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ALLAN GARDENS REVITALIZATION STUDY

CITY OF TORONTO, DEPT. OF PARKS AND RECREATION
HERB PICK, COMMISSIONER

ARBP ARCHITECTS INC.
ARCHITECTS AND PLANNERS

FLEISHER RIBBOUT WILNER LLP INC.
LANDSCAPE ARCHITECTS

MAY 1987

June 29, 1987

Mr. Herb Pirk
Commissioner of Parks and Recreation
Toronto City Hall
Toronto, Ontario
M5M 2N2

Dear Mr. Pirk:

Re: **Allan Gardens Revitalization Programme
Planning and Feasibility Study**

We are pleased to submit our draft report at the conclusion of this study. It consists of our long and short-term recommendations for revitalization, and an appendices section summarizing our work and consultant reports.

After five months of emersion in Allan Gardens' challenging opportunities we have concluded that; the social and planning issues active in the park have a broad relevance to other parks facilities; the planning process evolved to deal with these issues are unique to Toronto and might well have a wide application here; the conceptual solutions that are illustrated in our study report might serve as a model for other work of this nature.

Revitalization of Allan Gardens is a powerful idea and would be a significant contribution to the neighbourhood and the City of Toronto.

It has been a pleasure to work with yourself and your staff and we look forward to continuing in our role as consultants to your Department.

Yours truly,
ARCOP ARCHITECTS INC.



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A. IMPLEMENTATION PLAN INTRODUCTION

1. GOALS & OBJECTIVES:

1. To Physically Improve the Park and Conservatory

Allan Gardens has had an unbroken history as a conservatory 'pleasure garden' and place of civic activity since the 1860's. While the diversity of expression of this history has deteriorated in terms of its conservatory facilities and grounds, the strong horticultural tradition can still be seen in the mature trees, the remnants of formal garden design and the excellent horticultural displays.

It is a goal of the Allan Gardens Revitalization Program to develop a high quality conservatory, grounds and park facility that responds to the role of Allan Gardens as a 'special use' City of Toronto park, as well as its relationship and responsibility to its surrounding neighborhood.

The specific goal of providing physical improvements that will result in a wide range of opportunities and experiences for a diverse user group is proposed to be met through the following objectives:

- To develop a high quality park landscape incorporating pathways, seating, features and lighting within an overall park theme.
- To define vehicular circulation in the park for emergency and service vehicles.

- To open up views to, and encourage pedestrian circulation around the conservatory.
- To provide a range of information, orientation and interpretive/educational signage material throughout Allan Gardens.
- To provide for adequate vehicular drop-off facilities.
- To incorporate the parking needs of handicapped visitors, and park and conservatory staff.
- To develop an overall recognizable 'theme' for the revitalization of Allan Gardens.
- To provide a high-quality conservatory utilizing state-of-the-art green-house systems for all services: to attract a wide range of visitors seeking entertainment and education.
- To preserve the architectural heritage of the original 'Palm House' dome while complimenting the 19th Century character and architectural vocabulary of it and the neighbouring churches.

2. To Attract a Wide Range of Users:

Allan Gardens as a horticultural facility is one of Toronto's best kept secrets. The existing users are comprised of neighborhood people,

horticultural enthusiasts, commuters and a small tourists component. It is an important goal of the Revitalization Program to attract a wide range of users on a daily basis throughout the year. The benefit to be achieved will ensure that all visitors to Allan Gardens feel invited, secure and comfortable in enjoying the parks facilities.

The specific goal of attracting a wide range of users is proposed to be met through the following objectives.

- To provide for a range of integrated activities for visitors/users, through re-use of, and co-ordination with adjacent compatible facilities.
- To integrate the security needs of Allan Gardens within an overall theme of use and development.
- To improve the visual and physical appearance of, and the access to the park and conservatory.
- To physically redevelop the park to create more opportunities for a wider range of users.
- To provide structured and informal opportunities for park programming.
- To provide for washroom facilities that service park users while discouraging loitering and vandalism.

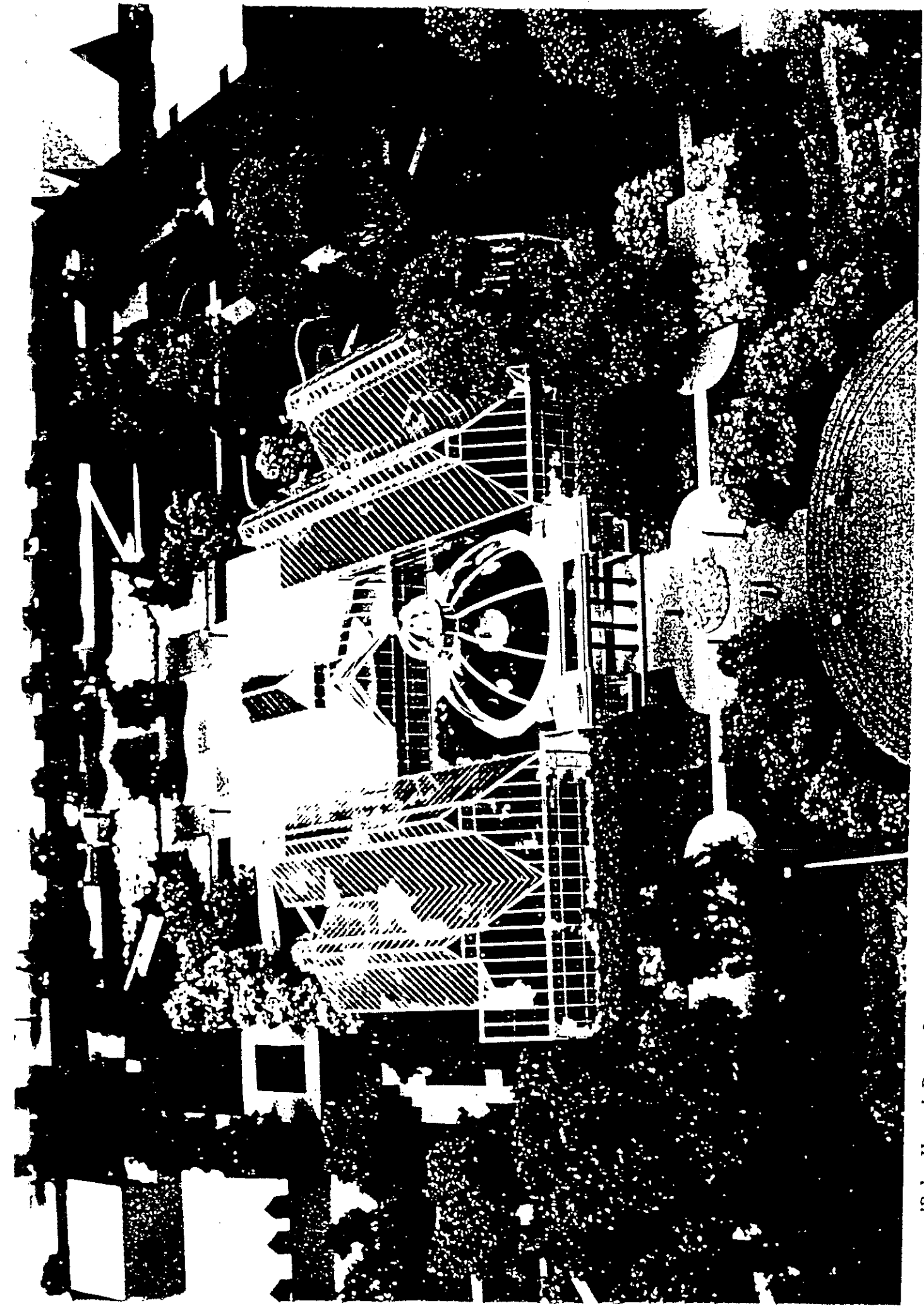
- To provide other support facilities for new and existing park users.
- To provide an increased public profile for Allan Gardens to Jarvis Street.
- To visually display park activities to peripheral park users and passersby.
- To open up views to/and from the Park, and to discourage loitering around park entrances.

3. To Integrate Existing Users:

Allan Gardens' role in today's urban context is much more than a conservatory and 'pleasure garden'. Today it is a primary 'inner city open space' for many of its current users, particularly the disadvantaged who are living in or using social services in the area. The third goal of the Revitalization Program for Allan Gardens is to ensure that the redevelopment includes components for all existing and potential users, and to preserve, enhance and encourage use by the disadvantaged. The goal is proposed to be met through the following objectives:

- Provide space within the redesign of the park and conservatory for community oriented facilities.

- Provide for park spaces and amenities related to the needs and 'turfs/territories' of existing park users.
- To provide specific programming and staffing on a regular basis to meet the needs of the disadvantaged.



'Palm House' Dome from East
Model Photo

2. DESIGN CONCEPT

DESCRIPTION:

The revitalization program for Allan Gardens is a concept design, and is accompanied by a list of detailed recommendations.

The proposed design is founded on the basic principle of the central location of the conservatory as a civic facility and the preservation of the surrounding grounds as a neighborhood park.

The concept proposes the creation of a formal entrance to the conservatory from Jarvis Street, passing through a civic forecourt and horticultural setting on a newly established east/west axis. The east side of the conservatory is proposed to be renovated to its original classical proportions, with a newly designed formal 'parterre' type garden on axis with a secondary pathway linkage to the Robert Burns statue at Sherbourne Street.

The conservatory itself is conceived as two pairs of glass pavilions, oriented east/west on either side of a restored 'Palm House'. Across the west end of the hollow square formed by these green-house wings is the main entry pavilion oriented to Jarvis Street. The heights of the new construction and the central courtyard create views from all sides to the dome and emphasize the prominence and importance of the original conservatory building.

The distinctive diagonally cross-mullioned window band of the 'Palm House' is repeated in the pavilions, and along with the cupola-like ridge ventilators and

transparent skin are the components of the traditional architectural vocabulary of the conservatory.

The overall impact of the massing, conservatory foot-print and architecture is to increase the facility's visibility and presence on Jarvis Street, preserve the 'Palm House', and provide an environment of horticultural excellence. By reducing the north-south width of the conservatory, the constriction of the park is relieved between the Carleton and Gerrard Streets edges, and encourages east-west pedestrian movement. The line of the original east facade is respected by restricting all new construction to the area west of it.

