



EGLINTON PARK MASTER PLAN

PLANT ARCHITECT inc.

Suite 208 · 101 Spadina Avenue
Toronto ON M5V 2K2

t (416) 979-2012
e lisa@branchplant.com
www.branchplant.com

*Cover Images:
Pears Brickyard c.1923; Topographic map of the City of Toronto 1909.*

Table of Contents

- Introduction** 2
- Methodology** 3
- Analysis Summary** 6
- Heritage** 9
- Objectives** 10
- Public Consultation & Workshop** 11
- Concept Options** 14
- Preferred Option** 15
- Principles** 17
 - Eglinton Avenue Streetscape
 - Roselawn Avenue Streetscape
 - Paving
 - Planting
 - Active Recreation
 - Passive Recreation
 - Dog Off-Leash Area (Dog Park)
 - Delta Hub
- Appendix A Costing by Marshall Murray Inc.** 27
- Appendix B Meeting Minutes from Public Consulttions.** 33
- Appendix C Excerpt from Midtown in Focus Master Plan** 54

INTRODUCTION



Eglinton Park is a large 8.5 ha district park, serving a large and diverse population with multiple overlapping interests such as soccer, baseball, basketball, tennis, hockey, cycling improvements, off-leash dog area, community gardens, memorial garden and resident's associations. The City of Toronto engaged in a master plan for the Yonge-Eglinton neighbourhood 'Midtown in Focus' which details the dynamics of the area and the increasing recreational pressure on the park to meet the needs of the community. Previous public consultations and workshops have shown the public's desire for more cultural programming similar to other city parks, such as summer movie nights, live performances i.e. Shakespeare in the Park, live music and dancing i.e. salsa, as well as amenities such as a farmer's market and coffee/beverage kiosk.

The master plan is the first step in a long-term vision for the park. The process is a partici-

patory effort by the City, stakeholders and the consultant to prioritize and allocate space for the multiple activities and programs desired in the park. The master plan concept plan negotiates the competing and overlapping desires in a coherent and unified design. [This master plan is focused on the landscape and does not include the playground or buildings, i.e. existing community centre, outdoor pool, and field house. In addition, the arena and parking lot are not part of the park and are operated and managed by a separate board.]

Previous studies and reports by the City, Metrolinx and stakeholders were reviewed prior to establishing key objectives for the park master plan. Meetings with the Councillor, stakeholders, city staff and three public consultations provided feedback to confirm and revise the objectives which lead to the design.

METHODOLOGY

PLANT Architect Inc. was retained in November 2017 by the City of Toronto's Department of Parks, Forestry and Recreation. The objective of the park master plan was to generate plan options for the existing and proposed park amenities with the aim to garner input from the public, stakeholders and City Staff to determine a preferred master plan concept including various locations for proposed site features, while integrating the existing playground, parking lot and buildings.

PLANT began the design process with a review of background documents and the Midtown in Focus master plan, a site walk through documenting existing conditions, and consultation with stakeholders including user groups and residents associations.

DOCUMENTS REVIEWED

- City of Toronto RFP 9119-17-5053 Park Master Plan for Eglinton Park
- City of Toronto, Yonge-Eglinton Parks, Open

Space and Streetscape Plan: Midtown in Focus. July 2014

- City of Toronto, Proposed Yonge-Eglinton Secondary Plan Update, November 2017
- City of Toronto + Metrolinx, Planning Study: Travelling Eglinton, What Makes Up A Street, 2014
- City of Toronto, Revised Tree Preservation Eglinton Park (Metrolinx), June 27, 2016
- City of Toronto, Eglinton Avenue Streetscape Design drawings by Crosstown Collaborative, February 2014
- City of Toronto / TTC, Eglinton Crosstown Light Rail Transit, Transit Project Assessment: Environmental Project Report, March 2010
- City of Toronto, Yonge-Eglinton Secondary Plan Area, Report for Action, 2016 (DOLA)
- City of Toronto, Parks Standards Fact Sheet: Dogs Off-Leash Areas
- Eglinton Park Dog Owner's Association, Off-Leash Dog Area Request, 2017
- Cycle Toronto - Midtown, Eglinton Park Bike & Pedestrian Path Schematic

