

TIPS FOR A SUCCESSFUL VIRTUAL MEETING

Note: Meeting will be recorded, to facilitate minute keeping.

Meeting
will start
at 6:30



Mute your microphone when not speaking (bottom centre of screen).



Stay focused. Avoid multi-tasking, be respectful, and keep an open mind.

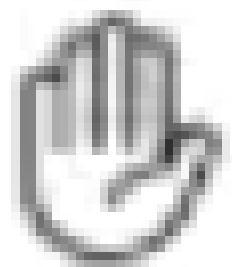


Use the Chat feature to ask questions (bottom right of screen).

or



Turn on your camera, if comfortable. Be mindful of your surroundings from a security and privacy standpoint.



On **Participants List**, click the **Raise Hand icon to speak or ask questions** (located to the right of your name).



Computer audio issues? Use your phone for audio by going to the **Audio & Video** menu >> **Switch Audio** >> **Call Me** (entering your phone number).



One voice at a time. Be direct and frame questions to specific speakers.

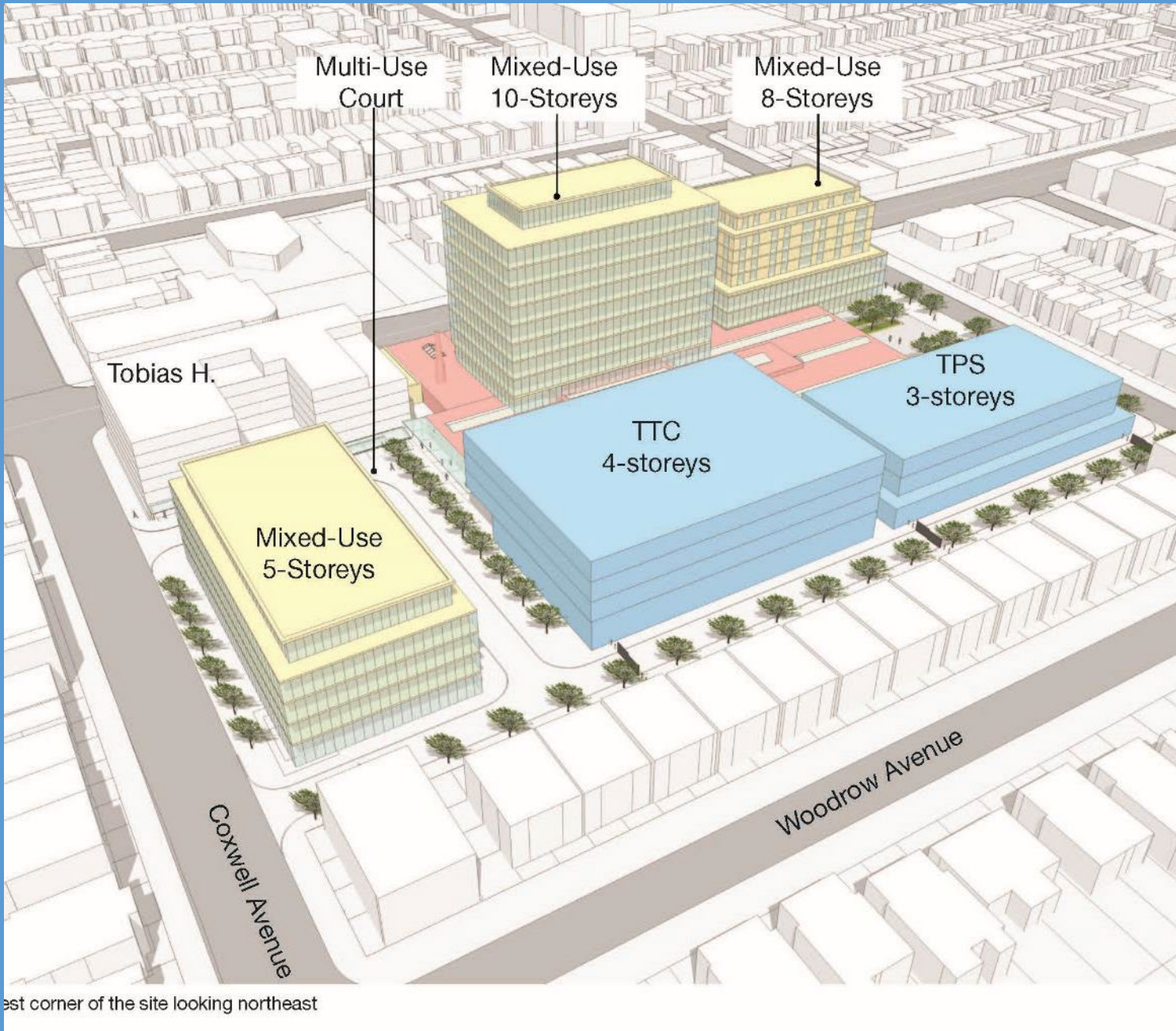
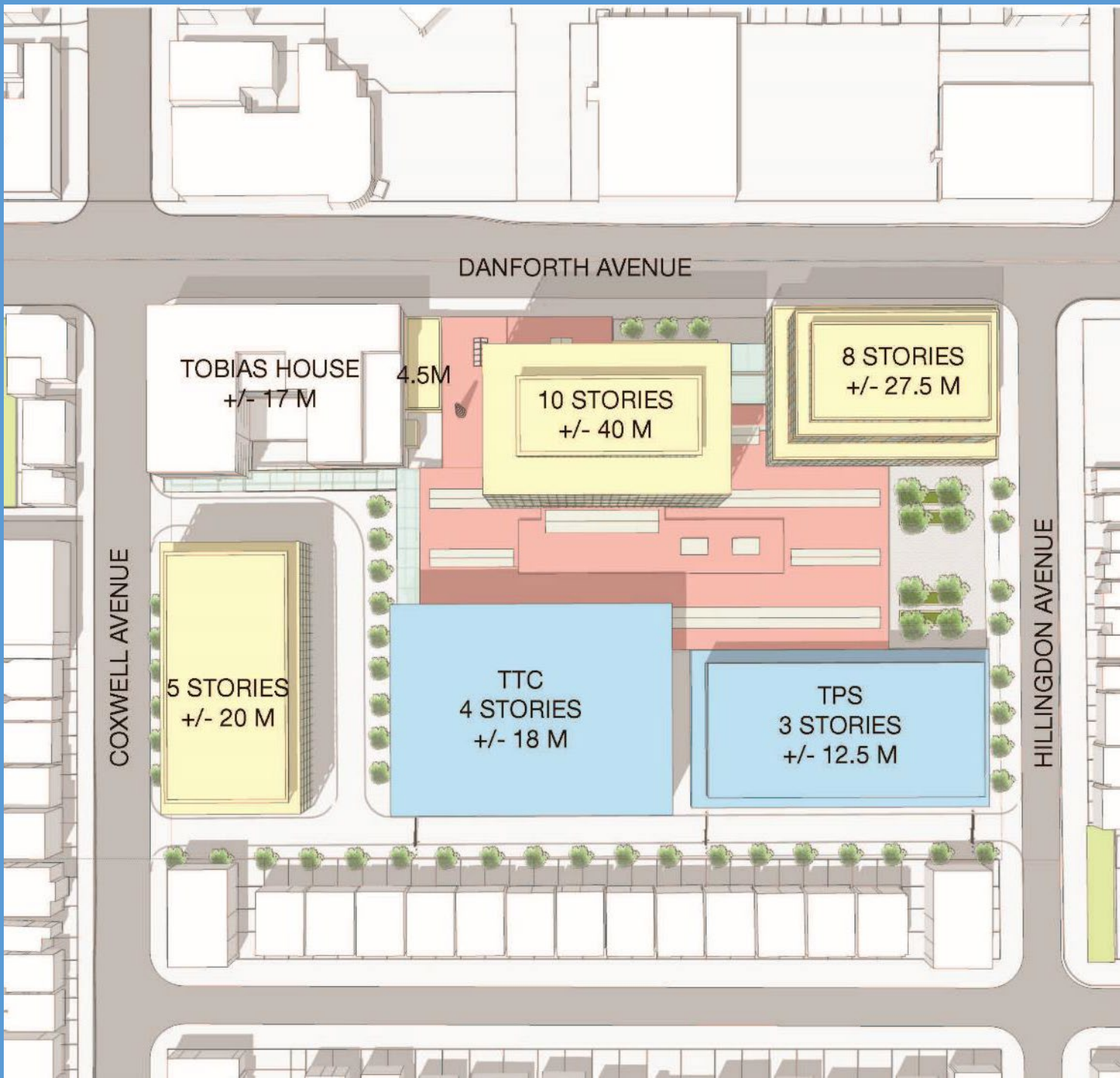


