

CORBAN and GOODE

Landscape Architecture and Urbanism

New City Park Presentation, Summary Notes

City Of Toronto, New Park Design Workshop

Community Meeting 1 of 3, 7:00PM Wednesday 26 March 2014

The Carnaby Presentation Centre, 8 Gladstone Avenue, Toronto

6:30-7:00PM ARRIVALS

Sign-In, Contact List Sheet Update by Nicholas Gallant, Special Assistant to Councillor Ana Bailão
Chat-chat, Orientation Coffee, Tea and Snacks (Courtesy of Streetcar Developments Inc.)

7:00-7:20PM WELCOME

Introductions and a few words from
Councillor Ana Bailão, Ward 18, Davenport
Sarah Phipps, City Of Toronto Planning
Stewart McIntosh, City Of Toronto Landscape Architecture

Introductions

Aaron Knight, Streetcar Developments Inc

Jeff Schnitter, Streetcar Developments Inc

Monika Jaroszonek, TACT Architects

Bruce Corban, Principal, Corban and Goode

Garth Goode, Principal, Corban and Goode



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City Of Toronto, Ward 18, Davenport, Councillor Ana Bailão

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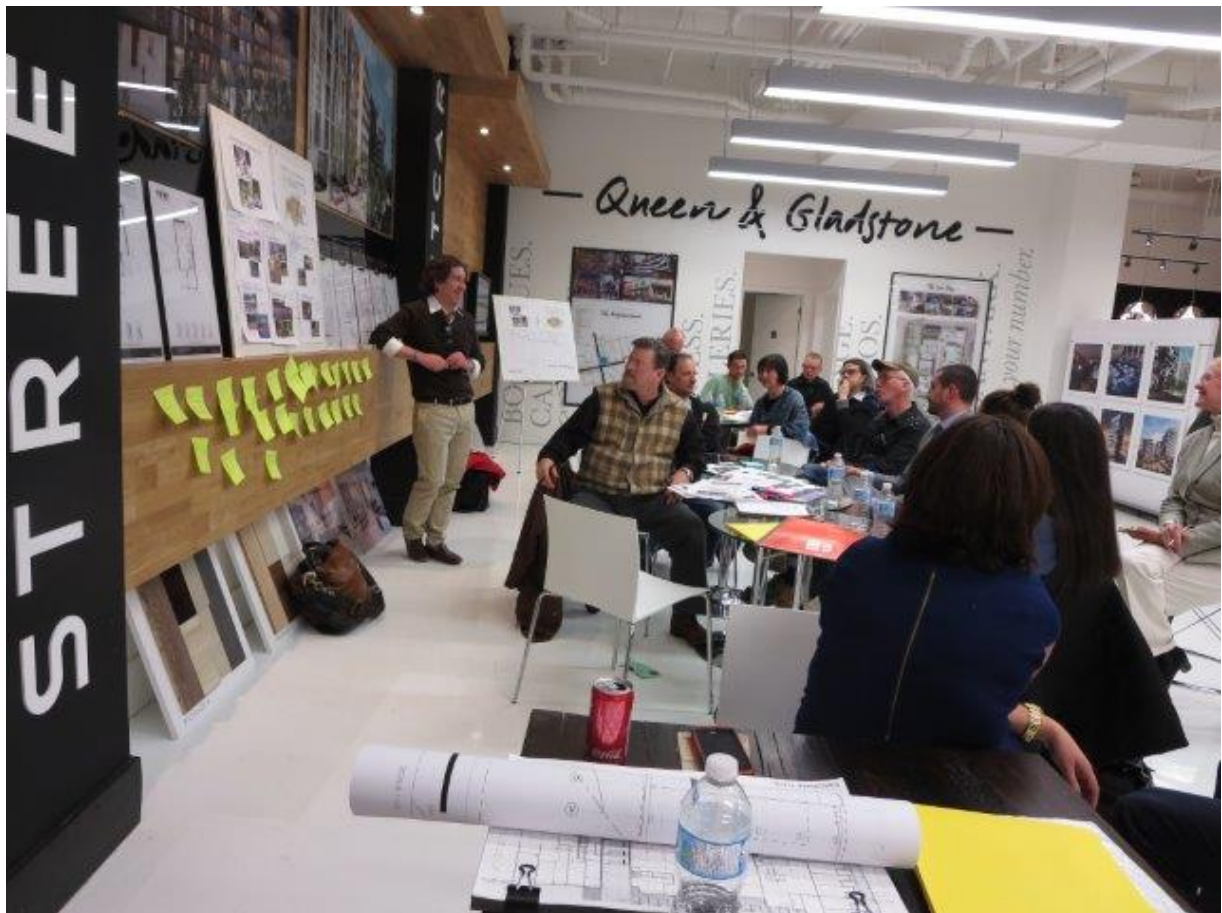
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7:20-7:40PM QUESTIONS/COMMENTS/DISCUSSION