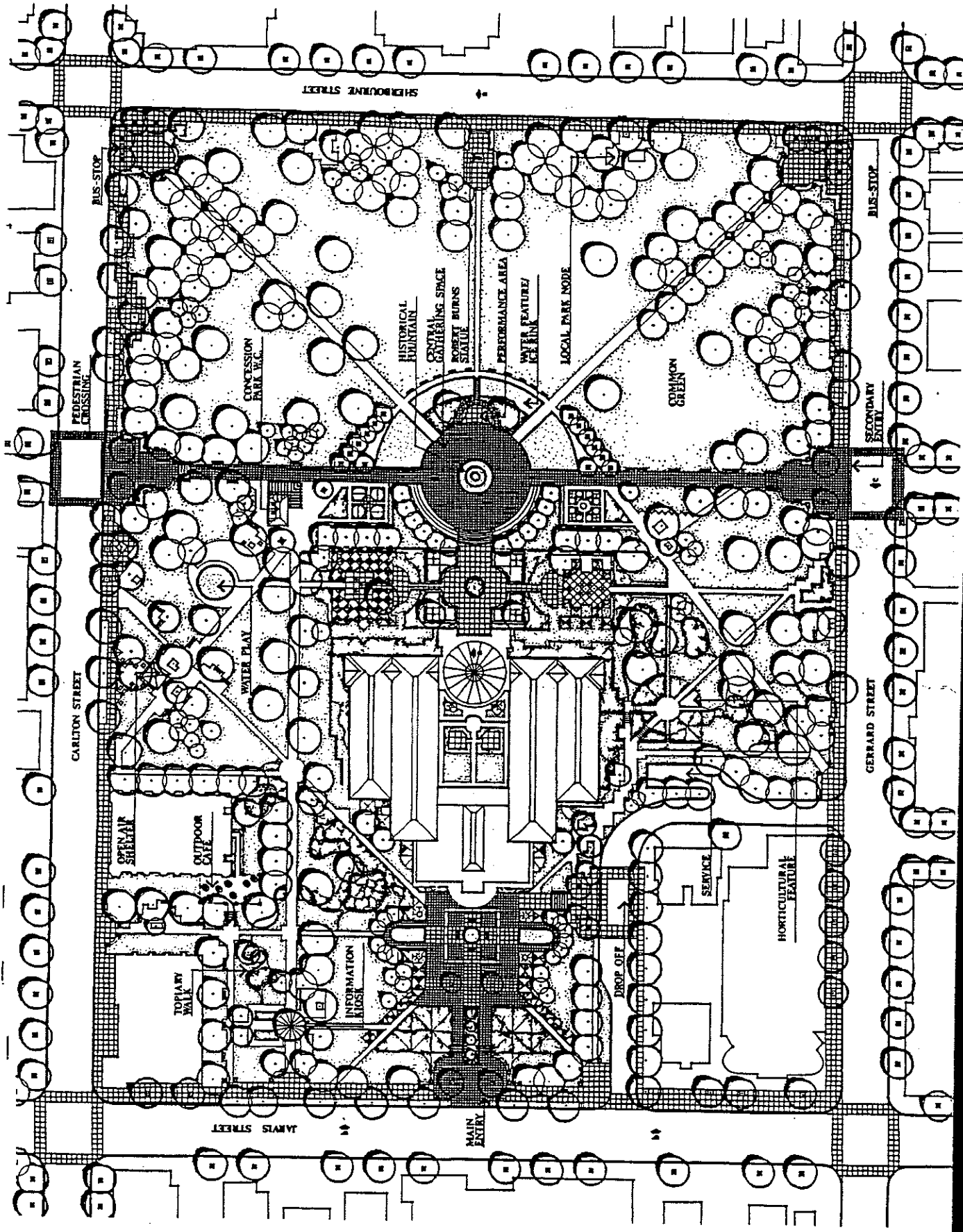
The existing north/south axis is proposed to be extended into the surrounding neighborhood at Pembroke Street and Homewood using decorative paving at newly created crosswalks, and extending the street tree planting pattern.

The park and the conservatory meet at the intersection of the two main axes in the form of a central gathering space, complete with a replicated historic fountain, seating, staging area, and horticultural/historic display opportunities. The summer water feature defining the east edge of the space becomes an ice rink for winter use.

The periphery of the park is punctuated by improved park entries, and a unifying system of streetscape treatment including lighting, seating, signage, display and, local nodes or 'parkette' spaces at a neighborhood scale. Drop-off facilities are proposed by linking Horticultural Avenue with Jarvis Street. This access serves to facilitate the movement of service and administrative traffic by means of a ramp to the lower level of the conservatory.

Park amenities are enhanced and relocated to the north side of the facility and include washrooms, food concession and a revitalized water/play area for children.

Lastly, the mature treed nature of the park is preserved and enhanced in the creation of a perceptible common green east of the central gathering area.



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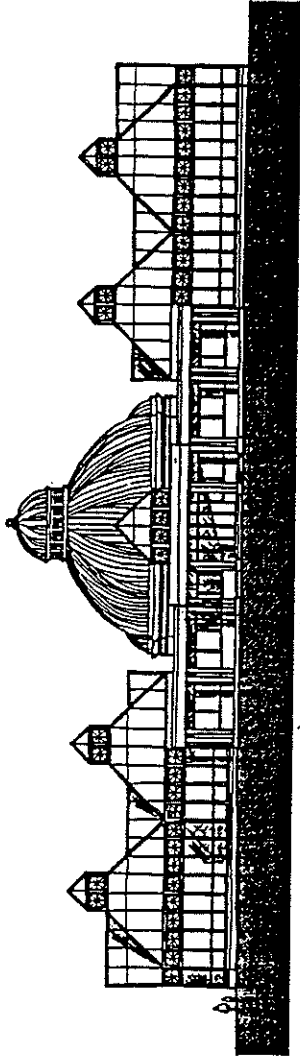
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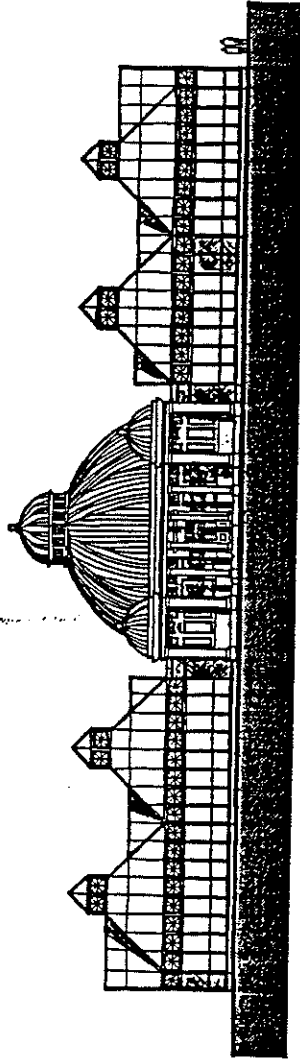
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JARVIS ST. ELEVATION



SHERBOURNE ST. ELEVATION

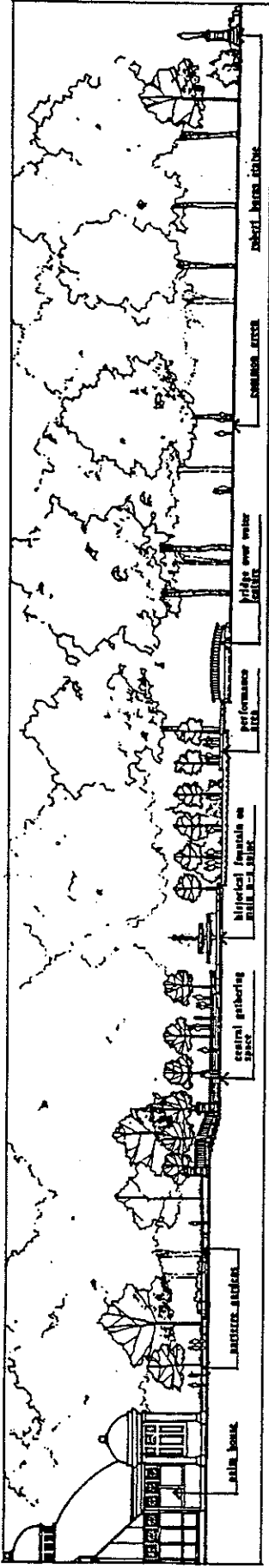
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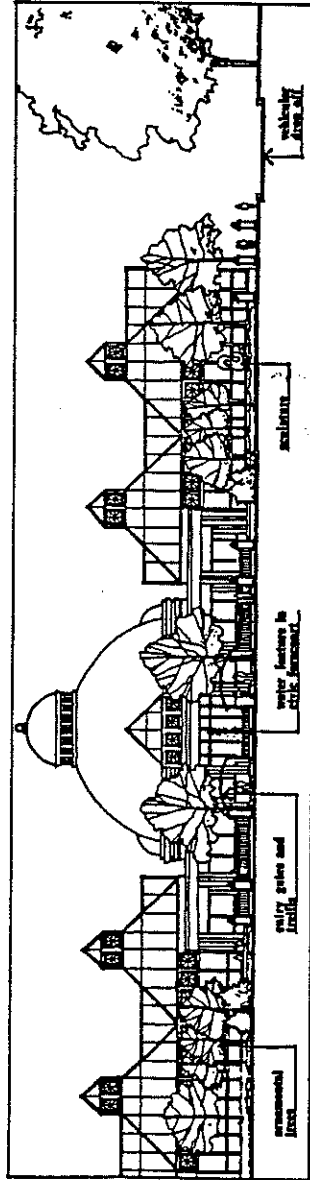


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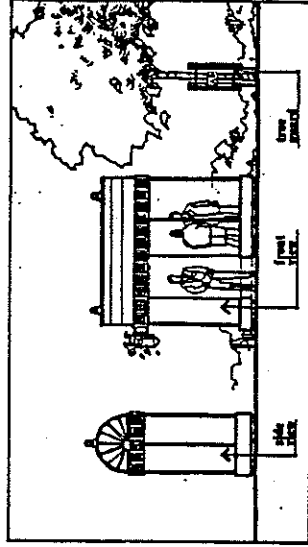
CENTRAL GATHERING SPACE

1/16" = 1'-0"



