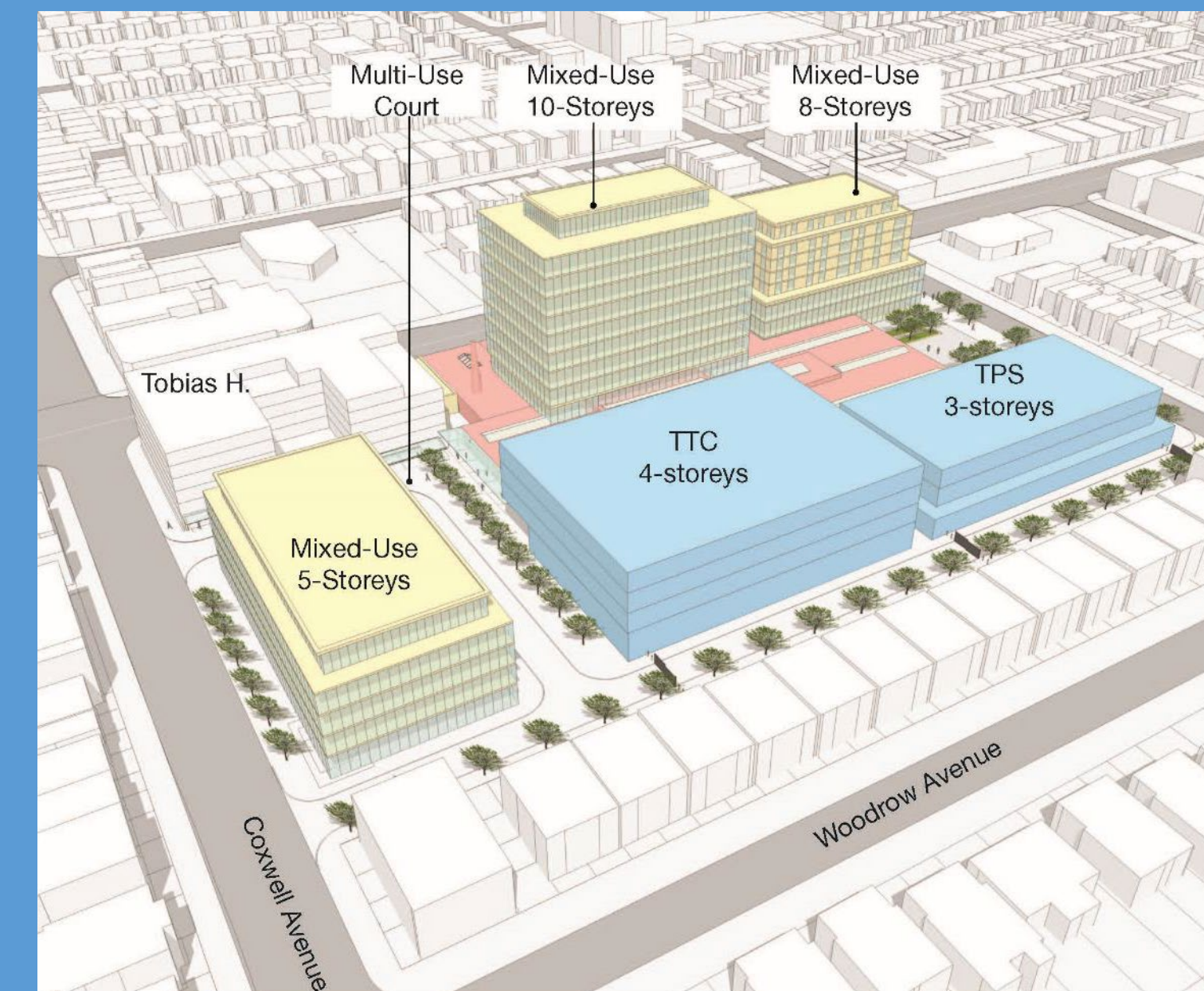
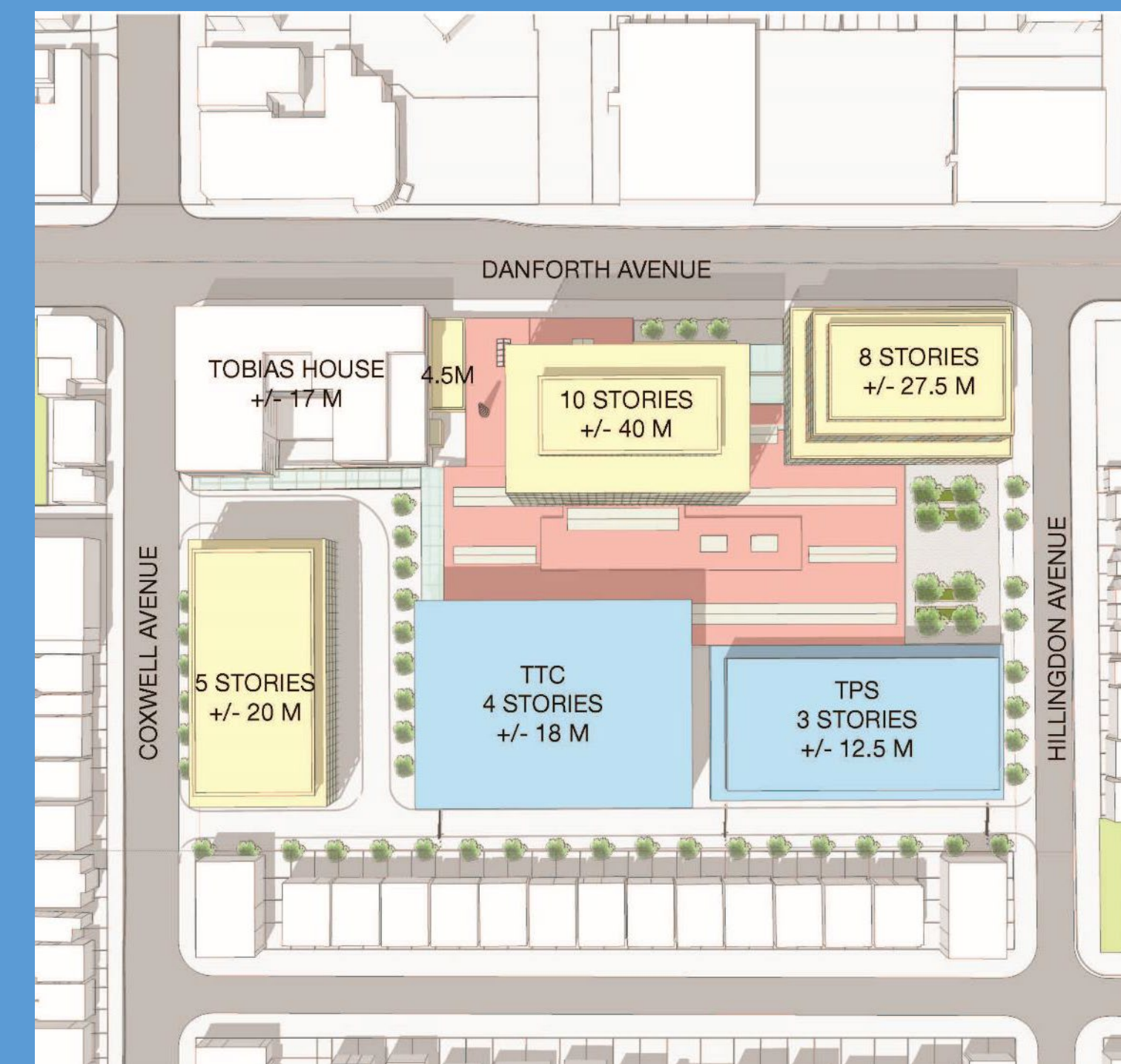




