

Progress Report on the New Consolidated Police Facility at 1627 Danforth Avenue

Date: June 28, 2018

To: Executive Committee

From: Director, Real Estate Services

Chief Planner and Executive Director, City Planning

Wards: 32 - Beaches-East York

SUMMARY

At its meeting of January 31, 2018, Toronto City Council ("Council") approved the staff preferred site located at 1627 Danforth Ave (the "Site") for the consolidation of the current Toronto Police Service (the "TPS") 54 and 55 Divisions. As part of this decision, Council also directed the Deputy City Manager, Internal Corporate Services and the Chief Planner and Executive Director, City Planning to report to the Executive Committee with a progress report on the master planning process. This report represents the progress report and provides additional information on the work done to date.

The Site is currently used by the Toronto Transit Commission (the "TTC") to house the TTC's Danforth Division Offices and since 2002 has been used for various other TTC functions such as warehousing and storage. In addition, the Toronto Public Library (the "TPL") has a branch located on the northeast corner of the Site. The current site layout is shown on Attachment 1 to this report.

Subsequent to Council approving the Site for the amalgamated 54 and 55 Divisions, Council directed staff to convene an interdivisional working group to undertake a Master Plan for the Site, which will include community consultations, technical studies and confirmation of the required existing and future TTC uses to be included on the site. Additionally, the working group was to explore options around potential external and internal partners, additional uses, and conceptual site plans. The Master Plan, being led by CreateTO, is to be completed by the end of 2018 and presented to Council in February or March of 2019. The TPS and TTC facilities are to be constructed between 2020 and 2022. The timing of the TPL branch revitalization is to be determined.

RECOMMENDATIONS

The Director, Real Estate Services, and the Chief Planner and Executive Director, City Planning recommend that:

1. Executive Committee receive this report for information.

FINANCIAL IMPACT

There is no immediate financial impact from the adoption of this report.

Costs related to the redevelopment of this site including the civic hub are currently unfunded and not included in the 2018 - 2027 Council Approved Capital Budget and Plans for Facilities, Real Estate, Environment & Energy (FREEE), Toronto Police Services, Children's Services and the Toronto Transit Commission. Any financial impact resulting from the Master Plan Study will be referred to the 2019 Capital Budget Process, and considered with other capital projects for prioritization.

Funding is available in FREEE's 2018 - 2027 Council Approved Capital Budget and Plan under capital account "Strategic Projects" (CCA266-01) for costs associated with completing this master planning phase of up to \$0.300 million in 2018.

The Toronto Police Services 2018-2027 Council Approved Capital Budget and Plan includes the capital project known as "54/55 Amalgamation" with a total project cost of \$39.873 million for the cost of the facility only, with 2018 cash flow of \$9.800 million. In 2018 Toronto Police Services expects to spend \$0.500 million in Consulting services and the master planning exercise. The remaining project costs will be carried forward to 2019. Toronto Police Services is expected to realign remaining cash flow to align to the expected delivery schedule.

The Interim Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

City of Toronto

On February 18, 2015, the Toronto and East York Community Council adopted the letter from Councillor McMahon – Potential Heritage Designation – 1627 Danforth Avenue. The Community Council requested the Director of Urban Design to report to the Toronto and East York Community Council on the potential inclusion "listing" of the property at 1627 Danforth Avenue on the City of Toronto's Heritage Register under Part IV of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.79>

On May 24, 25 and 26, 2017, City Council considered and adopted a new real estate service delivery model for the City government that centralizes all real estate activities City-wide, including all real estate strategy and portfolio planning, major building projects, developments, real estate transactions and facilities management.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.9>

Site Selection for a New Consolidated Police Station – 54/55 Division

On November 7, 8 and 9, 2017, City Council adopted the October 19, 2017 staff report from the City Manager commenting on the potential impacts of the Task Force recommendations on City Divisions. The report noted that RES and City Planning were working with the TPS on the site selection for a new police station which would consolidate 54 and 55 Divisions, the results of which would be documented in a future report. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.5>.

On January 31, 2018, City Council adopted the January 10, 2018 staff report from the Deputy City Manager and the Acting Chief Planner on the site selection process and to recommend a preferred site for a consolidated police station for 54 and 55 Divisions at 1627 Danforth Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX30.11>

Toronto Police Services

At its meeting on February 23, 2017, the TPSB approved the TTF final report as the Toronto Police Service 2017- 2019 business plan. It requested comment on the plan by Council, and approved the commencement of implementation of the recommendations contained in the report, subject to changes that may be made as a result of comment by Council or other consulted bodies.

<http://www.tpsb.ca/component/jdownloads/send/42-2017/554-february-23>

Toronto Transit Commission

On September 28, 2016 the TTC Board approved the “Status and Future of Danforth Garage” report which presented information on the current uses of the property, and how they will need to continue to function in the future.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2016/September 28/Reports/10 Status and Future of Danforth Garage.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2016/September%2028/Reports/10%20Status%20and%20Future%20of%20Danforth%20Garage.pdf)

On September 5, 2017, the TTC Board adopted the staff report titled Status and Future of Danforth Garage – Update. Within this report the TTC Board approved a recommendation that “staff work closely with Toronto Realty Agency, Build Toronto and City Real Estate to jointly develop the site strategy for the betterment of the City and report back by mid-2018 regarding additional TTC uses proposed for the property.”