New 55 Division Station

Community Resource Group (CRG) Meeting

Meeting 01

October 26, 2021 - 6:30 pm to 8:00 pm



LAND ACKNOWLEDGEMENT

- I'd like to begin by honouring the land that I'm on. (If you are not currently in Toronto, I encourage you to learn about the lands you're on).
- We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabe, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples.
- We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

AGENDA

- **Welcome & Introductions**
- **Project Overview**
- **Community Consultation Plan**
- **CRG Housekeeping Items**
- **Presentation:**
 - 55 Division Site within CreateTO's Danforth Garage Redevelopment
 - *Guiding Principles* from Prior Consultations
- **Today's Discussion Focus:**
 - What would your *Guiding Principles* be, specifically for the 55 Division building?
 - What should be the "Big Moves" (Design Goals) for the 55 Division building design?
 - Drafting the Vision and Principles
- **Next Meeting**
- **Adjourn by 8:00 PM**

DESIGN COMMITTEE PROJECT TEAM

Officers
Toronto
Police Service

Superintendent Reuben Stroble – 55 Division

Inspector Dave Ecklund – 55 Division

Constable Robert Muller – 55 Division

Facilities
Management
Toronto Police
Service

Tony Veneziano – Chief Administrative Officer, TPS

Enrico Pera – Manager, Facilities Management, TPS

Douglas Giles – Sr. Project Coordinator, Facilities Management, TPS

WZMH
Architect
Team

Harrison Chan – Partner

Nicola Casciato – Design Principal

Sean Fung – Project Architect

Terry Huang – Architect

GUESTS

CreateTO

Gabriella Sicheri – Vice President Development, CreateTO

Ex Officio

Councillor Brad Bradford – Ward 19

Rishab Mehan – Chief of Staff to Councillor Brad Bradford

Councillor Paula Fletcher – Ward 14

Susan Serran – Exec. Assistant to Councillor Paula Fletcher

CRG MEMBERS

CRG Members

Alex Shum / Tom Maclean - Woodrow Avenue Neighbourhood Assoc.

Anne Babcock - WoodGreen Community Services

Audrey Kvedaras - Danforth East Community Association (DECA)

Bill Harrison - Greenwood Danforth Residents

Billy Dertilis - Danforth Mosaic Business Improvement Area (BIA)

Bob Abrahams - Resident

Brian Spratley - DECA Visioning Committee

Denny Petkovski - Michael Garron Hospital

Jack Fallon - Woodrow Avenue Neighbourhood Assoc.

Jade Woodruffe - (DECA)

Katy Aminian - (DECA) Visioning Committee

Peter Gray - Resident

Peter Themeliopoulos - Community Police Liaison Committee (CPLC)

Susan Cavanagh – Resident, Tobias House (Vibrant Healthcare Alliance)

55 Division - Project Overview

PROJECT PURPOSE

- to **Design & Build a new 55 Division Police Station** at 1627 Danforth Ave.
- will **replace existing 55 Division Station & Sub-Station** (101 Coxwell Ave. and 41 Cranfield Rd.);
- **Transformational Task Force recommendation;**
- will **reduce long-term costs of operating 2 buildings - modernized, economical & more efficient public safety delivery model;**
- **TPS Board approval (Jan. 2018);**
- **City Council approval of site (2019);**



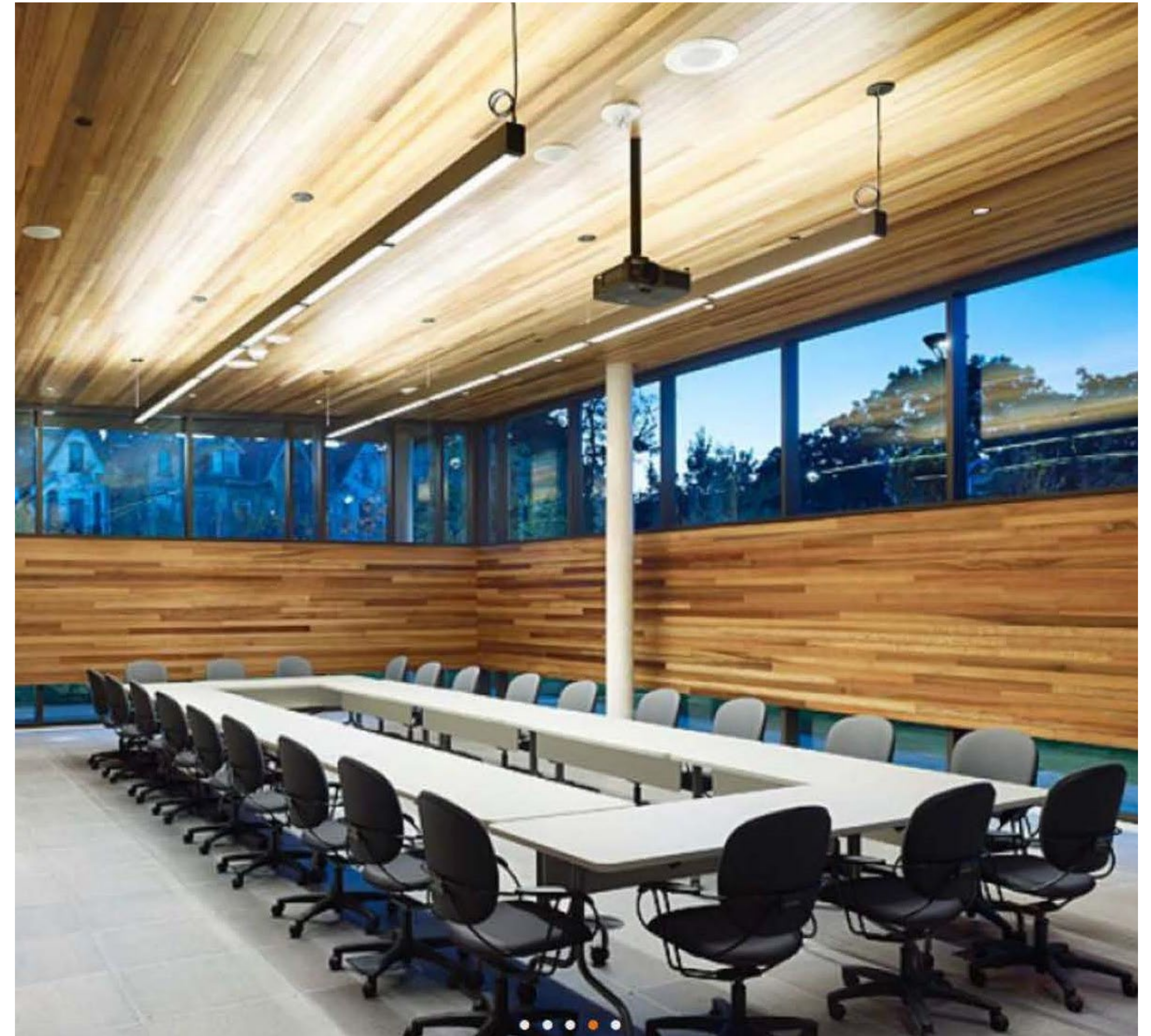
ABOUT THE PROJECT

- **1st Phase (Block “D”)** of the larger Danforth Garage redevelopment;
- once designed, construction is expected to take **± 3 years** (occupancy expected in **Q1 2027**);
- **± 70,000 sq. ft. GFA** (above grade);
- **± 250 parking garage spaces** (TBC);
- **\$50.5 M Project Budget** approved;



