

New Police Station

For D54 / D55 Consolidated Division

Community Consultation Meeting #1

East York Civic Centre

Tuesday, October 10, 2017, 6:30 – 9:00 pm

Project Team

Toronto Police Service

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Community Consultation

2 Community Consultation Meetings:

Community Consultation Meeting #1

East York Civic Centre, Council Chamber
850 Coxwell Ave.

Tuesday, October 10, 2017, 6:30 – 9:00 pm

We are here

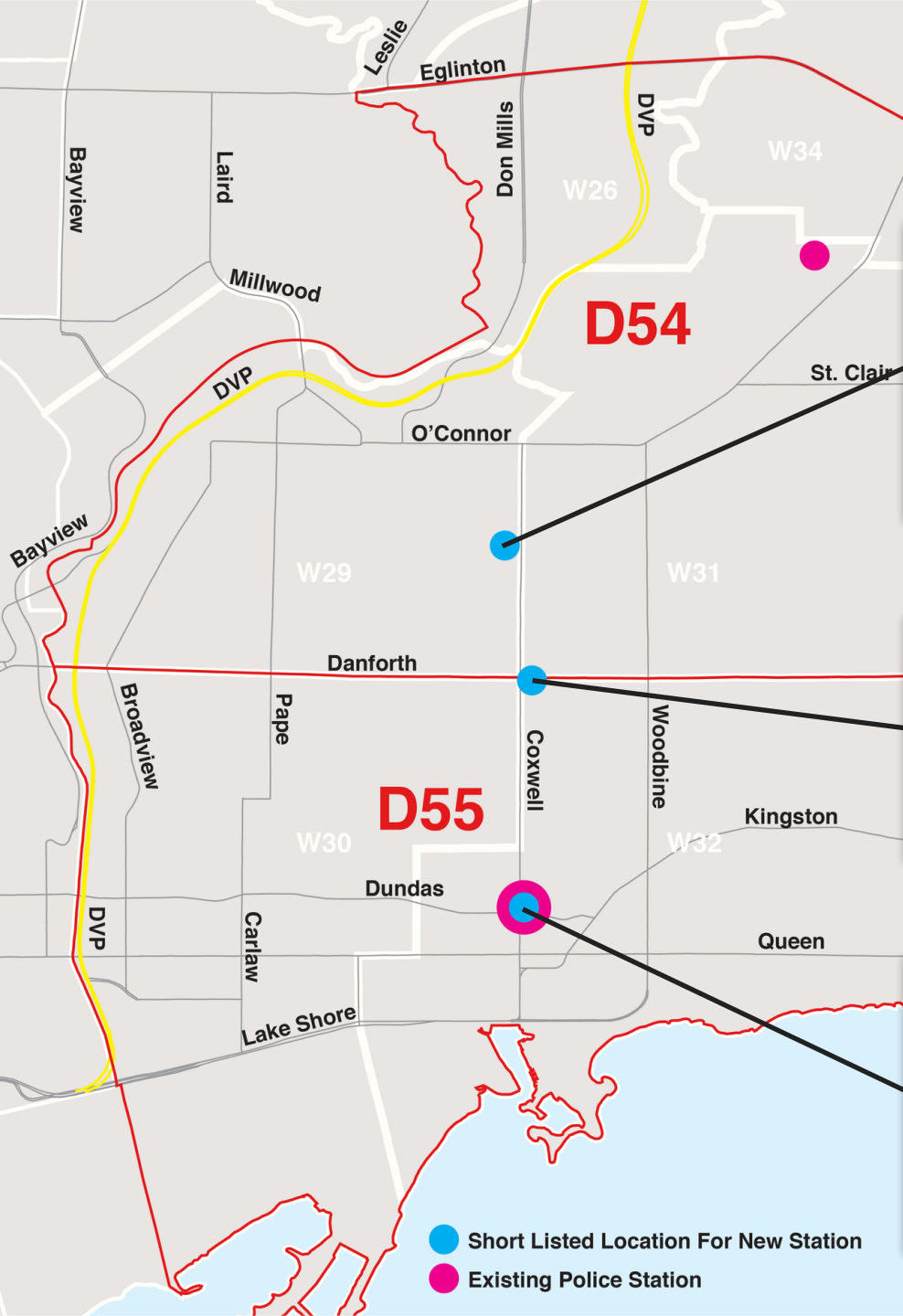
Community Consultation Meeting #2

SH Armstrong Community Centre
Gymnasium, 56 Woodfield Rd.