New 55 Division Station Community Resource Group (CRG) Meeting

Meeting 02

January 11, 2022 - 6:30 pm to 8:30 pm



East corner of the site looking northeast

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**
- **Project Status Update**
- **Community Consultation Plan**
 - Town Hall update
 - Website update
- **CRG Meeting 01 Report (DRAFT)**
 - Design Guiding Principles
 - Vision
- **Today's Discussion Focus: Site Design**
 - Constraints & Opportunities
 - Interactive Site Design Session
 - “Big Moves” (Design Goals)?
- **Next CRG Meeting 03**
- **Town Hall Meeting**
- **Adjourn by 8:00 PM**

DESIGN COMMITTEE PROJECT TEAM

Uniform
Officers
Toronto
Police Service

Superintendent Reuben Stroble – 55 Division

Staff Sergeant Barry O'Neill – 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

Richard Myers / Harrison Chan – Partner

Nicola Casciato – Design Principal

Shea MacDougall [for Sean Fung] – Project Architect

Terry Huang – Architect

GUESTS

CreateTO

Gabriella Sicheri – Vice President Development, CreateTO

Ex Officio

Councillor Brad Bradford – Ward 19

Madison Leisk, Planning & Constituency Advisor to Councillor Bradford

Councillor Paula Fletcher – Ward 14

Susan Serran – Exec. Assistant to Councillor 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);**

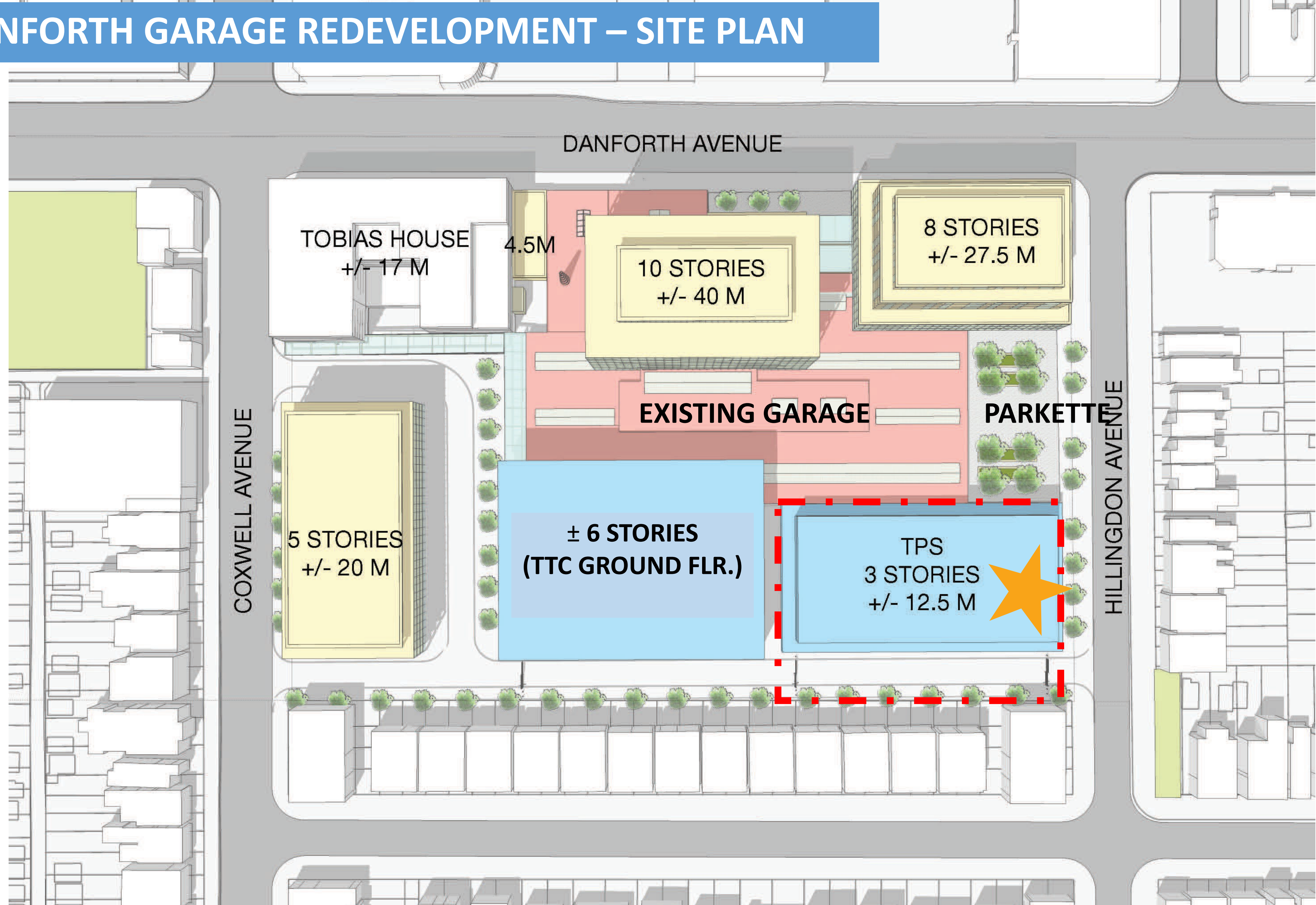


ABOUT THE PROJECT

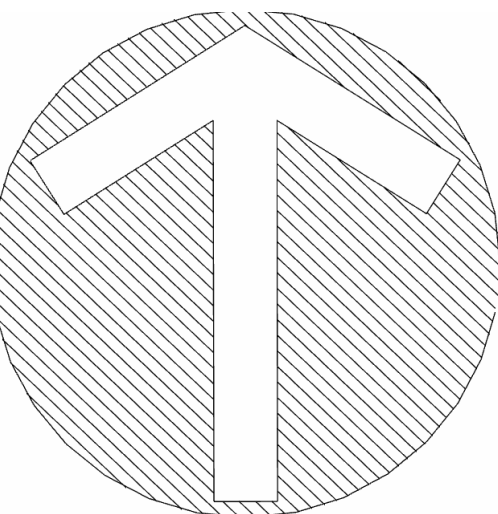
- **1st Phase (Block “D”)** of the larger Danforth Garage redevelopment;
- once designed, construction is expected to take **± 3 years** (occupancy expected in **Q1 2027**);
- **± 70,000 sq. ft. GFA** (above grade);
- **± 250 parking garage spaces** (TBC);
- **\$50.5 M Project Budget** approved;



