



Twin Pines Redevelopment Consultation Twin Pines Residents Meetings

Saturday, December 3, 2016
Summerville Pines Community Hall
1745 Dundas Street East
Session 1: 10:00am – 12:00pm
Session 2: 2:00pm – 4:00pm



MEETING SUMMARY

OVERVIEW

Approximately 75 residents from the Twin Pines community attended the resident consultation sessions on Saturday, December 3, 2016. The consultation was facilitated by the consulting team from KPMG with support from key staff from Peel Living (also known as Peel Housing Corporation), along with members from the CIVIS team. The sessions were also attended by Councillor, and Peel Living Board Director, Chris Fonseca (Ward 3) and incoming Peel Living General Manager, and Twin Pines Redevelopment Project Sponsor, Dan Labrecque.

The Twin Pines resident consultation was the first of a series of stakeholder engagement sessions focused on presenting the project approach and to discuss the Total Public Value Framework. The goal of the discussion was to help create the vision for the future Twin Pines community.

The **key objectives** of the consultation that were shared with the attendees were to:

- (1) Update the residents on the approach and progress of the project to-date.
- (2) Create an opportunity to hear and respond to residents' questions and listen to their concerns regarding the project.
- (3) Give residents the opportunity to provide their input on the future of Twin Pines.

Both sessions began with a project update, where the Project Team reviewed the project's progress to-date and provided an overview of Total Public Value – the framework that will be used to create the vision for the Twin Pines. After a discussion with residents, the sessions concluded with an open-house segment, where residents added their input directly on the draft outcome posters set up throughout the room, with each outcome representing a possible theme for the future Twin Pines community.

OPEN DISCUSSION

During the opening discussion, the residents brought up several key issues they are facing due to the upcoming redevelopment:

- The residents are frustrated as they feel that they have already been through this process in 2012 and 2015.
- The residents believe that the value of their homes has dropped due to the upcoming redevelopment, leaving them 'hostage' in Twin Pines, as they cannot not sell and leave.

- There is a persistent rumor that Peel Living will only provide them the legislated minimum compensation of \$3,000 for their units.
- The uncertainty, lack of communication from Peel Living, and lack of clarity regarding transition timelines is leading to stress and anxiety throughout the community, affecting the health of some residents.
- There is a perception that the Twin Pines redevelopment will destroy the safe and friendly community the residents have built.
- The residents don't know where they'll go during the redevelopment period, and fear the transition will be difficult.
- The project has started and stopped over the years, and the residents have seen many project teams – trust and confidence is low.

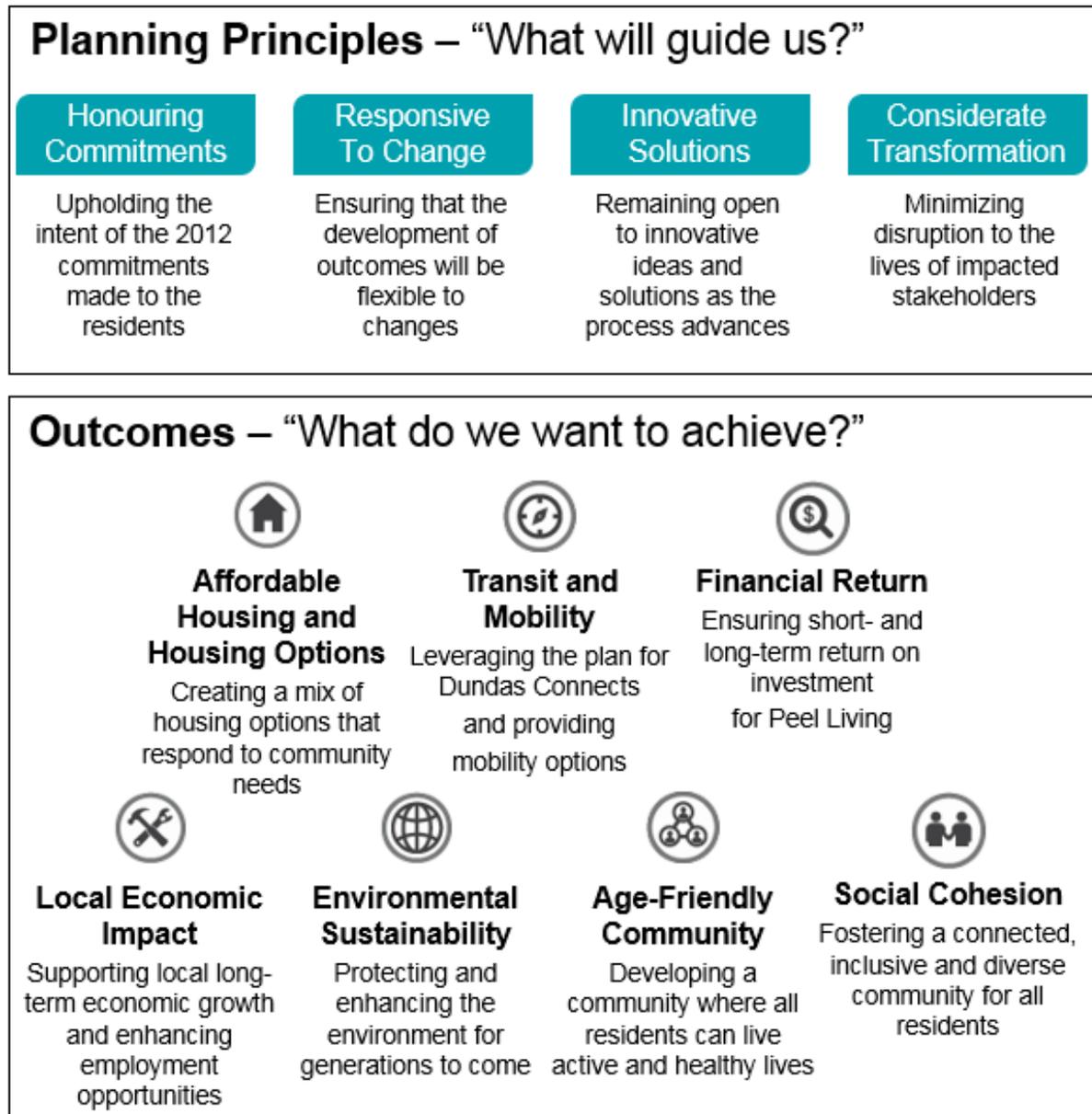
Councillor Fonseca and the Project Team responded to these concerns by reaffirming Peel Living's commitments to the Twin Pines community, acknowledging that communication had not been strong in the past, and assuring the residents that engagement will improve going forward.

