

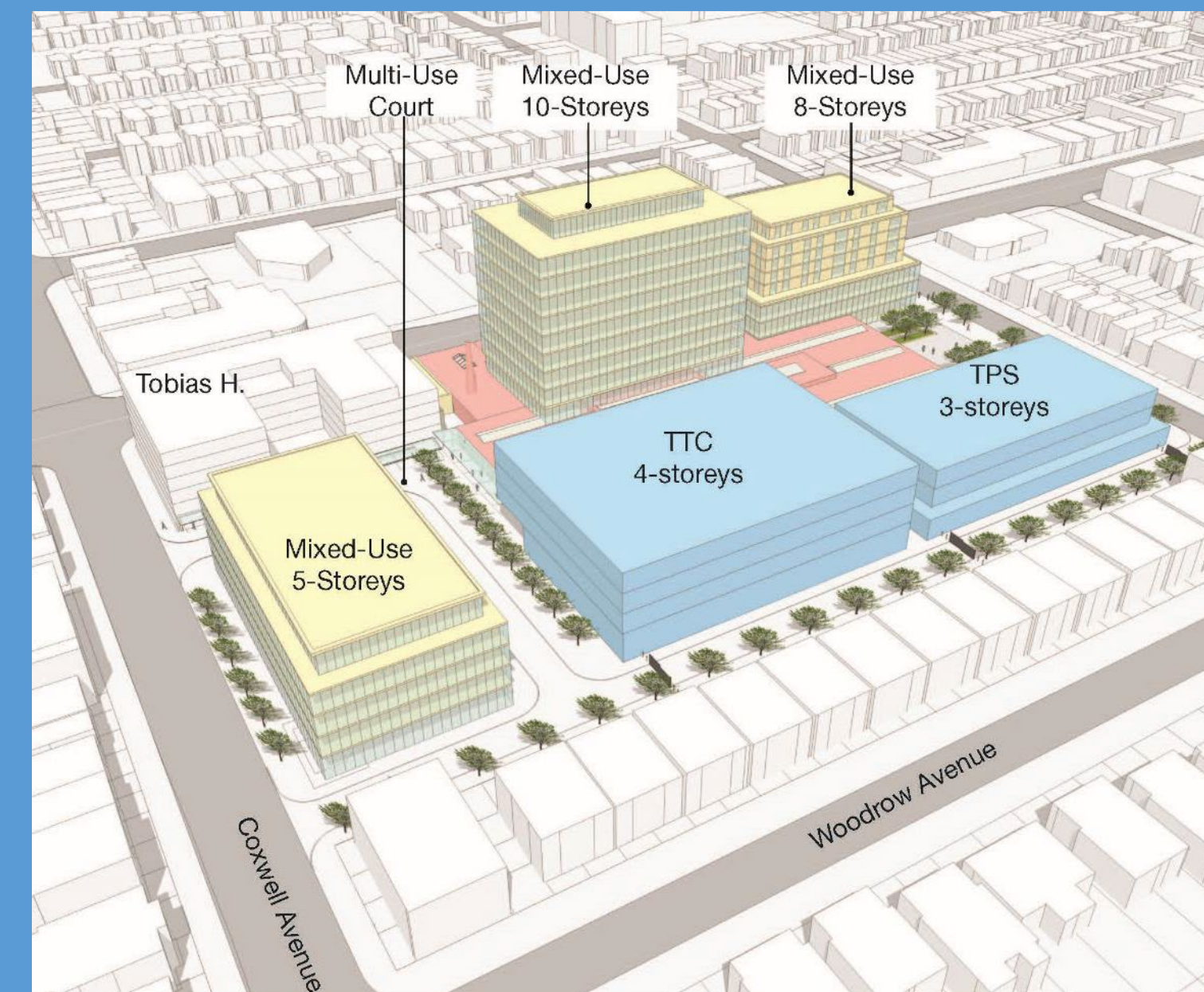
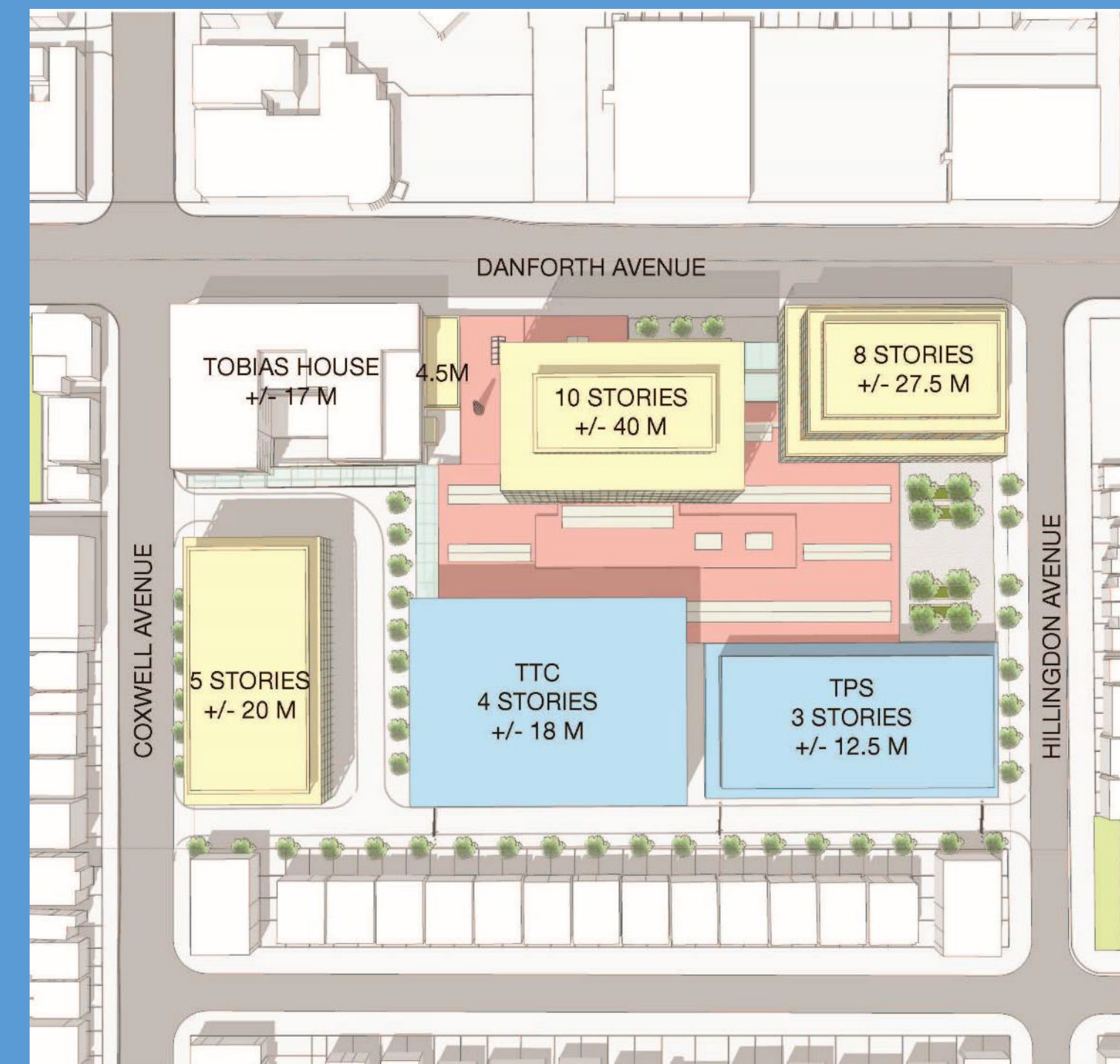


# New 55 Division Station

## Virtual Town Hall Meeting

### Meeting 01

January 24, 2022 - 6:30 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.

## **1. Welcome & Introductions**

## **2. Project Overview**

## **3. Project Status Update**

## **4. Community Consultation Plan:**

- Town Hall Meetings
- Community Resource Group (CRG)
- Focus Groups
- Website

## **5. Guiding Principles & Vision Statement:**

- Confirming Community Resource Group's (CRG) Guiding Principles

## **6. Site Design:**

- Your "Big Moves", based on:
  - Guiding Principles
  - Site Constraints & Opportunities
  - Other Considerations
- Confirming Community Resource Group's (CRG) Site Design themes

## **7. Adjourn by 8:00 PM**

# DESIGN COMMITTEE PROJECT TEAM

Uniform  
Officers  
Toronto  
Police Service

**Superintendent Kim O'Toole** – 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

**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);**

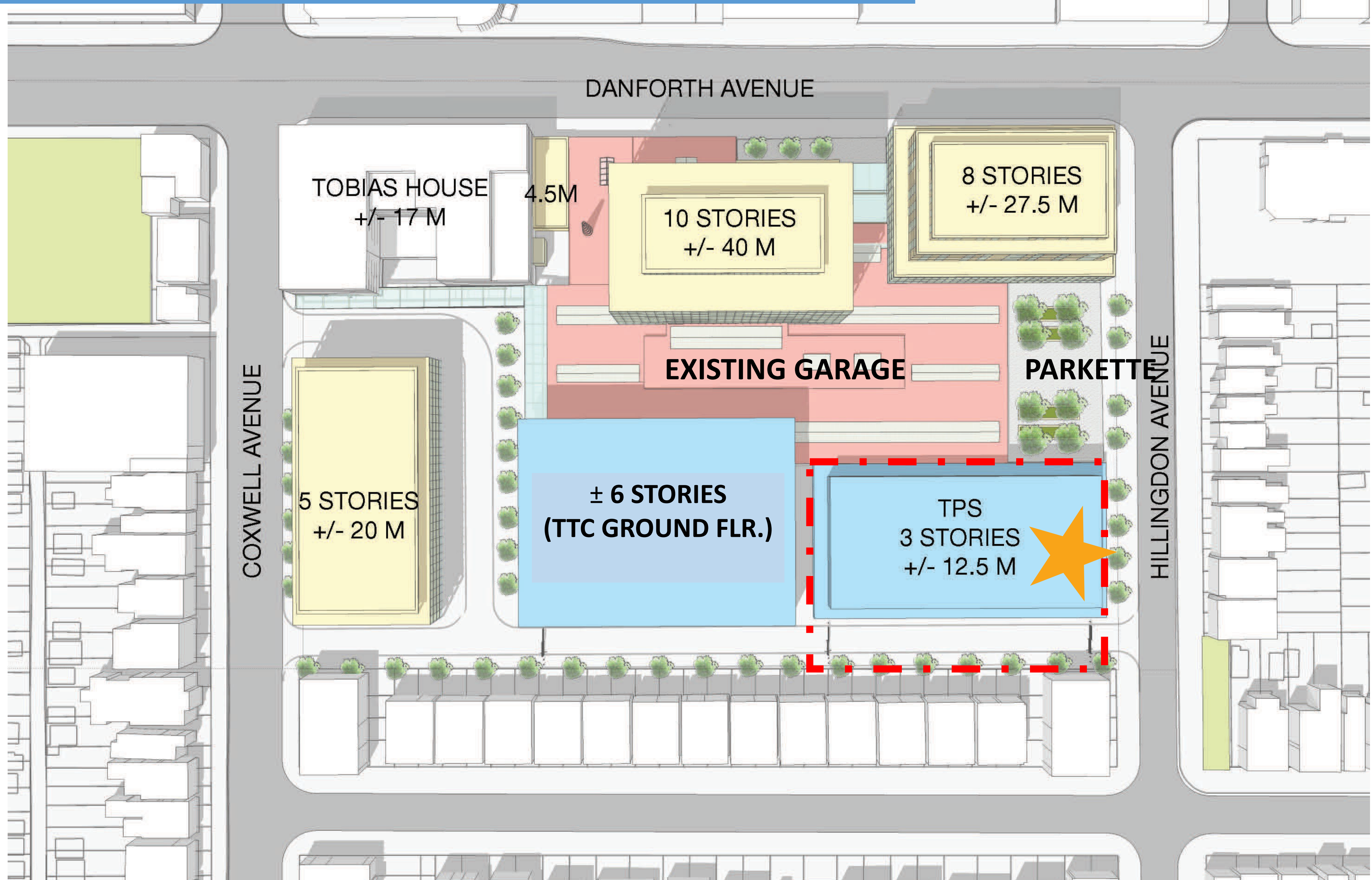


## ABOUT THE PROJECT

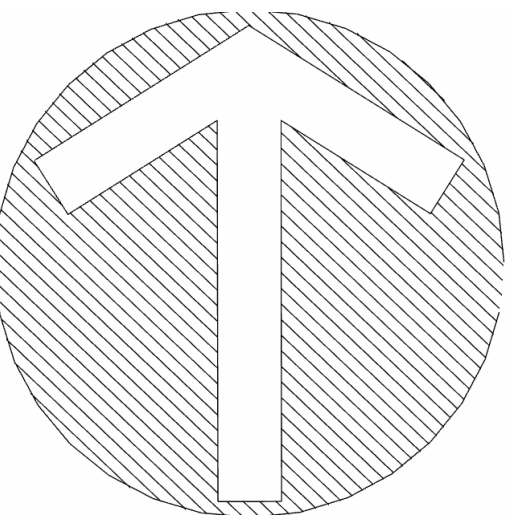
- **1st Phase (Block “D”)** of the larger Danforth Garage redevelopment;
- once designed, construction is expected to take **± 3 years** (occupancy expected in **Q1 2027**);
- **± 70,000 sq. ft. GFA** (above grade);
- **± 215 parking garage spaces** (TBC);
- **\$50.5 M Project Budget** approved;



