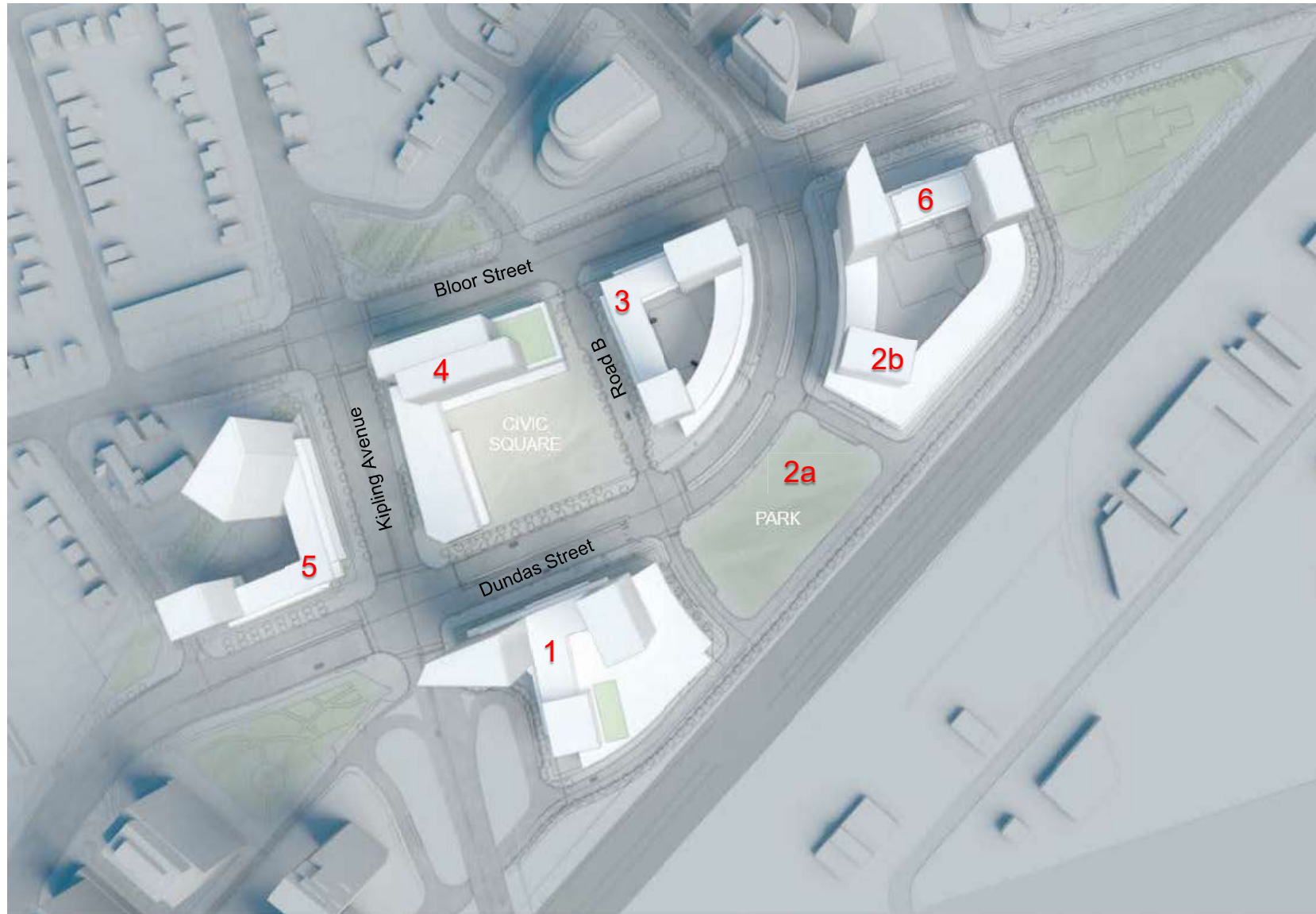


Attachment 1

EX31.2r



“The new Etobicoke Civic Centre will significantly contribute to developing **community identity**, creating a comprehensive and **lively urban community** with an **enhanced sense of place**. The location, form and massing of new buildings will positively contribute to the area at the **pedestrian scale** and also at the scale of the **city skyline**”.

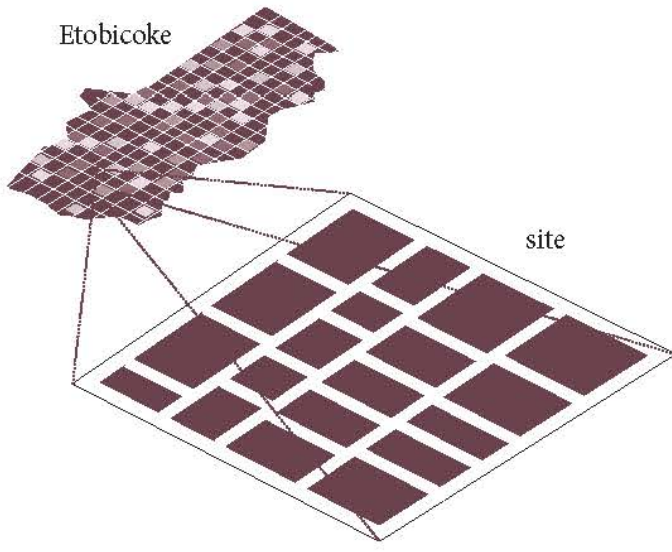


Westwood Square
Etobicoke Civic Centre

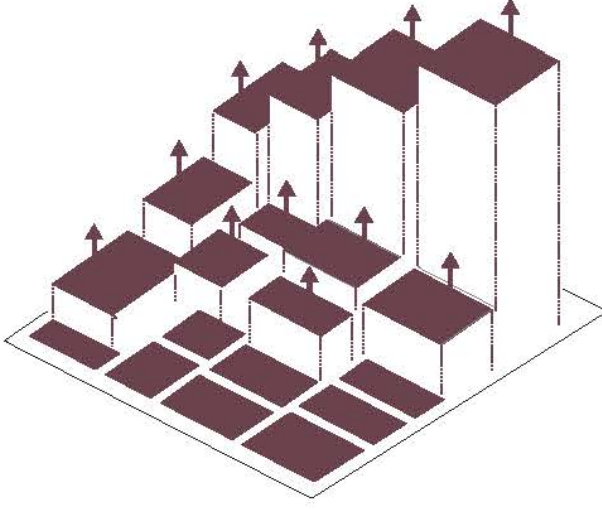
Winter view of Etobicoke Civic Centre and Westwood Square seen from Dundas Street

Etobicoke is a patchwork of diversity. The community has evolved from small villages to suburbs to becoming an integral part of the City of Toronto. While offering a dynamic Public Realm and working environment that mirrors the cultural complexity of Etobicoke, this Civic Centre encourages future neighbourhood growth. The new Civic Centre and Civic Square will support and engage all citizens of Etobicoke regardless of age, culture, ability and social standing by creating a sustainable, dynamic, inviting and friendly environment. The Civic Centre is designed to meet the myriad scales of its surroundings and provides a microclimate that encourages people to engage in the Public Realm. Through its architectural expression and inviting street presence, the Etobicoke Civic Centre will stand out as an innovative landmark in Toronto.

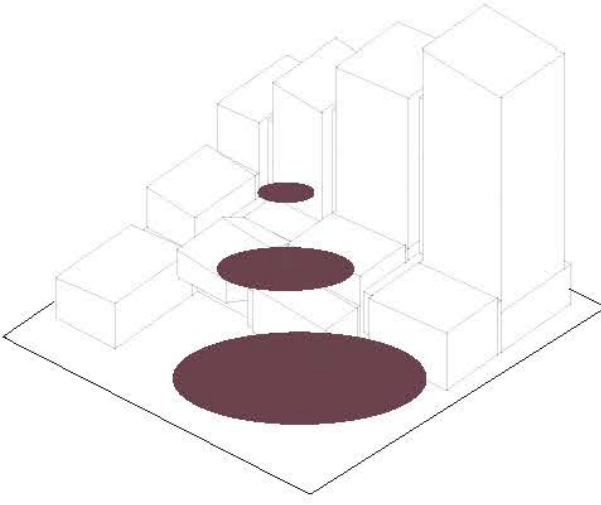
Welcome to Westwood Square - the new face of Etobicoke.