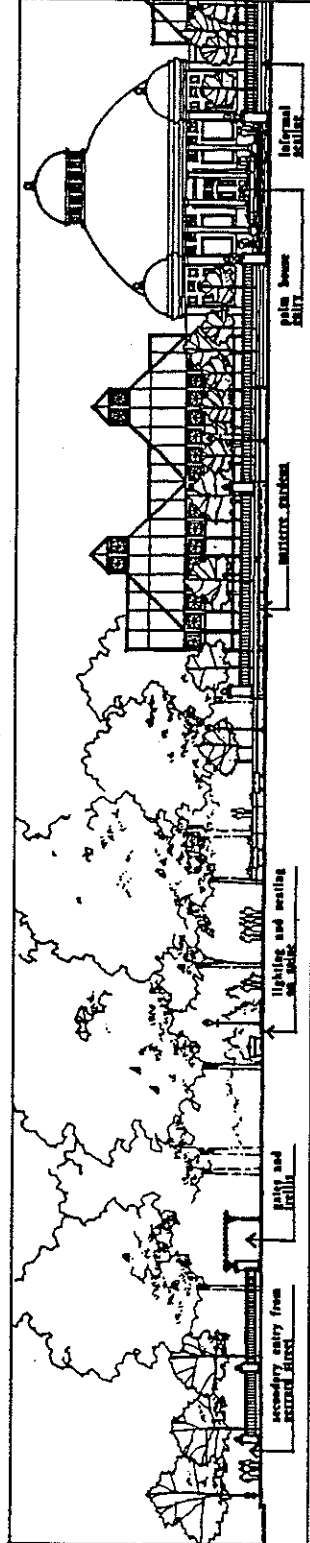
JARVIS STREET ENTRANCE

1/16" = 1'-0"



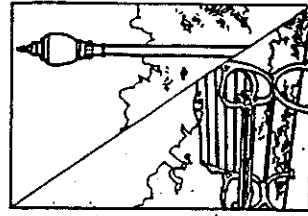
THEME BUS SHELTER

1/4" = 1'-0"



MAIN SPINE - GERRARD TO GREENHOUSE

1/16" = 1'-0"



BENCH / LIGHT

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B. LONG TERM IMPLEMENTATION RECOMMENDATIONS FOR ALLAN GARDENS REVITALIZATION

1. Park and Conservatory Users:

1. Present Users:

One of the primary goals of revitalization of Allan Gardens is the integration of the existing users and the improvement of park facilities and programs for their use and enjoyment.

The following is a profile of these users.

- Transient men, 18 to 50 years of age, break down into two groups. The socio-cultural marginals, who spend their lives outside of society and shelter, and the hostel users who are turned out at 8:00 a.m. every morning and need a place to spend their time until re-admitted at 4:00 p.m.
- Transient females as a group break down into two types. The solitary transient who carries her belongings with her and sleeps wherever she can, and the single women and children who are temporary residents of the neighbourhood hostels and social agencies.
- Transient youth 16 to 20 years of age are predominately male, highly visible and congregate in desirable 'turfs'. Some are

under institutional care the rest live on the street.

- Gay men, use the park as visitors to the conservatory and gardens and as a place of social interaction.
- Prostitutes, solicit and work in the areas but their park use is restricted to road edges and nearby benches.
- Older men, 50+ years of age break down into 2 groups. The first are the roomers and pensioners living nearby who visit the park regularly to socialize and people watch. The second group are the hostel residents who do not sleep in the park but use the park to socialize.
- Older women/pensioners are often seen in small groups in the conservatory, but seem to be under-represented.
- Commuters as a group, use the established pathways throughout the park during the peak morning and evening times, and generally live in the area.
- Of the local residents without children 72% of the households are run by single people and 94% are single or 2 person households. Local residents without children generally fall into the 20-54 year age bracket and represent an increase in the upper income residents over the last 10 years. Over 90% of the residents live in highrise housing units and could use the

park for outdoor recreation.

- Local residents with children account for only 21% of the households which total 100 to 150 children in the area. This group is under-represented in the park.
- Local youth between 18 to 24 years of age represent 38% of the youth living in the area. With area parks like Winchester and Moss providing a wide variety of indoor and outdoor activities these youths are under-represented in Allan Gardens.
- Area toddlers under six years of age represent approximately 20 children, as well as a number who stay with their mothers at Robertson House.
- The handicapped have full access to the park and 'back door' access to the conservatory and are under-represented.
- Service people are represented by two groups. The park staff who have very little interaction with park users, and the police who use the main pathways for driving through the park to provide visibility and presence.
- Local school children are taken on tours through the conservatory by their teachers during the school year from September to June.

- Horticultural enthusiasts (40% arriving by foot from their homes) are attracted by the quantity and quality of plant material both within the conservatory and the park itself.
- Lunch eaters account for very few of the park users due to low office population, limited seating and food services.
- Tourists form a significant portion of the present conservatory user group, but in terms of Toronto tourism, are under-represented. Most arrive by foot or car and are older middle-income gardening enthusiasts.
- Very few organized groups, other than school groups visit Allan Gardens. Some religious groups conduct meetings and inspirational entertainment within the park.
- A small number of hospital staff and patients use the park around the Robbie Burn's statue opposite the hospital.

2. Potential Users:

The attraction of new park users is another of the primary goals of revitalization. The potential users profiled would increase and diversify the user base presenting a balanced vital image for Allan Gardens. These potential users could view Allan Gardens as a day-trip attraction similar to R.O.M. or Toronto Island, they are profiled below;

- Local and Regional Residents.
- Tourists who could represent a minimum of 1% of tourism visitation to Toronto.
- Travel groups, including schools, horticultural clubs, tour groups, and business organizations could take advantage of guided or self-guided tours of the conservatory.
- Visitors to specific exhibitions, events could broaden the user base ie: lectures, plant sales and shows.

Based upon a local and regional catchment area of 100 miles, there are 5,370,000 residents who could easily visit Allan Gardens. Comparable facilities appeal to 8 to 15% of their resident market area. Combined with a tourism market this would mean in the case of Allan Gardens, 430,000 - 800,000 visitors annually with peak attendance occurring in July and August with as many as 1,500 people on site at any one time.

Based on these same figures, vehicular traffic could require space within the area for 3 buses and as many as 110 cars at any one time.

2. PARK:

1. Park Heritage:

Allan Gardens originally an oval shaped parcel of land bounded by Carlton, Gerrard, Jarvis and Sherbourne Streets was first opened as a Botanical Garden in 1860 by the Prince of Wales. This event was commemorated by the ceremonial planting of oak trees, by the Prince of Wales and Mrs. Allan, wife of the Honourable George William Allan, the original owner and conveyor of the land to the Toronto Horticultural Society.

Decorated by a series of wooden pavilions, greenhouses, ornamental iron fences, formal gardens and decorative seating and lights, Allan Gardens has always been a centre for promenade, concerts, balls, convention, flower shows, skating and play.

The proposed revitalization for Allan Gardens, last modified in 1957, must respect and reflect the historic qualities of the park while maintaining its role as a public garden and a place of civic events.

2. Primary Entry:

The primary entrance to Allan Gardens should be developed on an east/west axis from Jarvis Street to the new conservatory entrance. The design should be centred around a strong visual sequence from Jarvis Street to the entry pavilion along the central axis of the Palm House,

incorporating the following components:

- entry feature with vertical columns and a formal horticultural treatment interrupting the rhythm and pattern of the street tree plantings with floral display and signage.
- wide walkways divided by a linear planting feature leading to the civic forecourt.

3. Civic Forecourt:

The 'civic forecourt' should be designed as an open space in front of the new conservatory entrance pavilion, large enough to accommodate formal gatherings, and punctuated possibly with a low profile water feature and surrounded by a variety of horticultural displays (see Conservatory Gardens #22).

4. Secondary Entries:

Secondary entries should be provided from all major roads surrounding the park, and articulated by signage, entry recall features and horticultural displays.

5. Common Green:

A large 'common green' should become the central open space for Allan Gardens. Reinforcing the curved form of the central gathering area, the

common green can be carved from the existing park setting through the careful long term relocation of vegetation, which would result in an expansive grassed area and a mature tree lined edge.

Informal play activities, sunbathing, kite flying, meetings, etc., can take place within this open space, removed from the traffic and noise of the surrounding street.

6. Children's Water Play:

A children's wading pool should become a visual feature integrated with play structures, utilizing water to minimize the background urban context and create a vital social area. It should:

- be located in proximity to concession washrooms the north side of the conservatory.
- be visible from Carlton Street and the main north/south axis for supervision and to reinforce the use of the park by parents and children.
- provide seating and shade for users.

7. Roofed Shelters:

These may be provided as a component of the park nodes throughout Allan Gardens in permanent and seasonal form to extend the outdoor seasonal use

and provide opportunities for specific programs/events.

- structure should have a 'park type' quality utilizing natural materials within the architectural vocabulary established by the 'Palm House'.

8. Washrooms:

Public washrooms separate from the conservatory should be incorporated into the overall park program as an amenity to park users.

- the washrooms should be a part of the concession facility which will provide surveillance.
- the visibility of the washrooms along the main spine and within sight of Carleton Street would discourage vandalism and loitering.

9. Seating:

A variety of seating possibilities should be provided throughout Allan Gardens, from individual sitting, viewing and resting, to small and large group gatherings. They include;

- seating in association with microclimate pockets.
- seating along park edges to watch streetside activity and along all main pathways.

- double the quantity of existing seating through the use of additional benches, planter/fountain walls, steps, etc.
- the orientation of internal seating to activity areas and park features.
- seating in association with play areas, skating etc.
- fixed amphitheatre type seating in the central gathering area.
- moveable seating for special events/stage, and informal group activities.
- minimal seating at major park entries.
- consistent historic, traditional seating.

10. Pedestrian Circulation:

A range of park pathways, evolved from the original design patterns, could be developed to meet the specific needs of casual park users, horticultural enthusiasts and commuters. All path systems would link with the conservatory entries, the central gathering area and the variety of park settings. These areas include high canopy shade and grass, to hard surfaced pedestrian malls and courtyard type spaces.

- pathways should be barrier free and fully accessible to the elderly

and handicapped.

- pathway design should clearly reinforce a hierarchy of use from commuter traffic to casual strolling by the use of varying pathway widths, materials and alignment.
- main pedestrian routes should have visible destination points.
- commuter routes should be direct and unobstructed.
- minimum pathway width and construction standard should accommodate occasional service/maintenance vehicles.

11. Lighting:

The proposed design should improve the quality of lighting throughout Allan Gardens, highlighting main pedestrian routes and entries, architectural and horticultural features and reinforcing park security, and should be based upon the existing traditional light standards found within the park.

- lighting theme should penetrate into the surrounding streetscape.
- lighting should be vandal proof, high-efficiency, incandescent.

12. Park Amenities:

Drinking fountains, waste receptacles, picnic tables and games tables would be located throughout the park as part of an overall system of park furniture using materials and design that visually unifies the park.

- seating, lighting, signage referred to in other sections are part of the system of park furniture.

