

ALLAN GARDENS

LANDSCAPE REVITALIZATION STRATEGY & MANAGEMENT PLAN

CITY OF TORONTO



DECEMBER 2006

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by THE LANDPLAN COLLABORATIVE LTD.
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Photography: Photographs in this document were taken by Mark Steele, Brooks Wickett, Steve Barnhart, Phillip Goldsmith, Rod Mac Donald and Wendy Mac Donald. Photographs of White River Gardens, in Indianapolis Ind. by Rundell Ernst Berger Associates. Heritage photos were provided by the City of Toronto Archives.

EXECUTIVE SUMMARY

*Allan Gardens is not broken. Each and every day, the Park provides pleasure and refuge to hundreds of people from all age groups, from all parts of the City and from all walks of life. **Why change something that appears to work?** Like many public open spaces, Allan Gardens was intended to be more than it is today. It was intended to be, at a minimum, a city-wide attraction with a far broader range of visitors. Although there has been substantial investment in the both the grounds and the buildings over many years, it has not been enough to create the type of public open space that has a sense of timelessness and permanence about its features. It is not a place that people put on their must see list. At the same time, even in its current condition, it is not just another neighbourhood park. With an almost 100 year old Palm House as its focal point, the Park is immediately elevated to the stature of a **national heritage treasure** regardless of the quality of Conservatory's collection or the condition of the surrounding grounds. Combine this with a 150 year history of colourful events, and the Park acquires a stature that goes far beyond the conventional qualities of ordinary public open space.*

Unfortunately the gardens and grounds have never been developed to support the Park's lofty status as a nationally recognized visitor and tourist attraction. As Allan Gardens evolved through a series of peaks and declines, many of the original and best features of the gardens and site were lost in each subsequent phase of renewal. The underlying key management issue remains: the level of investment in new features and maintenance, by the City, has not been sufficient to create or sustain the Park as the national attraction its heritage Palm House and cultural history would suggest. Other cities such as Chicago, Pittsburgh, New York, Montreal and Buffalo have recognized the value of similar horticultural facilities as tourist attractions, and in recent years, committed substantial investment in the restoration and redevelopment of both heritage and new facilities. The current cycle of insufficient funding has to change if Toronto is to benefit from this resource. The gardens and grounds have to be of such significance, importance and reputation, that financial and operational support will be consistent and guaranteed in perpetuity. This master plan intends to raise the stature of the gardens and grounds to the quality and character of a national heritage asset, in anticipation that continuous and substantial investment in the Gardens will follow.

Project Background

This study builds on two previous studies. The Allan Gardens Heritage Conservation Management Strategy (revised 2004) and the Allan Gardens Market Research/Financial Viability Study (2001). Each of these studies concluded that Allan Gardens had the potential to be a city-wide, even national attraction because of its size, location, Conservatory and heritage value. These previous studies led to renewed public interest and a municipal commitment to rejuvenate the Gardens. As a result of these studies, the Conservatory mechanicals have been upgraded and the structural integrity of the Conservatory building enhanced. The relocation of the Botany Conservatory from the University of Toronto to Allan Gardens has rekindled interest in the Garden's educational programming. These combined circumstances sponsored the need to re-evaluate the Park's 14 acres of grounds with the intention of developing Allan Gardens as a city-wide or national attraction.

Issues

In spite of the open statement that 'Allan Garden is not broken', there are long-term, persistent issues that have both diminished and constrained the Park from achieving its central purpose and potential as a public garden. Many of the previous studies have documented these issues in considerable detail. Underlying these issues is a general lack of understanding of how significant Allan Gardens is, both to the history of Toronto and as a nationally recognized heritage horticultural asset. The following is a summary of seven important issues.

- 1. General levels of maintenance for all horticultural resources, including grass, trees, perennial borders, etc., are not adequate. In order for Allan Gardens to be perceived as a public garden, it has to have more financial support, such that the current level of maintenance can be substantially increased. This observation does not include the interior conservatory collection, which is maintained to a reasonable horticultural standard.*
- 2. Although Allan Gardens attracts a reasonable number of people, it is far below typical visitation for similar facilities in*

other cities. The type and quality of outdoor facilities and features greatly contributes to this low visitation.

- 3. Since the early 1950's, the level of investment, in both quality and type of facilities suitable for a Park of this size and of this importance, has not been adequate enough to sustain the Park as a city-wide attraction or nationally recognized horticultural asset.*
- 4. The number of disadvantaged people in the Park so dominates the Park population that it discourages a broader cross-section of visitation and makes a first time visitor to the Park reluctant to return. Although the Ambassador Programme has resulted in significant improvement, the Park continues to retain a reputation of being a less than desirable place to visit. Under no circumstances is this report suggesting that any particular segment of the population be discouraged from continued use of the Park. What needs to happen at Allan Gardens is that the quality of visitor experience and type of facilities offered in the Park has to be **so good** that a broader range of visitors will frequent the Park. This will assist in correcting the current imbalance and foster greater and more diverse visitation.*
- 5. Random access by dogs has and will continue to be a problem as the density of surrounding residential neighbourhoods increases. Reconciling this problem can only be achieved through a better programme of educating dog owners about the Park resources and providing a designated dogs-off-leash area within the Park area. This issue is already being addressed with the implementation of a new dogs-of-leash area being designed and constructed in 2006 and 2007.*
- 6. The two courtyards created by the wings of the Conservatory have amazing potential for outdoor activities related to the Conservatory programme. Retention of the district service yard and parking on the south side of Boiler House is a lost opportunity. The two courtyards within the Haupt Conservatory at New York Botanic are good examples of the best use of similar courtyard space. An off-site service yard for the District needs to be found before Allan Gardens will reach its true potential as a visitor attraction.*
- 7. Allan Gardens can be a horticulture jewel. The Toronto Botanic Gardens (TBG) at Edwards Gardens, is working towards being an equally significant centre of horticultural excellence, but does not have a Conservatory. The two facilities are 15km (9.4 miles) apart or, 17 minutes by car. Both facilities need to be programmatically linked, promoted as sister facilities and possibly operated and maintained under one administrative structure. In addition, the newly renovated Science Centre and the soon to be enhanced Brickworks provide an amazing collection of four attractions on the east side of downtown that should be networked and promoted as a combined tourist destination.*

Vision and Principles

To initiate this study, a Steering Committee of City staff and citizens reconstituted a vision for Allan Gardens that is summarized as follows:

VISION

Allan Gardens will continue to be one of the premier public open spaces in the City of Toronto. Allan Gardens will be a city-wide centre for horticultural excellence providing a variety of educational opportunities for children and adults through its conservatory and garden programmes. At the same time, much of the Gardens will be dedicated to passive recreation activities for the residents of surrounding neighbourhoods. In providing these various programmes, Allan Gardens will maintain its special heritage qualities and integrity, by protecting those features and elements that emulate a late 19th and early 20th Century Victorian garden and park.

PRINCIPLES:

The following principles envision Allan Gardens continuing as:

- a place of horticultural excellence - Allan Gardens will provide a centre of horticultural excellence through the provision of indoor and outdoor gardens that exhibit both heritage qualities and contemporary trends in urban gardening and landscape design. The Main Conservatory will continue to provide improved collections of tropical plants and associated public events that focus on this collection.*

- **a place of heritage integrity** - the heritage integrity of this unparalleled historical site will be protected and where appropriate new development will be restricted to reflect the character and intent of the original landscape design. This does not imply the recreation of an authentic early 20th Century landscape but, the retention or the re-introduction of heritage features that will help tell the rich story of the park.
- **a place for educational opportunities** - the Children's Garden will provide a centre for all-season educational programming that focuses on horticultural and environmental subject matter. The purpose of these programmes is to introduce children to topics related to urban gardening, urban landscape design and environmental issues associated with cities. At the same time, the collections and gardens associated with the Main Conservatory should provide both adults and children with opportunities to learn about plants in general and the use of plants for horticultural and landscape purposes in an urban setting.
- **a place for community gatherings** - the Garden will provide a number of landscaped spaces that will allow for a variety of public uses on a day-to-day basis as well as special venues for special events. This might include community festivals or private functions that could provide rental revenue to assist with park maintenance or development.
- **an attraction for both the community and visitors to the City of Toronto** - it is assumed that as the interior and exterior gardens are redeveloped, Allan Gardens reputation will grow as both a heritage and horticultural attraction and draw larger and larger numbers of visitors to the Garden and the City.

These principles are intended to guide successful changes to Allan Gardens. It is anticipated that each new project will attract new and different park users and provide for a variety of educationally and culturally important events.

Study Purpose

The purpose of this study is to redevelop the Park site in order to attract a larger, more diverse audience through the development of a new horticultural display and the reintroduction of heritage features. This study is also intended to redevelop passive recreation in the Park that will cater to local neighbourhood needs and expectations.

Study Methodology

Several technical studies were considered necessary and important as background to the site and landscape renewal programme. These included:

- **a tree inventory and assessment** – there are 288 trees in the Park. Many of the trees are declining either due to age, the type of tree species or a combination of environmental conditions that are impacting root zones. The tree analysis documents these concerns and proposes remedial measures including replacements, removals and changes to soil management and watering regime.
- **archaeological assessment** – a Stage 1 and 2 assessment evaluated the archaeological significance of Allan Gardens.. The assessment concluded that there are no significant artefacts in-situ that would restrict the redevelopment of the Park's grounds. Further study is required for areas of the site covered in paving or where deep excavation is required for new park features.
- **servicing feasibility** – a review of existing services was conducted to ensure that there was adequate supply and capacity with respect to stormwater, electrical and potable water for new features such as fountains, lighting and irrigation. The studies concluded that there is adequate sanitary and water supply to meet all programmatic needs for the foreseeable future. Although there is sufficient high voltage electrical capacity to serve existing needs, the electrical system will require significant changes to meet the load requirements for new fountains and water features.
- **public consultation** - the study process also included a programme of public consultation in which interested parties could review the technical studies and comment on proposed changes to the Park programme and facilities. Two public meetings in June of 2005 and January of 2006 confirmed public support for the proposals outlined in this document.

Park Programme

The proposed park programme is a combination of maintaining and enhancing community facilities while investing in new horticultural features, resources and programming to attract a wider range of visitation from across the City and tourists from outside the Greater Toronto Area (GTA). The redevelopment will include:

- the development of an outdoor children's garden to support the education programming of the Children's Conservatory.
- the redevelopment of a Children's play area to compliment the Children's garden and to meet neighbourhood needs.
- the replacement of a substantial fountain feature in the former location of the Victorian fountain located on the ceremonial pedestrian axis on the east side of the Conservatory.
- the addition of several garden and terrace features to achieve a centre of horticultural excellence that will attract a more diverse and sustainable visitation and support associated education programming.
- the addition of a permanent, fenced dogs-off-leash area to protect both visitors in the Park and the newly installed gardens.
- the enhancement of sitting areas for neighbourhood residents and other visitors to the Gardens.



- *the relocation and down sizing of a service yard to meet only Allan Gardens operational requirements.*
- *the provision of informal venues for special events that will include an open lawn area and a podium terrace. Each of these could support casual musical or other performance events.*

The programme goal was to create a reasonable balance between activities that would support continued neighbourhood use of the Park while attracting a wider range of visitors to the horticultural programmes, facilities and features.

The Master Plan

*The proposed master plan makes several recommendations for changes to the park including four major new capital projects. These projects are described on the following pages and include: a **Children’s Garden and play area, South Garden Terrace, Artists’ Gardens and a new Fountain Terrace.***

1. ***the addition of a Children’s garden***– a new Children’s garden and play area will be located to the south of the Children’s conservatory.
 - *the Children’s garden will include several programmable areas that will provide the foundation of horticultural, environmental and artistic programs.*
 - *the garden programme will be co-ordinated with the indoor Conservatory programmes.*
 - *facilities will include: raised planters, an aquatic garden, water features, a permanent plant collection, pavilion, urban garden, and storage.*
2. ***the provision of an enclosed dogs-off-leash area*** – a permanent fenced dogs-off-leash area will be provided on the north side of the Conservatory.
 - *this area will provide an enclosure for dog owners that will keep dogs and park visitors safe.*
 - *this area will allow for free play for dogs.*
3. ***Artist’s gardens*** – in the spirit of Chaumont in France and Reford in Quebec, the proposed plan advocates the creation of three new artist’s gardens. Two of these gardens are located within the courtyard areas of the Conservatory. The courtyards provide an ideal setting for this type of garden.
 - *these gardens will provide artists with the opportunity to create public works or installations annually or bi-annually for the enjoyment of garden visitors.*
 - *the trellis structure along the west edge of the courtyard can be incorporated into the garden design. The elevated views from the Palm House terraces will provide artists with wonderful vantage points to create interesting ground plane design as an important feature of their work.*
 - *the courtyards could at any time become permanent display gardens.*
4. ***Palm House terraces*** - garden terraces will be added on the east side of the Conservatory as part of a new, more complementary entrance to the Palm House.
 - *these terraces will be important to the potential programmes that could occur in the Conservatory. The terraces will provide assembly and breakout space for interior functions.*
 - *these terraces will provide a stronger link to the proposed Fountain Terrace and Sherbourne Street.*
5. ***South Garden*** - a signature garden on south side of the Conservatory. This garden will be one of the main features of Allan Gardens.
 - *this garden will be a more eclectic sequence of spaces, each with its own composition, enclosure, plant collection, water and special features.*
 - *water and connecting edges will be the only elements providing continuity between the spaces.*
 - *this garden will be artistic, but does not necessarily have to be metaphorical. It should be a free expression that exploits the site conditions to their full potential allowing visitors to interpret whatever meaning they wish to take away from their stay in the garden.*
6. ***Children’s play area*** – this area will be located to the south of the Children’s Conservatory. The Children’s play area will include several programmable areas that will provide the foundation for horticultural, environmental and artistic programs.
 - *the Children’s play area will provide facilities that are themed to the garden.*

7. **Children's Conservatory entrance garden** – this small garden will provide a more appropriate entrance to the Children's Conservatory. This garden will be the third artist's garden and provide opportunities for public art which would change from year to year. This garden should focus on Children's interests and provide a meaningful entry to the Children's programmes.
8. **new fountains** – the plan proposes to rebuild a new fountain on the location of the former Victorian fountain along the north/south pedestrian axis. It is assumed that a new fountain terrace and the adjacent Conservatory Terraces will again be the hub of daily activity and special events in the Gardens.
 - the terrace around the Fountain will contain café-style seating surrounded by a magnificent formal circular garden.
 - the design of the fountain could be a re-creation of the original fountain or a contemporary design.
 - the design of the beds around the fountain will be an immaculate border of annuals, perennials and shrubbery. This could take the form of traditional carpet bedding or be a contemporary version of carpet bedding.
 - the plan proposes to rebuild a new fountain on the location of the former Victorian fountain. This fountain will, in and of itself, be an attraction for the Gardens and provide a focal point for day-to-day activities.
9. **entry terraces and ceremonial entrance** – the plan intends to restore the axial path from Sherbourne to the main entrance of the Palm House. This will include the construction of several terraces on the east side of the Palm House providing barrier-free access to the Conservatory and a venue for special events and seating.
10. **the Century Common** - this feature will provide an open grass area. Although this park feature will take many years to implement, this area will provide another venue for special events and an open space for passive recreation.
11. **heritage features** – the plan proposes the retention of all existing heritage features such as the original cast iron lighting, the north/south pedestrian walk, heritage trees, etc. As described above, the plan calls for the replacement of the original fountain and the re-introduction the east west axis between the front doors of the Palm House and Sherbourne. It also recommends that the Palm House Portico be restored. Other important features will include the Rosery, the circular path which defines the original land dedication and gateways at significant entrances. Special features could include: carpet bedding, heritage furnishings and interpretive signage.
12. **other features** – the plan calls for a substantial increase in the amount of seating in the Park, barriers to protect horticultural features, pedestrian areas and seating areas. The plan leaves place holders for a kiosk or food concession. It also leaves a location for the major display house, recommended in the 2001 **Market Research and Financial Viability Study**, between the mechanical (boiler) building and Jarvis Street. A new maintenance yard is relocated to the west side of the Horticultural Lane. All parking is removed from the Park and Horticultural Lane remains open for service vehicles and annual reconstruction of the Artist's Gardens.

These extensive gardens and the Conservatory collection will be the driving force behind increased visitation to Allan Gardens. If the interior collection is restored and rationalized, it will be possible for the first time, to co-ordinate both exterior and interior gardens as a single garden attraction. The artist's gardens will change annually providing something new and different each year to sustain repeat visits to the Gardens.

Capital Cost and Implementation

Funding for Allan Gardens, both capital and operational has, at times, been inconsistent and generally below the levels required to achieve and maintain a centre of horticultural excellence. Most major North American gardens rely heavily on a combination of government support and private donations to capitalize new projects and to maintain existing collections. For most gardens, fund-raising is a full-time commitment. Fund-raising can be broke down into large capital campaigns for major garden features and a more opportunistic passive approach with respect to smaller items such as, garden furnishings, individual plants, signage, etc. These are often addressed by Friends or patrons of the garden. Some gardens such as Chicago Botanic Garden have undertaken special fund-raising campaigns that focus entirely on increasing endowment funds which in turn support both maintenance and capital projects. In many ways, public gardens are a fund-raisers' dream because there are so many levels of donation that will assist in either capitalizing new projects or helping to sustain maintenance levels for existing features. Many large capital campaigns request 10 to 15% of the donation to be dedicated to endowment funds for the purpose of maintaining the project in perpetuity.

Many of the projects proposed in this master plan could be the focus of capital fund-raising campaigns. In order to elevate Allan

Gardens to the status of a true public garden and tourist attraction, it is recommended that the City invest in six strategic projects. These priority projects should have great public appeal and will rekindle public interest in Allan Gardens. These gardens have great naming value, social value, cultural interest and educational value. Each or a combination of these projects is significant enough to warrant a separate capital campaign. They include:

▪ Fountain Terrace	\$ 1,300,000	<i>(through fund-raising)</i>
▪ Conservatory Terrace	\$ 1,000,000	<i>(through fund-raising)</i>
▪ South Garden Terrace	\$ 1,966,000	<i>(through fund-raising)</i>
▪ Courtyards and Artists Gardens	\$ 245,000	<i>(through fund-raising)</i>
▪ Children's Garden	\$ 526,000	<i>(through fund-raising)</i>
▪ Children's Conservatory Entrance Garden	\$ 450,000	<i>(through fund-raising)</i>

Along with changes to the existing Conservatory collections and the possible future addition of a new Display House, these features will have the biggest impact on visitation and will re-establish Allan Gardens as a premier attraction to all City residents and visitors to Toronto.

In addition to these major projects, it is recommended that the City include a number of smaller projects that would include:

▪ Dogs-off-leash Area	\$ 315,000	<i>(in progress)</i>
▪ Century Common	\$ 250,000	<i>(city funding)</i>
▪ Park Entrances	\$ 175,000	<i>(city funding)</i>
▪ the Festival Gardens		
▪ the Rosery		
▪ perimeter side walks		
▪ site furnishings, etc.		