# DANFORTH GARAGE REDEVELOPMENT – SITE PLAN



**NORTH**



# DANFORTH GARAGE REDEVELOPMENT – LOOKING N-E

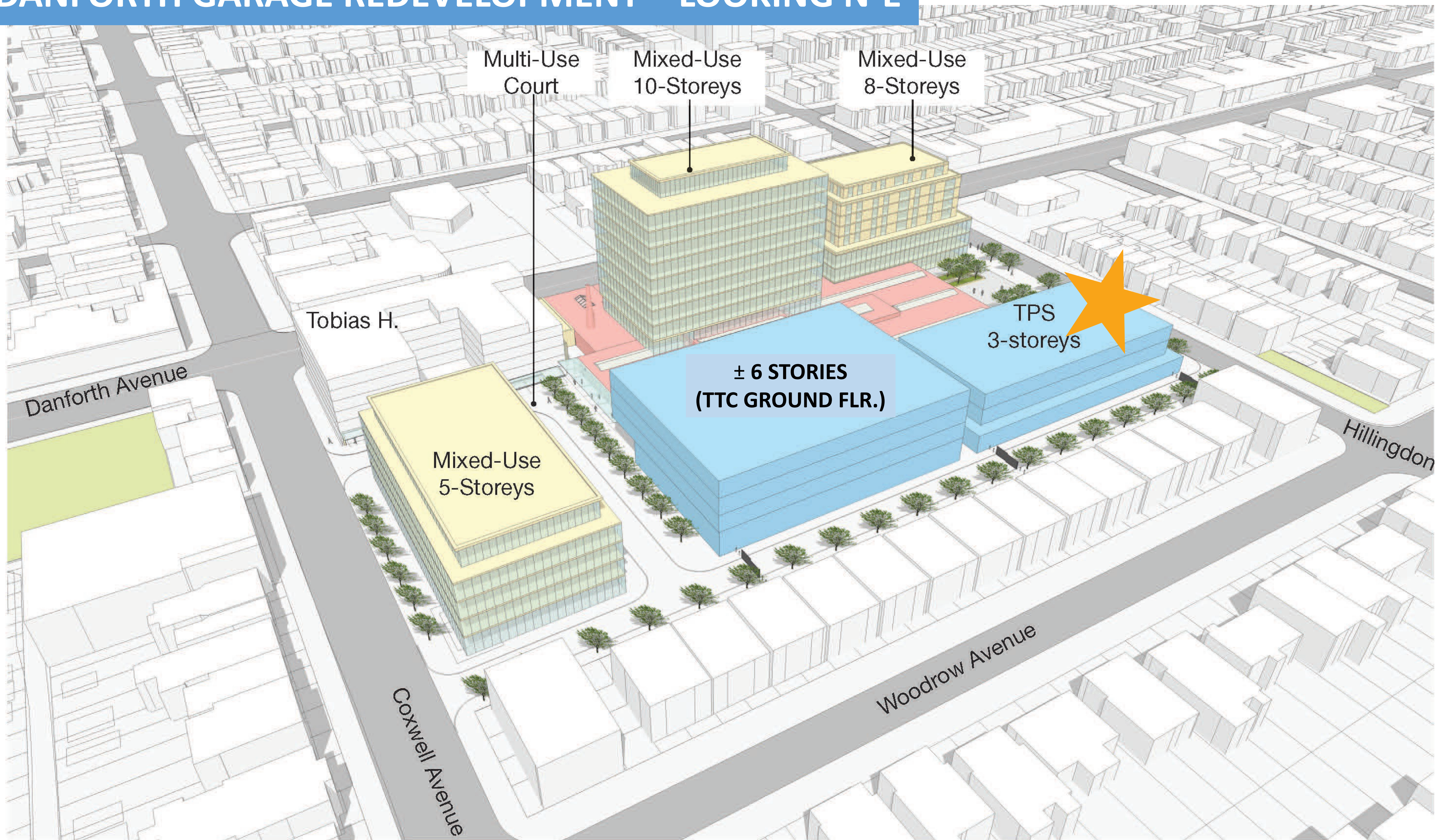


Figure 87 View from above southwest corner of the site looking northeast

# DANFORTH GARAGE REDEVELOPMENT – LOOKING S.

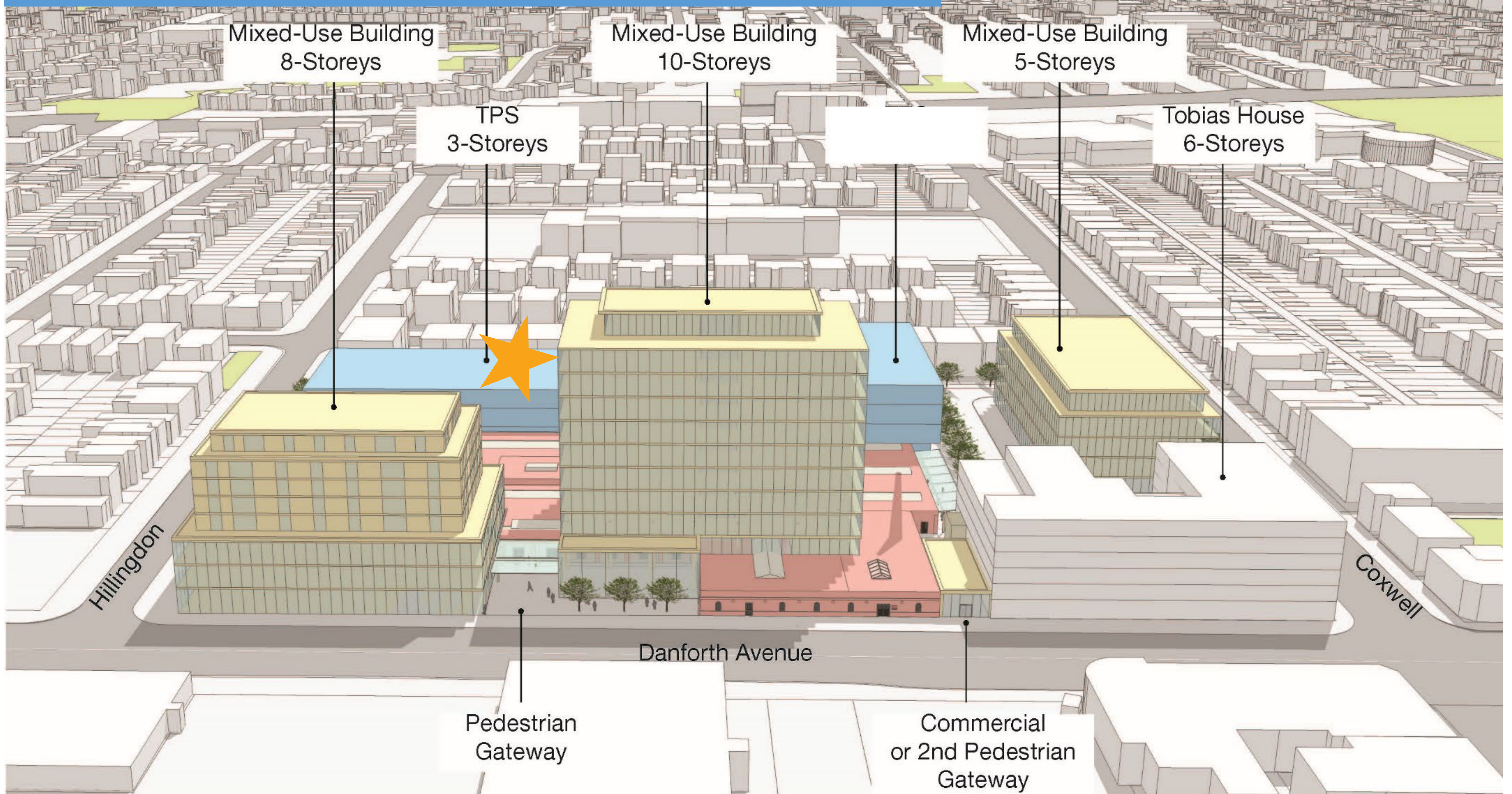
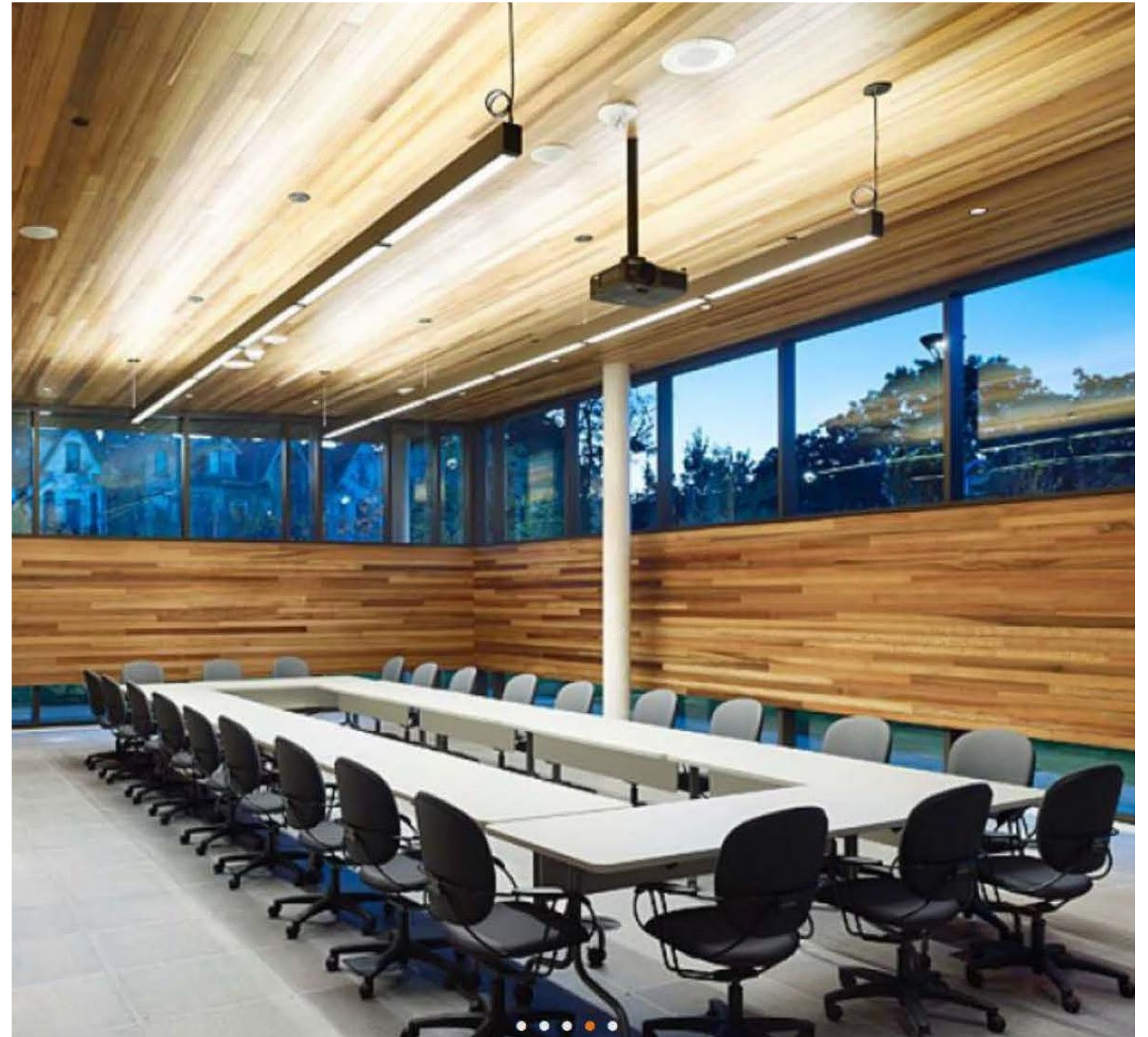