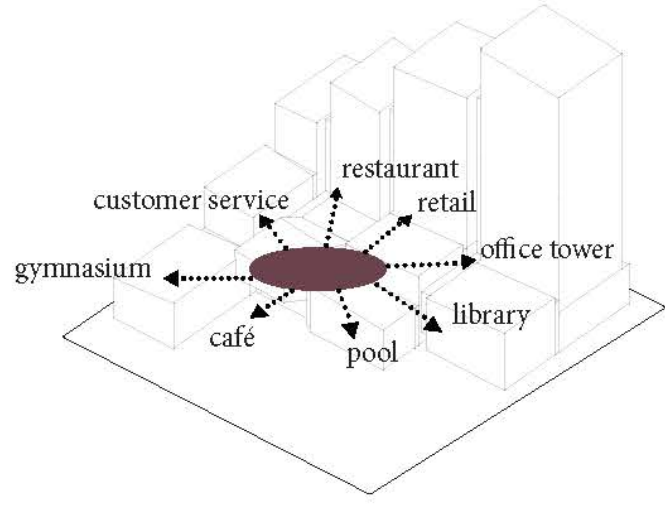
The site epitomises the diverse neighbourhoods and cultures of Etobicoke by replicating the fabric in a smaller scale.



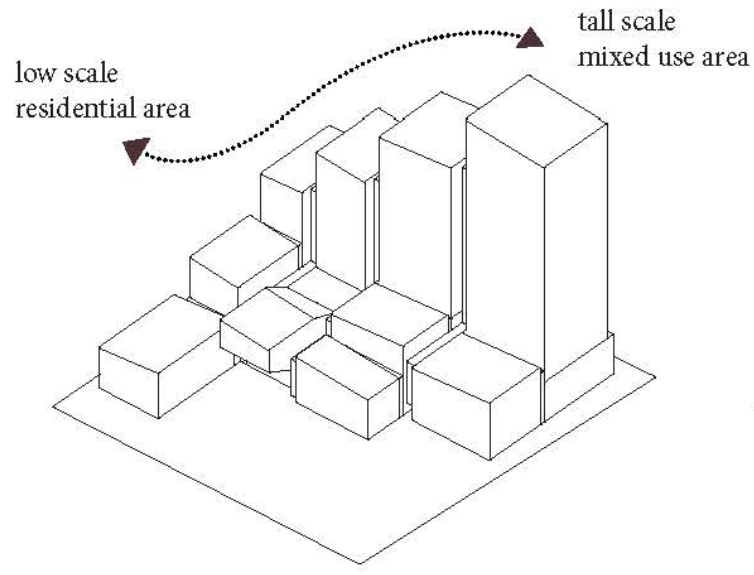
Instead of creating ONE building and ONE square we see the entire site as a patchwork of squares being elevated to allow space for the program while maintaining public access.



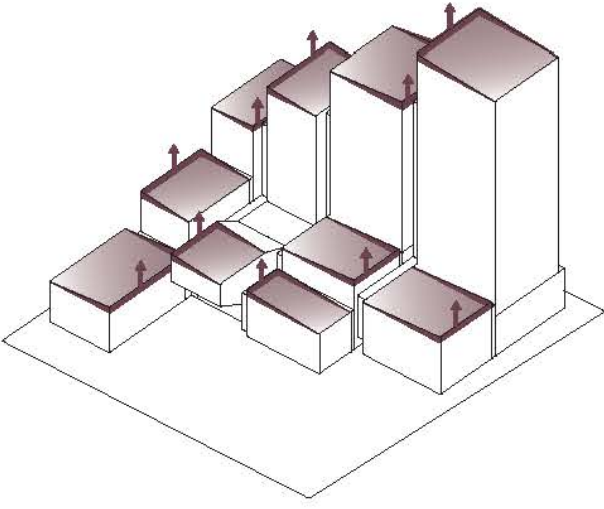
The site diagonal connects 3 ground level squares in a diagonal axis - from the covered main entrance to the central atrium and council chamber to the civic square.



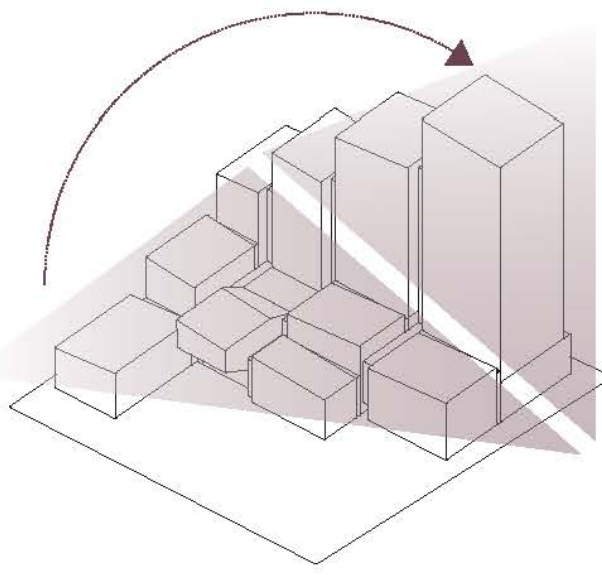
From the central atrium one has access to the various public programs in the base. This secures easy wayfinding for the visitor.



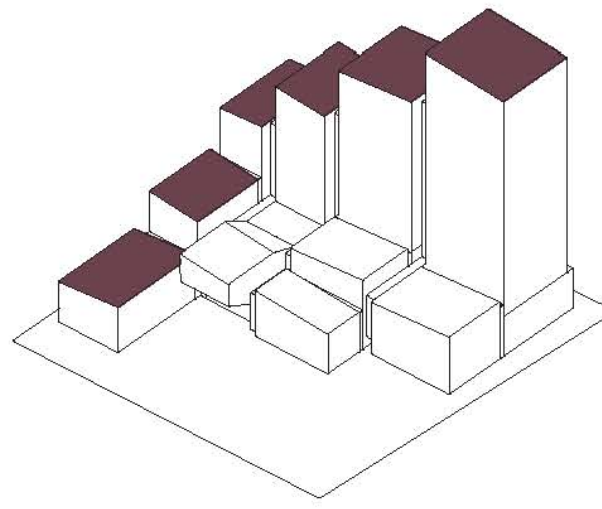
The massing of the Civic Centre bridges two different scales of the neighbourhood - the low residential area to the North West to the highrise mixed use developments of the East.



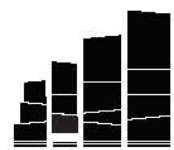
The roofs are angled to create pleasant microclimates on the raised terraces and to provide railings. The profile of the massing creates a distinctive landmark.



The public program is arranged in the lower triangle and the office program in the tower triangle.



As an homage to the context the massing creates 'Six Points' which becomes an immediate local icon.