13. Vegetation:

The existing mature vegetation of Allan Gardens is of historic significance and high quality, providing an immediate setting and scale for the facility while maintaining an important horticultural tradition. The proposed design maintains and utilizes this vegetation, locating new facilities around the trees while taking advantage of the unique horticultural characteristics and micro-climates in creating new sitting, viewing and recreation areas.

- over mature shrubby evergreen vegetation should be removed east of the 'Palm House' and replaced with a low growing ornamental 'parterre type' garden.
- poor quality vegetation (poplars) on the west side of the conservatory should be removed to open views to the Palm House and accommodate improved facilities.
- high quality small calibre (2"-6" diameters) vegetation from the

Jarvis Street side should be relocated within the park and streetscape.

- high quality permanent and seasonal horticultural displays are proposed for all secondary entries, including flowering trees, perennial gardens and annual plantings.
- a major horticultural display should be along Jarvis Street as a component of the entry sequence to the conservatory emphasizing rotating annual displays.
- shrubby vegetation is best restricted in use to low plantings adjacent to physical structures, and not used on the park periphery.
- street tree plantings should be extended to the opposite side of surrounding streets denoting entry points, maximizing the boundaries of the park and the increasing public awareness.

14. Views:

Views to and within Allan Gardens would be enhanced by the proposed design concept through the selective pruning, removal and addition of plant material, that takes advantage of the high canopy vegetation, and the creation of new sight lines and new park axes.

- views from the park edges to internal activity areas and features should be enhanced.

- east/west views, on both sides of the conservatory should be opened up to Jarvis St. and the park interior.
- destination points along all pathways must be visually unobstructed.
- views of park features can be enhanced through the use of foreground and background plant materials.
- the view corridor along the north south pedestrian spine extends along Homewood and Pembroke Streets into the surrounding neighborhoods.
- views to the Palm House from Sherbourne Street are concentrated along the Robert Burns axis.

15. Signage - Information/Interpretive:

The design program for Allan Gardens proposes a range of themed information, orientation and interpretive/educational signage and material throughout the park to enhance visitor enjoyment and use.

- an information pavilion should be designed to recall the conservatory architecture and orient visitors on the Jarvis Street side of the park.
- entrance signs must be located at all primary and secondary entries and should be developed as part of the entry features.

- an interpretive history of Allan Gardens can be developed for display at the central gathering area emphasizing the continuity of such elements as the 'Palm House', historic tiered fountain, walkways and mature vegetation.
- interpretive signs/plaques may be developed for all major park features and unique vegetation.

16. Parkette Nodes & Spaces:

A series of local 'parkette' nodes and spaces should be developed around the periphery of Allan Gardens, taking advantage of a variety of spatial qualities, views and microclimates to provide for the needs and variety of 'turfs and territories' of local park users. This should include:

- upgrading of seating, paving and horticultural quality around the Robert Burns Statue.
- hard surface paving nodes with games tables, chess board patterns, sculptural seating etc., adjacent to the sidewalks on the park periphery.
- a pedestrian 'walk' with seating and shade opportunities between St. Andrew's Church and Larry's Hideaway (Prince Carlton Hotel).
- open sunny areas as part of the common green for sunbathers.

- scattered solitary seating.

17. Streetscape Edge:

The streetscape edge of Allan Gardens must be developed as a unifying element designed to extend the park boundaries into the surrounding neighborhood context and create an immediate horticultural identity for the park. This can be accomplished with:

- a system of street tree planting, with changing patterns and plant types to denote entry points.
- seating, lighting, banners, hanging baskets, bus shelters, etc., developed as a themed streetscape treatment.
- street tree plantings along Homewood and Pembroke Streets.

18. Central Gathering Area:

With the park backdrop to the east and the historic facade of the 'Palm House' to the west, the central gathering area is best located at the intersection of the park axes and would become the pivotal design element for Allan Gardens. It would take advantage of grade changes and existing vegetation for spatial definition. The central gathering area would be the focus for social interaction, programmed performances, and organized meetings.

- permanent amphitheatre-type seating can orient the viewers to a raised performance area and a speakers' corner' maintaining a long standing tradition.
- ornamental planting may be used to enhance the role of existing vegetation in defining the space.
- multi-purpose water feature ice rink.

19. Water Features:

Water features would be an integral part of the park setting and theme, passive participation and focus throughout Allan Gardens.

- the original multi-tiered fountain should be replicated at the centre of the original north/south park axis in the central gathering space.
- a large scale water feature can be used as a backdrop to the central gathering area and provide recreation opportunities year round.
- a horticultural water garden can be provided in the civic forecourt as part of the entry sequence from Jarvis Street.
- a water play sculpture in conjunction with the children's play area may be provided north of the conservatory.

20. Concessions:

A park concession should be located at the corner of the primary north/south and east/west movement pathways, providing a food service to park users.

- the structure should be architecturally complimentary to the conservatory and may be leased by the City of Toronto to an appropriate operator.
- the structure would be centrally located and vandal proof.
- shaded seating areas should be provided close by.

21. Access:

The physical and visual access to Allan Gardens and its integration with its surrounding neighborhood is achieved through the creation of mid-block crosswalks at Pembroke and Homewood Streets, the demarcation of all main pedestrian and vehicular intersections, and linkage to the conservatory from both the east and west side of the park.

- all pedestrian crossings should be delineated with decorative unit pavers.
- all access points should be well lighted and treated with curb depressions.

- the park must be accessible by all handicapped users.

22. Programs:

The program component for Allan Gardens is critical to its success.

The proposed design treatment creates numerous opportunities for specific program events to be carried out by the City of Toronto and neighbouring agencies, including:

- winter skating.
- central gathering area for concerts, plays, 'speakers corner' activities.
- civic forecourt and 'parterre gardens' for horticultural displays, shows/sales.
- main pedestrian walkway/mall and parkettes for outdoor art shows/displays/sales.
- common green space, parkette nodes and central gathering space for informal play/games and meetings ie: 'Summer in the Park' program.

23. Conservatory Gardens:

The conservatory gardens should be designed as both a setting for and extension of the conservatory as a park feature. Articulating the overall park design, the conservatory gardens take on three basic forms:

1. The 'parterre' type garden on the east side of the conservatory would form the horticultural forecourt to the park. Raised and separated from the central gathering area, the gardens can be typified by a range of perennial and annual flower display and ornamental trees and shrubs. Ornamental railing and gate would allow restricted access to this area for special events ie: fund-raising teas.
2. The conservatory gardens around the north and south side give context to the facility and screening of the foundation walls. A series of stepping terraces could take advantage of the grade changes on the south side and culminate in a central rose garden feature recalling the splendor of the 1890's.
3. The last component of the conservatory gardens occurs on the Jarvis Street side of the facility and wraps around the civic forecourt, as a themed courtyard planting of ornamental flowers, tree (eg. magnolia), a water garden and changing displays of annual planting.

24. Vehicular Drop - Off:

The vehicular drop-off should be located in response to the needs of visitors. Buses and cars enter Allan Gardens from Horticultural Avenue and exit north onto Jarvis Street. The drop-off takes advantage of the primary conservatory entrance off Jarvis Street to orient visitors and should include:

- vehicular lay-by.
- recall of entry features (columns and archway).
- decorative paving to enhance visual perception of laneway as open space.
- strong north/south linkage with civic forecourt.

25. Security:

Security requirements should be integrated within the overall theme and development for Allan Gardens, and include:

- the encouragement of surveillance by police by foot patrols or horseback rather than patrol car.
- enhanced visibility from park edges into central park areas.

- increased lighting levels along all major pedestrian routes.
- programs for organized day and night-time activities, special weekend events.
- concentration of activities along the central spine and gathering areas.
- lighting of the interior of the conservatory at night to provide an illuminated park centre.
- expanded conservatory with day and evening activities which will increase the number and type of users and aid self-policing.

26. Adjacent Land-Use:

The land/properties adjacent to Allan Gardens should be compatible in physical form and use.

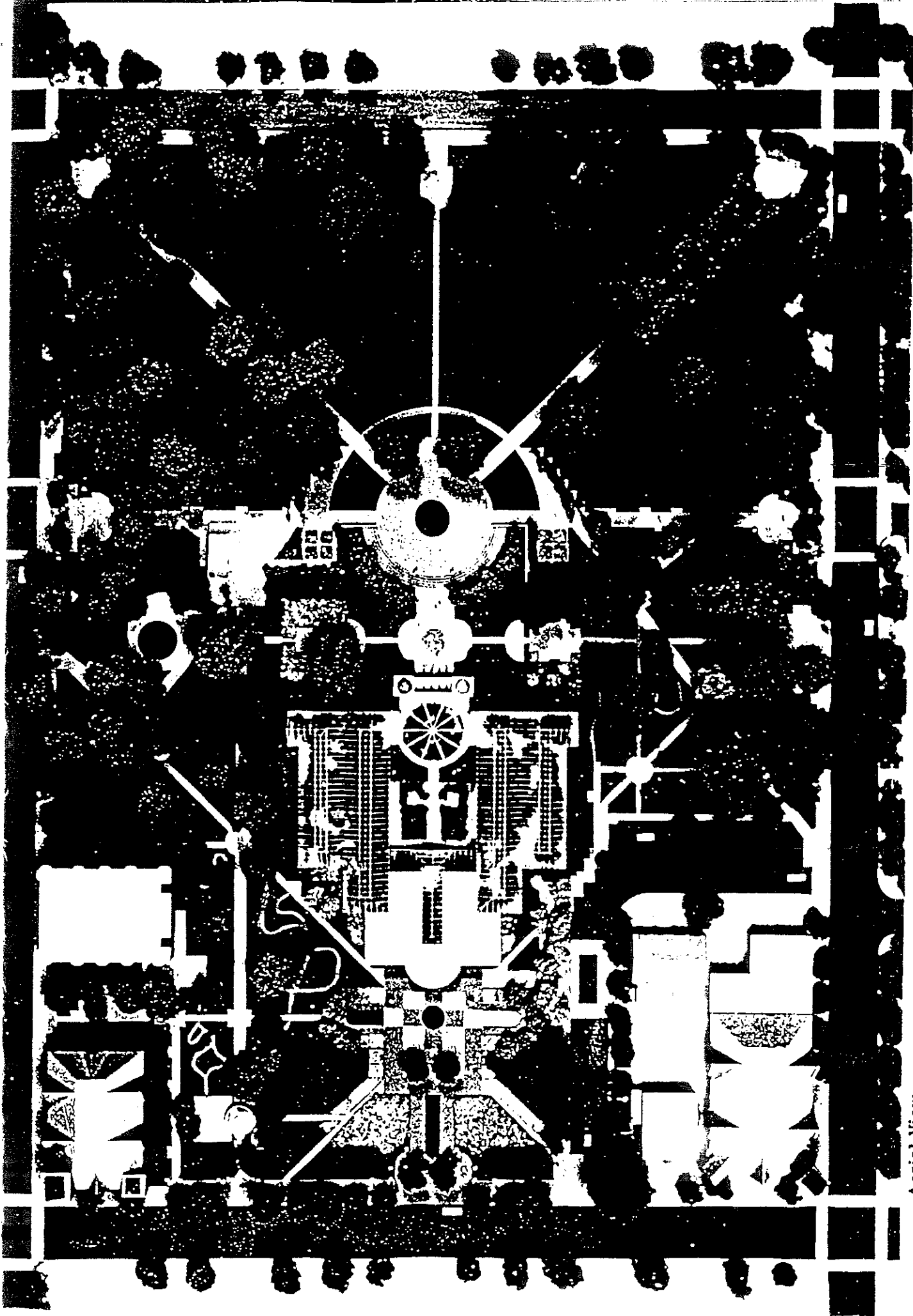
- building heights on the surrounding streets must respect the sun requirement for park and conservatory.
- proposed developments on the surrounding street should be in scale and compatible with the park.
- property which becomes available within the park block should be purchased whenever possible for additional park use.