Figure 83 View from above Coxwell Station looking south

## 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

WE  
ARE  
HERE

## Detailed Design & Approvals

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

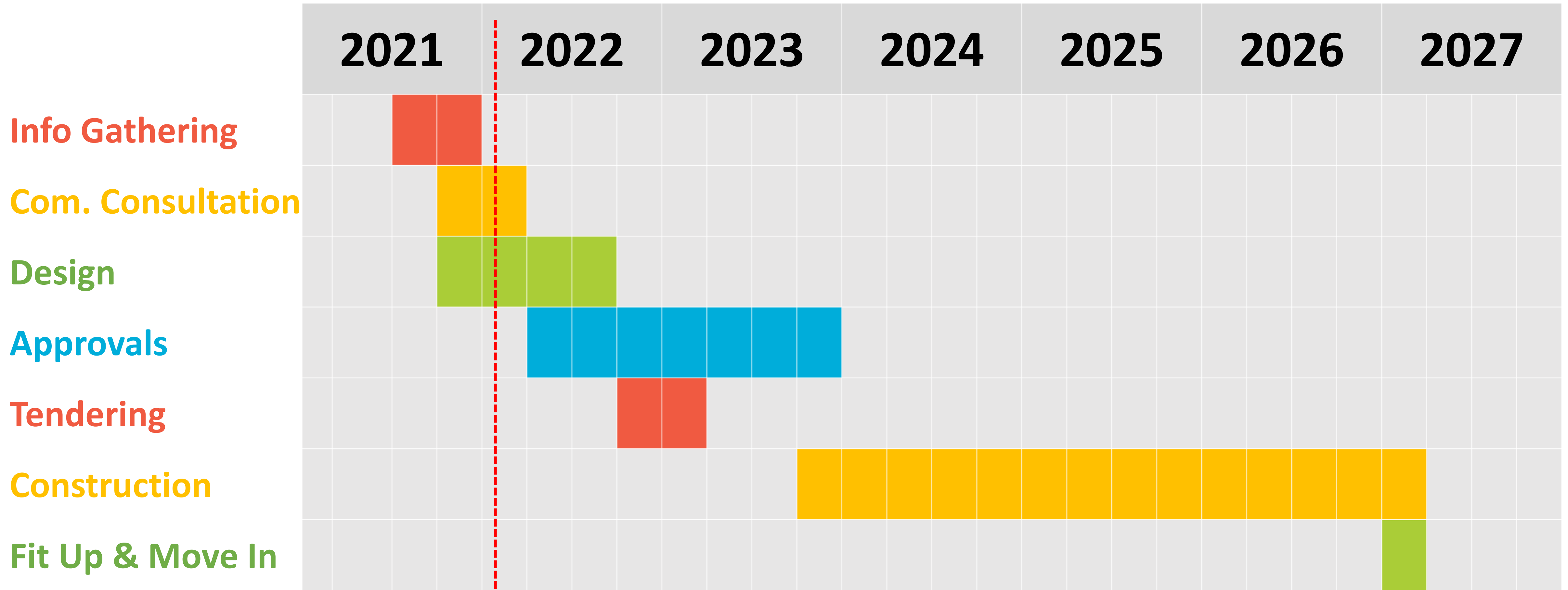
...to Q4 2023

## 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:
  1. **Jan. 24<sup>th</sup> 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**
  - ✓ **Meeting 02 held Jan. 11, 2022**

## 3. Small Focus Groups (Virtual):

- to reach communities that may be underrepresented in the other consultation forums:
  - introduce the project & team
  - discuss the project
  - understand stakeholders' interests
- 2 Groups identified to date:
  - Indigenous Community
  - Black Community
- TPS community information sessions within the TPL library to promote outreach

## 4. New Website:

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

**The New 55 Division Station**

The Toronto Police Service is commencing the design of its new 55 Division Station at 1627 Danforth Avenue, Toronto.

Please visit our [New 55 Division Station](#) page for details about this project and how you could participate in it.



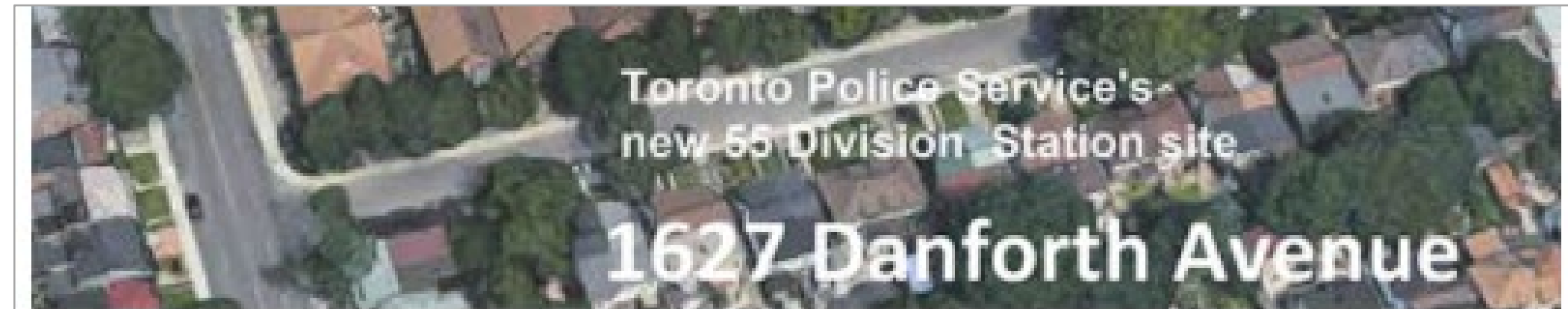
TTC Danforth Garage

Toronto Police Service's new 55 Division Station site

1627 Danforth Avenue

or

[www.torontopolice.on.ca/d55/new-d55-station.php#town-halls](https://www.torontopolice.on.ca/d55/new-d55-station.php#town-halls)



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 ↓

# COMMUNITY CONSULTATION SCHEDULE (ESTIMATED)

Task Name	Start	Finish	2022											
			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May				
<b>Schematic Design</b>	'20 Jan 06	'22 Apr 15												
<b>Community Consultation</b>	'21 Oct 26	'22 Apr 29												
 <b>CRG Meeting #1 (Vision &amp; Principles)</b>	'21 Oct 26	'21 Oct 26												
 <b>CRG Meeting #2 (Site Design)</b>	'22 Jan 11	'22 Jan 11												
<b>CRG Meeting #3 (Schematic Design - Preliminary)</b>	'22 Feb 22	'22 Feb 28												
<b>CRG Meeting #4 (Schematic Design - Final Presentation)</b>	'22 Apr 18	'22 Apr 22												
 <b>Town Hall Meeting #1 (Vision &amp; Principles; Site Design)</b>	'22 Jan 24	'22 Jan 24												
<b>Town Hall Meeting #2 (Schematic Design Presentation)</b>	'22 Apr 25	'22 Apr 29												

**Confirming 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.
<b>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></b>	✓ Principal of Good Design	
<b>2. <i>inclusive building for all</i></b>	✓ TPS Policy	
<b>3. <i>universal accessibility</i></b>	✓ City & TPS Policy	2021 City of Toronto Accessibility Design Guidelines (TADG)
<b>4. <i>aligns with other City initiatives; community consultation throughout</i></b>	✓ City Planning Req't; City & TPS Policy	Site Plan Application Review Process
<b>5. <i>thoughtfully integrated with existing neighbourhood</i></b>	✓ Principal of Good Design	
<b>6. <i>design excellence</i></b>	✓ City Planning Req't; TPS Policy	City of Toronto Design Review Panel
<b>7. <i>strong connections with surrounding area that will improve and encourage public transit and active transportation access and use</i></b>	✓ 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).***

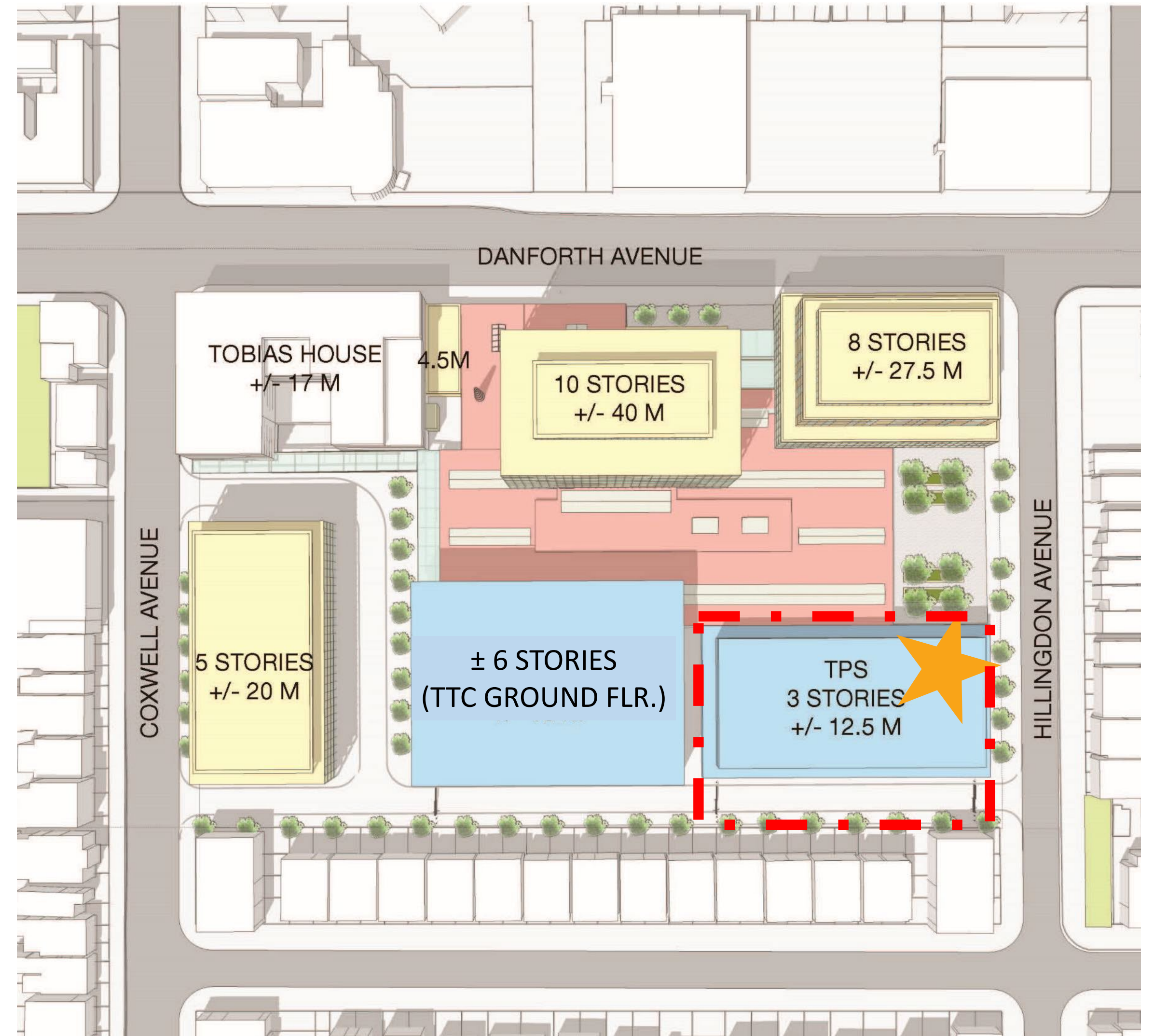
**Site Design**

**We asked the Community Resource Group (CRG)...**

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

- Guiding Principles & Vision
- Site Constraints & Opportunities
- Other Considerations