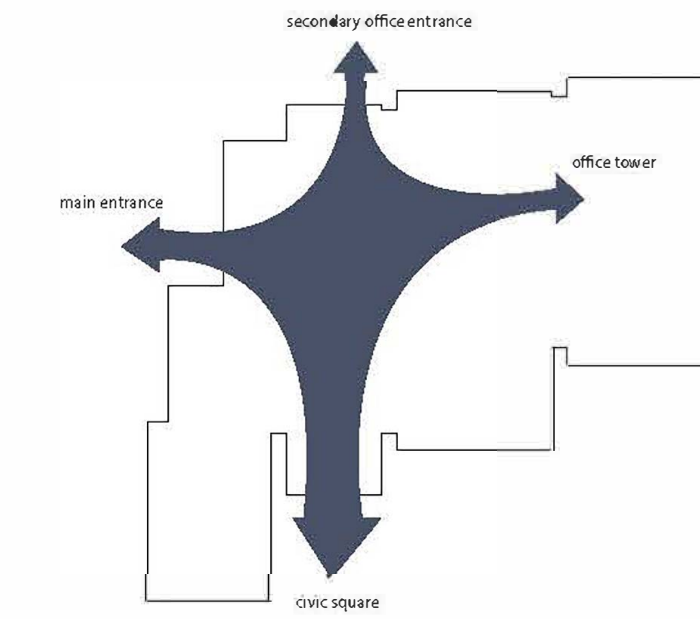




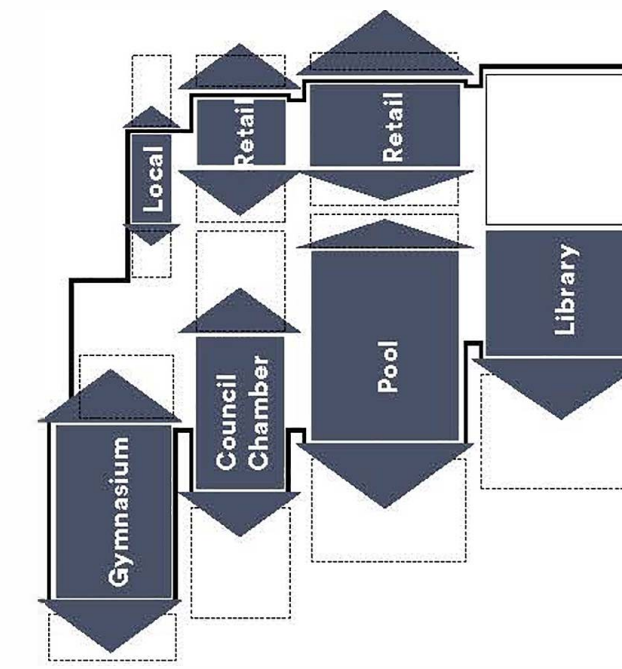
View from Main Entrance towards Atrium and Council Chamber

Designing the Inclusive Environment

The Foyer creates equal and easy access for all users of the Civic Centre. The building complex is accessible from the new Civic Square, Kipling Avenue and Bloor Street.



The buildings programmes are used to activate the pedestrian level towards the Civic Square, the internal Foyer and Bloor Street



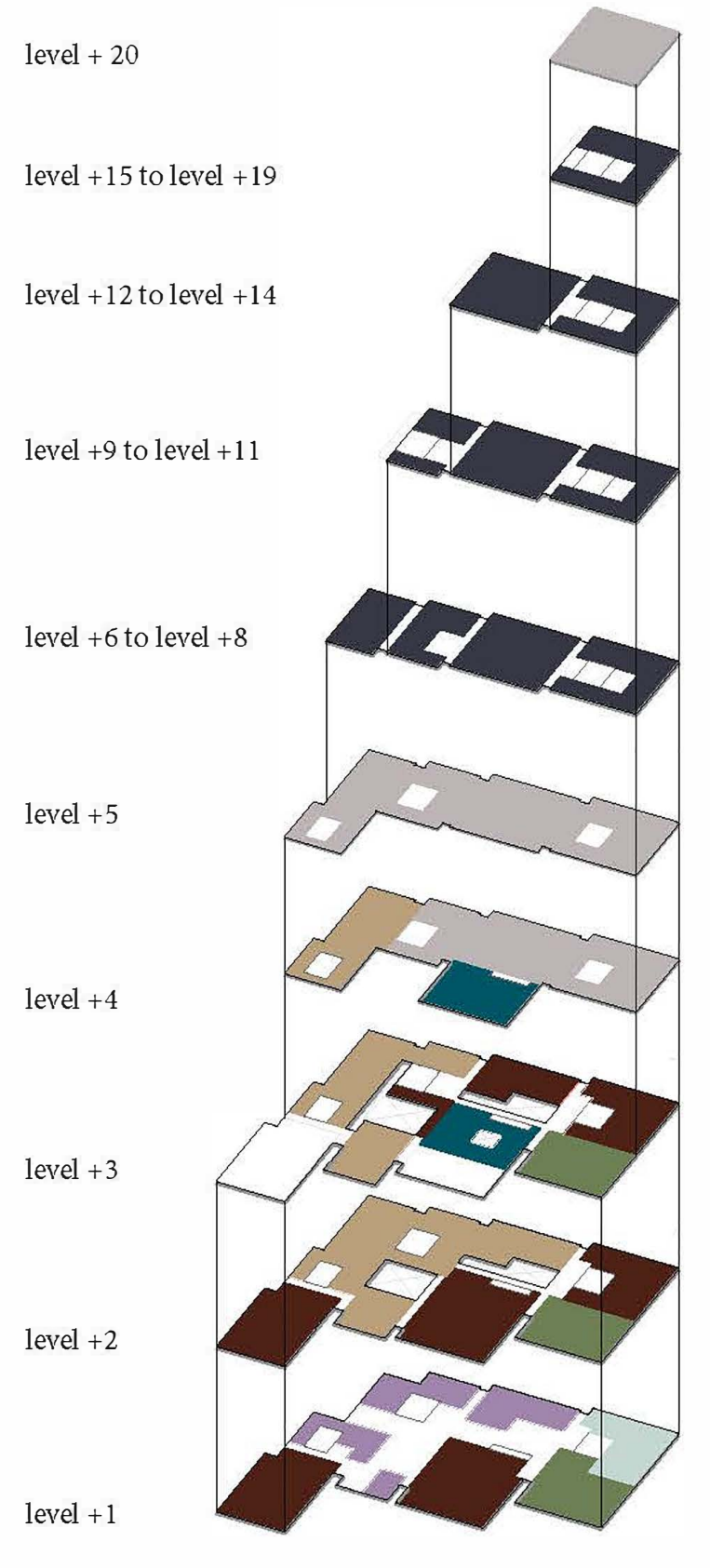
The Civic Space is designed as a low building structure in varying heights and volumes that contain all the functions of the Civic Centre not considered office space. The varying heights allow the rooftops to be accessible, activated as playgrounds and breakout spaces and the angled roofs provide integrated railing. The volumes of the Civic Centre are visually separated from one another, breaking down the grand scale of the building to meet the Civic Square, the Public Realm and the pedestrian scale.

The gymnasium, pool, library and main entrance are all located towards the Civic Square animating the façade and creating a backdrop that is full of life, throughout the day.

