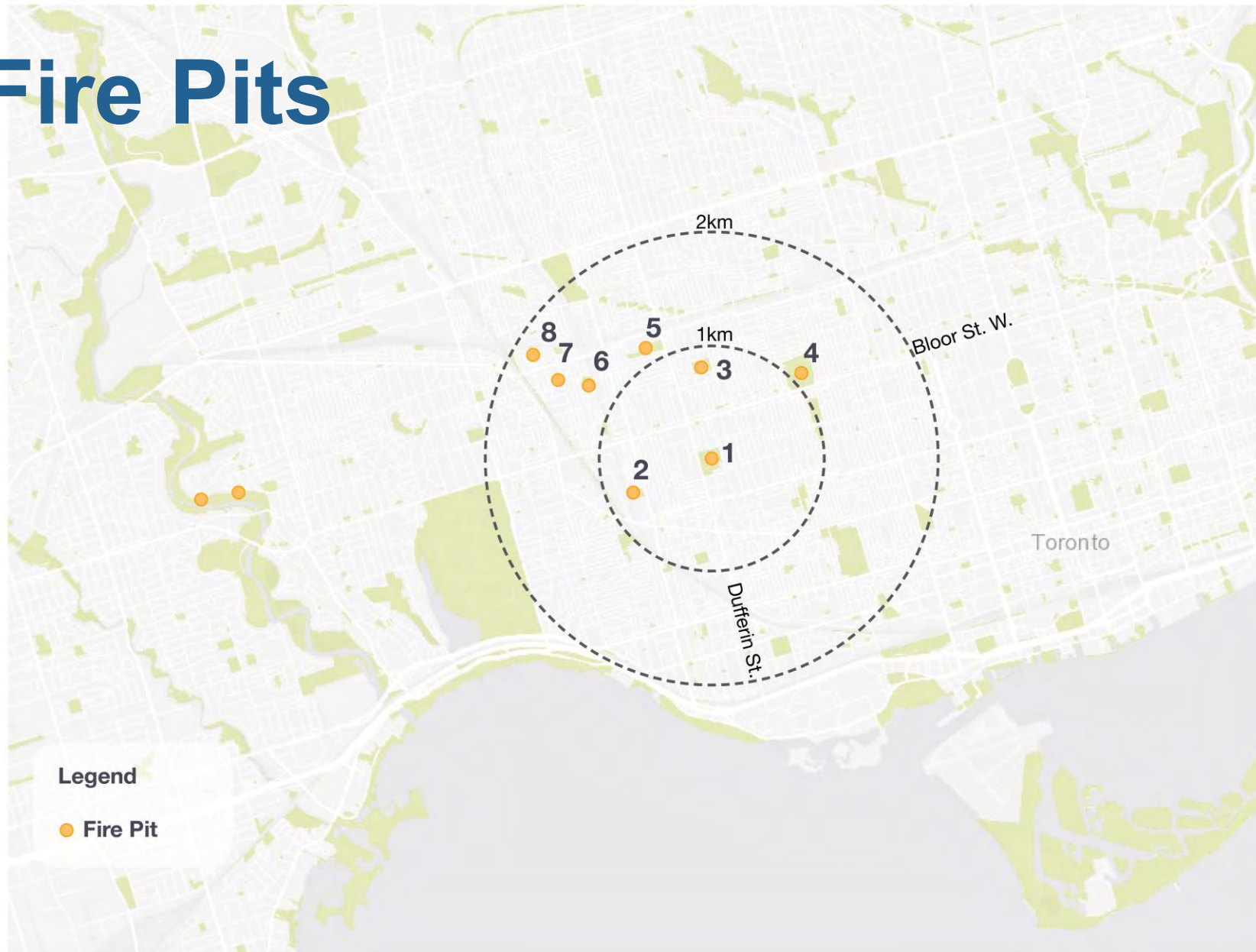
1 Dufferin Grove Park

2 West Lodge Skatepark

3 Dunbats



# Fire Pits



# Outdoor Bake Ovens



## Outdoor Bake Ovens within 2km

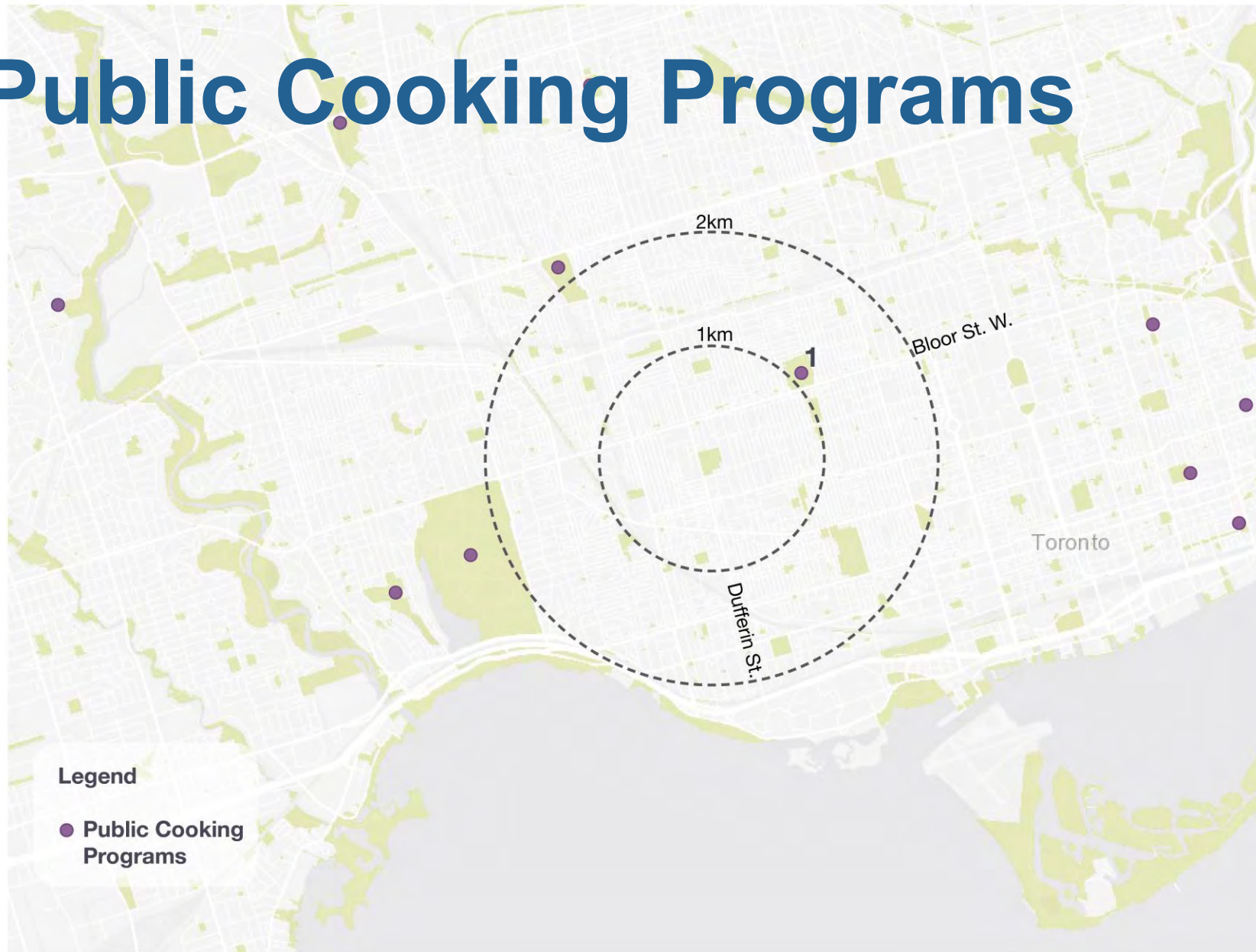
- 1 Dufferin Grove Park
- 2 Christie Pits
- 3 Sorauren Park



# Public Cooking Programs

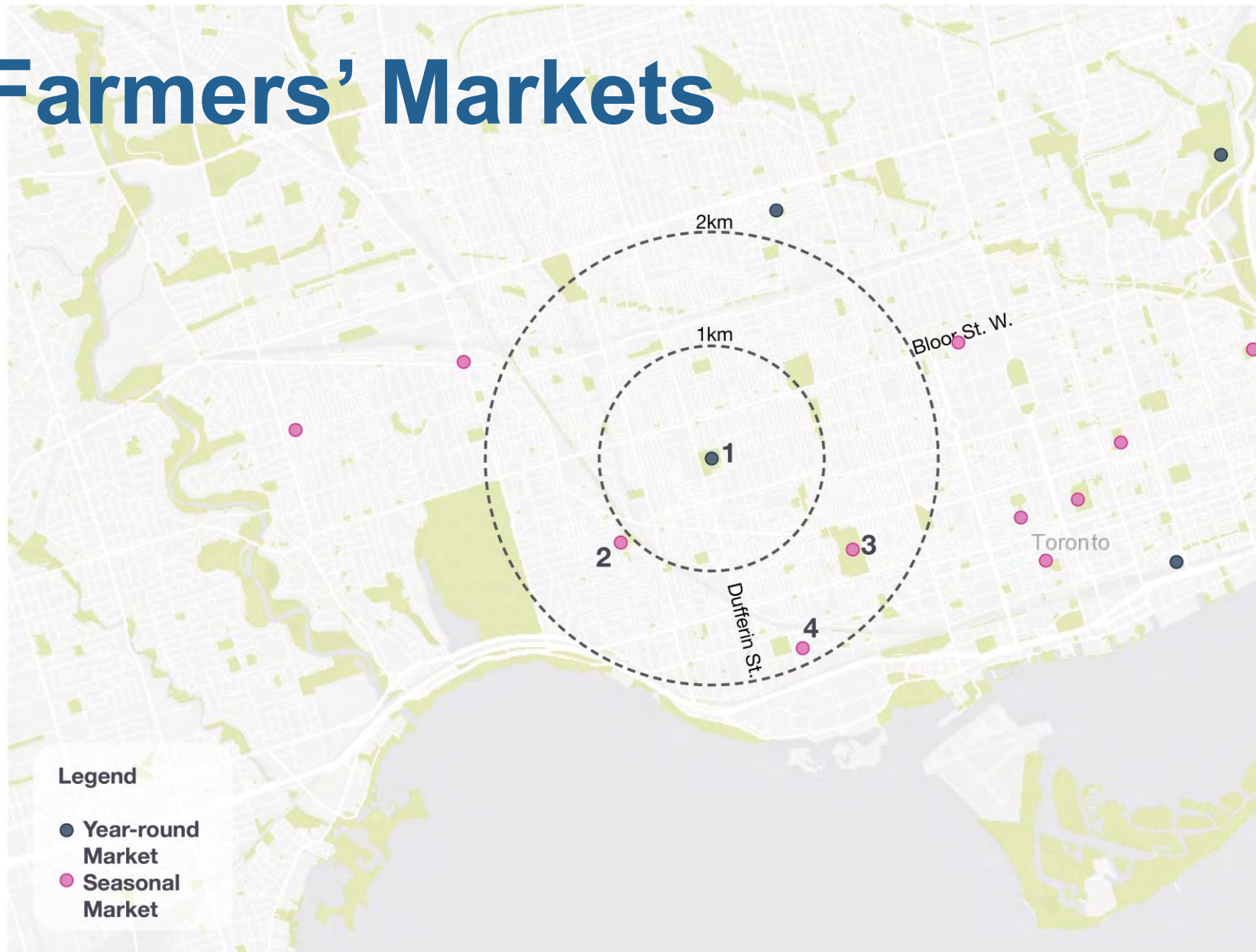
Public Cooking Programs  
within 2km

1 Christie Pits





# Farmers' Markets



Year-round Markets within 2km

1 Dufferin Grove Park

Seasonal Markets within 2km

2 Sorauren Park




3 Trinity Bellwoods

4 Liberty Village



# Site Inventory and Analysis

# Park Features

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





# Park Program

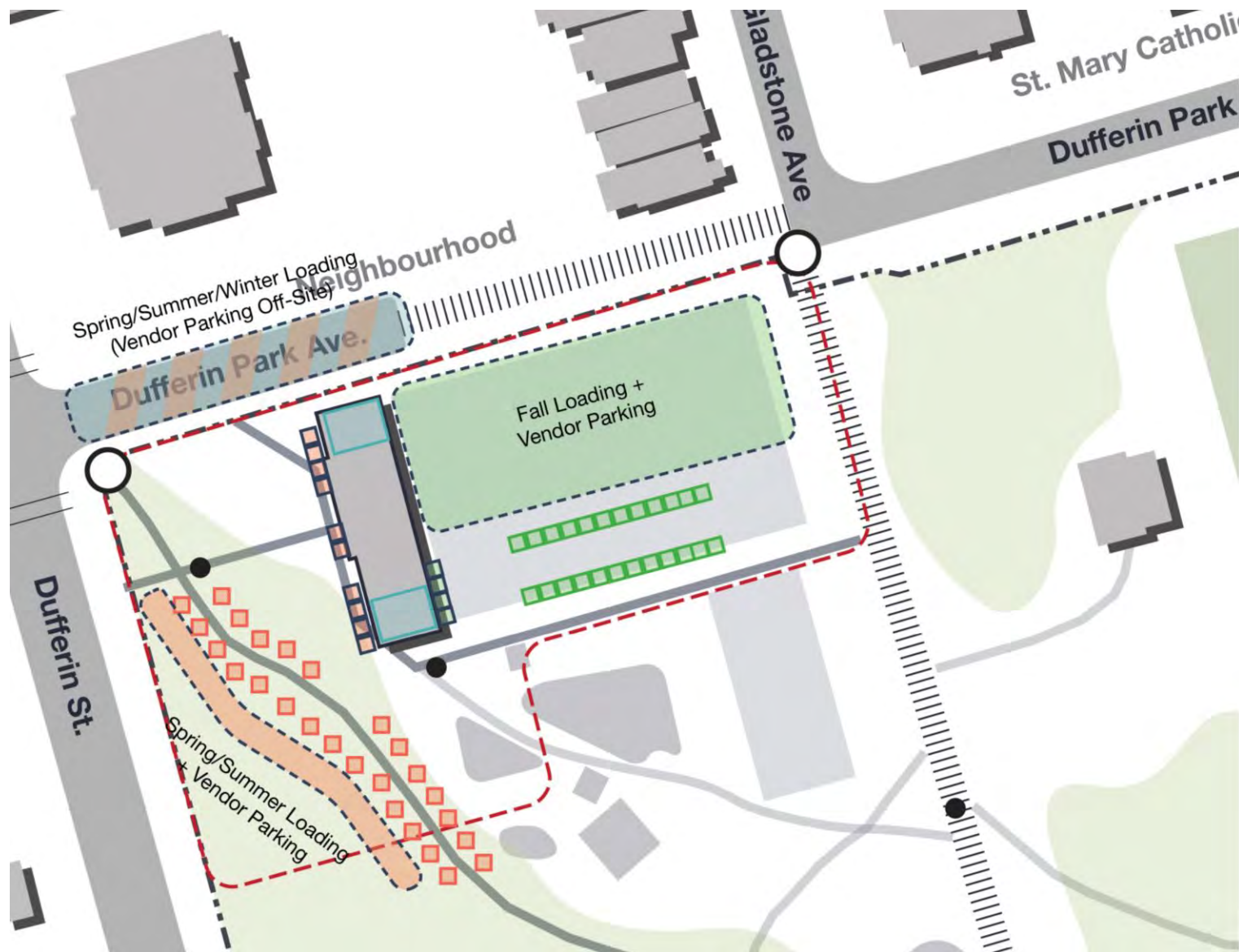
- Tree Canopy
- Recreation
- Play
- Food
- Garden
- Community
- Benches



