

City of Toronto – Parks, Forestry & Recreation

# New Park at 70 Croatia Street

## Phase 1: Towards a Vision

Community Advisory Committee (CAC) Meeting #1  
Summary Report

February 2024



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## Overview

The first Community Advisory Committee (CAC) meeting for the new park at 70 Croatia Street was held on Wednesday, January 17, 2024 from 6:00-8:00pm virtually on Webex. The purpose of the meeting was to:

- Introduce the project team and CAC members to each other.
- Review project context and details.
- Introduce the project and allow CAC members to ask questions.
- Gather members insights and feedback on the Park's vision, guiding principles, and big moves.

The document that follows provides an overview of the first meeting with CAC members.

**The meeting agenda and attendance can be found in Appendices A and B**

The full presentation slides can be found on the [project webpage](#).

## Questions of Clarification

Following the presentation about the project, CAC members had an opportunity to ask the project team questions. Below is the list of questions received and the responses provided.

**Q: What is the utility mix at the park?**

**A:** Servicing for the new park will include stormwater and sanitary sewer connections, as well as water and electrical servicing.

**Q: Can restrooms be accommodated?**

**A:** The City of Toronto will investigate whether public restrooms are feasible for the new park as part of the Phase 2 Design Options process.

**Q: What is the budget for the new park?**

**A:** The budget for the park construction is approximately \$5,000,000. The budget is subject to change.

**Q: Can the Brockton Stadium Park in the area be acquired for the neighbourhood? Is that park being used by the broader Bloor Dufferin redevelopment project at all?**

**A:** Our Parkland Acquisitions group is always looking for opportunities to expand, improve, and connect parkland. We have passed this request to our Parkland Acquisitions team. Brockton Stadium is currently owned by the Toronto District School Board, and at this time we do not know what their plans are for park use.

**Q: Will the greenspace available at the park align with the number of condo units available in the broader Bloor Dufferin redevelopment project?**

**A:** The size of the parkland dedication was determined based on the Planning Act, which requires developers to convey a percentage of their development site as parkland.

**Q: What are the sizes of Grange Park, David Pecaut Square, Pessoa Park, and McCormick Park?**

**A:** Grange Park: 18,315 m<sup>2</sup>  
 David Pecaut Square: 11,829 m<sup>2</sup>  
 Pessoa Park: 2,169 m<sup>2</sup>  
 McCormick Park: 7,558 m<sup>2</sup> (not including recreation centre and arena)

**Q: What pet amenities will be available at the park and the broader Bloor Dufferin redevelopment project? What is the size of the dog runs available in the larger Bloor Dufferin redevelopment? Is a green roof for additional space for dogs possible?**

**A:** The pet amenities in the buildings are still being refined so we are unable to provide exact square footage at this time. The usable rooftop space on the buildings is being used for a variety of amenities including those for pets. The City of Toronto has [Pet Friendly Design Guidelines](#) and requests that all new developments incorporate them.

**Q: What community engagement has already been completed for the broader Bloor Dufferin redevelopment project, and how is that different from now?**

**A:** There was formal community engagement conducted in the Zoning By-law Amendment (ZBA)/Official Plan Amendment (OPA) stages of the project and now there is ongoing informal engagement continuing as we go through detailed design and construction.

**Q: Would a fire pit be possible in this space?**

**A:** A fire pit will not be possible in this space as the City of Toronto typically requires fire pits to be located adjacent to staffed buildings.

**Q; Does a water feature include water fountains?**

**A:** A water fountain/bottle filling station will be provided in the new park.

**Q: Do you have any demographic or population projections for the future community?**

**A:** The following Population Projections were provided by the City's Planning Research and Analytics team:

In 2021, the area between Bloor, College, Brock and Dovercourt had a population of approximately 5,453 people.

In 2026, the population is projected to range from 6,606 to 6,982 people total.

In 2031, the population is projected to range from 7,541 and 8,456 people total.

**Q: What is the total number of units in the broader Bloor Dufferin redevelopment? What is the total number of units in the Dufferin Mall North End? What is the total estimated number of new residents in the area?**

**A:** 2000 units will be provided as part of the Bloor-Dufferin development from both Hazelview and Fitzrovia. The number of units in the Dufferin Mall development is yet to be confirmed, as we are awaiting submission for their Site Plan Approval submission.

**Q: Will there be rental units?**

**A:** Yes, currently all units at the Bloor Dufferin development will be rental.

**Q: Can we have a beach theme in homage to Bloordale beach?**

**A:** We will take this into consideration alongside all the input we received through the Thought Exchange Survey, Pop Up Events, Community Meetings, and CAC and IAC meetings.

**Q: Will the park have real soil?**

**A:** Yes, there are no structures underneath the park, aside from an existing sanitary sewer running diagonally across the park.

**Q: When will we be able to meet in person?**

**A:** If there is interest, we can host our CAC meeting for Phase 2 in person.

**Q: What percentage of condo dwellers have dogs versus kids?**

**A:** We are unable to project the demographic information of future residents.

## Visioning Activity

In the first activity of the session, CAC members were asked to review a draft vision statement including sharing their thoughts and proposing edits.

CAC members received information on the purpose and use of a vision statement before being divided into breakout rooms.