- Cycle Toronto, Eglinton Park Bike & Pedestrian Path Schematic,
- Toronto Green Community, website Lost Rivers Walks, "Rivers Rising," "Eglinton at the Edge"
- North Toronto Soccer Club, Field Layouts for weekdays and weekends
- "Eglinton Park Capital Plan Field Usage Study" submitted by Eglinton Park Dog Owner's Association

REGULATORY REVIEW

The site was reviewed with respect to regulatory zoning, and the following was confirmed:

- Archaeological: Stage 2 Archaeological Assessment is required for the park (excluding community centre, arena and parking lot) and will be commissioned by City Staff. Stage 2 assessment was completed for the limited area occupied by Crosstown/ Metrolinx along Eglinton Avenue and no archaeological resources were encountered.

- Ravine and Natural Feature Protection: It is confirmed that the Ravine and Natural Feature Protection By-law does not apply to this site.

CONSULTANTS REPORTS

The following consultant reports were developed for the master plan and are appended.

- Arborist Report: by Urban Forest Associates, dated February 22, 2018
- Concept Estimate: by Marshall & Murray, dated August 28, 2019
- Topographic Survey: by Speight, Van Nostrand & Gibson Ltd, dated January 8, 2017.

MEETINGS & PUBLIC CONSULTATIONS

Three public consultations over the course of two years provided feedback on the types of programming desired, as well as their location and relative size. Feedback from public meetings add-

ed new recreational programs such as outdoor basketball courts, which had not been part of the City and stakeholder agenda. Feedback from the public consultations were robust and detailed.

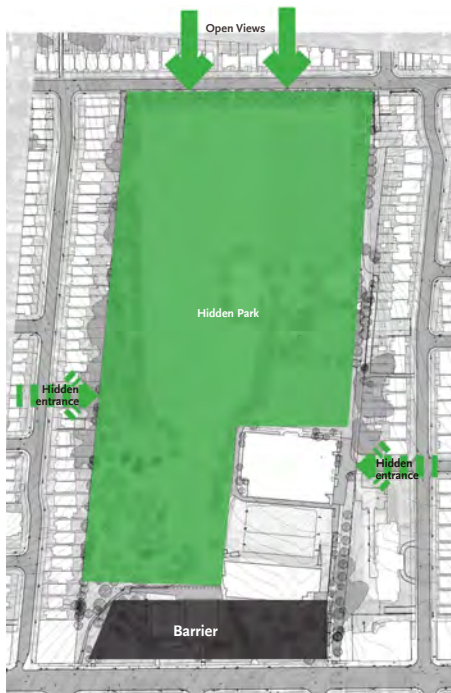
- November 2, 2017: PLANT met on site with City staff & discussed current uses and facilities, requests and future needs.
- November 9, 2017: PLANT met with Councillor Carmichael Greb at City Hall to confirm objectives and discuss public consultation strategies.
- November 29, 2017: PLANT met with stakeholders & City staff to gather information on community goals & objectives.
- December 13, 2017: PLANT met with City of Toronto Planning to hear feedback and coordinate efforts.
- February 26, 2018: Public Consultation #1: Interactive charette / workshop at the Northern District branch of the Toronto Public Library.

- April 5, 2018: PLANT presented three concept plans to City staff.
- May 2, 2018: PLANT presented three concept plans to stakeholders.
- June 12, 2018: Public Consultation #2. Presentation of three concept schemes to the public in an open house format. 64 completed questionnaires were received by the end of the evening. The Councillor's office received 744 responses through the online platform (SurveyMonkey).
- December 6, 2018: PLANT met with City staff to receive comments from city departments regarding the preferred concept scheme.
- March 6, 2019: PLANT met with stakeholders to present the revised preferred concept scheme.
- April 17, 2019: PLANT met with City of Toronto departments to present the revised preferred concept option and address comments from Planning and Design.
- June 24, 2019: Public Consultation #3. PLANT presented the preferred master

plan concept to the public. 19 completed questionnaires were received by the end of the evening, and 13 responses were received afterwards by the Councillor Mike Colle's office.

ANALYSIS SUMMARY

The park is a hidden gem largely invisible from Eglinton Avenue. Although the park is heavily used by locals, many people outside the neighbourhood don't know it's there.



The original Mud Creek course was altered and buried by the turn of the century to better manage the industrial brickworks site.