The total cost of the capital projects for redeveloping Allan Gardens would be between \$8,836,000 and \$10,460,000 depending the number and design of water features. Soft costs would bring the total cost to between \$12,500,000 and \$14,500,000. This is \$940,000 per acre which is in keeping with the investment in other public open spaces in the City, such as Courthouse Square, the Music Garden and Cumberland Park. If construction and implementation were to occur over a period of 10 years, this would be \$1,250,000 per year, a very reasonable investment compared to other cultural facilities in the City. It is important to stress that these projects will have a very real impact on the quality of life of residents and enhance the visitor experience to the City core. It should also be emphasized that approximately 50% of the total cost of the re-development will be achieved through fund-raising.



THE REVITALIZATION OF ALLAN GARDENS

1. INTRODUCTION

Allan Gardens is one of the *jewels* of Toronto's downtown public open space system. It is a time capsule that embodies nearly 150 years of civic and cultural history. Since 2000, the City has again undertaken capital works to upgrade facilities and revise programming to meet current user needs and expectations. The purpose of this study is focus on the outdoor garden/park portion of the site and make recommendations for new programming and associated facilities that will continue to meet user needs well into the 21st Century.

2. PARK HISTORY

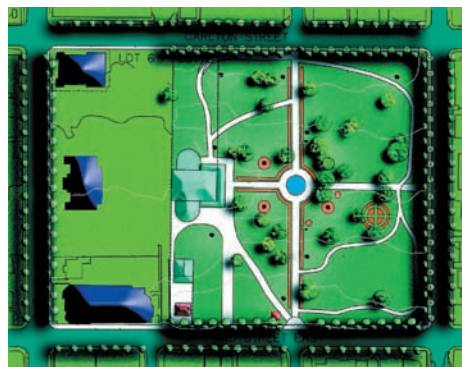
Allan Gardens has gone through several periods of decline and renewal in its nearly 150 year history. Since its establishment in 1858, it has undergone two major renovations one at the beginning of the 20th Century and another in the early 1950's (see Table 1). Each period of reconstruction provided an additional layer of recreation programming and landscape design to meet community needs of the period. The first 50 year period saw considerable investment in the Park with the pavilions, gardens and the original fountain being the major capital projects. The tragic fire in 1904 that destroyed the main Pavilion was the incentive for the first wave of renewal. The construction of the Palm House in 1910 represented a substantial investment in this important civic asset. It should be noted that the Palm House is perhaps, the eighth oldest structure of its kind in North America. Designed by the City Architect, Robert Mc Callum in 1909, the Palm House style suggested a move towards Modernism at the end of the Victorian era. With simple massing and minimal decoration, its steel structure guaranteed that it would survive considerably longer than any of its wooden predecessors. For the next 40 years, there were minimal changes with the largest single investment being the south tropical house in 1924. By the end of the Second World War, it was again apparent that the Gardens were in need of major repairs. The second wave of renewal saw many of the original features of the park removed for more modern and contemporary facilities. With major new facilities completed by the late 50's, the park sustained another period of little change or investment until the late 90's.

Table 1 outlines the major events in the history of Allan Gardens that determine the physical character and appearance of the Park landscape today. Table 2 provides a comparative overview of Allan Gardens in relation to other conservatories across North America.

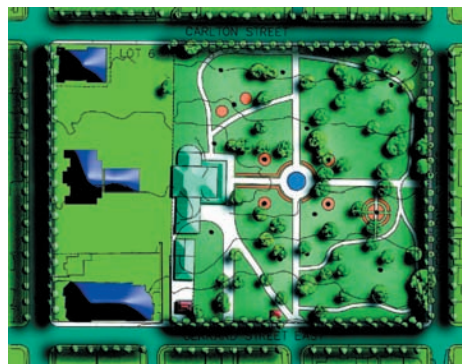
1860 - 1878



1879 - 1888



1889 - 1902

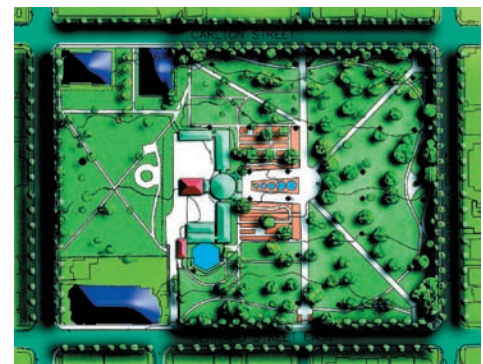


1910 - 1953



from the City of Toronto Archives

1953 - 1967



1968 - 2002



from Heritage Conservation Management Strategy, 2004

TABLE 1: HISTORICAL SUMMARY of CHANGES to ALLAN GARDENS

EVENTS	DATE	DESCRIPTION
Park Lot #5 patented March 6, 1798	1798	Park Lots 100 acres/lot
Park Lot #6 patented by William Jarvis, the Provincial Secretary of Upper Canada on November 1, 1811	1811	The main Jarvis residence was located in the Old Town of York and William did little to improve his 100 acre lot. He sold to his son Samuel before 1817.
Samuel Jarvis has a survey prepared.	1845	This survey laid out several large building lots along Jarvis Street which were sold between 1845 and 1853. The lots were large in size to guarantee the exclusive character of the area.
William Allan purchases Park Lot #5	1819	Started construction of Moss Park estate 1827-1829
George Allan, son of William, builds Homewood	1847	Homewood estate is built on northern part of Lot #5
George Allan, former Mayor of Toronto, offers 5 acre parcel of land to the THS	1858	This parcel of land given as a free gift to the Toronto Horticultural Society (THS), transfer made in 1859, deed drawn up in 1861.
5 acre parcel is oval in shape, surrounded by another 5 acre parcel rented to Horticultural Society	1859	Axial path system links inner oval to Moss Park in south and Homewood to north.
Edwin Taylor, an English landscape gardener, offers to draw a plan of the proposed gardens as his contribution to the Horticultural Society	1859	Creates axial path, elevated earthen terrace in centre of inner 5 acre parcel with a 100' long rustic pavilion, a sunken area for horticultural exhibits covered by tent, the wooded outer 5 acre parcel designed in the Picturesque Style with a serpentine path through groups of native trees and the entire garden was surrounded by a wooden fence.
Botanical Gardens open	1860	Prince of Wales plants a commemorative tree.
Gardens used by Horticultural Society for meetings, shows and exhibitions	1861	Although the Gardens were private, the grounds were occasionally opened to the public for band concerts etc. for a small fee.
George Allan sells the outer 5 acre parcel to The City of Toronto. The park is now known as the Horticultural Gardens.	1863	This parcel was bought by the Walks & Gardens Trust Fund as a public walk or park. A right of way was kept for the inner 5 acres.
Frame houses and small business begin to be established along Carlton Street	1875	Since these lots do not front onto Jarvis Street, small businesses such as grocery stores were permitted here, as well as boarding and rooming houses.
Rustic pavilion, designed by William Hay, demolished	1878	This pavilion was to be a very temporary structure when erected.
New pavilion, designed by Langley, Langley & Burke, built and 25' two tiered cast iron fountain on a wide stone basin installed	1879	Wedding cake like pavilion with 2 levels and balconies built on the site of the current Conservatory. Fountain is located on the site of the old rustic pavilion.
Small conservatory added to south side of pavilion	1880	Governor General requests a grant of some plants from the Royal Botanical Gardens at Kew.
City of Toronto becomes sole owner of both parcels	1888	Garden is now city park, cast iron fence around the entire park, decorative iron gates erected and electric arc lamps installed
Rose garden established	1893	This area for roses was also known as the roseroy.

Small conservatory is replaced by larger one, both these structures are sometimes referred to as palm houses.	1894	City also adds a refreshment room to the pavilion.
Allan Gardens new name of park	1901	George Allan dies and City names park in his honour
Pavilion burns to the ground, conservatory damaged	1902	Conservatory repaired and kept operational
Robbie Burns statue erected	1902	Statue erected for the 100 th anniversary of his birth
Domed Palm House built on site of the former pavilion, designed in 1909 by City Architect, Robert McCallum	1910	Plants from the old greenhouse are moved into the new Palm House in December 1910.
Display Greenhouse designed by the firm Lord & Burnham, originally of New York now with an office in Toronto,	1924	Added a new house to the south of the Palm House to display tropical foliage plants with rocks and water
Palm House undergoes long overdue repairs	1952-3	
Large number of changes under the Commissioner of Parks, George Bell	1954-6	The changes include; removal of the 1879 fountain, the boundary fence, and the Palm House portico. The new entrance is moved to domed wings, diagonal paths are created, the Burns is statue moved, and a playground and wading pool is added. The greenhouses were to be for indoor display only and all production of plants was moved to High Park.
City passes a by-law to acquire 341-347 Jarvis Street properties	1956	“for Public Purposes”
Landscape Architect, J.Austin Floyd hired to create plan for the area at the entrance to the Conservatory	1956	In the Beaux Arts style, the plan called for 6 circular basins with fountain jets and floodlights and rectangular planting beds.
New north display greenhouse added by Lord & Burnham	1956	The facility now consists of newly renovated Palm House, the extended 1924 Lord & Burnham house, the new companion house to the north and three houses brought from Exhibition Park to become the arid house and the double width tropical houses.
A second By-law is passed	1957	Which dedicated the lands on the east side of Jarvis Street between Gerrard and Carlton “for Park Purposes”
Opening of the new Allan Gardens Indoor Botanical Gardens in April	1957	Over 21,000 visitors in first few weeks.
J.Austin Floyd’s plans are under construction	1957-1958	Conservatory is closed for a time as changes to the entrance to the Palm House are under construction as well.
Toronto Summer Music Festival	1959	This city wide programme of concerts includes 7 at Allan Gardens during July and August.
Adam drinking fountain dedicated	1961	This memorial to G. Mercer Adam is donated by his son.
Poetry group and Ban-the Bomb groups use the park	1962	Interpoet members are arrested for unlicensed talking in the park.
Free Speech Corner established in the park	1966	Allan Gardens becomes the only park in the city where people could speak publicly on any issue without obtaining a permit in advance.
Old Jarvis Collegiate demolished and land added to Gardens (now 13 acres in total)	1969	This land was part of the original Park Lot #6. The area was developed with plantings, walkways and a fountain.

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Serpentine perimeter walkways removed as well as paths introduced by Floyd	1969	
Palm House designated	1986	Designation under the Ontario Heritage Act
Major parts of Floyd landscape demolished	1995	This included the raised beds and the fountains.
Landscape Architect, Bob Duguid redesigns the entire area in front of the Palm House	1995	Work includes upper and lower terraces, perennial borders, ramps, stairs and pergola.
Allan Gardens once again in poor condition	2001	Roger Jones & Associates hired to study the problems.
Childrens Conservatory added to Arid House	2004	This conservatory was moved from the Botany Building at the University of Toronto.

From: the *Heritage Conservation Management Strategy for Allan Gardens*, by Commonwealth Historic Resource Management Limited, 2004.



from the City of Toronto Archives

TABLE 2: SUMMARY OF CONSERVATORIES by AGE and SIZE

CONSERVATORIES in PUBLIC GARDENS, PARKS and ZOOS	City	Opening Date	Last Date Of Renov.	Capital Cost (000,000)	Size (S.F.)
Kibble Palace, Glasgow Botanic Garden	Glasgow, Scotland	1873	2006	\$ 14.5	23000
Conservatory of Flowers	San Francisco, CA	1879	2003	\$ 29.0	12000
Garfield Park Conservatory	Chicago, IL	1882	1994	\$ 9.40	75175
Phipps Conservatory & Botanical Garden	Pittsburgh, PA	1893	2006	\$ 36.0	92000
Enid A. Haupt Conservatory, The New York Botanical Garden	New York, NY	1900	1993		42430
Buffalo & Erie County Botanical Garden	Buffalo, N.Y.	1900	2005	\$ 20.0	40000
WD Schaefer Conservatory, Druid Hill Park	Baltimore	1900	2000	\$.5	17000
Allan Gardens	Toronto, ON	1909	2005		22775
Como Park Conservatory	St. Paul, MN	1915	1989		20000
Longwood Gardens	Kennett Square, PA	1921	2004		174248
United States Botanic Garden	Washington, DC	1933	2005		44000
Krohn Conservatory	Cincinnati, OH	1933			22845
Gage Park Conservatory	Topeka, KS	1935			7800
Jewel Box Conservatory	St. Louis, MO	1936			7920
The Niagara Park Commission	Niagara Falls, ON	1946	1987		9700
Climatron, Missouri Botanical Garden	St. Louis, MO	1960	1990		27000
Birmingham Botanical Gardens	Birmingham, AB	1962			5220
Mitchell Park Horticultural Conservatory	Milwaukee, WI	1964			45000
Duke Gardens Foundation, Inc.	Somerville, NJ	1964	1980		30000
Denver Botanic Gardens	Denver, CO	1966			10800
Bloedel Conservatory	Vancouver, BC	1969			15386
Cheekwood Botanical Gardens & Fine Arts Center	Nashville, TN	1971			3700
Muttart Conservatory	Edmonton, AB	1976			22600
Crystal Garden	Victoria, BC	1980	1979		30000
John A. Sibley Horticultural Center, Callaway Gardens	Pine Mountain, GA	1984	1984		16000
Royal Botanical Gardens	Hamilton, ON	1986			12000
Steinhardt Conservatory, Brooklyn Botanical Garden	Brooklyn, N.Y.	1988	1988		28510
Lucilee Halsell Conservatory, San Antonio Botanical Center	San Antonio, TX	1988			18000
Cecil B. Day Butterfly Center, Callaway Gardens	Pine Mountain, GA	1988			8000
Dorothy Chapman Fuqua Conservatory, Atlanta Botanical Garden	Atlanta, GA	1989			16000
White River Gardens	Indianapolis, IN	1999			5000
Tower Hill	Worcester, MA	1999			4000
Eden Project	St. Austell, England	2001			238213
Cleveland Botanic Garden	Cleveland, OH	2002			18000
Jardin Botanique de Montreal	Montreal, QC		1989		43055

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Chicago Botanic Garden	Glencoe, IL				12250
Biltmore Estate	Asheville, NC		1957		7000
Wave Hill	Bronx, NY		1971		3000
Huntington Botanical Gardens	San Marino, CA				3000
ZOOS					
Toledo Zoological Society	Toledo, OH	1900	1983		2100
Beardsley Zoological Gardens	Bridgeport, CT	1920	1990		3000
Living Desert Zoological & Botanical State Park	Carlsbad, NM	1971			4750
Sedgwick County Zoo & Botanical Garden	Wichita, KS	1977			20000

From: Directory of Conservatories in North America published by the AABGA, 1993

3. PREVIOUS STUDIES

Between 2000 and 2004, the City commissioned three studies and has implemented related capital projects focused on a new phase of redevelopment of Allan Gardens.

These included:

- 1. Building Audit** – a building audit was completed by Baird Sampson Neuert, Architects. The audit concluded that:
 - the north and south wings of the conservatory are too low to support a good collection of tropical plants;
 - inadequate linkage and circulation restricts access especially given that there is two-way traffic on all paths;
 - the narrowness of paths creates congestion particularly when wheelchairs and baby carriages are in use;
 - there are on-going problems with the growing medium and its structural profile; and,
 - there are numerous deficiencies and problems with the structural integrity of the building and the mechanical systems.

The audit has led to over \$2 million being invested in essential, state-of-good-repair and mechanical upgrades

to the Conservatory.

- 2. Market Research and Financial Viability Study** - completed by Roger Jones and Associates in 2001, this study reviewed the existing indoor facilities at Allan Gardens and made recommendations on an enlarged and improved facility that would result in greater public interest and increased visitation to the Gardens. The study suggested the restoration of the existing conservatory and proposed new additions to the existing conservatory structures. These additions included the opportunity for a major display house as well as space for multi-purposed areas to support revenue streams through rentals of private courtyards, a gift shop and tea-room. The plan also proposed the addition of administrative functions and other visitor services. The report recommended that the Park area be revitalized through the development of Heritage Gardens, the removal of the existing children's play area, and the introduction of a new children's garden/play area. It also suggested, improvements to bus drop-off and lay-by arrangements, stand-alone washrooms, removal of the existing fountain and replacement with a more

appropriate feature and new welcoming gates that define the entrances to the Park. The study resulted in a conceptual facility program, design goals for the redevelopment, a 10-year revenue and expense proforma, and a proposed approach to marketing.

- 3. Heritage Conservation Management Strategy** - completed by Commonwealth Historic Management Ltd in 2004, this excellent study provides a valuable insight into the colourful history of Allan Gardens and guidance in reviving the many wonderful features of this historic park. This study carefully documents the rich story of Allan Gardens – from its beginnings as the gift of George William Allan in 1858 to the 21st Century. The study identified the key components that define Allan Gardens' former character. The most significant component is the collection and display of plants including tropicals, palms, commemorative trees and botanical specimens. The historic Palm House and its processional entrance, the associated buildings, its axial system of walkways interlaced with serpentine paths, its viewsheds and relationship to the surrounding tree-lined streetscapes are all important elements of Allan

Gardens and provide an important link to the early social and cultural development of Toronto. The study sets out guidelines for the conservation of the site components, which include managing Allan Gardens as a ‘living museum’. The study identifies a need for a single management structure for both the grounds and the greenhouses, with a higher standard of maintenance. The report suggests that there should be a strategy to deal with a mature landscape, a horticultural policy that respects the former picturesque nature of the Gardens, interpretative programming, and strategies to reduce the stress to the grounds.

4. The Children’s Conservatory – in 2004 the header house of the former Botany research greenhouses at the University of Toronto was relocated to Allan Gardens with contributions from U of T, the City and Toronto Dominion Bank. This wonderful structure was renovated to house classrooms, potting space, washrooms, storage, cloak rooms, etc. With continuing support from Toronto Dominion Bank, the building has become the focus of the Children’s garden programme. Staff, from the City and the Toronto Botanic Garden, provide both educational and recreational programmes in horticulture, environmental awareness, crafts and leadership training. It is assumed that after several more years of experimentation, this will become a permanent programme for school aged children on a year round basis.

4. STUDY APPROACH AND PUBLIC INVOLVEMENT

The current planning and design for Allan Gardens was initiated in a series of steps dating back to 2003. This portion of the project commenced with the organization of a Steering Committee in 2003. The Steering Committee conducted a series of

public meetings and open houses to re-state an overall vision for Allan Gardens. This in turn lead to the terms of reference for this study which was initiated in March of 2005.