ABOUT THE PROJECT

- will meet requirements of:
 - **2022 Toronto Green Standard (TGS) Standard v.4** (for City Agency, Corporation & Division-Owned Facilities);
 - **Net Zero GHG Emissions;**
 - **2021 Toronto Accessibility Design Guidelines;**
 - **Design Review Panel** (City Planning);
- will include a **Community Room;**



PROJECT TIMELINE

Consultation & Schematic Design

Consultation with the Community & Staff to develop a Schematic Design.

...to Q1 2022

Detailed Design & Approvals

Prepare detailed Construction Drawings etc., based on the schematic design.

...to Q4 2023

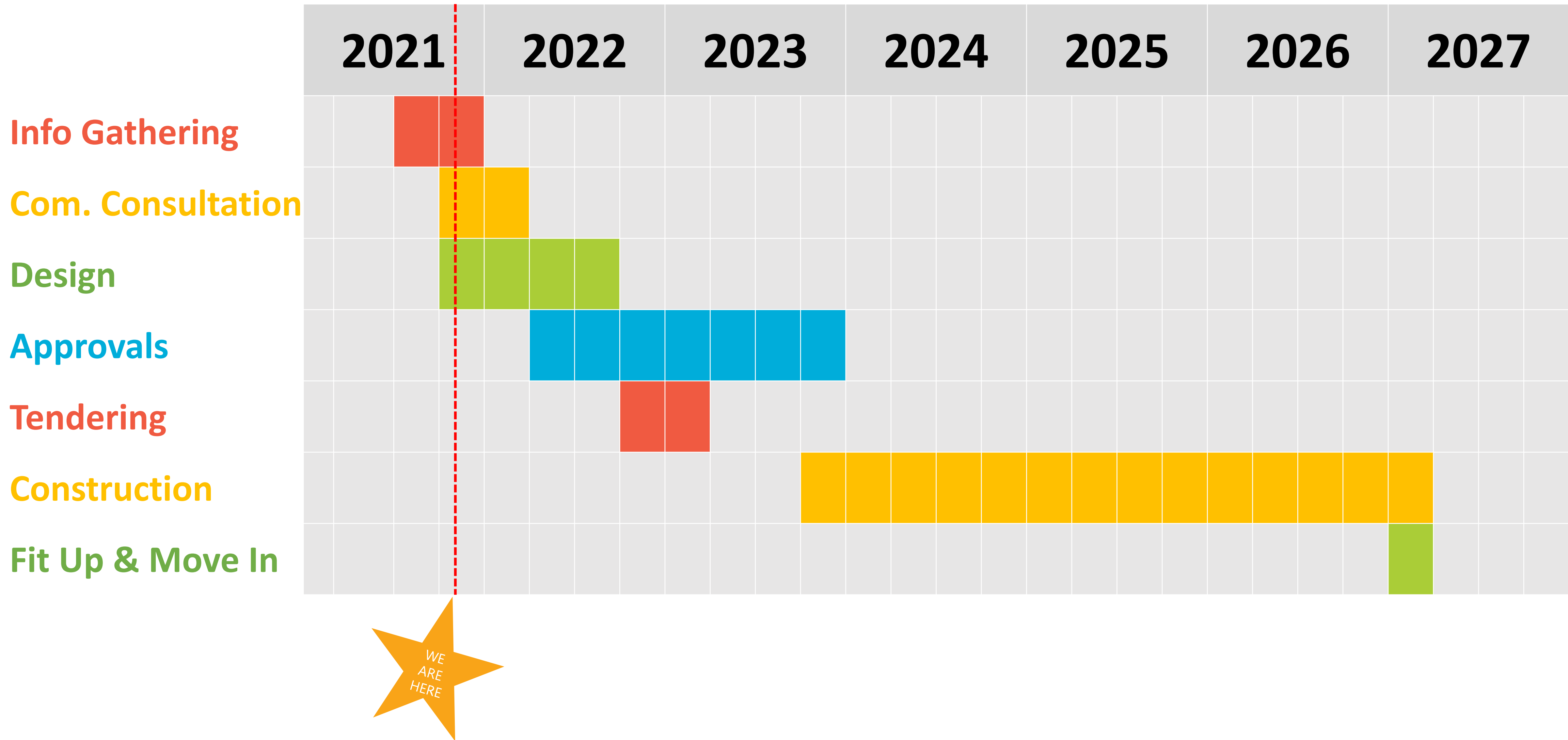
Tender & Build

Select Contractors & Build.

...to Q1 2027



PROJECT SCHEDULE



Community Consultation Plan

1. Town Hall Meetings (Virtual):


- a forum for the TPS to share information and seek feedback from **all members of the public** at key decision points during the schematic design process.
- **± 2 Town Hall meetings** planned

2. Community Resource Group (CRG):

- a forum **for local residents, and representatives of community groups & organizations** to provide input, feedback, guidance and advice to the 55 Division Design Committee (DC) -- the later made up of Toronto Police Service staff and its design consultants -- at key decision points during the schematic design process.
- **± 4 CRC meetings** planned



COMMUNITY CONSULTATION SCHEDULE (ESTIMATED)

Task Name	Start	Finish	2021 Qtr 4			2022 Qtr 1	
			Oct	Nov	Dec	Jan	Feb
Community Consultation	'21 Oct 26	'22 Feb 25					
 CRG Meeting #1 (Vision & Principles)	'21 Oct 26	'21 Oct 26					
CRG Meeting #2 (Site Design)	'21 Dec 06	'21 Dec 10					
CRG Meeting #3 (Schematic Design - Preliminary)	'22 Jan 10	'22 Jan 14					
CRG Meeting #4 (Schematic Design - Final Presentation)	'22 Feb 14	'22 Feb 18					
Town Hall Meeting #1 (Re-start, Vision & Principles)	'21 Nov 15	'21 Nov 19					
Town Hall Meeting #2 (Schematic Design Presentation)	'22 Feb 21	'22 Feb 25					
CreateTO Public Meeting re: Danforth Garage Project	'21 Dec 13	'21 Dec 24					

Your Community Resource Group

- **Membership & Purpose**
- **Work Plan & Meeting Dates**
- **Roles and Responsibilities**
- **Recommendation-Making**
- **Meeting Management & Reporting**
- **Freedom of Information & Protection of Privacy**

- advisory group of about **14 interested and affected residents or reps of local organizations** having a stake in the outcome of the project;
- represent a **diversity & balance of local interests**, including:
 - Residents and Resident organizations;
 - Community organizations;
 - Business Improvement Area organizations;
 - Local institutions
- provides **guidance, constructive feedback & suggestions**;
- **consensus-based** approach;
- provides a **sense of the broader community's reactions & concerns**;
- may **promote public consultation** activities and events;
- **not intended to address individual issues and/or concerns**;
- **additional opportunities** for individual project feedback are available through broader public engagement opportunities such as the public Town Hall meetings.

