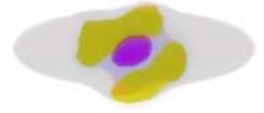


Oriole Park Brief



Overview



The **Oriole Park Brief** is submitted to the Working Group to assist in the integration of the Neshama Playground into Oriole Park.

And it is to assist in related works required to ensure an equitable benefit to all neighbourhood users and to the Park environment and experience overall.

It should be kept in mind that Oriole Park is a small park of some 3-hectares servicing widely diverse open space interests of a large and growing population of park-users.

The Working Group needs to address the full array of issues arising from this substantial park reconfiguration.

Installing the Neshama Playground will necessitate changes and reductions in facilities affecting the use and enjoyment of Oriole Park by some of the neighbours it serves.

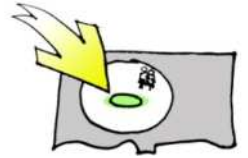
Overall the aim should be to achieve a “**best result solution**” for Oriole Park users as a whole

– and –

to ensure that the character, appearance, experience, physical fabric and natural environmental of the Park are maintained or bettered.

Terry Mills
Arris Strategy Studio
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Oriole Park Location



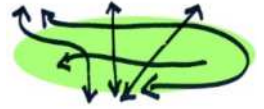
Oriole Park is centrally located in Toronto immediately east of the Davisville Subway Station. (The public transit rail network is shown on the city map above.)

The circular map describes a 15-minute walking radius extending up to Eglinton to the north, to Mt. Pleasant to the east, to St. Clair to the south and approaching Spadina on the west.

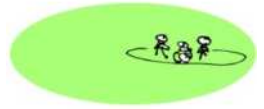
Yellow areas indicate high-density residential areas where population growth is anticipated.

White areas are low density residential neighbourhoods.

Oriole Park Overview



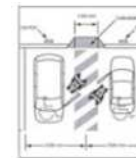
Neshama Playground Proposal



Whilst the prospect of relocating the tennis courts, and the number that should be replaced, appears to be the overriding concern of the Working Group - it should be kept in mind that the Neshama Playground exists today in the form of a conceptual sketch.

It is difficult to precisely assess the scope and impacts of the Neshama Playground concept based upon conceptual sketches – and the proposal will vary as it matures.

For instance, there are special parking provisions required by the playground that will require additional space to provide for this special facility.



1 Accessible site and amenities: Parking facilities included wheelchair parking spaces



2 Accessible play elements: raised wood garden plots can be enjoyed by those with physical disabilities as well as children and older adults.



3 Sensory play: Zonta meadows playground sensory garden uses musical references for non-physical play



4 Accessible path system: Paths and playground surfaces are rubber or concrete rather than wood chips or sand.

For more details go to:

<http://www.neshamaplayground.ca>

Park Access and the Gateways



Access routes and parking are limited.

The TTC works yard blocks off access on the east and south side. Between the houses along Chaplin Cr. there are 2-gateways The western end of the Park fronts on Oriole Pkwy. And Chaplin Cr.

The Beltline linear Park has access points to Oriole Park at Lascelles and Oriole Pkwy. and informal passages along Frobisher Ave.



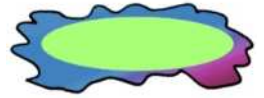
Frobisher Ave. is the only vehicular access.

Frobisher Ave. also provides the only parking although the road width is undersized.

The Neshama Playground will require a special parking facility and its location and size remains to be determined.

The TTC works yard may be able to satisfy this parking as an anticipated Parks Levy contribution - in advance of development of the TTC land.

Oriole Park's Neighbours



1. The northern edge is primarily residential. It is highlighted with beige dots. A similar condition occurs south of the Beltline linear park.
2. Red dots identify the TTC works yard boundary. Development air-rights over the TTC lands have been in existence for many years.

(Discussions about development have been renewed recently. There is an existing site-specific bylaw from the 1960's which provides for building heights equivalent and taller than the Lascelles apartments with an 8-foot high wall along the Park's boundary.)



3. Frobisher Ave. divides Oriole Park from the Beltline.

(It has an undersized street arising from its origins as a service road paralleling the now abandoned Beltline Railway.)

4. The convergence of Chaplin Cr., Oriole Pkwy. and Frobisher Ave. surrounds the western extremity of the Park.

Perimeter Tree Line



Oriole Park is surrounded by a ribbon of mature trees forming a curtilage that envelopes the character of the Park.

It buffers the Park from the TTC works yard, from car traffic and abutting residential houses.

If disrupted, or broken, it will dispel the “quiet enjoyment” Oriole Park provides to its users and neighbours.

Over the years this treed perimeter has been subject to stress from a variety of sources.

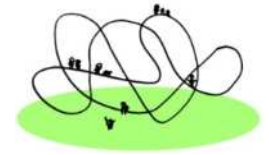
Soil conditions are fragile with a minimal topsoil layer over dense clay and the debris of previous industrial use.