The straightened Mud Creek course at the edge of the site is still discernible in the topography today.



The site has a strong green perimeter with trees and naturalized areas on the west and east sides, buffered by neighbor's yards and treed streetscapes on the north and south.



Entries at the north are on the east and west paths; at the south, there are three main path entries, which lead to the buildings, except the southeast entry that connects with the park. Access to the memorial garden is minor. Access from Oriole Parkway is informal by staircase between two houses. Access from Orchard View Blvd dead ends into a blank wall of the arena.



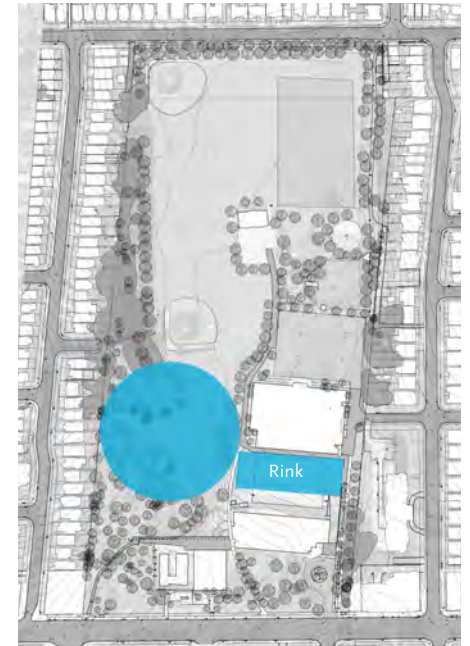
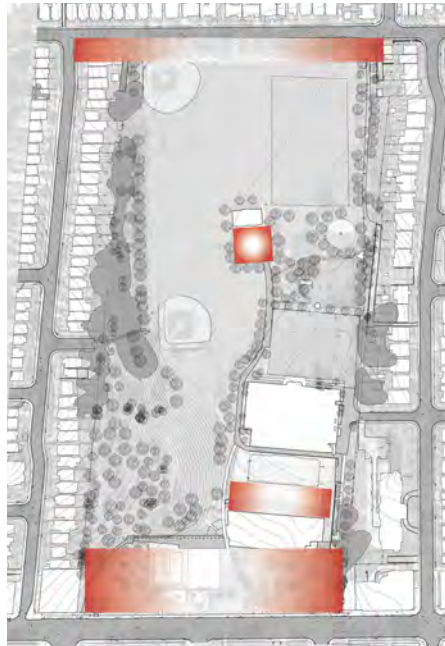
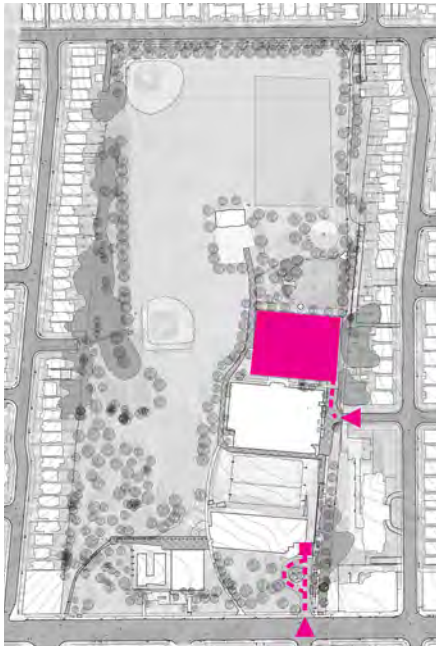
Although Edith Ave is a designated cycle route, access by bicycle is more common and desired along the wide east path in the park. However, pedestrian safety and a misaligned terminus at Roselawn makes an awkward intersection and crossing conflicts. In addition, the path is only partially paved.



Orchard View Blvd provides the only access to the large parking lot dedicated to the arena. Access to the underground parking garage is adjacent the car drop-off at the community centre entrance. The parking lot was identified as an area that should be reconsidered, but is outside the jurisdiction of this project as it is separate from the park.