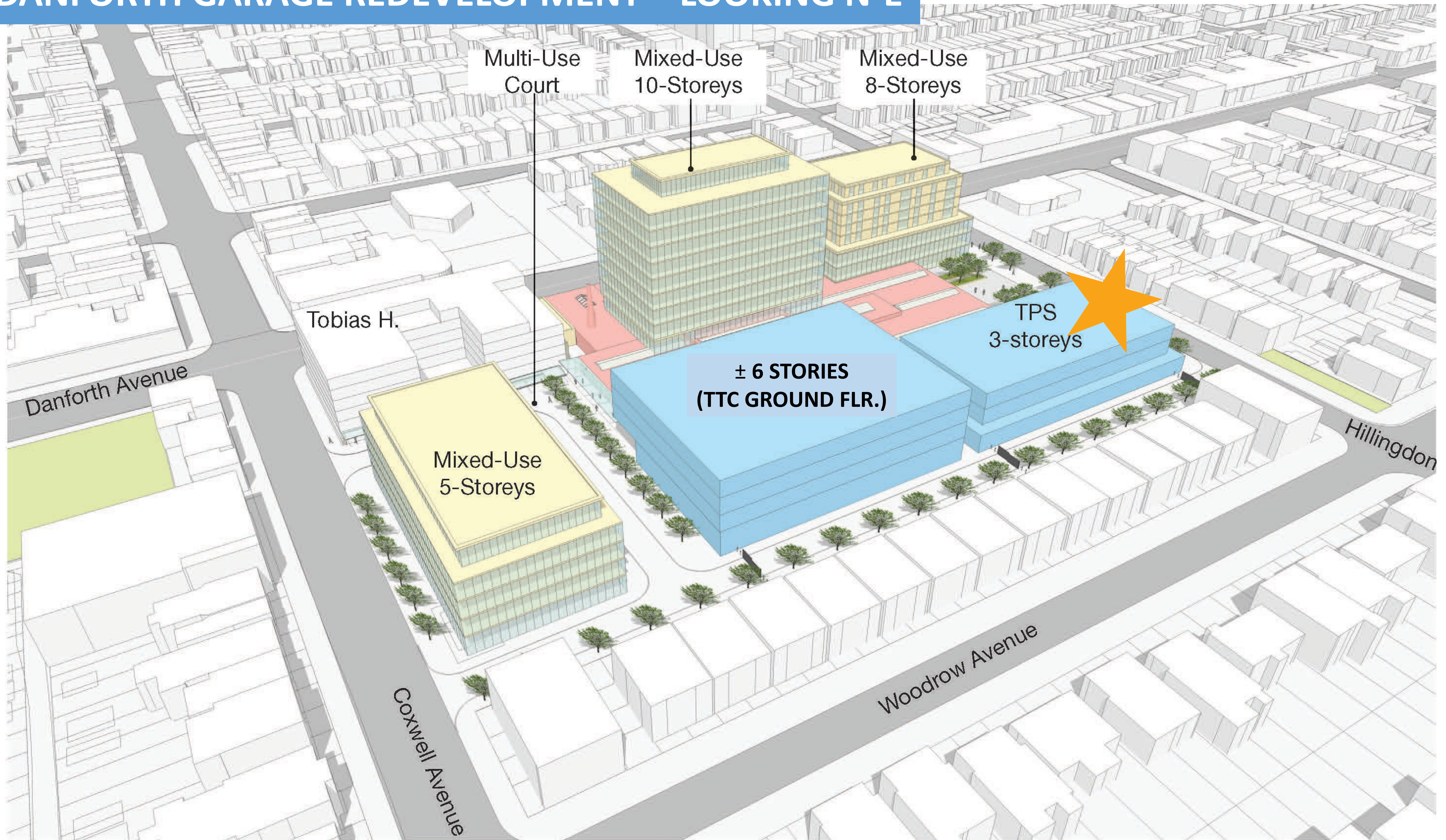
DANFORTH GARAGE REDEVELOPMENT – SITE PLAN



NORTH



DANFORTH GARAGE REDEVELOPMENT – LOOKING N-E



DANFORTH GARAGE REDEVELOPMENT – LOOKING S.

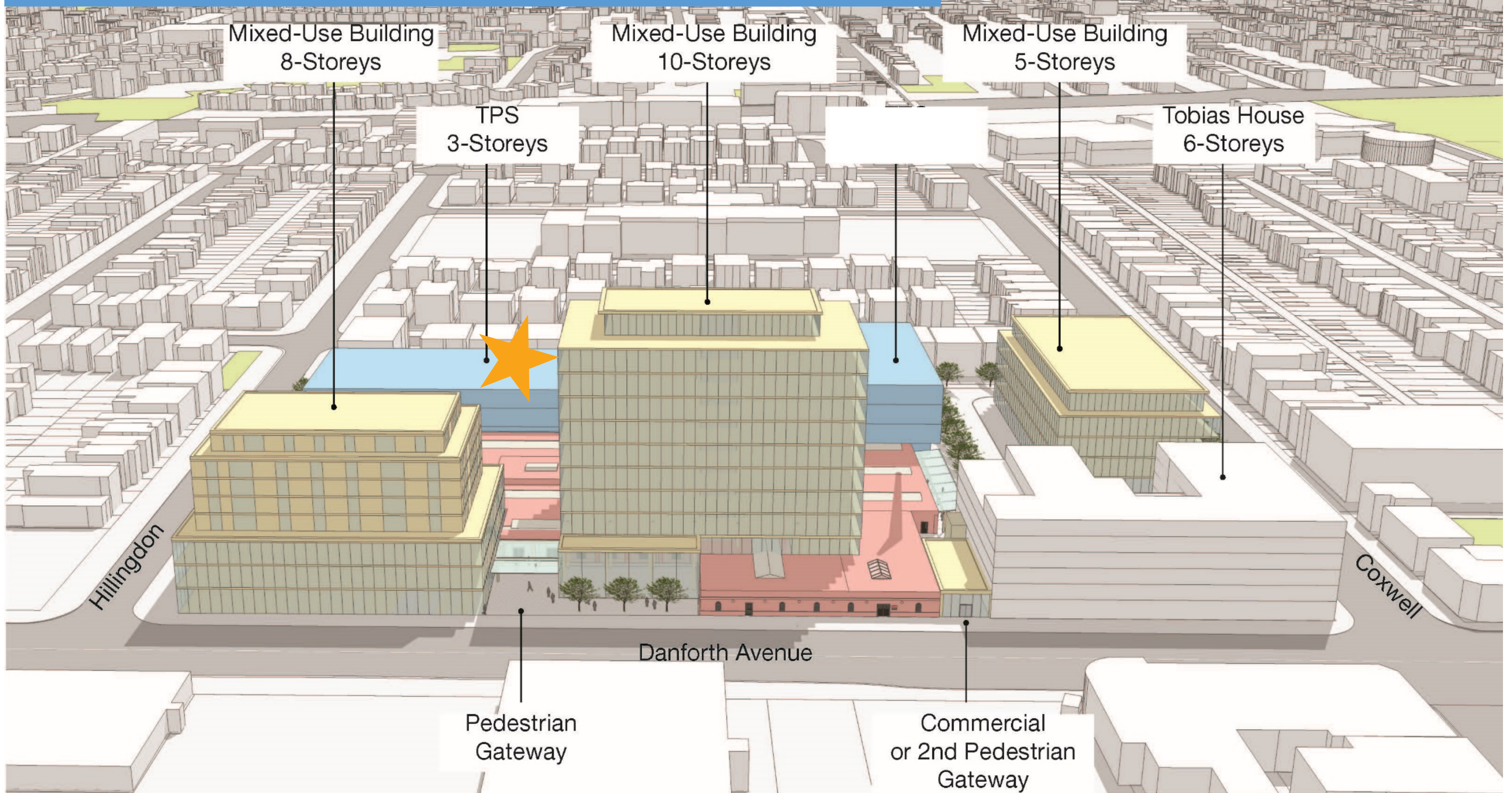
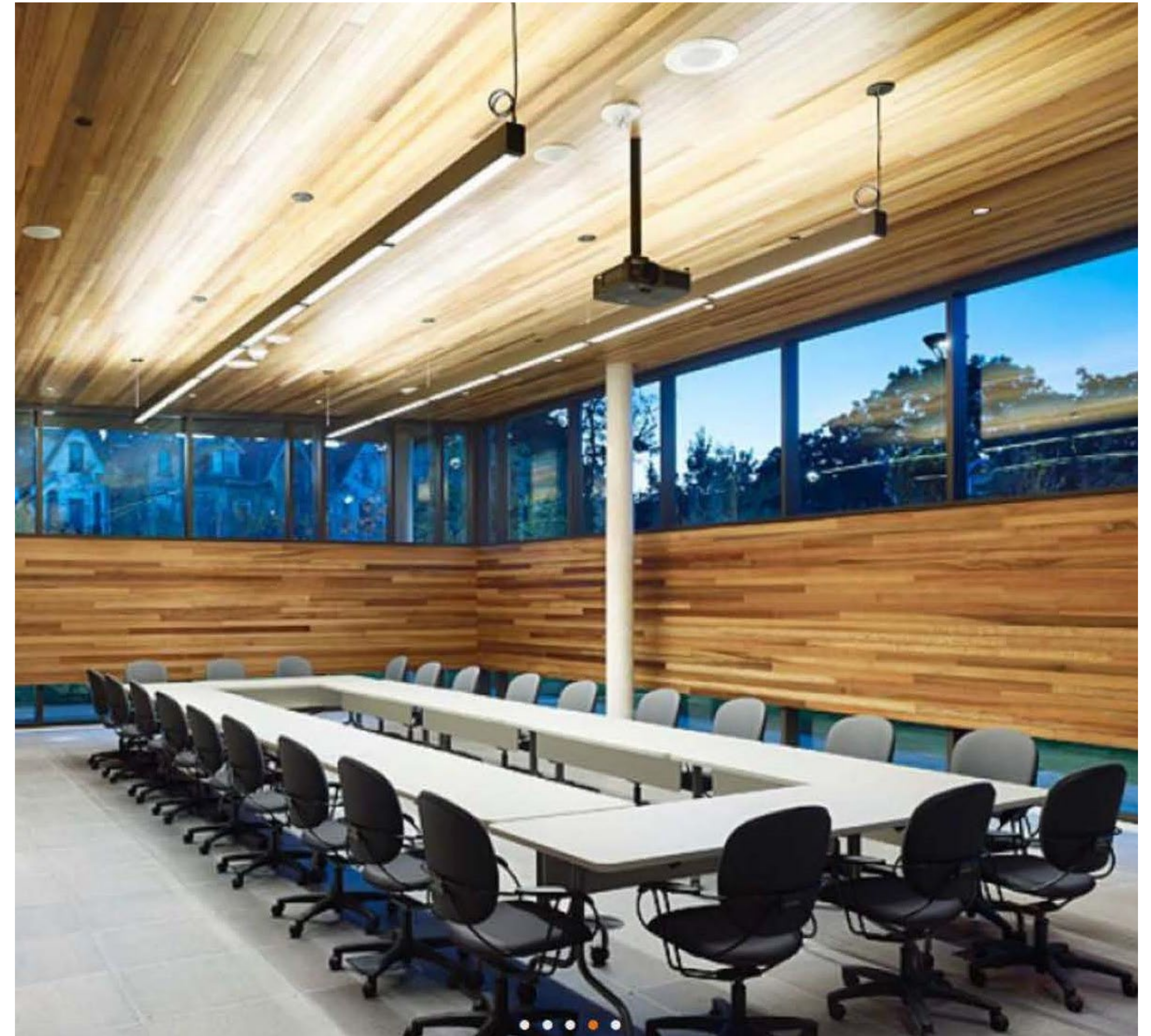