(Even the Parks Dept. inadvertently damaged the tree line by smothering the root structure by adding deep soil for flower beds. A few trees died, most have recovered. There is still die-back affecting these trees.)

All future physical development should be setback a minimum of 8-metre from the Park's perimeter.



Footpaths



Formal footpaths traverse the Park north-south, shown in red. Two footpaths divide the Park into three roughly equal parts. A third crosses the western Gateway.

Informal desire-paths run throughout the Park indicate the volume of Park usage and its characteristics.

The peripheral footpath paralleling the tree lined edge is a favourite in particular of dog-walkers, daily routines year-round.

Park facilities influencing footpath routes include the baseball backstop, tennis courts, wading pool, park perimeter, play ground , sand lot, swings, field house, ornamental beds, free standing tree clusters and berms. (Berms reduce activity conflicts with passive spaces.)

The existing lamp posts are tall to reduce their number and throw a broad beam. More effective lighting could be provided set lower with a lesser light level if more frequently placed to enhance Park features and facilities.



Oriole Park's Precincts



Oriole Park is comprised of three parts:

The Western Park contains the baseball diamond, ornamental garden at the Chaplin Cr. and Oriole Parkway gateway, and the remainder is comprised of grassland with tree clusters.

The Central Park is defined by the two foot paths and is comprised of a forested canopy which attracts large swarms of birds in season. Their droppings render the area unsuitable for activities.

The Eastern Park contains the children's playground and wading pool, tennis courts, and the remainder is comprised of grassland with tree clusters.



	Sq M *	%
Western Park	11,500	39
Central Park	9,000	30
Eastern Park	9,200	31
Σ Summation	29,700	100

* calculation subject to survey

The Western Park



The Western Park is bounded by Frobisher Ave. to the south, Oriole Pkwy. to the west, and the northern edge primarily abuts the rear yards of houses.

The park extends north through to Chaplin Cr. at its western limit as an ornamental Gateway.

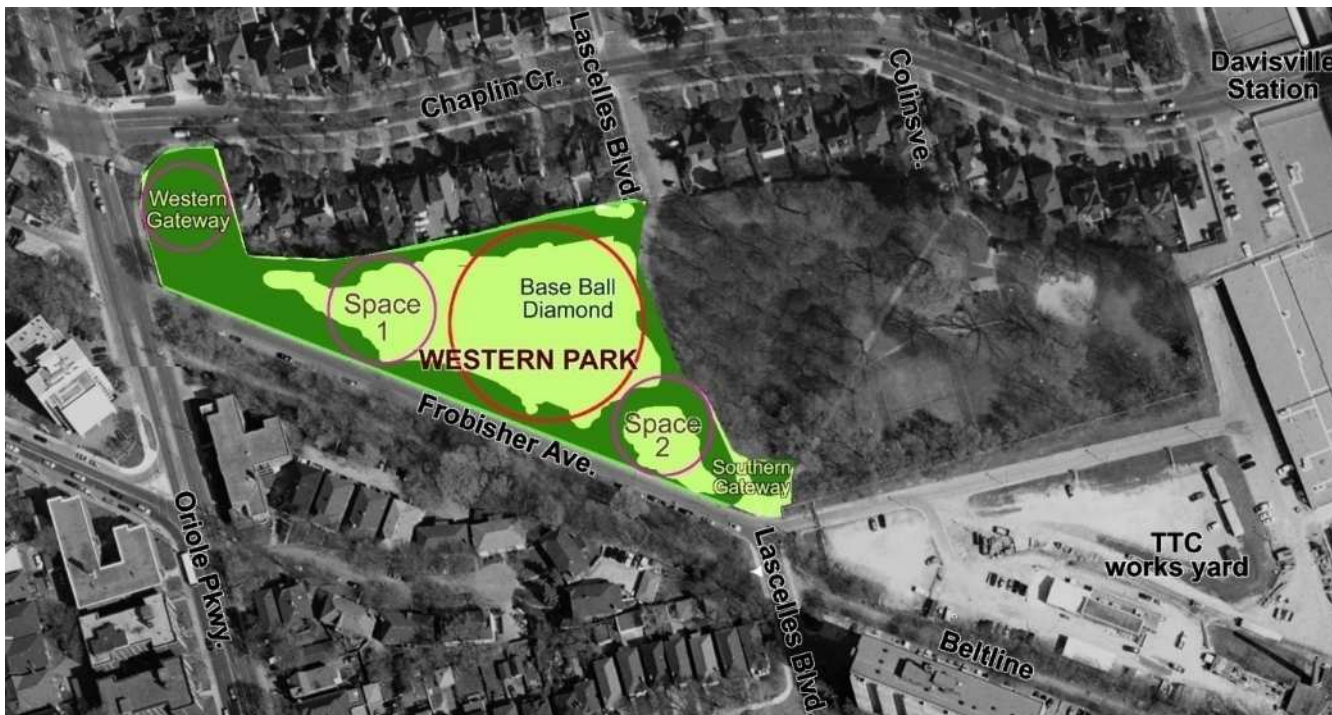
The baseball diamond is the Park's largest activity area. Baseball leagues extend the park's usage beyond its neighbourhood scope.