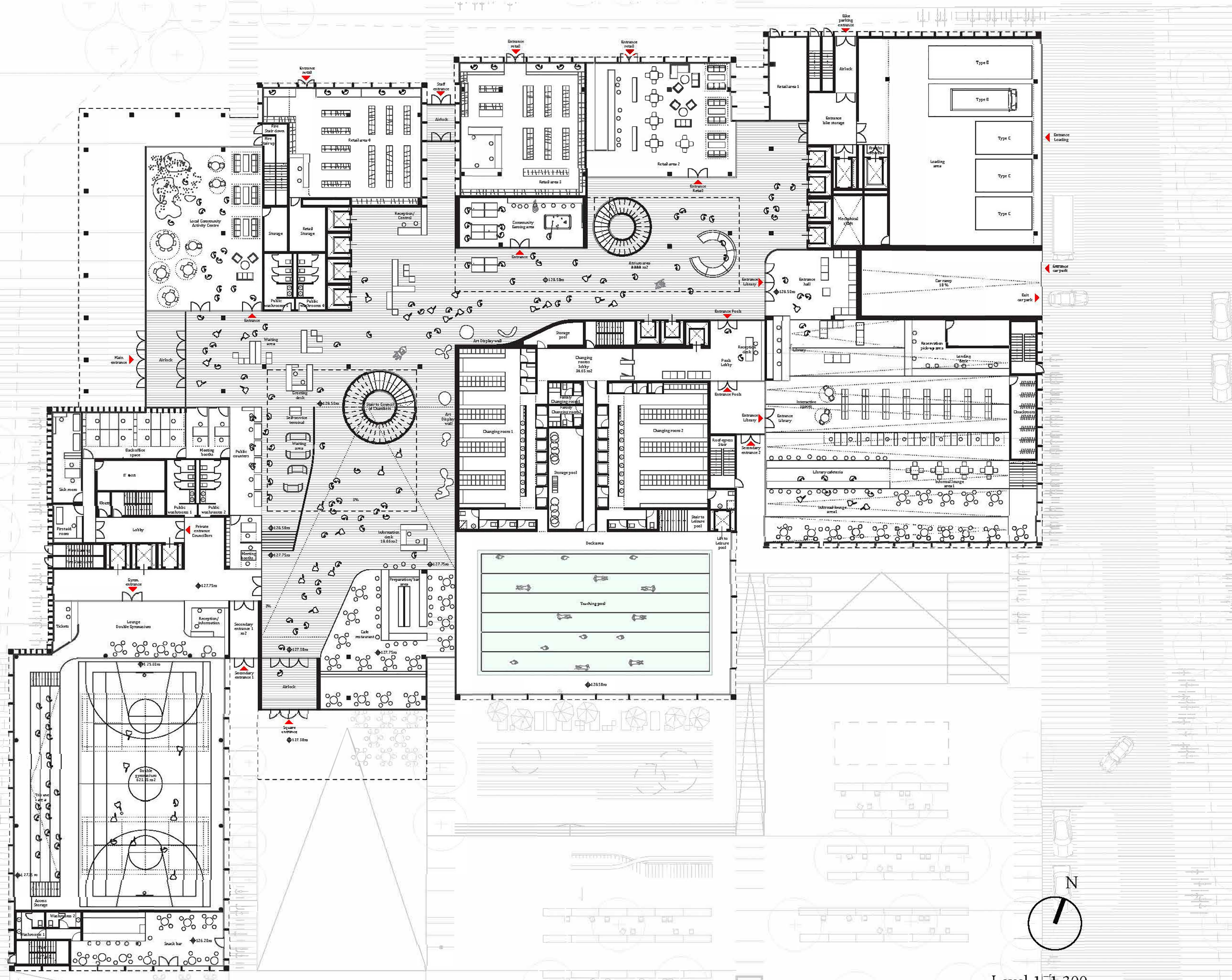
Situated on the first floor directly above the main entrance, the Council Chamber is highly visible from the Civic Square and the Foyer Space and is easily accessible for both the public and the Council Chamber members. From within the Council Chamber there is visual connection back to the Foyer and vice versa drawing on the connection between Civic duty and the community.

Axonometric View, highlighting the placement of functions in the building complex

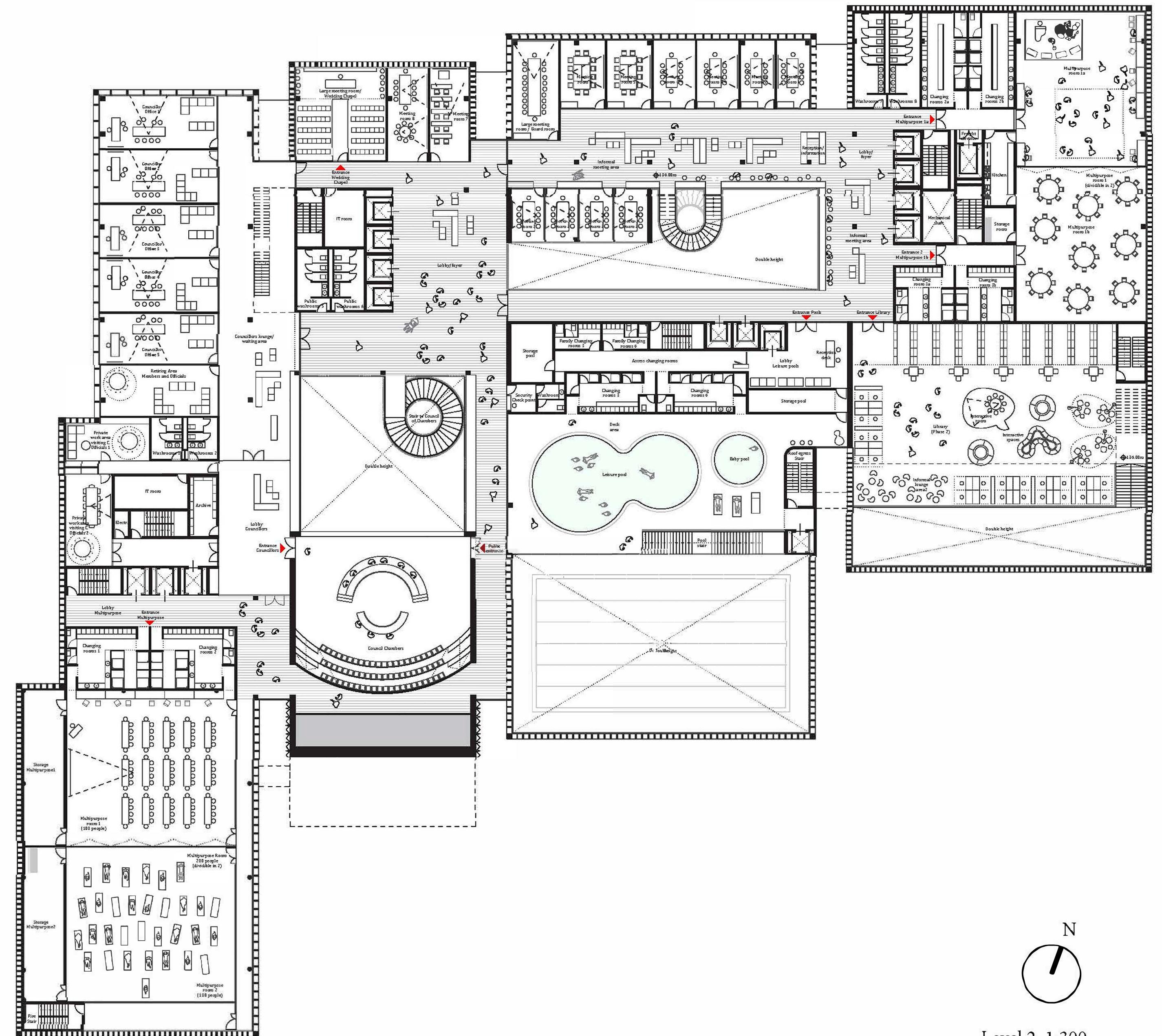
- Community Recreation Centre
- Community Service Space
- Toronto Public Library District Branch
- Loading and Support Area
- Civic Space
- Daycare Centre
- Office Space
- Mechanical Space