Figure 83 View from above Coxwell Station looking south

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;**



55 Division - Project Status Update

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

WE
ARE
HERE

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:
 - 1. Jan. 24th or 25th (TBC):** Guiding Principles & Site Design
 2. Schematic Design Presentation (date TBC)

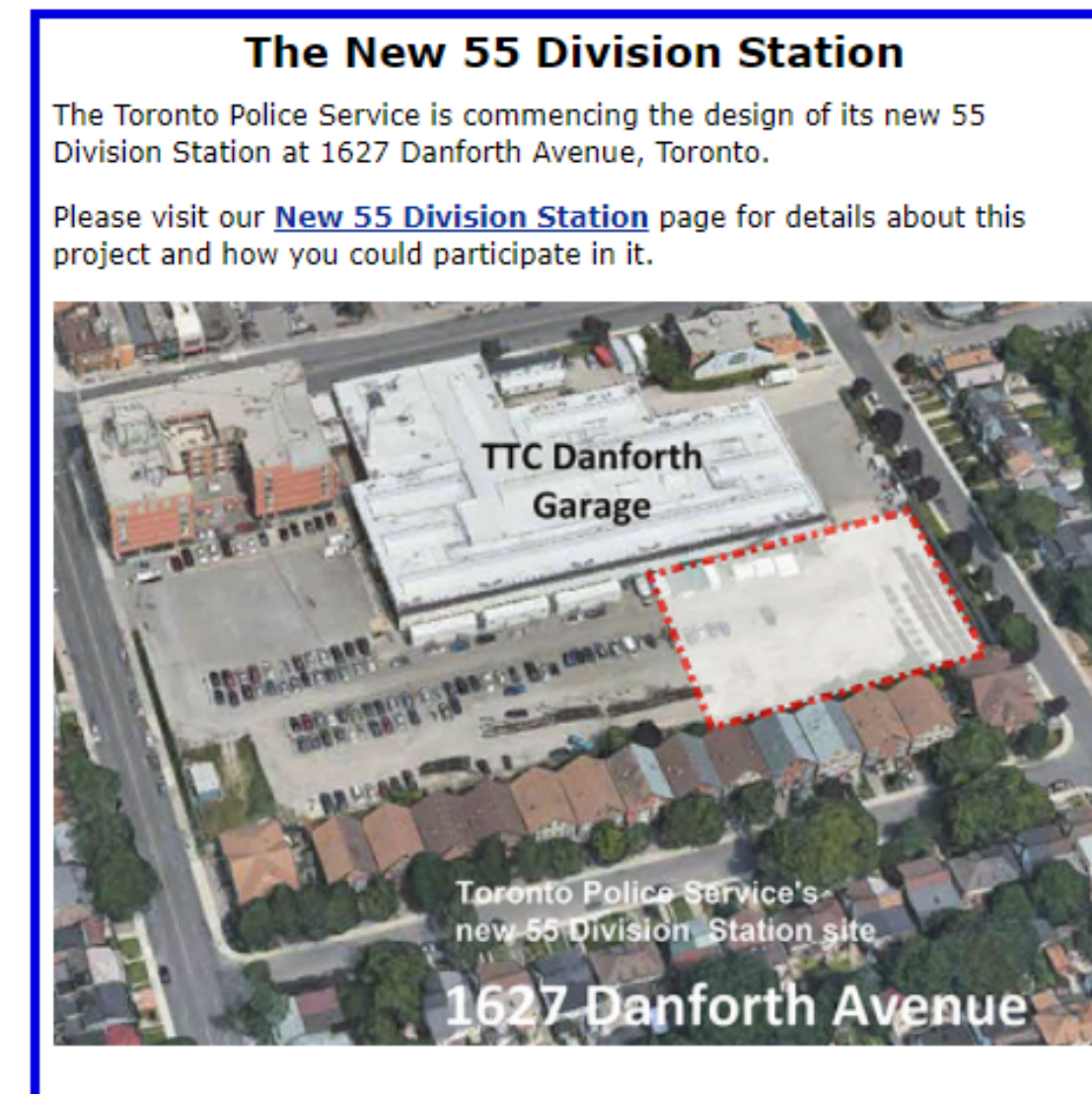
2. Community Resource Group (CRG):

- 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:
 - ✓ **Meeting 01 held Oct. 26, 2021**




3. New Website:

tps.on.ca/d55 and click link to [New 55 Division Station:](https://tps.on.ca/d55/new-d55-station.php#town-halls)



or

www.torontopolice.on.ca/d55/new-d55-station.php#town-halls



Toronto Police Service's
new 55 Division Station site
1627 Danforth Avenue

The new station will replace the existing 55 Division Station & Sub-Station (101 Coxwell Ave. and 41 Cranfield Rd.), and is a Transformational Task Force recommendation which will reduce long-term costs of operating 2 buildings, resulting in a modernized, more economical & more efficient public safety delivery model.

Project Timeline

- **December 2019:** WZMH Architects hired through a Request for Proposal (RFP) process
- **Summer 2021:** Design Kick-off
- **Summer 2021 to Spring 2022:** Community Consultation, leading to Concept Design
- **Summer 2022 to Fall 2022:** Schematic Design
- **Winter 2022 to Winter 2023:** Preparation of construction/contract drawings & Approvals
- **Summer 2023:** Procurement of construction services
- **Winter 2023 to Winter 2026:** Anticipated construction

Timelines are subject to change.

