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GOODWILL NIAGARA



A DOWNTOWN CORE COURTHOUSE SITE.

HAS THIS SITE BEEN OVERLOOKED?

June 17, 2013

In the Opinion Column, May 23, 2013, by Doug Herod the question was asked "Anyone know of a vacant downtown site that could accommodate a 38,000 square foot building? The building must have high ceilings, large courtroom space with no pillars, separate entry points for court officials, prisoners and the public. A traditional office building in the downtown core would be very expensive to properly retrofit".

A building we know of just several hundred yards from City Hall and on the same street is acceptably different from a traditional office building.

This building, in the downtown core, sits on an acre of land that provides over eighty parking spaces fronting on two streets. It provides three separate, secure and private entry points from expandable parking facilities.

This building's large auditorium would provide high ceilings and large courtroom space with no pillars.

Renovation costs for this building should be as reasonable as the asking price. This building does not have to be torn down and the proposed renovations would add to the vibrancy of downtown St. Catharines.

If we intend to respect the R.F.P. and the City's official Plan, just consideration should be provided to the Legion Building located at 111 Church St.

We have attached the request for proposal Evaluation Criteria for your consideration.

Sincerely,

Saulis Zemaitis
President & CEO

Court House Proposal
St. Catharines, Ontario
111 Church Street
Downtown Core

Niagara Regional POA Court
Candidate Site/Facility Evaluation

111 Church Street meets the requirements put forward by the RFP for the Provincial Courthouse in St. Catharines. Attached is a copy of the criteria that it meets and more. Also attached is a preliminary rendering of what the Courthouse could look like after the renovations. As you can see the building should be a strong contender based on the criteria, plus being in the core of the city makes it even a stronger proposal. The building offers three separate entrances. One for the public (front), one for staff and judges (side) and one for police and prisoners (rear). By selecting 111 Church Street for your shortlist, keeps to the city strategy of redeveloping the downtown core. From a taxpayer's point of view, you will be saving cost on renovating instead of building new, and it can be acted on now without any costly delays on further studies

Evaluation Criteria

1.0 Mandatory Requirements

1.1 Site Requirements

| | |
|---|-----|
| a. Located within city of St.Catharines | Yes |
| b. Located within urban boundary | Yes |
| c. Minimum 5 secure JOP parking spaces on site | Yes |
| i. Separate and secure JOP entrance to buidling | Yes |
| ii. Intuitive/direct access from JOP parking to JOP entry | Yes |

2.0 Architectural Requirements

2.1 Architectural Requirements

- | | |
|--|-----------------------------|
| a. Building footprint provides efficient layout for operations | Column Free & Expandable |
| b. Column free space for each court room-require min. 32 x 44 | Yes and More |
| c. Finished court room ceiling height- require min. 11-8" | Yes and More |

3.0 Planning and Zoning Requirements

- | | |
|--|---|
| 3.1 Meets application planning and zoning requirements | Yes |
| 3.2 Compatible with adjacent property uses | Yes |
| 3.3 Proximity to/supports community transit | Yes Bus Stop In Front Of Building Plus 2 ½ Blocks to Terminal |
| 3.4 Location on an arterial or collector road or with close proximity | Yes |
| 3.5 Redevelopment or development in the brown/grey field, growth centre, downtown and/or built area | Yes |

4.0 Operational/Functional Requirements of POA Court

| | |
|--|--|
| 4.1 Adequate land area for Building Space and Configuration to achieve efficient and effective functional adjacencies | Existing 32,000sqft Expandable to 43,000 sqft |
| 4.2 Contiguous space and accommodation for public access areas, court rooms, Justice of Peace, Court Administration, Prosecutors, Collections, Police Areas etc. | Yes |
| 4.3 Strategy for future expansion of 5000 square feet free to accomodate future growth | Yes |
| 4.4 Access to a Parking Strategy | Yes |
| 4.5 Staff parking spaces- on site or within walking distance | Yes |
| a. Adequate number of parking spaces- 140 preferred | 80 Existing & 150 Expandable |
| b. Separate public entrance to building | Yes |
| c. Intuitive/ direct access from staff parking to staff entry | Yes |



Conceptual Artists Rendering