# Park Features Farmers' Market

Market Stalls (# of Vendors)

- Spring/Summer (25-35)
- Powered Sites (10)
- Fall (20-25)
- Powered Sites (10)
- Winter (15-20)



# Park Features Friday Supper

Friday Suppers Usage

- Year-round
- Spring/Summer/Fall
- Winter

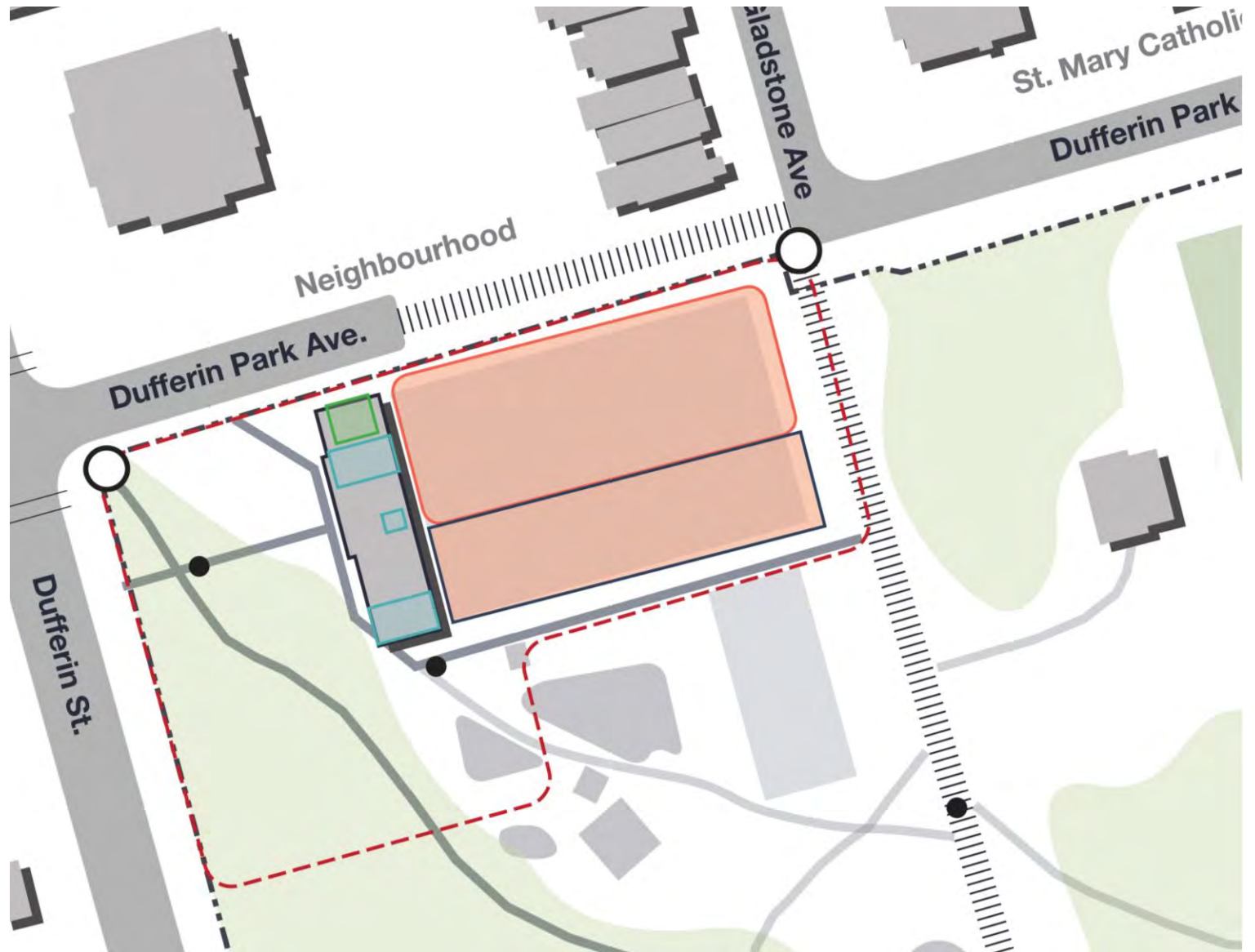




# Park Features Winter Recreation

## Program Spaces

- Hockey Rink
- Pleasure Pad
- Changerooms
- Community

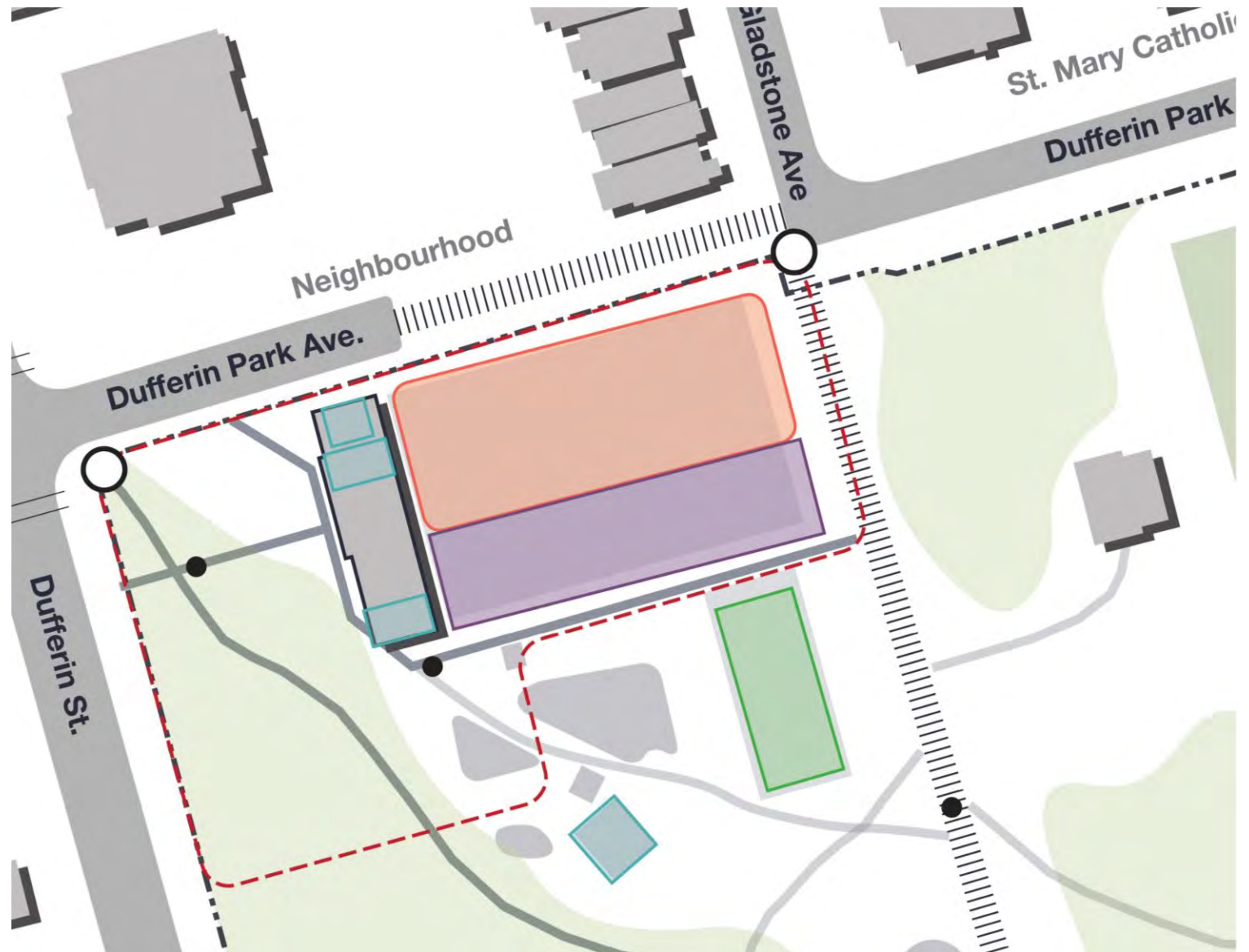




# Park Features Summer Recreation

## Program Spaces

- Bike Polo
- Skateboarding
- Basketball
- Community



## Park Features Arts + Culture

# Program Spaces

- Clay & Paper Theatre
- Informal Performance
- Storage



# Park Features Gardens + Site Wide

## Program Spaces

- Community Gardens
- Community Storage
- Parks Storage
- Recreation Storage





# Park Accessibility

## Accessible Formal Pathways

- Asphalt Park Path
- Concrete Path
- Unit Paver Path



# Park Accessibility

## Non-Accessible Formal Pathways

- Steep Asphalt Path
- Concrete Path
- Steep Unit Paver Path
- Stairs
- Non-Accessible Building Entrance





# Park Accessibility

## Informal Pathways

- Wood Chip Path
- Worn Dirt Path





# Park Accessibility – From Dufferin St. to the Clubhouse

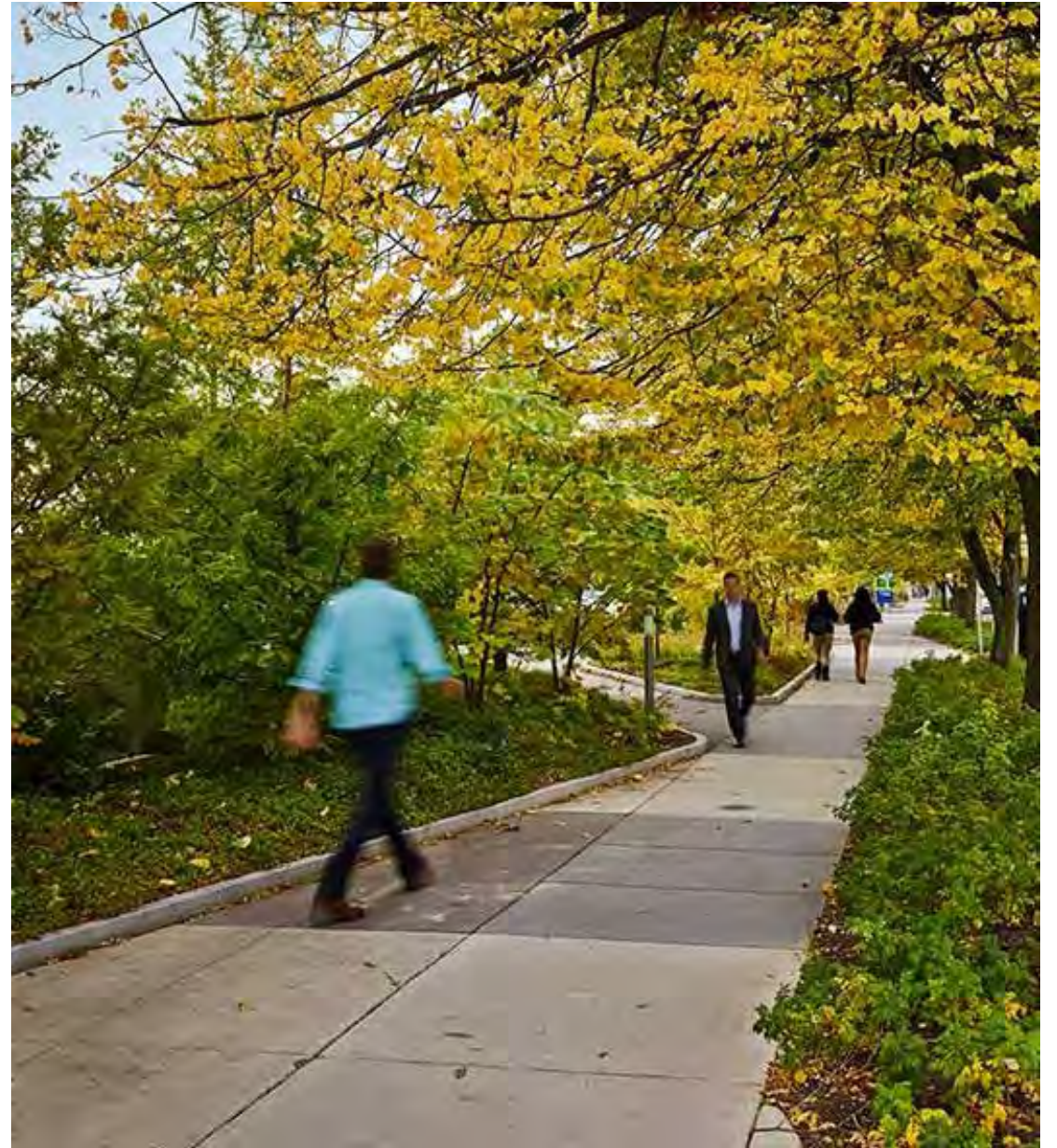




# Park Accessibility

## A Sloped Walkway:

- Generally slopes between 2-4%,
- Does not require handrails,
- Does not require landings, and
- Is relatively undetectable.



# Park Accessibility

## An Accessible Walkway:

- Does not exceed a 5% (1:20) slope,
- Does not require handrails,
- Does not require landings, and
- Has a detectable slope.

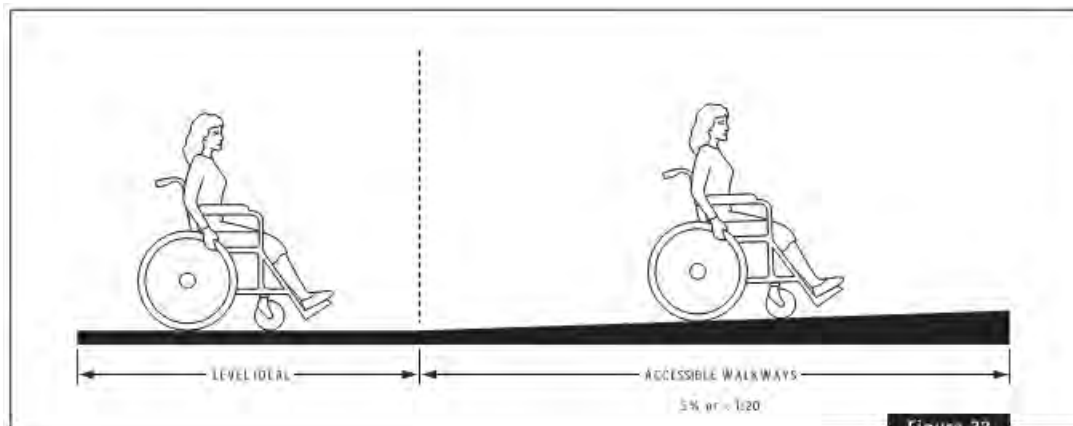


Figure 22

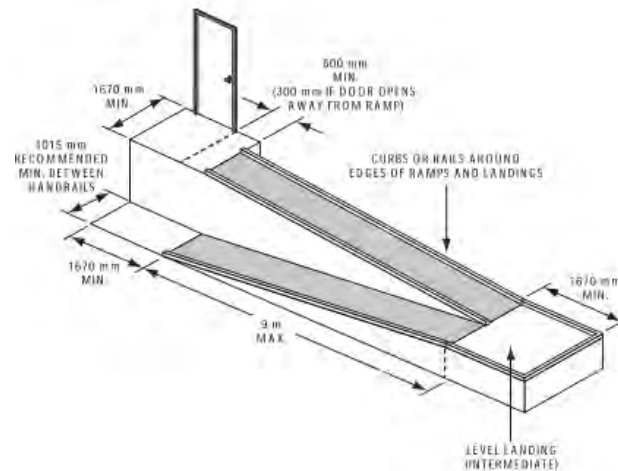




# Park Accessibility

## An Accessible Ramp:

- Does not exceed 6.5% (1:16) slope,
- Requires handrails,
- Requires landings every 9m length, and
- Has a detectable slope





