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Accepted by: Aleksandra
Ogrodowska

Chancellery - Toruń City Hall

Appendices: 0

**Regional (Voivodeship) Monument Conservator
of the Kujawsko-Pomorskie Voivodeship**
ul. Łazienna 8, 87-100 Toruń

Toruń, 21.12.2020

WUOZ.T.WZN.PP.5150.4.24.2020. AG

NOTIFICATION NO. ZN/443/2020

Pursuant to art. 4 pt. 6, art. 6 sec. 1 pt. 1 a, b, c, d, g, pt. 3, art. 7 pt. 1, pt. 1a, pt. 4, art. 18 sec. 1, sec. 2 pts. 2 and 3, art. 19 sec. 1 pt. 1, 2, sec. 3, art. 20, art. 89 pt. 2 of the Act of 23 July 2003 on the conservation of monuments and monument care (i.e. Journal of Laws of 2020, item 282, as amended), art. 15 sec. 2 pt. 4, art. 24 sec. 1 and 2 of the Act of 27 March 2003 on spatial planning and land development (i.e. Journal of Laws of 2020, item 293, as amended), and art. 106 of the Act of 14 June 1060 - Code of Administrative Procedure (Journal of Laws of 2020, item 256, as amended);

in connection with the renewed application of the President of the City of Toruń of 10.12.2020, ref. MPU-125.06/U/06-3/2020, received: 10.12.2020;

concerning: approval of draft zoning plan for the “Jordanki” area situated in the vicinity of the following streets: Wały gen. Sikorskiego, Czerwona Droga, al. św. Jana Pawła II in Toruń,

I have decided

to approve the draft Zoning Plan.

Justification

On 10.12.2020, the Regional Monument Conservator's Office in Toruń received a renewed application of the President of the City of Toruń of 10.12.2020, ref.: MPU-125.06/u/06-3/2020, concerning the approval of draft zoning plan for the “Jordanki” area situated in the vicinity of the following streets: Wały gen. Sikorskiego, Czerwona Droga, al. św. Jana Pawła II in Toruń.

For the purposes of the subject zoning plan developed for a planned investment related to the location of the European Film Center Camerimage, the Toruń Municipality, as represented by the Municipal Planning Office in Toruń, has ordered from Prof. Danuta Kłosek-Kozłowska (*the Head of the Urban Heritage Protection Office with the Institute of Architectural Heritage and Art and the Head of the Postgraduate College for Cultural Heritage Protection - historical city at the Faculty of Architecture at the Warsaw University of Technology, architect, urban planning historian, urban*

planner - monument conservator, vice-president of the Scientific Committee of Historical Cities and Villages at the International Council on Monuments and Sites CIWIH - ICOMOS; the president of the sub-committee for the Heritage of Central and Eastern European Cities CIWIH - ICOMOS; the head of the Urban Commission for the Polish National Committee with the ICOMOS; member of the Board of Architecture and Urban Planning at the Polish Academy of Science, member and material expert of the Association of Monument Conservators and the Association of Polish Urban Planners; the Minister of Culture and National Heritage in 1994-2017; expert of the International Council on Monuments and Sites ICOMOS in charge of World Heritage UNESCO; expert at Fondazione Romualdo De! Blanco, Firenze - Italy) to develop a study titled: *“Toruń-Jordanki. Conditions for conservation and investment parameters in a UNESCO buffer zone in the context of the location of the ECF Camerimage building”*. In this study, which was written in October 2020, Prof. Danuta Kłosek-Kozłowska concluded as follows:

- “The zoning plan for the “Jordanki” area (...) should therefore allow for the implementation of the final land development vision for the Jordanki area and should stipulate the construction of the future building according to the suggested development parameters and indicators. It should be also understood as a fragment of the Management Plan for this area, and subsequently included in any future works on a study concerning the management of the complete UNESCO site”.
- “The concept of construction of the European Film Center CAMERIMAGE in Jordanki, including development of public space inside the quarter is an opportunity to fulfill the idea of a modern city recognizable for its cultural buildings, their exquisite architecture and the public space they offer”.
- “The European Film Center CAMERIMAGE building blends in with the “culture quarter” that is the Jordanki area in Toruń, fulfilling the ambitions of a city with far-fetched ambition for development. In the interwar period, significant cultural facilities were built in the Jordanki area. Together, they formed a so-called cultural center in a modernized spatial structure of the city of Toruń (general plan of engineer Ignacy Tłoczek - 1935, plan of Franciszek Krzywda-Półkowski - 1929)”.
- “An analysis of the historical landscape of the Jordanki area, carried out for the purposes of this assessment has indicated that the green belt around the Jordanki area (the plan from 2009) provides a small view of the dominant characteristics of Old Town development, i.e. the City Hall tower, the Assumption of Mary church, the Holy Ghost Church, which are viewed from the exposition in the foreground at the back of the buildings in ul. Wały gen. Sikorskiego. This view is perceived as random rather than intentions and shall not be noticeable from a car traveling on the existing communication corridors around the Jordanki area. An overlook designed in Aleja 700-lecia on the dominant elements of Old Town development does not exist. The point indicated in the draft plan and marked on the communication corridor of Aleja 700-lecia and the view opening in zone VI of the Old Town exposition protection area is not spatially justified today. The contemporary development of the city has corrected the initial landscape protection assumptions”.
- “Limiting the permitted height of the European Film Center CAMERIMAGE according to terrain elevations has no rational justification, if there is no overlook in Al. 700-lecia, according to which the total development height was determined in the 2009 plan. The exposition of dominant characteristics of Old Town development should be ensured by adequate architectural solutions of the Film Center building, which should be introduced in the principles of development under the 125.060-U/ZP1 draft zoning plan, together with proposed elevation parameters. The zoning plan only provides a framework for new development, whereas specific propositions pertaining to

elevation and architectural form, aimed to protect the view of Old Town development and its dominating characteristics, should be provided by competition solutions”.

Further to the above, pursuant to art. 4 pt. 6, art. 6 sec.. 1 pt. 1 a, b, c, d, g, pt. 3, art. 7 pt. 1, pt. 1a, pt. 4, art. 18 sec. 1, sec. 2 pts. 2 and 3, art. 19 sec. 1 pt. 1, 2, sec. 3 of the Act of 23 July 2003 on the conservation of monuments and monument care, the Regional Monument Conservator of the Kujawsko-Pomorskie Voivodeship decided as stated in the ruling.

Instruction

The Parties to this decision shall have the right to appeal against the ruling to the Minister of Culture and National Heritage through my office within 7 days from the date of its delivery (art. 106 § 5, art. 141 § 2 and art. 129 § 1 in connection with art. 144 of the Code of Administrative Procedure).

Regional Monument Conservator
of the Kujawsko-Pomorskie Voivodeship
/handwritten signature/
Sambor Gawiński

Recipient:

1. President of the City of Toruń
ul. Wały gen. Sikorskiego 8, 87-100 Toruń
2. WUOZ.T.WZN.PP - aa

CC:

1. Municipal Planning Office, ul. Grudziądzka 126 B, 87-100 Toruń
2. Municipal Monument Conservator, ul. Podmuma 2-2a, 87-100 Toruń