CRG - WORK PLAN & MEETING DATES (4 - 5 MONTHS)

#1: Vision & Design Principles

- Kick-off. To review the Terms of Reference, the consultation process and meeting dates; discuss previous Guiding Principles and new ones to establish “Big Moves” (Oct. 26)

WE
ARE
HERE

#3: Schematic Design – Preliminary

- To review the schematic design of the exterior of the building as a work in progress, prior to its finalization. (TBA)

#2: Site Design

- To review site constraints & opportunities, site design, pedestrian and vehicle access and movement, etc. (TBA)

#4: Schematic Design – Final

- To review the final schematic design of the exterior of the building (elevations, perspective renderings, site plan with hard and soft landscaping etc.) (TBA)

CRG – YOUR ROLE & RESPONSIBILITIES

- **attend CRG meetings** whenever possible;
- **provide advice, feedback and perspectives** on proposals tabled;
- **operate effectively by offering suggestions & alternatives** to issues, concerns and problems;
- **attempt to anticipate potential problems** & offer options for resolving;
- if applicable, **advise of your organization's/ community's/ constituency's perspectives**;
- if applicable, **communicate CRG discussions back to your organization/ community/ constituency**;
- **review the report of CRG discussions** to ensure the meetings are accurately recorded;
- **maintain confidentiality** of privileged documents/information provided;

TPS DESIGN COMMITTEE - ROLE & RESPONSIBILITIES

- **identify from the onset what is open for community influence & what is not (and why);**
- **provide accurate, easy to understand information to CRG members,** such that they can contribute informed advice and recommendations;
- **help the CRG function effectively** by providing suggestions & alternatives to issues, concerns and problems being discussed;
- **ensure that appropriate 55 Division Design Committee (DC) reps are present** at discussions on specific issues or components of the process;
- **listen carefully to the advice & perspectives of members;**
- **where feasible, incorporate advice into the project;**
- **where not feasible, provide a clear explanation** of how the advice was considered and why it is not feasible;

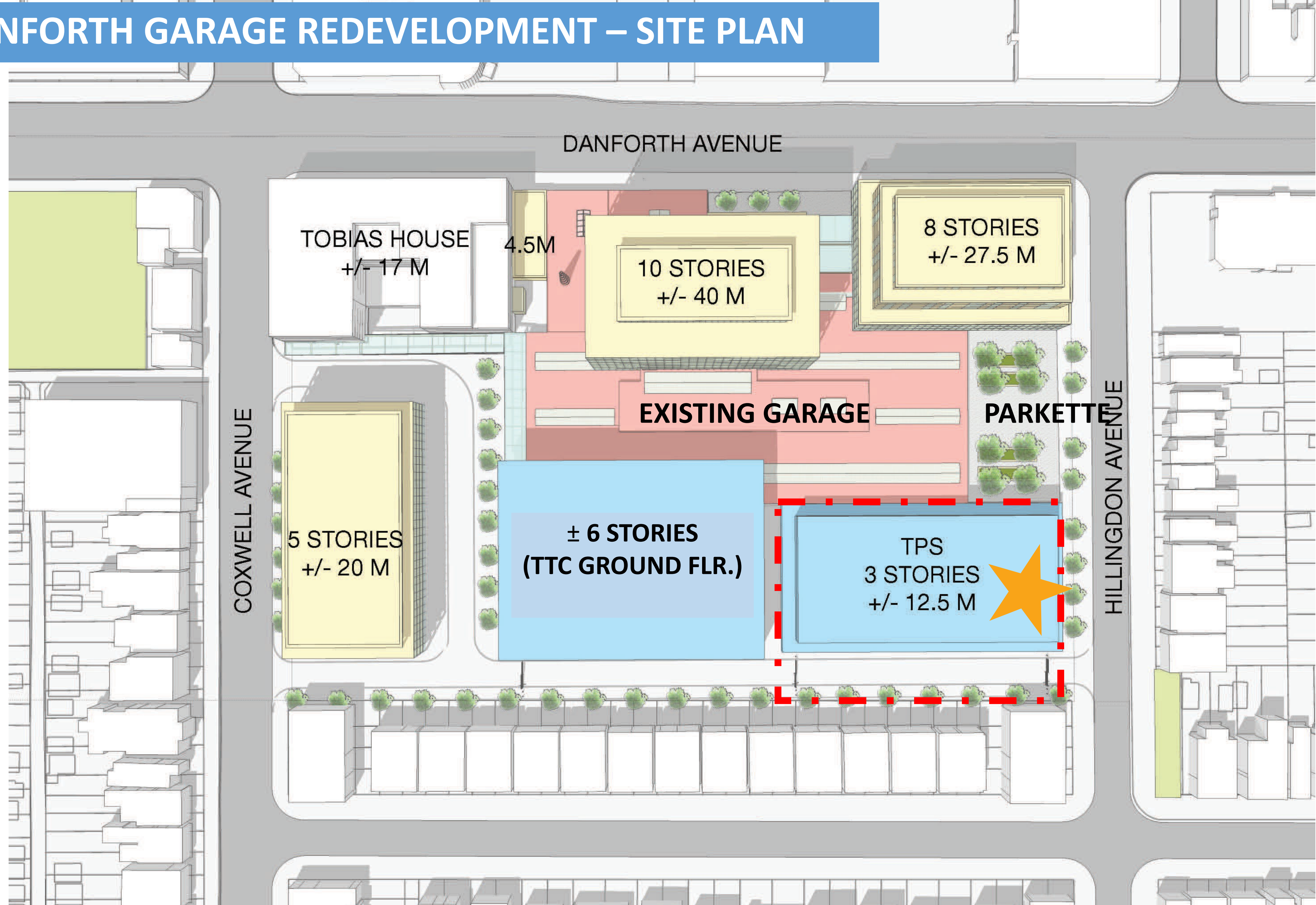
- the CRG is an **advisory group, not a decision-making body**;
- as an advisory group, the CRG will operate using a **consensus-based approach**, where members seek general agreement on guidance and advice to the 55 Division Design Committee (DC);
- a consensus-based approach **assumes that participants can openly discuss ideas, perspectives and viewpoints, and are willing to work together to develop common ground** and minimize areas of disagreement to the best of their ability;
- **differing viewpoints and opinions will be documented** in the CRG meeting notes;

Danforth Garage Redevelopment (CreateTO)

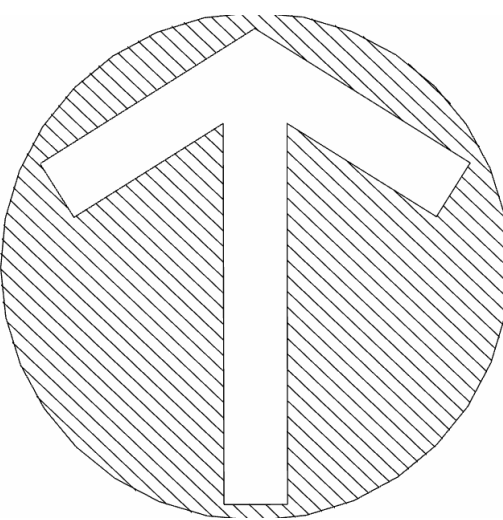
Source: 2019.03.22 Danforth Garage Master Plan Report

(Subject to Ongoing Refinements)