This study was organized into three phases of work including, a programme development phase, concept development phase and preferred master plan and management strategy phase. During the programme development phase the consulting team initiated several technical studies to update the tree inventory, to provide an understanding of the park’s servicing infrastructure, and to supplement the comprehensive 2004 heritage study with a more detailed Phase II archaeological investigation of the site. At the same time, as the technical studies were being conducted, a parallel overview of site programming and facility was undertaken. The focus of this task was to determine the appropriate balance between protecting the Park’s valuable heritage resources, recovering its horticultural focus, and maintaining and improving its role as a neighbourhood park. This analysis culminated in a public meeting in June of 2005 at which three very schematic alternatives were presented to demonstrate how the site could be restructured to achieve all three objectives with respect to heritage preservation, horticultural intensification and neighbourhood facility improvement. The main conclusion of this meeting was that a layer of heritage resources could be sustained throughout the Park while the total park area was subdivided, dedicating 7.6 A. of the park to horticultural features in support of the Conservatory function, and 5.5 A. to provide for passive recreational uses to support the local neighbourhood requirements for public open space.

During July and August of 2005, the consultants tested several approaches to detailed design. The Consultants and City Staff also explored the Children’s Garden programming in greater detail with instructors and teachers of comparable programmes at other City and private

facilities. The more detailed designs were reviewed by City staff and presented to the Steering Committee in September 2005. The Steering Committee provided support and comment for a preferred design that was further detailed through the fall of 2005. The preferred plan was presented to a Public Open House in January of 2006. Considerable support for the preferred plan was confirmed during the well attended meeting. Public comments and opinions are summarized in [Appendix 1](#). The general consensus of the meeting was that the proposed design struck a good balance between improving and expanding the horticultural resources of the Gardens while maintaining and upgrading neighbourhood recreational facilities and preserving the heritage integrity of the site. A second presentation of the preferred plan was made to the Toronto Heritage Board (THB) in February of 2006 at which time a general consensus of Board members supported the plan’s approach to preservation of the heritage resources of the site. The plan was further refined and documented in detail through March and May of 2006.

In addition to stakeholder and public consultation, the planning and design process included considerable input from City of Toronto Staff in Parks Planning and Operations and Heritage Preservation



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Services.

**TABLE: 3 SUMMARY OF STUDY
PROCESS**

DATE		TASK
March	2005	Project start-up
March to April	2005	Inventories, site analysis and technical studies
May to June	2005	Schematics
June	2005	Public meeting
July to August	2005	Concept refinement
September	2005	Steering Committee Meeting
October to January	2005	Master plan preparation
January	2006	Public open houses
February	2006	Presentation to Toronto Historical Board
February to September	2006	Documentation of technical studies and refinement of master plan

5. EXISTING CONDITIONS

There are four technical studies that accompany this report including a tree survey and assessment, a turf analysis, a Stage 2 archaeological assessment and a review of services and utilities. The tree survey provides a proper baseline inventory of all the existing trees and shrubs in the park and evaluates their structural and biological health. The Stage 2 archaeological assessment identifies and

analyzes the sensitivity of all heritage and archaeological features in the Park. The servicing analysis evaluates the existing services in terms of their current capacity and potential for supporting additional development in the Park.

Tree Inventory and Assessment

All trees were inventoried in May 2005. Each was described and assessed for structural and health conditions. There are 288 trees in the Gardens, most are deciduous with less than 5% coniferous. There are 47

different species of trees. Ages range from less than 50 to approximately 150 years old. Sixty-five percent of the trees are less than 50 years old. There are 8 trees over 100 years old and one that may be over 150 years old. The overall condition of trees in the Park is moderate to moderate low. Approximately half the trees have a moderate condition ie. having the presence of minor diseases/ disease symptoms, moderate vigour and/or minor structural defects. A high condition was assigned to 15 to 20% of the trees and a low to 25 to 30% of the trees. This synopsis of tree condition suggests the trees are stressed and in a state of declining health as evidenced by the widespread occurrence of thin/abnormal/chlorotic foliage and water sprouts. This raises concerns about the future health, structure and quality of trees and their ability to contribute functionally and aesthetically to the Park.

Turf Analysis

The overall condition of the grassed areas in the Park is poor. There are very limited areas of reasonable turf cover. The remaining areas are a combination of some turfgrasses intermingled with a variety of weeds. Turfgrass species present include: limited Kentucky bluegrass, perennial ryegrass, annual bluegrass and rough bluegrass. The most predominant weed



species present were white clover, prostrate knotweed, pineapple weed and broad-leaved plantain. The species of weeds present are indicative of compacted, poorly drained soils with a low level of fertility. In specific areas of heavy foot or vehicle traffic, most notably around the northwest corner of the conservatory complex, there is limited vegetative cover of any kind. This area is subject to heavy pedestrian traffic as well as apparent vehicle traffic from service vehicle accessing the service depot on the west side of the Conservatory.

Turfgrass management practices appear to be restricted to regular mowing. The condition of the existing turfgrasses and the presence of weeds, specifically white clover and prostrate knotweed, are indicative of poor soil fertility and compaction. It would appear that there has been little or no fertilizer use in the park in recent years. The park appears to be mown at a height of cut that is too low for reasonable growth of the turfgrasses under the existing environmental conditions. The low height of cut contributes to the general poor condition of the turf and predominance of non-turf broadleaved weed species.

Stage 2 Archaeological Assessment

The goal of the three day assessment was to determine the presence of any intact archaeological deposits associated with the nineteenth-century houses and outbuildings, buried landscape features, as well as everyday artifacts that may have been in the possession of the people who have used the park as a pleasure ground from the 1850s onwards. It precedes a proposed redevelopment of Allan Gardens that will be restricted to construction within the upper 30 cm of soil on the property. As such, and to expedite the length of time spent on the assessment, given the size of the study area, the field methodology differed slightly from that of a standard Stage 2 shovel test pit assessment, as will be described below.

The archaeological assessment was conducted over a three day period

(November 21-23, 2005). The majority of open land that was not covered in pavement or did not contain a structure was systematically tested at a five metre interval (see Archaeological Appendix Figure 11) through the hand excavation of shovel test pits and the soil screened through 6 mm wire mesh to facilitate the recovery of artifacts (see Archaeological Appendix Plates 1-6). Test pits were numbered using a grid that referenced a sequential number along the X axis (parallel to Carlton) and a letter along the Y axis (parallel to Sherbourne). Test pits were excavated to a depth of 30 cm and no deeper. The assessment did not cover land rendered inaccessible by brick, asphalt and concrete paving or a built structure (see Archaeological Appendix Plate 7).

On the east side of the property, soil profiles were natural, with a sandy loam soil sitting on top of a bright orange sandy subsoil at a depth of 30 cm. Occasionally, a deposit of cinders and gravel was encountered, and the locations of these deposits have been mapped within the grid established for the survey (see Archaeological Appendix Figure 11). These deposits were left *in situ* as they may be part of the wider system of former paths in the park. For example, the axial path leading between the Robert Burns statue and the former fountain, as shown on Goad's Atlas maps from 1882 onwards (Figures 5-10), can clearly be traced in test pits (see Archaeological Appendix Figure 11). Most test pit profiles on the east side of the property showed subsoil within 30 cm of the surface, however, subsoil was not encountered in Test Pits #45-EE and #47-EE, which may be evidence of deeply dug garden beds.

Artifacts such as coins, toys, and window glass (possibly from the greenhouses) were retained as examples of the activities that have taken place in the park (see Archaeological Appendix Table 2; Plate 8). On the west side of the property, the potential for finding historic archaeological remains was high given the history of residential and commercial development from the 1850s onwards. It is not known to

what degree deposits of interest are intact, however, after many of the buildings were demolished in the late 1950s and the area landscaped to fit into the park aesthetic. In areas where landscape and demolition fill obscures the natural ground surface, the hand-shovel excavation of test pits was undertaken at judgmental intervals in order to examine soil profiles. Consequently, intensive filling was confirmed by a combination of visual assessment and judgemental test pitting, and no archaeological remains were identified in the top 30 cm of soil on the western portion of the study area between Horticultural Avenue and Jarvis Street, and areas along the northern side and walkways leading up to the Palm House. Test pits placed judgmentally in the open spaces adjacent to Jarvis Street (see Archaeological Appendix Plates 1, 5), and north of the greenhouses along Carleton (Plate 4), revealed that fill has been used to landscape these areas subsequent to the demolition of structures (see Archaeological Appendix Figure 11). These test pits were excavated to a depth of 30 cm and did not reach subsoil or any *in situ* features.

The Stage 1 archaeological assessment of the Allan Gardens Landscape Revitalization Strategy and Management Plan, in the City of Toronto, Ontario, has determined that no previously registered archaeological sites are located within the limits of the subject property. The land use history prepared for the assessment indicated that sometime around 1845, several large building lots were laid out on the east side of Jarvis Street. These lots were sold by Samuel Peters Jarvis at a premium to buyers between 1845 and 1853, which ensured that not only did Jarvis realize a profit from the sale, but also guaranteed that the block would be exclusive in character. The north end of the block along Carlton Street east of St. Andrews Church was the last area to be developed *circa* 1875 onwards. Since these buildings did not front onto Jarvis Street, small businesses such as grocery stores were permitted there, as well as boarding and rooming houses. The Stage

2 assessment was confined to open space within the park, and hand shovel test pit depths did not exceed 30 cm as proposed redevelopment will be confined to this soil zone. It was determined that buried landscape features in the form of hard-packed cinder and gravel paths are extant in Allan Gardens within 30 cm of the surface of the present grade.

Isolated find spots of window glass, coins, toys, and a complete stoneware ink bottle were also documented but not in sufficient quantities to indicate the presence of an archaeological site (i.e., midden feature). Other buried features may exist over 30 cm below the surface of the present grade, especially where landscape fill was judgementally test-pitted on the west side of the property along Jarvis Street and the northwest portion adjacent to Carlton Street.

Site Servicing Analysis

Due to its age, Allan Gardens has a variety of services installed and modified at various times over its 150 year history.

1. Water Service - Allan Gardens Conservatory building is presently serviced by an existing 150 mm diameter watermain located along Horticultural Avenue. This single feed provides supply for the various uses within the Conservatory and the surrounding gardens including, washrooms, interior and exterior irrigation, fire sprinkler systems and general use. Fire protection is presently provided by an automatic sprinkler system within each of the Conservatory buildings and fire hydrants located on Horticultural Avenue and the perimeter streets.

2. Sanitary Service – the Conservatory is presently serviced by an existing 225 mm diameter combined sewer also located in Horticultural Avenue. This connection provides for sewage disposal for the various uses within the Conservatory including, washrooms,

interior floor drains and various sump pumps.

3. Stormwater Management - the primary approach to storm drainage in the Park is overland sheet drainage. The site topography falls moderately from north to south. The vertical relief across the site is approximately six metres or 3%.

There are three separate storm drainage areas on the site:

- the most westerly drainage area includes Horticultural Avenue, the Conservatory parking area, the maintenance yard and the park area west of the Conservatory. Stormwater runoff from these areas is captured by catchbasins located within Horticultural Avenue that appear to be connected to the 225 mm diameter combined sewer.
- the northerly drainage area includes an area north of the Conservatory, plus the garden area immediately northeast of the Palm House. Stormwater runoff from these areas is captured by two catchbasins located northeast of the Palm House. One catchbasin is particularly close to the Conservatory and may result in flooding to the building should it become blocked.
- the primary drainage area includes areas east of the Conservatory, a majority of which sheet drains to Gerrard Street. There is a catchbasin in the central plaza east of the Palm House, which may be connected to two additional catchbasins located north of Gerrard Street east of the main north-south walkway.

Existing storm sewers have been difficult to locate due to the lack of on-site servicing drawings. The overall servicing drawings provided by the City of Toronto for the surrounding streets do not indicate storm sewer

connections to the Allan Gardens site. At present, it is assumed that the catchbasins at northeast of the Palm House drain westerly to either the 900 mm diameter storm sewer or 900 x 1350 mm elliptical combined sewer on Jarvis Street. It is also assumed that the catchbasins east and south of the Palm House drain southerly to either the 1880 mm diameter storm sewer or the 375 mm combined sewer on Gerrard Street. If it is established that storm drainage is routed to the combined sewer network on the bordering streets further analysis will be required to what will be required to separate these systems.

4. Electrical Service - the existing electrical power distribution is supplied to the Allan Gardens site by Toronto Hydro Distribution Inc., overhead from their distribution grid located on the south side of Gerrard Street East. There are two overhead secondary circuits routed north from Gerrard on the east side of Horticultural Avenue on concrete combination street light/distribution poles. There is a 600 volt 4-wire quad cable and a 120/240 volt 3-wire triplex cable. The 600 volt 4-wire quad cable provides power overhead to the boiler room. The 120/240 volt single phase circuit provides power overhead to the residences at #12, #14, #16 and #18 Horticultural Avenue, the administration building and the boiler room.

The City of Toronto presently has four separate power supplies to Allan Gardens, three of which are metered separately and one which is a flat-rate for the Park walkway lighting circuit.

- the 600 volt overhead quad supplies power to a 100 Amp 600/347 volt 3-phase, 4-wire main service located in the basement of the boiler room. This service is metered with Toronto Hydro kW/hr-demand meter #TH9063397.



- there is a 100 Amp 120/240 volt 3-wire main service located in the same electrical service area of the boiler room basement and is metered with Toronto Hydro kW meter #TH77298.
- there is a 100 Amp 120/240 volt 3-wire main service metered with Toronto Hydro kW meter #TH9027543 located in the basement of the administration building on the east side of Horticultural Avenue.
- the 120 volt 2-wire flat-rate park walkway lighting circuit is supplied overhead to the park lighting from a service pole immediately northwest of the administration building. This circuit provides power to the walkway lighting on the west side of the park only.

The balance of the park walkway lighting is supplied from the 100 Amp 120/240 volt service located in the boiler room. The existing and the proposed park exterior lighting systems represent an insignificant portion of the



overall energy load requirements for the facility. It should be noted that with four separate power supply services on the Allan Gardens site, all electrical maintenance personnel must exercise extreme caution when servicing the electrical systems to avoid the risk of a serious injury. It would be natural for an electrical service person to expect

that by isolating (disconnecting) the power at the main switch that the circuits would be safe to work on. The particular circuit that they were required to repair could originate from one of the other *still energized* (live) services. This could create the potential for a serious or even fatal accident.

6. THE THIRD WAVE OF RENEWAL AND PROPOSED PROGRAMME

The recent investment in the Conservatory mechanicals, repairs to the outer shell of the Palm House and the relocation of the Children’s Conservatory from the University of Toronto, have been the catalyst for a rekindled enthusiasm about how Allan Gardens could develop over the next 50 to 100 years. These projects are the beginnings of the 3rd wave of renewal of Allan Gardens. The principles for this renewal are outlined on this page and were established by a public steering committee. They are intended to provide both, guidance to this redevelopment, and a measure of how successful these proposed changes are, as they are implemented. In order to be successful, the landscape of Allan Gardens must set a precedent in urban landscape design and horticultural display. Each new landscape project should attract new and different park users, and provide for a variety of educationally and culturally important events.

The following discussion, provides a rationale for a range of new capital and operational initiatives which focus on the exterior grounds of the Gardens:

1. gardens of horticultural excellence – the Conservatory and its interior gardens have provided the City’s horticultural enthusiasts with almost 100 years of floral display and horticultural education. The exterior gardens however, have come and gone with little degree of permanence or sustainability. In order to make Allan Gardens a complete attraction, for both Toronto’s citizens and visitor’s to the City, it is recommended that the City make a substantial re-investment in the exterior gardens. The intent is to elevate the Gardens to a new level of horticultural excellence, to attract a broader audience and to maintain a

VISION:

Allan Gardens will continue to be one of the premier public open spaces in the City of Toronto. Allan Gardens will be a city-wide centre for horticultural excellence providing a variety of education opportunities for children and adults through its conservatory and garden programmes. At the same time, much of the Gardens will be dedicated to passive recreation activities for the residents of surrounding neighbourhoods. In providing these various programmes, Allan Gardens will maintain its special heritage qualities and integrity, by protecting those features and elements that emulate a late 19th and early 20th Century Victorian garden and park.

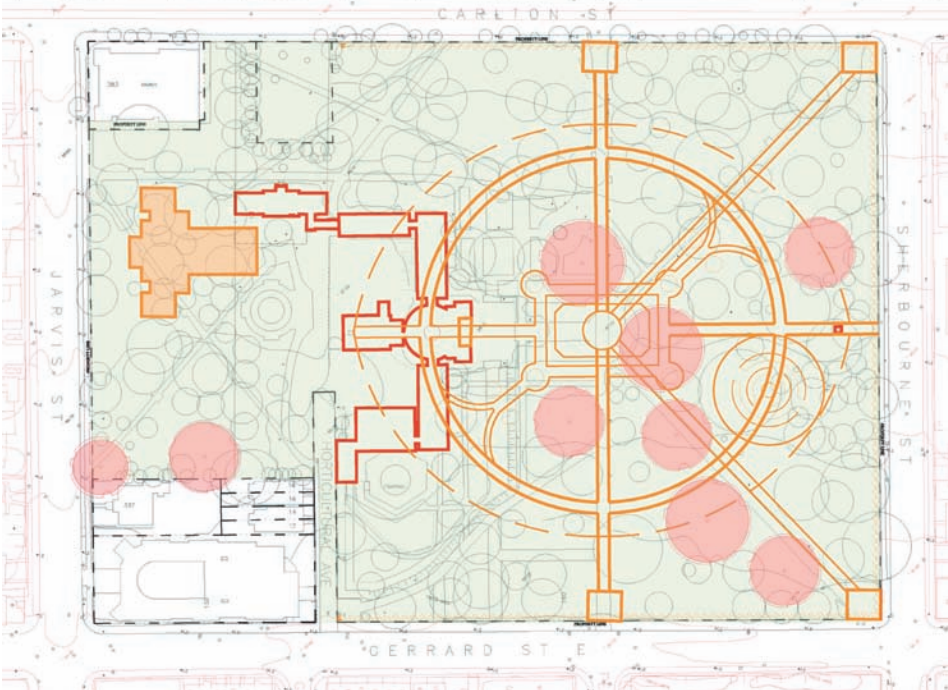
PRINCIPLES:

The following principles envision Allan Gardens continuing as a:

- **a place of horticultural excellence** - Allan Gardens will provide a centre of horticultural excellence through the provision of indoor and outdoor gardens that exhibit both heritage qualities and contemporary trends in urban gardening and landscape design. The Main Conservatory will continue to provide improved collections of tropical plants and associated public events that focus on this collection.
- **a place of heritage integrity** - the heritage integrity of the site will be protected and where appropriate new development will be restricted to reflect the character and intent of the historical landscape design. This does not imply an authentic early 20th Century landscape but, the retention or the re-introduction of heritage features that will help tell the rich story of the park.
- **a place for educational opportunities** - the Children’s Garden will provide a centre for all-season educational programming that focuses on horticultural and environmental subject matter. The purpose of these programmes is to introduce children to topics related to urban gardening, urban landscape design and environmental issues associated with cities. At the same time, the collections and gardens associated with the Main Conservatory should provide both adults and children with opportunities to learn about plants in general and the use of plants for horticultural and landscape purposes in an urban setting.
- **a place for community gatherings** - the Gardens will provide a number of landscaped spaces that will allow for a variety of public uses on a day-to-day basis as well as special venues for special events. This might include community festivals or private events that could provide revenue through rentals for park maintenance or development.
- **an attraction for both the community and visitors to the City of Toronto** - it is assumed that as the interior and exterior gardens are redeveloped, Allan Gardens will grow as a city-wide attraction and draw larger numbers of City visitors to the Garden.