# Park Accessibility – From Dufferin St. to the Clubhouse



Regrade +/- 60m of main path to 4.5% sloped accessible walkway; formalize wood chip paths to ovens and park spine



Construct new +/- 45m long accessible ramp at 5% slope; formalize wood chip paths



# Background Information Review

PAST CRG AND COMMUNITY CONSULTATION REPORTS

CITY OF TORONTO: EXISTING CONDITION REPORTS

DTAH CONSULTANT TEAM EXISTING CONDITION REVIEW

- Rink and Clubhouse
- Mechanical, Electrical, Structural and Refrigeration Equipment reviews

# Toronto Green Standard

## FIVE CATEGORIES OF PERFORMANCE



AIR QUALITY



WATER BALANCE,  
QUALITY &  
EFFICIENCY



ENERGY/GHG &  
RESILIENCY



ECOLOGY



SOLID WASTE

# Air Quality

- Encourage the use of low-emitting and fuel-efficient vehicles, carpooling and carsharing
- Encourage cycling as a clean air alternative
- Encourage walking as a clean air alternative for all ages and abilities
- Reduce the impact of local heat islands on human and ecosystem health



# Water Balance, Quality & Efficiency

- Protect water quality during construction and demolition
- Capture and manage rainfall to improve stormwater runoff and enhance resilience of infrastructure to extreme rainfall events
- Manage and clean stormwater that leaves the site
- Reduce demand for potable water through efficient fixtures and appliances and reusing non-potable water

# Energy/GHG & Resiliency

- Reduce energy loads in buildings, encourage passive design strategies and provide protection during power disruptions
- Provide low carbon energy sources of supply
- Support low carbon, thermal energy networks
- Enable self-recovery during emergency power disruption

# Ecology

- Create landscapes that support tree growth and enhance the urban forest
- Protect, restore and enhance Ravine & Natural Feature Protected Areas
- Enhancement of native plant and animal species, habitat and ecosystems
- Design buildings to reduce bird collisions and mortality
- Reduce nighttime glare and light trespass to support ecosystem and human health



# Solid Waste

- Divert non-hazardous construction and demolition debris

# Additional Considerations

- Explore opportunities to achieve a net-zero energy and emissions target where technically practical and financially feasible.
- Integrate 5% renewable energy sources on-site to support building use.

# Existing Building Systems Analysis

**POWER:** Existing service in good condition - reuse possible pending design

**PHONE/DATA:** Existing service in good condition - reuse possible pending design

**LIGHTING:** Existing lighting original, fluorescent bulbs. Inefficient, provides poor light quality, and should be replaced with LED inside and outside.



# Existing Building Systems Analysis

**PLUMBING:** Water meter in good condition, distribution piping in fair condition - reuse possible. Plumbing fixtures in poor condition and should be replaced. Sinks in kitchens require grease interceptors. Floor drains should be replaced. Hot water boilers in poor condition, inefficient, and should be replaced incl. adequate ventilation in boiler room.

**NATURAL GAS:** Existing gas meter in good condition - reuse possible. Service may require upgrading depending upon final building demand.

# Existing Building Systems Analysis

**HEATING / VENTILATION:** Existing gas-fired furnace should be replaced (inadequately sized for current/proposed building use + at end of service life). Distribution ductwork in good condition - reuse possible.

Garage and service room unit heaters original and should be replaced.

Bathroom and ice rink mechanical room exhaust fans should be replaced.

Provisions for ventilation and exhaust within kitchen areas should be accommodated in renewal scope of work.

# Existing Building Systems Analysis

**STRUCTURAL:** The walls in the change room are non-structural partitions and could likely be removed. The current roof loading design would not support rooftop additions. If making additions in small zones, reinforcement locally may be an option. In order to add weight to the whole roof, we either reinforce the entire existing roof, or rebuild new roof/floor structure. Walls and footings likely ok.



# Existing Building Systems Analysis

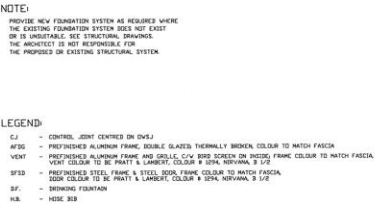
**ICE RINK MECHANICAL:** Existing refrigeration system including compressors, condenser, chiller, and associated pumps and heat exchanger are beyond service life and should be replaced. No reuse possible. Header piping into ice rinks 10 years old with replacement recommended in 5 years.

Condenser “courtyard” specifically sized for existing equipment - would likely not work for new equipment without alteration.

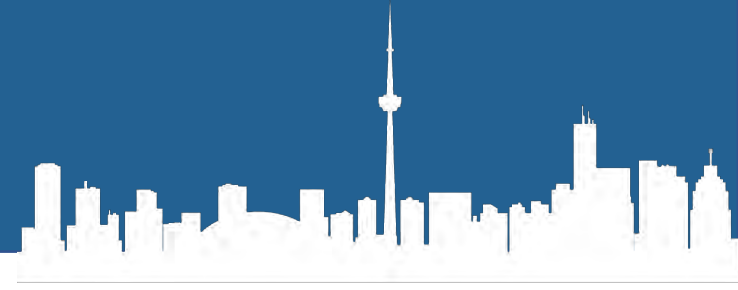
In addition / new construction strategies, recommendation to consider separating ice rink mechanical enclosure from publicly accessed buildings.



100%

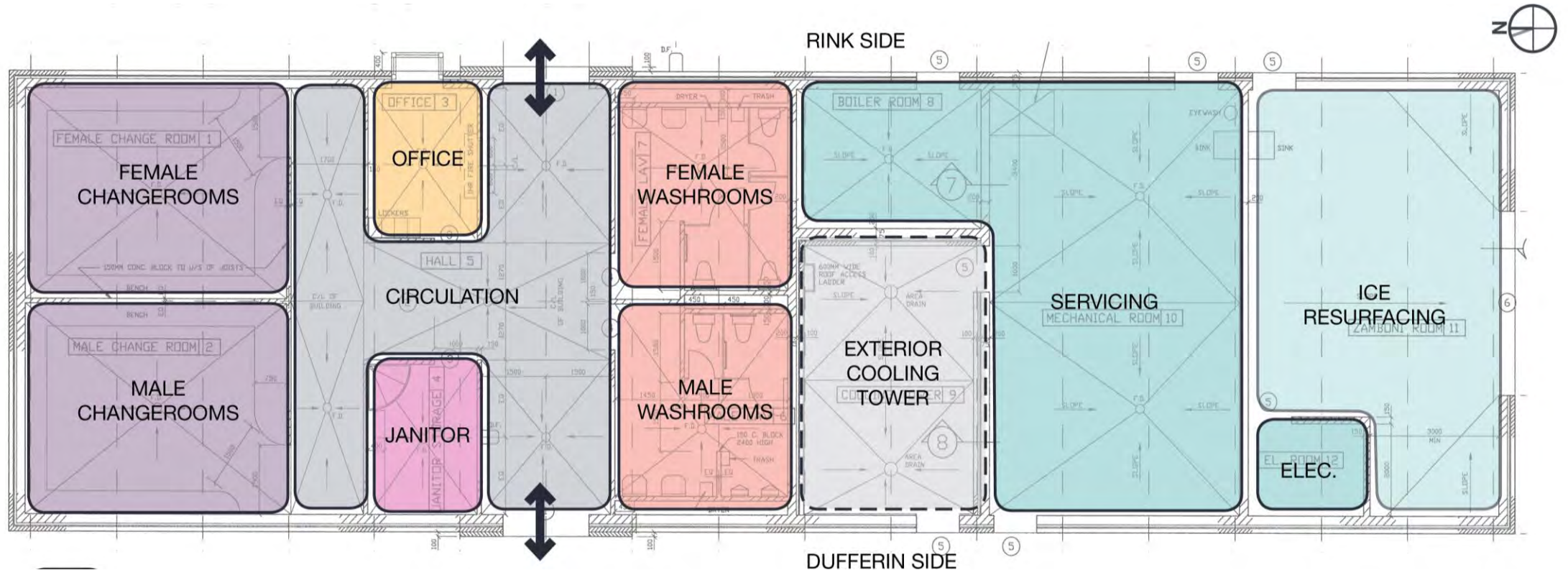




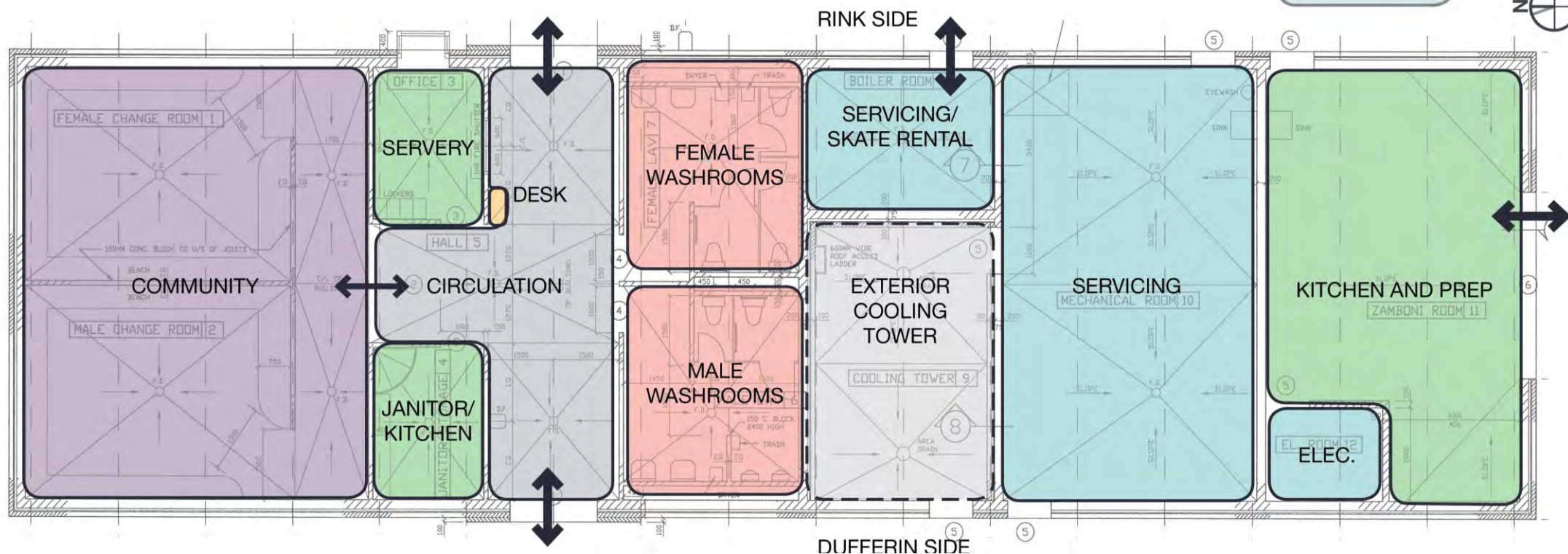


# Preliminary Program

# Original Building Program

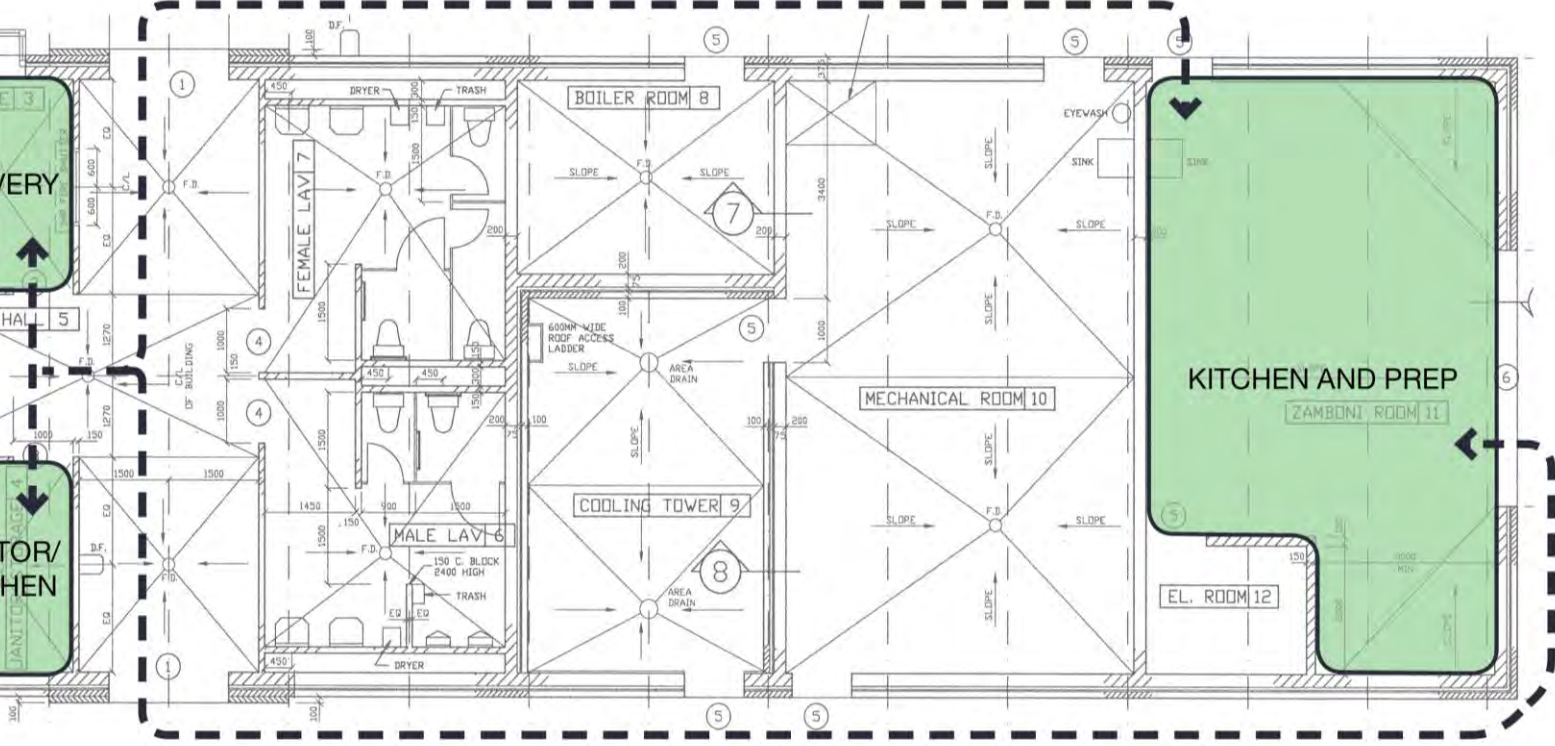


# Current Building Program





1000



# Building Program

## **Original Clubhouse Program**

- Entry hall
- Gender-specific washrooms
- Gender-specific changerooms
- Janitor facilities
- Dedicated office space

## **Potential Improvements**

- Add gender-neutral washroom
- Add multi-purpose room
- Create large kitchen (with commercial exhaust hood)
- Provide dedicated staff area with point-of-sale

# Building Program (cont.)

## **Original Clubhouse Program**

- Storage for Zamboni and equipment
- Utility spaces

## **Potential Improvements**

- Improve/expand storage
- Relocate utilities to improve ground floor use
- Connect public spaces within building
- Improve accessibility
- Provide additional skate changing space