Preliminary, overall questions from participants fielded by Councillor Ana Bailão, City Staff and Streetcar Developments Inc. with respect to the overall context of the New City Park at Dufferin and Peel.

- Inventory of other parks in the neighbourhood would be useful background. Alexander Muir School yard, Lisgar Park and new playground at McCormick Park were referenced; guest concerned with understanding inventory of other parks, park programs and facilities in greater area to determine most complimentary type of park that New City Park at Dufferin and Peel could be and programs it should provide. Alexander Muir school yard and playground cited as example. Comment made about discrepancy with delivery (or not) of anticipated playground program? Design team to be informed of details.
- Definition of Non-residential (Employment/Arts Space) use?
- Soils remediation by developer/ soils remediation by City; remediation of potential soil contamination is anticipated to be light. Streetcar Developments had received report that day supporting this conclusion.
- Funding allocated for Peel Park is \$2,000,000. This amount includes design fees and cost of any site remediation; Section 37 Agreement with financial contribution paid by Streetcar Developments.
- One guest expressed interest in site visit prior to and part of next meeting to establish proper sense of scale for all participants. Streetcar Developments to look into possibility of this.
- Guest requested advance circulation of material next meeting to facilitate more constructive response from participants. Councilor Bailão agreed.



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7:20-7:40PM PRESENTATION

Presented by Garth Goode, Principal, Corban and Goode
Referencing Power Point Presentation, Architectural Model and Diagrams

CONTEXT PLAN

SITE CONTEXT

BLOCK PLAN, CIRCULATION

PARK SCALE COMPARISON

PARK SIZE COMPARISON

PHYSICAL SITE OPPORTUNITIES AND CONSTRAINTS, SITE CIRCULATION

OTHER PARKS PRECEDENTS (x4)

PARK SPACE

- ADAPTABLE
- SPONTANEOUS

PARK PROGRAM

- FLEXIBLE USES
- COMMITTED USES
- ACTIVE USES
- PASSIVE USES
- PERSONAL USES
- SOCIAL USES

PARK ELEMENTS

- SEATING
- PLANTING
- PAVING
- LIGHTING
- PAVING
- PUBLIC ART
- CHILDREN'S PLAY
- SEASONAL
- BICYCLES

PROGRAM RATING TOOL - Demonstration

ELEMENT RATING TOOL - Demonstration

MODEL TOOL

DIAGRAM TOOL – Step 1

DIAGRAM TOOL – Step 2, Demonstrate how to use the Venn/Bubble diagrams

DIAGRAM TOOL – Step 3, Demonstrate how to use address specific questions

OVERVIEW OF WORKSHOP

Directions to participants to form three breakout groups hosted by Bruce, Garth and Joan

7:40-8:40PM WORKSHOP - BREAKOUT GROUPS, ELEMENT RATING TOOL, DISCUSSION TOPICS

One note-taker assigned per table. Three tables of appx. 5-10 participants. Corban, Goode and Bendon hosted three tables, encouraged ideas development, referenced guiding questions.

Each table had a different approach to discussion of the park element tools and created new design considerations and identified important issues. Records of sticky notes, mark up of the element tools and rating from 1-10 are inventoried separately, by table.

The following is an amalgamation of notes for **DISCUSSION TOPICS** from all three workshop tables.

Dogs and the Park

- Is it possible to have a "dog-free" park?
- A number of parks in the city are unusable to humans due to the amount of dog excrement; Specifically cited: The park in Liberty Village and a park in Kensington Market.
- Can the park be constructed to limit the area that is available to dog walking.
- Dog Excrement a big issue for guests.