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is proposed that a new fountain be relocated in the centre of the Gardens to replace the original 1879 fountain. In addition, the new plan should include the original east/west axial path, the Rosery, the replacement of the Conservatory portico, the retention of existing heritage lighting, and the retention of as many heritage trees as possible. This layer of heritage resources, along with the Conservatory itself, will continue to provide a rich patina of artifacts that separates Allan Gardens as a unique park in the core area parks system.

- 3. neighbourhood amenities** – Allan Gardens’ 5.7ha (14 acres) is the single largest consolidated public open space in an area bound by Bloor on the north, Youge Street on the west, Queen Street to the south and Riverdale and the Don Valley to the east. This area represents a large residential population, one which will continue to grow in numbers as Jarvis, Sherbourne, Regents Park and other isolated areas are redeveloped with infill and renewal projects. It is unlikely that there will be a substantial increase in public open space in this area. The pressure on Allan Gardens, to continue to provide passive public open space and neighbourhood

more consistent and predictable level of use and visitation.

- 2. re-instatement of heritage features** – Allan Gardens is a wonderful civic story. There are very few public open spaces in Toronto or for that matter in Canada, that can convey the same sense of nation and city building, as Allan Gardens can. From the 1796 land granting of Park Lots 5 and 6 to today, Allan Gardens

has been a cornerstone of civic, cultural and human history in the City of Toronto.

It is recommended that a number of historical features be re-instated in the Gardens to tell the rich and wonderful story of Allan Gardens and to give future generations a sense of pride and understanding of the origins of the great City of Toronto. First and foremost, it



programming, for those within easy walking distance, will only increase.

It is recommended that a revitalized Allan Gardens provide as much seating space as possible in a variety of forms from permanent fixed benches to moveable chairs. It is also recommended that the network of paths and sidewalks be modestly reorganized to reduce conflicts between pedestrian and cyclist traffic. The intent is to make the Gardens as inviting as possible, to as many people as possible, and ensure that the Gardens continues to be a social catalyst for all surrounding neighbourhoods.

4. **the urban forest** – of the approximately 300 trees that are in the park, less than 10 are over 100 years old. In a park of horticultural excellence, this is an unacceptable statistic and must be redressed through a much better programme of conservation and renewal. It is recommended that the new set of guidelines provided in this report be given priority support to ensure that 50 years from now there is a better mix of trees in the Gardens, a more balanced cross-section of older trees and a larger representation of Ontario natives.

Passive Recreation Precinct

For the most part, the following list of activities already occurs in Allan Gardens on a daily basis subject to season. It is the intention of the proposed plan to ensure that these activities continue and wherever possible are enhanced and improved.

- Walking
- Sitting
- Children's Play
- Reading
- Public Speaking
- Sketching
- Photography
- Bicycling
- Dog Walking and Exercise
- Special Neighbourhood Events
- Arboretum(the Urban Forest)
- Sunbathing
- Statuary (existing and proposed)
- Fountain (proposed)
- Interpretation (proposed)

Horticultural Excellence Precinct

Some of the following facilities already exist in the Gardens and some have existed in the past but were removed. It is the intention of the proposed plan to expand the horticultural resources of the Gardens and attract a broader range of visitors. Proposed facilities could include:

Outdoor Gardens

- water (proposed)
- Children's garden (proposed)
- demonstration (proposed)
- artists (proposed)
- heritage (proposed)
- urban (proposed)
- Rosery(proposed)
- Festival gardens(proposed)

Indoor Conservatory Gardens

- tropical collection (existing)
- arid collection (existing)
- display house (future development)
- orchid house (future development)
- fern house (future development)
- Mediterranean house (future development)

Public Education Programmes (existing & future development)

Visitor Services (future development)

Community Room (future development)

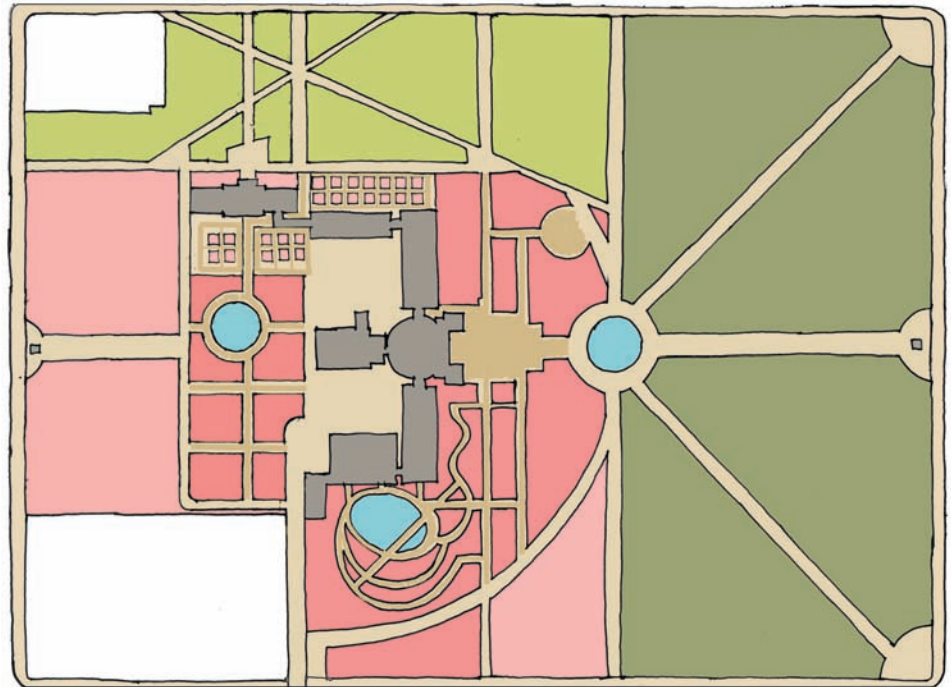
Food Services/Concessions (future development)

Heritage Layer

It is not the intention of the plan to preserve a specific heritage area or period in time, but rather to incorporate a so called *layer of heritage features* throughout the Gardens that assists in telling the story of each stage of the colourful history of Allan Gardens. The heritage layer could include:

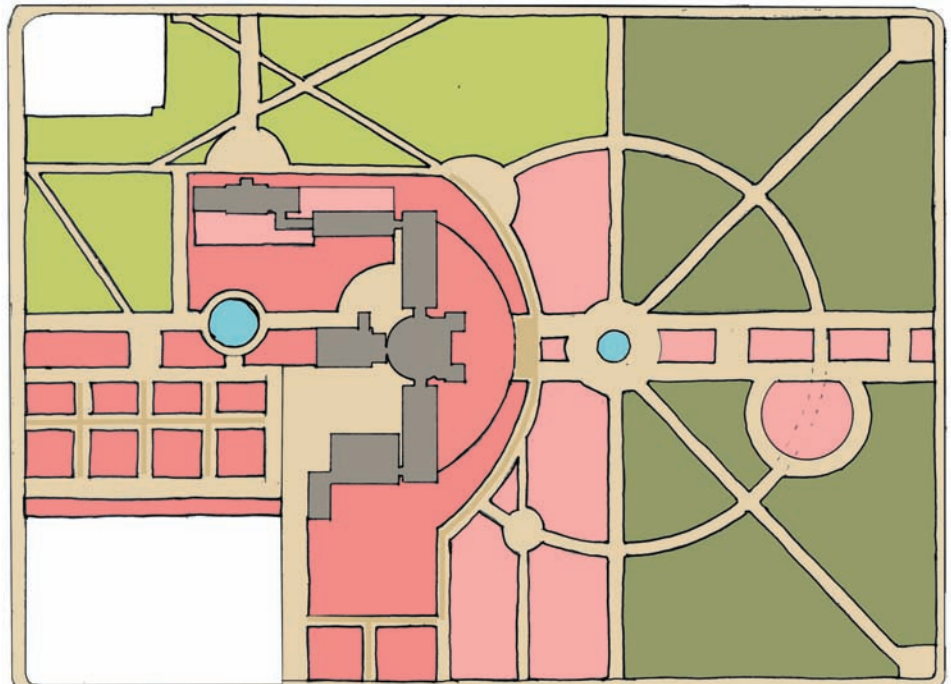
- the Circle
- the Ceremonial East/West Axis
- the Rosery
- the North/South Axis
- Fountain
- the Portico
- Jarvis Collegiate
- Heritages Fences
- Gateways

5. dogs off-leash – Allan Gardens represents a wonderful opportunity for dog owners to enjoy their faithful companions and the social benefits that comes with dog walking. The prevailing and obvious problems between a large and growing dog population and the sustainability of existing and new horticultural resources as well as the valid concerns for public safety, continues to persist. Although the vast majority of dog owners using the Park understand their responsibilities in handling dogs, a more permanent resolution of dog control in the Park is required. It is recommended that a dedicated, fenced, dogs-off-leash area be established in Allan Gardens. Dogs will continue to be welcome in all parts of the Gardens, but with an appropriate measure of control depending on whether they are in the dogs-off-leash area or the leashed portion of the Park.



SCHEMATIC -1

6. the Ambassador Programme – the Ambassador programme has been very successful in maintaining a renewed sense of security, safety and social responsibility in the Gardens. While sporadic and one-of-a-kind events continue to occur, many park users recognize and have expressed their satisfaction, that the Ambassador programme, more consistent police presence and peer pressure has had a considerable impact on anti-social behaviour and crime that once was prevalent in the Park. It is recommended that support for the Ambassador programme continue and be enhanced and that a set of park rules be established and published such that the cross-section of park users continues to expand and diversify.

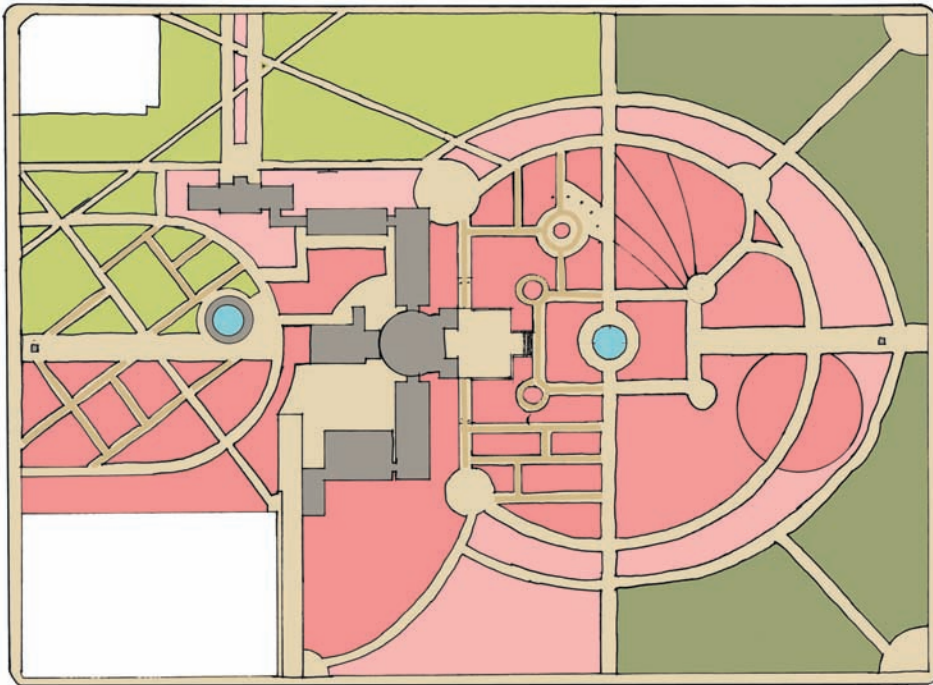


SCHEMATIC -2

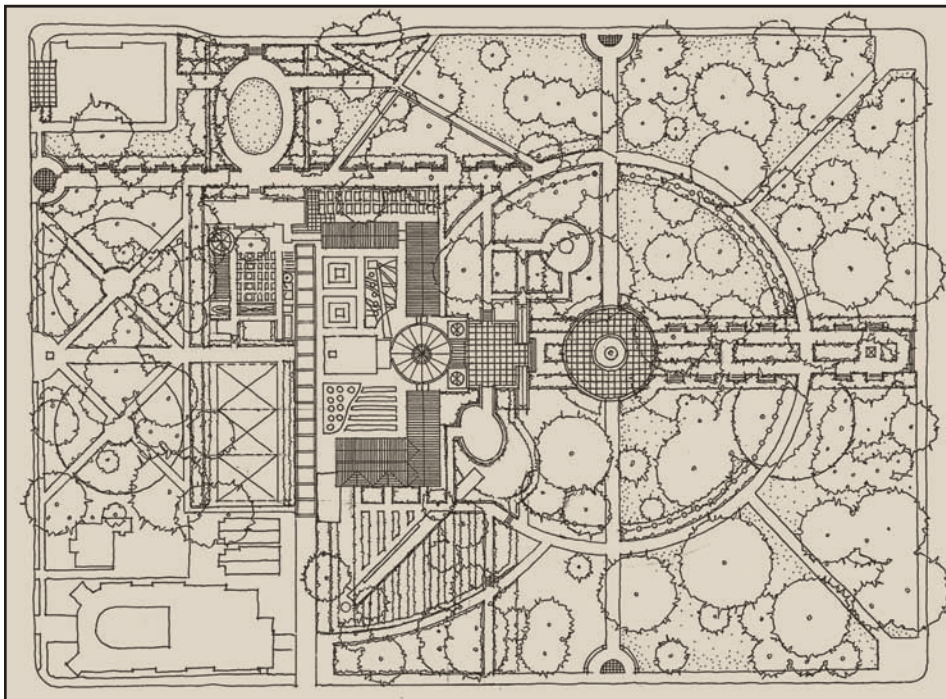
7. future development of the interior gardens – as a new study of the interior plant collection gets underway, it is recommended that the concept of a major interior display garden not be

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SCHEMATIC -3



CONCEPT -1

relegated to a low priority in the future redevelopment of the Allan Gardens. As indicated elsewhere in this report, the Palm House is possibly the eighth oldest structure of its type in North America. Over the past decade, the Haupt Conservatory in New York, the Garfield Park Conservatory in Chicago, the Phipps Conservatory in Pittsburgh and most recently, the Buffalo and Erie Conservatory in Buffalo, have undergone major renovations and growth. Each of these cities has recognized the value that these heritage assets contribute to both tourism and the quality of life of their residents. The investment in a more permanent display house would solidify Allan Gardens as the centre of horticultural excellence George Allan intended in his original bequest to the City of Toronto in 1860. In a City which is currently investing heavily in a portfolio of culturally significant architectural treasures, renewed interest in the glass structure, that set precedents both in architectural style and technology 100 years ago, seems timely, appropriate and economically prudent.

7. SCHEMATICS

The proposed master plan programme is not a *status quo proposal*, but a solution that has social, environmental and economic objectives. The challenge in the delivery of services in Allan Gardens is to achieve an equitable balance between passive recreational activities that cater to adjacent neighbourhoods and horticultural programmes, activities and features that have both a national, provincial, city-wide, and local neighbourhood appeal. Since the Conservatory will continue to attract visitors from outside Toronto, the landscape and outdoor programmes must complement this function as well. The goal is to achieve an interesting chemistry of activities in which local residents and outside visitors will find common ground and interests. It is anticipated that the Gardens will serve as a

catalyst for mutual understanding, dialogue and participation. What this means is balancing the use of the total area of Allan Gardens by retaining as much public access to garden spaces as possible. The focus is on creating spaces that under normal circumstances are accessible to all park users but, on occasion, can be closed off for special public or private events.

To determine the right balance and location of the various programme activities, three simple schematics (see Schematics 1, 2, & 3) were prepared. These schematics explored the size of garden areas, the physical relationships between passive and horticultural areas and circulation issues. These schematic designs were intended:

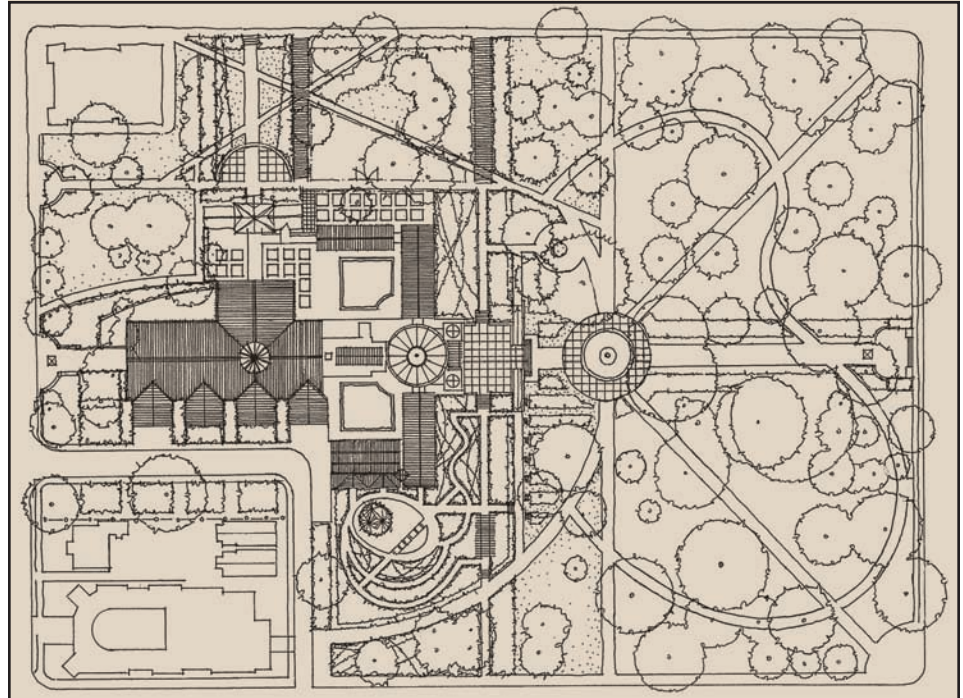
- to establish the optimum location for new horticultural features,
- to determine what improvements could be made to the pedestrian circulation system
- and, the best location for a new playground, dogs-off-leash area and service area.