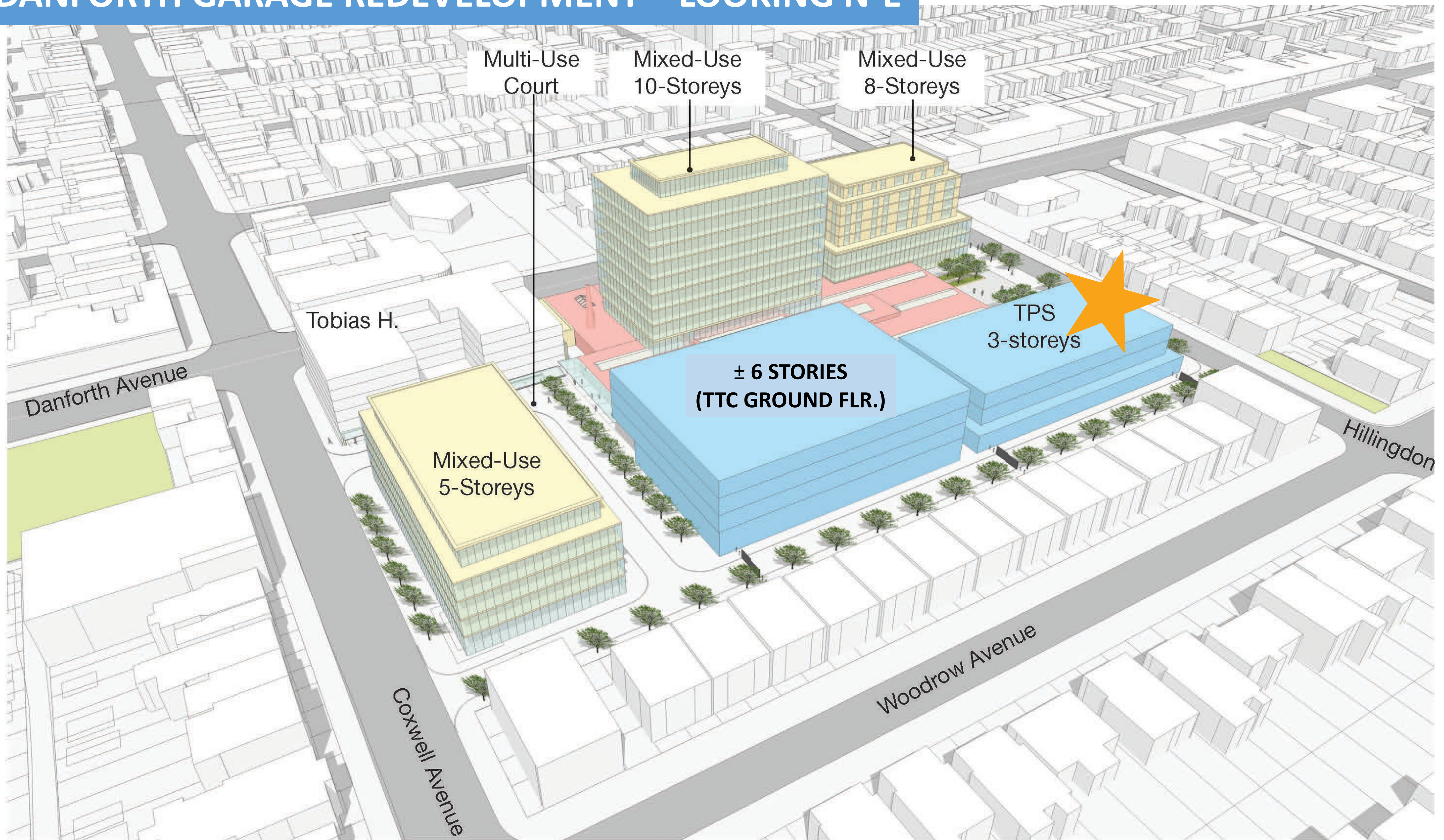
DANFORTH GARAGE REDEVELOPMENT – SITE PLAN



NORTH



DANFORTH GARAGE REDEVELOPMENT – LOOKING N-E



DANFORTH GARAGE REDEVELOPMENT – LOOKING S.

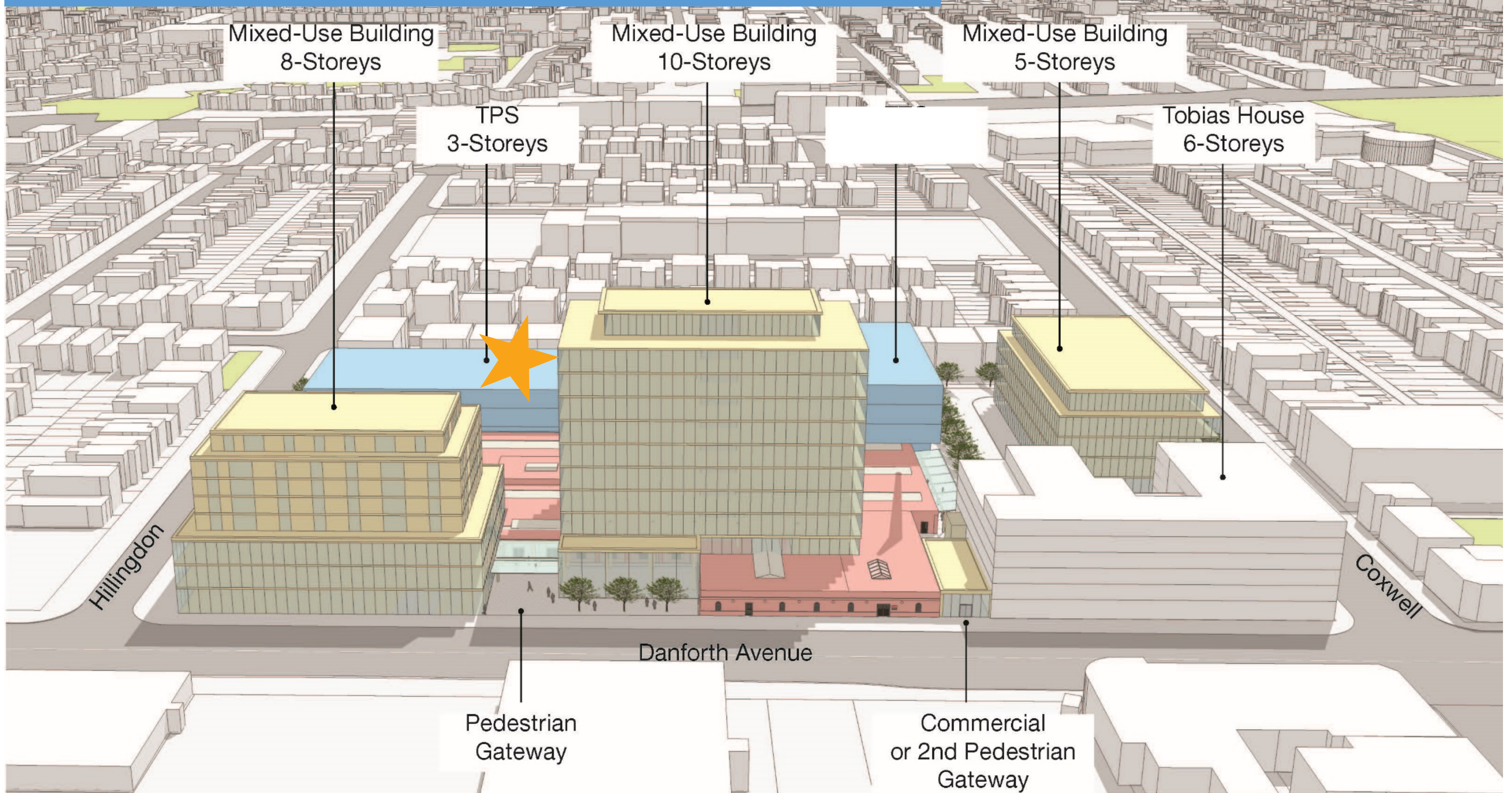


Figure 83 View from above Coxwell Station looking south

Guiding Principles from Prior Consultations

Source: Danforth Garage Master Plan

Public Meeting #3 Presentation, Dec. 13, 2018 (CreateTO + City of Toronto)