**This is what they told us....**

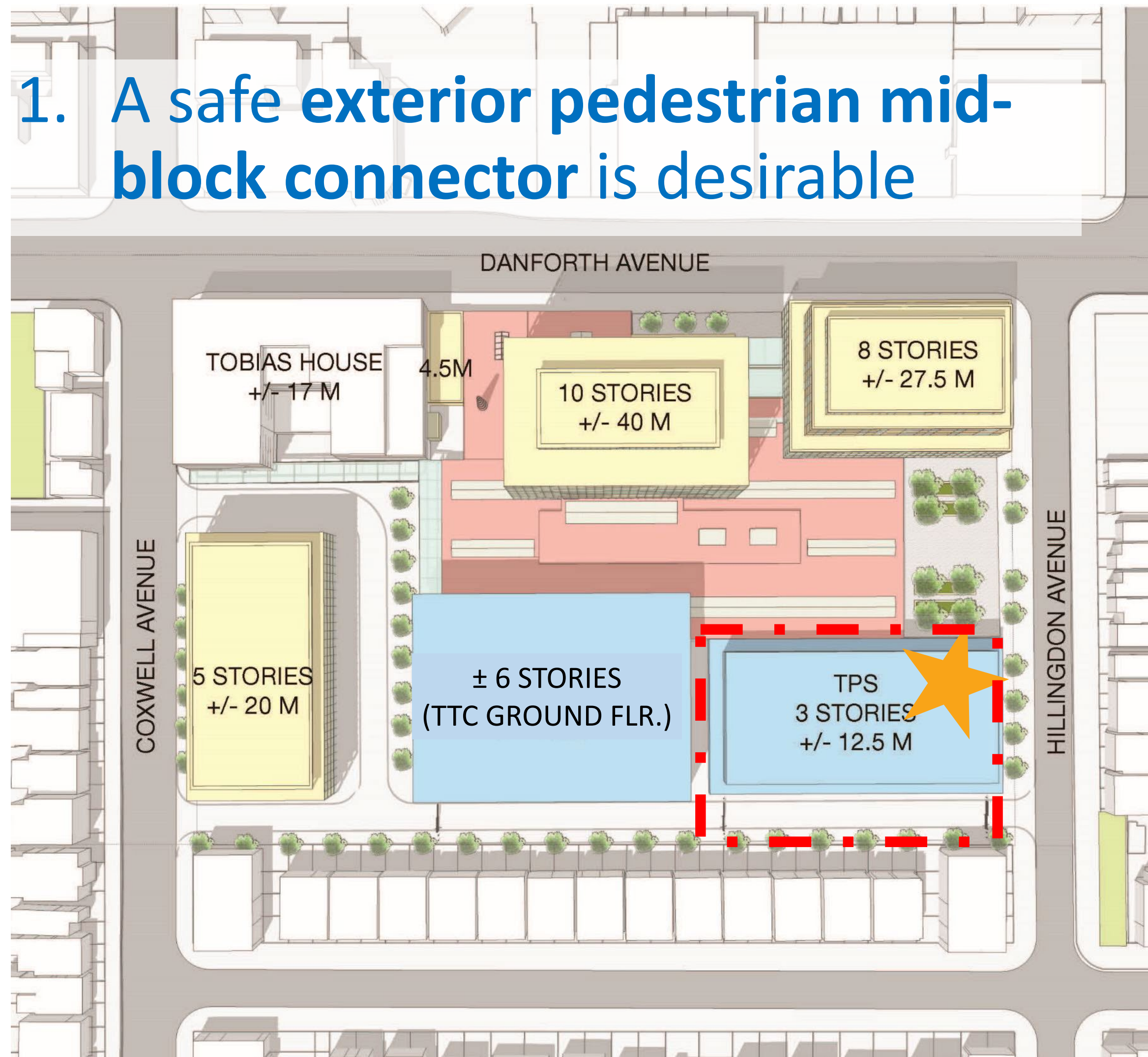


## SITE DESIGN THEMES (FROM CRG MEETING)

1. A safe **exterior pedestrian mid-block connector** is desirable
2. The **east elevation** and its boulevard (Hillingdon Ave.) are important
3. The **north elevation** (facing future parkette) is important
4. The **relationship with future parkette** is important
5. Mitigate the **overlook from the south** elevation windows
6. Consider the **fence design at south** perimeter of site
7. Consider incorporating the **Danforth Garage building design vocabulary**
8. Incorporate **sustainability-uses into the roof**
9. Incorporate public art that uses **site-specific themes**
10. Mitigate **vehicle traffic impact & design for pedestrian safety**
11. Provide **enhanced community room features** to encourage community use

# SITE DESIGN THEMES (FROM CRG MEETING)

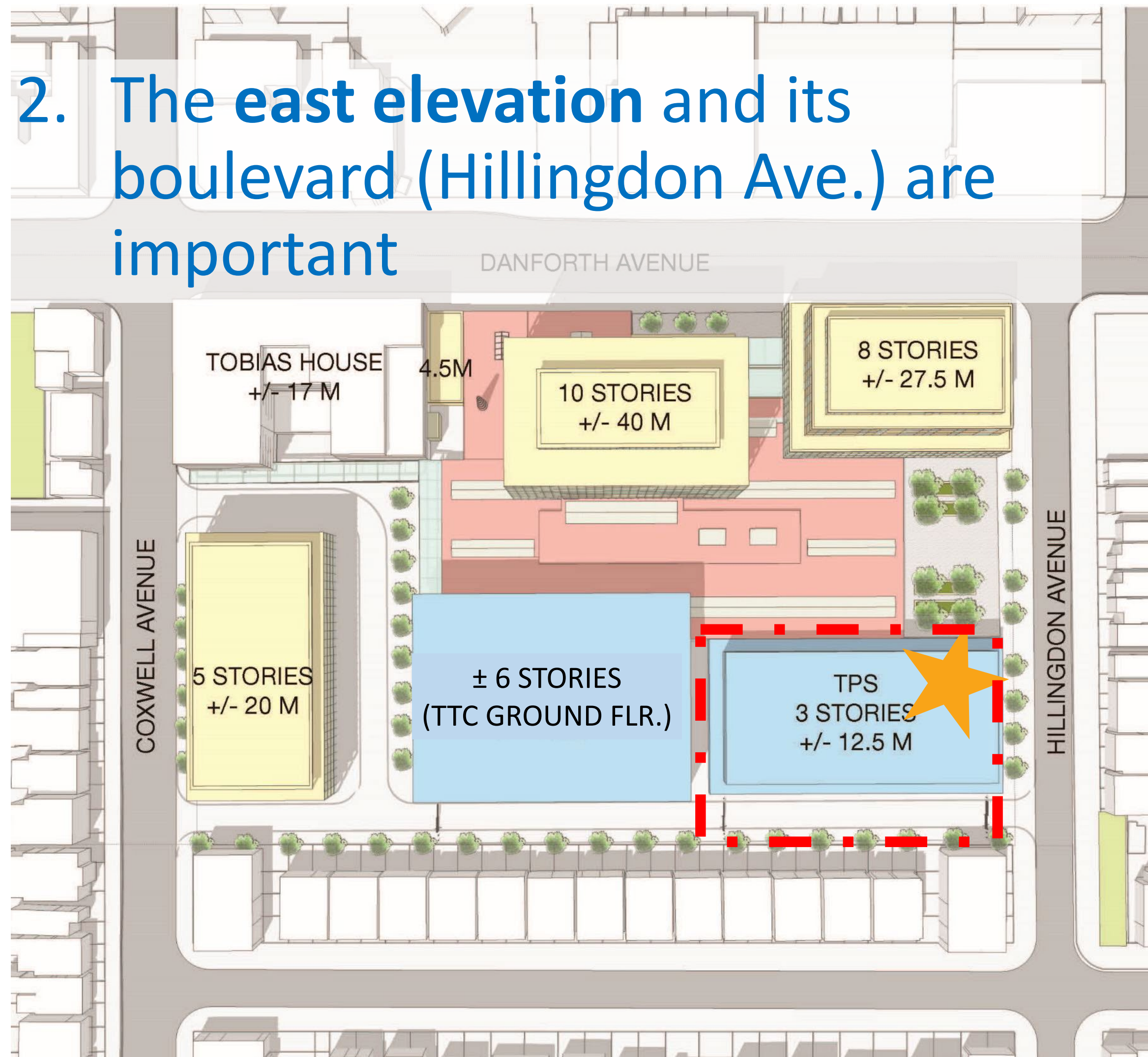
## 1. A safe exterior pedestrian mid-block connector is desirable



- *in addition to an interior pedestrian mid-block connector that may be provided in the Danforth Garage redevelopment.*
- *an outdoor connector that would be available 24/7.*
- *site safety and lighting would be very important; a canopy for weather protection could be beneficial.*
- *might be located between the south portion of the Garage and the north portion of the TPS site?*

## SITE DESIGN THEMES (FROM CRG MEETING)

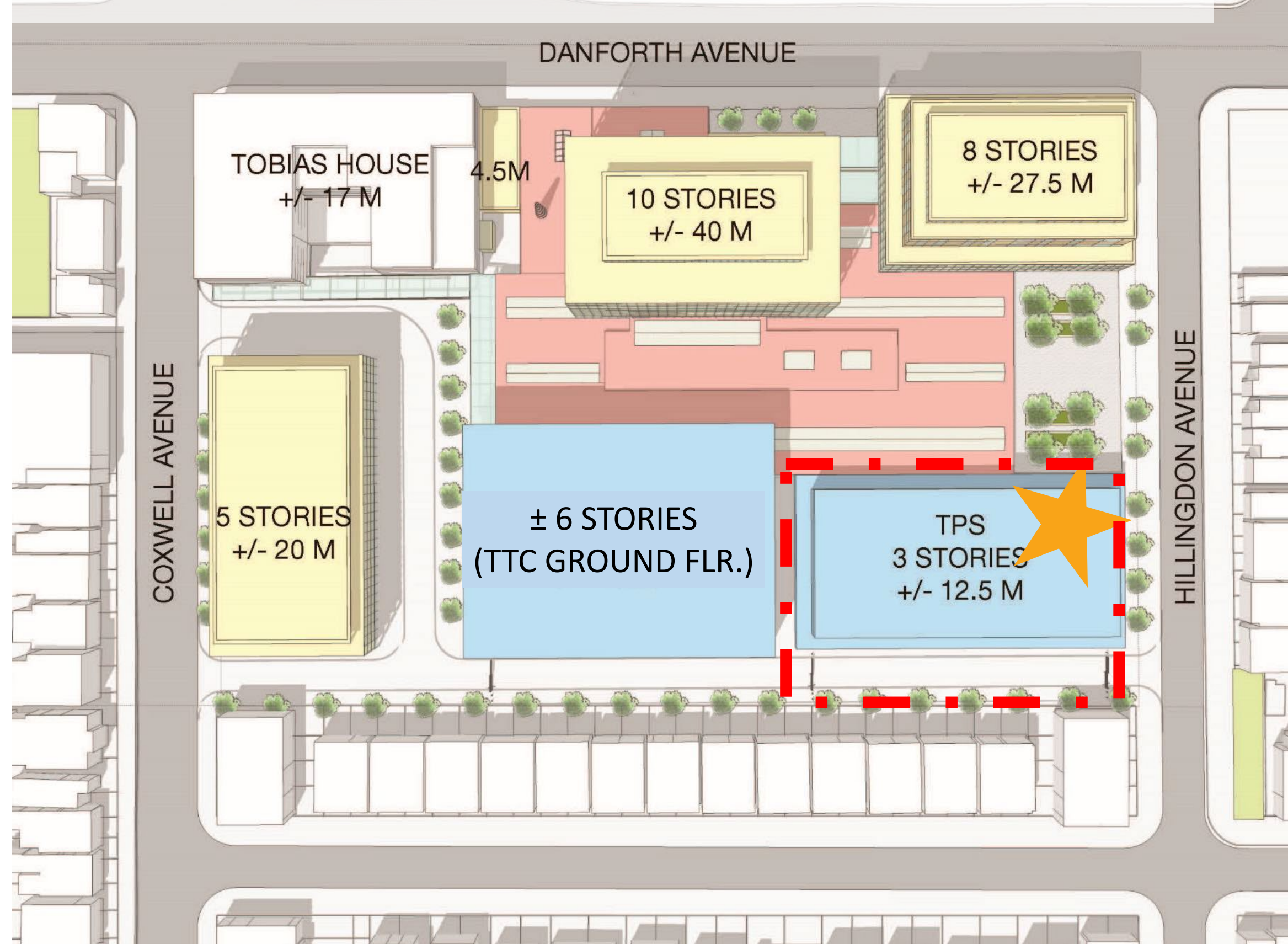
### 2. The east elevation and its boulevard (Hillingdon Ave.) are important



- *Hillingdon Ave. elevation and the boulevard in front of it are key.*
- *types of visible activities inside the building that the public can see from the street or as they enter the building need to be considered, as this elevation should be “active” and open.*
- *exterior signage appropriate to building and the location should be considered (rather than the older, back lit acrylic signage box type used at some police stations).*