# Kitchen Considerations

## **SIZE & LAYOUT:**

- Reviewed kitchen design for existing city facilities:
- Consolidate 3 existing food prep areas into 1 functional space
- Accommodate multiple stations to avoid cross-contamination
- Provide separate sinks for produce, defrosting and hand-wash
- Include space for commercial dishwasher

## **ADJACENT USES:**

- Improve connection between kitchen and outdoor ovens
- Improve proximity of kitchen to community spaces, explore opportunities for pass-through and/or server window for both interior and exterior spaces

# Building Strategy 1: Renovate

- Generally work with existing configuration - improve function, durability and utility of spaces where possible

# Building Strategy 2: Renovate+Addition

- Consider reconfiguration of some elements in order to improve function, durability and utility of spaces



# Building Strategy 3: New Construction

- Consider reconfiguration of northwest corner including both building and open space elements

# Site Program

## Existing Landscape

- Refrigerated hockey rink w/ boards (55.4m x 21.8m; 182' x 71.5')
- Refrigerated pleasure pad (850m<sup>2</sup>)

## Potential Improvements

- City standard sized refrigerated hockey rink w/ new boards and swing gates (56.4m x 24.4m; 185' x 80')
- Pleasure pad (min. 850m<sup>2</sup>) w/ smoother surface and strategic enclosure locations to support range of uses incl. shinny and skateboarding

# Site Program (cont.)

## Existing Landscape

- Bake ovens (2)
- Community gardens
- Storage sheds (4)
- Paved pathways + gathering spaces

## Potential Improvements

- Optimize and increase storage (general parks equipment, recreation program, seasonal stakeholder uses)
- Improve accessibility for park circulation and access paths



# Rink Typologies

**Riverdale Park East Hockey Rink**  
Completed 2017



**Sherbourne Commons Pleasure Pad**  
Completed 2010



# Site Approach – General Assumptions

## **RINK SIZES:**

- All Hockey Rinks shown are conform to the current City standard dimensions which are larger in all dimensions than the existing rink;
- All Pleasure Pads shown are approximately the same size as the current
- Overall paved area will be increased to accommodate the new rinks

## **ADJACENT & RELOCATED PROGRAMS:**

- All existing program will be accommodated
- Locations will be identified in next phases of this project
- Resolving impacts on adjacent existing programs outside the project area (e.g. Basketball courts) will be considered as part of the preferred design

# Site Approach 1: Basic Upgrade

- Prioritize basic open space improvements over enhancing function and utility of spaces. Improve accessibility of spaces.

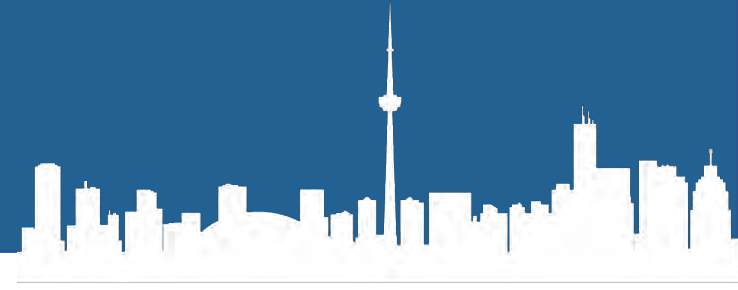
# Site Approach 2: Targeted Enhancement

- Consider reconfiguration or adjustment of some elements to improve function, durability and accessibility of spaces.



# Site Approach 3: Reconfiguration

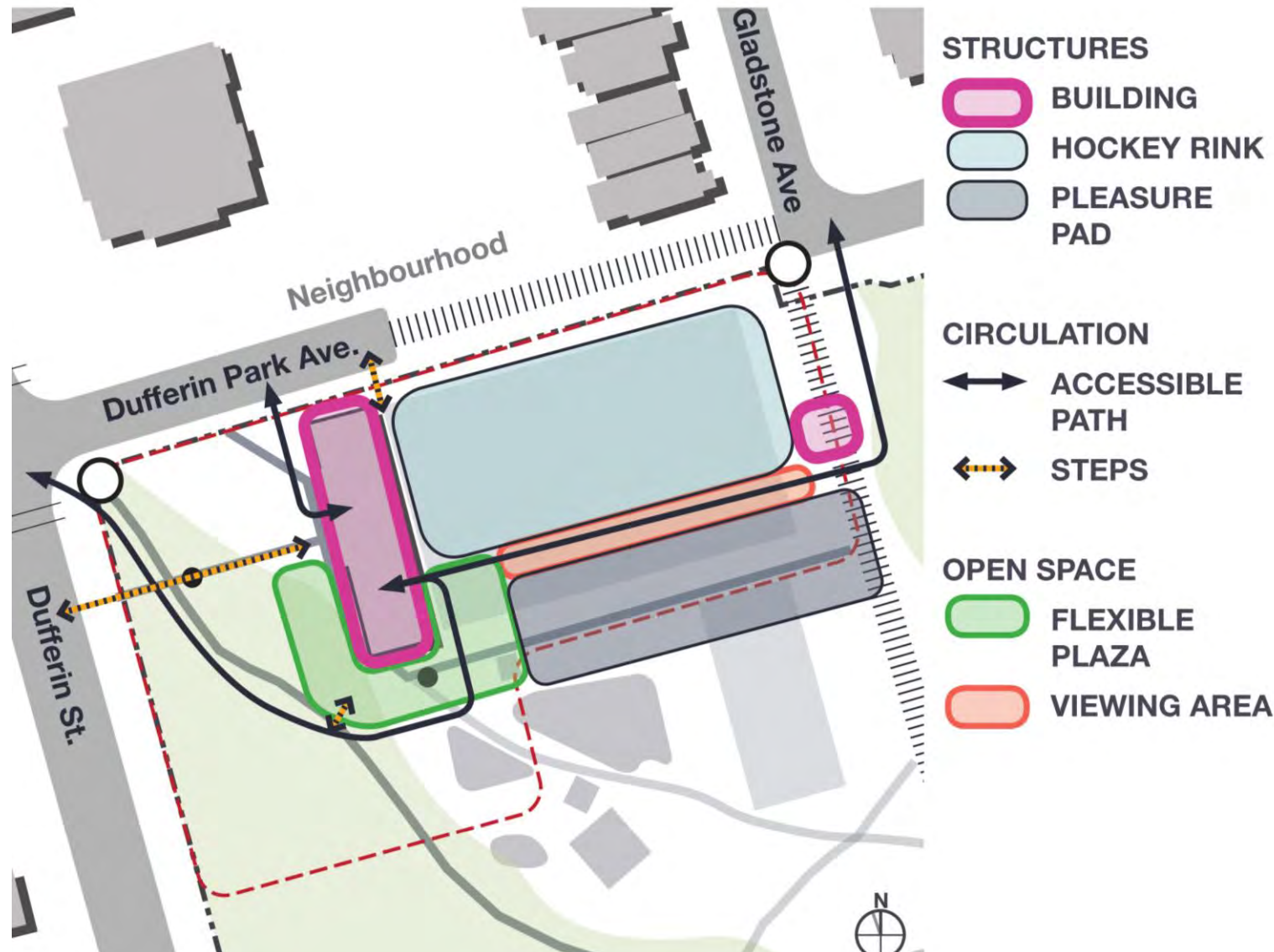
- Consider significant reconfiguration of north-west corner open space elements to support building improvements.



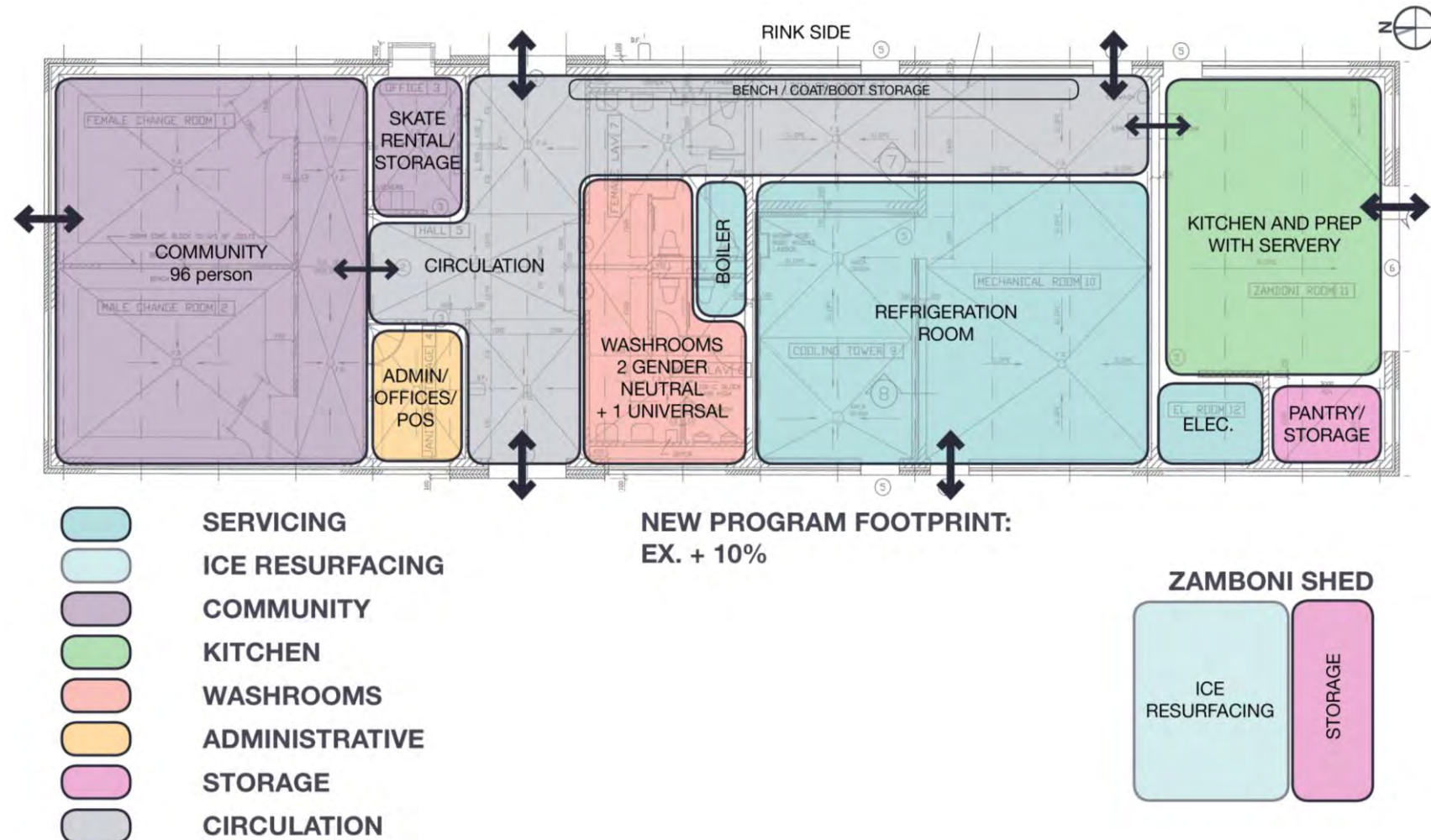
# Preliminary Improvement Strategies

# Strategy 1A - Renovate

- Renovate Clubhouse;
- Replace existing Zamboni Garage in current location incorporating additional storage space
- Reconfigure rinks to provide regulation-sized hockey rink, maintain existing pleasure pad dimensions
- Address accessibility to Dufferin - impact on path routing and surrounding landscape



