

Dufferin Grove Park North-west Corner and Clubhouse Improvements Project

Public Meeting and Online Feedback Form Engagement Summary September 2019

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Introduction

This document provides a summary of the Dufferin Grove Park North-west Corner and Clubhouse Improvements engagement that occurred between September 19th and October 4th, 2019. Engagement activities included a public meeting on September 19th and an online feedback form posted to the project website from September 20th to October 4th.

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 September 19th, from 6:30 to 9:00 pm at St. Wenceslaus Church Hall (496 Gladstone Ave). 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/sites/dufferingrove-northwestrevitalization.ca/files/media/Sept%2019%20PublicMeetingPresentation.pdf>

The purpose of the public meeting was:

- To present and gather community feedback on the final detailed design strategy for the Dufferin Grove Park North-west Corner and Clubhouse Improvements.
- To provide the community with an overview of the project and community engagement process to date.
- To present next steps.

The meeting began with an open house from 6:30 pm to 7:00 pm. Participants could enter at any time during the open house portion of the meeting to view project information boards at their own pace. Project team members were on hand to answer questions. At 7:00 pm opening remarks were provided LURA Consulting, who thanked participants and welcomed Councillor Bailão to say a few words. Next, DTAH presented an overview of the community engagement process so far, an overview of the project, and the final detailed design. Following the presentation, participants were invited to ask questions of clarification. Following questions of clarification, the meeting returned to an open house format where participants could ask further questions from project team members. Feedback forms were available for participants to answer the following questions:

- After reviewing the final detailed design, do you have any comments about the design overall, or any of the design elements? (You can reference specific project boards in your response, if desired.)
- Do you have any questions about the project that have not been addressed?

The meeting and open house adjourned at approximately 9:00pm. The meeting also included a youth table with colouring sheets of the clubhouse interior for youth to provide input onto and colour in. Approximately 10 youth participated in this activity.

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In total, 57 people signed into the public meeting (sign-in was optional), with an estimated 75 members of the community attending the presentation.

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 Feedback Form Format

An online feedback form was live on the project website from September 20th, 2019 to October 4th, 2019. The online feedback form included the same questions that were available at the public meeting. A link for the project information boards which were presented at the Public Meeting was provided at the top of the survey. In total 10 people completed the online feedback form.

Online Feedback Form Advertisement

The online feedback form was promoted through email to the community resource group and the project email list. Recipients were encouraged to share a link to the online feedback form through their wider Dufferin Grove networks. The online feedback form was also promoted on the project website.

Questions and Answers

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

Questions from the Public Meeting Question and Answer Period

The following questions were asked during a questions of clarification question and answer period during the public meeting.

1) Families come to the park from the south of the clubhouse. Is there a plan to fix up parts of the south side of the park, especially the washrooms?

The south side of the park is out of the scope of this project, but the City is in the process of requesting a budget for renovating the washrooms within the fieldhouse.

2) A community member presented a community petition with over one thousand signatures in support of returning to a previous phase of the design process to select an east-west orientation of the rinks rather than a north-south orientation. Why has the project team decided to rotate the rinks?

The project team received the petition and passed it on to the City of Toronto for consideration among all other feedback. The project team iterated that there were three reasons for the rotation of the rinks. The first is that they have heard from many users that the north-south orientation is preferred, the second is that because the rinks need to be replaced and updated to the City standard size regardless of orientation, and the north-south orientation preserves the most trees, and thirdly that the north-south orientation creates a sense of openness to the park that was not previously there.

3) A community member indicated they had seen a report from DTAH which did not say the rink slabs need to be replaced. If this is the case, why is the City proceeding with the replacement?

The project team responded that the City of Toronto's State of Good Repair report says the rinks are cracked and need to be replaced as they are at the end of their service life. Water is currently leaking into the slab, and the freezing and thawing cycle typical of Toronto winters is threatening to burst the pipes within the slab. This is why hockey rinks have a 30-year lifespan, and the risk of brine from the refrigeration system leaking directly into soil becomes a bigger risk due to contamination. Replacing both the equipment and the slabs at once limits the disruption to the rink skating uses.

4) What bathroom will the community use during construction?

The City is looking into temporary facilities to be used during construction. This could mean temporary washrooms or kitchens available for use. The impacts of this are currently being studied. The City is also looking into whether park programming can be relocated within the neighbourhood and is working on a plan for construction phasing which will allow the strategic reopening of facilities. This will be worked on with the Community Resource Group in preparation for the construction phase.

5) Is there only going to be one accessible washroom with a change table available? Is it possible to add two as it is always good to have backup?

The project team has considered this feedback, but does not have room to convert single washrooms into more accessible ones due to space constraints within the building. One accessible washroom is provided.

6) Is it possible to use zero VOC (volatile organic compound) paint?

Toronto Green Standards Dictate the use of low VOC paint, but no-VOC paints can be considered for the clubhouse.

7) How long will construction take?

The hope is for construction to begin in spring 2020, and the project will likely take 18 months. The City is committed to the rinks being closed for only one year.