## SITE DESIGN THEMES (FROM CRG MEETING)

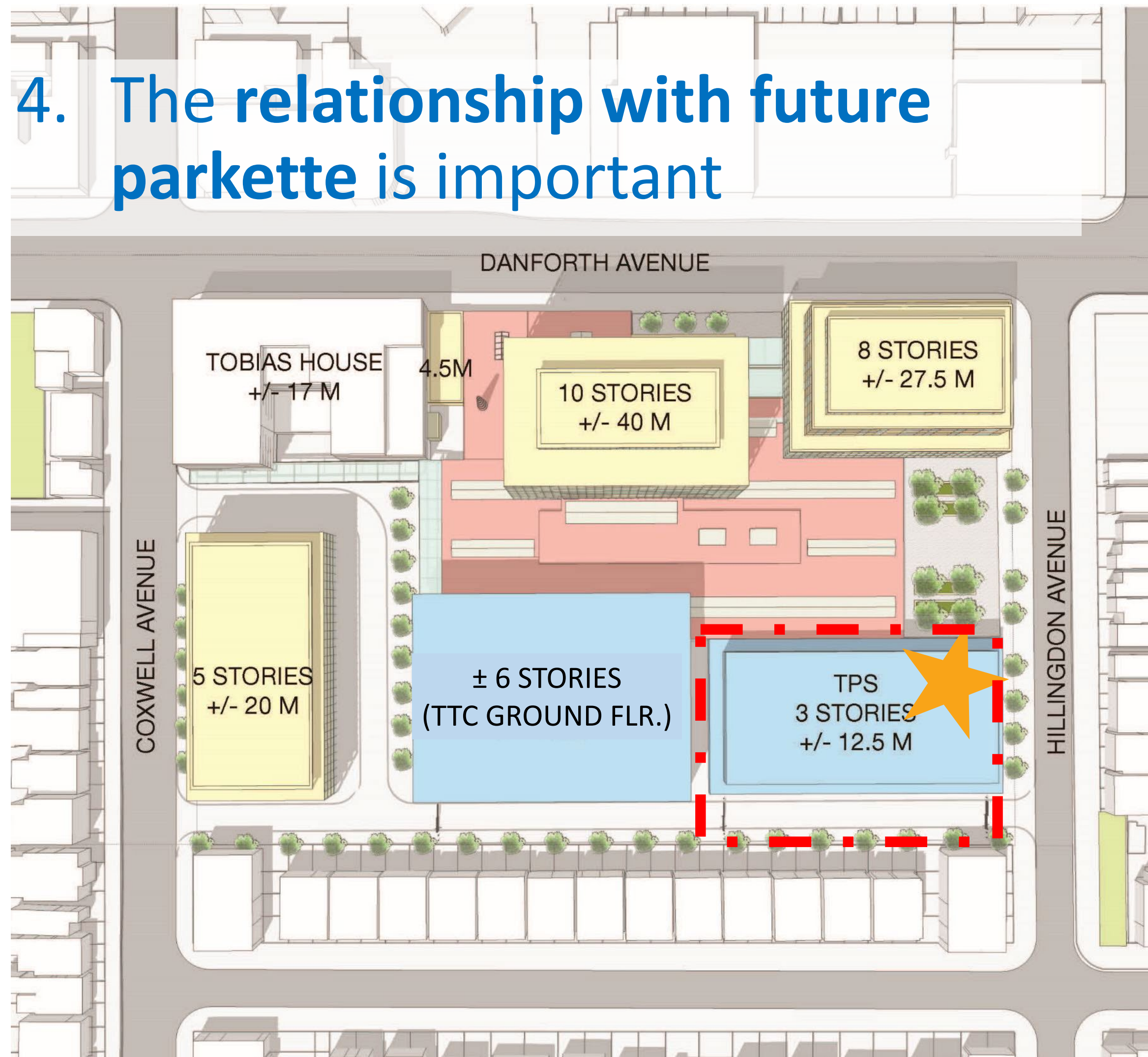
### 3. The north elevation (facing future parkette) is important



- *north elevation and the building's relationship to the parkette is also key.*
- *types of visible activities inside the building that the public can see from the parkette or as they enter the building need to be considered, as this elevation should be “active” and open.*

## SITE DESIGN THEMES (FROM CRG MEETING)

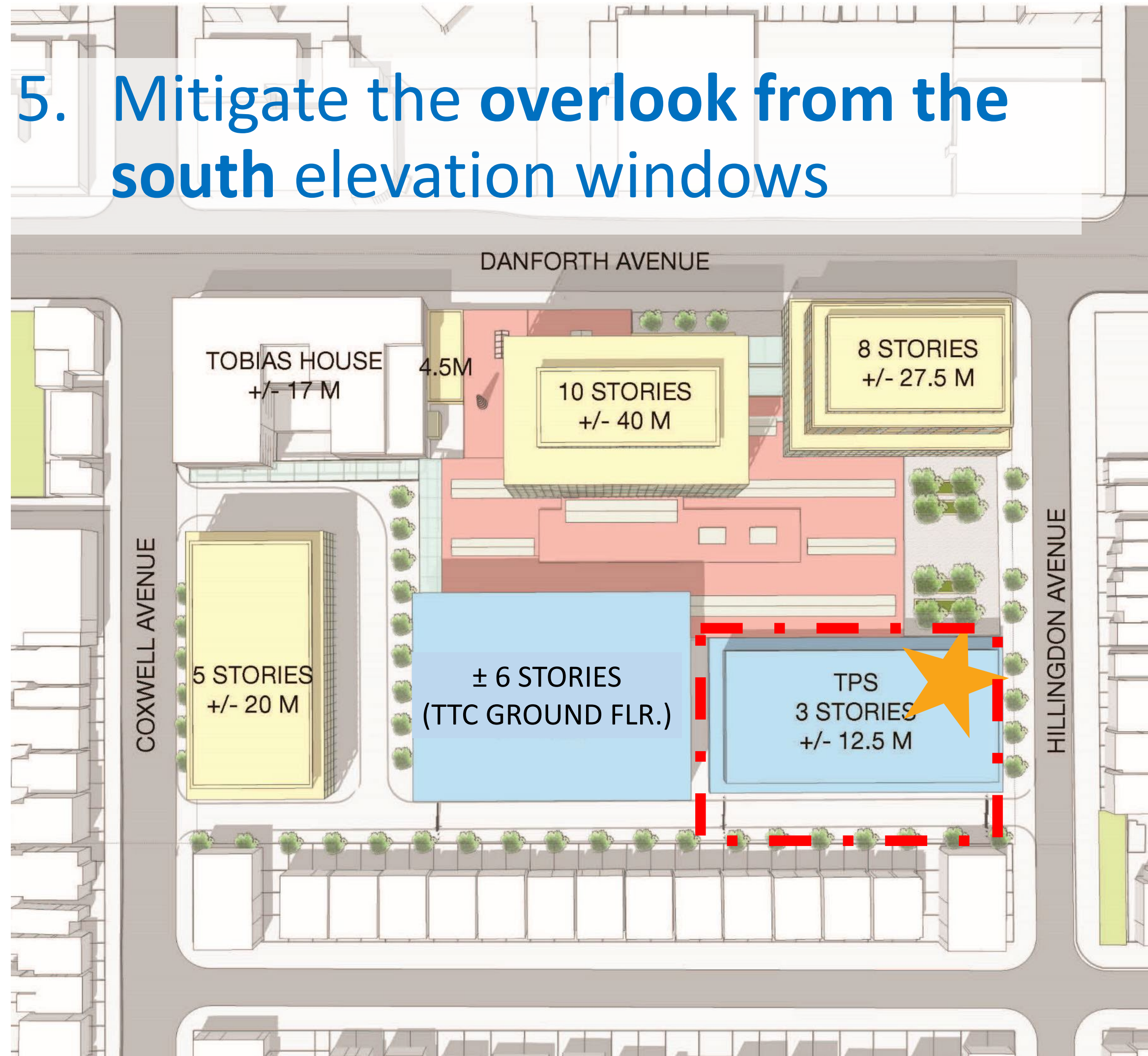
### 4. The relationship with future parkette is important



- *consider whether there are ways of mitigating building shadow on the parkette (through sculpting the form of the station, taller building but with a smaller building floor plate, etc.).*
- *a larger parkette would be desirable if possible.*

## SITE DESIGN THEMES (FROM CRG MEETING)

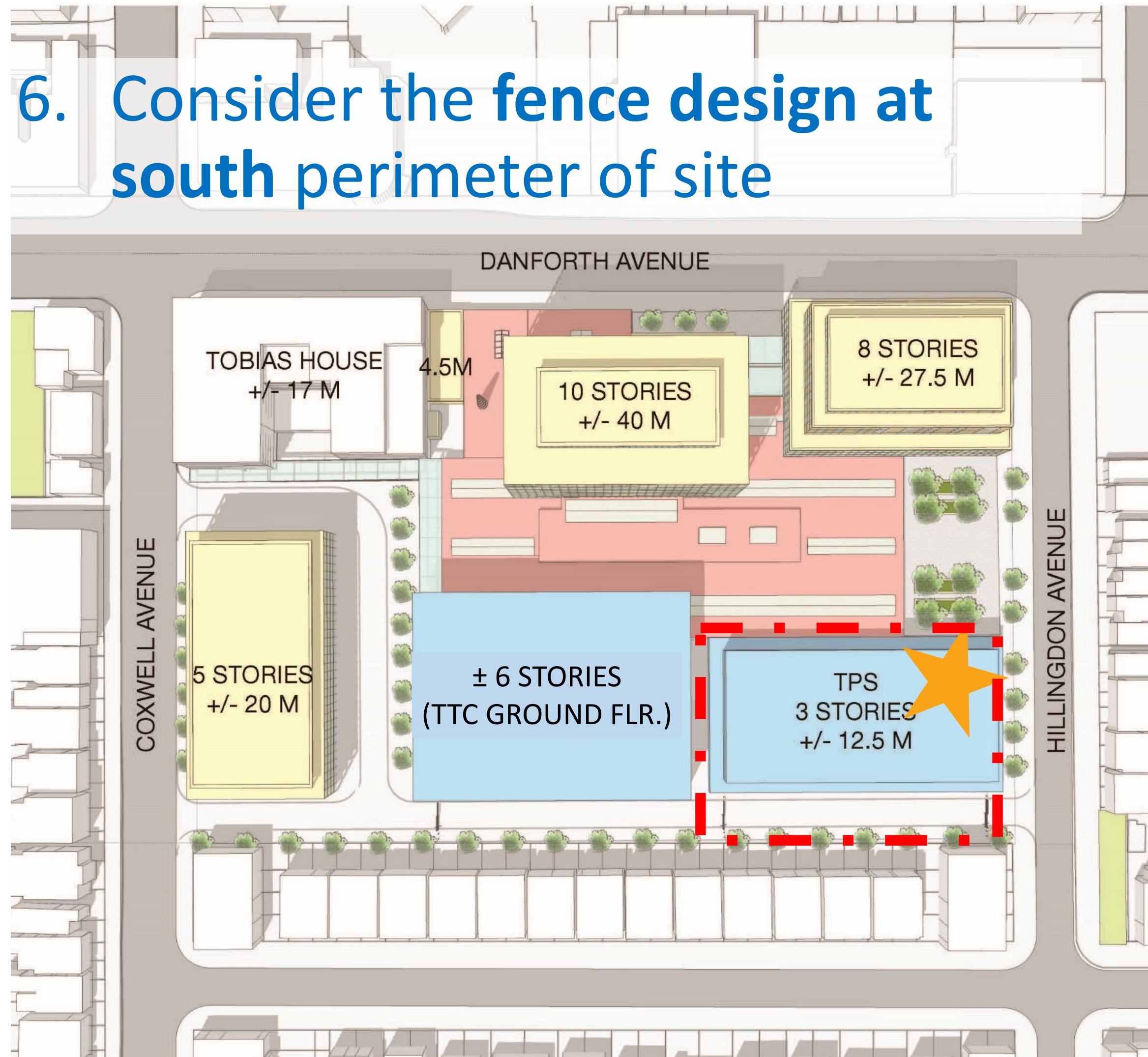
### 5. Mitigate the **overlook** from the **south** elevation windows



- *consider whether there are ways of mitigating the station's overlook into the back yards of the housing south of the property line?*
- *(note that all of the larger development in excess of one-story will overlook these yards, however there will be a **considerable setback** from the houses).*

## SITE DESIGN THEMES (FROM CRG MEETING)

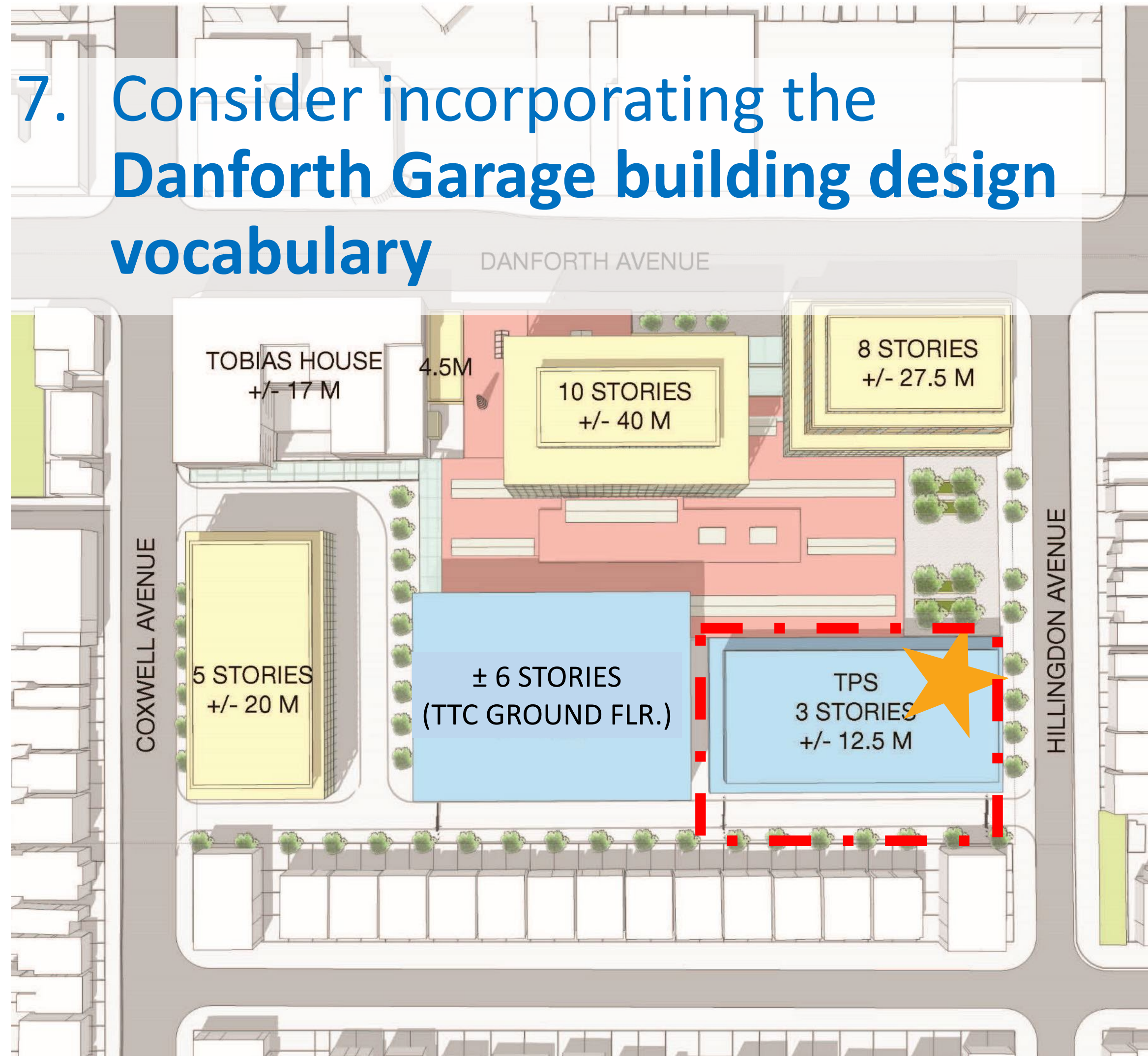
### 6. Consider the **fence design at south** perimeter of site



