

March 15, 2018

Dear Consultation Participants,

RE: Next Steps for the new Police Station and a Master Plan for Coxwell and Danforth

Firstly, thank you for your ongoing commitment and passion with respect to the future of this project.

I am writing to provide an update to those who participated in the consultation process on the new district headquarter for the consolidated 54 and 55 Police Divisions.

At its meeting of January 31, 2018, Toronto City Council approved the Staff Report, "*Site Selection for a New Consolidated Police Station - 54/55 Division*" (link below). Staff will be reporting back to Toronto City Council in Q2 of 2018 with an update on the master planning process, which will include identifying the partners and a phasing strategy along with proposed project schedule.

EX30.11 – Site Selection for a New Consolidated Police Station

<https://www.toronto.ca/legdocs/mmis/2018/ex/bgrd/backgroundfile-110700.pdf>

Subsequent to the adoption of the above report, staff from City's Planning, Real Estate Services and CreateTO (for more information on the City-wide real estate transformation, visit the City of Toronto website at the link below), in consultation with our colleagues at the Toronto Transit Commission ("TTC"), Toronto Police Services ("TPS") and the Toronto Public Library ("TPL"), are in the process of finalizing a Request for Proposals ("RFP") to procure a firm to create a Master Plan for the development of a multi-use civic hub. This Master Plan will outline, along with the required uses of the TTC, TPS, TPL and community uses, which will be determined through this collaborative process. The Master Plan, at its completion will show the proposed uses and their development on the site.

<https://www.toronto.ca/home/media-room/backgrounders-other-resources/backgrounder-city-wide-real-estate-transformation-may-9-2017/>

The Master Plan will include:

- Refinement of design principles;
- Space needs analysis;
- Building program validation for the users
- Land and building use plan (massing options);
- Built form plan
- Site plan which shows how the program blocks are deployed on the site along with access and circulation
- Public realm plan
- Costing and phasing analysis
- Technical studies

This Master Planning process will be led by Gabriella Sicheri, Director of Development at CreateTO, in collaboration with multi-disciplinary team from the City, many of whom you've engaged with during the Police Station Consolidation consultation. In addition to the City team, the Master Planning process will rely on input from neighbourhood organizations and individuals like yourself. Community engagement is a key component in the success of this project, and will be integral in informing the development of the Master Plan. As part of the Master Planning process, there will be three community meetings designed to:

Meeting 1: Establishing Design and Development Principles

Meeting 2: Presentation of Options

Meeting 3: Presentation of a Preferred Plan.

These meetings will be held before the end of 2018; advance notice of these meetings will be provided via Canada Post, social media (twitter, Facebook, etc.) as well as through the Local Councillor's Offices.

The Master Planning process is scheduled to run from the end of March 2018 and anticipated to be completed by the end of the year; subsequent to the completion of this process, there will be a final Staff Report to Toronto City Council in Q1 of 2019 on the outcome of the Master Plan.

For your reference, we have attached the Scope of Work for the Master Planning process which identifies the identified deliverables of the eventual completed Master Plan.

Please feel free to contact me at rjglenn@createto.ca and I can add you to our list of community stakeholders, this will allow us to identify all interested community members / groups that we may not have captured previously and ensure that we're able to keep you updated on the progress of this exciting project.

Sincerely,



Ryan Glenn

Head, Stakeholder & Client Relationship Management



Gabriella Sicheri

Director, Development

Cc:

Councillor Janet Davis, City Council, Toronto
Councillor Paula Fletcher, City Council, Toronto
Councillor Mary Fragedakis, City Council, Toronto
Councillor Mary-Margaret McMahon, City Council, Toronto
Dan Woolfson, Community Planning, City of Toronto

Audrey Kvedaras, Vice Chair, Danforth East Community Association
Gerry Dunn, Chair, Danforth Village Community Association
Billy Dertilis, Chair, Danforth Mosaic BIA

SCOPE OF WORK

1627 Danforth Garage

Deliverables

The project will evolve and provide the following deliverables:

1. A refined set of **planning principles**, based on the draft principles included in the City staff report, dated January 10, 2018 and approved at City Council on February 6-8, 2018. Refinements would be based on community feedback and may reflect site-specific conditions.
2. A **master plan process** for the Property, defined by the following:
 - i. A functional program for each of the uses that are to be located on the Property which includes a consolidated TPS District Headquarter, a TTC administrative and control centre; and additional community-related uses that activate the site which have been identified by the stakeholder outreach underway.
 - ii. An investigation with TPL which will assess the library's current spaces, examine current program delivery models to identify the gap and explore opportunities to revitalize and integrate the program on the Property.
 - iii. A land use program which will investigate how to accommodate/integrate the respective functional programs and uses into the development, including any technical needs of the various land uses.
 - iv. An illustration of how development will be deployed on the site and where different uses will be accommodated on the site to best leverage opportunities for local revitalization and community-building.
 - v. An illustration of development massing (or options for development massing) that reflect an appropriate scale of development.
 - vi. A diagram of the public realm structure and hierarchy on and adjacent to the site.
 - vii. An analysis of how the site relates to the larger public realm network of the area and how the site will fit into that network.
 - viii. An explanation of the physical interface between development on the site and the public realm on and adjacent to the site. (e.g. animated frontages, setbacks, landscape strategy, pedestrian entrances and access)
 - ix. An approach to heritage conservation of the existing TTC building on the Property. This review will engage Heritage Preservation Services ("HPS") staff to understand the level of detail required to:
 - o inform the master plan process for the Property; and
 - o establish a framework for a successful heritage conservation strategy which integrates the development concept with the heritage attributes of the existing building.
 - x. A site plan illustrating building program elements, site access, servicing parking and circulation which is compatible with the various planning principles and design objectives to be established for the Property.
 - xi. Site Specific design guidelines for the Property that can be used to guide the future development of the Property and assist CreateTO, Real Estate Services, City Planning, and other divisions, in the evaluation of a future development proposal.

The master plan scope of work will be supported by the following technical reviews:

- Functional Servicing report
- Traffic impact study
- Class D Cost Estimate (for the individual building programs elements)

- Environmental investigation to supplement investigation undertaken by TTC staff to date;
and
- Heritage review to support investigations undertaken to date by TTC.

Community Engagement

Community engagement has played a key role in the selection of the Property to accommodate the consolidated 54/55 District Headquarters. The community will continue to be involved in the development of a master plan for the Property through a community consultation/engagement process to be managed by a facilitator parallel to the master planning process for the Property.