The park is heavily used & heavily programmed both informally (playground, community garden, exercise, dog walking) & formally (soccer, baseball, and hockey leagues). There is usage pressure nearly everywhere though not all areas are used as efficiently as possible. Of particular interest is the area behind the field house where netball courts have been removed, the area between the arena & community centre, and the streetscapes along Eglinton and Roselawn Avenues, which do not acknowledge the current prominence & high traffic to the park and its role in the rapidly densifying neighbourhood.

Current winter uses include (dog-) walking, cross country skiing, skating, shinny, and hockey. The hillslope provides a well-known tobogganing run but the City has noted that it is not an activity that is condoned at this location.



HERITAGE

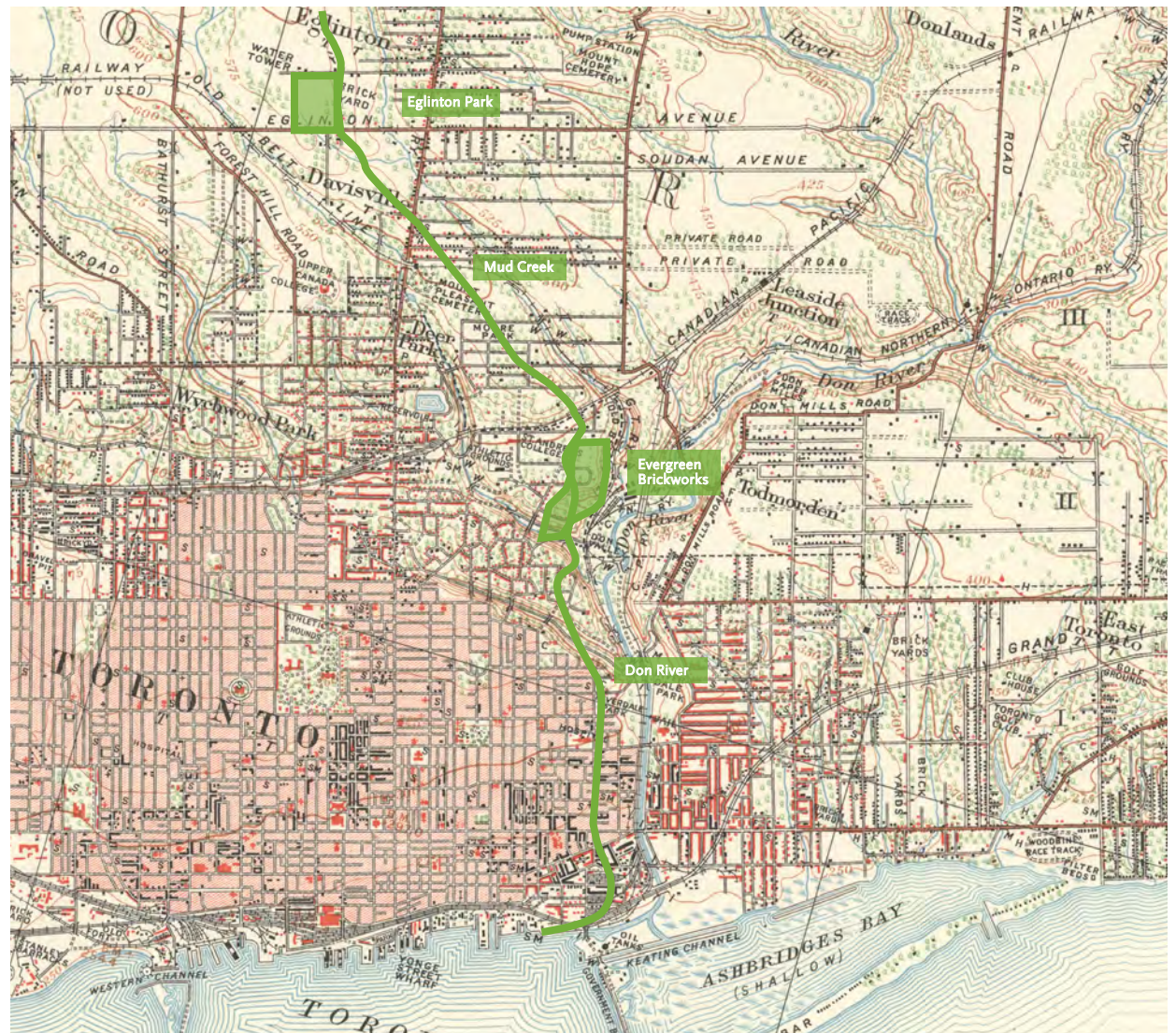


c1885 Pears Brickworks (Eglinton Park)



c1895 Pears Brickworks (Eglinton Park)

The site's topography is marked by the historic Mud Creek, a tributary of the Don River, which carved the site and created the landforms that exist today. Mud Creek connects with the Don River at this historic Don Valley Brickworks, a prolific factory that manufactured durable high-quality bricks from the claybed of Mud Creek.