- *consider whether the existing TTC precast concrete privacy/acoustic fencing along the south of the site (rear yards of houses) should be replaced with some other type?*

# SITE DESIGN THEMES (FROM CRG MEETING)

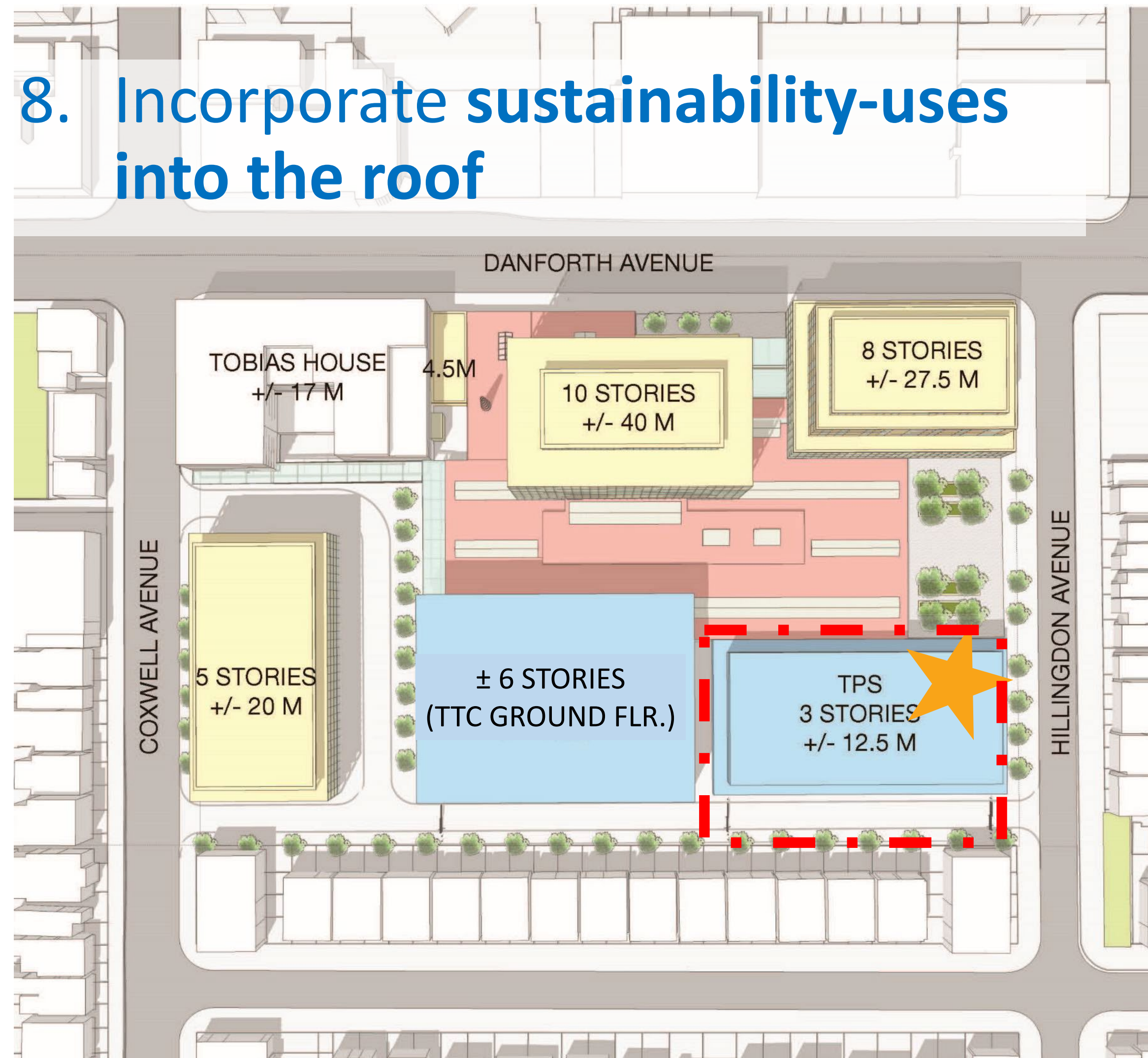
## 7. Consider incorporating the Danforth Garage building design vocabulary



- *consider designing the building to be sympathetic to the **best and oldest** portions of the Danforth Garage building?*
- ***avoid a blank elevation at** underground parking ramp.*

## SITE DESIGN THEMES (FROM CRG MEETING)

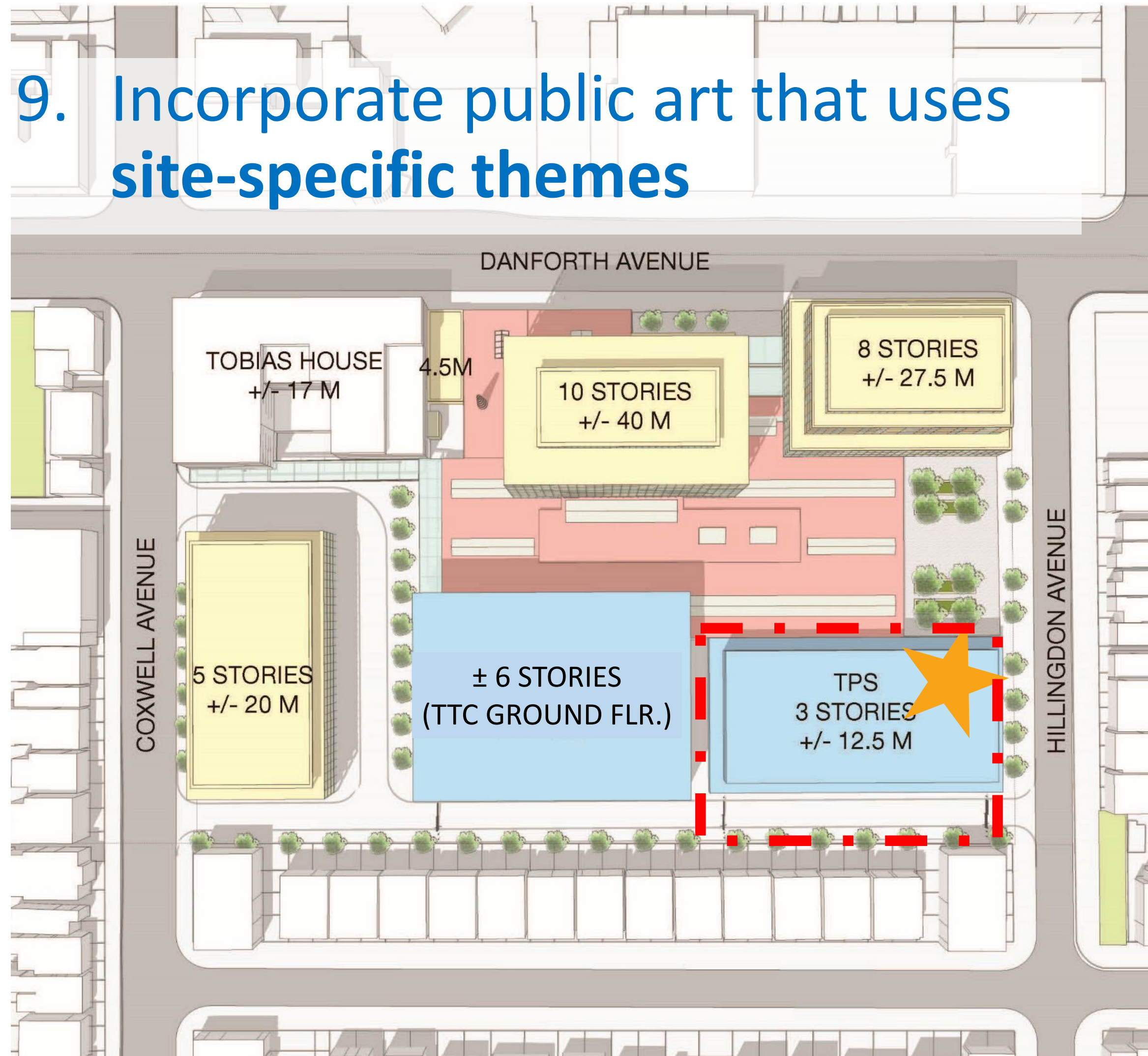
### 8. Incorporate sustainability-uses into the roof



- *sustainability requirements will dictate that this will be covered with either **solar PV panels** or **green roof planting**.*
- *(the suitability of PV panels is subject to shadow study analysis).*

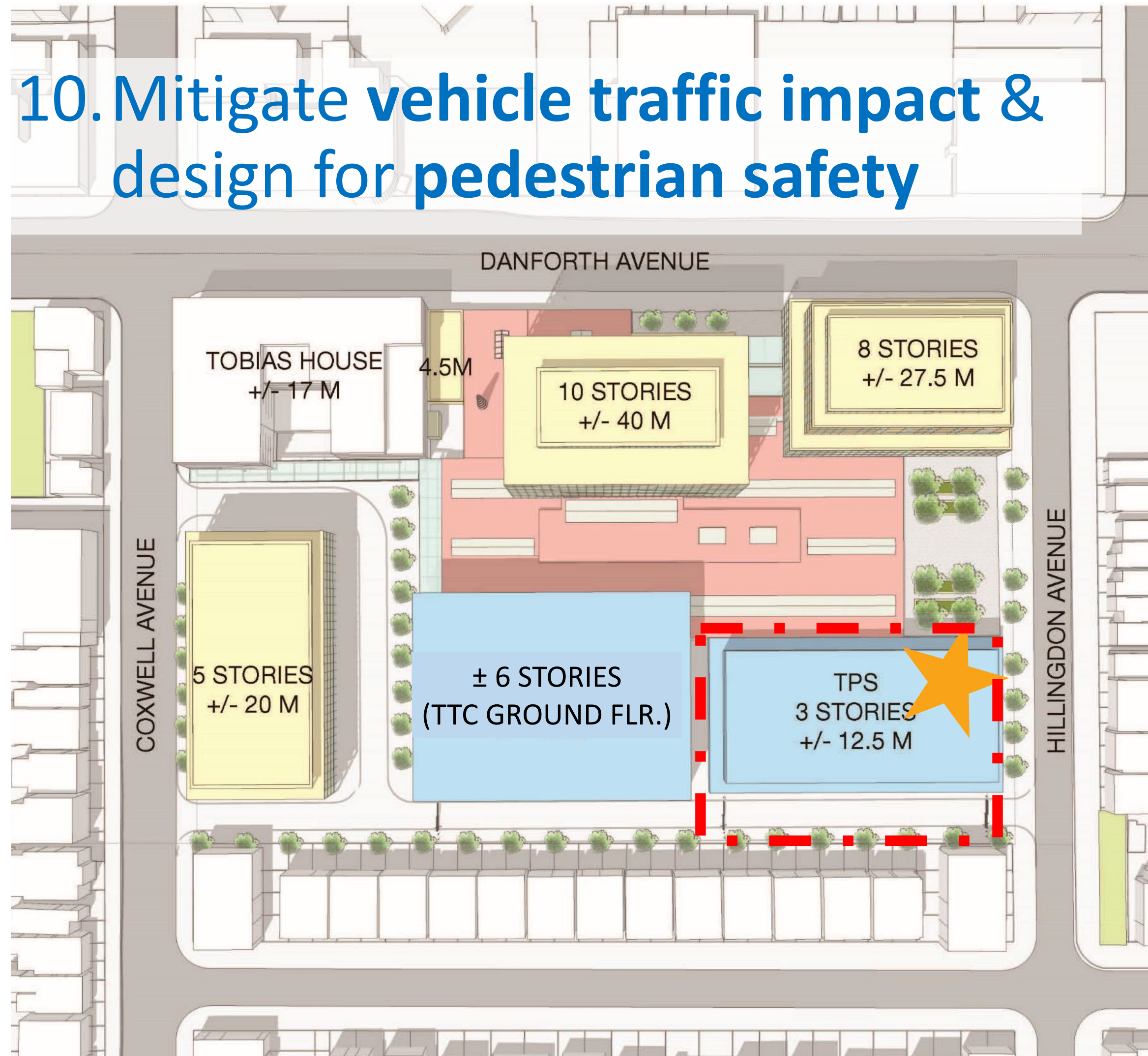
## SITE DESIGN THEMES (FROM CRG MEETING)

### 9. Incorporate public art that uses site-specific themes



- consider incorporating **historical or transit-related artifacts** within the visitor space.