Tuesday, October 17, 2017, 6:45 – 9:15 pm

The **purpose** of the meeting is to present and seek feedback on the criteria used to evaluate the three shortlisted sites, and understand the community's vision for a modern police station and how the three shortlisted sites fit with it.

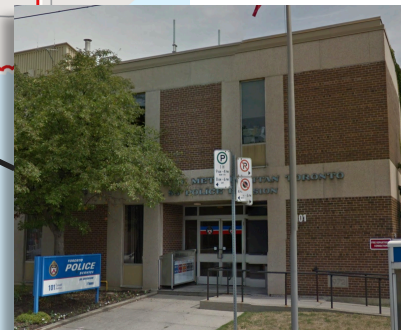
The Short List



East York Civic Centre
850 Coxwell Ave



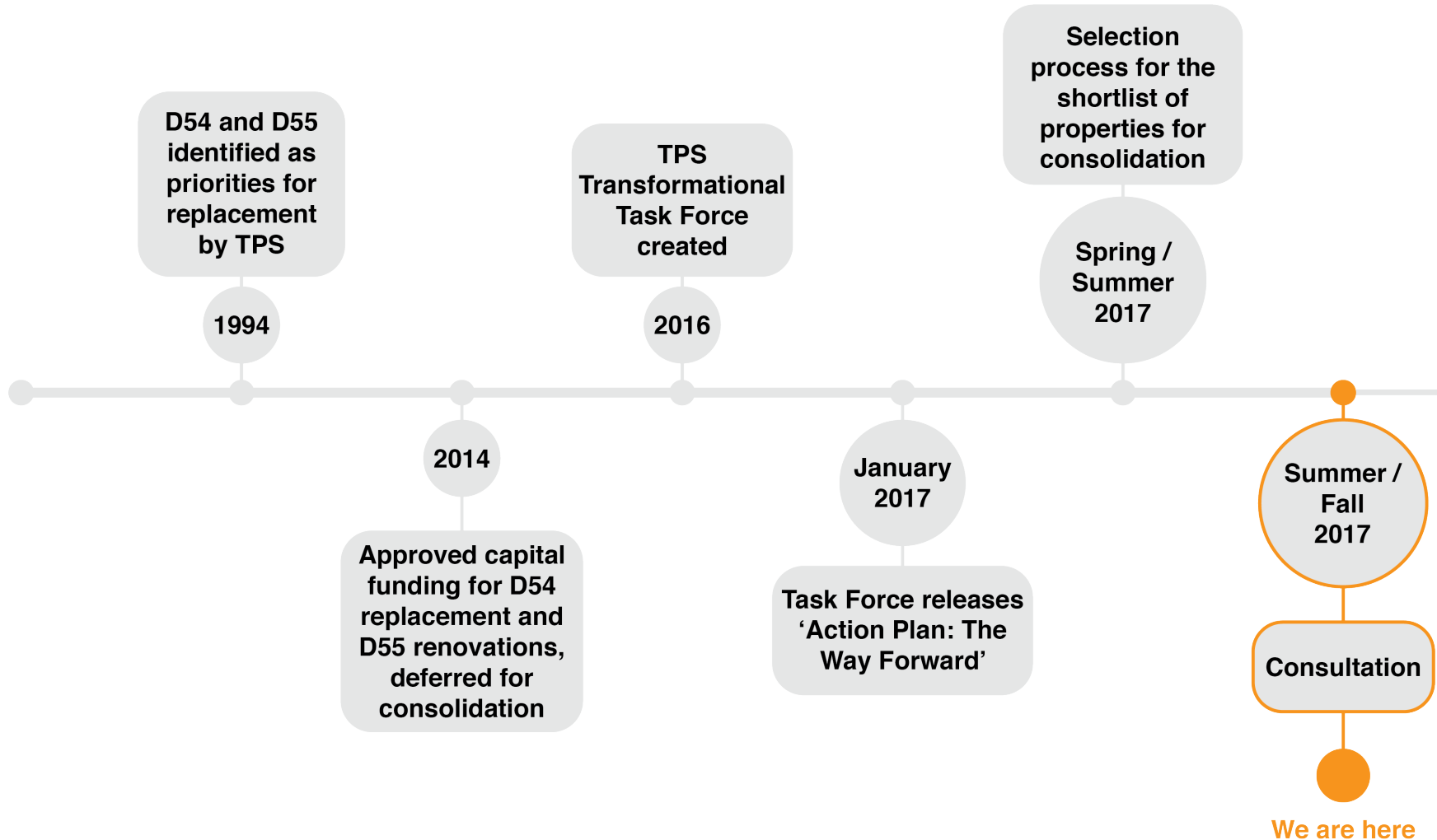
Danforth TTC Garage
1627 Danforth Ave



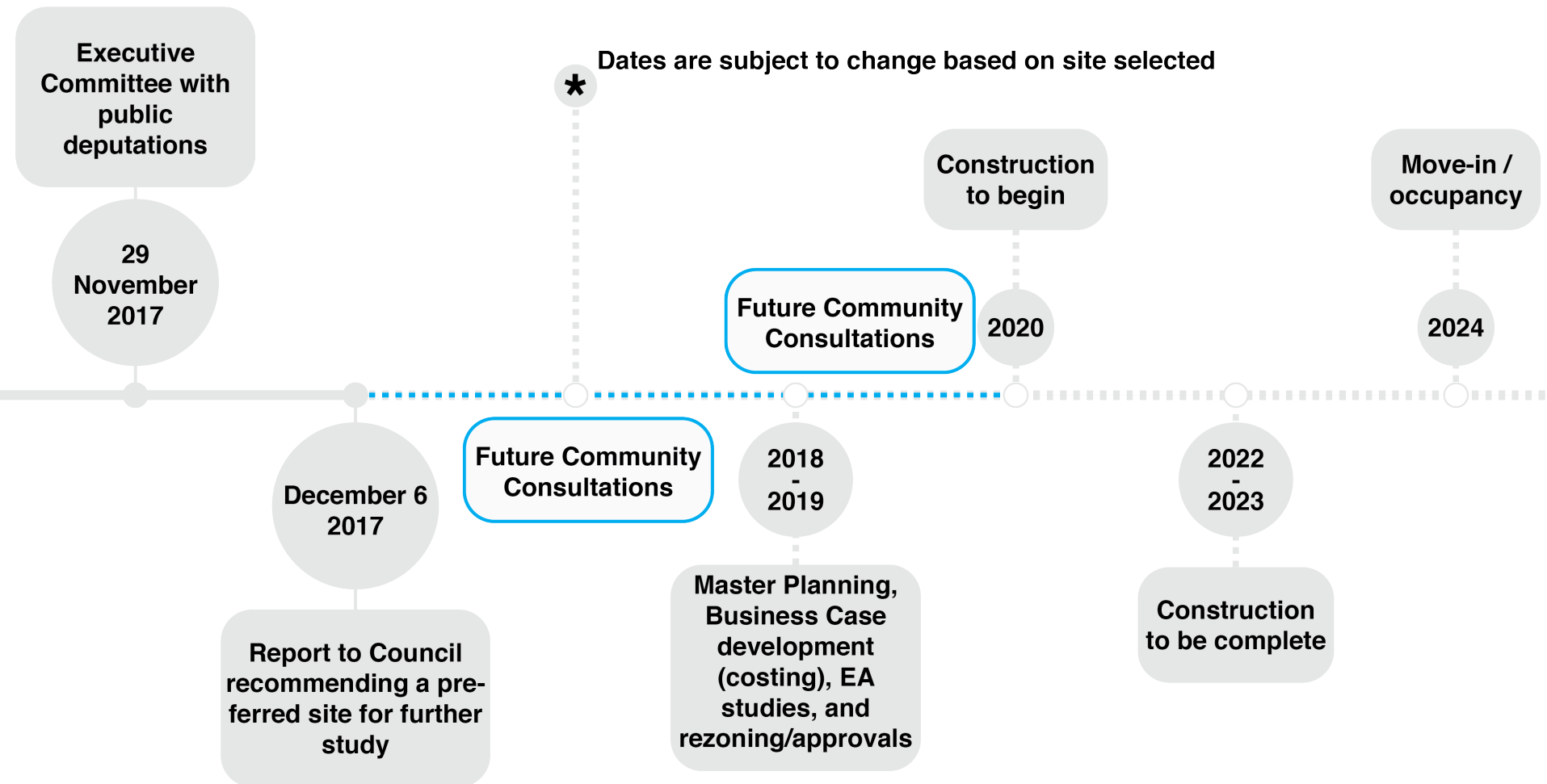
Current D55 Building
101 Coxwell Ave

- Short Listed Location For New Station
- Existing Police Station

Timeline: How We Got Here



Timeline: Next Steps

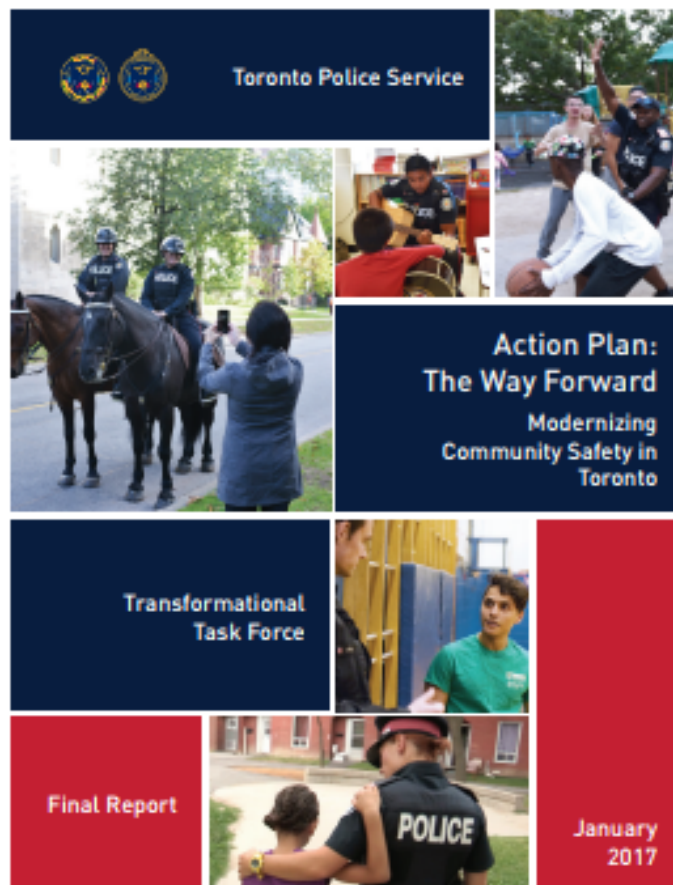


Project Background

TPS Transformational Task Force &
Action Plan: The Way Forward

Transformational Task Force

- A partnership of public volunteers and TPS members, created in 2016, to conduct an independent study and review of the TPS on how to modernize the police service delivery model.