- The Prince Carlton Hotel if not acquired and demolished should have a compatible use.

e.g.:

- restaurant with an outdoor cafe.
- rental housing.
- horticultural resource centre.
- cultural/design centre - with exhibition/performance space (small scale).

- additional parking should be encouraged as a component to a new development close to the park.



Aerial View
Model Photo

3. CONSERVATORY

The primary objective is to create a high-quality horticultural facility which attaches a wide range of users from the neighbourhood, the City of Toronto and the surrounding region. This conservatory would arrange and display plants pleasing to both the sophisticated plant enthusiast and the ordinary plant lover and provide a range of support services including orientation, interpretation, and sales (food and gifts).

This facility would provide multi-use space for assembly and other community program uses, as well as seasonal horticultural exhibits.

The architecturally significant glass dome of the 'Palm House' and stone columned entry would be retained and restored. The proposed construction would be transparent and appropriately scaled to emphasize the features of the dome and to respect the neighbouring 19th century church buildings within the park block.

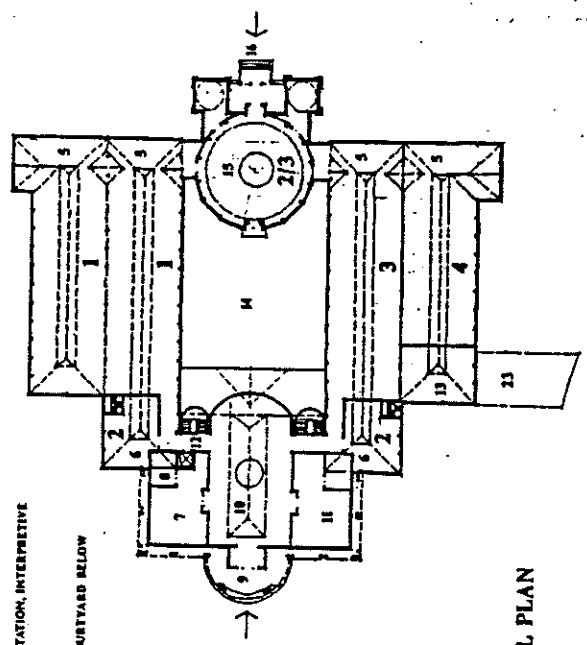
1. Architectural Heritage

- The original wooden pavilions built in 1860 and later rebuilt in 1879, located on the same site, were used by the Horticultural Society for promenade concerts, balls, showers, shows and conventions. For decades this facility was the social centre of Toronto.

- After the fire of 1902, the present Lord and Burnham 'Palm House', dome and cupola with the entry pergola was erected by the City. It is a

LEGEND

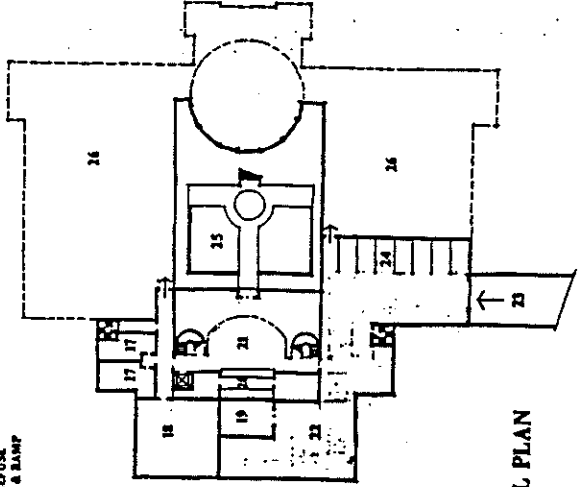
- 1. TROPICAL
- 2. SEASONAL
- 3. TEMPERATE
- 4. ARID
- 5. GLASSHOUSE
- 6. MULTI-PURPOSE
- 7. RECEPTION/READING ROOM
- 8. JANUARY ST. ENTRY
- 9. RECEPTION/CONSENTATION, INTERPRETIVE
- 10. ADMINISTRATION
- 11. CIRCULATION
- 12. PROPAGATION
- 13. CONCESSION & COURTYARD BELOW
- 14. PALM HOUSE
- 15. PINE ENTRY



UPPER LEVEL PLAN
1/8" = 1'-0"

LEGEND

- 16. W.C.
- 17. MULTI-PURPOSE
- 18. COMMUNITY PROGRAM SPACE
- 19. MECHANICAL/ELECTRICAL
- 20. KITCHEN/STORAGE
- 21. CONCESSION/MULTI-PURPOSE (125 PERSONS)
- 22. RECEIVING, POTTING/STORAGE, START FACILITIES, REFUSE
- 23. SERVICE ENTRANCE & BAMP
- 24. STAFF PARKING
- 25. COURTYARD
- 26. UNEXCAVATED



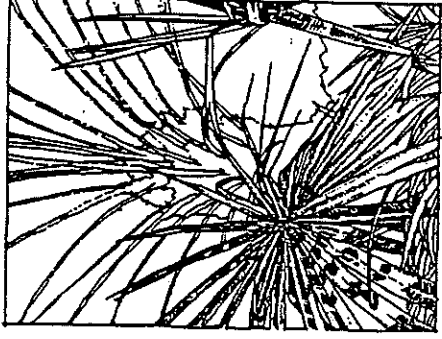
LOWER LEVEL PLAN
1/8" = 1'-0"



1. TROPICAL



2. SEASONAL



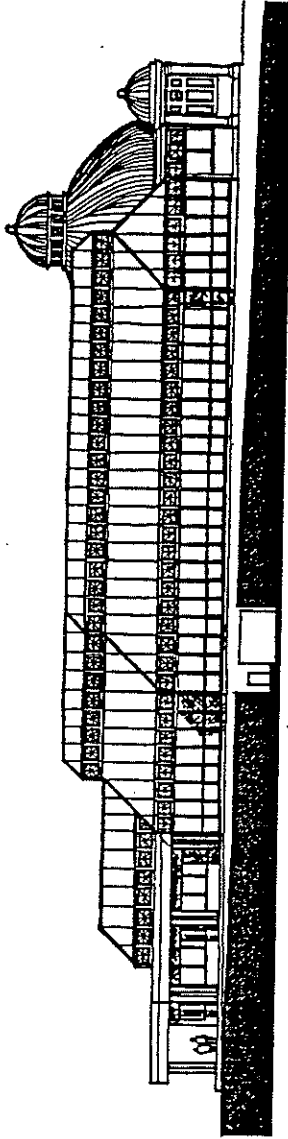
3. TEMPERATE



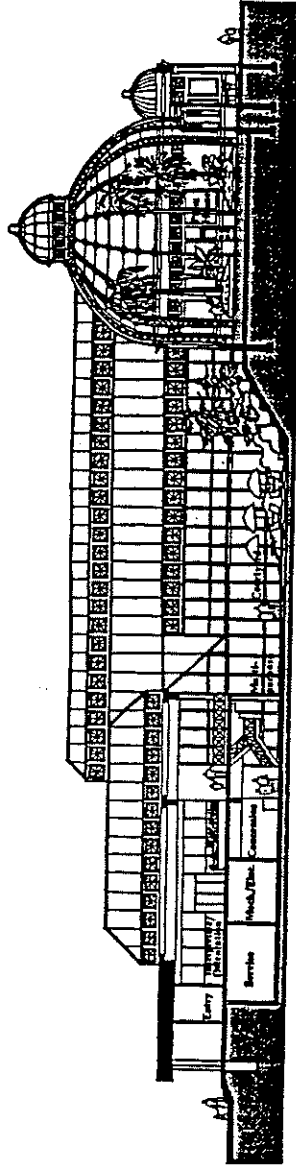
4. ARID

ALLAN GARDENS REVITALIZATION STUDY
 CITY OF TORONTO, DEPT. OF PARKS AND RECREATION
 HERB PIKE, COMMISSIONER
 ARCOPI ARCHITECTS INC.
 ARCHITECTS AND PLANNERS
 FLEISHER RIDOUT PARTNERSHIP INC.
 LANDSCAPE ARCHITECTS

 MAY 1987



GERRARD ST. ELEVATION



SECTION EAST - WEST

ALLAN GARDENS
 CITY OF TORONTO, DEPT. OF PARKS AND RECREATION
 HERB PARK COMMISSIONER

REVITALIZATION STUDY
 ARCO ARCHITECTS INC.
 ARCHITECTS AND PLANNERS

STUDY
 FLEISHER RIDOUT PARTNERSHIP INC.
 LANDSCAPE ARCHITECTS



MAY 1987

significant Canadian example of the cast-iron and glass conservatories built in the 19th century, of which Paxton's Crystal Palace is the best known.

- Our recommendation is that the entry be restored to its original central location, the columned pergola be rebuilt, and the dome and cupola be preserved as the symbol of Allan Gardens.

2. Massing/Character

- The proposed facility would be organized as a hollow square with the restored 'Palm House' as the dominant architectural expression on the east side. The double greenhouse pavilions running east/west on either side of the dome and the low entry pavilion on the west side complete this square.

the transparent greenhouse pavilions, all below the height of the dome's cupola would allow clear views to the 'Palm House' over the enclosed courtyard and from all sides of the park.