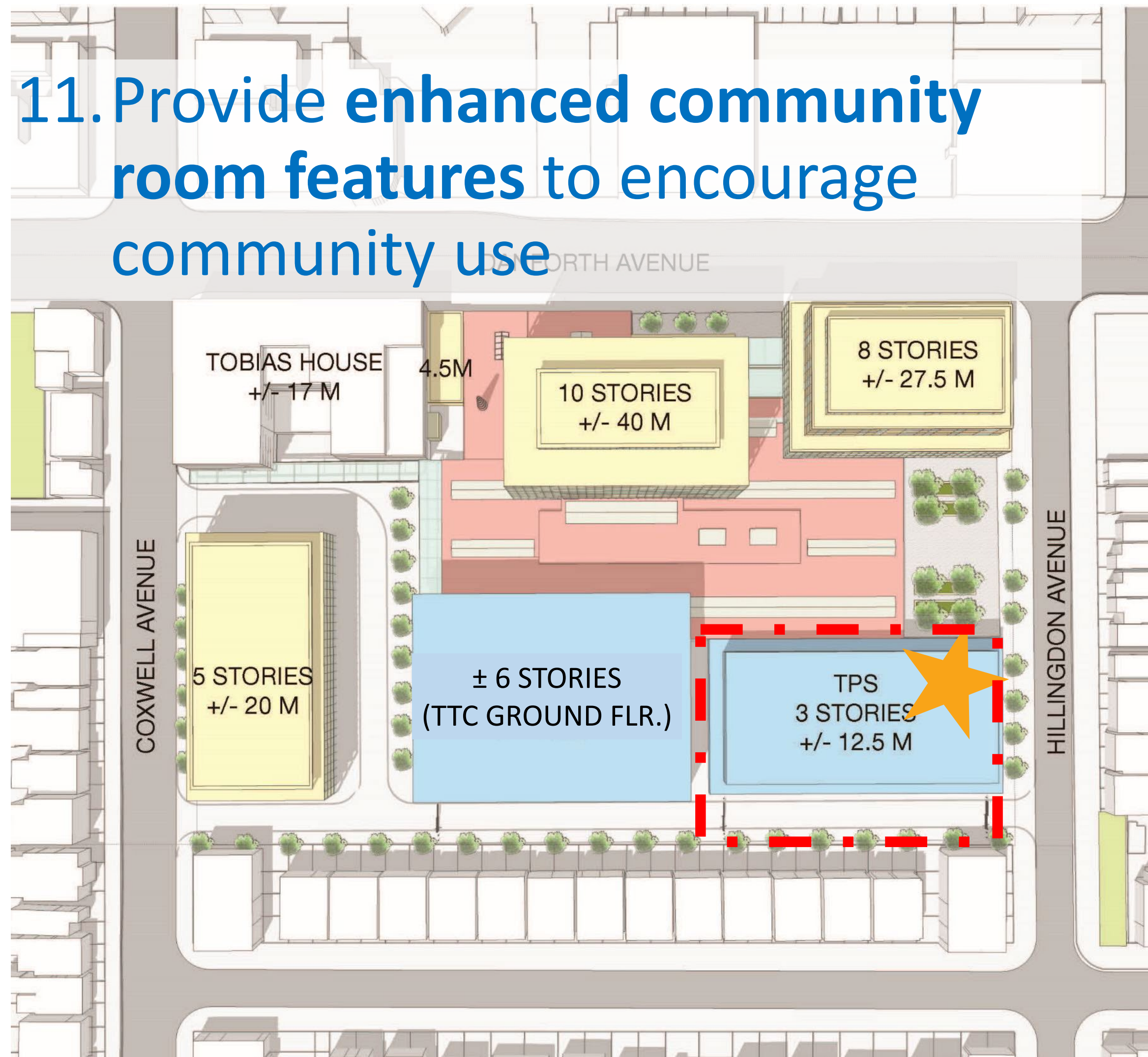
## 10. Mitigate vehicle traffic impact & design for pedestrian safety



- *limit police vehicle traffic to **Coxwell Ave.***
- *design to ensure **safety of residents and students** along the street in case of emergency deployment from the station.*
- *limit use of **Hillingdon Ave.** (already traffic challenges due to the impact of the MacDonalD's drive-thru and the Hillingdon jog as it crosses Danforth Avenue).*

# SITE DESIGN THEMES (FROM CRG MEETING)

## 11. Provide enhanced community room features to encourage community use



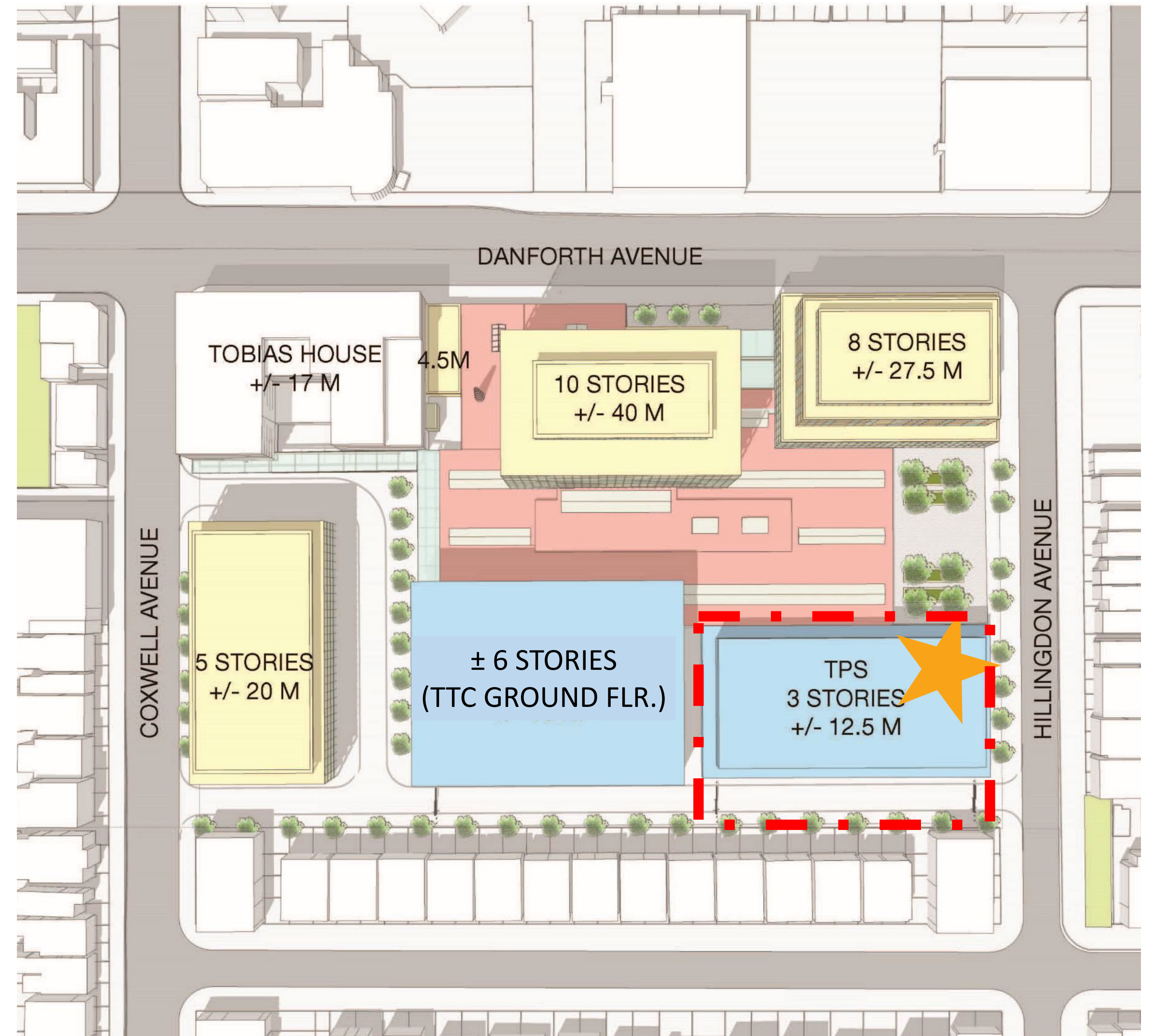
- *consider including **enhanced features** in the Community Room (e.g. kitchenette, multi-media, washrooms) to **maximize its usefulness to community members.***

**Now your turn....**

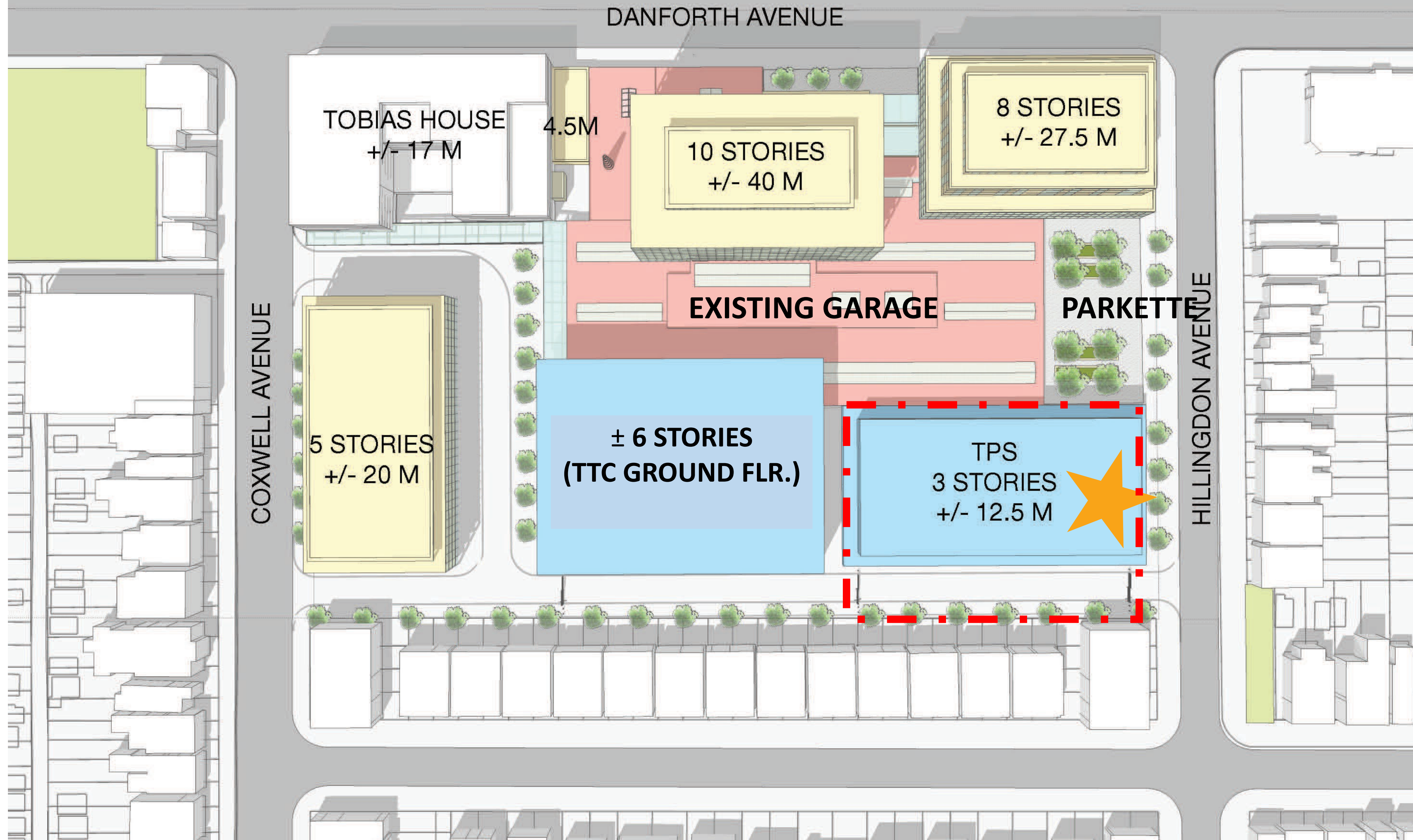
**What are the Site Design “Big Moves”**  
(Proposed Design Goals) that come out of the:

- Guiding Principles & Vision
- Site Constraints & Opportunities
- Other Considerations

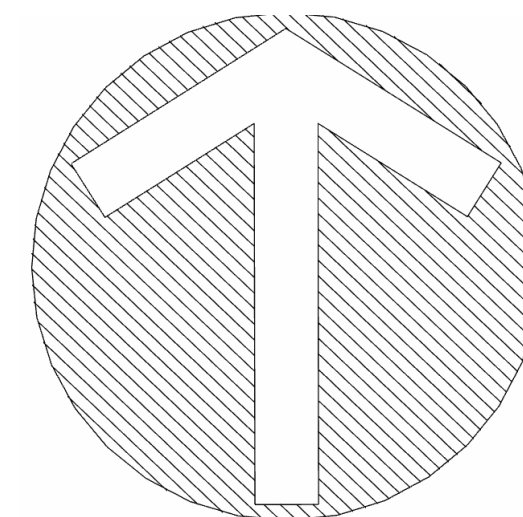
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# DEVELOPMENT SITE



NORTH



# DEVELOPMENT SITE

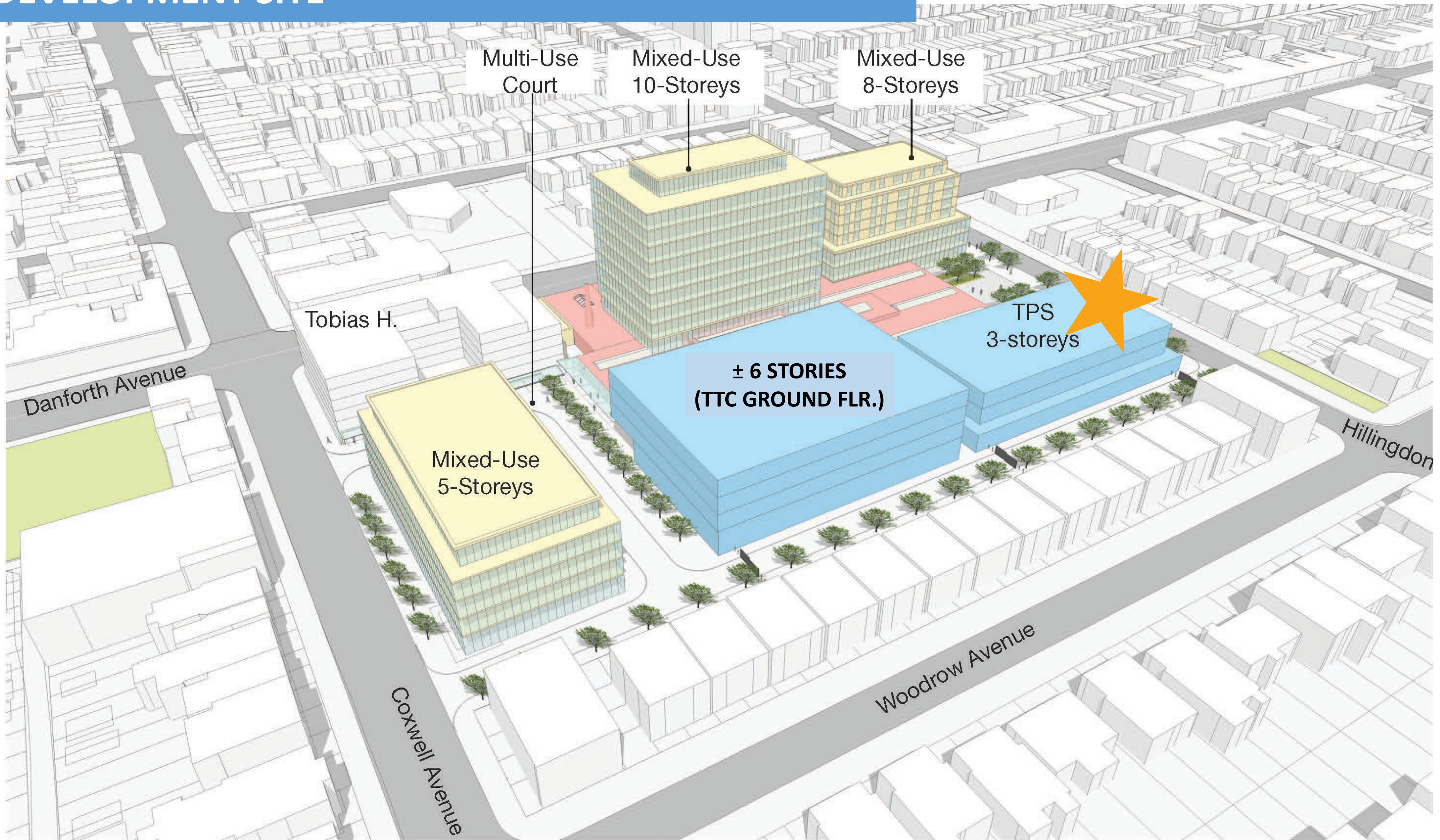


Figure 87 View from above southwest corner of the site looking northeast

# DEVELOPMENT SITE

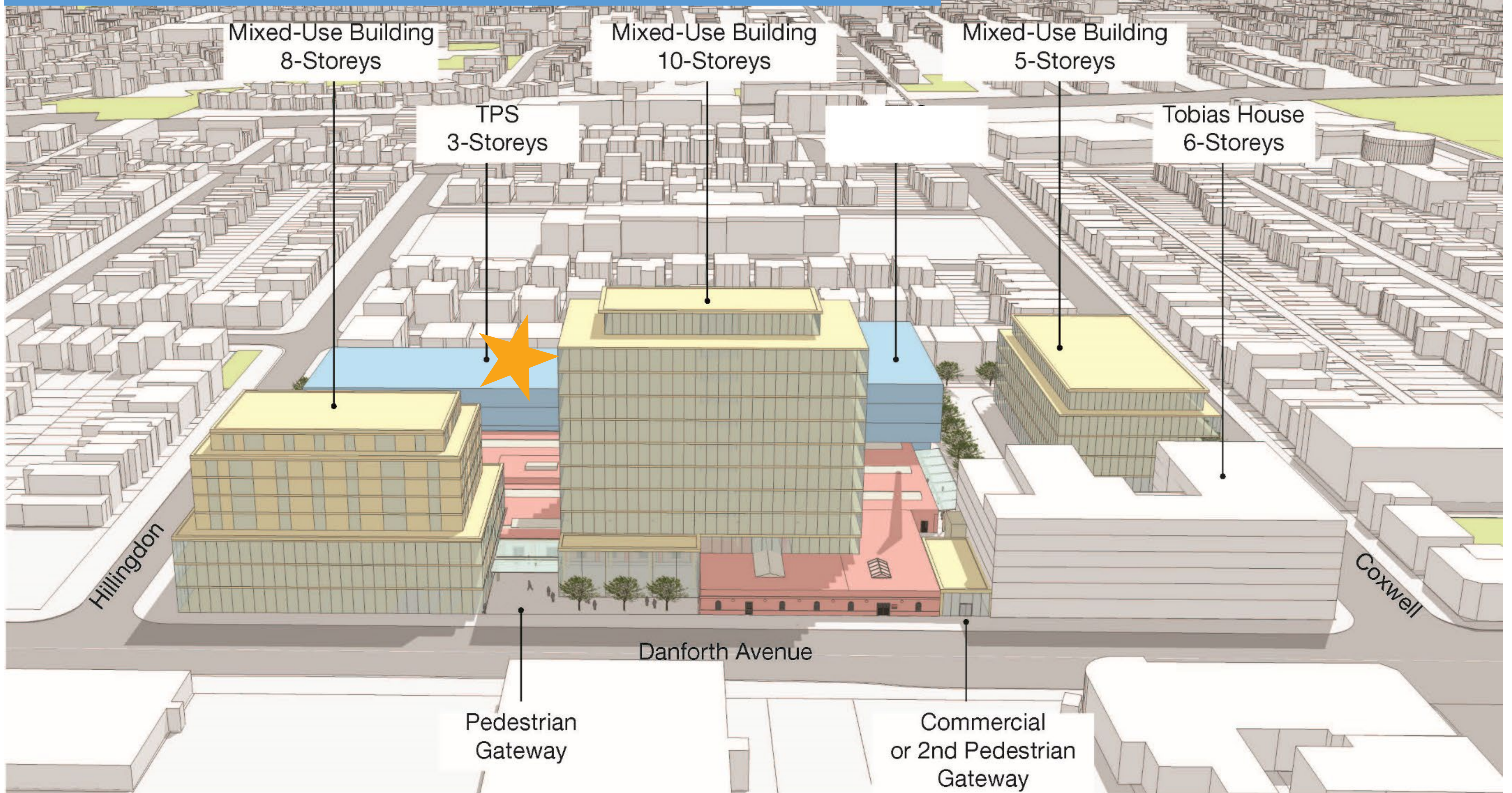
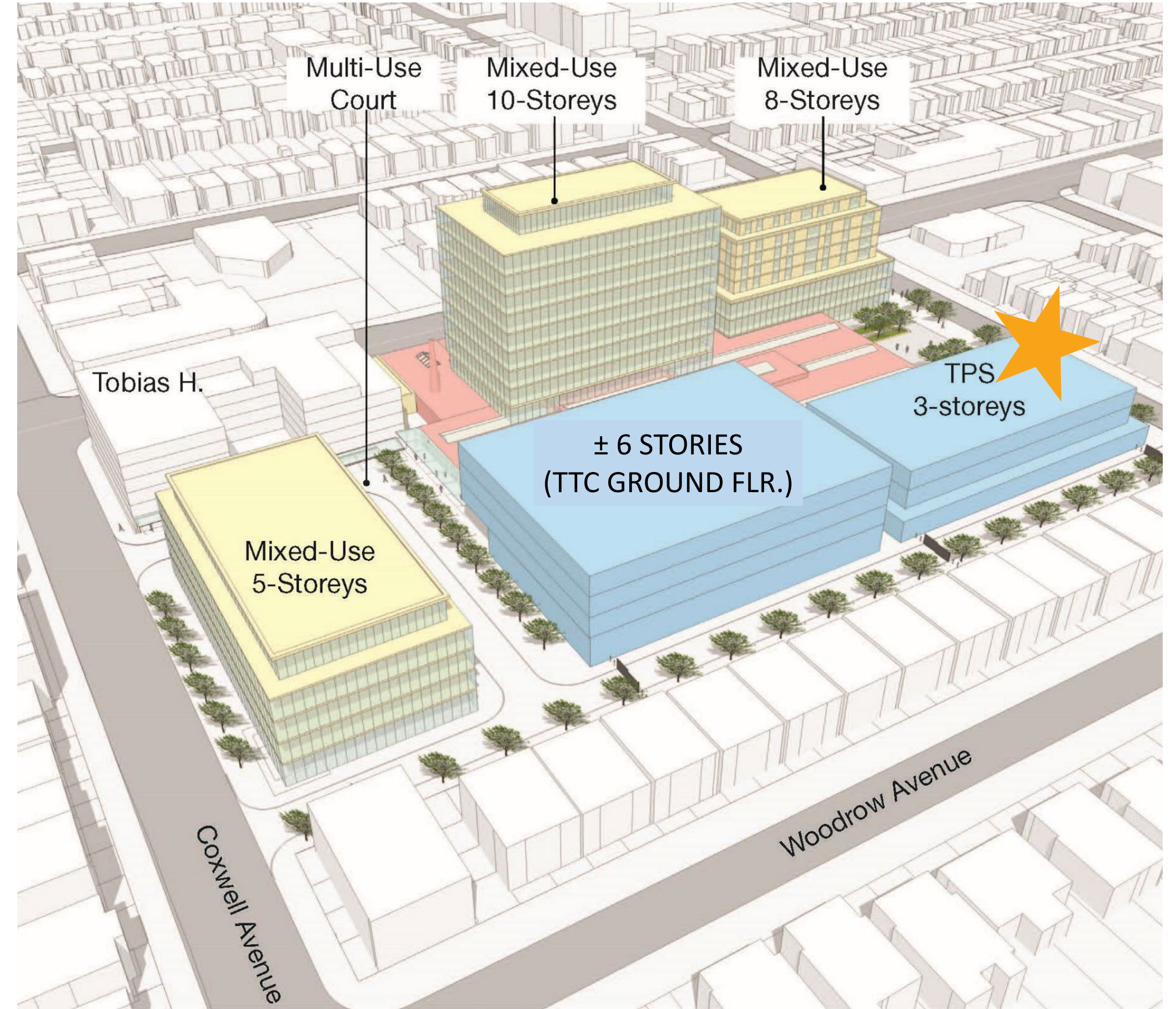


Figure 83 View from above Coxwell Station looking south

# DEVELOPMENT SITE



corner of the site looking northeast

**Next Town Hall Meeting:  
Schematic Design (Date TBA)**

# Questions or Further Comments?

[tps.on.ca/d55](https://tps.on.ca/d55) and click link on  
[New 55 Division Station](#)

**Thank You!**