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2017/September 5/Reports/7 Status and Future of Danforth Garage Update.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2017/September%205/Reports/7%20Status%20and%20Future%20of%20Danforth%20Garage%20Update.pdf)

On April 11, 2018, the TTC Board adopted the staff report titled Danforth Garage – Master Plan Update. This report and provided an update on the current and future uses proposed for the Danforth Garage property. This report also details the preliminary work completed to date by TTC, CreateTO, Toronto Police Service (TPS) and City Real Estate Services (CRES), in consultation with the local community and local area Councillors.

[https://www.ttc.ca/About the TTC/Commission reports and information/Commission meetings/2018/April 11/Reports/8 Danforth Garage Master Plan Update.pdf](https://www.ttc.ca/About%20the%20TTC/Commission%20reports%20and%20information/Commission%20meetings/2018/April%2011/Reports/8%20Danforth%20Garage%20Master%20Plan%20Update.pdf)

COMMENTS

MASTER PLAN PROCESS

Subsequent to the adoption of the report, "Site Selection for a New Consolidation Police Station – 54/55 Division", staff from City Planning, Real Estate Services and CreateTO in consultation with TTC, TPS and TPL have finalized a Request for Proposals ("RFP") and procured an architectural firm, DTAH, to facilitate a Master Plan study for the Site. The Master Plan study will provide a framework to guide redevelopment of the Site as a multi-use civic hub, designed to respond to a set of planning principles for the Site's regeneration and to be informed by the Danforth Avenue Planning Study. The Master Plan is intended to create a development plan based on guiding principles established during the site selection process along with City program requirements, available budgets and site conditions. The Master Plan will develop a block plan which will enable a phased implementation strategy for all three anchor users, including prioritizing design and construction work for the TTC and TPS programs with the goal of commencing construction for both the TTC and TPS in 2020. Library construction will occur following funding approvals.

The Site is strategically located at the intersections of Danforth Avenue and Coxwell Street, near Coxwell TTC station. The Site is currently developed with a 70,000 square foot TTC administrative and garage facility (the "TTC Barns") and a 9,600 square foot public library branch. The former TTC Barns on the Site have been identified as historically significant. Heritage Preservation Services will be preparing a draft statement of cultural heritage value for the property which will be used to inform the Master Plan. It is anticipated that structures related to the early transportation history of the site will be recommended for adaptive re-use and long-term conservation. The Site also brings together civic and community interests from three adjoining wards – Ward 29, 30 and 31. The master planning process will involve accommodating three anchor users, the TPS, TTC and the TPL, and identifying new opportunities to bring civic and community uses to the property.

Council directed the Master Planning process of this civic project to be led by a multi-disciplinary team consisting of the following stakeholders:

City Planning
City Real Estate Services
CreateTO
Toronto Transit Commission
Toronto Police Services
Toronto Public Library
Economic Development and Culture
Affordable Housing Office

COMMUNITY CONSULTATION

In addition to the above, the following City stakeholders have also articulated an interest in being part of the Master Planning Process, these groups include:

Environment and Energy Division
Children's Services
Parks, Forestry and Recreation
Toronto Fire Services
Toronto Public Health

Along with working with internal stakeholders, community engagement will continue to play a key role in the master planning of the Site; specifically the community will continue to be involved in the development of the Master Plan through a community consultation/engagement process to be managed by an external facilitator running parallel to the master planning process. A community facilitator has been retained to facilitate the consultation process. At this stage it is anticipated that there will be three public meetings at the following key milestones in the master plan study process:

Meeting 1: Establishing Design and Development Principles (June 2018)

Meeting 2: Presentation of Options (July 2018)

Meeting 3: Presentation of a Preferred Plan (October 2018)

The public meetings will help inform the final development principles and preferred options for the future development of the Site.

A Community Stakeholder Group will also be established after "Meeting 1" to provide ongoing input into the Master Planning process.

The Master Planning study process and consultation will occur over a nine month period (April - December) with a final report and business case to be presented to City Council in Q1, 2019.

PHASING STRATEGY - TIMELINES OF PARTNERS

The TTC and the TPS have identified the following project schedules that will take them through design, approvals, construction and occupancy of their new facilities. The schedules are set out in Table 1.

Table 1: Project Schedules for TPS and TTC

TASK	TPS	TTC
Master Planning	April - December 2018	April - December 2018
Schematic Design Development	January - August 2019	Ongoing
Planning Approvals / Detailed Design	June - December 2019	January - August 2019
Tender/Award	January - March 2020	March 2020
Construction Start	June 2020	April 2020
Occupancy	June 2022	June 2022

The current TPL branch is undersized and is not able to deliver a full range of library services. TPL is interested in renovating and expanding this branch in order to improve library services for this community. The redevelopment of the site will allow TPL to renovate the branch so that it can meet current service standards. TPL's future use is not tied to a specific construction start/occupancy date. The timing for the construction of an expanded TPL branch is flexible and will be dependent on funding. The master plan of the block will accommodate the requirements to expand the footprint for the branch.

The project schedules for both the TTC and TPS are essentially aligned and offer an opportunity to coordinate construction of the Site's key anchor tenants. As the master plan study evolves the vision for the civic hub and the users are established, a heritage strategy will be developed, available budgets will be identified, and a block plan which identifies the location of the users/uses on the Site will inform a strategically phased implementation strategy.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Current Site Profile - 1627 Danforth Avenue

Current Site Profile - 1627 Danforth Avenue