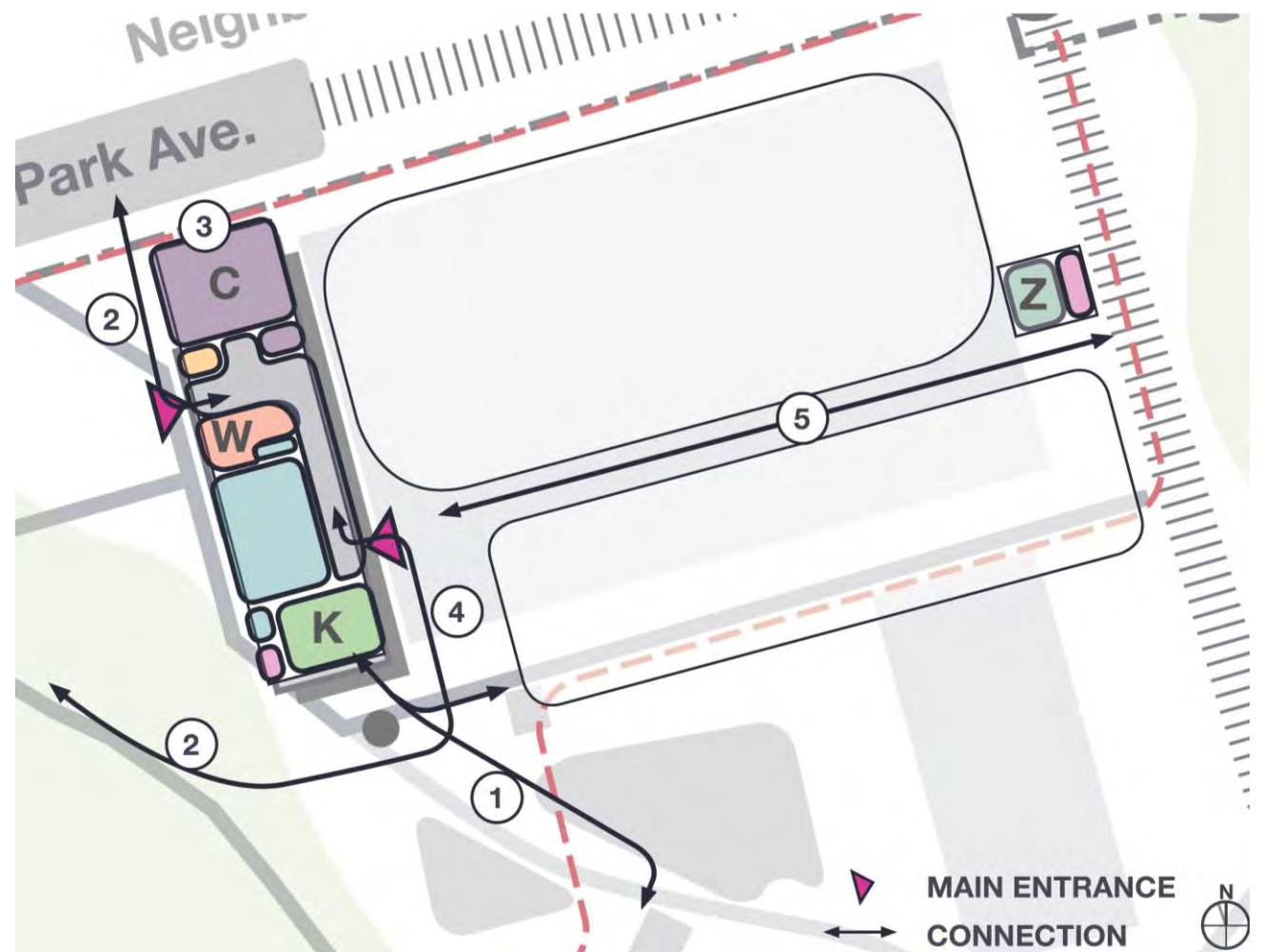
# Strategy 1A - Renovate





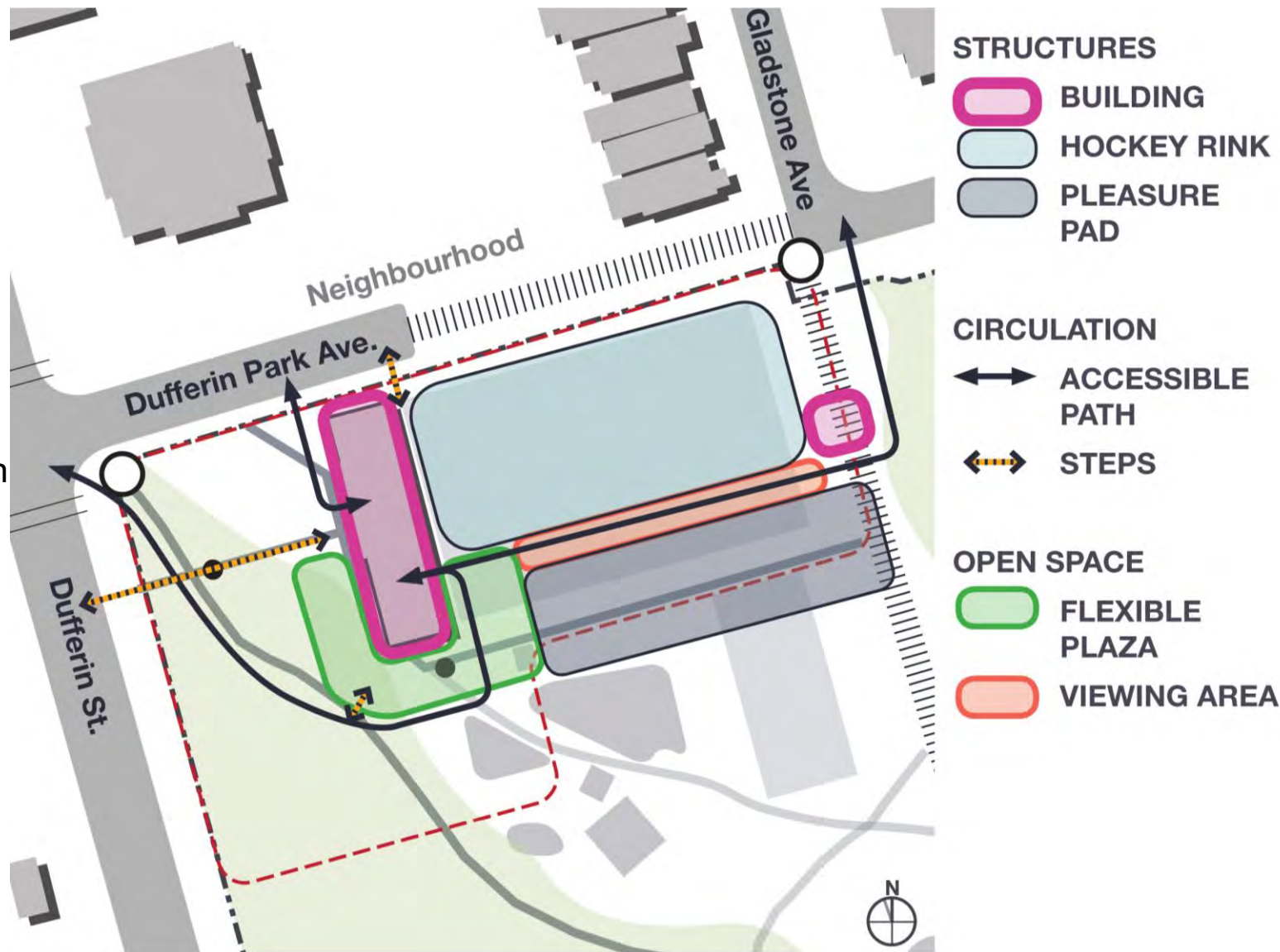
# Strategy 1A - Renovate

1. Maintain proximity of pizza ovens to kitchen
2. Provide accessible pathway connections
3. Improve visual and physical connection from Community Room to Dufferin Park Ave.
4. Provide public space adjacent to rinks
5. New pathway connection to Spine

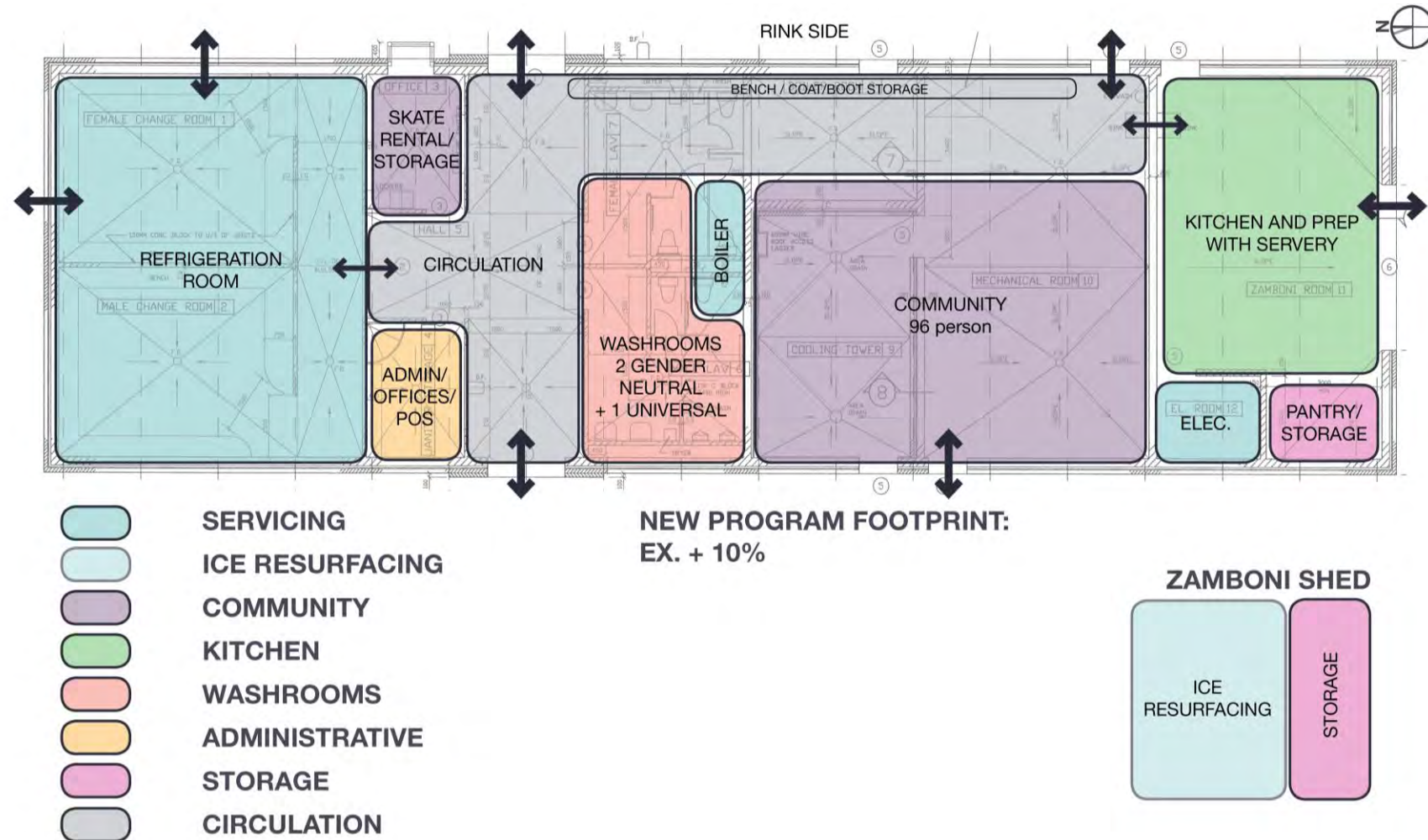


# Strategy 1B - Renovate

- Renovate Clubhouse;
- Replace existing Zamboni Garage in current location incorporating additional storage space
- Reconfigure rinks to provide regulation-sized hockey rink, maintain existing pleasure pad dimensions
- Address accessibility to Dufferin - impact on path routing and surrounding landscape