The spatial balance between areas was differentiated as follows:

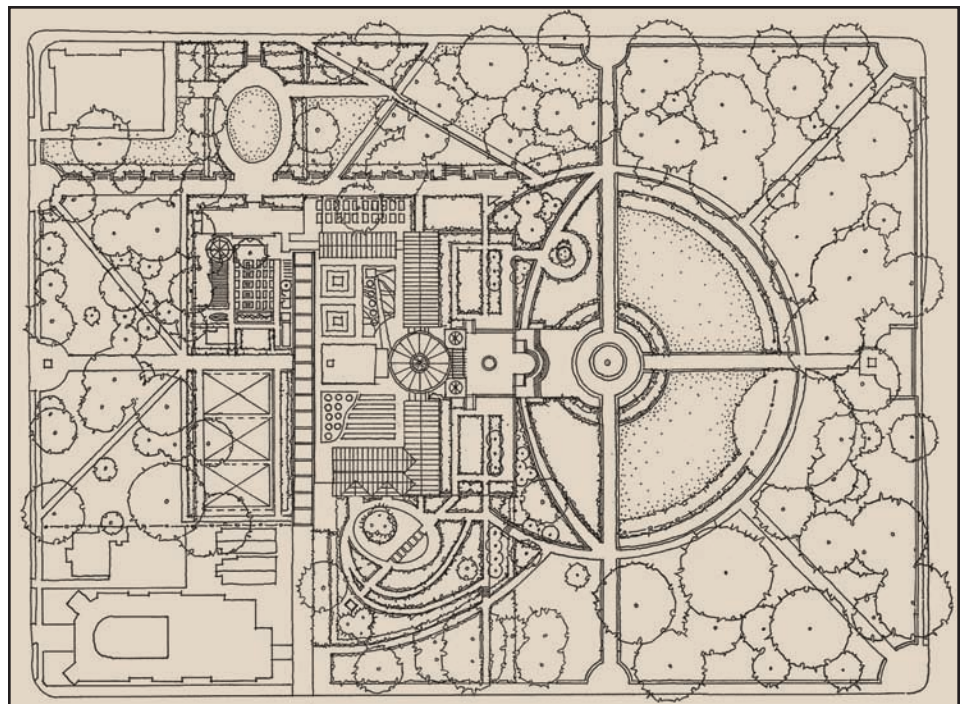
TABLE 5: SUMMARY OF SCHEMATICS

	TYPE OF ACTIVITY	AREA
Schematic One	garden areas and horticultural resources	18,650sm (4.6 A)
	passive recreation areas	34,600sm (8.5 A)
Schematic Two	garden areas and horticultural resources	22,500sm (5.6 A)
	passive recreation areas	30,600sm (7.5 A)
Schematic Three	garden areas and horticultural resources	31,000sm (7.6 A)
	passive recreation areas	22,100sm (5.5 A)

More detailed concepts explored



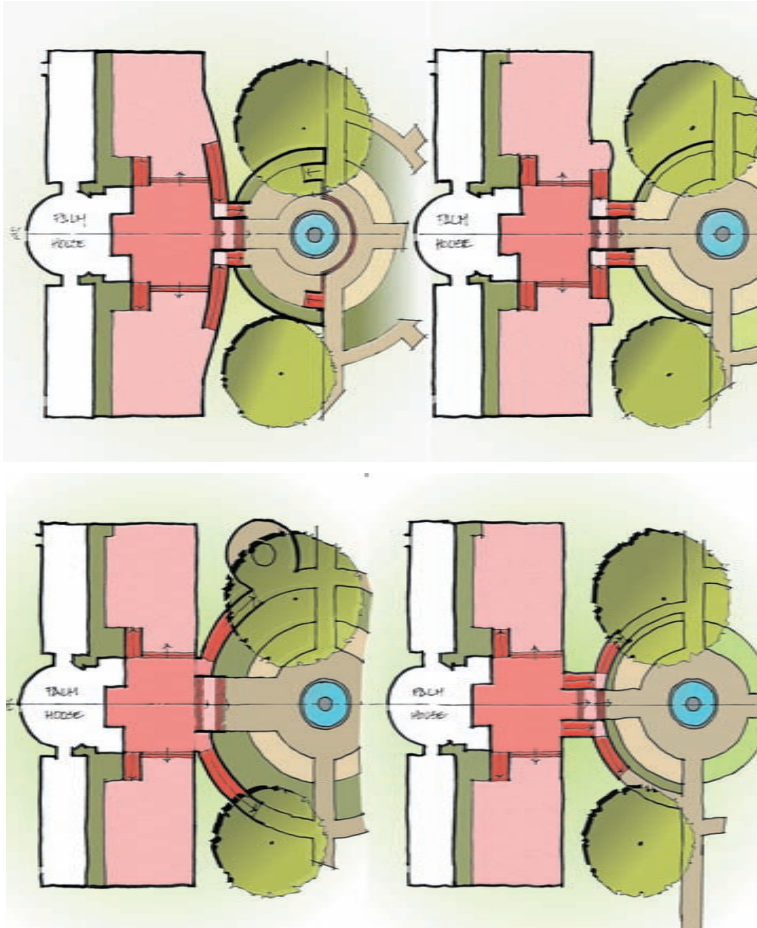
CONCEPT - 2



CONCEPT - 3

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requirements for barrier free access, the best seating locations, future development that might include the addition of a major display house, new entrances to the Conservatory, servicing requirements and the limitations and opportunities the existing trees provided with respect to the enhancement of the tree inventory. The conclusions of the analysis of the concept designs included the following:

- the optimum location of a major exterior garden should be on the south side of Houses 5 & 6 of the conservatory to take full advantage of the best microclimatic conditions of the Park.
- the optimum location for a Children's garden and play area was on the south side of the Children's Conservatory to exploit the connection to interior classrooms and facilities.
- the best location for a new service yard is a small area off Horticultural Lane and opposite the Gardens' administration wing.
- the introduction of landscape barriers to control and reduce the speed of bicyclists travelling through the Park.
- the development of a more formal entrance to the Children's Conservatory from Carlton.
- the redevelopment of the terrace on the east side of the Conservatory to provide better horticultural display, to better compliment the architectural character of the Conservatory's east elevation and as a venue for special events.
- the reintroduction of a ceremonial entrance from Sherbourne Street.
- the retention of the potential to develop a major display house and new visitor entry off Jarvis Street

by not developing major capital or permanent features that would preclude this possibility.

A preferred Schematic was selected by a group of neighbourhood residents and staff at a meeting in June of 2005. Schematic Three was explored in even greater detail in the summer of 2005 (see previous page) and eventually lead to a preferred master plan being presented to the Steering Committee in the fall of 2005.

The *third wave of renewal* of Allan Gardens is well under way. The City of Toronto can make no better investment with regard to achieving a combination of social, environmental and economic objectives than the refurbishment of Allan Gardens. With a storied history and an elevated level of facilities and programmes, Allan Gardens will again be a civic asset, one that the citizen's of Toronto will be proud to support and enthusiastic to visit.



8. THE PREFERRED CONCEPT - GARDENS, FACILITIES AND OTHER LANDSCAPE IMPROVEMENTS

The following describes the types of gardens and facilities that will successfully attract a wider range of visitors to Allan Gardens and improve the park experience for existing users.

1. Garden Entrances

There will be a total of eight gateways, each with signage and lighting to clearly

highlight entrances to Allan Gardens. Additional minor entrances will be located along Carleton and Jarvis Streets. These new entrance areas will invite visitors into the Gardens with a combination of colourful floral display, signage, walls, posts or other vertical feature.

2. Pedestrian Axis

The existing north/south axis through the Gardens will be retained and will continue to act as a link between Homewood Avenue and Pembroke Street. New entrance gates will be placed on Carleton and Gerrard to invite visitors into the Gardens. The



ALLAN GARDENS

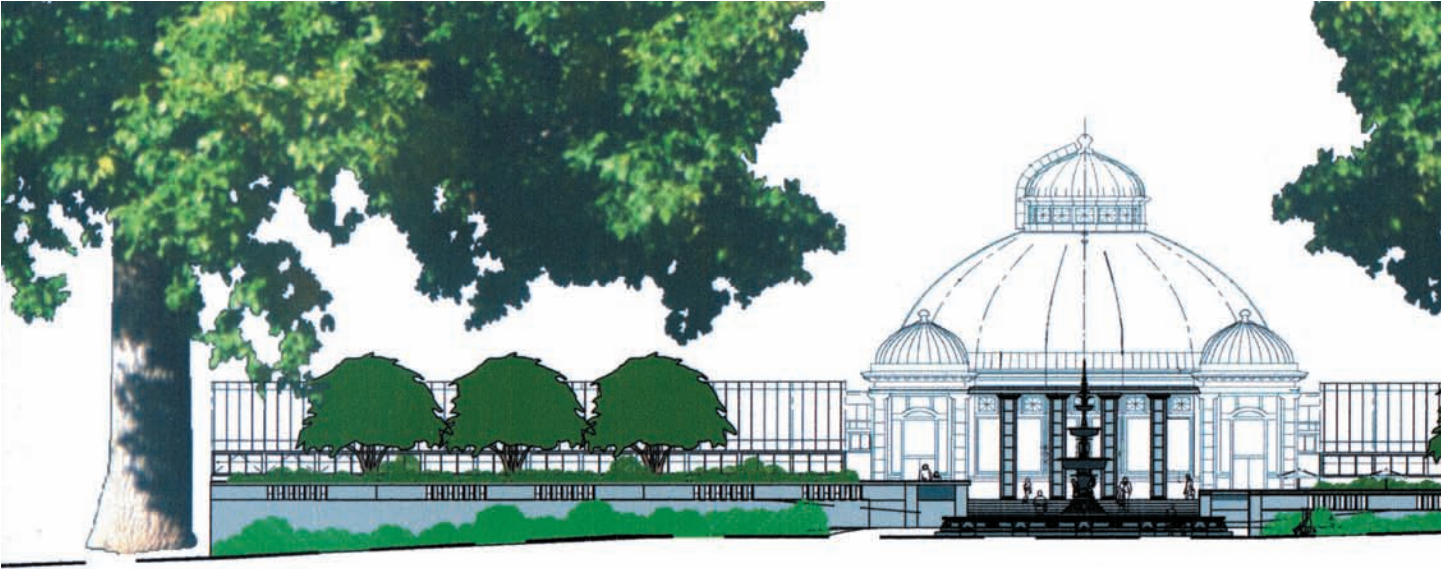
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former east/west axis will be reinstated, providing a more formal, symbolic and appropriately scaled entrance from Sherbourne to the main Conservatory. This axis will be continued through the Palm House and link the Sherbourne entrance with a similar formal entrance on Jarvis. It is proposed that the Robbie Burns statue be re-oriented to Sherbourne. With the statue facing Sherbourne, a more elaborate gateway can be designed to provide a better setting for the statue and to invite visitors from the street through a floral display with appropriate signage and lighting. This entrance sets up a ceremonial procession to the Palm House with long framed views across the proposed Century Common toward the reinstated fountain court with the newly painted Conservatory as a backdrop. The existing east/west pedestrian walk on the north side of the Children's Conservatory will be redesigned with a new gateway on Jarvis, more seating and a parallel border of annuals, perennials, ground covers and flowering shrubbery. The additional seating will face south providing a variety of views across small borders in the foreground and the Conservatory in the background. This area should provide one of the most intensive social gathering points for all park visitors.

3. Fountain Terrace

It is proposed that a new fountain be reinstated in the location of the original fountain in the north/south pedestrian axis. Historical pictures suggest that the original fountain was the heart of the Gardens until it was removed in the early 1950's renovations. It is assumed that a new fountain terrace and the adjacent Conservatory Terraces, will again be the hub of daily activity and special events in the Gardens. The terrace around the Fountain will contain café-style (moveable) seating surrounded by a magnificent formal circular garden. The design of the



fountain could be a re-creation of the original fountain or a contemporary design that recaptures the visual characteristics and animated qualities of the former cast iron fountain. The design of the beds around the fountain will be an immaculate border of annuals, perennials and shrubbery. This could take the form of *carpet bedding* similar to beds observed in historic photos or a more contemporary version of carpet bedding. The Fountain Terrace provides the first pause in the processional walk from

Sherbourne Street to the Conservatory. A short wall or barrier deflects both pedestrians and bicyclists using the diagonal paths around The Fountain Terrace. This wall will be located in the circular planting bed. This barrier shelters the more fragile plant borders within the circular garden. Again, the Fountain Terrace is intended to be the main social hub of the Gardens and a feature that will draw visitors from surrounding neighbourhoods and all parts of the City.

4. Conservatory Forecourt and Terraces

The design proposes a podium that extends the architectural footprint of the Conservatory eastwardly into the landscape. This podium will be divided into three areas, a forecourt directly east of the Palm House at the same elevation as the Palm House floor and two lower terraces north and south connected by short stairs and ramps. On normal days this combination of spaces will provide opportunities for people to congregate, sit in café style

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(moveable) seating, relax and view the surrounding gardens and Park activities from an elevated prospect. The same combination of spaces will also serve as a venue for special events

either as an extension of events within the Conservatory or as independent outdoor events. The central terrace will be a hard surfaced patio that could be decorated with floral containers

and potted plants. The two lower terraces will be open to allow for random seating, but will also provide horticultural features such as borders, display beds, flowering trees and floral containers. All three terraces will be contained by a perimeter stone wall. The base of the wall will be designed to reflect the simple Indiana limestone façade of the Palm House. The top of the wall should be capped with a simple period balustrade to accent the terraces and give the Conservatory an appropriate visual stature when viewed from the Fountain Terrace, the open lawns and other vantage points along the east side of the Gardens.

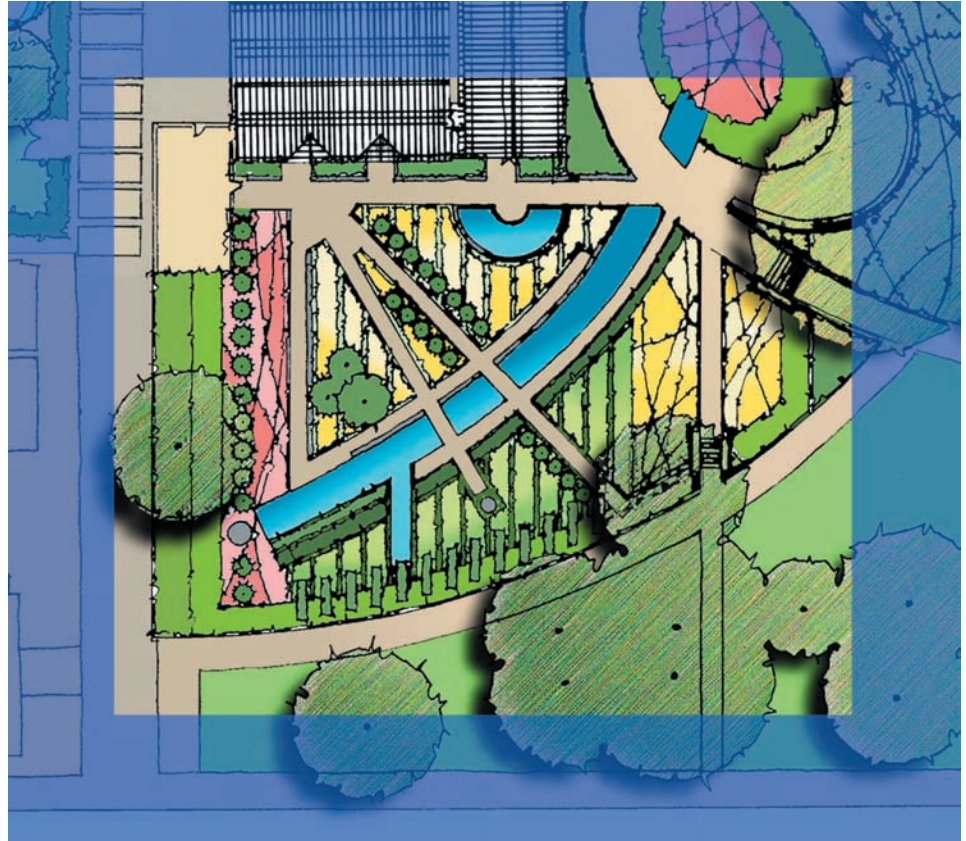
A grand staircase will be reinstated centred on the Palm House and the east/west axis to Sherbourne. The stairs and the upper terrace walls are intended to restore the visual stature of the Palm House and complete the view from the Sherbourne entrance. The

stairs will be flanked by gentle ramps that provide direct access between the Conservatory and the Fountain Terrace. The detailed design of the Terraces should determine whether they are symmetrical or each with different characters (an asymmetrical solution). There are definite strengths in both solutions. In either case the Conservatory Terraces should be inviting to all and compliment the entire east façade of the Conservatory.

Trees and other vegetation should not block sunlight to the Conservatory and should be sympathetic to the scale and massing of the Palm House and the adjoining tropical houses. The landscaped areas east of these terraces should be planted with trees to frame views to the Palm House and also provide an understory which has all-season interest when viewed from the surrounding seating areas. This planting should be contemporary and provide a mix of conifer for winter interest and deciduous trees with rich fall colour. The composition of each planting area should also allow for a colourful Christmas light show to encourage outdoor events during the holiday season.

5. The Century Common

This open lawn area to the east of the Fountain Terrace is intended to be a high quality turf area for passive use or special events. The Common is far enough away from Sherbourne to be less interrupted by traffic and other activities. The area could serve as an *outdoor room* that will allow park visitors to take part in normal park activities such as picnicking, throwing a frisbee, sunbathing, etc. The grass quality here must be the very best, maintained to a golf course standard in terms of irrigation, fertilization and mowing. For special events, the Common could be barricaded and tents or other temporary features erected. The space would provide uninterrupted



or framed views to the Conservatory. The diagonal walks will be maintained through this area.

Since there are several existing and healthy trees in this area of Allan Gardens, it is assumed that implementation of the Common will be a long term management strategy. What this means is that the existing trees will live out their natural lives and only be removed if they become diseased or structurally unsound. New trees will not be planted in this area and smaller existing trees will be relocated to other parts of the surrounding treed area. In the long term, the surrounding circular path could be further developed to provide a more formal seating area and landscape border similar to the east/west pedestrian spine. This border would enclose the Common and create a continuous floral band complementing the circular garden around the Fountain Terrace.

6. The Southern Terrace

Formerly the children’s splash pad and playground, the Southern Terrace has the best potential to be Allan Garden’s signature garden. This garden, which in and of itself, could set Allan Gardens apart from any other garden in Toronto or the Golden Horseshoe. The concept for this garden must be so visually powerful, clear and concise that it is immediately recognizable as Allan Gardens’ best garden.