Hydro Box

- Hide it.

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- Some kind of artistic statement to hide it.



Garbage

- People buying snacks at Metro will generate garbage.
- Frequency of emptying and by whom (City or Metro) is a concern.

Water Management

- Re-use storm water in the park for infiltration or irrigation.

Grass and Trees in Park

- Strong expression for green landscaped park, in contrast to predominately hard surface.
- Area is changing fast. Prefer less commitment to permanent landscape elements or treatments difficult to remove or redo, e.g. large, expensive, etc.
- Lots of colour and green.
- Limit areas of hard surface to a functional space like a "plaza" for performance art of some kind.
- Flowering shrubs, trees and fruit trees are desirable. Such as forsythia, lilac, sakura (cherry blossoms) and apple.
- The park could make a statement and be a destination to view cherry blossoms.

Water Element in the Park

- Water element such as splashing fountain; All discussions lead to a desire for some "water" element, whether that be a splash pool for the children or a signature water architectural element.
- Consider water/fountain for white-noise background.
- A water feature – big, modernist Toronto interpretation of a European fountain.

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Buffer area between Dufferin St. and the park

- Strong expression for a green buffer of some kind between Dufferin St. and the park.
- Possible to make this a “signature” architectural gem of the park.

Shade

- Park anticipated as hot place in summer. Provide shade from trees, canopies and other structures.
- Anticipate fall and winter and how the seasons will affect the shade/sun of the park.

Calm Character to the Park

- Create sense of calm.
- Address anticipated noise from Dufferin St traffic and elevated rail corridor in consideration of the desire for the park to be a place to “chill out”.



The following is an amalgamation of notes for **PARK ELEMENTS** from all three workshop tables.

Seating Park Elements Rating 10/10

Referencing images of moveable seating, bench seating, spontaneous seating and built in seating/stairs.

- Moveable seating for flexibility is desirable, although it is acknowledged that it may not be possible in a city park because they may be broken and /or stolen.
- Can moveable chairs be secured?
- Seating with tables (play games).
- Picnic seating set up.
- Can Metro make a contribution to moveable seating and assist with managing it?

Planting/Seasonal Park Elements Rating 10/10

Referencing images of urban park, civic park, pastoral park from the planting elements and; Winter skating scene, seasonal lighting of a fountain, autumn scene and spring scene from the seasonal park elements.

- Lots of colour and green.
- Limit areas of hard surface.
- Flowering shrubs, trees and fruit trees are desirable. Such as forsythia, lilac, sakura (cherry blossoms) and apple.
- Steep side of the park site could be a water feature opportunity such as waterfall.
- The park could make a statement and be a destination to view cherry blossoms.
- Water element such as splashing fountain.
- Make a statement about on Dufferin Street in line with the view north from the underpass. Contrast to the hard surfaces and harsh lighting of the underpass.

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Paving Park Elements Rating 8-10/10

Referencing images of concrete, stone porous paving, cobbles and bricks from the paving park elements.

- Discussed Pros / Cons of soft versus hard surfacing with respect to reversal. If starts out green, could park ever be paved over? If paved, is it too expensive to have removed? Conflict acknowledged. No resolution.
- Durable high quality paving .
- Paving that is comfortable to walk on.
- Porous paving; Water that percolates through could be collected and used for a water feature.



Lighting Park Elements Rating 10/10

Referencing images of façade lighting, decorative fountain lighting, in-ground lighting in paving and artistic tree lighting from the lighting elements.

- Lighting that is cut-off (points down) and does not spill into the atmosphere.
- Diffused lighting.
- Solar lighting.
- Avoid low lights at ground level (bollards).
- Concern with light level not to disrupt residents of adjacent building.
- Acknowledge City requirement of uniform minimum light level across surface of park.
- Consider architecturally mounted lighting to reduce free-standing fixtures in park.
- Gas lights as a feature (ref to the quality of light) s/a at Bellevue and College fire station.

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Public Art Park Elements Rating 10/10

Referencing images of coloured tops sculpture composition in a plaza, purple metal plate origami stagecoach in a square, baby head sculpture in a park and water feature jets from the public art elements.

- The Water feature be a piece of art and sculpture combined .