- In January 2017, the Task Force released the final report 'Action Plan: The Way Forward' which was adopted by the TPS Board as the business plan for the next three years.



Action Plan Recommendations

- The Action Plan contains 32 recommendations, including Recommendation 16 to begin a phased redesign of divisional structure and alignment of facilities. The recommendation includes the consolidation of D54 and D55.
- The Action Plan recommended ongoing public engagement for modernization efforts.



Action Plan Community Consultations

- The Action Plan recommendations were developed with input from public, stakeholders, and members of the TPS.
- TPS held 10 public consultations meetings with more than 500 people in attendance, as well as live stream events, town halls, and focus groups in the late summer and fall of 2016.

Why a New Police Station?

The TPS is modernizing community safety in Toronto. Our goals are:

- Be where the public needs the service the most
- Embrace partnerships to create safe communities
- Focus on the complex needs of a large city

Current Building Limitations:

- Too small to accommodate a new build while maintaining Police Operations
- The footprint does not lend itself to expansion or renovation
- Parking, locker rooms, and office space at capacity
- Existing infrastructure is at capacity and in various stages of decline (leaks, floods etc.)
- Hazardous materials present throughout facilities due to age
- Not accessible (not AODA compliant)

Examples of Modern Police Stations

11 Division

2054 Davenport Rd

- Heritage architecture integrated with new construction
- In the middle of residential area
- Neighbourhood parkette



Examples of Modern Police Stations

51 Division

51 Parliament St

- First capital modernization project
- Heritage site – “Building within a building”
- Flexible capacity