Underlying all these metaphors ... about the genius of place ... is the simple fact that each site has its own special qualities of stone and earth and water; of leaf and blossom, of architectural context, of sun and shade, and of sounds and scents and breezes. Seek these out, and you will discover

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promises of formal order or of artful naturalization – the beginnings of your garden.’

re, W.J. Mitchell and W. Turnbull *The Poetics of Gardens*

There are several special conditions and qualities that make the south side of the Conservatory physically suitable to be a great garden. They include:

south aspect – with a south facing aspect, garden beds can be designed to take advantage of full sun or predetermined shade. It is unlikely that any future development to the south of Allan Gardens will shade this garden, and it is assumed that the City or the Gardens themselves will be able

to control structures or other features that might impact the South Terrace. Full sun means great floral potential. With southern exposure the garden can be ‘backlit’ by the southern sun arcing from east to west. This aspect would make any garden photogenic. It also means that floral display, spring foliage, fall colour and particularly fountains, water jets and other special water effects can take full advantage of the sun’s southern rotation.

grade change – the South Terrace will be located on a plinth above Gerrard Street. With between one and two metres of grade change between the floor elevation of the Conservatory and the sidewalk, the garden can be developed in terraces or as a single elevated plane. Terraces would

add complexity and interest to the garden providing elevated views and opportunities to use water in creative ways. Stairs, ramps and retaining walls can become features in the garden that organize beds and create visual focal points.

relationship to the Conservatory – architectural context is important. Houses 5 and 6 provide a friendly edge on the garden’s northern flank. The buildings shelter the garden creating an optimum micro-climate both for plants and visitors. The glazed walls and the Palm House provide a one of a kind photogenic back-drop to the north of the South Terrace. This condition alone creates a unique and instantly recognizable identity for the garden.



indoor/outdoor relationship with Houses 5 and 6 – the existing splash pad is at the same elevation as the floor of Houses 5 and 6. It is proposed that there be new entrances installed through the south wall of House 5. These new entrances will integrate the circular routes of the Conservatory with the South Terrace. Water features, planting beds, floral display, paving surfaces can seem to pass right through the glass walls, making the tropical display and the exterior garden essentially one garden. Simple vestibules in the south wall of House 5 would provide airlocks to protect the interior climate control of the Conservatory. These vestibules can be as architecturally decorative or minimalist as the garden requires because there is no architectural or structural limitations to the simple



wall construction of House 5. In the short term, if the plant collection in Houses 5 and 6 were to be renovated as predominantly display, the combined interior and exterior gardens would provide an attraction that exists nowhere else in Ontario. The long term provides even greater potential. If Houses 5 and 6 were completely redeveloped, it would mean that the conservatory and the South Terrace could be unified as a single contemporary indoor outdoor garden creating a singular attraction that would forever provide Allan Gardens with a seminal garden piece.

It is anticipated that the South Terrace will be designed by a single designer, possibly through a competition. Pre-empting that process with a discussion of design is merely setting the framework for an individual artistic expression. The design of the South Terrace should not be symmetrical and should not be dominated by one single organizing geometric ground plane. The garden should be a more eclectic sequence of spaces, each with its own composition of enclosure,

plants, water and special features. This is not to suggest a series of rooms but more a series of integrated spaces that slide into each other. Water and connecting edges will be the only elements providing a sense of continuity between the spaces. The garden must be artistic, but does not necessarily have to be metaphorical. The designer should be free to express whatever artistic expression exploits the site conditions to their full potential and visitors can interpret whatever meaning they wish to take away from their stay in the garden.

The following describes features and elements that should be incorporated into the South Terrace:

water – the South Terrace should have a number of water features which will elevate this garden to public gardens status. Water used creatively in larger gardens is difficult to replicate in private gardens and incorporating water into public gardens gives them a unique quality that will attract a wide cross-section of people. Water along with walls and pathways should help

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to organize the garden dividing it up into logical areas. Water can help to guide the eye through the garden creating edges and accentuating focal points as the termini of long views. As suggested above, water can exploit the southern exposure of the sun creating two extremes, a very calm and soothing affect (reflective), and a very animated affect (refraction of light) along with the pleasant sound of splashing to mask the drum of adjacent streets. Contemporary water features often appear edgeless. Instead of being contained, water can appear to be part of the ground plane, flat to paving surfaces. New thin materials such as stainless steel can be used to create interesting zero or infinity edges and dark materials used in basins can defy the need for depth.

planting – if water makes the South Terrace special, then planting should still be the garden’s *raison d’etre*. Above all else, the garden vegetation should give visitors a reason to return to the garden several times during the year. These ‘floral events’ could be co-ordinated with interior garden shows. The selection of plant material should exploit both its floral bloom as well as the architectural structure of plant form



and foliage texture. Contemporary designers are combining minimalist beds of single or limited species with unique forms (a modernists device) with complex combinations of plants of varying colour, bloom sequence, height and texture (a gardenesque device) to create a very contrasting overall garden character. Add to this planting, innovative forms of containment, grade changes and vertical space-defining

elements, and the garden achieves a complexity that will encourage visitors to see the garden over and over, in all seasons.

walls, stairs, grade changes and other vertical elements – the single biggest design problem in creating the Southern Terrace will be defining space along its southern boundary. While the Conservatory creates a wonderful

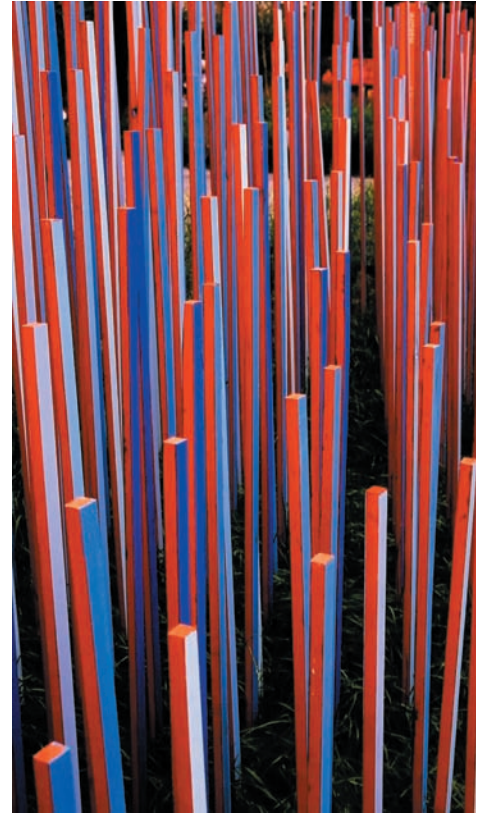


friendly and photogenic edge along the garden's northern boundary, there is no similar device to enclose or define its southern edge. The flat arcing path of the park provides the geometry of the southern edge and the grade changes from the floor elevation of House 5 to Gerrard provides some potential to define space with terraces. It is assumed, however, that the garden will require some vertical elements in the

form of walls, trellis work or *green architecture* to enclose space and create middle ground as backdrop to planting beds and floral planes. As shown in the above concepts, a hedge or wall along the arcing pool would enclose a space composed of water, several beds and diagonal paths. Outside the hedge is a second more porous enclosure defined by a series of armature walls cloaked in vines or

clipped hedges. This would provide an outer edge to the garden. These space defining elements are critical to the success of the garden because they give the garden a more urban feel and make the plant display and the relationship to people more intimate and less exposed to the street. The challenge is to find simplicity in materials and form of these vertical elements, and to be sure that they compliment the elevations of the Conservatory as seen from the south side of the Park and the Gerrard streetscape.

inviting – unlike the proposed artist's gardens, this garden has to be inviting and comfortable. Too many gardens of this type are show pieces that although visually stunning, discourage visitors from sitting and simply enjoying the garden. The South Terrace must be both visually stunning and provide ample and comfortable seating such that visitors can be truly engaged by the garden. Bench walls and movable seating should encourage visitors to sit, individually or in groups, at their discretion. The garden should provide refuge as well as the opportunity to be reflective about the *art in the garden* and *nature in the city*.



sculptural elements – while the garden must be artistic on its own, the addition of sculpture and installation pieces provides a layer of interest that can be inspirational providing both humour and meaning to the Gardens.

paving – contemporary paving is usually a diverse palette of several materials. In this garden context, paving should be more geometric and sculptural in nature, and of high quality. The green house structures suggest a *high-tech* use of the materials glass, steel and masonry. This can be translated into the ground plane in fields of stone, brick or concrete and punctuated or bisected by honed, polished or other contrasting materials.

The South Terrace has great potential as Allan Garden’s signature garden. The potential to combine the interior gardens of Houses 5 & 6 and the exterior gardens of the South Terrace provides an opportunity to create a

unique garden attraction that would keep visitors returning year after year in all seasons.

7. the Courtyards

The proposed plan converts the works/storage yard and the existing parking lot into artist’s gardens (see following section). The two garden courtyards will provide an opportunity for creating better continuity in the circulation around and through the conservatory. A new entrance will be provided on the west side of the Palm House. There are several options including: relocation and demolition of the public washroom; new doorways symmetrically located in the west walls of the Palm House, or new doorways through the linkages between the Palm House and the tropical and temperate houses. This new entrance will connect to a small terrace in each courtyard at the same elevation as the Palm House floor. The small terraces will have panoramic views



of the artist’s gardens, the Children’s Conservatory and the churches which anchor the western corners of the Park. From the small terraces, visitors will be able to use a graceful semi-circular set of stairs or adjoining ramps to access the artist’s gardens. The combination of the new Palm House entrances and



the existing entrances into the Arid and Tropical Houses will provide visitors with a continuous figure eight loop which combines both the Conservatory gardens and the outdoor courtyard gardens. During the spring, summer and fall, visitors will be able to circulate through the gardens without having to

back track through the Conservatory.

This will improve the visitor experience and allow a better pedestrian flow during peak hours of visitation. Trellis structures will link and define the western boundary of the courtyards and separate the

courtyards from Horticultural Lane. The courtyards will be ideally situated for special events such as weddings or other private functions, thus providing potential revenue to the Gardens. The courtyards will be secured at night through a system of gates and barriers associated with the Children's Garden and the play area.

8. Artist's Gardens

There will be two artists' gardens each located within the north and south courtyards. In the spirit of Chaumont in France and Reford in Quebec, these gardens will provide artists with the opportunity to create public works or installations annually or bi-annually for the enjoyment of garden visitors. The courtyards provide an ideal setting for this type of garden. The Conservatory massing and the proposed Children's garden and play area provide a secure, sheltered area for the changing gardens. Horticultural Lane provides easy construction access and each

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change can be completed without inconveniencing the public's use of the Conservatory and other park areas. The trellis structure along the west edge of the courtyard can be incorporated into the garden design. The elevated views from the Palm House Terraces will provide artists with wonderful vantage points to create interesting ground plane design as an important feature of their work. The courtyards could at any time become permanent display

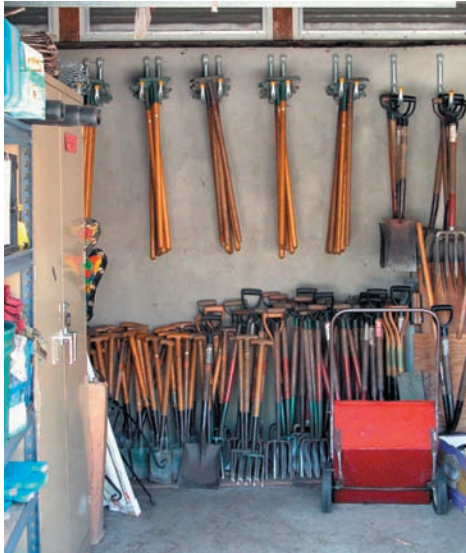
gardens, if for whatever reason, the artist's gardens were to be discontinued or relocated to another venue.

9. Children's Garden

The proposed Children's Garden is located on the south and east sides of the Children's Conservatory. The purpose of the Children's Garden is to provide practical horticultural and environmental skills in a creative and stimulating setting. Both the

garden and Conservatory education programme should be co-ordinated to provide a comprehensive approach to children's education.

Both parts of the Children's Garden will be secured by a decorative fence. It is expected that the Children's garden will appear somewhat chaotic at



Children’s Conservatory is intended to provide a series of raised planters for individual gardens. These gardens will be designed and harvested by children. A similar programme in New York Botanic Garden allows children to create and plant their own small gardens, each with three or four sections including cut flowers, vegetables, colour display, greens, vines, etc.

The larger garden is located to the south of the Children’s Conservatory. This main garden will feature both permanent and temporary facilities and will include:

- **raised planters** – these planters will be themed by staff and planted by both children and staff. Themes such as butterfly, wildflower, fragrances, vegetables, etc. will be used for demonstration and teaching purposes.
- **compost** – a compost demonstration

times. It is important therefore, that the fence design serve as both a screening device and a security barrier. Because of its direct visual connection to the Conservatory, it is also important that the fence design be compatible with architectural style of the Children’s Conservatory. Whether period or

contemporary, the fence design must complement the elevations of the Conservatory in its scale, sense of transparency and materials. The fence design could also be suggestive of a Children’s garden theme or concept.

The smaller garden to the east of the

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area will be located along Horticultural Lane allowing staff to both dispose of waste material and teach the merits of creating compost for garden use.

- **the urban garden** – this small garden will be used specifically to teach children the range and diversity of plant material that can be used in small residential areas both to be environmentally friendly and horticulturally interesting.
- **the permanent collection** – this linear garden will provide text book examples of woody stemmed plants, ground covers, vines and perennials, again suitable to urban environments and conditions. This collection could include plants that provide food for birds and insects, plants that are rare, natives, weird exotics, espalier, etc. Since the area to plant a permanent collection is limited, each plant in this garden should have a story that can be incorporated into the overall programme.
- **the aquatic garden** – this garden would introduce children to the enormous collection of plants that

grow in water and should include both exotics and natives. This garden could include a boat classroom that would create a unique environment and special place for children to learn about the importance of emergents, submergents, wetlands and aquatic environments. Fish, fountains and containers could also be part of this garden experience.

In addition to the small gardens, the Children's garden must provide storage for materials, open areas for crafts or other constructed works ie. the birdhouse, mural or totem segments, potting area and benches, wash-up, story telling, craft shelter and tables. The shelter will be located on the west side of the garden and connect to the Children's Conservatory using the former gable connection that was originally part of the U of T production and research houses. The architectural style of this shelter must compliment the Children's Conservatory and be sympathetic in scale, structure, material, colour and transparency.

10. Playground

Situated just to the south of the Children's Garden, the playground provides special play opportunities whimsically themed to the garden setting. The playground is provided for both children of local residents and children attending the Children's Garden Programmes. The ground plane of the play area should be a contemporary rubberized surface that compliments the Garden context. Play equipment should include climbing structures (which could be in the form of tree houses) and other natural features that are clearly play oriented. Minor water play features, such as hand pumps (where sand can be manipulated), troughs, rivulets, and spouts could add to the play experience. Shade structures should be part of the playground area.

11. Sitting Areas

Several areas have been designed specifically to expand the existing seating capacity of the Park. Seating areas will include: fixed benches along walkways, moveable seating, built

in seating along walls and seating incorporated with garden features such as fountains, trellis, walls, etc. Bench seating will be concentrated along all main paths. Of particular importance will be benches along the main east/west walk north of the Conservatory, the diagonals from Sherbourne, the circular walks around the Century Common, the Children's Entrance Gardens and in the dogs-off-leash area. Moveable seating will be encouraged around the Fountain Terrace and on the three terraces on the east of the Main Conservatory. It is assumed that this café style chair will be stackable and placed in a secure location during off-hours. Benches will be combined with waste receptacles and space for wheelchair access. Lighting will be located adjacent to seating areas where appropriate. It is assumed that people will use grass for seating as well. In particular, it is intended that the proposed Century Common provide the best turf area for park visitors requiring an expansive lawn area.

12. Dogs Off-leash Area

It should be emphasized that dogs are welcome any where in the Park as long as they are leashed. As the horticultural resource in the Park are refined and expanded, enforcement of the dogs on-leash rules will be necessary to protect fragile beds from random dog traffic. Because of the large dog population in the Park, young children, parents and other adults need to feel safe in the Park knowing that all dogs are under control, at all times. The Dogs Off Leash Area (DOL), however, recognizes the needs of dogs for more spirited play opportunities in a safe environment. The DOL provides a fenced area for safety, but is integrated into the north side of the Park to be part of the garden setting. The area provided is large enough for programmed events such as agility or conformation shows but is more ideally suited for the day-to-day needs of local residents exercising their

dogs. Long open spans are provided for throwing a ball, catching a frisbee or fetching sticks.

Since dog walking is as much a social event as it is important for the dogs, special features have been proposed in the DOL area for dog owners. This includes a large seat wall to serve much the same purpose as does the existing fountain seat wall on the Jarvis side of the Conservatory. This wall will allow dog owners to sit in groups or individually as they choose. Benches will also be provided parallel to Carlton Street. It is also proposed that there be a water feature that provides drinking water and a cooling off area for dogs replacing the existing fountain.

13. Maintenance and Storage Areas

The installation of the Courtyard Gardens would necessitate moving the Maintenance and Storage Areas to the South property boundary between Horticultural Lane and Jarvis Street. This location would still facilitate easy access from Horticultural Lane for maintenance workers, vehicles, material and equipment. The proposed area is smaller than the existing area. This assumes that district maintenance functions will be relocated to a more suitable service area within the district.

14. Accessibility and Parking

In general park accessibility will remain much the way it is today. The following summarizes all aspects of park access:

- **parking and vehicular access** – to maximize the amount of public space and gardens, it is proposed that all public parking will be removed from the Park site. As with many of Toronto's cultural facilities on-site parking is not provided. It is expected that on-street parking and local private parking garages will provide adequate parking for all

Gardens visitors. This concept also promotes the increased use of public transit.

- **pedestrian and bicycle spines and paths** - the proposed design acknowledges the current pedestrian and bicycle desire lines, but adjusts them to facilitate the creation of a more cohesive, pedestrian friendly park. Concurrently, the revamped circulation routes helps to minimize pedestrian and cyclist conflicts by encouraging morning and afternoon commuters to use more peripheral routes away from core pedestrian areas of activity. The primary paths would have hard surfaces while secondary paths, in keeping with the heritage of the park, could be softer, granular material.
- **stairs, slopes and barrier free access** - the proposed design takes advantage of the existing slope across the site to provide a variety of viewing opportunities. This slope however, has the potential for creating obstacles to barrier free access. Where feasible, stairs and ramps are provided together throughout the site providing barrier free access. The barrier free ramps are integrated into the design to avoid appearing as visual afterthoughts.
- **security and emergency access** - security and emergency vehicle access can be accommodated throughout the site. The primary circulation routes are wide enough to accommodate vehicles.
- **service and maintenance access** - service access to the Palm House will no longer include the front (east) terrace. This is an inappropriate space for service access. Service access will be directed to the rear south-west or north-west corner of the building. Maintenance access



for vehicles travelling off-site will be limited to Horticultural Lane. On-site maintenance vehicle use will be strictly curtailed to minimize soil compaction (for the benefit of the health of the Urban Forest and Lawns).

- **access to transit** - access to transit is not expected to change in the short term, based on this revitalization of the Park. Future access may include a bus lay-by to the North of the Children's garden along Carlton Avenue.