Children's Play Elements Rating 10/10

Referencing images of children chasing birds in a plaza and various colourful, creative playgrounds from the children's play elements.

- Playground with seating for caregivers.
- H2O park cited as an example of a "play" area for children of all ages.
- Entrances to the park need to take into consideration baby buggies.
- Could there be a daycare play area fronting onto the park? It might have to be enclosed when the children are outside.
- Concern about bikes and safety when it comes to families in the park.

Bicycles Park Element Rating 8-10/10

Referencing images of bicycle parking, bicycle paths and bicycle crossing of a street.

- Area will be a hub for railway bicycle path users.
- Park is a destination and so parking should be on Rail path lands or at the south end of the park.
- Ample bicycle parking in good locations to be provided; Question as to how the Metro next door will affect the bike parking; concern about locking bikes for shoppers in the park and damaging the greenery.
- Safe bicycle parking to be provided nearby Metro. Concern with potential for park to become parking lot for bikes outside METRO grocery store.
- Safety of children in proximity to bicycle circulation is a priority. Separate bicycles from the rest of parks. No bicycle riding through the park, bike trail internal through / across park.
- Question of access: Preferred access from railway corridor trail on west side only. Conserve park funds for park use and off-load bike access funds onto other city property to west of Dufferin St.

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8:40-9:20PM WORKSHOP - ALL PARTICIPANTS, PARK PROGRAM PRIORITY RATING TOOL, DISCUSSION

GG Reviewed some thoughts from All Boards as a prelude to workshop summary

GG PROGRAM RATING TOOL OVERALL SUMMARY Numerical rank 1-10 or 0, Review and add to program opportunities, on Board

Flexible vs. Committed Program

- Flexible green space preferred over hard-paved space.
- Flexible spaces should be interesting.
- Committed uses such as amphitheatre, basketball are less desirable at the park site.
- Frequency of committed uses is a consideration. There is a general feeling that another location for these types of programs is preferred.

Social vs. Personal Program

- Equally important.
- Consideration given to the location of green space as well as hard-paved space.

Active vs. Passive Program

- A type of space in-between active and passive is desirable, e.g. uses that do not require equipment such as Tai-Chi and Yoga.



9:20-9:20PM WORKSHOP - ALL PARTICIPANTS, DIAGRAM TOOL

Timing dedicated to the DIAGRAM TOOL to overdraw bubble diagrams, add notes and capture thoughts on post-it notes, add to board was abandoned in favour of questions and answers due to available time.



9:20-10:00PM WRAP-UP - ALL PARTICIPANTS, QUESTION AND ANSWERS

Notes jotted down during questions during Wrap Up Event Summary, Q&A at the end of the workshop.

- There should be consideration given to creating opportunities to share space on condominium lands and the park. The 3rd floor private amenity space facing the park, stairs and portal and the Woonerf spaces were referenced. The park is for the neighbourhood as well as the residents of the Condo next door; How to be sure that the park is not “pandering” to the condo owners; Is the condo providing enough amenities for the condo owners so as not to have the park become another amenity for the condo residences.
- Possibilities of bicycle connections from the park to West Toronto Rail Path should be explored on both the east and west side of Dufferin Street. Options are available for access link from railway corridor bike trail to block exists on both east side of Dufferin directly to the site, and on the west side of Dufferin near T-intersection with Peel Street.
- There is a perceived conflict with the speed of bicycles through the park and other uses.
- Water feature was a very important theme, with lots of time dedicated to discussion.
- Who pays the bill for park water supply (irrigation, fountain, etc.)?
- Layers of landscaping, water, colour.