- the proposed forms should reflect the massing and proportions of the dome and cupola using pitched glass roofs and continuous cupola-like ridge ventilators. The distinctive bands of square windows with diagonally crossed mullions as in the original conservatory would be used as well in the new greenhouse structures.
- the south slope of the site, the height restriction respecting the dome and cupola and the access opportunities of Horticulture Avenue as well as the

requirement to maximize park area accessible to the public must determine a two level conservatory concept with non-public service areas on the lower level.

- the lower level would also provide increased height for large plant material and waterfalls, while the enclosed courtyard at the lower level would provide uninterrupted views to the dome and cupola from both levels of the conservatory.

3. Spatial Organization/Facility Program

Main Level 36,000 S.F.

1. Entry, Reception, Orientation: 5200 S.F.

- primary entry from Jarvis Street.
- reception/assembly area for groups, 100 - 125 persons.
- retail area, for books, magazines of a horticultural nature, gifts, plants, etc. (1300 S.F.)
- reading room or information reference centre. (200 S.F.)
- display space for special exhibits.

2. Administrative:

1800 S.F.

- conservatory and park staff offices.
- meeting room.
- coffee/storage.

3. Multi-Use Areas:

2400 S.F.

- display space for seasonal horticulture-exhibits with a permanent garden-like structure.
- assembly space for lectures, meeting, receptions, photo sessions, etc.
- display space for special exhibits.

4. Horticultural Exhibits:

1. Tropical Pavilions:

1100 S.F.

- are characterized by high humidity, hot days, warm nights.
- lush rainforest growth, evolutionary development, jungle-like, with palms and ferns.
- both upper and lower levels would be utilized to provide water

falls, and pools, with bridges to increase viewing opportunities.

- separate displays for specific theme plants: orchids, bromeliads, etc.

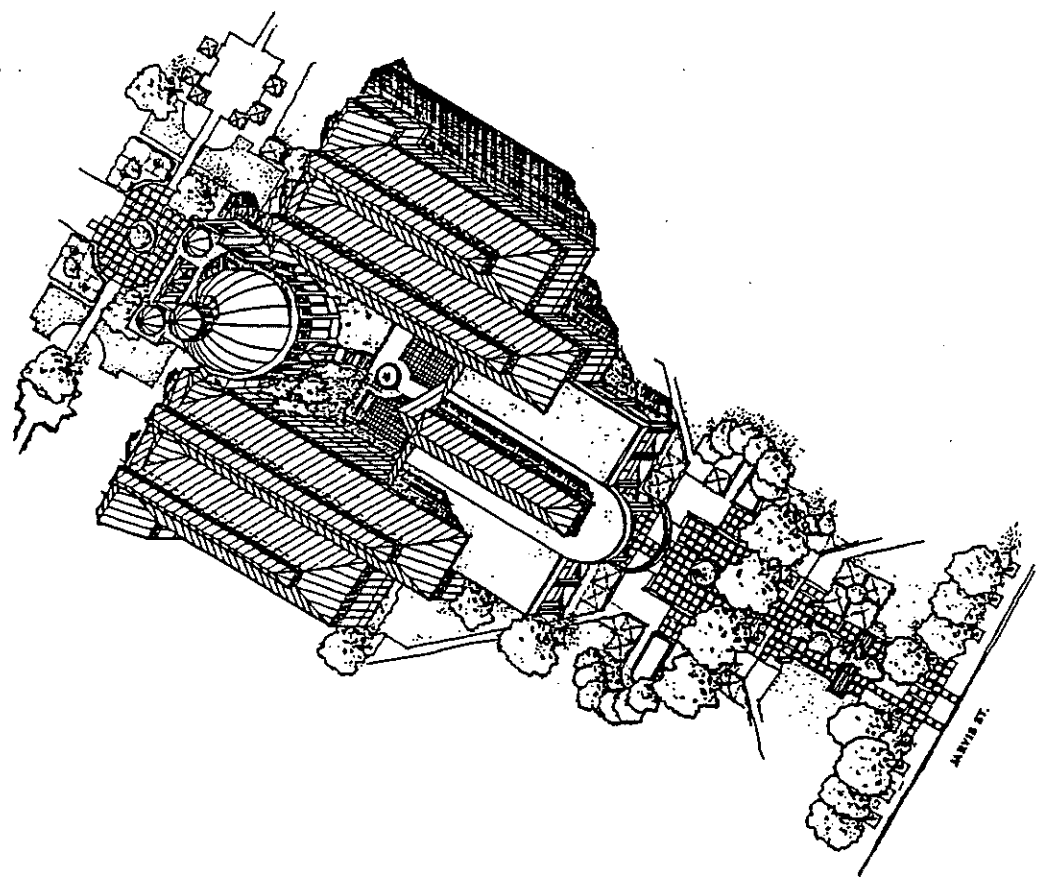
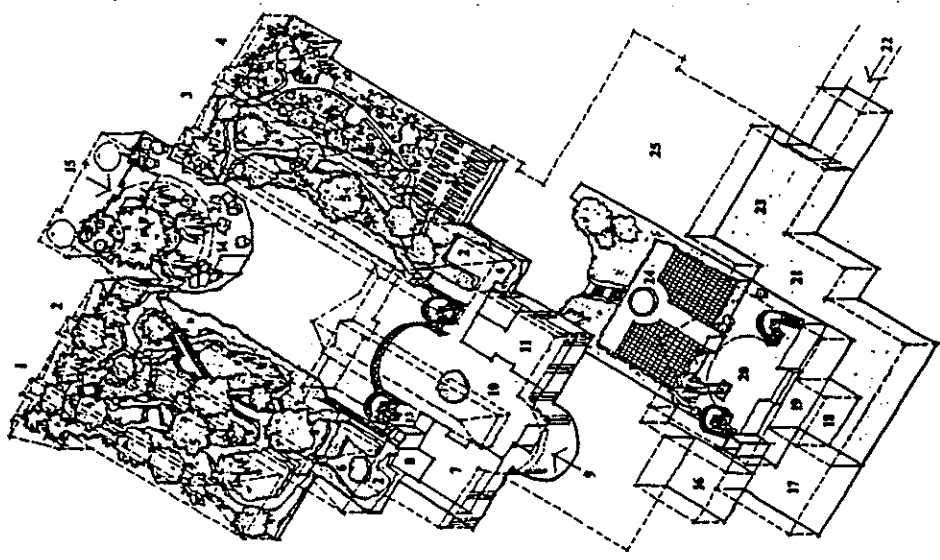
2. **Seasonal Exhibits:** 3500 S.F.

- located in the 'Palm House' and multi-use areas, as well as the orientation and concession areas, these displays would animate and maintain the horticultural theme.
- displays could change approximately four times a year with poinsettias, begonias, gloxinias, chrysanthemums, etc., and are featured within fixed garden-like structure with trees, foundation elements like walls, benches, backdrops, etc.

3. **Temperate Pavilion:** 5800 S.F.

- characterized by a cool to warm environment using plant materials from Australia, Asia - ie: cyclamen, laurel, cinevaria, camelia, and using plant material from the Mediterranean and California, like magnolia, eucalyptus, olive, etc.
- both upper and lower levels would be used for pools and fountains for planting and context.

- LEGEND**
- 1. TROPICAL
 - 2. PLANTING
 - 3. TERRACE
 - 4. ARB
 - 5. GLASSHOUSE
 - 6. MULTI-PURPOSE
 - 7. RETAIL
 - 8. MEETING/READING ROOM
 - 9. JARVIS ST. ENTRY
 - 10. RECEPTION/ORIENTATION, INTERPRETIVE
 - 11. ADMINISTRATION
 - 12. PROPAGATION
 - 13. CIRCULATION, ELEVATOR FOR HANDICAPPED STAIR
 - 14. PALM HOUSE
 - 15. PALE ENTRY
 - 16. MULTI-PURPOSE
 - 17. COMMUNITY PROGRAM SPACE
 - 18. MECHANICAL/ELECTRICAL
 - 19. KITCHEN/STORAGE
 - 20. CONCOURSE/MULTI-PURPOSE (155 PERSONS)
 - 21. RECEIVING, POTTING/STORAGE
 - 22. STAFF FACILITIES, RESTURE
 - 23. SERVICE ENTRANCE & RAMP
 - 24. STAFF PARKING
 - 25. COURTYARD
 - 26. UNEXCAVATED



AXONOMETRIC

UPPER AND LOWER LEVELS

ALLAN GARDENS REVITALIZATION STUDY
 CITY OF TORONTO, DEPT. OF PARKS AND RECREATION
 HERB PIK, COMMISSIONER

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Lower Level

16,000 S.F.

1. Concession (Food Service):

3800 S.F.

- access to the lower level public areas would be provided by two stairs from the main level reception/orientation area, or freight elevator.
- the concession area, would seat 100-125 persons with an adjacent food preparation area, to provide food service for a high quality cafeteria serving daily users, or banquets and other special events.
- this 2 storey glass roofed space should have permanent plant structure and would be overlooked by the main level reception/orientation area and open directly out into the enclosed courtyard, with views to the 'Palm House'.

2. Washrooms:

1600 S.F.

- washrooms for the conservatory users would be located next to the stairs and freight elevator.

3. Multi Purpose Area:

2000 S.F.

- this community program area should provide space for program activities like, education, day-care, workshops, meetings, exhibits, lectures.

4. Service:

8600 S.F.

- access to service entry would be down a ramp from Horticultural Avenue.
- conservatory staff and park service vehicles parking (7 spaces).
- plant and material receiving, potting and storage.
- soil storage, shredder and pasteurizer
- park and conservatory staff facilities, w/c showers, mudroom, lunchroom, lockers, etc.
- equipment, tool and material storage.
- refuse storage.
- mechanical and electrical space.
- service access and storage for food preparation.

5. Courtyard:

7000 S.F.

- enclosed outdoor area with patio accessible from the concession area, for dining and other functions.

- micro-climate opportunity of the lower level, enclosed courtyard would be taken advantage of by special horticultural display, ie: rhododendron garden and would extend the fringe season for outdoor park events and users.
- views to the 'Palm House' and into the greenhouse pavilions would be created by this courtyard.
- access to the 'Palm House' would be provided from the courtyard.

4. Facility Footprint:

- the proposed facility would utilize 36,000 s.f. of ground level park area surrounding the 7,000 s.f. enclosed courtyard.
- this would provide 34,000 s.f. plus the courtyard of publicly accessible horticultural display space, multi-use space, and assembly area.
- the existing conservatory including service yard and parking, uses 37,000 s.f. of the park and to-day provides approximately 18,000 s.f. of publicly accessible space.