15. Green Technologies

The following green initiatives should be considered in all aspects of the garden and building and design:

- a green roof could be retrofitted to a portion of, or the whole of, the flat roof of the boiler building. The use of a vegetative roof will help in reducing storm water run-off and the heat island effect. This way overall building performance will be improved by reduced heat loss and heat gain;
- small wind turbine generation demonstration;

- the use of native plant material in appropriate locations, ie the urban forest;
- the reduction of turf areas;
- the continued use of composting;
- high-tech irrigation systems will facilitate the minimization of water use. A cistern could be provided to store collected rainwater for the irrigation system;
- continued emphasis on infiltration of stormwater;
- light coloured pre-finished metal roof on new non-glass buildings in order to further reduce heat absorption;
- the use of reduced site lighting levels to avoid night sky pollution;
- use of high efficiency lighting fixtures controlled by occupancy sensors will aid in energy conservation;
- the use of water meters to encourage water conservation;
- use of water reducing taps;
- use of waterless urinals and composting toilets;
- use of green power such as solar, wind and geothermal energy where possible and affordable;
- the use of designated areas for recyclable collection and storage both inside or outside;
- on-site recycling and composting during construction. Adoption of a construction waste management practices for landfilling, land clearing, and waste diversion or recycling, for construction debris such as: cardboard, metals, concrete, plastic, wood, glass etc.;
- reuse of all top soil;
- the use of safe designated areas for parking bicycles;
- use of salvaged building materials such as concrete, heavy timber, wood decking, wood flooring, flagstones;
- selection of construction materials with high content of recycled material;
- selection of construction materials

- with low levels of VOC (volatile organic compound) emission for good indoor air quality; and,
- construction material manufactured locally within a 500 mile radius.

9. MANAGEMENT STRATEGIES

The following management strategies are recommended to improve the overall effectiveness of maintenance and operations. They include:

1. The Urban Forest

The Urban Forest is a significant part of Allan Gardens both environmentally and for cultural reasons. The overall condition of the Gardens' trees is moderate to moderate-low. The health of the Park's trees needs to be a high priority to ensure their long-term sustainability and health. The proposed design reflects a commitment to a long-term plan for tree preservation, overall urban forest health and on-going plant replacement.

Inadequate soil conditions such as moisture, pH, bulk density and contaminants are suspected of contributing towards the reduced health of the trees. The properties of the soil should be investigated and a soil improvement plan should be developed and implemented in consultation with a qualified soil consultant. The soil study is strongly recommended and should be an integral part of a plan to improve the growing conditions for trees in the Gardens.

All efforts to maintain and enhance trees should be focused on high priority trees only. Low priority trees should be kept in a safe condition until they are removed.

- 1. over pruning of mature trees** - has contributed to the formation of water sprouts, and is likely a factor

contributing to the decline in the trees' health. This practice should be stopped and other methods and practices should be considered to satisfy the need for opening up tree crowns.

2. reduction in the quantity of individuals –removal of specific species such as Norway maple is recommended. Norway maples in particular are dominant in the Park and are known to cast extremely dense shade, which will influence the success of ground layer vegetation. Reductions in Norway maple trees and other species should be considered to open up more of the ground layer to light and also play a role in changing the nature of the Gardens appearance.

3. experimentation of alternative methods to establish and maintain a perennial understory – experimentation with different floral, ground cover and grass should be encouraged. These would include shade tolerant mixes of grasses and graminoids, as found in natural shaded environments (e.g. forests and woodlands), following sections of the Gardens, thinning trees that are in excess of the Gardens' needs, and alternative surface treatments such as mulches.

4. diversification of other species and cultivated varieties of trees - should be considered that would provide greater benefits to the Gardens and its functions. A list of potential recommended tree species has been provided and should be used as a guide to augment the current tree inventory and to replace trees as they are removed. Selection and installation of new plantings of trees should be done following the investigation and implementation of a soil improvement programme.

5. vegetation monitoring programme - a programme that monitors the biological health and structural condition of the trees is recommended to determine the changes in the trees' condition, and identify and

rectify problems of trees in a timely manner. The monitoring programme should be on an annual or biannual frequency and measure specific tree structures such as internodal twig growth, leaf size/colour, and foliage analysis.

See technical appendices for further details.

2. Lawns and Turf Areas

Two types of lawns are proposed. The first type sets a goal for an improved all-purpose turf of what currently exists – one that is more resilient to foot traffic. The second is a high quality lawn turf that provides an exceptional passive use surface that befits a garden of this significance. The Century Common Lawn would have increased levels of maintenance, no trees, more open views of the sky and surrounding skyline, and subsequently greater sun/shade opportunities for shoulder season use. In order to achieve these lawn areas, the following management strategies must be implemented. These include:

1. traffic management - excessive pedestrian traffic and service vehicle traffic in specific areas of the Park is creating worn areas of bare soil. These areas are unsightly and also create a safety problem as they can be a pedestrian hazard when wet. Pedestrian traffic patterns on the site should be analyzed and landscape features added (paths or barriers) to direct regular traffic away from grassed areas and on to hard surfaces. Staff should be directed not to drive vehicles across grassed areas and/or the addition of barriers to prevent unnecessary vehicular traffic should be installed. Where major restoration is proposed, temporarily fencing of large areas of the Park should be considered. This would allow for soil restoration and an opportunity for turf to re-establish properly.

2. turfgrass restoration - a number of patches of dense and healthy perennial ryegrass were observed within the existing grassed areas of the Park indicating that this grass has the potential to thrive on this site. A continuous perennial ryegrass overseeding program is recommended to improve turfgrass density and to create more functional, attractive and sustainable grassed surfaces within the Park. Perennial ryegrass is a wear tolerant turfgrass with reasonable shade tolerance and is one of the few grasses that can be established without extensive turf and soil renovation. Perennial ryegrass is also a very strong and aggressive turfgrass that will crowd out undesirable weeds and mitigate the necessity of a chemical weed management program. The amount of soil disturbance required for the establishment of completely new grassed areas by seeding or sodding would have an impact on the already deteriorated condition of many of the trees in the Park. The recommended overseeding program will have minimal impact on the existing trees. When an acceptable turf cover has been achieved, a yearly (August) overseeding will maintain turf density.

3. improved turfgrass management programme - a modest effort to improve turf management practices and particularly soil fertility, will have a significant impact on the quality of grassed surfaces in the park.

- **mowing** - turf areas should be mown regularly at a minimum height of 5 cm (2 inches). Note that the recommended mowing height is the actual height of cut above ground level and not the “bench setting” of the mower blades.
- **Fertility** - 125 kg N/ha (3 lbs N per 1,000 ft²) applied in two applications late May and November, using a fertilizer with an approximately 4-1-2 N-P-K ratio (i.e. – 20-5-10) with at least 60% of the nitrogen in a slow

release form.

- **soil compaction** - the level of soil compaction should be monitored, particularly in heavily trafficked areas. In areas of heavy compaction, a late fall core aeration should be undertaken to relieve compaction. Care should be taken during this activity to avoid damage to the surface roots of trees.

3. Archaeology

The north end of the block along Carlton Street east of St. Andrews Church was the last area to be developed *circa* 1875 onwards. Since these buildings did not front onto Jarvis Street, small businesses such as grocery stores were permitted there, as well as boarding and rooming houses. The rear portions of these building lots would have contained privies, wells, and/or cisterns in addition to exterior sheds. The contents of these rear yard features would be of the most interest archaeologically, as refuse deposits tend to accumulate in these types of features when their original function ceases (in the case of wells and cisterns), and when they are in use (privy). Thus, the potential exists to recover objects of every day use to elucidate many aspects of life in downtown Toronto during the last half of the nineteenth century. Other buried features may exist over 30 cm below the surface of the present grade, especially where landscape fill was judgementally test-pitted on the west side of the property along Jarvis Street and the northwest portion adjacent to Carlton Street.

It is therefore recommended that:

1. Prior to any redevelopment of open space within the park where buried cinder and gravel path features have been documented (see Figure 11), a Stage 3 archaeological assessment should be conducted to define the nature and extent of the landscape feature.

2. Should future redevelopment plans include the removal of paving or the significant alteration of semi permanent landscape structures such as the garden pergola, these actions should be monitored by a licensed archaeologist. If former features are exposed, for example the stone fountain base, the archaeologist must be allowed time to investigate the feature, make a measured drawing, and photograph it for posterity. Such documentation may also allow for placement of a new fountain in a manner similar to that of the original.

3. Should future development plans include construction below 30 cm of the present grade within the historic development zone on the west part of Allan Gardens, it should be preceded by a Stage 3 archaeological assessment. This assessment should include backhoe trenching or a coring programme that addresses the deeply buried nature of potential archaeological deposits. *DRAFT Stage 1-2 Archaeological Assessment of Allan Gardens, Part of the Allan Gardens Landscape Revitalization Strategy and Management Plan, City of Toronto*
Page 24 *Archaeological Services Inc.*

4. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of MCL should be notified immediately. A licensed archaeologist must be present should material such as cut stone, brick rubble, mortar, stone footings, wood and associated artifacts be encountered. In such cases, stoppage of the construction work will be required for as long as the archaeologist deems necessary in order to evaluate the significance of any such archaeological remains and to develop an appropriate mitigation strategy.

5. The above recommendations are subject to Ministry approval, and it is an offence to alter any archaeological site without Ministry of Culture (MCL) concurrence. No grading or other activities that may result in the destruction or disturbance of any of the archaeological sites documented by this assessment are permitted until notice of MCL approval has been received. Furthermore, in the event that human remains are encountered during construction, the proponent should immediately contact both the MCL, and the Registrar or Deputy Registrar of Cemeteries at the Policy & Consumer Protection Services Division of the Ministry of Consumer and Business Services,(416) 326-8404.

The documentation related to the archaeological assessment of this project will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Culture, and any other legitimate interest groups.

4. Servicing Infrastructure

Following are several proposals that should be implemented as redevelopment of the Park continues:

1. **Water Supply** - the existing 150 mm diameter watermain should be sufficient to meet the supply demands of all new water features that may include:

- **reinstatement of the central fountain** - to be serviced from existing water supply line in the utility tunnel under the Palm House. Previously, five fountains were serviced from this location.
- **water features south of Conservatory building** - to be

serviced from existing water supply line to the children's wading pool.

- **fountain and/or water play feature west of the Conservatory building** - to be serviced from existing water supply line to the water fountain or a new supply line can be extended from the boiler room.
- **irrigation** - the existing Park has a number of hose bibs that can be used for portable irrigation methods or new irrigation lines can be extended from the existing water supply lines located in the utility tunnels.

It should be noted that Section 3.2.5.7 of the Ontario Building Code (1997) requires that: "Hydrants shall be located within 90 m horizontally of any portion of a building perimeter which is required to face a street in Subsection 3.2.2." It has observed that the existing hydrants on Horticultural Avenue and one hydrant on Carlton Street are less than 90 m to a majority the Conservatory building face. There is however, approximately 40 m of building face at the front of the Palm House that is greater than 90 m from the nearest hydrant. It should be confirmed during the detailed design stage whether an additional hydrant is required near the front of the Conservatory.

2. Sanitary - the existing 225 mm diameter combined sewer connection should be sufficient to meet the supply demands of the new features requiring a sanitary connection that may include:

- **reinstatement of the central fountain** - the fountain drain should be connected to the existing sanitary drain pipe in the utility tunnel under the Palm House. The existing drain pipe may have to be replaced with a larger diameter within the easterly portion of the tunnel.
- **water feature south of Conservatory building** - to be serviced from existing sanitary drain

pipe from the children's wading pool.

- **fountain and/or water play feature west of the Conservatory building** - to be serviced from existing sanitary drain pipe from the water fountain.

It is not expected that the building will be expanded; therefore, sanitary sewage generation is not expected to change significantly.

3. Stormwater Management - the proposed master plan concept does not propose any significant alterations to the site imperviousness or grading; therefore, preservation of the existing sheet drainage function is highly recommended. There is however an opportunity to properly locate and improve the reliability of the on-site storm sewer system. The following activities and drainage concepts are recommended:

- undertake a camera inspection of the on-site storm sewers to evaluate the structural integrity, confirm the sewer locations and sizes and identify the connection points to the municipal storm sewer on the adjacent streets.
- avoid additional catchbasins or an increase in drainage area to the existing combined sewer on Horticultural Avenue, where possible.
- employ a swale and catchbasin system along the northerly side of the Conservatory to properly capture and convey surface runoff away from the building. The existing storm sewer system that is assumed to outlet to Jarvis Street can be utilized, if it has sufficient capacity and is in good condition.
- establish sheet flow conditions east of the Palm House and around the proposed central fountain. Utilize

catchbasins only where necessary.

- the existing storm sewer connection to the 1880 mm diameter storm sewer on Gerrard Street should continue to be utilized unless it has insufficient capacity or is connected to the combined sewer.
- in the event that the northerly storm sewer is in poor condition or of inadequate size, it may be desirable to consolidate the on-site storm sewer system from Areas 2 and 3 (refer to Figure 1) with a single connection to the existing 1880 mm diameter storm sewer on Gerrard Street.

4. Electrical Service - it is recommended that Phase I of this project should include a new power service distribution system for the complete site. This new service would upgrade the service size to accommodate the new power supply requirements, consolidate the four power services into one main service with one meter and eliminate the unsightly overhead distribution lines along Horticultural Lane. The phasing of the architectural portion of the project master plan will predetermine the best possible electrical infrastructure concept. The new 400 Amp 600/347 volt main service would originate from the south on Gerrard Street. This new service upgrade is required to provide power for the increased loads to accommodate the proposed mechanical equipment for the water features and fountains, the additional park exterior lighting, and the special event power as well as the existing service loads.

Two options for the redevelopment of electrical service have been suggested based on phasing. In both scenarios, a new 120/240 volt underground power distribution system would have to be constructed by Toronto Hydro to supply power to the four residences on the west side of Horticultural Avenue as part of the service upgrade project.

This work would not be required if the four residences are removed or re-developed prior to the implementation of Phase I of the Park master plan.

The preferred electrical system will require the construction of a mechanical room south of the conservatory as part of Phase I work. The size of the south mechanical room would be designed to accommodate both the new main electrical service as well as pumps for water features in the South Terrace. Only one Toronto Hydro meter would be located inside this proposed mechanical/electrical room. This would provide a direct, soft landscape route to Gerrard Street for the installation of the new underground service supply conduits and cables. The 600 volt secondary conduit/cables would then be surface mounted through the existing tunnel system to back feed the existing electrical service equipment in the boiler room. The new power service could be constructed and energized with the existing services remaining energized so that there would be a minimal amount of power service change-over and shut-down time.

If the east mechanical room is to be constructed as part of Phase I, an additional sub-service conduit/cable feed would be installed either underground through soft landscape areas to the east and north or through the existing tunnel system. This sub-service would provide sufficient power for the fountain equipment east of the Conservatory, the existing park walkway lighting system and for the special event power required for the portico area. The existing flat-rate walkway lighting circuit would be isolated and removed and the existing walkway lighting on the west side of the park site would be back-fed from the new electrical sub-service.

The existing administration building electrical service could be supplied

WELCOME TO BRYANT PARK

Bryant Park is a city park renovated, funded and managed by the Bryant Park Restoration Corporation. It is patrolled by both New York City police and the security force of the Corporation.

Your are Welcome

- To enjoy the park, including the great lawn
- To spread blankets on the lawn, but not plastic material or tarpaulins
- To enjoy the gardens without entering flowerbeds or picking flowers
 - To use a park chair or one seat on a bench designed for sharing
 - To deposit waste in green receptacles
- To walk your dog – on a leash and not on the grass – if you clean up after it
- To take souvenir photos – commercial photography by BPRC permit only

Park Guidelines Prohibit

- Drug use
- Alcohol use outside the Grill and Café
 - Organized ballgames
- Sitting or standing on balustrades
 - Entering the fountain
 - Feeding pigeons
- Rummaging in trash receptacles
- Amplified music that disturbs others
 - Performances except by permit
- Commercial activity except by permit
 - Obstructing park entrances
- Bicycle riding, skateboarding or rollerblading

and re-fed through landscaped areas from the main (south) electrical room or the building could be re-wired and serviced directly from the main electrical room depending on the future architectural and operational plans for the administration building.

5. People Management

Since 2000, there has been a noticeable improvement with respect to social behavior in the Allan Gardens. This can be attributed to several initiatives sponsored both by the City, the Gardens staff, the police and the public. These initiatives should be reinforced and supported. They include:

- 1. the Ambassador Programme** – this has been a most successful programme. It provides an unobtrusive presence in the Park which has made local residents more comfortable, safe and confident to apply some peer pressure with

regard to unacceptable behavior. This programme must continue and be more rigorous as new development comes on-stream.

- 2. Police Presence** – although not as important as the Ambassador programme, police presence immediately after new facilities are introduced to the Gardens demonstrates to all visitors that there will be a *no tolerance attitude* toward unsociable behavior or vandalism. Continued police presence in the Park insures the safety and peace of mind of all Park visitors.

- 3. Indoor/Outdoor Washrooms** – the plan proposes to relocate the washrooms to a new facility located next to the administration building. This new washroom would provide one set of toilets dedicated to internal use for visitors to the Conservatory and rental purposes. The second washroom would be dedicated to the outdoor park users and monitored

more frequently.

4. Liaison with Neighbourhood Hostels – continued liaison with neighbouring hostels will assist garden staff in reinforcing and coordinating the safety of people in need of social and medical assistance.

Some municipalities have resorted to a posted *code of conduct* which is enforced as required to maintain a sense of decorum in parks and other public open spaces. A good example is Bryant Park in New York, which for many years was uninviting and unmanageable (see previous page). This document is permanently posted at the four main entrances to the park and enforced periodically by city police and everyday by an *Ambassador* programme similar to Allan Garden’s programme.

10. CAPITAL COSTS & IMPLEMENTATION STRATEGY

It is assumed that the redevelopment of Allan Gardens will occur in a number of phases of construction. The following section outlines the anticipated cost of each new feature of the Garden as well as a logical approach to phasing the installation of each project.

Capital costs are derived from the historical unit costs of construction of comparable garden development and area takeoffs that provide more detail about Allan Gardens’ individual components. The intent is to provide budgetary figures. Additional detailed design will be required to provide more accurate cost estimates that will lead to construction budgets.

From an analysis of comparative gardens, three levels of capital spending were identified. These include:

- **contextual gardens \$100,000 to**

\$400,000 - these gardens require an investment of between or \$25 to \$100 / m². These gardens are comprised mainly of soft landscape areas with minimal paving, some minor garden features and no water features, garden structures or garden architecture. These gardens are intended to infill between other major gardens;

- **major display gardens \$400,000 to \$2,000,000** - these gardens will require an investment of between or \$125 to \$300 / m². These gardens will be comprised of significant landscape display, substantial flat work and decorative paving, special pedestrian features such as walls and stairs, but no major structures. These gardens might include small water features and should occupy key sites within the larger garden. These gardens should provide links between major signature gardens and to be located at important entry areas; and,
- **signature gardens \$2,000,000 to \$5,000,000** - these gardens are the foundation of the overall garden attraction and should occupy sites with the best garden potential. They will require an investment of greater than \$300/m². These gardens will be comprised of substantial floral and shrub display, complex hard landscape, with special features such as water, rock work, sculpture, enclosing walls, and garden architecture.