REMINDER: FINAL GUIDING PRINCIPLES

1. Leverage the City-owned lands to promote city building and encourage partnership with local residents, businesses, and community providers in order to generate animation and employment opportunities on site.
2. Create an integrated civic hub that will be home to a diverse mix of uses that will establish, activate, and animate an inclusive development for the community.
3. Adaptively reuse the existing historical TTC barns in a manner that speaks to the local history of public transit and evolution of transit in the City.
4. Development to be guided by a comprehensive planning and design process that aligns with other City initiatives, studies and policies (including the design guidelines for the Danforth Avenue Planning Study and the Toronto Green Standard) with community consultation throughout.
5. Appropriately integrate design with the existing neighbourhood context.
6. Future development of the site will promote the culture of universal accessibility and ensure universal access to all of the site, its buildings and spaces.
7. Create a vision and built form that exemplifies design excellence in architecture, landscape architecture and urban design.
8. Weave open space through the built form to create opportunities for welcoming public gathering spaces and pedestrian access where feasible.
9. Develop strong connections with the surrounding area that will improve and encourage public transit and active transportation access and use.
10. Future development of the site will build connections to the city's indigenous heritage and the local arts community.

Today's Discussion Focus:

Vision & Guiding Principles

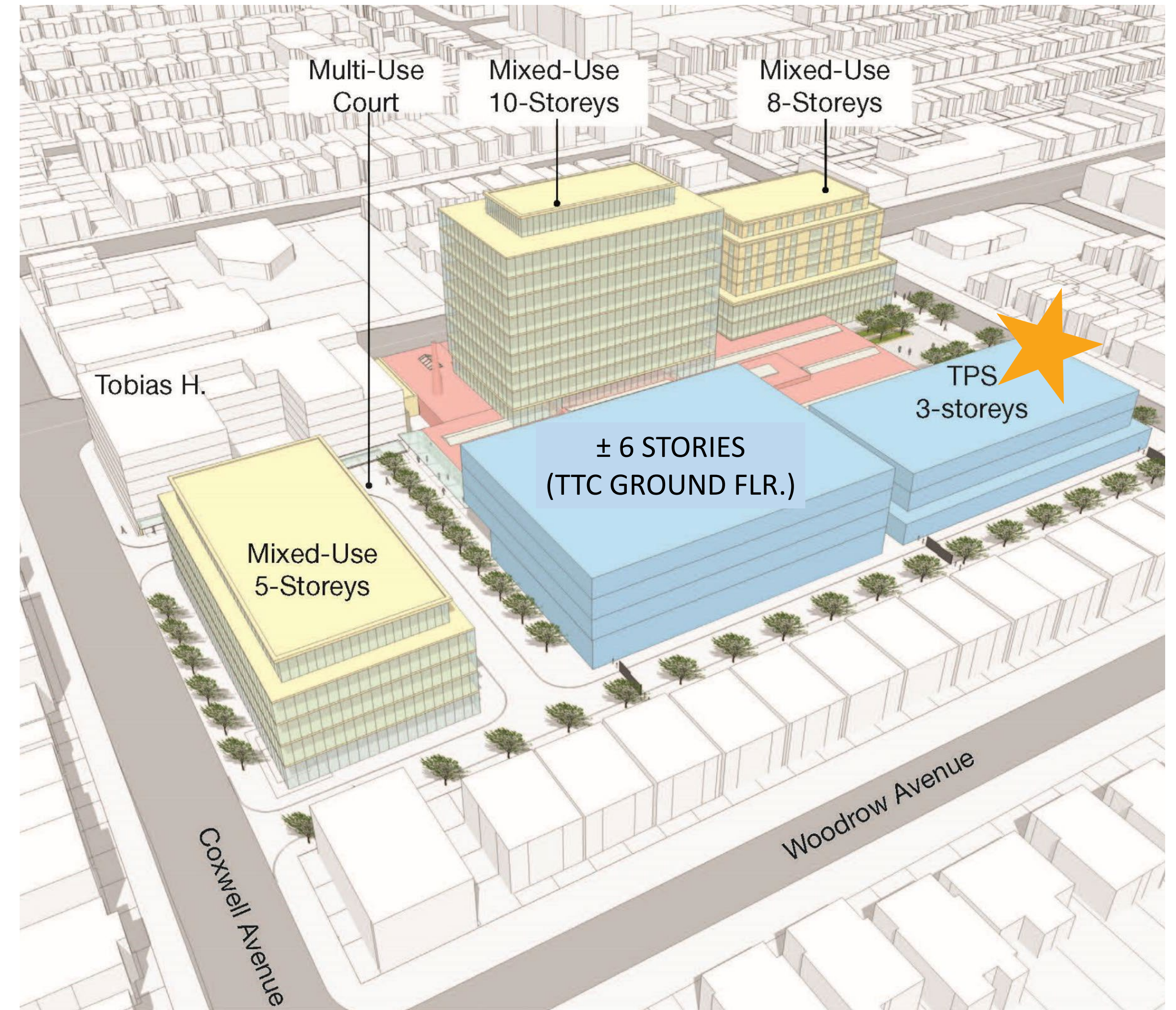
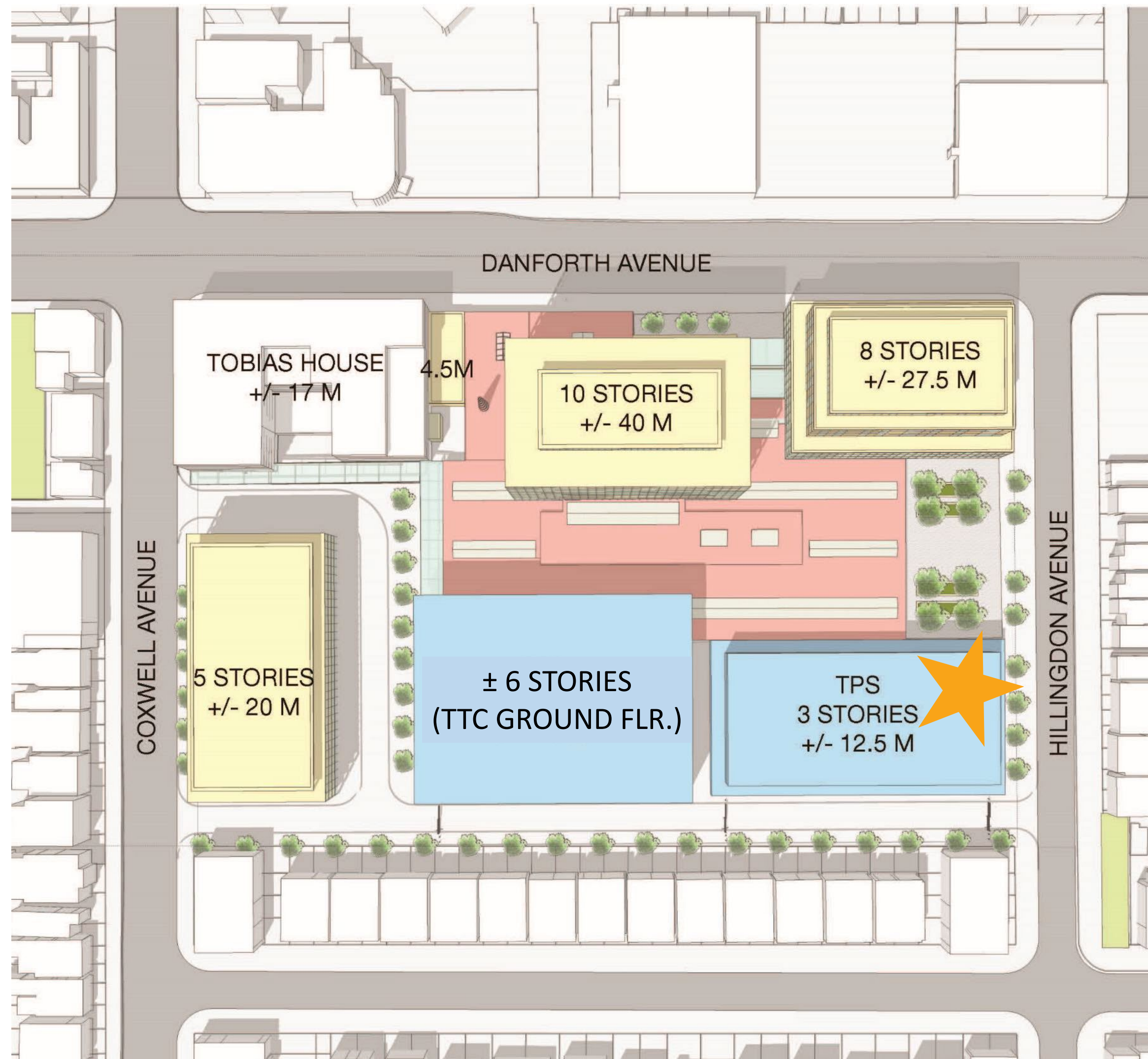
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GUIDING PRINCIPLES FOR 55 DIVISION?