8) What is the projected population growth that is to be expected in the area?

Toronto is expected to grow by approximately one million people by 2041 and currently the City is working

on intensifying growth along the corridors as they are mandated to by the Province. However, there is also a trend of population decrease within neighbourhoods.

9) Last winter the rink opened late due to mechanical issues, if the rinks are at the end of their lifespan and the rink cannot open this upcoming season, is it possible to begin construction early?

The City will not be able to accelerate the construction of the project because they still need to complete the design drawings and get building permits. The City is currently working with park operations to ensure the rink will open. The contractor who worked on the rinks last year made significant repairs, and so the City expects it will open on time.

9) Is it possible to use natural refrigeration for the park?

The project team could consider a natural rink as an interim measure in collaboration with park staff.

10) It will be a big loss to lose the rink for more than one year. Will the City put a contract in place to make sure it is only one season?

If there are any unforeseen contract extensions the public will be notified, however a contract will be in place to ensure it is done in only one season.

11) Where will people play basketball when the court is under construction?

There will be other neighbourhood basketball courts available for use at Dewson School and Bloor and Dufferin.

12) Is the budget for the design already approved, is it possible for the new facilities and additions to materialize?

A member of the project team is a cost consultant who has been working on the budget and adjusting it for all changes and additions to the park. The final design is within the budget the City has for the project.

13) As there are two new condo projects in the neighbourhood, will the park be able to accommodate the higher population?

As part of every new development the City asks for contributions to either park or other community space. This will help to ensure everyone has access to both park and community space within the neighbourhood. However, the changes to the North-west Corner of Dufferin Grove Park do take into consideration the expanding neighbourhood population.

14) Why does the farmers' market need space for stalls on the path and on the plaza?

The farmers' market occupies the Dufferin Street frontage in summer so that they are visible from the street and TTC stop. Spring and fall, when the landscape is muddy, the farmers' market shifts onto the plaza and other hardscape areas. In the Winter the farmers' market occupies the indoor clubhouse community space.

15) Can a hole be put into the boardwalk to preserve the tree that will be impacted?

The elevated boardwalk allows for the surrounding trees to be preserved. The project team has taken every opportunity to protect/preserve existing trees, and for every tree impacted, multiple trees will be planted to increase the net number of trees in the park.

16) How will the City handle the increase in traffic to the rinks, as the Galleria Mall Wallace Emerson Community Center redevelopment will not have a hockey rink as part of that project?

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The public engagement done for the Galleria Mall development suggested that the community in that area preferred a skating trail rather than a hockey rink to be more inclusive for people that do not play hockey. Across the City all sports facilities are in short supply, and so the City is working on the issue beyond just Dufferin Grove.

17) What is the timeline for fitting the construction of Dufferin Grove Park in with other park construction like McCormick Park? The distance is a long way to walk for children, so the relocation of programming is very difficult for them.

Accessibility is very important, and so the City will make sure that any relocated programming is in close vicinity to the park. In terms of construction phasing, the plan for McCormick Park is to have the community center opens in the spring, and the pool in the summer. Additionally, the Galleria Mall park rink will not be closing until the new skating trail is installed and ready for public use.

Feedback Summary

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

1) After reviewing the final detailed design, do you have any additional comments about the design overall, or any of the design elements? (You can reference specific project boards in your response, if desired.)

Participants shared the following comments about the design overall or certain design elements:

Overall Design

- The park is well loved, and it is hard to accept a temporary closure, but the renovation will be well received.
- Concerns about construction and timing of the project with other construction in the neighbourhood.
- Appreciate the plan to establish a construction phasing plan so that amenities remain as usable as possible for the community.
- Love or feel positive about the final design.
- The designers have accounted for everything, including existing uses, community requests, accessibility and neighbourhood growth.
- Like the care that has been taken to support and preserve the park while planning for future increased use.
- Begin construction as soon as possible.
- Ensure the skating season is only disrupted for one season and specify this in the construction contract.
- Love the green focus.
- The design cuts down too many trees.
- Like the orientation of the rink and courts.

Design Elements

Rinks

- Add an outdoor clock facing the rink, analog or a clock that is a work of art.

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- On the east side of the rink consider adding wooden bleachers to enable an audience to watch games.
- The north-south orientation will create more slush than the current east-west orientation experiences.
- The reorientation of the rink creates a significant barrier along the path making the park smaller.
- Concern about the rink overcrowding with the closure of the Galleria rink and an increased population, add another rink to the park.
- Build a temporary hockey rink on a soccer field in Dufferin Grove Park during construction.
- Concern about potential traffic of the Zamboni and market vehicles impacting safety.

Bike Infrastructure

- Flip the orientation of the bike polo area and the skate park to have less of a noise impact on neighbouring property owners and tenants, as bike polo tends to generate less noise than skateboarders, so positioning it on the northern half of the rink might be a positive for the neighbours.
- Love what is being done to accommodate the bike polo court.
- There are many cyclists in the neighbourhood so there should be many bike racks.