Update and Next Steps on the Potential Relocation of the Etobicoke Civic Centre



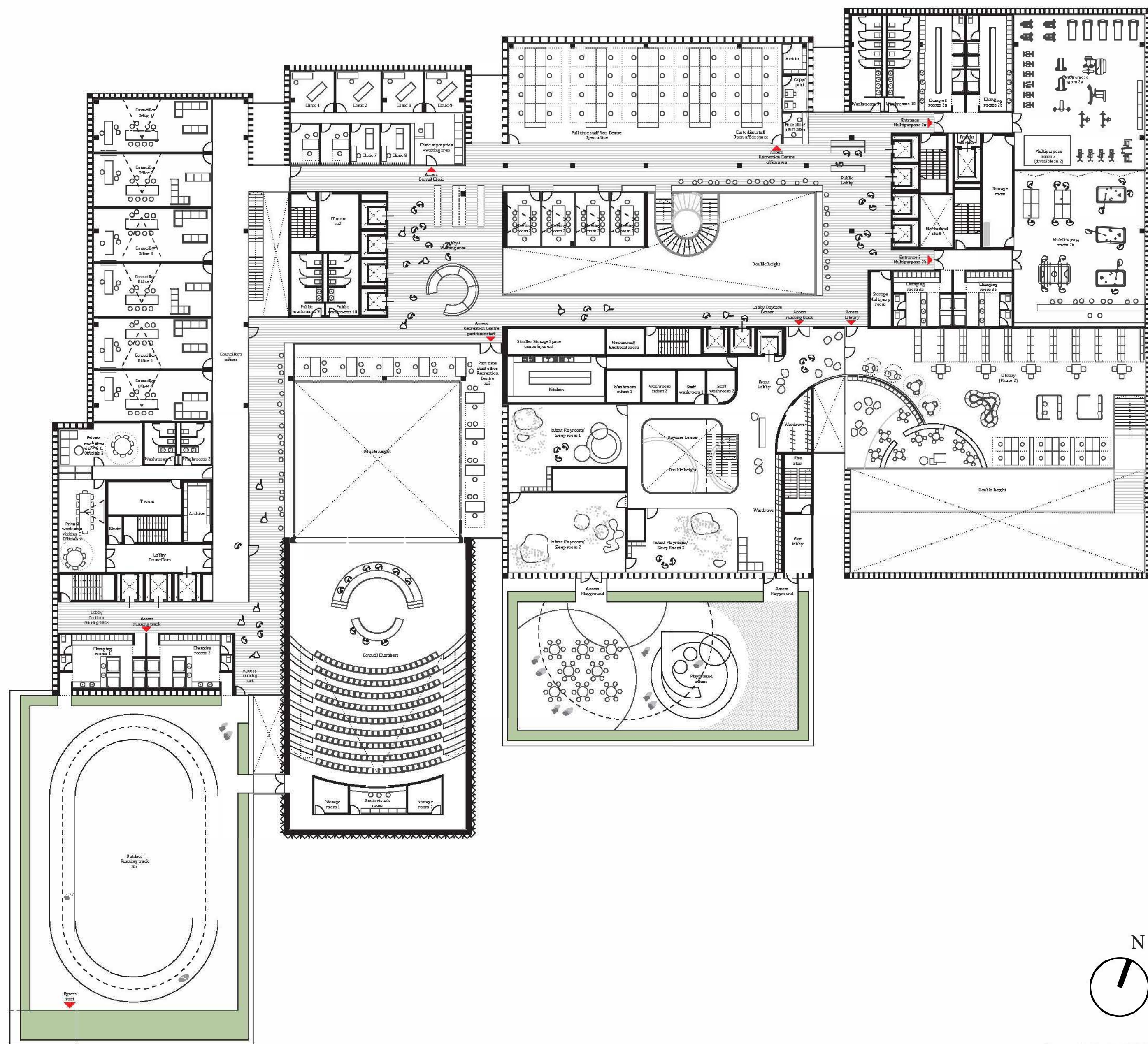
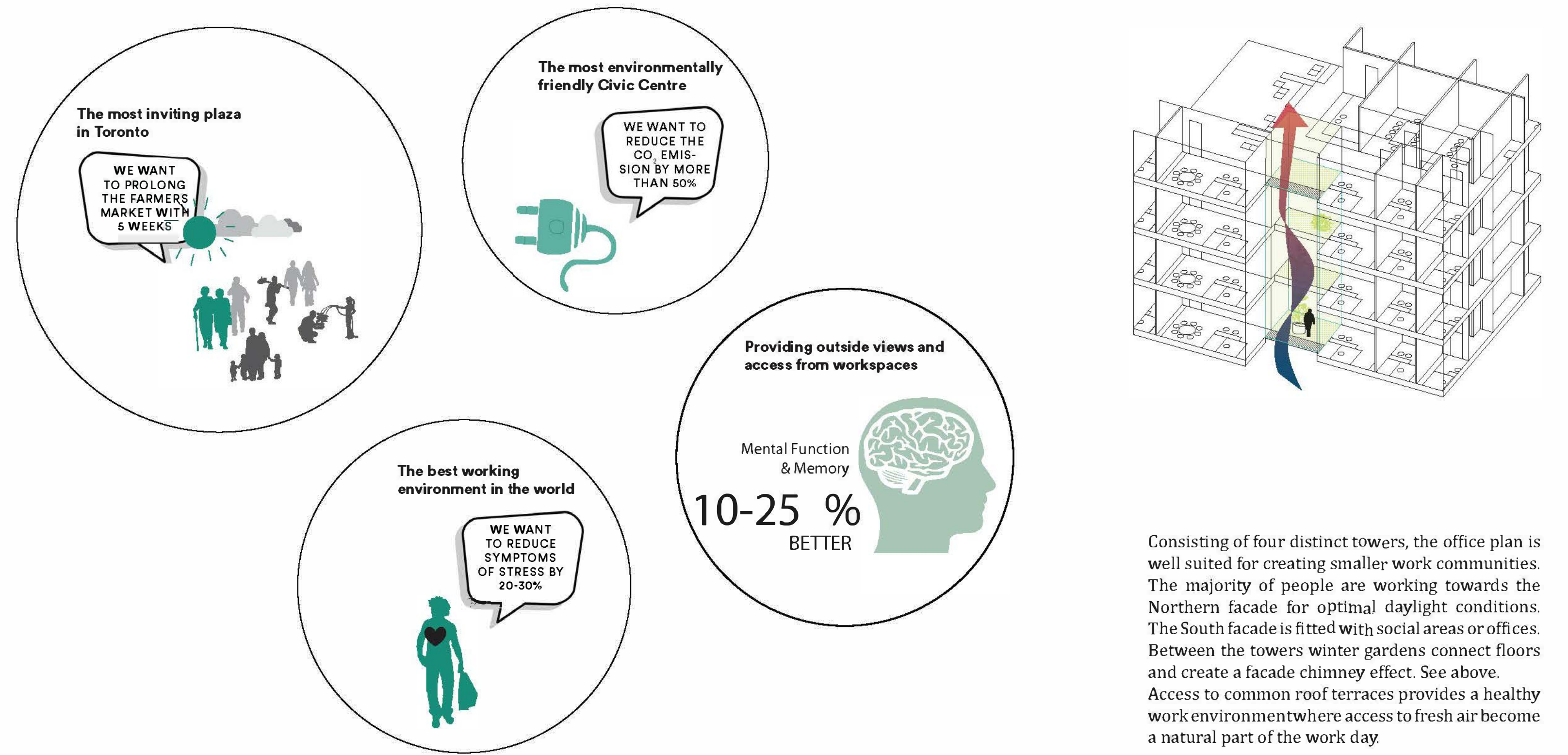
Level 1, 1:300