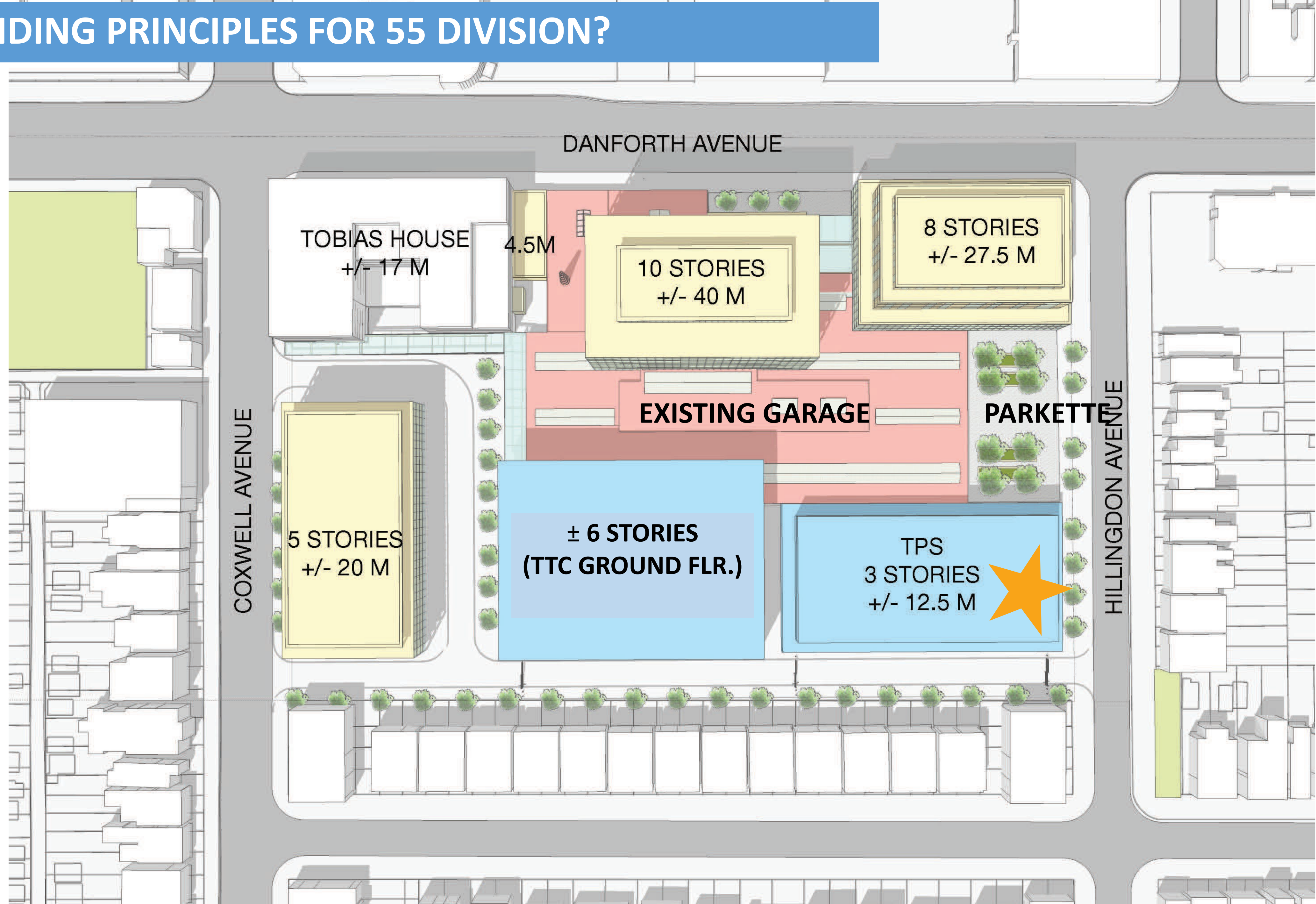
1. What would your *Guiding Principles* be, specifically for the 55 Division building? Are there any not stated in the Danforth Garage Master Plan *Guiding Principles*?
2. What should be the “Big Moves” (Design Goals) for the 55 Division building design?
3. Drafting a “Vision & Principles” document

GUIDING PRINCIPLES FOR 55 DIVISION?