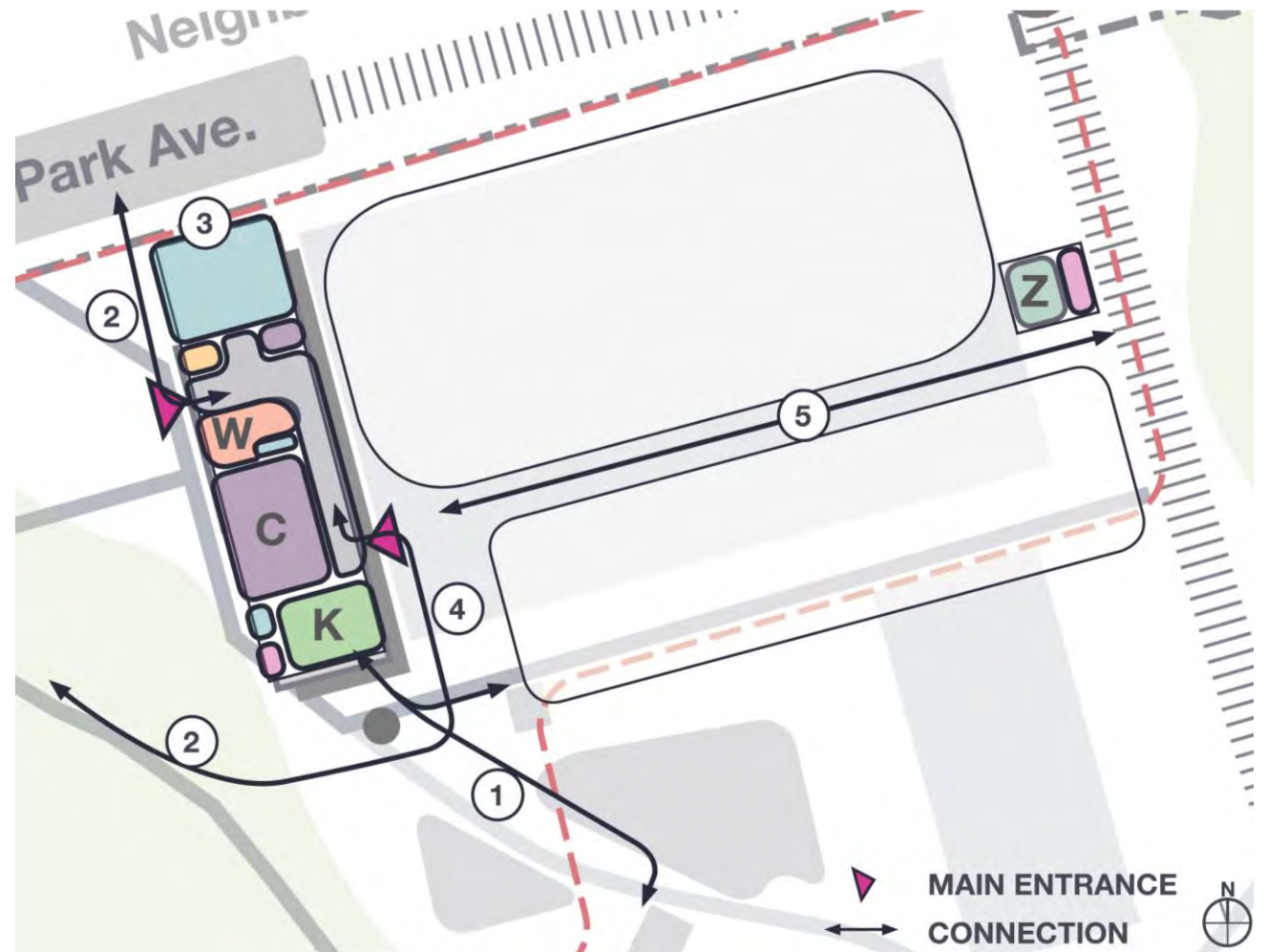
# Strategy 1B - Renovate





# Strategy 1B - Renovate

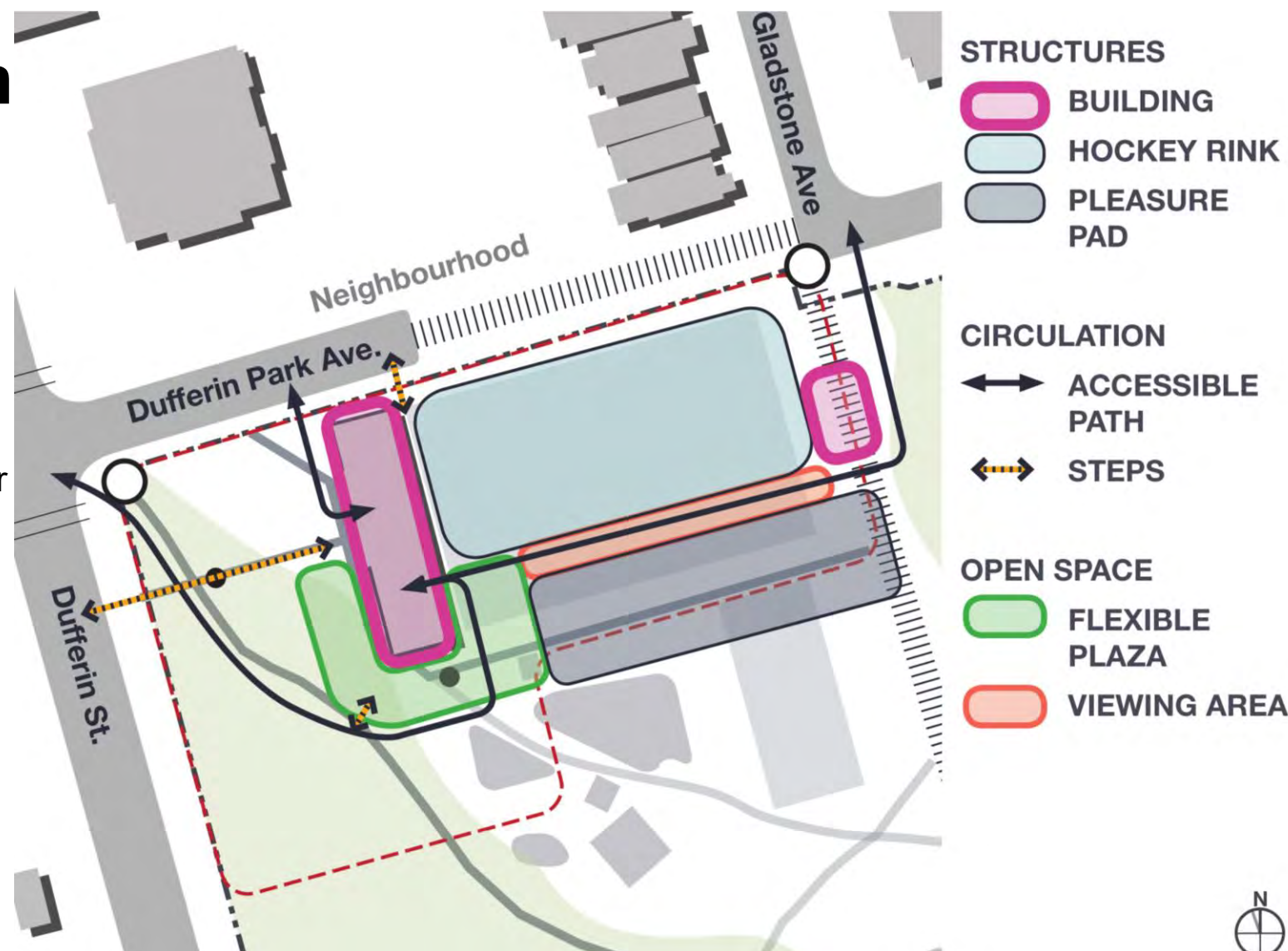
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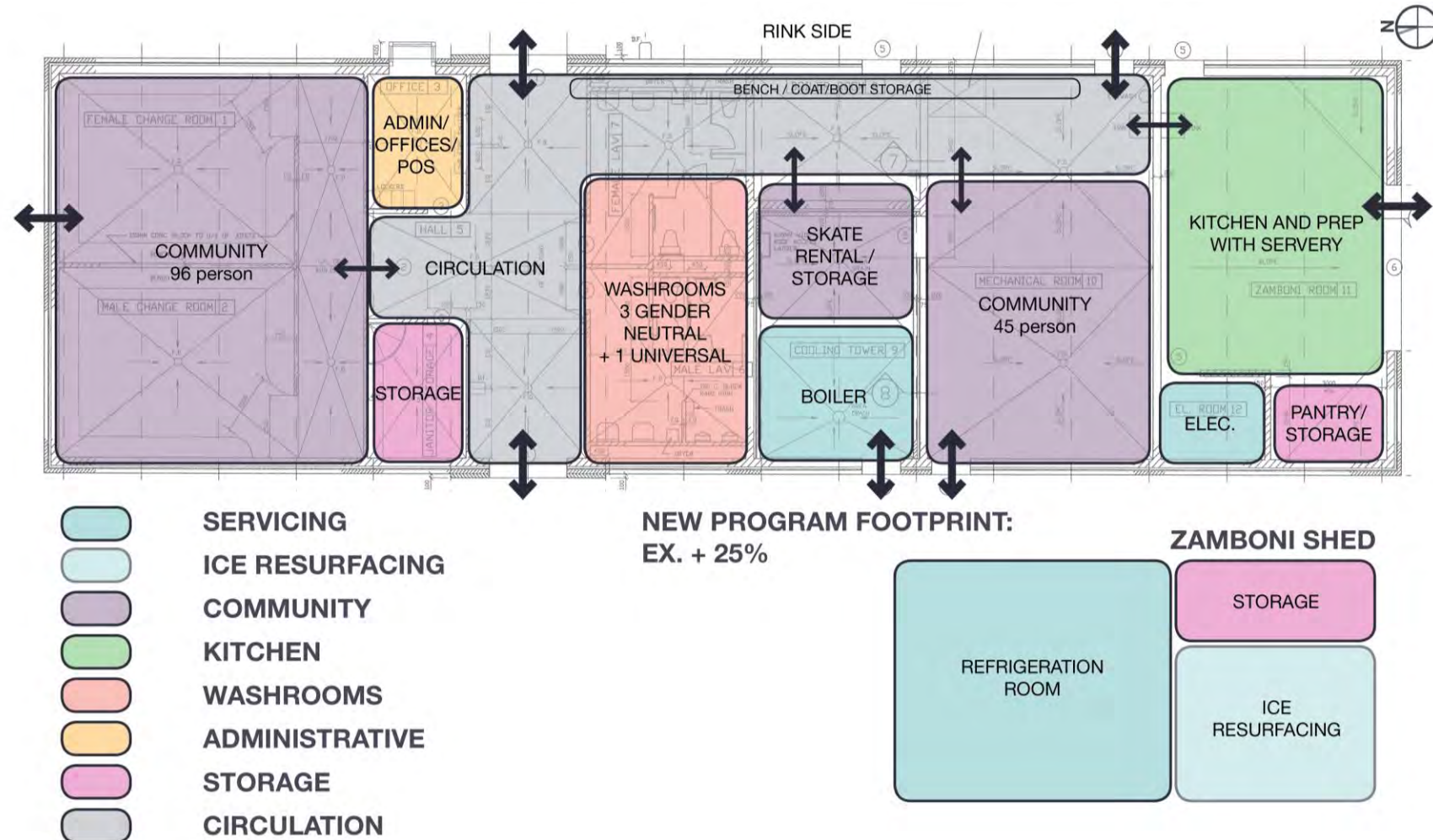


## Strategy 2 – Renovate+Addition

- Rinks rebuilt including pleasure pad shifted east;
- New Zamboni garage + ice rink mechanical building on east edge of rink;
- Renovate Clubhouse including former ice rink mechanical spaces;
- Selective site improvements to improve accessibility and utility of outdoor spaces
- Address accessibility to Dufferin - impact on path routing and surrounding landscape

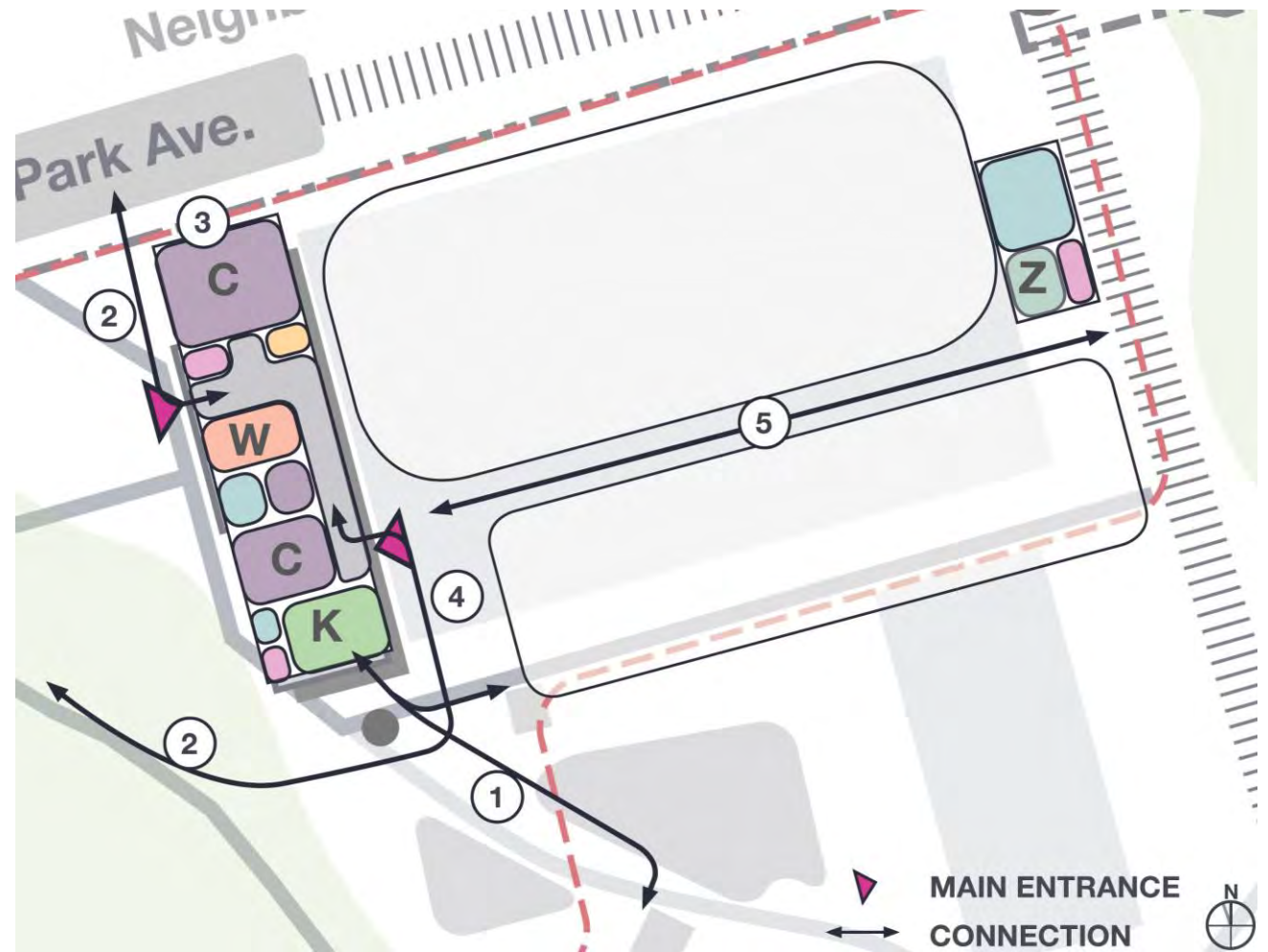


# Strategy 2 – Renovate+Addition



## Strategy 2 – Renovate+Addition

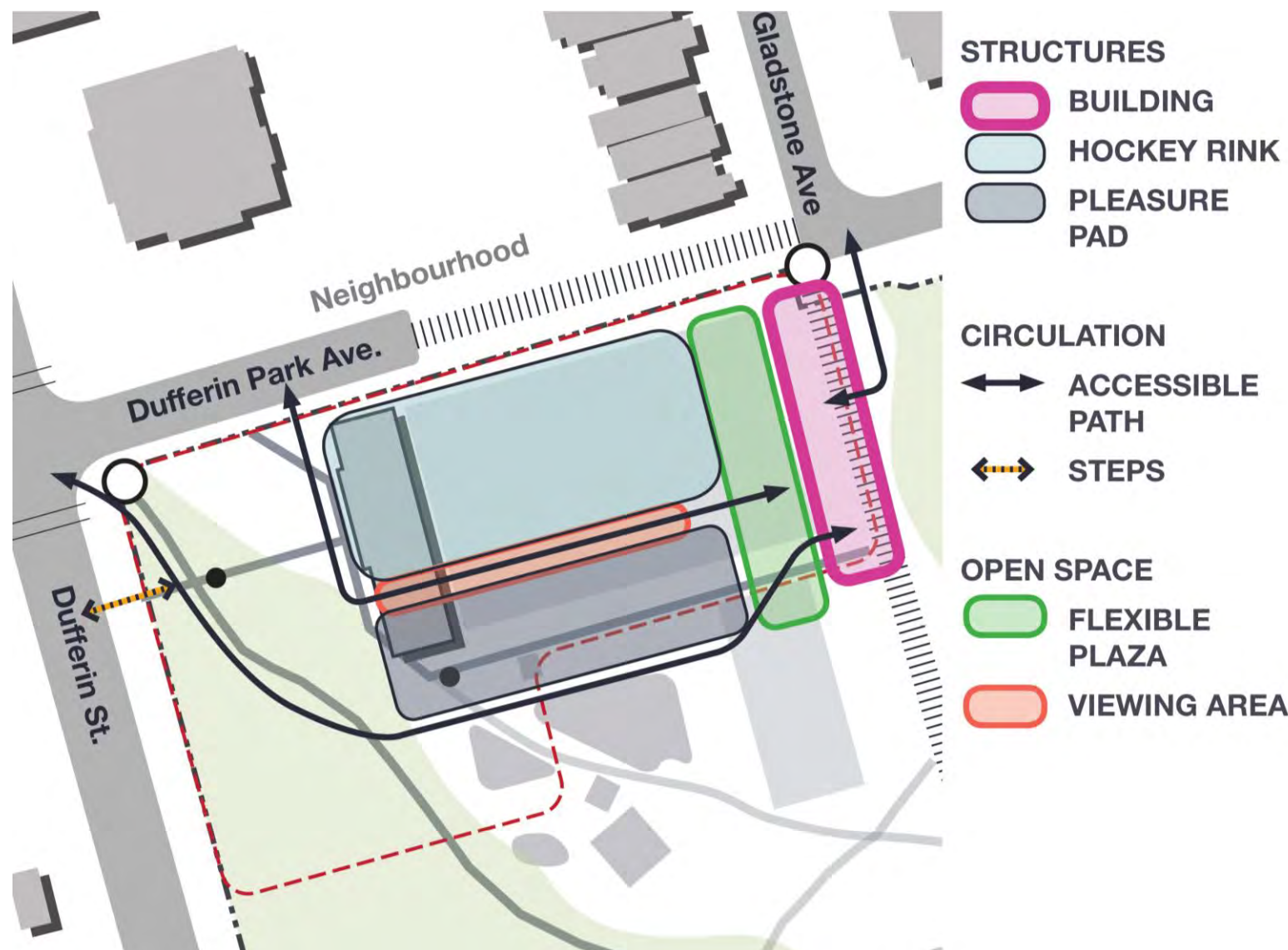
1. Maintain proximity of ovens to kitchen
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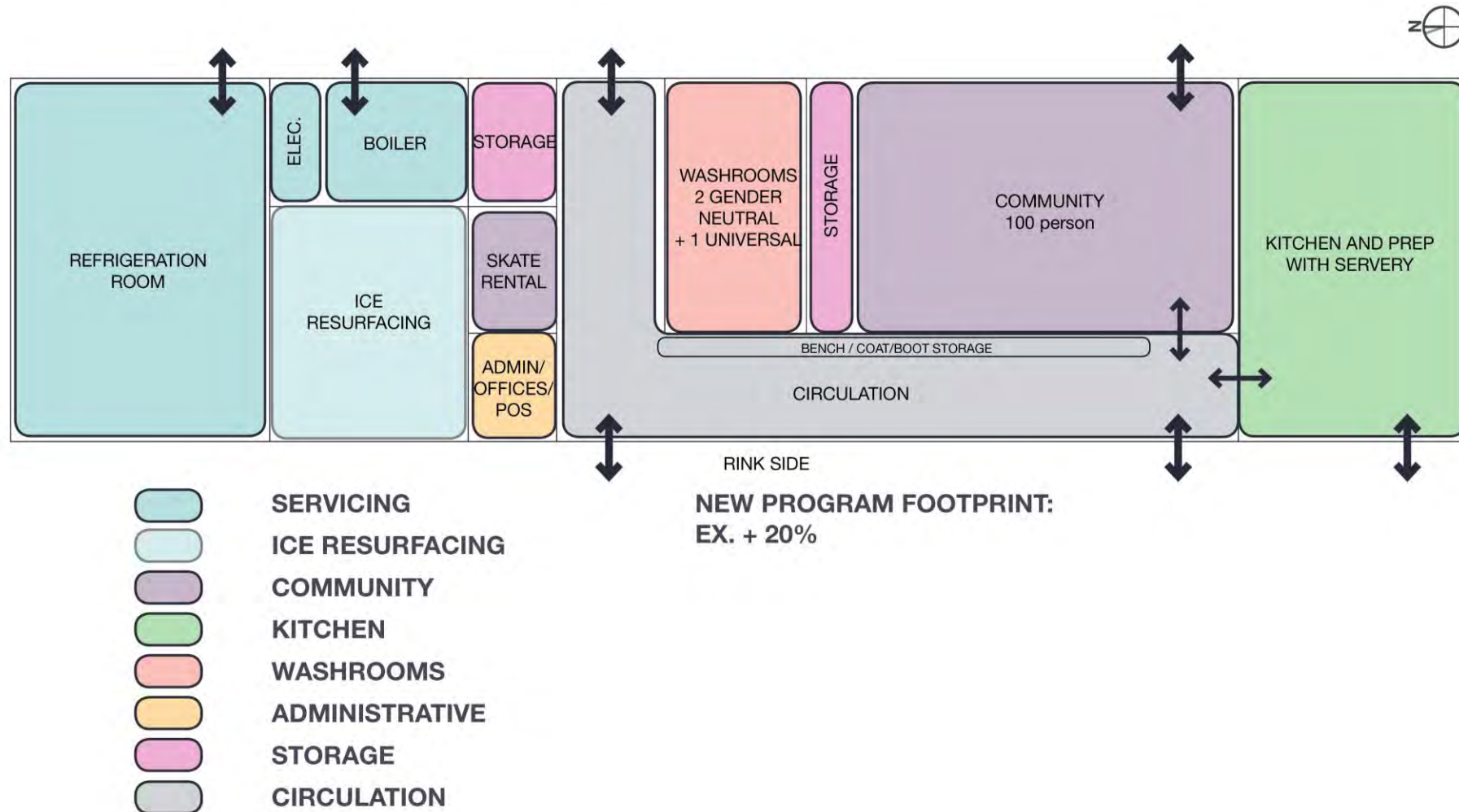
# Strategy 3A – New Construction