In their breakout rooms, they were asked to discuss the draft vision statement below that was developed based on feedback received thus far:

**“We envision the new park at 70 Croatia Street will be a green oasis with a mix of restful pockets, socializing hubs, and playful and dynamic spaces that provide a welcoming new space to the Bloor Dufferin community.”**

*Please refer to project webpage for most up-to-date draft vision statement.*

Project team members were all assigned to different groups to ensure proper note taking. CAC members were asked to identify what they liked, did not like, and what they felt was missing/or should be different in the draft vision statement.

After 15 minutes of breakout room discussion, all members were brought back into the main virtual meeting room to discuss their ideas together.

### **Key elements CAC members identified as a priority for the park:**

- Design to be inclusive and welcoming for people of all ages
- Integrate inclusive seating areas
- Prioritize green space
- Design a Year-round usable space
- Create multi-purpose spaces to host gatherings, local activities, etc.,

The full results of CAC members’ feedback for Activity 1 can be found in **Appendix C**.

## Guiding Principles and Big Moves Activity

CAC members spent the remainder of the meeting sharing input on the park's guiding principles and big moves. The group had a roundtable discussion.

### Key elements CAC members identified as being important for the park:

- Desire to see open and non-traditional play structures
- Interest in outdoor learning & gathering spaces
- Desire to enjoy relaxing zones and gardens
- Consensus that the park space should not be designed for dogs considering the development will include dog run spaces

The full results of CAC members' feedback for Activity 2 can be found in **Appendix D**

## Next Steps

Upon conclusion of the agenda items, the project team thanked all members for their participation and time. It was noted that CAC members are welcome to submit additional questions and feedback via email. The next CAC meeting will be held during Phase 2 in spring/summer 2024.

## Appendix A – Agenda

### 70 Croatia Street Park Community Advisory Committee Meeting #1

#### Agenda

Date: January 17<sup>th</sup>, 2024

Time: 6:00pm – 8:00pm

Location: Online, Webex

Time	Agenda Item
6:10pm	Welcome and Introductions
6:25pm	Presented an overview of the project process and context
6:40pm	Answered questions from the group
6:50pm	Shared engagement feedback received thus far
7:00pm	Discussed vision statement for the new park
7:30pm	Discussed guiding principles and big moves for the new park
8:00pm	Shared next steps and adjourn



## Appendix B – Attendance

**Individual CAC Members:** 17/18 members were present

**Three of these CAC Members represented groups/organizations:**

- Bloor Collegiate Institute Eco Club
- Bloor Collegiate Institute (TDSB)
- Friends of Dufferin Grove Park, Building a Better Bloor Dufferin, Community Spaces Land Trust.

**Project Team:**

- Helen Luu – Senior Public Consultation Coordinator, City of Toronto
- Katie Black – Project Coordinator Landscape Architect, City of Toronto
- William Skura – Senior Public Consultation Coordinator (Indigenous), City of Toronto
- Andrey Pravosoudov – Project Coordinator Landscape Architect, City of Toronto
- Terence Radford – Principal, Landscape Architect, Trophic Design
- James Miller – Indigenous Design Advisor, Trophic Design
- Yvonne Battista – Principal, Landscape Architect, STUDIO tla
- Tim Chan – Landscape Designer, STUDIO tla
- Roxanne D’Onofrio – Senior Consultant, StrategyCorp
- Cassandra MacLellan – Consultant, StrategyCorp
- Chloé Valcin-Wright – Associate, Planning & Real Estate Development, Hazelview Investments

## Appendix C – Activity 1 Full Feedback (Notes)

### DRAFT Vision Statement

Welcoming space for all ages	Restful places instead of restful pockets	Green is important	Safety, lines of sight	Create a park with a theme like learning
Welcoming, all ages	Restful and animated (mixed-use)	Oasis: reminds of spa, not the right word (?)		
Multigenerational	Multi purpose spaces	Prefer Oasis to spaces: oasis is where people historically gather		
Diversity of audience	Social and flexible (to grow with the community)	Green: add organic		
Year-round and all day				
Accessibility				

"We envision the new park at 70 Croatia Street will be a green oasis with a mix of restful pockets, socializing hubs, and playful and dynamic spaces that provide a welcoming new space to the Bloor Dufferin community."

*Notes from live note taking activity. Each box represents one comment/feedback from CAC members. Notes have not been edited but grouped by theme to support the project team in analyzing feedback.*



Appendix D – Activity 2 Full Feedback (Notes)

## Activity 2: Explore Guiding Principles and Big Moves

What We Heard (so far)	Like	Not like	New ideas to consider
Play Structure	Indigenous placekeeping and food potential overlap		Theme: learning- outdoor learning. Might include seating for gathering.. Link to Indigenous learnings
Social/Gathering spaces for events	Pollinator gardens	Garden spaces: food *Consider pests issues	Art installations/spaces for artists
Outdoor exercise pockets	Trees: native plants		Fire pit
Gardens	Playful spaces should not "eat away" at green spaces		Medicine garden/wheel
Shade Areas (ex: picnic tables, chairs)	Play structures: wood based, non-traditional, multiple kids at a time (not swings)		
Multipurpose lawn	Play structure: consider logs/ropes		
	Shade structures		
	Intergenerational play structures		
	Dogs are not a priority but need to account for them		

*Notes from live note taking activity. Each box represents comments from CAC members. Notes have not been edited but grouped by theme to support the project team in analyzing feedback.*