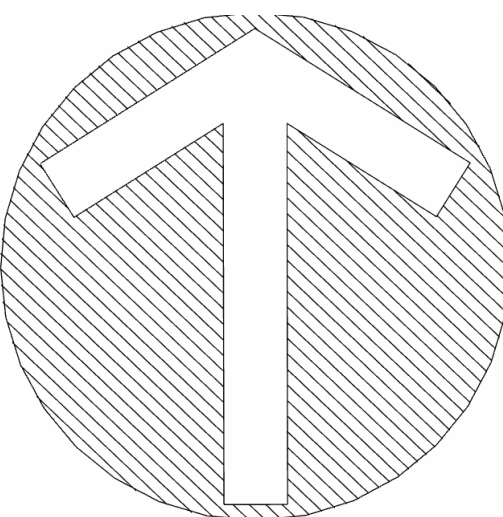


corner of the site looking northeast

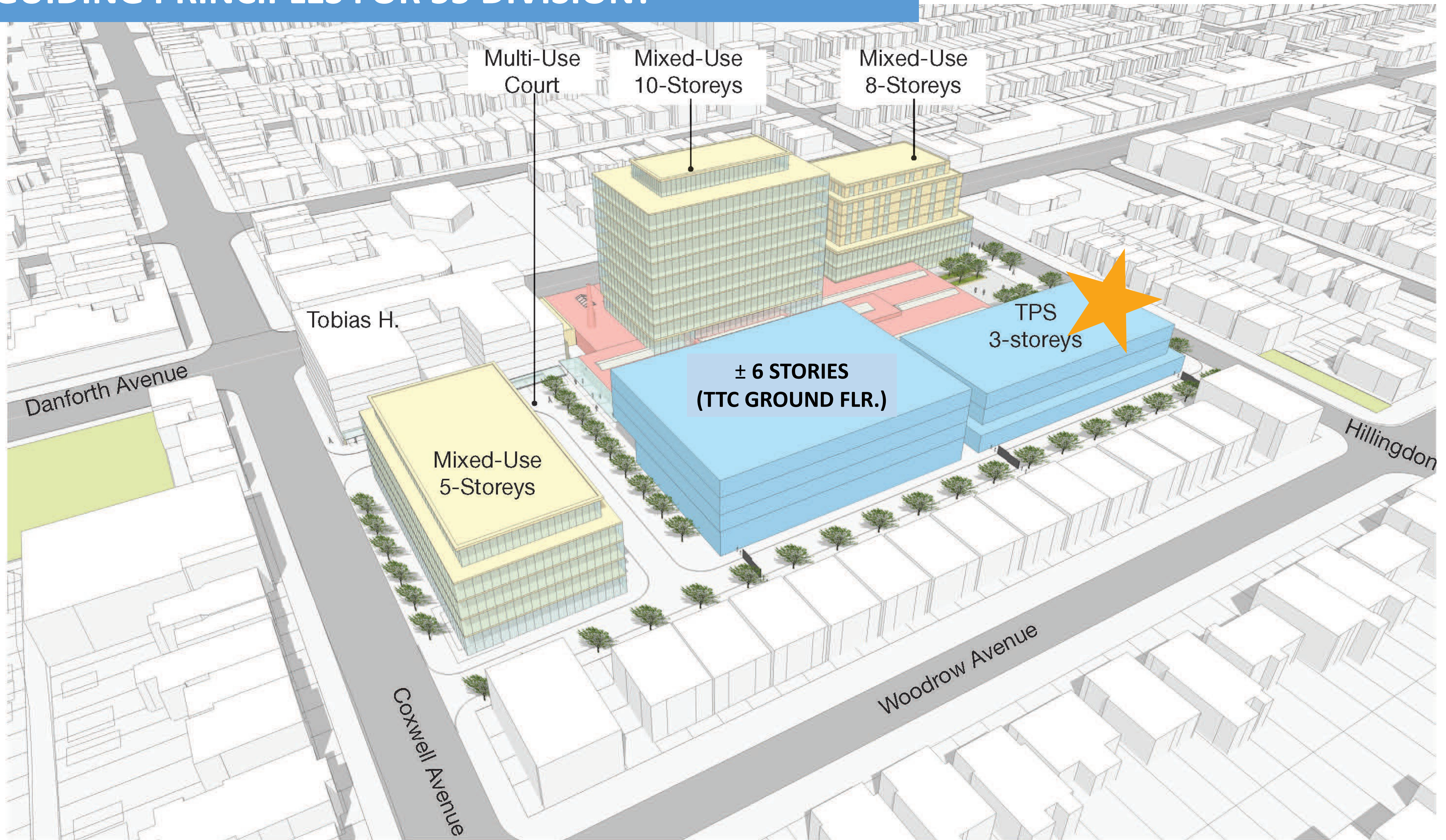
GUIDING PRINCIPLES FOR 55 DIVISION?



NORTH



GUIDING PRINCIPLES FOR 55 DIVISION?



GUIDING PRINCIPLES FOR 55 DIVISION?

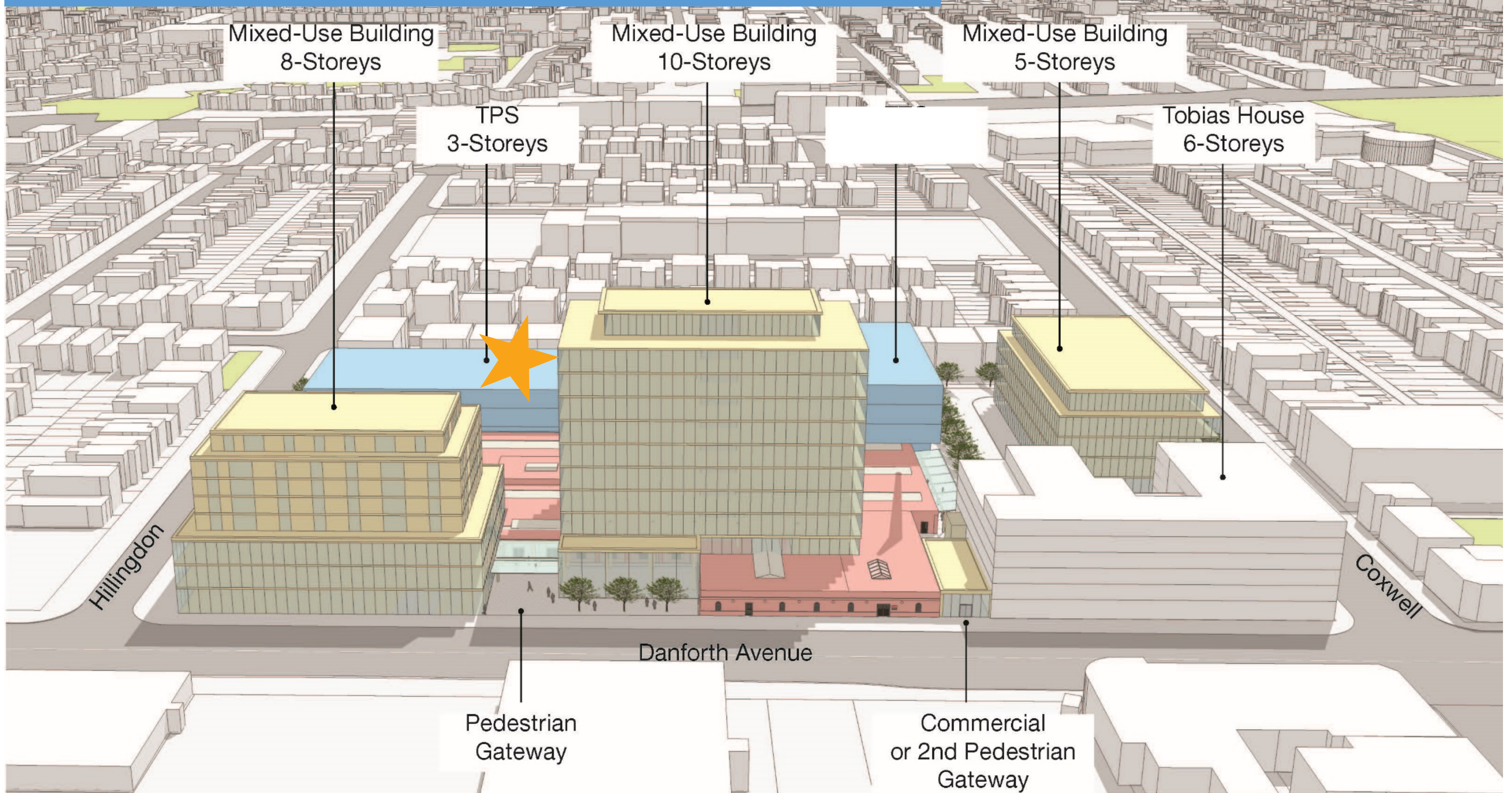


Figure 83 View from above Coxwell Station looking south

Questions or Further Comments ?

Next Meeting: Site Design (TBA)

Thank You!