5. Structural:

The general impression of the condition of the Palm House is very good. In spite of the severe climatic conditions which exist both inside and outside of the

building and also its age, the basic structure seems to be sound and in good repair. Wood trim and gutters may require some replacements, and there should definitely be a continued maintenance program in place.

We recommend that the following items (in order of priority as written) be investigated and attended to:

1. All column base plates and connections be uncovered and inspected to determine extent of corrosion and structural strength.
2. The tension ring should be cleared of all moss, rust removed to bare metal, and protective coating applied. Drain hole to be enlarged.
3. All gutters, inside and out, be cleaned on a seasonal basis and maintained in good condition.
4. The gutter on top of the drum - below the glass cupola - be replaced.
5. A steel ladder be erected inside the House, from floor to tension ring, to facilitate regular cleaning of glass and gutters.

6. Mechanical:

The existing mechanical system (oil/gas boiler with steam distribution) is old and difficult to operate and maintain and in the case of the boiler plant, probably hazardous to operate. The delivery and distribution and temperature range of heat is poor and restricts opportunities for plant growth and health. It is

recommended that any new planning for this facility begin with the replacement of the heating system and include all mechanical services.

7. Electrical:

There is little spare electrical capacity and any major renovation would warrant the provision of new service. In terms of present day codes the existing services would require removal and replacement with a single service.

8. Greenhouse Systems:

1. Design:

Recommend: a greenhouse structure be designed specifically for Allan Gardens to provide contemporary public space comparable to that of the original 'Palm House' utilizing a standard glazing system.

2. Automation:

Recommend: that an automated Greenhouse System using 'computerized climate control' be provided in the new facility to regulate:

1. Temperature.
2. Humidity.
3. Possible provision of CO₂.

4. Short Term Recommendations:

Allan Gardens

1. Seating Experiments:

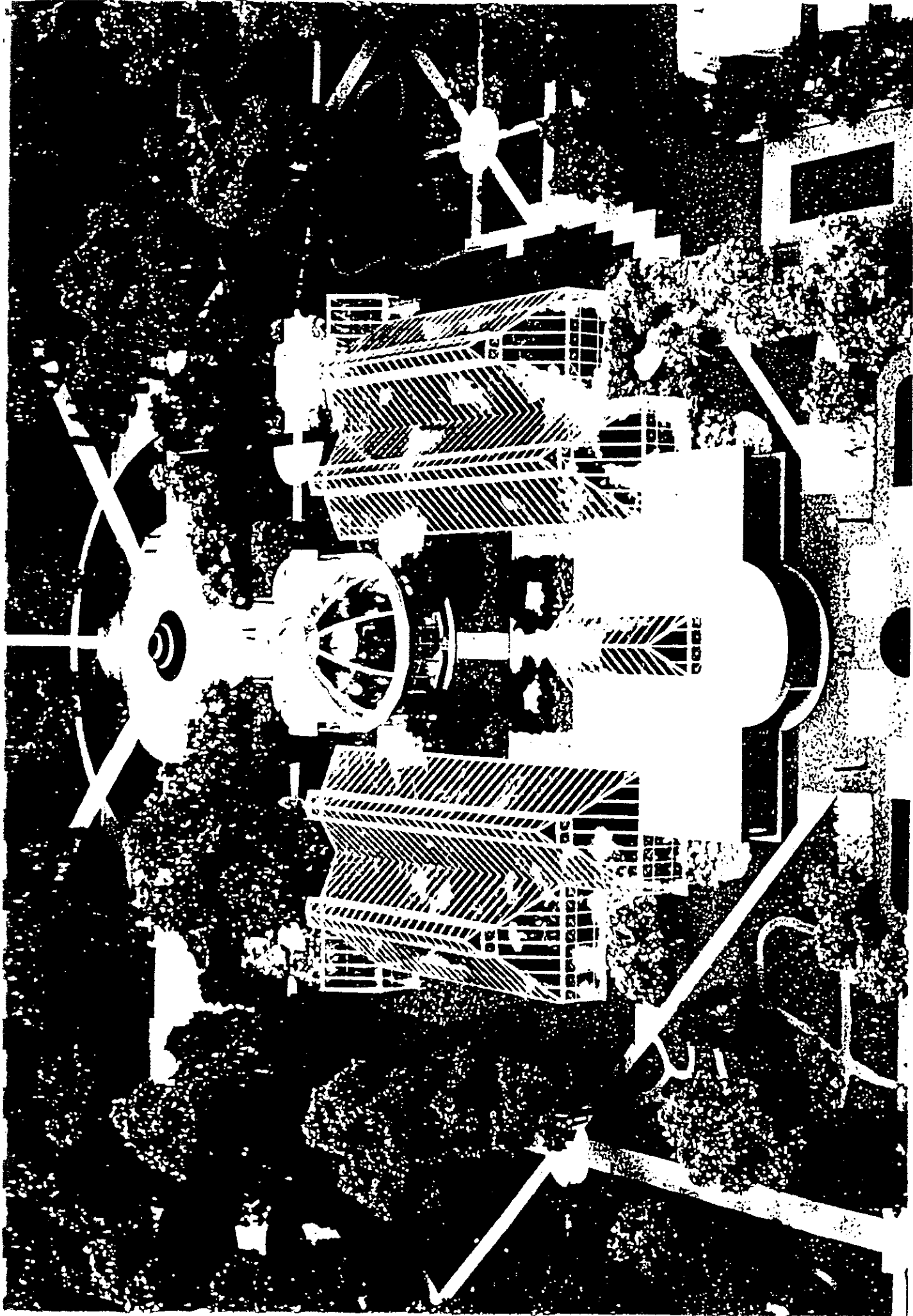
- using design concepts from the Revitalization Proposal, create 'seating experiments' to analyze use patterns of various seating types and arrangements to determine what will be appropriate for Allan Gardens., ie: seating nodes with fixed benches located on the park interface between boundary streets and park, moveable seating for users to arrange, and minimal seating at all main entries.

2. Lighting:

- using Tivoli-type lights along with interior, up lighting, illuminate the 'Palm House' dome and cupola to provide visibility at night and to enhance the image and recognition of Allan Gardens. Increase general park lighting on all main walkways and entrances using light standards and globes appropriate to the existing character.

3. Signage:

- using appropriately themed signage and interpretive plaques provide historical information and horticultural orientation at park entries and key features for park users.



Jarvis Street Entry from West
Model Photo

5. Marketing, Fund-Raising:

1. Marketing:

1. Facilities and services to be included in Allan Gardens should be marketed to specific user groups.
 - crossmarket Allan Gardens at other popular tourist attractions.
 - promote the educational strengths of the conservatory to the Metropolitan School Boards.
 - promote Allan Gardens in the major nurseries in the Metro area.
 - renew marketing efforts to the horticulture and botany clubs and associations.
2. Provide facilities and services which are complementary and will augment the attractiveness of the Gardens.
 - provide an indoor cafeteria concession within the conservatory of approximately 100 seats (restaurant style seating).
 - provide a catered mixed use space, attached or overlapping the cafeteria to accommodate up to 200 persons (seated auditorium style).

- provide a horticulturally themed gift shop of no more than 1,000 s.f. as part of the entry/orientation space.
 - provide a 'reference or information centre', staffed by the gift shop staff, and available as a source for reference texts, journals and available resource persons.
3. Conduct a major market study to assess needs desires and characteristics of specific users.
- perform a detailed study of current and potential users to assess:
 - expected spending patterns
 - food type/service preferences
 - visit frequency and duration
 - display and programming preferences
 - assess the parking capacity within the area of Allan Gardens.
 - assess the possibility of sharing responsibility and resources with other botanical centers.

2. Fund Raising:

One of the key components of implementation is the determination of available

funding for this project. It is our recommendation that a fund-raising study be undertaken which would cover the following issues;

- A detailed user forecast and needs study.
- A marketing and promotional strategy.
- The identification of potential public and private funding sources and revenue sources.

Through a study of this type the city will be better able to judge the number and types of users, potential funding and revenue sources and create a strategy for promotion.

6. Design Implementation:

With a revitalization program as complicated as Allan Gardens the process of implementation is necessarily dependent upon the recognition of a number of factors. These include the sensitive issues involved in the socio-economic impact of revitalization; the significant nature of the architectural and landscape architectural heritage of Allan Gardens; the fixed and changing composition of the surrounding neighbourhood ie: gentrification versus social institutions; specific design criteria evolved from physical site and user needs analysis; and the need to develop an improved image of Allan Gardens without disrupting the use and perception of the park as a neighbourhood open space.

To work coherently the following phases in the implementation process should be

completed to achieve the goal of revitalization.

1. Inventory Assessment
2. Concept Development
3. Feasibility
4. Marketing and Funding Commitment
5. Design Development
6. Construction Documents
7. Bidding
8. Construction

Through a rigorous proposal and review process the present consultant team was selected for a short-list interview and then chosen to complete the project.

Over the last 5 months we have completed the first 3 phases, inventory assessment, concept development and feasibility.

The fourth phase of the implementation process, to establish sources of funding for a project like this is planned to be underway by mid-year by selected Marketing and Economic Consultants.

It will be necessary to select consultants for the remaining phases, design development, construction documents, bidding and construction. There are 3 ways this can be done:

1. Design Competition:

The city could sponsor a two phase architectural competition, with OAA and OALA endorsement, for the design of Allan Gardens park and conservatory.

This would allow interested consultants the opportunity to submit their ideas for the project. A terms of reference document would be required that provided competitors with all of the information needed to design a credible submission. A jury would have to be selected, an adjudication process established, and prizes set.

The competition time-frame from advertisement to announcement of successful competitor might take 6-8 months.

The advantages of this method would be media exposure and the provision of a forum for the expression of a wide range of design solutions with the possibility of the winning scheme being of high-quality and appropriate to Allan Gardens and its users.

The disadvantages revolve around the social and political sensitivity and complexity of the park and its users. It would be difficult for the city to communicate and the architects to assimilate the information in a short time to adequately address these issues. It is possible that the winning scheme though good architecture would not be right for Allan Gardens and the surrounding area. Also, the cost of the process is high, the time-frame is long, and the momentum and image of revitalization, as publicly

presented, is disrupted.

2. Invited Short-List Design Proposal:

The city could invite a short-list of 3 to 4 consultants with proven experience and ability to submit design proposals for Allan Garden revitalization. Each would be paid a fee for this work and would be supplied with the appropriate background information and terms of reference.