Parking along Frobisher Ave. services the influx of ball teams from afar.

Space-1: west of the baseball diamond is a large irregular shape used for passive purposes under substantial tree clusters.

Space-2: in the southeast corner is a passive setting situated beyond the baseball outfield.

In winter the baseball diamond has a skating rink. Snow removal is deposited in Space-1 and performs as an informal seasonal playground.



The Central Park



The Central Park is triangular in shape and abuts the rear yards of houses along Chaplin Cr. and is flanked on the other two sides by formal footpaths traversing the Park.

The area is comprised of a forested canopy which substantially shades the ground beneath in summer months.

The grass below is naturally sparse due to limited sun penetration, and the area tends to become muddy in wet weather.



The forest structure becomes invested with large bird swarms resulting in substantial droppings, which render the area unacceptable to high levels of activity for adults, children and dogs.

The space is generally of a low passive use by its nature, meanwhile it provides a high natural environmental component to the overall Park environment.

The Eastern Park



The Eastern Park is only accessible from the formal footpath along its western edge.

Children's facilities consist of a play area, swings, sand lot, wading pool, related open space and passive use areas.

Space-3 and passive use areas are primarily situated near to the east and south boundary.

(There is a diversity of passive and semi-active pursuits: reading, sunbathing, games, bicycling, picnicking, walking and social gatherings.)

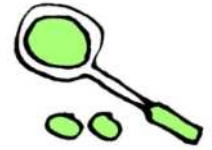
There are substantial tree clusters in this part of the Park whose root structures require good horticultural practices.

The Eastern Park's seclusive nature attracts at night youthful parties, which can be problematic.

The existing tennis courts account for only 3% of the Oriole Park's area.



Tennis Courts



The PF&RD has identified 5-alternate sites for either 1 or 2 tennis courts:

Twin court alternatives are shown in red, single court alternatives in green.

A: This location is too restrictive and positioning courts here will congest Park movement.

B: & E: (preferred by PF&R) and X:
All so similar as to be dealt with by simply keeping existing courts.

C: (preferred by PF&R) and F:
Either 1 -or-2 courts in corner *(to be set back from the 8-metre perimeter curtilage of trees)*

BLUE = additional alternatives

F: 2-tennis courts instead of 1-court as proposed in alternative-C

G: 2-tennis courts on TTC works yard in anticipation of development

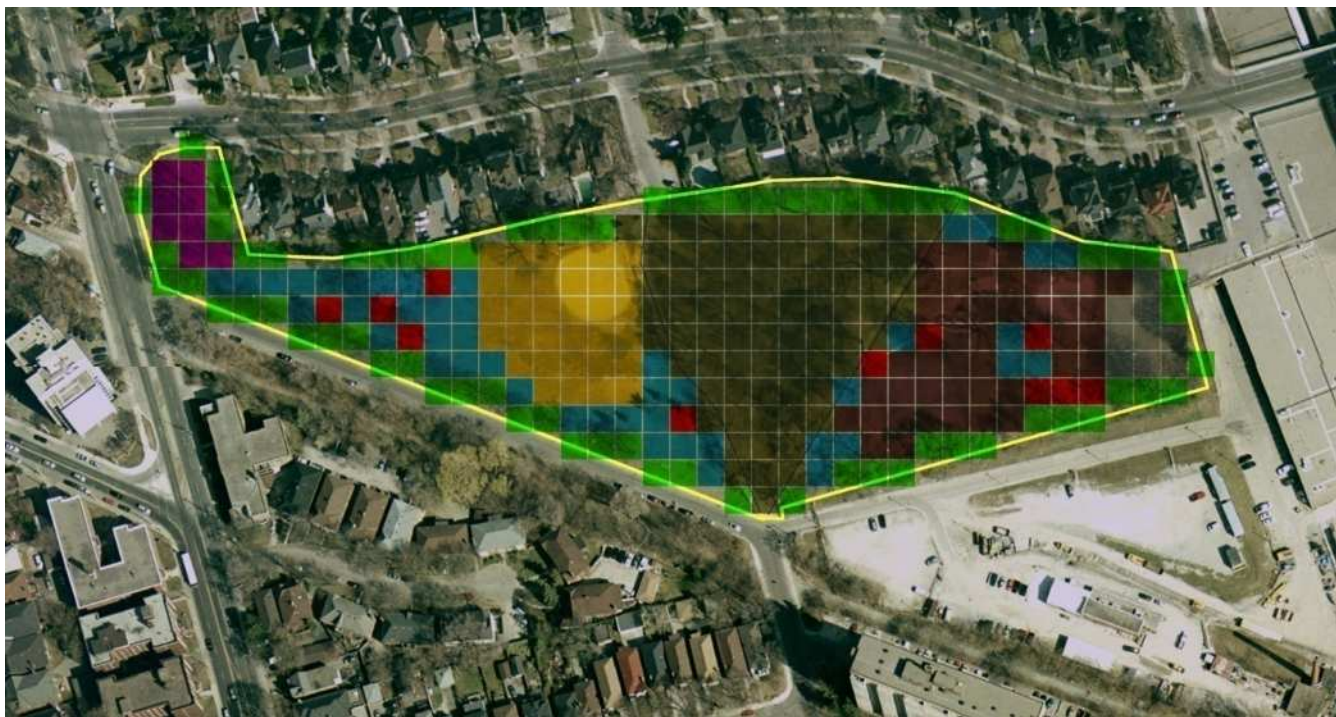
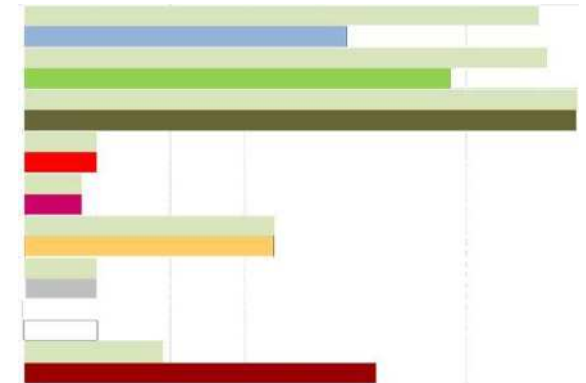
X: Maintain existing 2-tennis courts (see B & E above)