Level 2, 1:300



Designing the Ideal Workplace

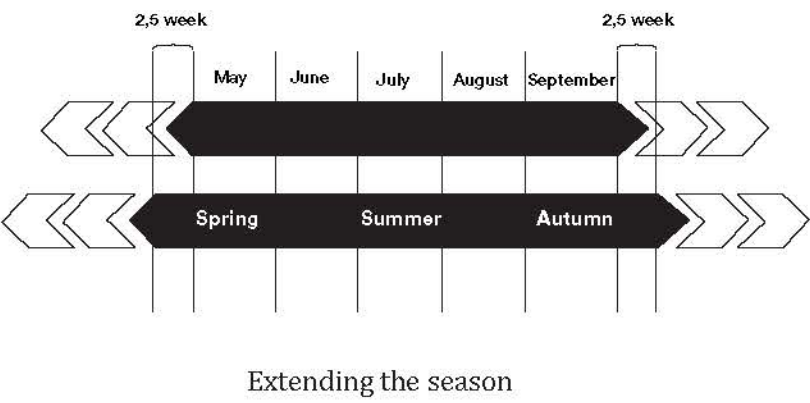




Designing for Optimal Microclimates

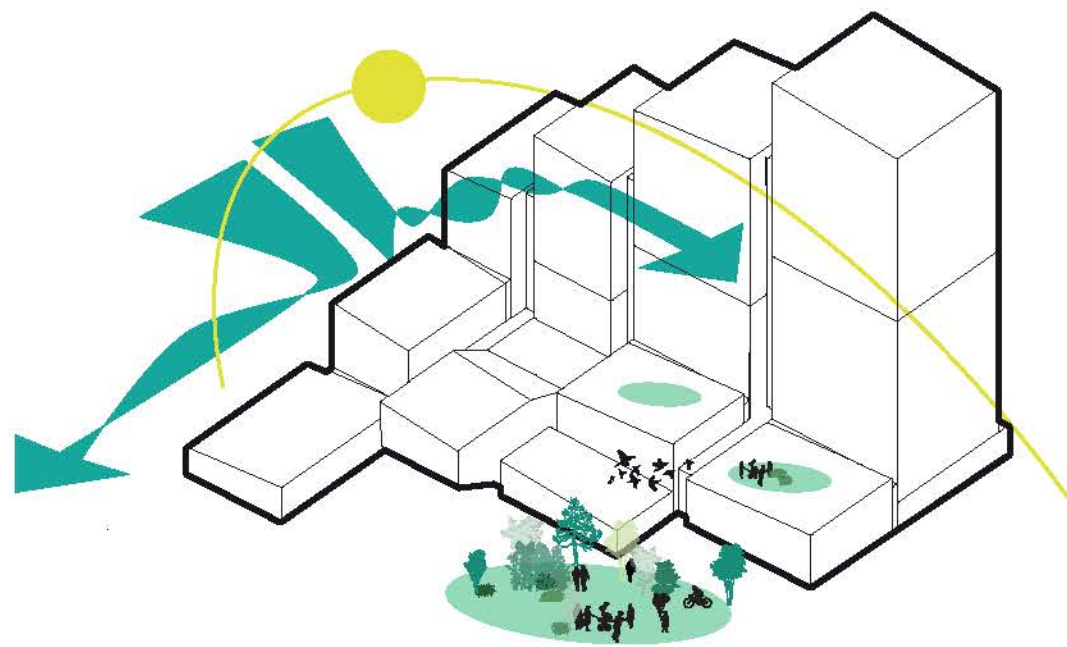
A study from 9 European cities found that a 5 degree Celsius increase in air temperature led to an 14% increase in the number of pedestrians

De Montigny, 2012

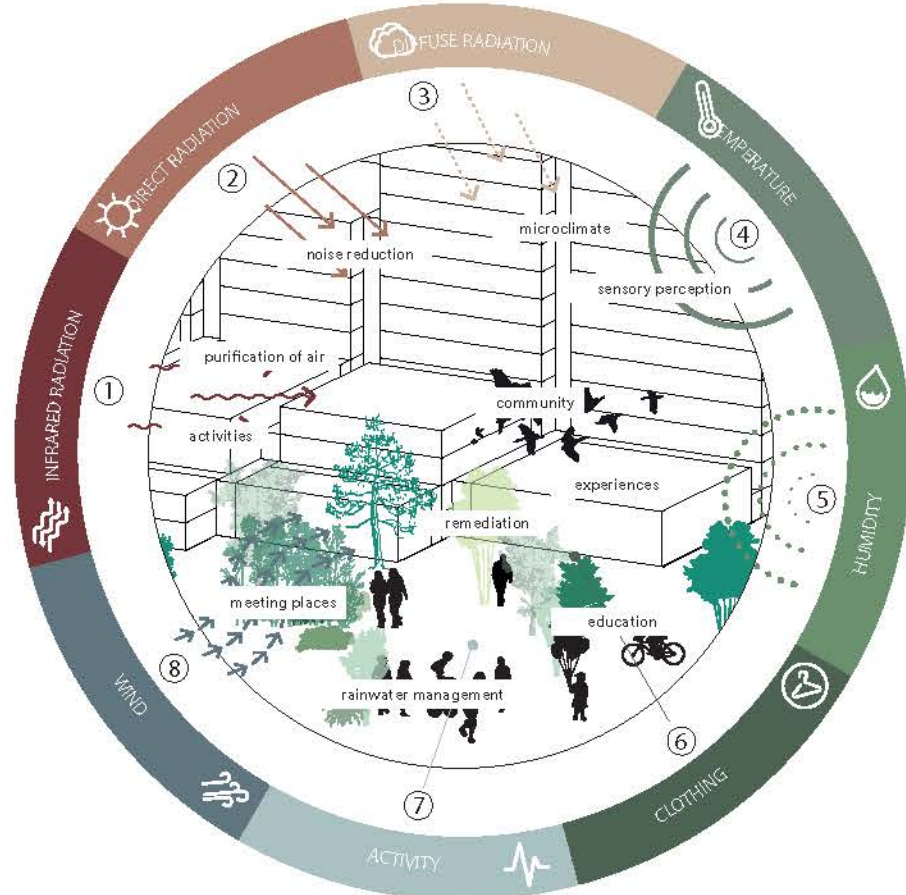


We prolong the comfortable season by 5 weeks

The outdoor microclimate is as important as the indoor climate. We have utilized careful site analysis and local thermal studies to propose a dynamic and coherent design, with a streetscape designed for comfort, microclimate and the human scale. The towers are gradually rising to accommodate the wind flow (from north/west to south/east). The



Using massing to create comfortable microclimates



8 parameters of outdoor comfort

Climate sensitive Urban Design

Thoughtful design of the public realm can create thermally comfortable, attractive and more healthy and sustainable urban environments- using architecture, planning and landscape design to enhance positive natural and man-made features.

The perceived human outdoor comfort is influenced by eight parameters, individually and as coupled effects. Working with these eight parameters, as instruments to adjust perceived outdoor temperatures, clever urban design can significantly increase the hours of comfortable outdoor conditions.

Update and Next Steps on the Potential Relocation of the Etobicoke Civic Centre



Section 1:300



Section 1:300



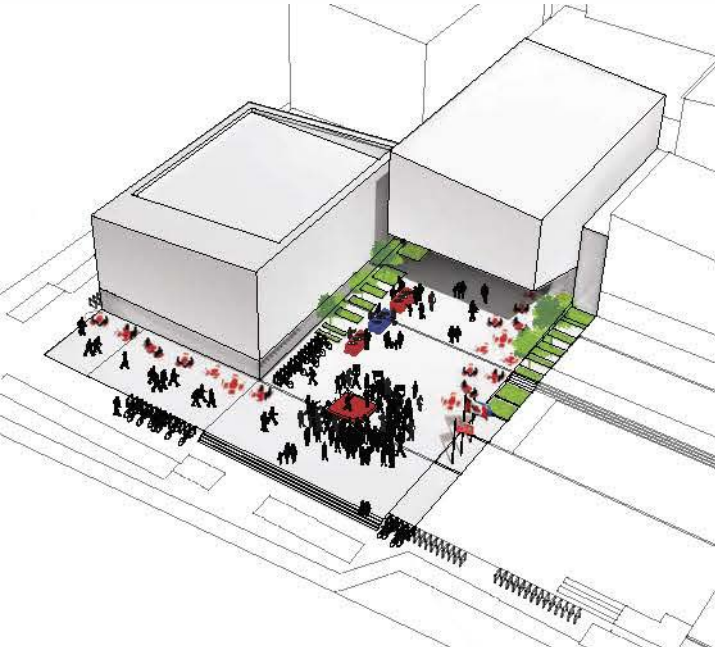
Birds Eye View of Etobicoke Civic Centre and Westwood Square

Envisioned as a modern-day square, the Civic Square is designed to accommodate a large variety of events, gatherings and festivals while creating a Public Realm that supports day-to-day activities. The design of the Civic Square does not offer one vast open space; rather it offers an opportunity for the users to be creative in the way the spaces are used. The future success of the Civic Square is in the ability for it to be occupied for activities throughout the day, for as much of the year as possible.

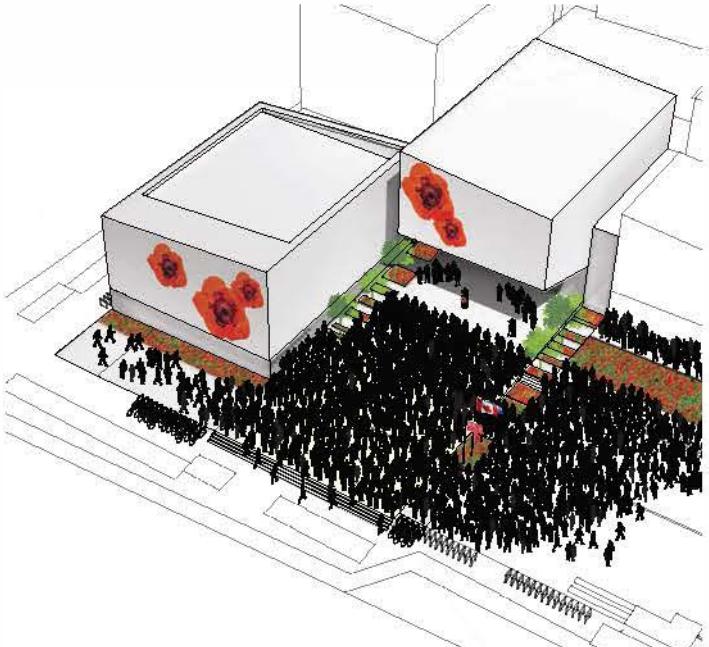
The Southern part of the site is designed as a playful, diverse and meandering Public Realm. The Civic Square is programmed to coincide with the activities within the building, enhancing the connection between inside and outside: An exterior water feature and play-art zone are located adjacent to the pool, a performance area and informal seating tribune are next to the library and a Civic Info Area is directly adjacent to the main entrance. In an effort of community outreach, the Civic Info Area is the first point of arrival from the Civic Square giving visitors access to Civic decision making by hosting events such as Meet your Councillor or Speakers Night.

