

Follow-up Meeting

**to address questions and concerns shared via e-mail on
October 27th, 2017 by Danforth East Community Association,
Danforth Mosaic BIA, Danforth Village Community Association,
and Friends of Danforth East**

December 4, 2017

Responding to your questions and concerns



Responding to your question

1

We are concerned about the security design criteria setbacks required by TPS, even if some recent stations include some aesthetically pleasing design. Specifically how might the police station fit onto the site?

A

Presently, the TPS requires a building with a main floor area of approximately 25,000 sq.ft along with associated parking, landscaping and circulation areas that would be determined through a future master planning process for the site.

The location of the building and other considerations such as design, other uses, heritage, and site layout, among other matters would be determined in the context of the master plan.



Responding to your questions

2

Is TPS willing to compromise on security criteria in order to truly integrate with and contribute to a vibrant mixed-use hub?

A

There are some security elements that are necessary and others that are more flexible. For example, the 15 m setback was included in the evaluation matrix but it is not a mandatory requirement. In addition, TPS could locate on the site with other users. This could potentially allow for shared facilities and a more efficient use of space.



Responding to your questions

3

Can the TPS facility fit within close proximity as part of an urban-style cluster of mid-rise, mixed use buildings?

A

Yes, the TPS facility would only take up part of the site and could be located with other uses as determined through the future master plan for the site.

Other existing TPS facilities are currently located within a range of different mixed-use areas in the city.



Responding to your questions

4

With neighbourhood concerns about traffic and noise, will serious traffic studies be done prior to final site alternatives being conducted for the entire TTC property? Would such a fit-test endeavour to include all potential uses: TPS, the TTC's existing and potential uses (TTC needs space for various front and back-office functions and is considering a museum)?



Responding to your questions

A Traffic studies are not intended to guide the site selection process. Police staffing levels and shift schedules were considered to determine impacts at a high level, and it was found that the increase in traffic resulting from the TPS would be primarily during off-peak times.

A Future traffic studies would be conducted during the master plan phase to ensure that potential traffic issues and impacts are taken into consideration and mitigated.



Responding to your questions

A

The Toronto Realty Agency, in conjunction with Real Estate Services, TPS and TTC are exploring the opportunities to fit TPS, TTC and other city uses on this property including the public library. This includes fleshing out TTC's existing and potential uses with associated space requirements, which have not be finalized. The City will give consideration to the heritage attributes, amenity requirements, and upgrades if required as part of any redevelopment of the property.



Responding to your questions

5

What other city office-space needs might be served? Would the new building offer opportunities for an expanded or relocated library, public open space, public indoor space, Tobias House upgrades, heritage structure programming?

A

As part of the future master planning process concepts will be developed to explore options that may include a range of different opportunities, designs, functions, open spaces, access, and built form.



Responding to your questions

6

Will the concept of ‘Complete Streets’ with retail and even residential components be considered in the site planning process?

A

Yes, Complete Streets principles are applied to the streetscape and will be considered moving forward. Currently, the site is underutilized and is a city-building opportunity for city purposes.

Emerging directions from the Danforth Avenue Planning Study may identify primarily civic uses for the site. However, the future use mix would be determined in the context of the master plan for the site.



Responding to your questions

7

If a police division is located on the Coxwell TTC site, how might it prevent/inhibit other community/cultural uses? We request clarification on what percentage of the Coxwell TTC site the TPS would occupy, if this site is chosen. How much space would be available for other uses?



Responding to your questions

A The site is over 210,000 sq.ft. A police station would require a 25,000 sq.ft. building footprint.

A The remainder of the site is to be used by TTC, the Library and other community uses to be determined through a master plan. Other than the facility requirements, the police station would not prevent or inhibit potential for other community/ cultural uses.



Responding to your questions

8 **How is the heritage status to be preserved if this site is chosen?**

A **Heritage Preservation Services (HPS) are preparing a report regarding the heritage attributes and values of the site, and moving forward, we will be coordinating with HPS.**

A **The TPS have experience working with HPS on heritage buildings as 11 and 51 Divisions are examples of new police stations that have adaptively reused heritage structures.**

9

How will the parking be accommodated? Will the community have any assurance that the parking will be underground? The current walled-off surface parking lot is seriously street-deadening?

A

The parking requirements for each use on the property would be explored in depth through the future master planning exercise.

Parking on this site could include a combination of underground, at-grade, and/or above-grade types. The placement and type parking would need to consider site constraints, setbacks and traffic requirements, and budget, among other matters.



Responding to your questions

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There has been a lack of community engagement and involvement in the site selection, followed by a rushed process taking place under a sudden deadline. To what extent will the community be involved in the design of the station and the selection of the community and cultural uses that could be attracted to occupy other parts of the site?



Responding to your questions

A **The City has moved the report from Executive Committee on November 29, 2017, to January 24, 2018, to allow more time for the project team to consider and respond to community feedback.**

A consultation program related to the future master planning of the site may include in-person meetings, workshops, design charrettes, etc.

The TPS standard practice includes substantial community involvement during the design phase. In past projects, community representation included local rate payers groups, BIAs, and neighbours with great success for 11, 14, 23, 43 and 51 Divisions.



Responding to your questions

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The process to date has included little or no information on the impact that a police station on this site might have on rest of land and its immediate surroundings. This includes concerns over the Heritage Status as well as the loss of potential uses for this site (cultural, community, retail etc.) which may not be deemed a good fit to cohabit with a police station. Does the TPS, city real estate and city planning have partners in mind for the site and, if yes, who are they?



Responding to your questions

A

Currently, TPS and TTC are the primary partners for the Site. However, the City would like to see other users on the site.

Through the future master planning process, a number of concepts and site development ideas would be discussed such as urban design, site program, uses, transportation, heritage aspects, and potential partnerships, among other matters.

Discussion/ Question & Answer



Discussion/Question and Answer

- 1. Is there anything you would like the project team to clarify further?**
- 2. Did we miss anything?**