Facilities Comparison



	Existing	%	Proposed	%	Change
Leisure and Passive Areas	7,000	24%	4,400	15%	-9%
Tree Line Perimeter	7,100	24%	5,800	20%	-4%
Forest	7,500	25%	7,500	25%	0%
Tree Stands	1,000	3%	1,000	3%	0%
Garden Gateway	800	3%	800	3%	0%
Ball Diamond	3,400	11%	3,400	11%	0%
Tennis	1,000	3%	1,000	3%	0%
Off Street Parking			1,000	3%	3%
Playground & Pool	1,900	6%	4,800	16%	10%
	29,700	100%	29,700	100%	0%



The Neshama Playground proposal adds an additional 12-13% demand upon the Park's existing facilities base.

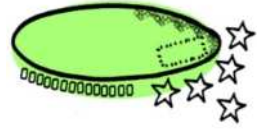
Existing aspects of the Park most affected are a:

- 37% reduction to Leisure & Passive Use
- 21% encroachment on Tree Perimeter

Only a portion of this additional facilities base requirement can be achieved through integration of uses whilst maintaining user-reciprocity.

The difference could be achieved by situating 2-tennis courts and playground facilities on the TTC works yard.

Past Experiences & Concerns



1. In the previous building boom there were plans to redevelop over the TTC lands a mixed use, multi tower complex with its podium 8-feet above the park along its boundary. ***This issue has again arisen in the current market.*** (see blue)
2. As a precursor to the Railway Lands Agreement, town houses were proposed south of Frobisher on the Beltline. ***If developed, it would have encroached within the treed perimeter and required the Beltline linear park to be rerouted within Oriole Park.*** (see red)
3. Overburdening existing tree root structures stressed perimeter trees in the east end of the Park. (see hatching on sketch above)
4. Some years ago a fenced-in off-leash dog area was proposed. Recognising the multiplicity of Park users and the frequencies of activity... ***It was decided that time-sharing awareness provided an integrated adaptable solution, maintaining the cohesive character of the Park at large.*** (see purple)

Issues List



(indicative list)

Policies:

Decisions; Environment; Reciprocity Among Users; Redistribution of Areas; Integrative-vs-Exclusive Use; Funding; Operations; Supervision; Safety; Security; Emergencies

Open Space Strategy:

Environment; Integrity of Park Experience; User Requirements; Activities and Uses; Facilities and Placement; Times and Activities (daily, weekly, seasonally); Perimeter Treatment; Abutting Properties

Overall Oriole Park Masterplan:

Structure Plan; Placements; Integration; Future Expansion/Change & Continuity

Construction:

Ecological Practices; Materials; Phasing; Timing; Costing; Temporary Works

Parking Facilities:

Quantity; Location; Configuration

Tennis Facilities:

Location; Court(s); Configuration; Integration

Maintenance:

Standards; Costs; Funding