About the Project	↓
Project Vision & Design Principles	↓
Project Updates	↓
Community Resource Group (CRG) Meetings - Presentations & Summaries	↓
Town Hall Meetings - Presentations & Summaries	↓
Get Involved	↓

ACTION ITEMS FROM LAST MEETING

1. **tour of 14 Division station** (possibly 11 Division station) - an example of a new police station designed to fit within a residential neighbourhood.

(Alternatively, CRG members may wish to visit these building on their own, as access is restricted to the exterior and lobby/Community Room only).

2. Superintendent Stroble will be asked to meet with Tobias House residents to describe the **release process** (or discuss this at the next meeting (CRG meeting 02)) to allay concerns about the release of individuals from the new police station.

CRG Meeting 01:

Guiding Principles & Vision

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.

The 55 Division Police Station Development:

1. Will be part of an integrated civic hub that will be home to a diverse mix of uses. The police station will be **thoughtfully integrated within the larger redevelopment**, striking a **balance** to:
 - help to **establish, activate, and animate** an inclusive development for the community, yet
 - be mindful that not every community member feels welcome at a police station or with police overlook of public and semi-public areas, and that as a workplace the police station will be provided with **security, confidentiality and privacy**.
2. Will be an **inclusive** building for all members of the community.
3. Will promote the culture of **universal accessibility** and ensure universal access to the site, the building and its spaces.
4. Will 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** via Community Resource Group meetings, Town Hall meetings, a website and social media.
5. Will be **thoughtfully integrated with the existing neighbourhood** context.
6. Will create a vision and a built form that exemplifies **design excellence** in architecture, landscape architecture and urban design.
7. Will develop **strong connections with the surrounding area** that will improve and encourage public transit and active transportation access and use.

55 DIVISION - GUIDING PRINCIPLES

Design Principle	Mandate	Ref.
1. <i>thoughtfully integrated within larger redevelopment; balance between activating and animating the development vs. overlook concerns of some in the community, and a workplace need for security, confidentiality and privacy.</i>	✓ Principal of Good Design	
2. <i>inclusive building for all</i>	✓ TPS Policy	
3. <i>universal accessibility</i>	✓ City & TPS Policy	2021 City of Toronto Accessibility Design Guidelines (TADG)
4. <i>aligns with other City initiatives; community consultation throughout</i>	✓ City Planning Req't; City & TPS Policy	Site Plan Application Review Process
5. <i>thoughtfully integrated with existing neighbourhood</i>	✓ Principal of Good Design	
6. <i>design excellence</i>	✓ City Planning Req't; TPS Policy	City of Toronto Design Review Panel
7. <i>strong connections with surrounding area that will improve and encourage public transit and active transportation access and use</i>	✓ Principal of Good Design	

The 55 Division Police Station Development will:

- ***be a vibrant and welcoming space where all community members of all abilities will feel comfortable and which will include space for the community;***
- ***be thoughtfully integrated with the existing neighbourhood and the larger Danforth Garage redevelopment , striking a balance between:***
 - ***activating and animating the larger Danforth Garage redevelopment, vs.***
 - ***overlook concerns of some in the community, and a workplace need for privacy, confidentiality and security;***
- ***aspire to design excellence, and will prioritize environmentally sustainable design; and***
- ***be designed for access through all modes of transportation (e.g. walking, biking, transit, and driving).***

CRG Meeting 01: Feedback Received on Report

FEEDBACK RECEIVED (CRG MEETING 01)

Category	Key Word	Participant Advice	Status	Explanation
Community Impact	Enhance Inclusion	Consider connecting to Black, Indigenous, disabled, Ethiopian and queer communities with specific elements (e.g.. small skate park, graffiti artist murals?)	Will Be Considered	Consultation is planned for additional groups. TPS site itself does not have space for a skate park. The need for glazing may preclude graffit art at this development. Other opportunities?
	Mitigate Negative Community Impact	Avoid unfriendly, institutional architectural vernacular.	Will Be Considered	
	Mitigate Negative Community Impact	Consider that some residents will feel less safe in their own neighbourhood after TPS moves in [consider how to mitigate this].	Will Be Considered	
	Modest, Non-Exclusionary Form & Materials	Consider using a visual language that does not offend the lower income segments of society. (do not build something that looks expensive and exclusionary that appeals to a subset of society that has money).	Will Be Considered	
	Positive Community Appeal	Consider adopting a different [residential] architectural vernacular.		This is a very specific suggestion that may not be appropriate.
	Positive Community Appeal	Consider other building examples besides police stations that have strong, positive public engagement [community appeal] for inspiration.	Will Be Considered	
	Visual Impact	Consider providing something creative, artistic, unique and engaging. Please don't be boring!	Will Be Considered	
	Visual Impact	Consider the importance of the north face (best visibility into the site from the surrounding streets), offering a vista that may draw people into the site from the Danforth (needs to have attractive art and park space).	Will Be Considered	