Topographic Map of Toronto, Department of Militia and Defense, 1909

OBJECTIVES

The objectives for Eglinton Park were a consensus between the CoT Parks & Recreation, CoT Parks Facilities / Construction, Councilor's office, public consultations, and the recommendations of the Midtown in Focus Master Plan.

- Active Recreation - Soccer fields, baseball diamond, multiuse path (east side), nature trail loop, dog park
- Passive Recreation - Reading, picnicing, sunbathing, quiet areas
- Places to Gather: Social & Cultural Activities - Performance space, amphitheatre, fire pit, public art, historical narrative, memorial garden
- Park Improvements - Continuous and connected pathways, tree planting and tree health, planting beds, benches, community garden, coffee vendor
- Borders & Organization - Improve circulation, frontages and entrances

PUBLIC CONSULTATION & WORKSHOP



Examples of desired programming from various tables at the public workshop on February 26, 2018 .

PUBLIC CONSULTATION & WORKSHOP

FEB 2018

#1 – The park needs a pathway / trail system of its own

- create a multi-purpose year-round perimeter trail connecting to all park entrances
- provide accessible paved walking paths within park that make a loop
- provide diagonal paths that cross at the central area
- connect buildings with activity spaces and park entrances
- provide a separated pedestrian/cyclist path on east side; consider elevating above Orchard View entrance
- provide a trail through the woodlands on the west side; integrate trail with west staircase
- consider permeable and ecologically sensitive paving materials

#2 – The park should be more visible at Eglinton Avenue

- regrade lawn to open onto street, or
- rethink grades with stepped seating / amphitheatre
- reconsider veteran's memorial gardens
- provide plantings, benches, tables, lighting to activate space & visual cue for the park on Eglinton
- consider a coffee vendor in this location
- potential for public art, farmer's market

#3 – Dog park

- interior location on existing baseball diamond is preferred; this is the current area where dogs run
- southwestern location on Eglinton Ave is acceptable, but safety concerns with dogs running onto street.
- provide fencing and lighting for safety; provide seating all around
- plant trees as a buffer
- locate entrance corral away from playground
- keep existing dog fountain

#4 – One baseball diamond with extended play hours

- general preference north location on Roselawn
- provide fencing to keep ballplay inside
- lighting for evening play & shoulder season
- incorporate seating for spectators
- consider multipurpose use of diamond when not in play, ie. outdoor movies

#5 – Keep soccer field in the same place

- provide benches or seating for spectators, at goalposts or along east path

#6 – How did basketball get overlooked?

- strong support for outdoor basketball court(s)
- consider upgrading existing paved areas for basketball, ie. field house
- consider underused paved area between arena and community centre
- consider sharing parking lot (time of use)

#7 – Performance / gathering area

- no objection to performance area
- preference for interior location at base of hill or near field house
- consider multi-purpose use as seating for baseball diamond or mini soccer fields
- consider natural amphitheatre for defining edge along Roselawn or northwest entrance
- consider utilizing hill for natural amphitheatre

#8 – Provide more seating

- benches / seating requested at dog park, soccer field, baseball diamond, playground
- seating along paths - east ped / cycle path, perimeter trail, west staircase
- provide benches along Eglinton Ave & Roselawn Ave

#9 – Improve Parking

- Improve surface to be permeable; plant more trees
- consider multiple uses, ie. basketball courts, food vendor, music / entertainment
- consider reclaiming for valuable park space
- generally perceived as not desirable from a park point of view
- consider moving parking underground; connect with community centre parking