Site Selection Process

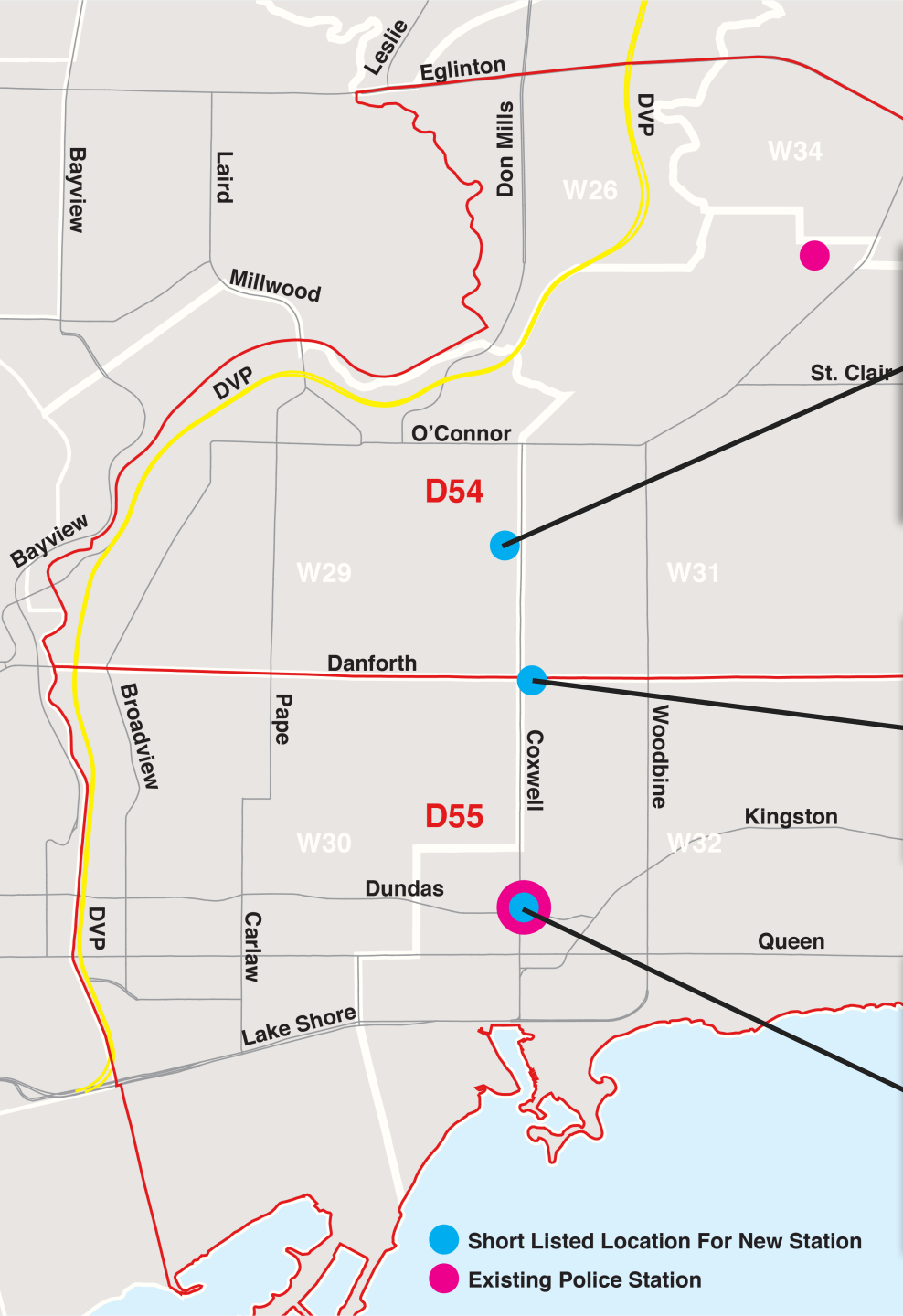
Guiding Principles

- Meet the Toronto Police Service needs for a new service delivery model
- Reflect a strategic approach to the use of City-wide real estate assets, including:
 - City Building (Mixed Uses, Liveable Neighbourhoods)
 - Unlocking Land Value Potential
 - Modernized, Sustainable Workspaces & Facilities
 - Improving Service Delivery through Civic Hubs/ Co-locations/ Community Presence
 - Affordability
- Be informed by a community vision

Approach

Filters	Properties Removed	Properties Remaining
Total Properties All City properties and market opportunities within Wards 29, 30, 31, 32	-	550
Building Size Removed properties under 1.5 acres	411	139
Property Type Removed unsuitable property types such as parks, railway land, road allowance, etc.	108	31
Additional TPS Requirements Applied other Toronto Police requirements considerations such as site availability / capacity to coexist with current occupants, etc.	26	5
Evaluation Criteria Applied site evaluation criteria developed by Real Estate Services in consultation with Toronto Police Service and City Planning, reviewed by local Councillors	2	3
Community Vision Consult communities on the evaluation criteria and understand community vision for a modern police station		