- Reconfigure layout of ice rink pads;
- Relocate Clubhouse to east side of ice pads and consolidate Zamboni Garage into new Clubhouse
- Selective site improvements to improve accessibility and utility of outdoor spaces
- Address accessibility to Dufferin - impact on path routing and surrounding landscape



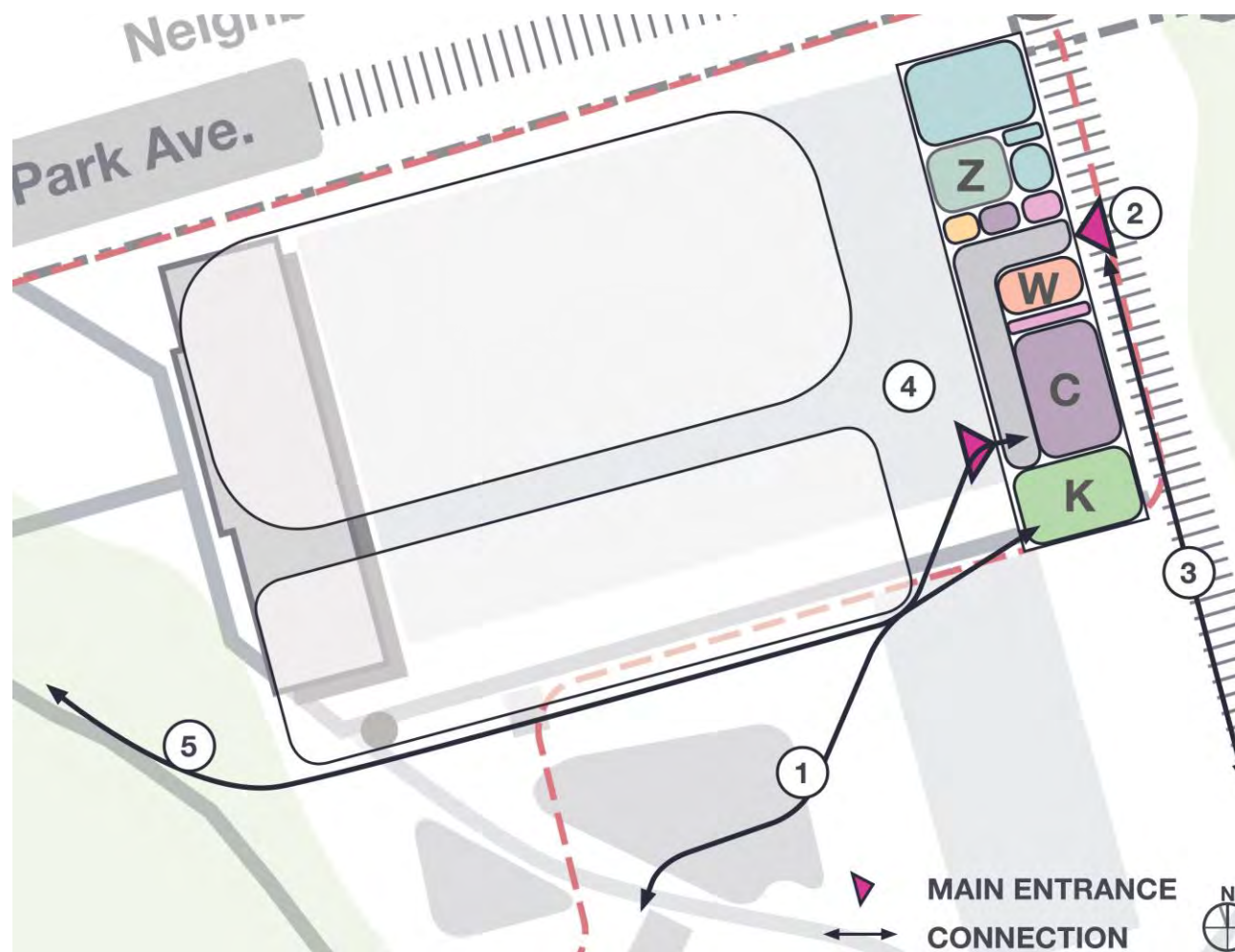


# Strategy 3A – New Construction



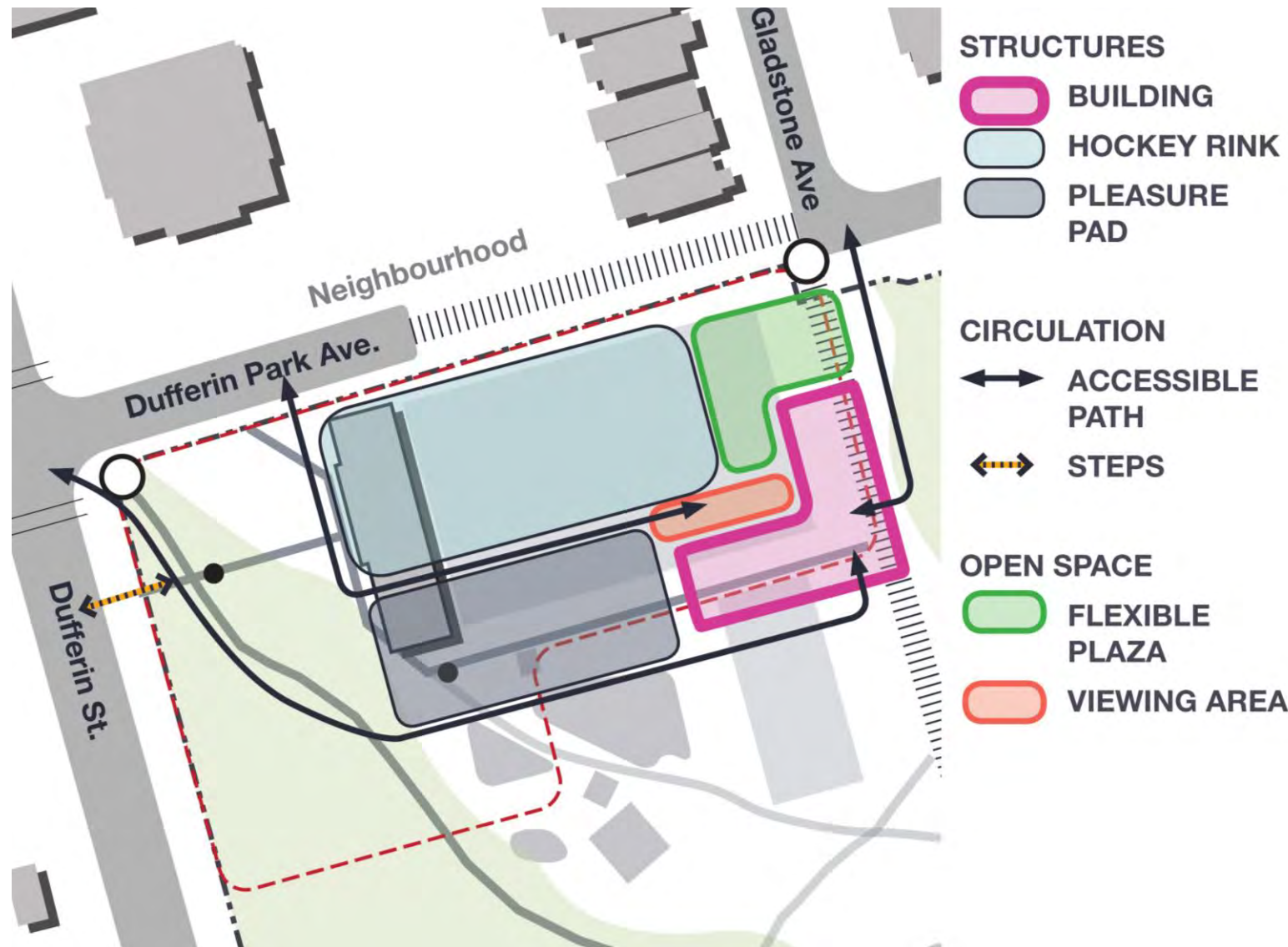
# Strategy 3A – New Construction

1. Increase distance from pizza oven to kitchen by 10m; relocate wood oven
2. Provide accessible access from Gladstone
3. Improve proximity of clubhouse to play area
4. Provide public space adjacent to rinks
5. Improve accessible path connection to Dufferin St.



# Strategy 3B – New Construction

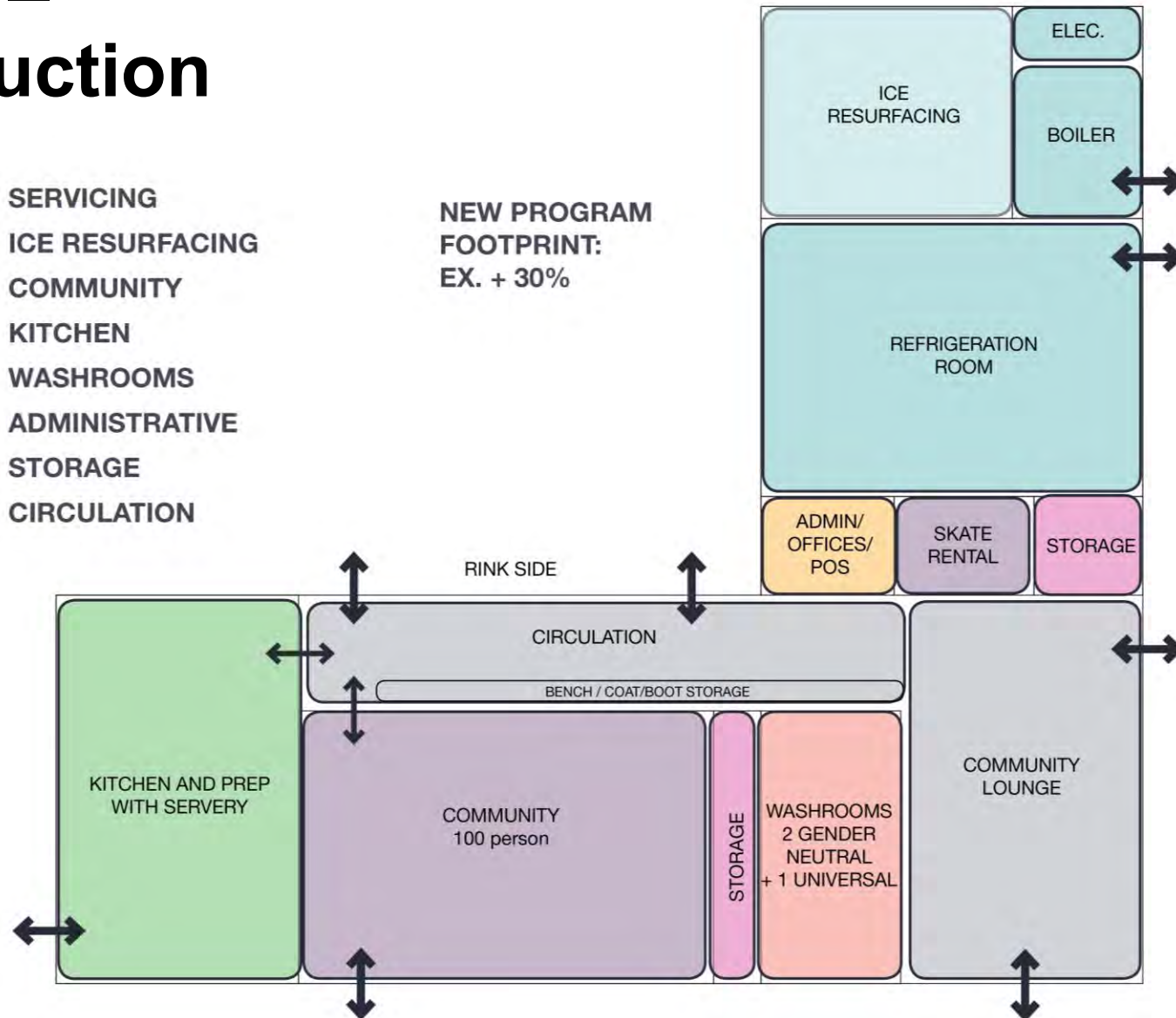
- Reconfigure layout of ice rink pads;
- Relocate Clubhouse to east side of rink/shinny pad and consolidate Zamboni Garage into new Clubhouse building
- Selective site improvements to improve accessibility and utility of outdoor spaces
- Address accessibility to Dufferin - impact on path routing and surrounding landscape





# Strategy 3B – New Construction

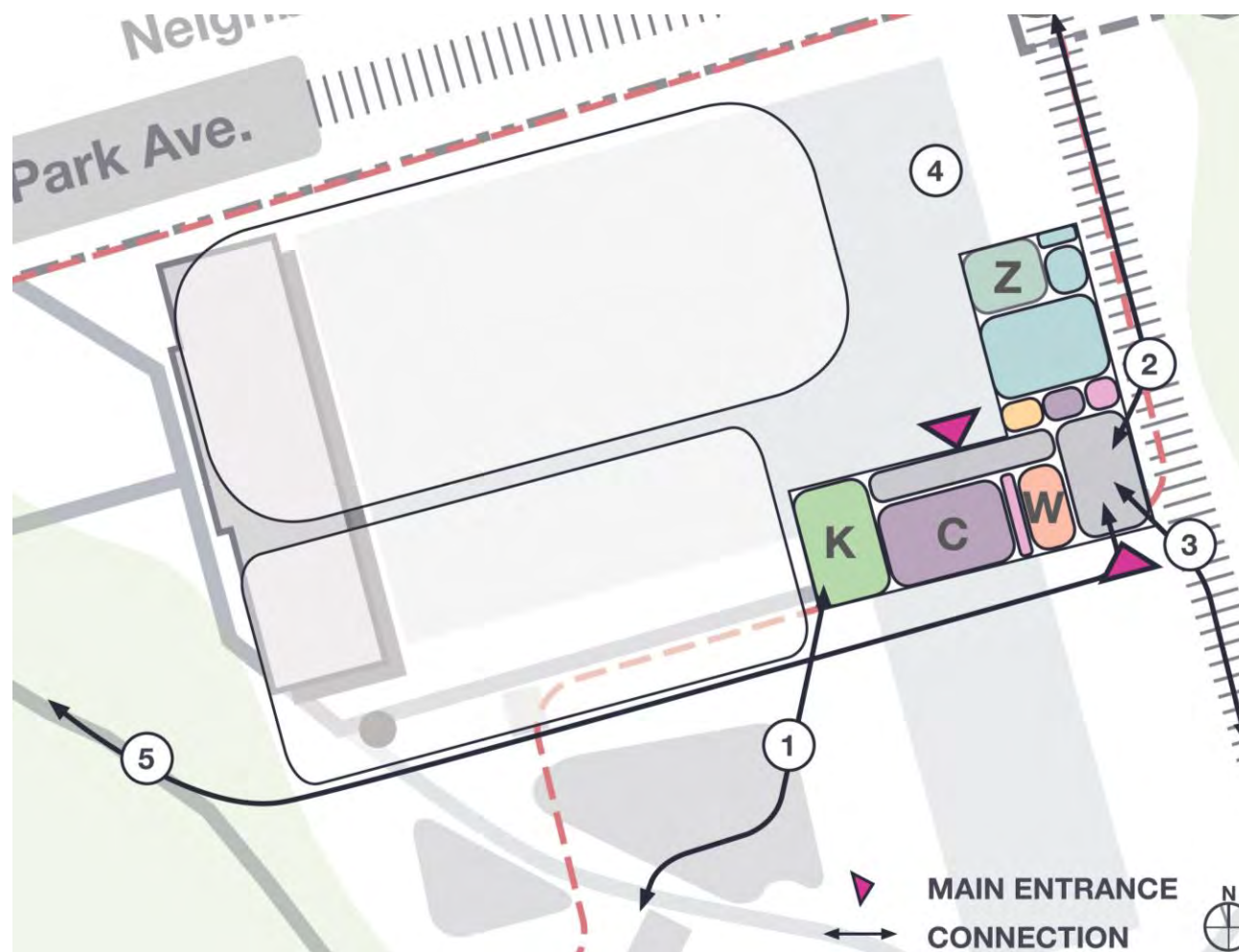
-  SERVICING
-  ICE RESURFACING
-  COMMUNITY
-  KITCHEN
-  WASHROOMS
-  ADMINISTRATIVE
-  STORAGE
-  CIRCULATION