#10 – Keep hilltop as quiet area

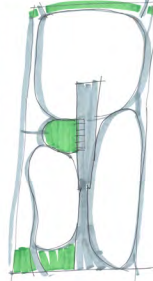
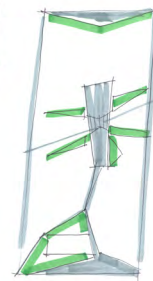
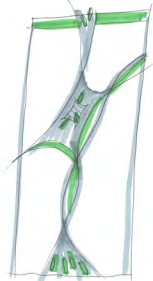
- build on arboretum quality; plant native vegetation & control invasive species
- contemplative activities, ie. reading
- best views of park from hilltop

#11 – Improve and enhance park entrances

- improve visibility and access of existing park entrances, upgrade paving, signage, lighting & plantings
- consider steel for west staircase
- redesign vehicular / pedestrian / cyclist circulation at Orchard View Blvd

CONCEPT OPTIONS

Three options were developed, exploring programmatic allocations and locations for the baseball fields, dog off-leash area, and community gathering areas, as these uses had the biggest potential footprint and spatial conflict. In combination with paths and trails, each option used a different form to separate and/or join uses.



PREFERRED OPTION

The preferred option was selected for the following reasons:

- fondness for the heritage / Mud Creek history
- organic flowing form
- position and direction of baseball diamond and ability for fenced large field
- dog off-leash area furthest from neighbours
- location of basketball courts

In addition, the streetscapes along Eglinton & Roselawn Avenues and between the arena and community centre were further developed and programmed.

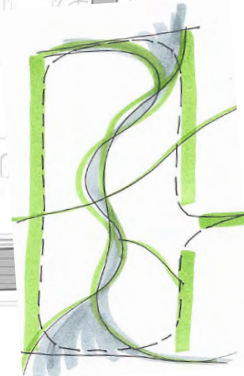
The proposed plan, the Mud Creek Spine, establishes an organic route through the park that joins the disparate areas by intersecting program elements. The landscape along the spine is a narrative opportunity about the creek, indigenous settlement and the previous brickworks factory on the site, told in landscape types, plantings, signage and artwork.

The spine connects to the perimeter circuit and also creates its own series of loops. The different loop sizes accommodate walkers and runners of varying abilities and speeds.

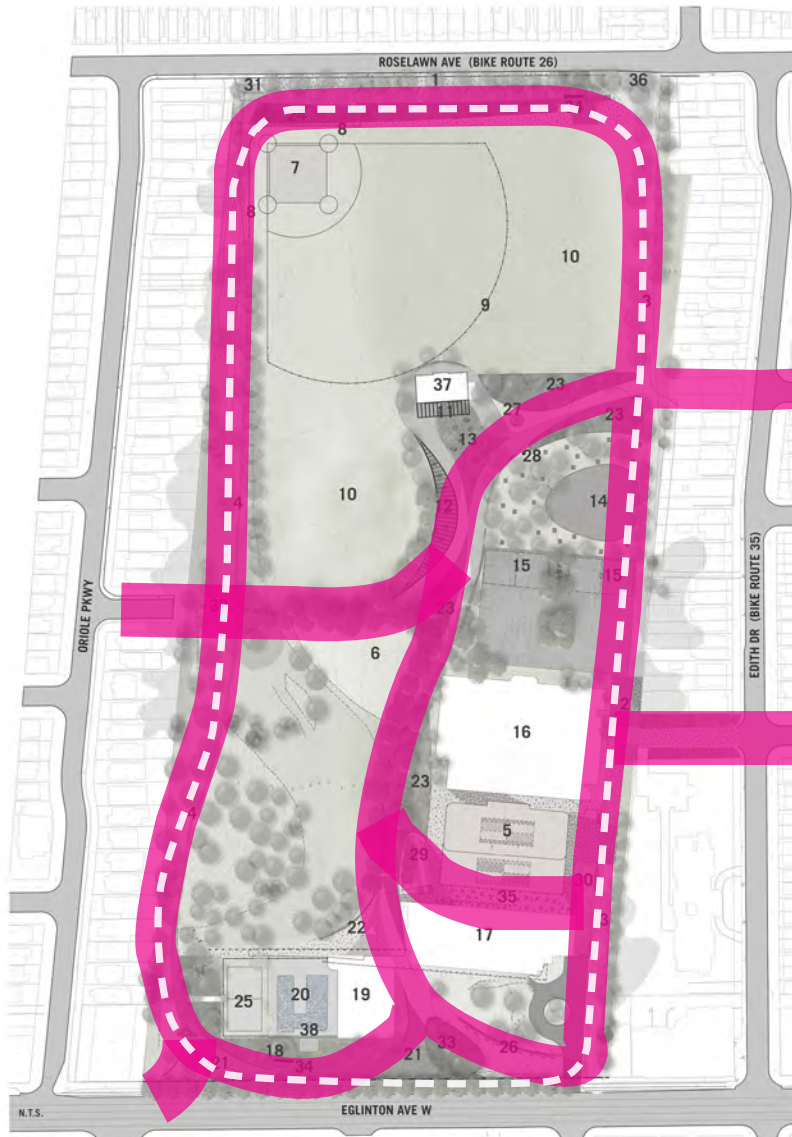
Three major gathering areas are defined: along the streets on Eglinton & Roselawn Avenues, and at the heart in the Delta Hub (#13).