Plants and Stormwater Management

- Plants included in the bioswale at the northern edge of the rinks should be taller to create a visual barrier and discourage loitering in that area.
- Ensure the bioswale is constructed in a way that drains the water properly.
- Protect the north-west corner savannah's biodiversity.
- Add a place for outdoor compost for the community garden.

Accessibility

- Have at least two accessible washrooms in the clubhouse.
- Install a heat exchanger that allows waste heat produced by the chillers to heat radiant tubing in the concrete slab for the clubhouse, the plaza, and the walkway to enhance accessibility in the winter.
- Move the bike parking away from the rink house entrance and exits to avoid conflicts.
- The accessible path is awesome.
- The ravine trail and the stairs at the south east corner of the project site to the swing area is difficult to navigate and has accessibility issues.

Basketball

- The east-west basketball orientation will have the sun setting in their eyes for a longer season than the hockey players.
- Add lower "kid size" basketball nets.
- Consider putting in basketball nets around the shinny pad.

Clubhouse and Buildings

- Like the choice to renovate the clubhouse.
- Add a partial second story for more community space, and access to the roof, like a small patio.
- More windows and views to the west for afternoon sun in the common areas.

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- Prefer to see the Zamboni garage clad in either wood or brick.
- The public indoor space is too small.
- Use solar photovoltaic combined with power walls to reduce the hydro requirements of the blue roof year-round.
- Have a drinking fountain in the clubhouse and outside the clubhouse.
- Fix the fieldhouse washrooms so they are usable during the clubhouse renovations
- Plan to double or triple the size of the clubhouse and garage putting in place the foundation and pilings to anticipate a steel frame building built over the existing structure, similar to OCAD.

Other

- The plaza is great and necessary.
- Build a wood plank fence replacing the chain link fence and add plantings along the northern border of the walkway, to protect the privacy of neighbouring property owners.

Other Feedback

- Include the Community Resource Group in the contractor selection process.
- The money for this project could be better spent throughout the whole park.
- Show the costs of moving or replacing the rinks, and the costs of keeping the same orientation to build support for the project.
- Okay with the north-south orientation as it allows for the plaza which was not clear when the petition came by.
- I signed the petition that was circulated but would now like to retract my signature.

2) Do you have any questions about the project that have not been addressed?

Participants shared what questions about the project they had that have not been addressed:

Overall Design

- Can more colour be added?
- Is there an overlap of construction with the work that will occur on the south west Corner of Bloor and Dufferin?
- What is the timing of construction?
- How is it that the farmers' market will be unaffected by the park construction, but other programming in the park will need to stop?
- Will there be an opportunity for the park garden club to move perennial plants and bushes before the fencing goes up?
- Why has the rest of the park not been included in this plan, including the washrooms at the red building?
- Are washrooms possible in the children's play area?

Design elements

Rinks

- The Freedom of Information request showed no violation for pipes and plumbing, but this plan calls for replacement?

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- Can the hockey lights be more focused?

Bike Infrastructure

- How many spaces for bike locking are going to be provided?

Plants and Stormwater Management

- Information on the environmental protection for greenways, how will they be protected?
- Would like to know more about the bioswale and drainage.
- Who will maintain the new plantings and garage green roof?

Clubhouse and Buildings

- Would like to know what the Zamboni building will be made of or clad with?
- Can a pavilion or covered space be added to the park?

Other

- Will vehicles drive through the plaza on Thursday market days?
- Concerns about noise generated by skateboarders.

Appendix A – Public Meeting Agenda

Dufferin Grove Park North-west Corner and Clubhouse Park Improvements Public Meeting

September 19, 2019

6:30 pm – 9:00 pm

St. Wenceslaus Church (496 Gladstone Ave.)

AGENDA

Meeting Purpose:

- To present and gather community feedback on the final detailed design strategy for the Dufferin Grove Park North-west Corner and Clubhouse Improvements.
- To provide the community with an overview of the project and community engagement process to date.
- To present next steps.

6:30 pm **Open House**

- View project information boards at your own pace.
- Project team members are available to answer questions.

7:00 pm **Presentation of Final Detailed Design Strategy**

- An overview of the community engagement process so far.
- An overview of the project, and final detailed design strategy.
- An overview of next steps.

7:30 pm **Questions of Clarification**

- Questions of clarification about the presentation and the project.

8:00 pm **Open House**

9:00 pm **Adjourn**

Note: A youth engagement activity will run at a marked table throughout the meeting.

YOU CAN PROVIDE YOUR FEEDBACK ONE OF THREE WAYS:

At the meeting:

- 1) Fill in a paper feedback form.
- 2) Provide oral feedback to a member of the project team, who will be taking notes.

After the meeting:

- 3) Visit the project the website starting September 20 to review project information boards and fill in the online feedback form. The online feedback form poses the same questions as the paper feedback form that is available at today's meeting. The online feedback form will be available until the morning of October 7.

A summary of the public meeting feedback and online feedback form will be available online once it is complete.