The trees on the Civic Square are designed as anchor points creating a natural and green element on the plaza that will have a physical presence throughout the year. To buffer out the vehicular noise of Dundas Street, trees are denser towards the South. A Farmer's Market or Flea Market can be held under the canopy of the trees, giving a scale to the urban space that is continually interesting to inhabit and provides solar relief in the warm summer months.

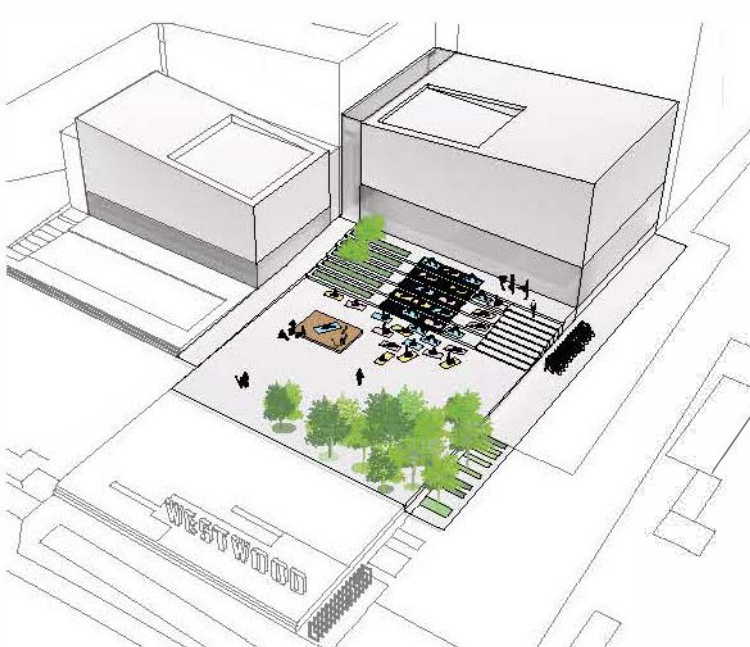
Designing for Civic Use



Councillor Battle: Similar to a DJ battle, Councillors and members of the Public can meet and exchange opinions. Civil Governance in a fun way.



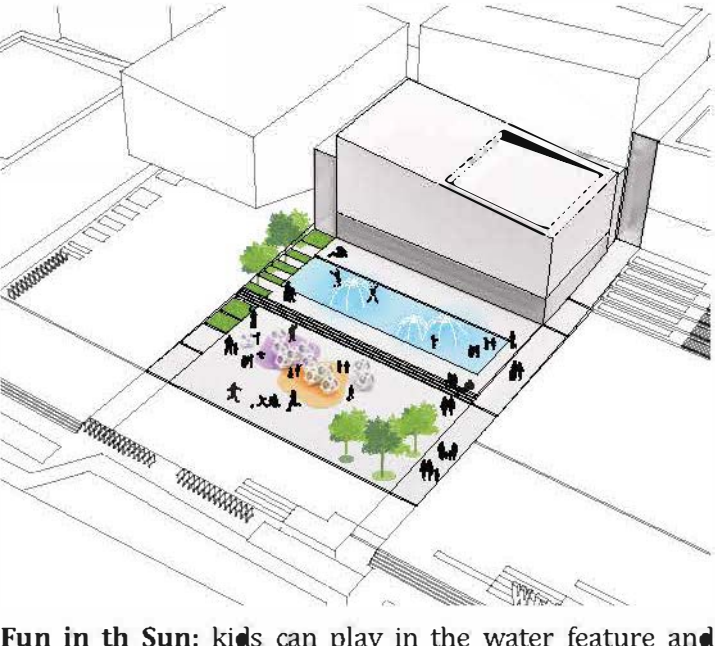
Remembrance Day: The Council Chamber is decorated with poppies, speeches are held on the Civic Square and coffee and tea is served in the gymnasium.



Outdoor Yoga: Saturday morning, a great way to start the weekend.



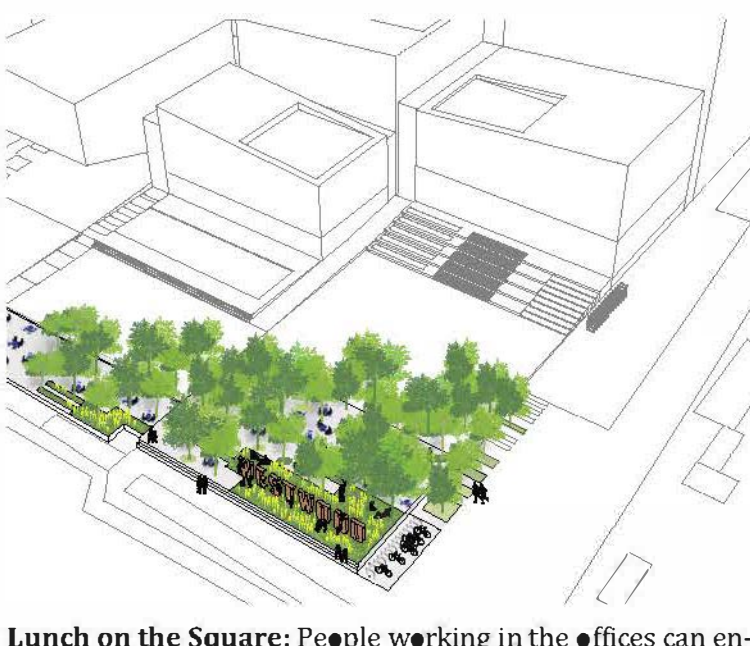
Baseball Game: The Toronto Blue Jays are followed closely by families in the neighbourhood.



Fun in th Sun: kids can play in the water feature and crawl on the Play Art sculptures. The sculptures are made by different artists and are rotated every 6 months.



Ice Sculpture Festival: Every year different teams from the neighbourhood challenge each other in the Ice Sculpture Festival.



Lunch on the Square: People working in the offices can enjoy lunch under the trees on the Civic Square while kids from the kindergarten are using the Westwood sign as a climber.