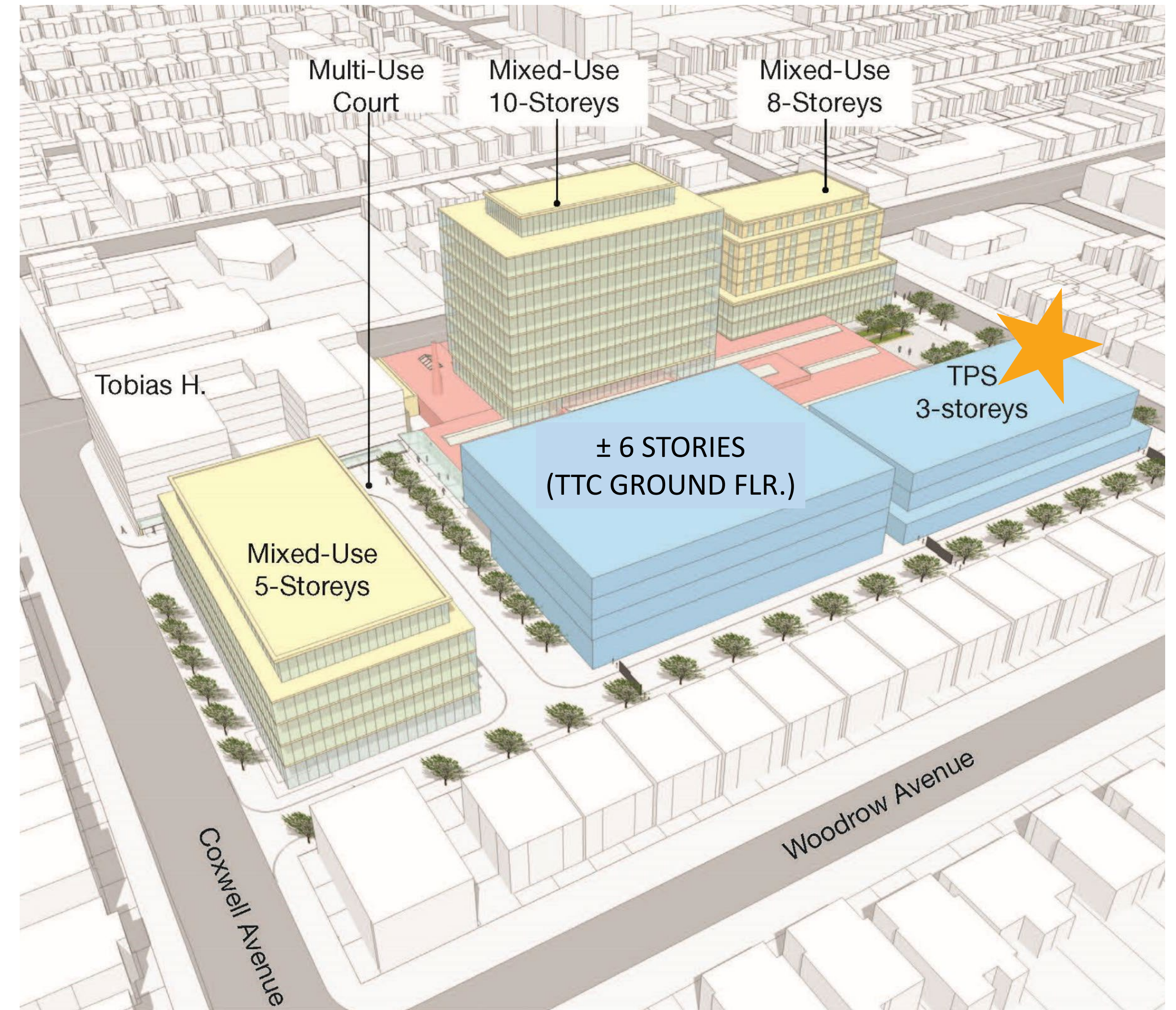
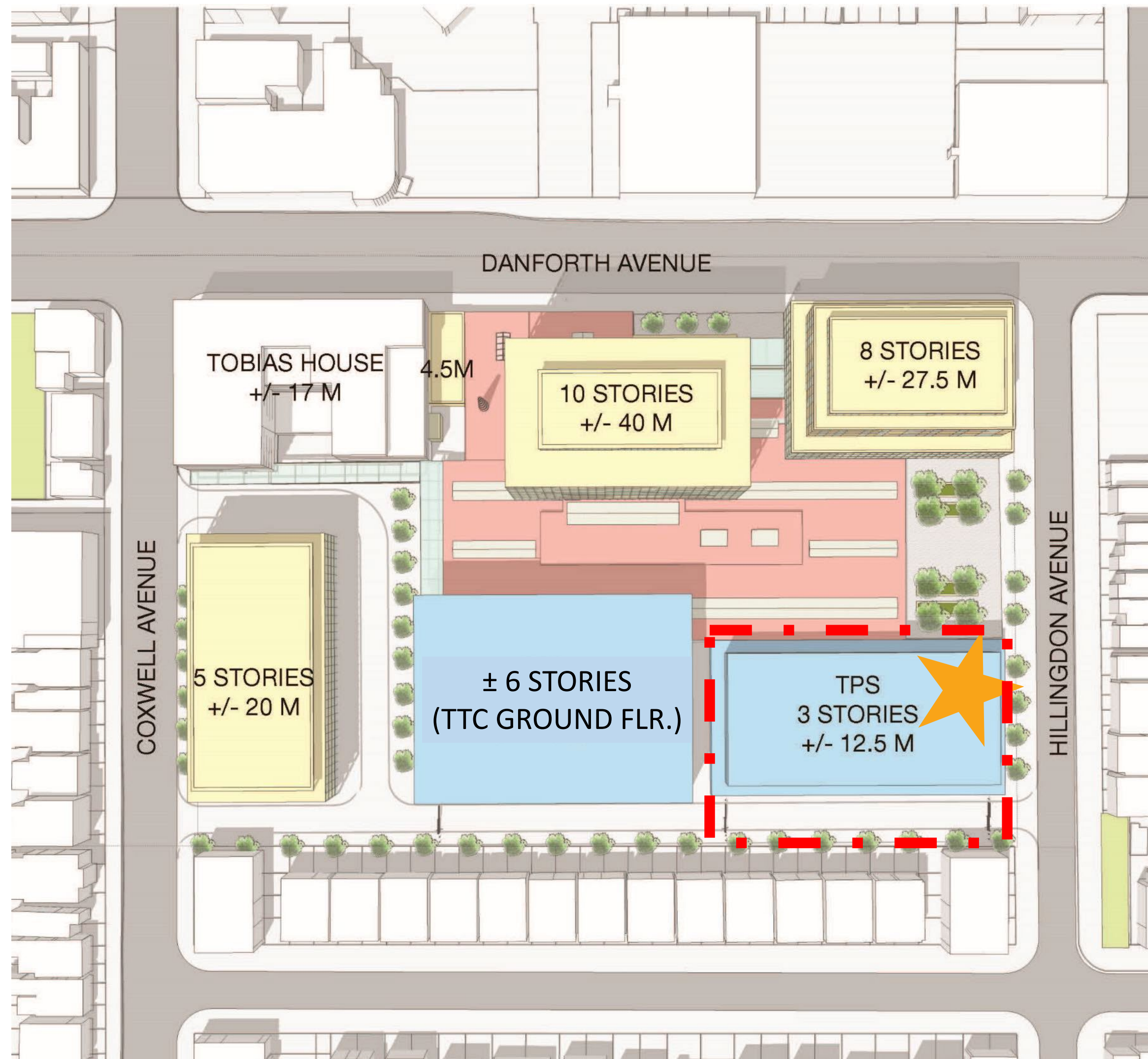
FEEDBACK RECEIVED (CRG MEETING 01)

Category	Key Word	Participant Advice	Status	Explanation
Landscaping	Green space	Consider providing a community garden	May Be Considered	Parkette is currently not in scope; TPS site offers little space that will not be built upon
	Green space	Consider providing a pollinator garden	May Be Considered	Parkette is currently not in scope; TPS site offers little space that will not be built upon
	Green space	Consider designing landscaped lands to have rich ecological value; not just a few token native plants. Avoid non-native grass and do not interrupt natural cycles of nutrient spread and habitat creation by removing fallen leaves in autumn. Plant things that attract birds and pollinators. Source plants from Indigenous-owned nurseries and pay Indigenous experts to design the planting plans and choose the plants.	May Be Considered	Parkette is currently not in scope; TPS site offers little space that will not be built upon
	Green space	Consider landscaping that invites use (planting native plants and built features)	May Be Considered	Parkette is currently not in scope; TPS site offers little space that will not be built upon
Community Space	Community Room	Consider not duplicating what the library next door can offer (i.e. community room).	May Be Considered	Timing of Library redevelopment may impact this decision. Other ideas?
	Community Room	Consider creating a community room that looks less like an office conference room, and ensure it has good views to exterior and natural light.	Will Be Considered	

Today's Discussion Focus:

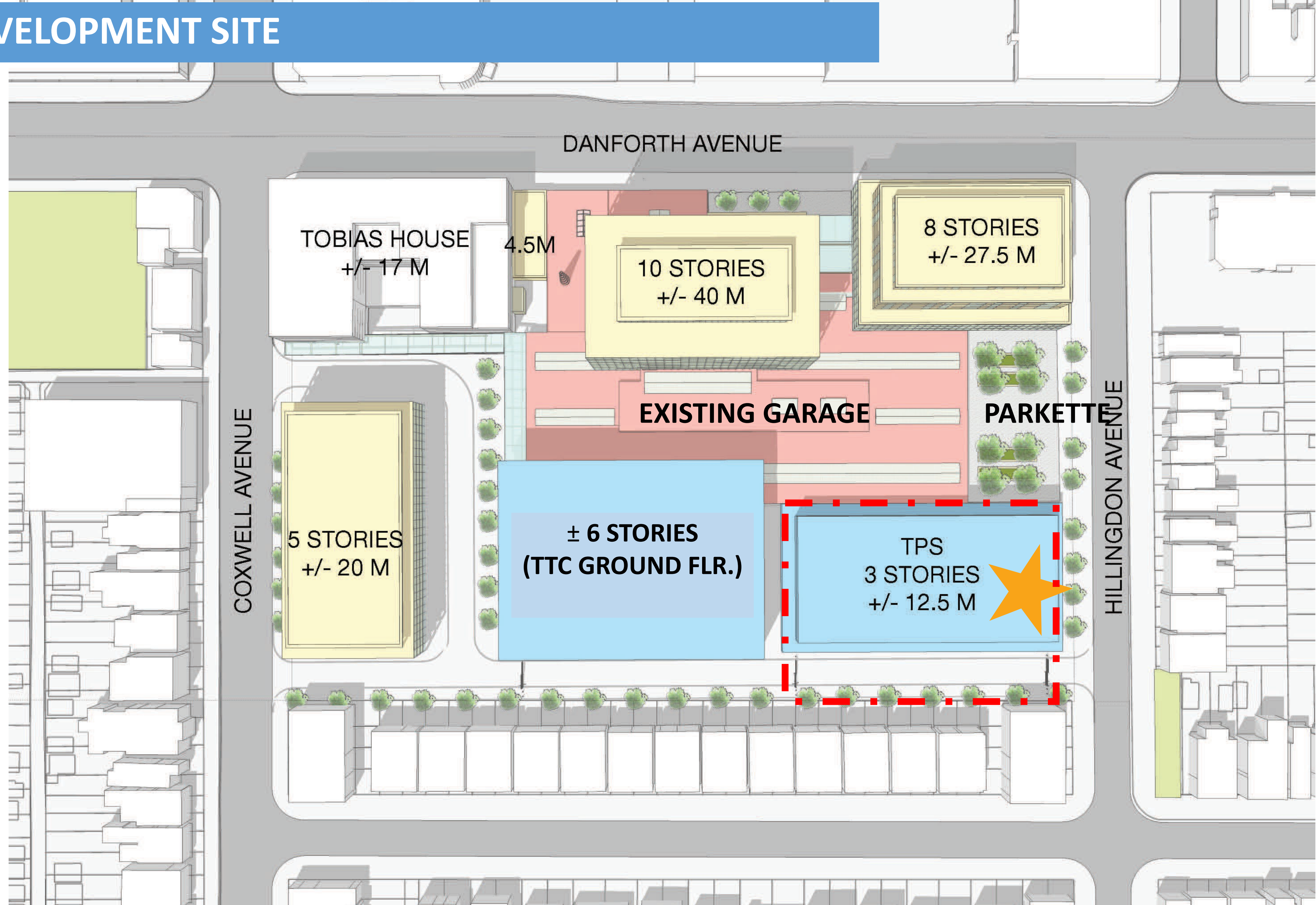
Site Design: Opportunities & Constraints