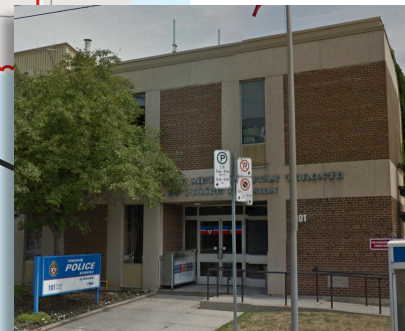
The Short List



East York Civic Centre
850 Coxwell Ave



Danforth TTC Garage
1627 Danforth Ave



Current D55 Building
101 Coxwell Ave

East York Civic Centre (850 Coxwell)

Strengths and Opportunities

- Co-location with existing seat of government and public health services
- Centrally located within a community
- Easily recognizable location
- Advantages of clustering
- Larger Civic Precinct



Other Things We Are Thinking About

- Sensitivity to nearby uses (local school, early childhood centre)
- Neighbourhood construction with hospital expansion in the next 5+ years
- Egress (exit) point is in a residential area (traffic impacts)



Danforth TTC Garage (1627 Danforth)

Strengths And Opportunities

- Significant opportunities for co-location with other agencies, boards, commissions, and divisions
- Opportunities for new cultural and community space
- Maximizes currently underutilized real estate
- Existing underground parking
- Good commute times

Other Things We Are Thinking About

- How to best preserve and incorporate the existing heritage building
- Egress (exit) point is in a residential area (traffic impacts)
- Land sale restrictions
- Future TTC uses which will remain on site



Current D55 Building (101 Coxwell)

Strengths and Opportunities

- Current police site
- Opportunity for intensification

Other Things We Are Thinking About

- Relocation of staff during construction
- Potential for interim site acquisition or renovation
- Limited potential for co-location of other community services



Draft Evaluation Criteria

	Measures	Weighted %
Service Delivery	Travel Time for Officers on Duty	20%
	Proximity to Residents Served	
Functional Requirements	Site Security (defensibility hazards)	30%
	Multiple Entry/ Exit Points for Vehicles	
	Overlooking Buildings	
	Building Size (for various needs and uses)	
	Transit Accessibility (GO, Subway/LRT, bus)	
Community Presence	Cycling and Walking Accessibility	30%
	Recognisability	
	Opportunities for New Community Engagement	
	Proximity to Community/ Institutional Uses	
Affordability / Sustainability	*Net Building Costs (e.g. construction costs) - TBD	20%
	Land Acquisition Costs	
	Impact of Previous Uses (soil conditions/clean-up \$)	
	Ease of Acquisition (ability to obtain site in a timely manner)	
	Cumulative Score / Percentage	100%

		Measures	Weighted %	East York CC	TTC Garage	D55 Building
Service Delivery	Travel Time for Officers on Duty					
	Proximity to Residents Served		20%	18%	16%	18%
Functional Requirements	Site Security (defensibility hazards)					
	Multiple Entry/ Exit Points for Vehicles					
	Overlooking Buildings		30%	22.5%	27%	25.5%
Community Presence	Building Size (for various needs and uses)					
	Transit Accessibility (GO, Subway/LTR, bus)					
	Cycling and Walking Accessibility					
	Recognisability		30%	22.8%	26.4%	20.4%
Affordability / Sustainability	Opportunities for New Community Engagement					
	Proximity to Community/ Institutional Uses					
	*Net Building Costs (e.g. construction costs) - TBD					
	Land Acquisition Costs					
	Impact of Previous Uses (soil conditions/clean-up \$)		20%	13%	12%	15%
	Ease of Acquisition (ability to obtain site in a timely manner)					
Cumulative Score / Percentage			100%	76.3%	81.4%	78.9%

Next Steps

- Meeting summary will be shared in draft.
- A final summary will be distributed to participants and made available on the website:
www.torontopolice.on.ca/TheWayForward/new-54-55-building.php
- A public communication will be released showing what was heard and how the feedback was considered in the site selection process.
- November 29, 2017: Executive Committee with public deputations
- December 6, 2017: Report to Council

Thank you

If you have more comments, suggestions and/or advice you would like to share with the project team, please e-mail them by

Tuesday, October 24, 2017 to:

Casey Craig
ccraig@swerhun.com

[www.torontopolice.on.ca/TheWayForward/
new-54-55-building.php](http://www.torontopolice.on.ca/TheWayForward/new-54-55-building.php)

Discussion Questions

1. What do you think about the criteria used to evaluate the three shortlisted sites? Any other criteria you would like to see considered in the selection of the site for a new police station?
2. What is your vision of a modern police station? Which of the 3 sites best fit into your vision and why?