In order to elevate Allan Gardens to the status of a true public garden and a city-wide attraction, it is recommended that the City invest in three strategic outdoor projects which include the Fountain Terrace, the South Terrace, and the Artist’s Gardens. These three projects will have great public appeal. Along with changes to the existing Conservatory collections and the possible future addition of a new Display House, these features will have the biggest impact on visitation and will re-establish Allan Gardens as a premier attraction to all City residents and visitors to Toronto. The cost of the major capital projects would be:

- Dogs-off-leash Area \$ 315,000 (city funding)
- Children’s Garden \$ 526,000 (through fundraising)
- Conservatory Terrace \$ 1,000,000 (through fundraising)
- Fountain Terrace \$1,800,000 to \$ 2,800,000 (through fundraising)
- Courtyards and Artists Gardens \$ 245,000 (through fundraising)
- Children’s Conservatory Entrance Garden \$ 450,000 (through fundraising)
- South Terrace \$ 1,966,000 (through fundraising)
- Century Common \$ 250,000 (city funding)
- Entrances \$ 175,000 (city funding)

In addition to these major projects, it is recommended that the City include a number of smaller projects that would include: the Festival Gardens, the Rosery, perimeter sidewalks, site furnishings, etc. The adjoining table summarizes the cost of each garden area. The total cost of the capital projects for redeveloping Allan Gardens would be between \$8,836,000. and \$10,460,000. This range in cost allows for some flexibility concerning how elaborate the design of the main fountain would be. Allowances for demolition, environmental conditions, design fees, permits, contingencies and GST would bring the total cost to between \$12,500,000 and \$14,500,000. At the low end, this is approximately \$940,000 per acre which is in keeping with similar investments in other significant public open spaces in the City, such as Courthouse Square, the Music Garden and Cumberland Park. If construction and implementation were to occur over a time line of 10 years, this would be \$1,250,000 per year a very reasonable investment when compared to other cultural facilities in the City. It is important to stress that these projects will have a very real impact on the quality of life of residents and enhance the visitor

experience to the City core. It should again be emphasized that approximately 50% of the total cost will be achieved through fund-raising.

The following observations are made to qualify the cost estimate for each park feature and to set parameters for the detailed design of each garden area. The Master Plan represents a blue print for the logical redevelopment and growth of Allan Gardens. As suggested above the Master Plan contemplates several phases of redevelopment. The order and timing of these phases will depend upon funding by the City and successful fund-raising for specific projects. It is anticipated that each phase of redevelopment will be successfully completed providing the launch platform for the next phase of redevelopment. Each successful step will have an impact on visitation, subsequent fund-raising, volunteerism, donations and other sponsorships and all are a prerequisite to the future success of Allan Gardens. Changes to the order of redevelopment would depend on unforeseen donations or opportunistic circumstances that might accelerate redevelopment. The proposed order of redevelopment is as follows:

1. **Dogs off Leash Area** – this area on the north side of the park is intended to provide a permanent solution to the control of dogs in the Gardens. It is important to make this facility one of the first priorities because it will contain dog activity thus providing as much security as possible for all park visitors and protecting the proposed new horticultural features to be installed throughout the Gardens.
2. **Children’s Garden** – this will be a multi-phased redevelopment proposal. It is proposed that a permanent enclosure for Children’s activities be the first step in the development of a Children’s Garden. Subsequent early steps should be the provision of a more permanent set of raised planters and storage facilities for both garden materials i.e. soil, compost, etc. as well as structured storage for equipment. Garden features such as the boat classroom, the shelter and the permanent gardens will be developed as funding is available.
3. **Conservatory Terraces** – reconstruction of the Terraces on the Sherbourne side of the Conservatory would be the first major capital project. Timing will depend again on funding support from the City. Although the City could have partners in this undertaking, this project will demonstrate the City’s commitment to capital reconstruction of the grounds and provide a launch pad for public fund-raising for related projects. The Terraces are of the scale and quality to demonstrate how successful the Gardens can become. This project has little risk attached to it in terms of negative public perception or appeal. The intent would be to construct all three Terraces across the eastern face of the Palm and tropical houses including all ramps, stairs, balustrade, paving and planting. This project could include the restoration of the original portico. Once complete, the Terraces would guarantee access to the Conservatory regardless of the adjacency of other construction projects.
4. **Fountain Terrace** – this single project is likely to attract the most interest in terms of fund-raising either from a single donor or through a wider cast of fund-raising opportunities. The project has appeal in terms of its purpose in the Gardens, its visual impact and its public relation value. Fund-raising could commence once the City initiates either the design or construction of the Conservatory Terraces. Depending on the success of fund-raising for the Fountain, construction of both the Fountain and Conservatory Terraces could run in parallel. In either event, pool mechanicals such as water supply, waste water, electrical supply and stormwater should all be co-ordinated throughout the Conservatory Terrace design and construction. With basic infrastructure in place, the Fountain Terrace could be constructed without damaging previous new work.
5. **Children’s Play Area and Storage Yard** – in order for courtyards to be constructed, the storage yard and parking area need to be relocated. Since the existing storage yard is a district facility, a new storage area for district functions will need to be found outside Allan Gardens. At that time, a smaller storage area on the west side of Horticultural Lane to service only Allan Gardens can be constructed freeing up the north courtyard for construction of the first artist’s garden. The discontinuation of visitor and staff parking on-site will allow the second courtyard garden to be developed. The Children’s play area should be secured at the same time, as the Children’s Garden is fenced. This will allow play equipment to be introduced as funding becomes available.
6. **Courtyards, Children Conservatory Entrance Garden and the Artists Garden** – this trilogy of gardens could occur in a single phase of construction or in several steps as funding is available. It is assumed that these gardens will be sponsored by corporate donors and that they will be introduced with a great deal of fanfare and publicity. The courtyards can be redeveloped at any time once the storage and parking are removed. The new west steps to the Conservatory, the associated ramps, new paved areas and the trellis structures should all be constructed at one time. This means several features of the Conservatory need to be resolved. These include: possible new entrances to the Arid House and Tropical Houses 5 & 6; relocation of the washrooms to provide access from and to the Palm House; resolution of a more permanent

solution to servicing the Conservatory with respect to display changes and general maintenance; and finally, any concept of enlarging or making major changes to the Arid House or Tropical Houses 5 & 6 should be completed prior to the Courtyard reconstruction to avoid damaging new construction at a later date.

The Children’s Conservatory entrance garden on Carleton can be integrated into any construction schedule without interfering with any Park activity. Since this area will include one of the artist’s gardens, it is logical to schedule this construction with the Courtyard reconstruction. Once the base landscape in each of the Courtyards and the entrance gardens are complete, the artists gardens can be installed during the fall and spring prior to their opening. This event will be a great opportunity to showcase Allan Gardens as a whole and would be a wonderful public relations event for the 100th birthday of the Palm House in 2010.

7. **the South Terrace** – this is one of the great opportunistic moves that could happen almost at any time. Having some resolution of the relocation of washrooms and the potential redevelopment of Tropical House 5 & 6 are the only two pre-requisites to redevelopment of the South Terrace. The existing splash pad will need to be demolished and the children’s play area relocated. Since this garden will require between \$1.7 and \$2.25 million to proceed, it is unlikely that funding would be available prior to or during the campaign to fund the fountain and the front terraces of the Palm House. Since the fountain has more public relations value, it should take precedent over the South Terrace. At the same time, if corporate interest or a single donor should express interest in donating a complete garden, then the South Terrace provides a unique project with high profile naming

opportunities.

8. Other isolated Garden features

– there are several minor features of Allan Gardens that can be completed as separate projects or in conjunction with a major project. These include:

- **the Rosery** – this project includes the development of a large circular bed area in the location of the original sunken rose garden. It is anticipated this project will include a major spring bulb display, groundcovers and possible introduction of sturdy perennials or annuals. This project should only be completed when the Century Common circular walk is complete.
- **the Festival Beds** – are located on the Jarvis side of the Park. It is recommended that these be delayed until such time as the artist’s gardens have had several years of success as a public attraction in Allan Gardens.
- **the Century Common** – this project is more a management exercise than a large scale capital project. The Common will be created through the removal of trees as they die or decline. The intent will be to gradually upgrade the turf area including an irrigation system. The concept of a perimeter border to be developed around the Common in conjunction with the circular walk will be determined at such time as the trees have been largely removed.
- **the east/west pedestrian axis** – this project could coincide with the Fountain Terrace or as a separate project on its own. Completion of the new western entrance to the Palm House would allow visitors to walk from Jarvis to Sherbourne. The east/west axis could coincide with this project. Re-orienting the Robbie Burns statue to Sherbourne should coincide with this project.

An anniversary date of the Robbie Burns Society would make a good event for this work.

- **gateways** – individual gateways should be incorporated into projects adjacent to them. For example, the Carlton gateway on the north/south pedestrian axis should be included with the dogs-off-leash project.
- **perimeter streetscape** – sidewalks and street trees should be co-ordinated by the overall plan but implemented with major road reconstruction. This is particularly important along the Jarvis frontage where on-going contemplation of redevelopment of Jarvis should also drive a commitment to co-ordinate the park perimeter along its western edge. This could include the three gateways, the east/west pedestrian spine and any signage or lighting that would tie in with the streetscape works.
- **the urban forest** – as suggested earlier, the urban forest renewal is an on-going management programme. Donations for trees should be an ongoing process. Signage and pamphlets to encourage donations should be available in the Gardens at all times.
- **sculpture** – a programme of public art for Allan Gardens should be co-ordinated through Toronto Culture’s Public Art Programme and the Toronto Parks Department. It is assumed that the layout of each of the gardens will provide great opportunities for the location of both a permanent and temporary collection of sculpture or art installations. It is assumed that the new fountain and other water features will incorporate sculptural pieces. Each of the gateways will provide an opportunity for sculptural or memorial pieces. Of particular importance is the western gateway

of the east/west spine at Jarvis Street. Providing a major piece at this location will create a sense of balance and permanence to the Robbie Burn's location on Sherbourne.

- **irrigation and lighting** – each of these infrastructural pieces will take some overall organization but should be implemented incrementally with each new phase of development.

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APPENDIX 1 PUBLIC COMMENT

Appendix 1 – Public Comment - January 2006 Meeting

Thursday, January 19, 2006; 7:00 – 9:00 p.m. Committee Room #1, City Hall

Attendance:

In total, 45- 50 people were in attendance.

- Approximately 35 members of the public – area residents and other citizen stakeholders
- 10 City of Toronto staff members
- Councillor Kyle Rae, Executive Assistant, Michael Robertson

Participant Feedback (organized according to individual design elements / precincts) :

General Comments:

- Overall, a beautiful design** (2 respondents).
- Consider making the park a WiFi ('wireless fidelity') zone to allow wireless Internet access and encourage use.
- Would like to ensure that blocks of time allocated where the park remains unscheduled.

Desirable Aspects:

- Overall diversity/variety of activities and features in park.*** (3 respondents)
- Diversion of traffic through the park / slowing things down.
- East / West axis very good.
- To build this for the future, more ambitious plans are needed with new partnerships (corporations, foundations and individual donors).
 - seek the donors to make it happen.
 - a foundation needs to be associated with Allan Gardens to solicit/receive donations.
 - Toronto individuals and families

should be challenged to give back to the city to restore and enhance Allan Gardens.

Changes to consider:

- Complete phases sooner – faster build out.
- Would like to see more formal entrances to park.
- Improved washrooms and food services.
- More of a “connection” to the neighbourhood.
- Parking and a bus drop area needed to make this a viable tourist destination.
- No fences / berms to ensure safety / security of design. .Planning must include lighting and security issues.
- No concessions in the park / no commercialization of park.
- Each garden area needs to be subject to more detailed planning and design to reflect the principle of design-excellence.

Comments organized by specific park areas:

1. Children’s Conservatory Entrance

Desirable aspects:

- Nice entry to park from Carlton Street.

Changes to consider:

- Children’s garden area on Carlton and/or the garden directly south of the greenhouse, appear over-designed at this master plan stage.
- better drainage (throughout the park) – currently water pools on sidewalks during rainstorms, especially on north side of conservatory.

2. Children’s Garden / Play Area

Desirable aspects:

- Introduction of new Children’s

areas – conservatory, teaching garden and play area.***** (8 respondents)

Changes to consider:

- Perhaps the addition of a splash pad for children.

Other Comments:

- Children’s teaching garden associated with conservatory is fairly small and should be addressed fairly soon.

3. Dog’s Off Leash Area

Desirable aspects:

- Introduction of a new Dogs off Leash Area (with hidden fencing encircled by foliage, welcome safe area for dogs to run).***** (12 respondents listed this as highly desirable)
 - design a unique and inventive space that would be interesting for both dogs and dog owners.
 - incorporate a dog-friendly fountain for drinking and playing.
 - would like to see this element constructed first.
 - should call it a dog ‘garden’ rather than a park (emphasize garden aspect throughout Allan Gardens).

Changes to consider:

- Rethink the dogs off leash area as a priority – build an entrance as a 1st project.

Other Comments:

- Dogs off leash area could happen at any time due to definitive space.

4. Terrace and Fountain

Desirable aspects:

- The restored fountain and terrace as a focal point / will restore ‘class’ to the park / will give a grand view to the area.***** (12 respondents)
- Café style seating, fountain, upper terrace and Century Common Lawn

surrounded by the Urban Forest.

- like the reinstatement of a water feature at the centre, the provision of a casually organized seating area, and the gradual introduction of an open lawn.

Changes to consider:

- Addition of a small café type restaurant (upscale)– opportunity for people to stay and enjoy the park setting.*** (3 respondents)
- Proposed fountain seems too big and expensive – focus should be on natural landscape.
- Central area be designed so that screenings and performances could be shown in the park with viewers assembled on the grass and central café seating area.

Other Comments:

- Fountain area is expensive but has high potential to attract donors as it is a focal point of the garden.

5. South Garden

Desirable aspects:

- New south garden area with water features.** (2 respondents)

Changes to consider:

- South garden appears somewhat over designed in drawings and distracts from the rest of the scheme.

Other Comments:

- South garden area is substantial (@ 1 acre in size) and requires considerable funding to achieve.

6. Green Spaces (primarily eastern side of park)

Desirable aspects:

- Generally, the open green spaces.** (2 respondents)

Changes to consider:

- Retain the flowering trees that border Carlton, as well as the

views across from Carlton to the conservatory.** (2 respondents)

- Addition of flora on Sherbourne St. side – perennials/annuals for colour; intensify perimeter of Urban Forest - plant with indigenous trees, labeled.
- Add picnic tables and chess tables like in Nathan Phillips Square.
- Diagonal traffic should be encouraged – use creative paving to encourage pedestrians and discourage bikes – speed bumps.

Other Comments:

- Over time Norway maples should be culled/reduced and replaced with native trees (oak, beech, local maple species).
- Native plantings in beds surrounding fountain area and throughout the park.
- Concern that disrupting diagonal traffic flow will discourage park use – however, low barriers will act as a deterrent to high speed travel but wouldn't 'block' pedestrian access.
- low height/density bushes and plantings will be considered (for security) when implementing design.
- The arborist examined current tree conditions - a lot of trees under stress.
- The city will test the soils in the spring, nutrients and density, check compaction and the effects of a dry summer on both trees and turf.
- Irrigation options are being examined for lawn areas.

7. Artist's Gardens / Jarvis Frontage

Desirable aspects:

- Artists' gardens – would enjoy a changing environment in the park**** (4 respondents)
- Redevelopment of the courtyards / moving current service area).

Changes to consider:

- Community garden should

- be included with educational opportunities for community gardeners.*** (3 respondents)
- Concern that the west side of the park is too cluttered and does not provide clear sitelines – concern. Accessibility re: safety.** (2 respondents)
- Addition of fencing or hedge to hide new service area.
- Placement of street trees in front of the façade of the church would improve appearance of the park – invite people in.

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APPENDIX 2
STAGE 1-2
ARCHAEOLOGICAL ASSESSMENT

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APPENDIX 3 TREE INVENTORY & MANAGEMENT STRATEGY

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APPENDIX 4 TURF ASSESSMENT

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APPENDIX 5 PRELIMINARY SOILS FINDINGS

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APPENDIX 6 WATER SUPPLY & SANITARY SERVICING

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APPENDIX 7 ELECTRICAL SUPPLY & DISTRIBUTION

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APPENDIX 8 SUMMARY OF GARDEN TYPES

Appendix 8 - Summary of Garden Types

Season	Style	Cultural	Colour	Collections
Spring	Formal	First Nations	White	Rose
Summer	Picturesque	French	Red	Peony
Fall	Landscape	English	Yellow	Iris
Winter	Victorian	Dutch	Violet	Lilac
	Arts and Craft	Japanese	Green (foliage)	Rhododendron
	Beaux Art	Chinese	Pink	Azalea
	Modern	New American		Day Lily
	Post Modern	Moorish		Water Lily
	International	Spanish		Magnolia
	High Tech	Portuguese		Hosta
		Italian		Orchid
				Ferns
				Cactus
				Grasses
Demonstration	Environment	Designers/Artists	Specialty	Arboretum
Swimming Pool	Aquatic	Piet Oudolf	Rock	Pinetum
Roof Gardens	Bog	John Brookes	Floral	Maples
Small Residential	Wetland	David Austin	Sculpture	Beech
Balcony	Desert	Beth Chatto	Memorial	Malus
Container	Prairie	Martha Schwartz	Music	Prunus
Courtyard	Alpine	James Van Sweden	Bonzai	Oaks
Trellis	Mediterranean	Wolfgang Oheme	Philosopher's	
Good Neighbour	Wildflower	Claude Cormier	Solitude	
Native/Wildflower	Butterfly	Fernando Caruncho	Healing	
Perennial/Borders	Bird	Kathryn Gustafson	Contemplation	
Carpet Bedding	Carolinian	Maya Lin Studio	Children's	
Annual/Borders	Tropical	Raymond Jungles	Discovery	
Cut-flower	Savannah	Paul Cooper	Maze	
Ground Covers	Waterfall	Peter Walker	Theatre	
Hedges/Parterre	Artic	Tom Sparling	Gallery	
Xeroscape		Janet Rosenburg	Artist	
Sloped		Andy Goldsworthy	Railway	
Shade		Shodo Suzuki	Topiary	
Wet Meadow		Gilles Clemente	Labyrinth	
Recycled		Tophen Delaney	Wedding	

Kitchen/Vegetable			Cristo				
Organic			Isamu Naguchi				
Vineyards/Orchard							
Medicinal							
Herb							

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