DEVELOPMENT SITE

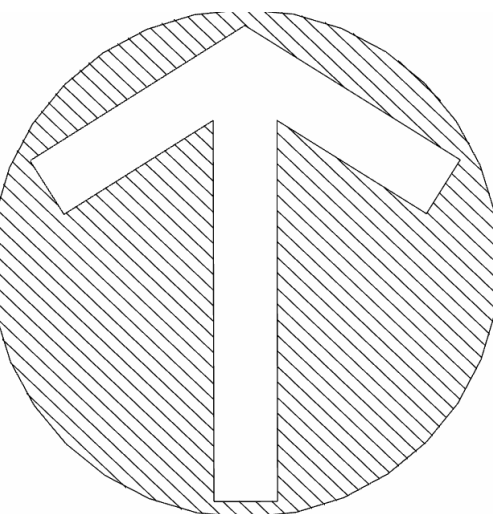


corner of the site looking northeast

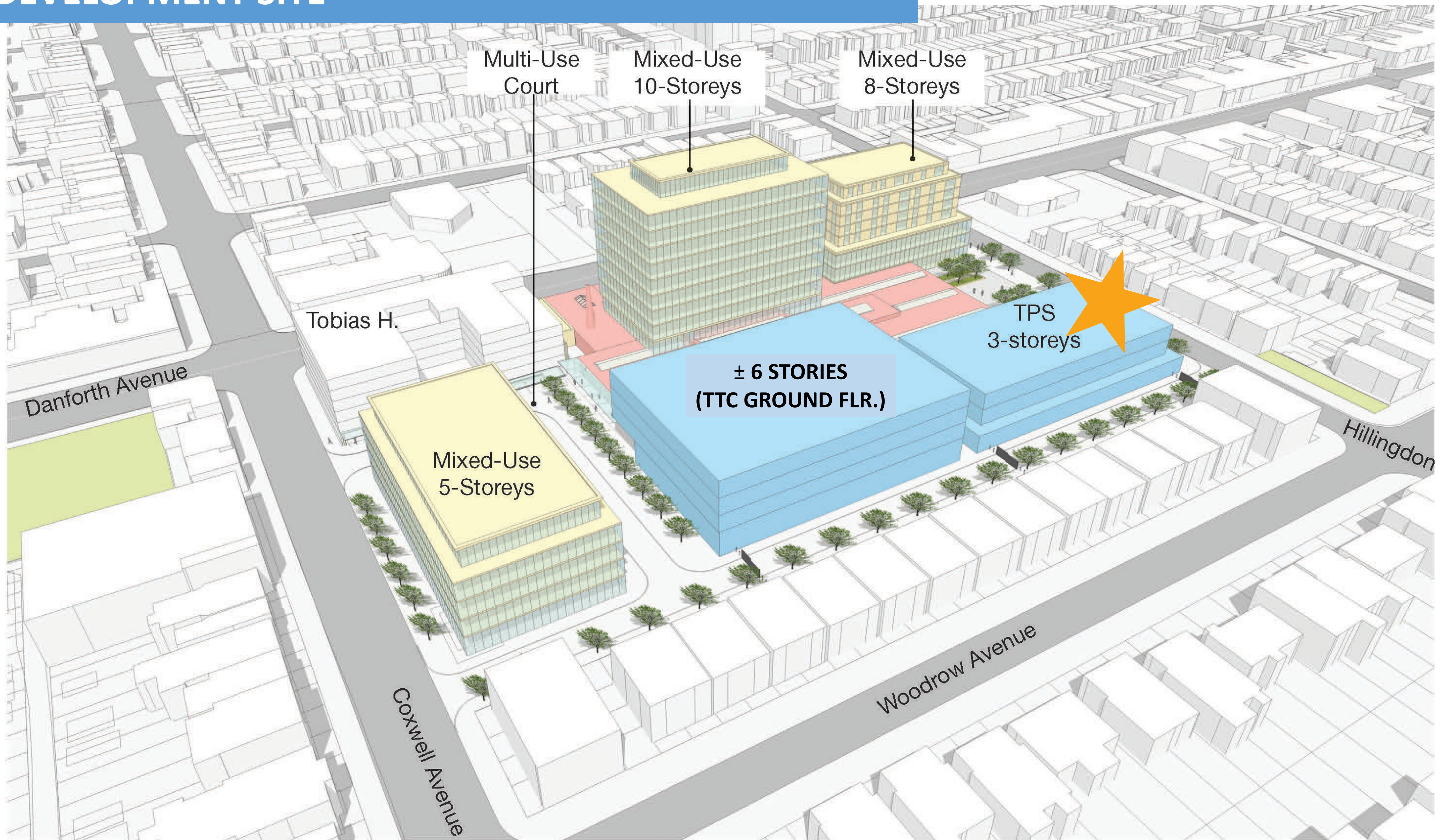
DEVELOPMENT SITE



NORTH



DEVELOPMENT SITE



DEVELOPMENT SITE

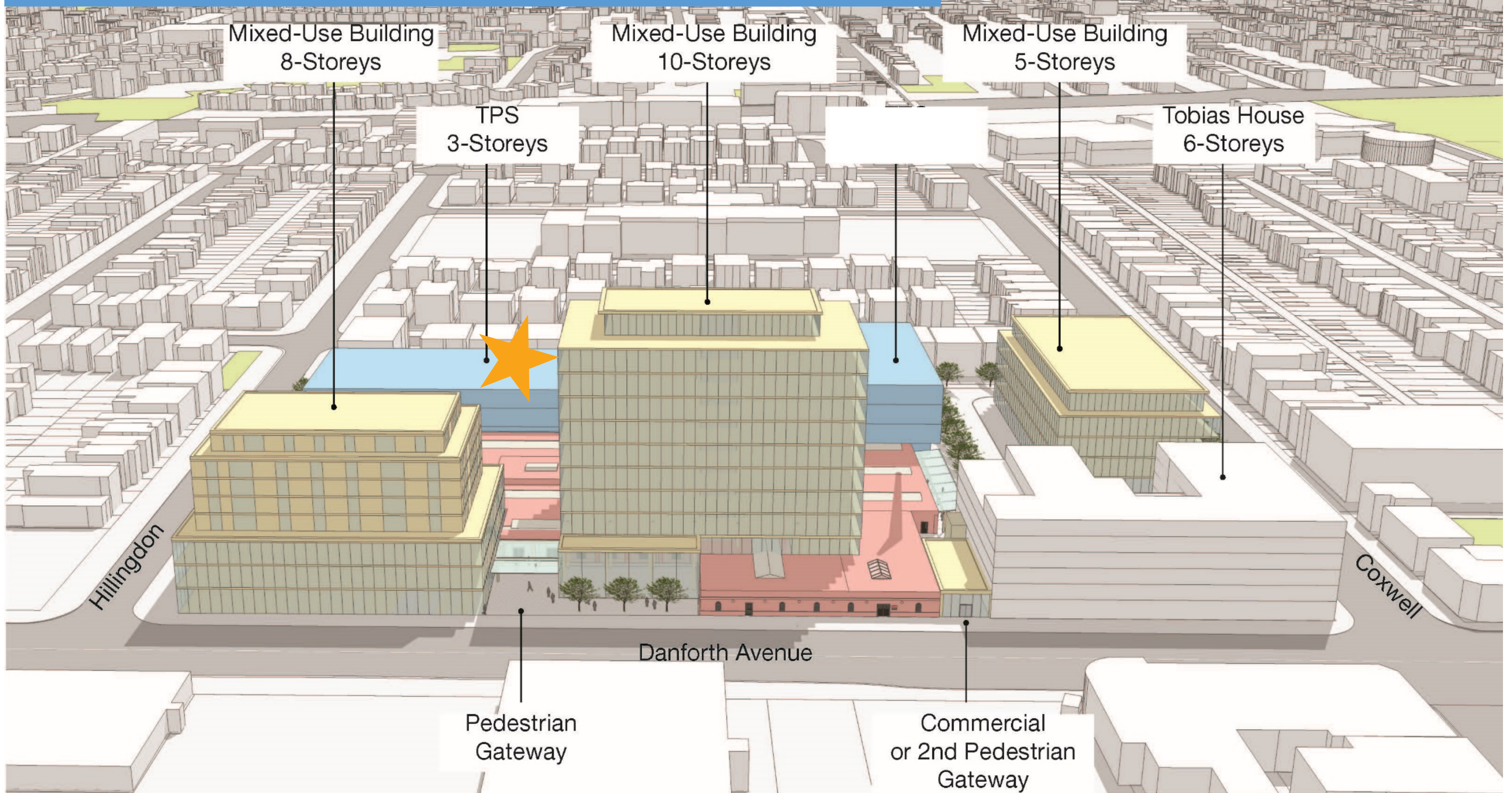


Figure 83 View from above Coxwell Station looking south

Today's Discussion Focus:

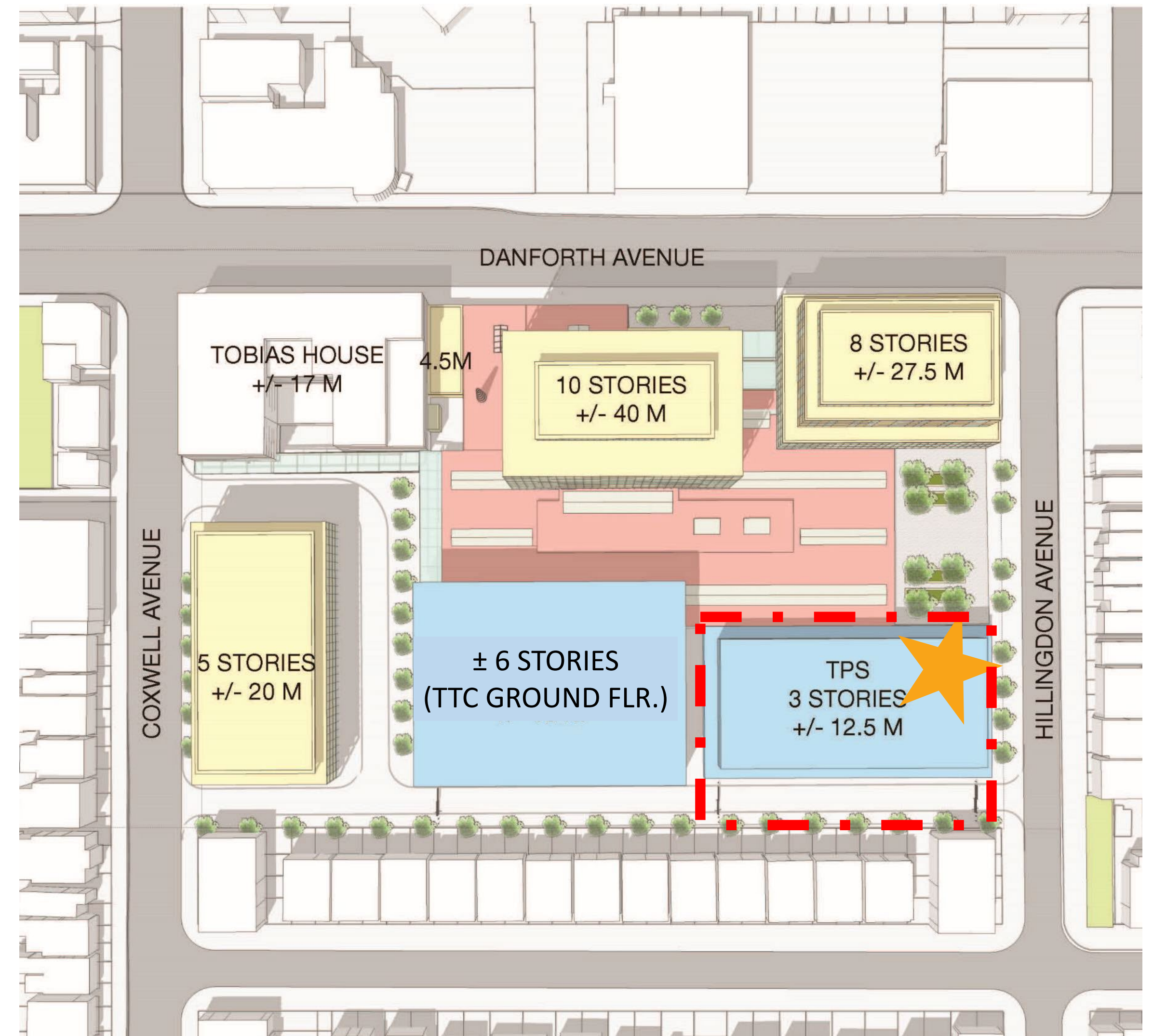
Site Design: Interactive Session

SITE DESIGN “BIG MOVES” (PROPOSED DESIGN GOALS)

What are the Site Design “Big Moves” (Proposed Design Goals) that come out of the:

- Design Principles & Vision
- Site Opportunities
- Site Constraints

<https://app.mural.co/t/wzmharchitects0748/m/wzmharchitects0748/1637704777860/a877144012ff0b6bab4950002f7196962d05b46a?sender=82a35b7a-d7d9-406c-a184-363165babd98>



Next CRG Meeting 03:
Preliminary Concept Design (Date TBA)

Town Hall Meeting 01 (Jan. 24th or 25th TBC)

Questions or Further Comments ?

Thank You!