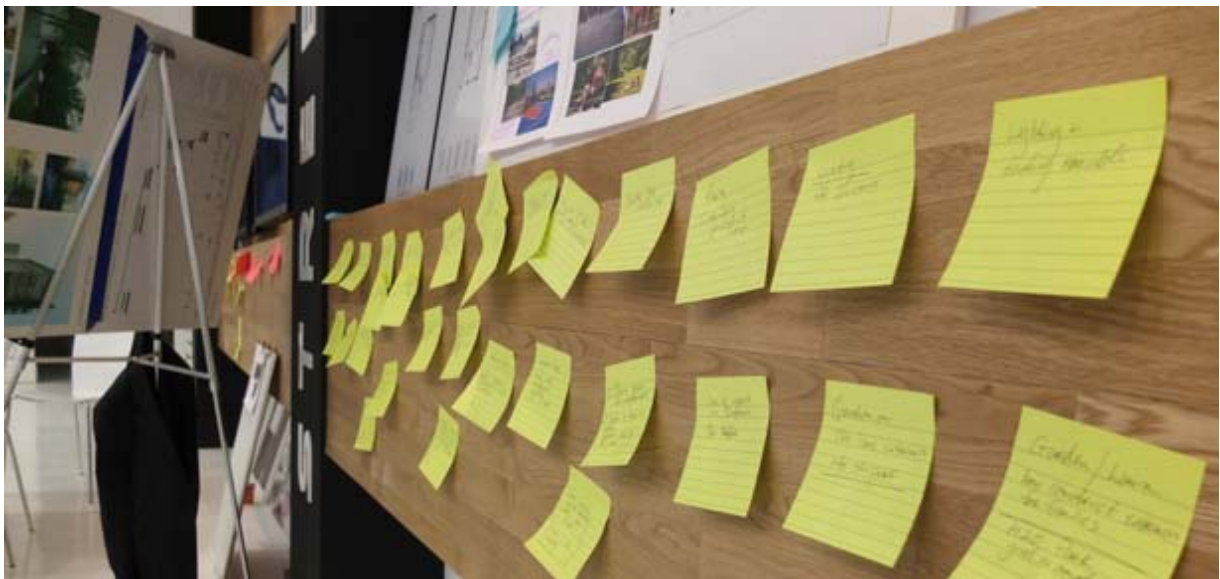
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- Colour of paving to be lighter so the park is not an urban heat sink.
- Movie screening opportunity in the park?
- 24 hours wheelchair access (generally barrier-free).
- Art should be integrated and not take up too much space.
- Less concrete and more trees.
- Figure out how to keep the greenery from becoming a mud patch.
- Seating: picnic tables, flexible seating, stairs to be used as seating.
- Safety: how visible will the interior of the park be from the street.
- Guest concerned with understanding inventory of other parks, park programs and facilities in greater area to determine most complimentary type of park Dufferin Park could be and programs it should provide.
- Alexander Muir school yard and playground cited as example. Comment made about discrepancy with delivery or not of anticipated playground program? Design team to be informed of details.
- Funding allocated for Peel Park is \$2,000,000. This amount includes design fees and cost of any soils remediation.
- Remediation of potential soil contamination is anticipated to be light. Streetcar Developments had received report that day supporting this conclusion. Long-time resident of neighbourhood confirmed that in recent memory the park site was not occupied by an industrial use that would likely cause soil contamination. Large portion of park site is city owned land in which Parks and Recreation had shown interest as future parkland. Parks and Recreation previously used site for storage.
- Lisgar Park has recently gone through a public outreach and design development process. Lisgar Park was sold as a performance space. Peel Park should have a different orientation.
- Pet poop and scoop issue is constantly an issue. Although there are responsible and irresponsible pet owners, provision must be made for pet crossing and exercise. Open grassed areas in other neighbourhood parks are pet toilets discouraging sitting down on grass or direct contact with the lawn.
- One guest expressed interest in site visit prior to and part of next meeting to establish proper sense of scale for all participants. Streetcar to look into possibility of this.

Participants requested advance circulation of material next meeting to facilitate more constructive response from participants. Councillor Bailão agreed to circulate consultant materials one week in advance.

CLOSING COMMENTS FROM COUNCILLOR BAILÃO
THANK YOU



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10:00-10:20PM WRAP-UP - INDIVIDUAL PARTICIPANT REQUESTS, POST MEETING IDEAS

- Consider creating some underground interior park-related space at north end of Peel Street with skylights. Park space would be on the roof. South face could open interior park-related space opens onto park. Main park could be level along entire length of west façade of building providing access to non-residential use in ground floor of building to the greatest extent possible.
- Consider a broader perspective to understand bicycle path connections, including the south-west corner of Queen Street West and Gladstone Avenue, east and west sides of Dufferin Street.
- A small, fenced-off dog-relief area should be provided within the park, perhaps at the north end near Peel Street.