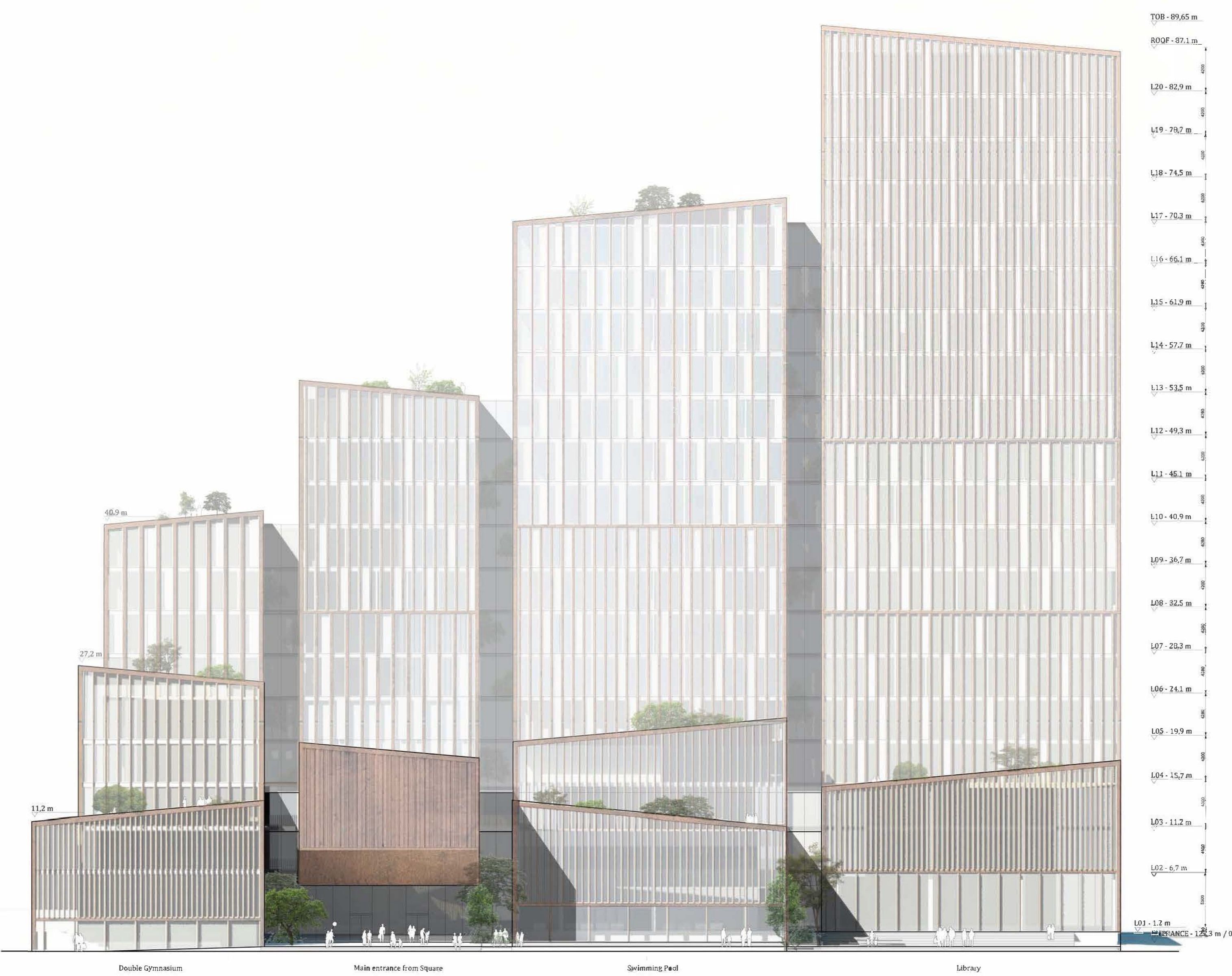


Holiday Market: An annually returning event the whole Square is buzzing with life each December.

Update and Next Steps on the Potential Relocation of the Etobicoke Civic Centre



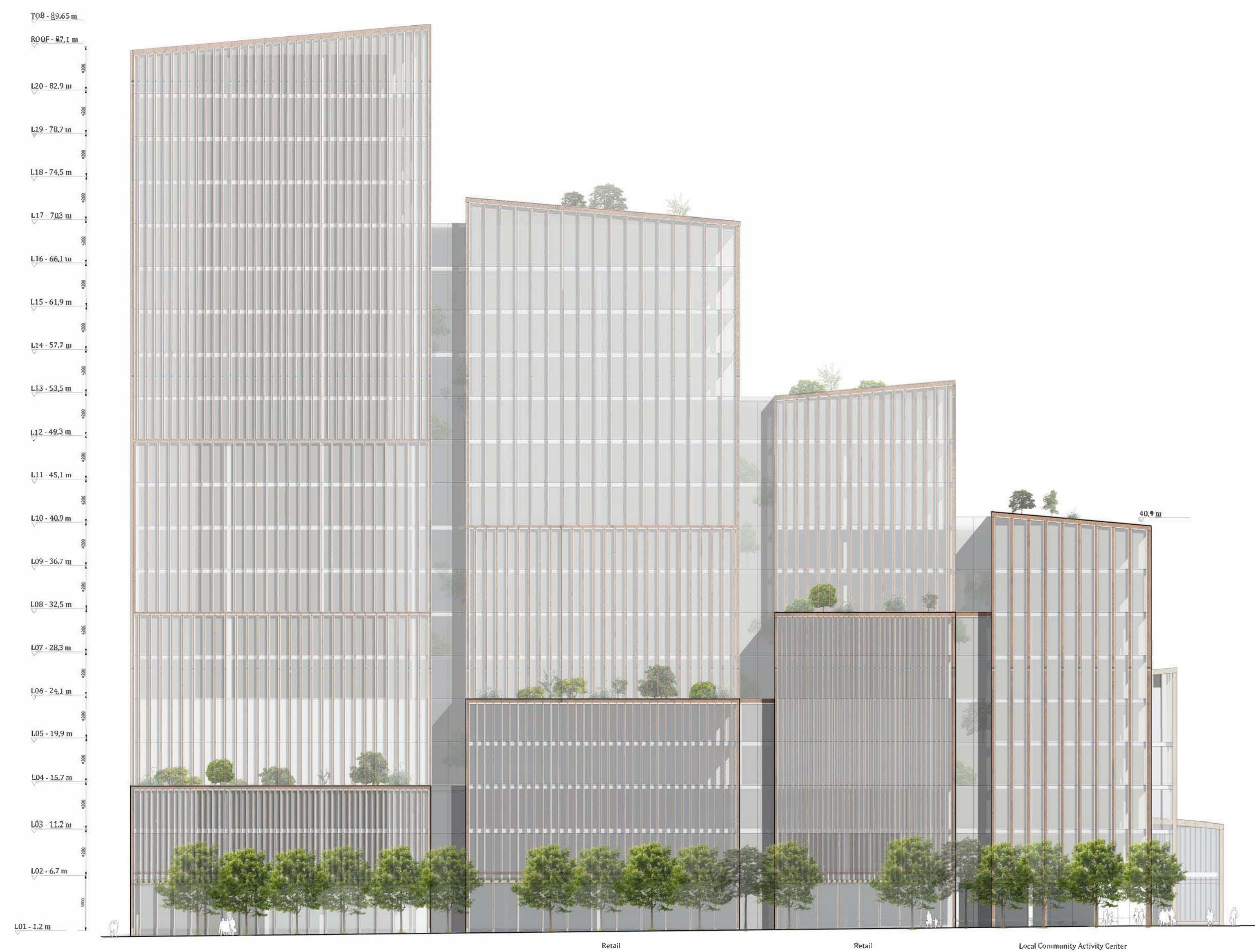
West Elevation 1:300



South Elevation 1:300



Update and Next Steps on the Potential Relocation of the Etobicoke Civic Centre



North Elevation 1:300



East Elevation 1:300



Status Quo vs New ECC

Option1: Status Quo

Option 2: New ECC

This option contemplates retaining the existing Etobicoke Civic Centre (ECC) at 399 The West Mall and upgrading it through a complete a full life cycle retrofit and office modernization plan by 2023 to accommodate City staff for the next 30 years. The option assumes:

- a) The construction of a civic square over the existing 132 parking spaces at the same cost as in the New ECC option .
- b) The construction of a Library and Recreation centre on Block 1 at the WTL and including a loss in land sale revenue due to the reduced density available for sale.
- c) The sale of Block 4 at the WTL, which would be freed up if the ECC was not being relocated.
- d) The termination of a portion of the third party leases due to the additional employees being accommodated through the office modernization program.

This option consists of the relocation of the current ECC to Block 4 of the WTL. A new ECC building (260,000 sf) is proposed with community, civic and support space (91,550 sf). The facility is assumed to be constructed by 2023 and operated for 30 years. Similar to the Status Quo option the assumptions include:

- a) The construction of a civic square at the same cost as included in Status Quo but all parking (430 spaces) will be accommodated underground.
- b) The construction of a Library, Recreation centre and a day care on Block 4 lands.
- c) The sale of 399 The West Mall as a single block with conditions in place for the buyer to retain certain heritage aspects and provide space for civic uses if required in the current