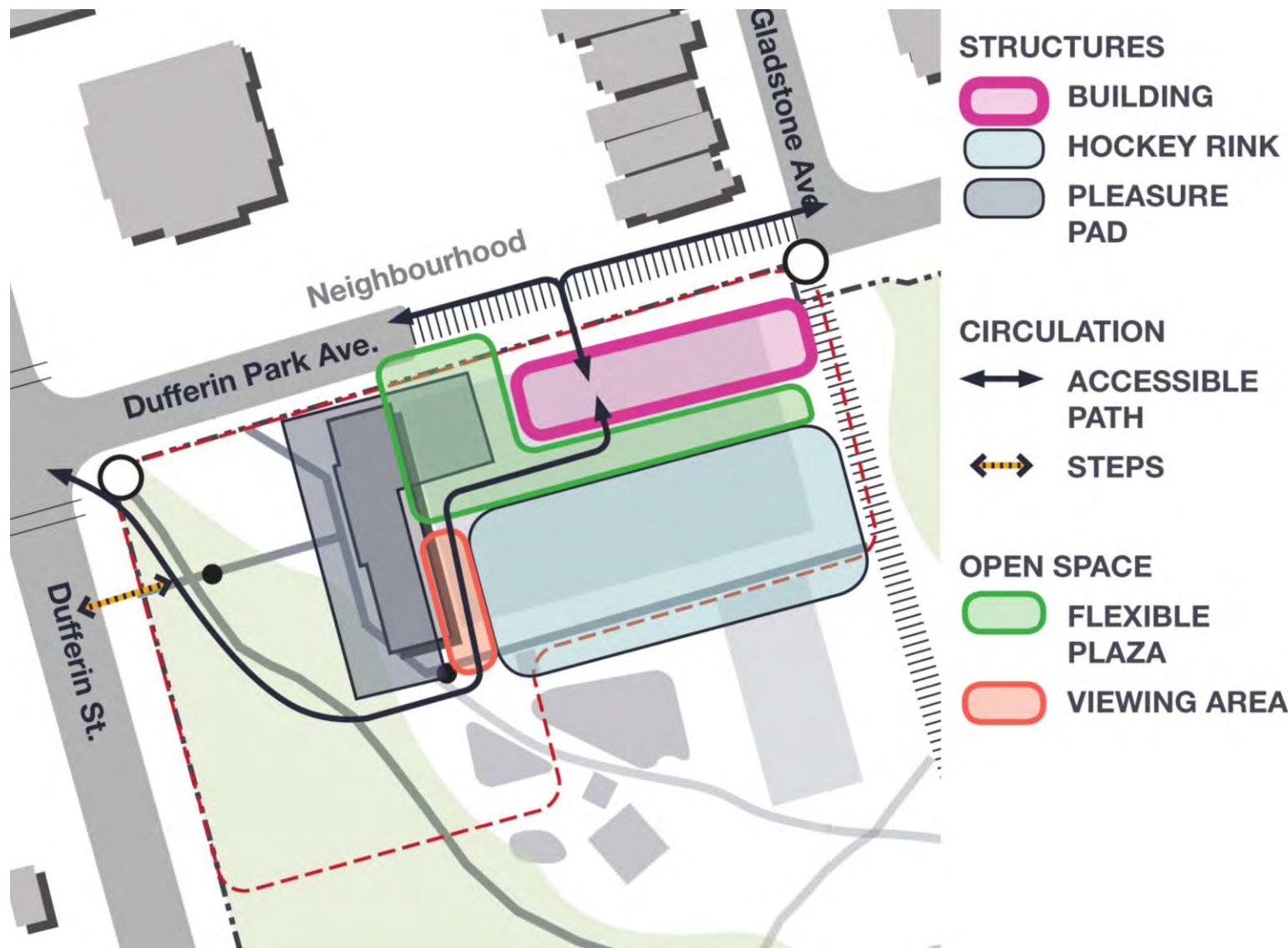
# Strategy 3B – New Construction

1. Decrease distance from pizza oven to kitchen by 5m; relocate wood oven
2. Provide accessible access from Gladstone
3. Improve proximity of clubhouse to play area
4. Provide new public space/drop-off from Gladstone
5. Provide accessible path connection to Dufferin St.

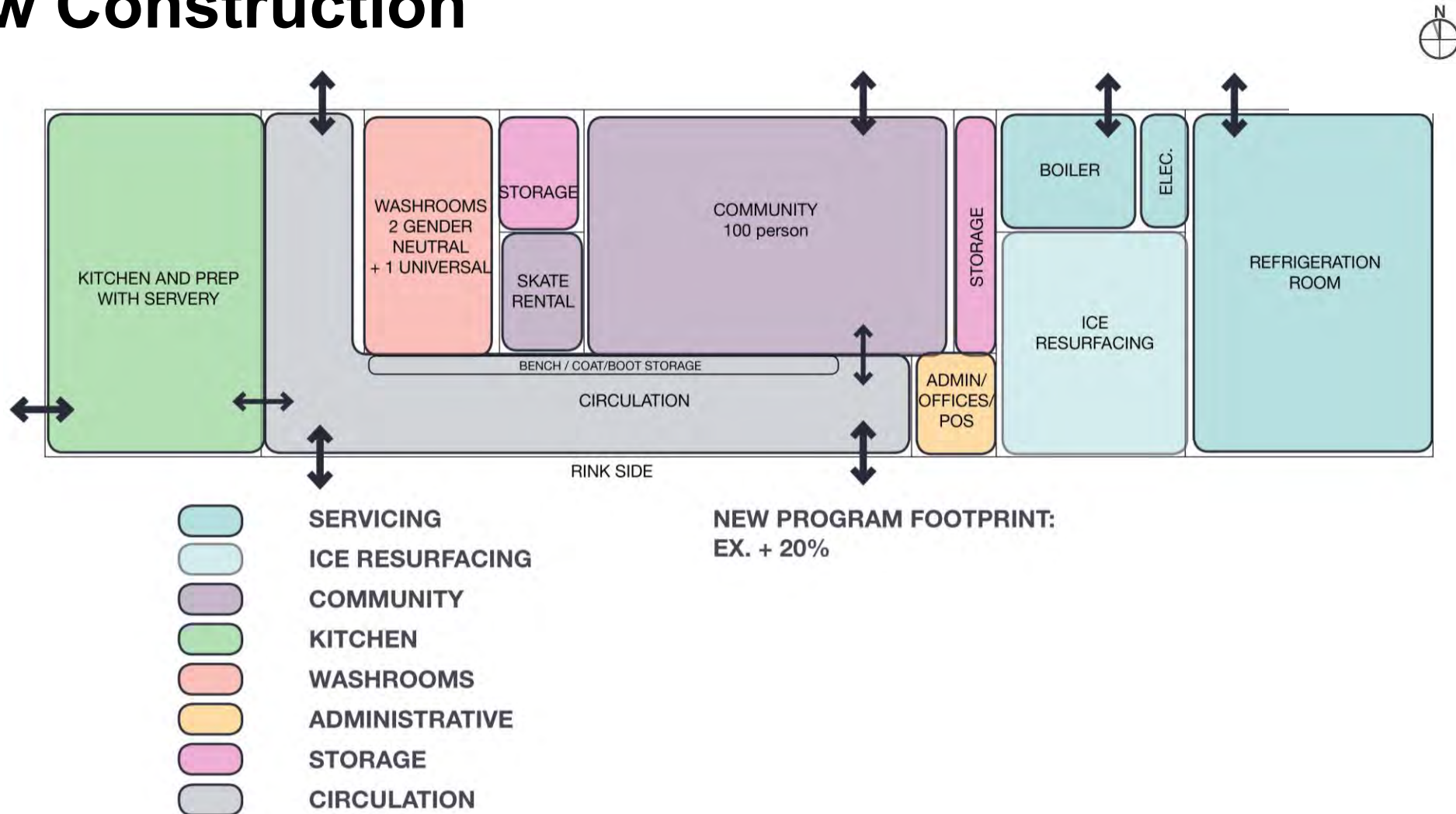


# Strategy 3C – New Construction

- Reconfigure layout of ice rink pads;
- Relocate Clubhouse and consolidate Zamboni Garage to north side of side against Dufferin Park Avenue;
- Selective site improvements to improve accessibility and utility of outdoor spaces
- Address accessibility to Dufferin - impact on path routing and surrounding landscape



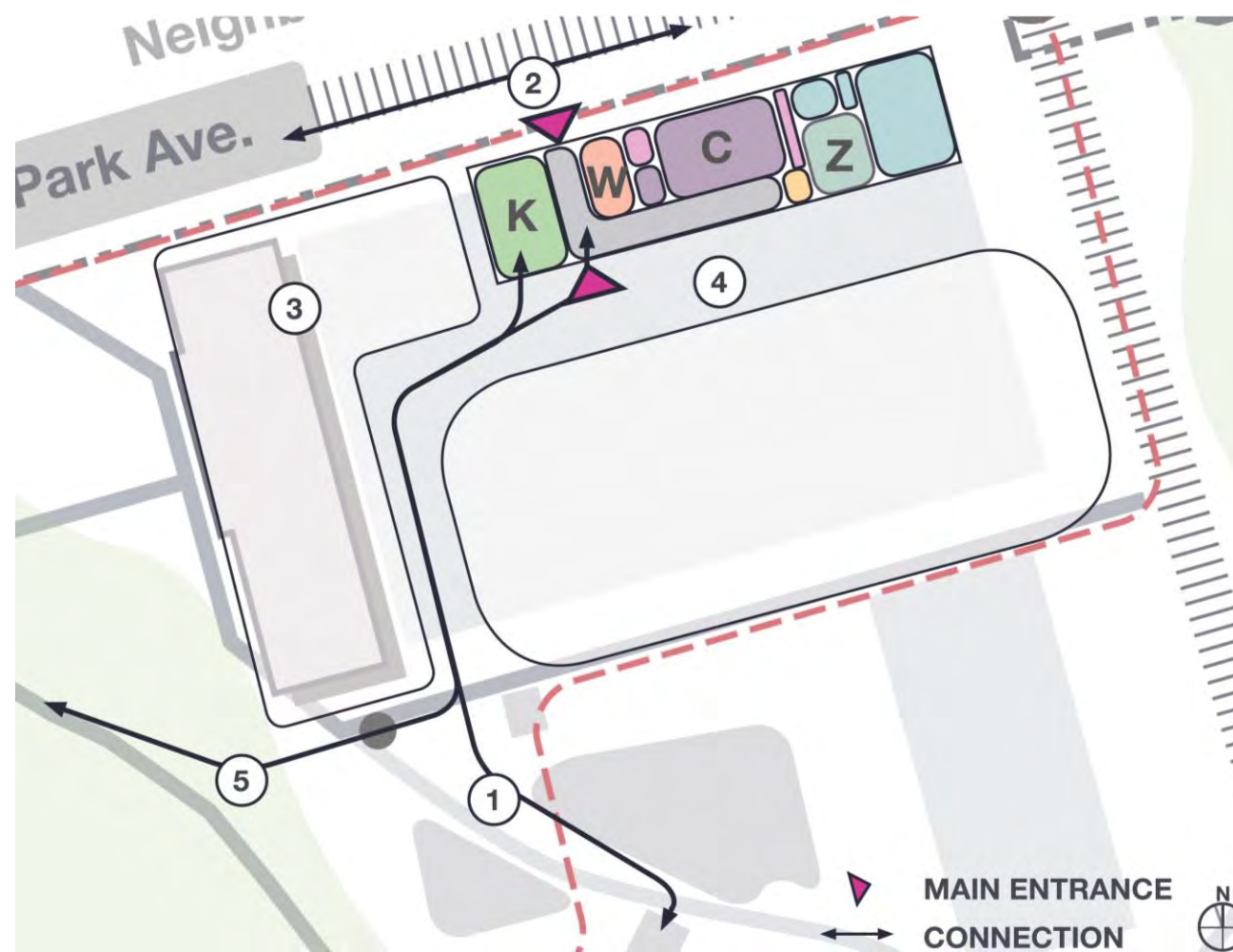
# Strategy 3C – New Construction



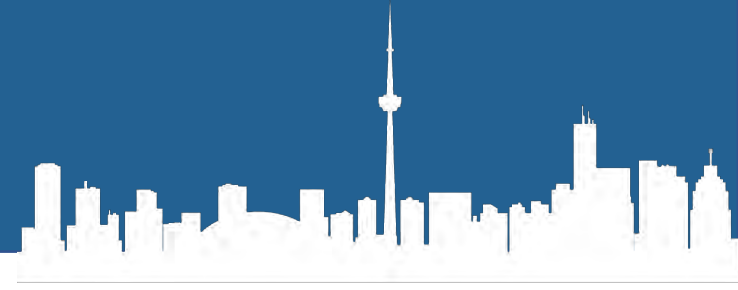


# Strategy 3C – New Construction

1. Increase distance from pizza oven to kitchen; relocate wood oven
2. Provide improved connections to Dufferin Park Ave. and Gladstone Ave.
3. Provide flexible Pleasure Pad layout
4. Provide public space between Hockey Rink and Clubhouse
5. Provide accessible path connection to Dufferin St.







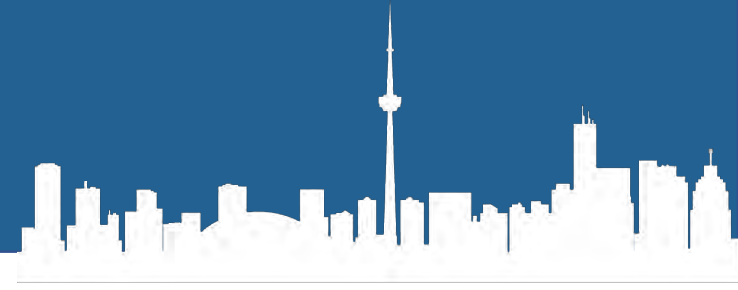
# Discussion

# Small Group Discussion (30 min)

- For the next 30 minutes, work with your table members to provide feedback using the sticky-notes, pens, and the worksheets, provided.
- At the end of the discussion period, one person from each table will share highlights of the table's feedback.
- A full summary of the meeting, including the feedback recorded at each table, will be available on the project website following the meeting.

# Questions

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?



# Report Back & Next Steps



# Thank You

For more information, please visit:

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