The advantages of this method would be that the consultant could spend the time and manpower to achieve a depth of understanding of the problem that would likely result in design proposals that would be more appropriate to Allan Gardens.

A selection of the consultants proposal would rest not only upon good design, but also upon sensitivity and understanding of the complex issues involved in any revitalization scheme for the Gardens.

The disadvantages of this method are similar to those of the Design Competition. The cost of the process is high, the time-frame is long, and the momentum and image of revitalization, as publicly presented, is disrupted.

3. Continue with the Present Consultant:

The city could continue with the present consultants, study format and

composition, adding technical advisors as the detailed design evolves.

The advantages of this method would be that the work completed to date, the learning and assimilating of the specific social, economic, political and planning problems of Allan Gardens would be used as the groundwork for the completion of the revitalization project. An ongoing role of consultation with the original study team would ensure the continuity and commitment to the decisions and conceptual ideas already formulated and communicated to the public.

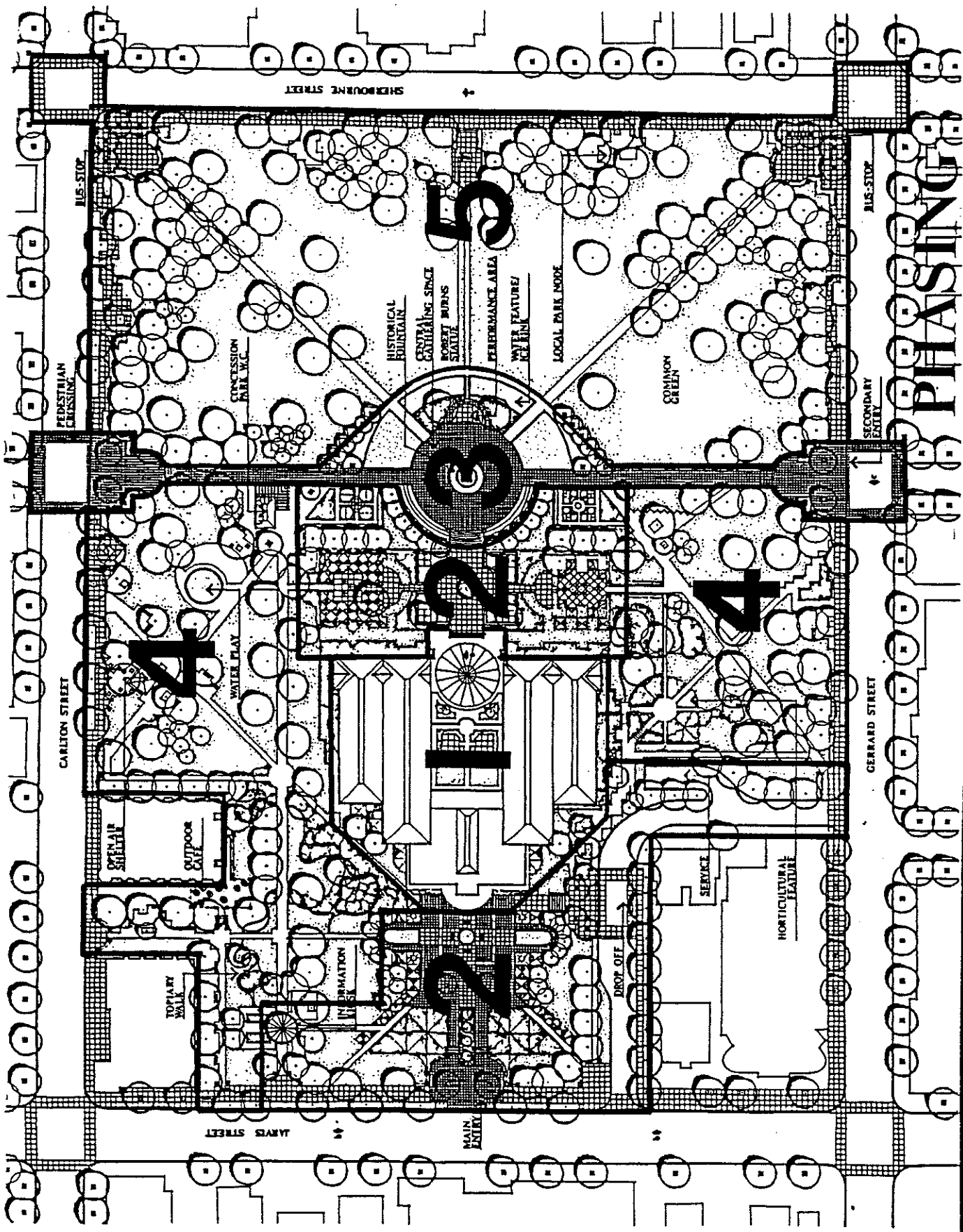
7. Capital Cost Projections:

Based upon the preliminary concept developed for this revitalization study the capital costs over 5 years for Allan Gardens are broken down into the following components:

	\$M
Park Improvements	1.5 - 2.0
Park Features	2.0 - 3.0
Conservatory Buildings	5.5 - 6.0
Conservatory Mechanical Systems	1.5 - 2.0
Conservatory Horticultural Exhibits	1.5 - 2.0
Total:	<hr/> \$ 12 - 15M

Sources of capital funding and operating funds are the subject of a subsequent study. The following list of funding options was compiled by the city staff in 1985;

1. The Ontario Government through the Ministry of Citizenship and Culture Community Facilities Improvement Program (C.F.I.P.).
2. The Ontario Government through the Ministry of Citizenship and Culture, Wintario Program Grants.
3. The Federal Government through the National Sites and Monument Board.
4. The City of Toronto through consideration of the use of levies authorized in Section 41 of the Planning Act.
5. The City of Toronto through potential funds achieved by the sale of City owned lands.
6. The City of Toronto through capital financing out of current revenue (capital budget item) or through debentures.
7. The City of Toronto through the Parks and Recreation Operating Budget.
8. Fund raising through private sector/corporations.



ALLAN GARDENS REVITALIZATION STUDY
 CITY OF TORONTO, DEPT. OF PARKS AND RECREATION
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PHASING

MAY 1987

9. Phasing:

The revitalization of Allan Gardens' 12 acres of mature park, the restoration of the 'Palm House' and construction of a new conservatory and gardens provide certain phasing opportunities. Staging the revitalization work over a number of years is a possibility given the uncertainty, at this point, of funding and commitment. Though, any work undertaken within the park must minimize the impact on and the disruption of neighbourhood use of the park.

The strong image of the restored 'Palm House' dome and new conservatory pavilions, and their visibility from surrounding streets could represent the successful revitalization effort. There would, as well, be a considerable benefit for both fund-raising and marketing to have the envelopes of the conservatory pavilions erected as a first priority. The final out-fitting of each pavilion could be staged to match funds available.

The following phasing scenario is based upon this first priority and assumes a 5 year phased construction period. The phasing maximizes and maintains the use of a large portion of Allan Gardens as a neighbourhood park throughout the five years while providing early access to the conservatory facility.

Year 1:

- heating plant would be constructed and installed in its final location, and temporarily integrated into the existing distribution system.
- except for the 'Palm House', all conservatory plant material would be relocated for storage.

- existing heating plant would be demolished.
- except for the 'Palm House', all conservatory buildings would be taken down and re-assembled on another more appropriate site for propagation and storage use.
- shoring and restoration of the 'Palm House' and entry would begin.
- excavation for, and construction of the new conservatory would begin using Horticulture Avenue for site access.
- the park would be untouched with boarding separating the construction area.

Year 2:

- conservatory construction and 'Palm House' restoration would continue.
- relocation of existing plant material, grading and construction of the Jarvis Street civic fore-court, vehicular drop-off and the conservatory garden on the east side of the 'Palm House' would begin.
- the impact of construction on the park would be the greatest in this year, though the east side of the park would be untouched.

Year 3:

- park improvements could be phased over 3 years.
- the main north/south axis central gathering area, secondary entries and public washrooms and concession areas would begin.
- the conservatory horticultural exhibits would be installed pavilion-by-pavilion, with the plant material, relocated at the beginning of construction, forming the base for the exhibits with new material being added. The furnishing of the pavilions, with plants, walkways, benches, the courtyard and other spaces could occur in stages based upon available funding.
- the civic fore-court and conservatory gardens would be completed and open to the public along with most of the park.

Year 4:

- park improvements could take place on the west, north-west, north and south sides of the park, linking the Jarvis Street side to the main north/south axis and central gathering space.

Year 5:

- at this point all of the park and conservatory west of the main north-south axis could be complete and open to the public.
- the park area, east of the north/south axis would be refurbished with selected planting, the construction of 'parkette nodes', re-alignment of commuter pathways, entry nodes, etc.

CONCLUSION:

The revitalization of Allan Gardens is in many ways a test case for the City of Toronto. How successfully these efforts for improvement of park and conservatory, and integration and expansion of user groups deal with the primary issues will be significant. The resolution of the different wants and needs and competition for open space, will have a tremendous impact on the complexion and livability for all segments of the downtown population of Toronto.

In a broad sense the planning pressures of the last 20 years that is transforming Toronto's downtown are reflected in the potential conflicts within Allan Gardens. The return of the educated, upper income, middle-class to the city core, to live and raise children has reversed the pattern of downtown commercial/retail development, low-income housing and open space. The social agencies and their user population, institutionalized within this area, are more and more in conflict with the higher land values and aggressive gentrification of areas like 'cabbagetown'. The socio-economic and life-style gap between the traditional users of Allan Gardens and the politically more forceful middle-class users is reflected clearly in their

differencing requirements for park and outdoor recreation space.

The direction that this revitalization study for Allan Gardens has taken is one of accommodation and integration through a plan of physical improvements and program opportunities. The unique and significant horticultural and historical qualities of Allan Gardens are recognized, improved, and enhanced in the form of a civic facility for the citizens and visitors to Toronto. Of equal importance, the role of Allan Gardens as an inner city open space, and a neighbourhood park is sensitively maintained and developed.

The success of this project will in the future be measured by the degree of integration and enjoyment that all park and conservatory users will experience. The critical ingredient to this success will be the translation the revitalization recommendations into detailed design solutions, and the minimization of disruption to existing use patterns during a phased implementation process.

Whether through the company of friends and families spending an afternoon in the park, local residents out for an evening stroll, attending a weekend concert, or a walk through the botanical wealth of the conservatory, the diversity and overlay of users, activities and facilities will reflect a successful revitalization for Allan Gardens.