1. TREE FORECOURT
2. RAISED ROADBED / SHARED SPACE
3. SEPARATED PED / CYCLIST PATH INCLUDING INTERMITTENT ADULT EXERCISE EQUIPMENT
4. PAVED NATURE PATH INCLUDING INTERMITTENT ADULT EXERCISE EQUIPMENT
5. TENNIS COURT / ICE RINK (EXISTING)
6. FENCED OFF-LEASH DOG PARK
7. BASEBALL DIAMOND (FENCED)
8. FENCE (HIGH)
9. FENCE (LOW)
10. LAWN; 9 MINI SOCCER FIELDS DURING PERMITTED HOURS
11. CANOPY ON FIELD HOUSE
12. PERGOLA / SHADE STRUCTURE
13. WATER PLAY FEATURE
14. PLAYGROUND (EXISTING MODIFIED PAVING) INCLUDING NEW SANDBOX
15. SEASONAL BASKETBALL COURTS IN PARKING LOT
16. NORTH TORONTO MEMORIAL ARENA
17. NORTH TORONTO MEMORIAL COMMUNITY CENTRE
18. MEMORIAL GARDEN
19. NORTH TORONTO MEMORIAL COMMUNITY CENTRE OUTDOOR POOL
20. PLAZA FORECOURT
21. SKATEBOARD STOP
22. HISTORY THEMED GARDENS
23. GRASS BERM / NATURAL BLEACHER
24. FENCED BASKETBALL COURT TO MATCH POOL FENCE
25. WATER WALL FEATURE / ARTWORK
26. FIRE PIT
27. DOG FOUNTAIN
28. SEATING OVERLOOKING RINKS / COURTS
29. NEW PLANTING AND STEP CONNECTOR
30. WIDE STAIR ACCESS
31. NEW STAIRWAY IN NEW LOCATION WITH NEW LIGHTING
32. RAISED PLANTER WITH EXISTING TREES
33. PARK SIGN
34. PATIO / CAFE SPILL OUT AREA
35. WIDENED PATH ENTRANCE
36. EXISTING FIELD HOUSE WITH NEW TOOL STORAGE
37. ACCESS TO CHLORINE TANKS

SEATING / BENCHES, PICNIC TABLES



PREFERRED OPTION



The pathways form a clear circuit around the site, with linking smaller loops.

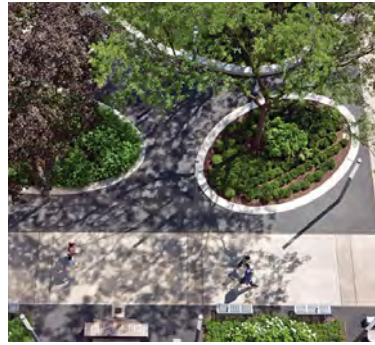


Unprogrammed gathering spaces are on Roselawn and Eglinton Avenues, the Delta Hub, and the main path connecton Eglinton and the Hub.

PRINCIPLES

The Eglinton Avenue streetscape is envisioned as an active plaza with ample seating, gathering area, significant water feature, and a fenced basketball court. The memorial garden would be reconceived as part of the Mud Creek spine narrative.

