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**Re: Toronto East York Community Council Meeting, June 14 2016 - Applicant Deputation
Request to Amend the Zoning By-Law Application No. 15 244771 STE 27 OZ
11 and 33 Centre Avenue and 80 Chestnut Street
Final Report from Director, Community Planning, Toronto and East York District dated May 18, 2016**

Dear Toronto East York Community Council members,

Infrastructure Ontario (IO) and the Ministry of the Attorney General (MAG) are proposing to redevelop the property located at 11 Centre Avenue as the New Toronto Courthouse (NTC), which will amalgamate several of Toronto's existing courts into a single location. The NTC will be delivered through IO's Alternative Financing and Procurement process (AFP) through which the NTC will be designed, built, financed and maintained (DBFM) by a project consortium for a 30-year period.

The redevelopment of the site will replace the existing surface parking lot with a contemporary, state-of-the-art tower courthouse—the first of its kind in Ontario. The courthouse will accommodate courtrooms, along with office and meeting space. The redevelopment will also include a sizeable public plaza and considerable public realm improvements.

While a courthouse is already a permitted use on the site, a zoning by-law amendment is required to permit the site specific development standards unique to a high-rise courthouse, including building height, number of parking spaces and loading requirements.

The zoning envelope, once approved, will become the basis upon which design teams invited to bid on the project will develop courthouse schemes within the zoning envelope, adhering to the programmatic requirements set out in the Project Specific Output Specifications (PSOS) document. The PSOS are based on the premise that good design has inherent value, both economic and social, and that it directly affects the well-being of building users and visitors. Included in the request for proposals (RFP) for the project, the PSOS are key documents that outline the guidelines and performance requirements for the courthouse.

The quality of the design, construction and facilities management of this public institution shall be commensurate with a facility of this stature in keeping with the general principles laid out, and in accordance with the PSOS.

The NTC site is the last remaining undeveloped parcel in this important civic precinct. The NTC building will complete this important civic precinct that is already home to many architecturally and historically significant civic buildings, including the Superior Courthouse, Osgoode Hall, City Hall and Old City Hall. The courthouse represents a highly compatible and efficient use of land, especially given the site's close proximity to numerous subway and streetcar lines. The massing and orientation of the building is also appropriate given the surrounding context of buildings with large floorplates. Special care has been given to ensure that the new courthouse's building envelope preserves the silhouette and predominance of City Hall as one of, if not the most, important building in Toronto.

There is a Collaboration Framework between IO and the City of Toronto. The Collaboration Framework defines how the City will participate in the RFP phase and the project-specific review of the designs as they are developed by proponents. The Urban Design Guidelines associated with this rezoning application will assist the design teams in evaluating the schemes, particularly as it relates to supporting the predominance of City Hall as the iconic building in Toronto's civic precinct.

Public Consultation

The evolution of the NTC project, including the proposed zoning envelope and project specifications, has been a highly consultative process. The project team carried out two rounds of stakeholder consultations, in August and October 2015, with the immediate neighbours of the 11 Centre Avenue site, including the Hilton Doubletree Hotel; the Toronto Community Housing Chestnut Residence; the University of Toronto Chestnut Student Residence; 375-393 University Avenue; 439 University Avenue; and the 55 Centre Avenue condominium. The project team met with building owners, property managers and the 55 Centre Condo Board to provide these important stakeholders with an overview of the project, the process and project timeline and to understand any concerns these stakeholders may have.

On February 25, 2015, the project team and Community Planning staff hosted a community consultation. This public meeting was well attended and provided community members with an overview of the project, a summary of all of the reports and studies completed in support of the ZBA application, and an opportunity to ask IO and the project team questions.

This project's Urban Design Guidelines have also been reviewed twice by the Design Review Panel, on December 15, 2015 and on April 5, 2016. Much of the feedback from the panel has now been incorporated into the Urban Design Guidelines.

Heritage Interpretation

The NTC site has a significant historical context, given its location within the area in Toronto formerly known as St. John’s Ward, or “The Ward”. IO, with the assistance of Timmins Martelle Heritage Consultants (TMHC), is undertaking an extensive archaeological work program.

Fieldwork was completed in December 2015, and the thousands of artifacts recovered are currently being analyzed. The archaeological findings reflect the site’s unique and rich history, and warrant appropriate public interpretation—and, ultimately, integration with the redevelopment of the site for the NTC.

In order to develop a robust and inclusive interpretation program for the site, key public interpretation considerations and parameters are currently being developed with the input and assistance of a Heritage Interpretation Working Group (HIWG). Interpretation strategies identified by the HIWG will be incorporated into the PSOS document. Future bid teams will then use the public interpretation specifications to inform their proposed detailed site design.

Truth and Reconciliation Commission

Addressing the findings of the Truth and Reconciliation Commission is a high priority for both the Province and the City. In consultation with the Ministry of the Attorney General’s Aboriginal Justice Division, IO, the ministry, and the NTC’s project team will work together to determine how best to acknowledge the Indigenous history and peoples of Ontario.

The Public Realm

The site’s public realm will be designed to be a safe, accessible and welcoming pedestrian environment, and will include a significant courthouse plaza. The public realm surrounding the site will be increased while improving connectivity to, and complementing, the immediate surrounding civic precinct. Public art and wayfinding signage will be features that will strengthen the site’s and overall precinct’s public realm.

Necessary courthouse security features will be designed to integrate with the public realm. Thoughtful design will minimize the use of bollards and provide a mix of streetscape amenities. These may include: seating walls, benches and raised planter edges, among other streetscape amenities. The redevelopment of the site, and investment in the public realm, will improve the overall safety of the area.

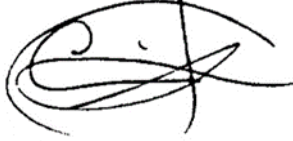
IO and the project team have been working with City of Toronto Urban Design staff and have identified a number of key improvements to the precinct, such as enhanced pedestrian crossings at key intersections, sidewalk widening and new streetscape treatments. These improvements will be advanced concurrently with the development of the NTC site and demonstrates IO’s commitment to an excellent public realm around the new courthouse site.

It is our professional opinion that the redevelopment of 11 Centre Avenue into the New Toronto Courthouse represents good planning and the associated rezoning application should be approved.

Thank you for your consideration.

Sincerely,

Eric Turcotte, MCIP, RPP, OAA, OAQ, LEED AP BD+C
Partner, Urban Strategies Inc.

A handwritten signature in black ink, appearing to read 'Eric Turcotte', written over a faint circular stamp or watermark.