- Paving in “flowing pattern”: flowing forms lead the path around the building to point into the park.
- Preserved trees remain on the plateau, or in the “delta” in the river element with seating.
- Introduces major water element to transition from the upper level treed area to streetscape as an interactive feature.
- Maximizes built-in seating.
- Basketball is exposed to allow for spectators and display.
- Signage and lighting that establishes unique identity on the street.



Planter Benches



Plaza Signage



Water Feature



Continuous curved plaza seating

Eglinton Ave Streetscape

The Roselawn Avenue streetscape is expanded to provide a quiet area for public activity.

- Preserved double allée of trees.
- New plaza paving separated from the baseball diamond with a grassy berm and retaining wall bench, providing seating on both sides.
- Identification signage and lighting.
- Maximizes built-in seating.
- Define bicycle access point separate from pedestrian traffic at multiuse path / trail.



Retaining wall bench



Expanded public realm (Kew Gardens)



Park signage - day and evening

Roselawn Ave Streetscape

Paving to include distinct pattern and materials to establish path hierarchy and wayfinding, distinguishing the Mud Creek spine from other pathways.

- As much as possible, the main spine should be permeable, reinforcing the water flow theme in pattern and function (stormwater management).
- The east side multiuse path / trail should separate pedestrian and cyclist traffic.
- Incorporate brick paving to reference the former brickworks on site.



Paving materials and textures

Paving

Five distinct planting areas flank the Mud Creek spine and offer an opportunity for a landscape narrative which includes:

- Native / indigenous plantings.
- Memorial garden plantings.
- Rain garden and stormwater plantings referencing the historic creek.
- Demonstration garden.
- Community garden.
- Diverse native trees to line the Mud Creek spine.



Heritage & Community Gardens



Nature trail (Existing)



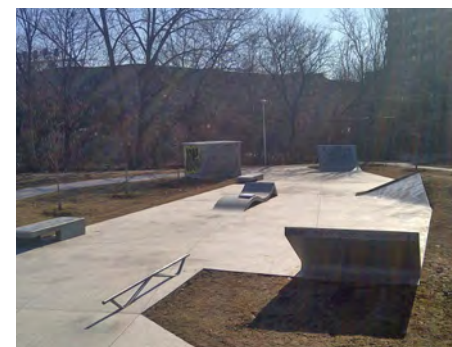
West staircase as exercise feature



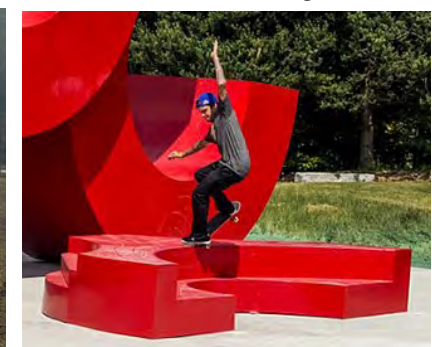
Adult fitness equipment



Painted game courts



Skate stops



Skate stop

The community has been identified for a skate stop, a small feature for skateboarders to practice basic moves. The location is at the crux of two paths providing plenty of visibility and spectating opportunities.

The perimeter circuit includes walks in the woods with intermittent exercise elements. The link with the west staircase is also used for exercise. Exercise elements should be on the east, west, north and south including Roselawn and Eglinton Avenues.

Active Recreation

The area between the arena and the community centre is landlocked by buildings and topography. This area is to be lined at the east and west with broad stepped seating that also provides an overlook to the activities.

- West slope: Combine steps, seating and planting
- East slope: Add steps to access green roof
- Reconsider paving
- Consider including a cafe to maximize spectator viewing onto rink and tennis courts



Grassy berm



Combined steps, seating and planting



Possibilities for seating and spectating in existing underused spaces (between community centre and arena)

Passive Recreation

The dog off-leash park is located at the centre hub. It is fenced with continuous seating both sides along the adjacent paths.

- includes dog water fountain
- includes new shade trees
- includes corralled entrances
- include dog waste management



Dog Off-Leash Area

The central Delta Hub is dense with activity, joining the dog walkers, kids, ball players and community gardeners all in one place.

- Large “porches” define the central area providing shade / performance space
- interactive fountain / seating area
- fire pit
- plumbing for a coffee cart / truck



Picnic tables



Fire Pit



Shade structures & canopy



Playground (existing)



Shade structures & canopy



Water Play

Delta Hub

P L A N T