RESIDENT INPUT – DRAFT TOTAL PUBLIC VALUE FRAMEWORK

The vision for Twin Pines is being developed through the Total Public Value Framework. As a starting point for the discussion, a **preliminary draft** Total Public Value Framework was introduced.

As outlined on the following page, this preliminary draft Total Public Value Framework can be broken down into four draft *Planning Principles* and seven draft *Outcomes*.

Preliminary Draft Total Public Value Framework



The residents provided their feedback on each of the seven draft Outcomes using the posters around the room. Each poster had previous information from the 2012 Charrette as well as other past work.

Some of the themes that emerged for each draft Outcome are summarized in the following tables.



Affordable Housing and Housing Options

Creating a mix of housing options that respond to community needs

- The future Twin Pines should include subsidized rent and home ownership options
- There should be single units and green space in the future Twin Pines, not just a 'cement jungle'
- Provide the option to age in place
- The low density currently enjoyed in Twin Pines should remain – avoid high density development
- Create/maintain a community that is tight knit and safe

“ Why break something that is not broken? This is our city.”

“ We don't see ourselves as affordable housing – we are owners.”



Local Economic Impact

Supporting local long-term economic growth and enhancing employment opportunities

- A seniors care facility should be built in the redeveloped Twin Pines
- Twin Pines is like a small town – there could be employment opportunities within it



Environmental Sustainability

Protecting and enhancing the environment for generations to come

- There should be green space for children, families, and seniors in the future community
- The future Twin Pines should be designed with modern infrastructure and should be energy efficient
- Provide private green space or community gardens for all residents to enjoy
- Solar panels should be built onto the roofs of the new homes/buildings

“ This is a unique place – it should be ecologically sound”



Financial Return

Ensuring short- and long-term return on investment for Peel Living

The feedback provided on the topic of Financial Return focused on the *needs and concerns of residents related to their financial return*. The needs and concerns shared included the following:

- Residents feel compensation will give them the freedom to relocate or to be part of the future Twin Pines, based on their preferences
- Residents feel that they cannot sell their units during the uncertainty of redevelopment, which has compromised any financial return they could have received for their mobile homes
- Some residents have significant mortgages/debts, and their financial obligations should be taken into account during the redevelopment of Twin Pines
- Peel Living could buy the mobile homes from the residents, and allow the residents to live in their own mobile homes, off-site, during construction

“ I can’t sell – I’m a hostage! I can’t recover my investment.”

“ There is a moral issue that needs to be addressed in the fairness for the people living in Twin Pines.”

“ Keep rent at a reasonable rate – we are seniors.”



Social Cohesion

Fostering a connected, inclusive and diverse community for all residents

- The need for a safe, crime-free environment in Twin Pines is very important to maintain social cohesion
- Maintain the Twin Pines community – allow the current residents to live close to one another in the redevelopment of Twin Pines, so relationships can continue to exist as people age
- Ensure a mix of homes and a mix of incomes to produce a complete community

“ This community could be a showcase for the world.”

“ Maintain community so relationships can stay in place while aging.”



Transit and Mobility

Leveraging the plan for Dundas Connects and providing mobility options

- There is a need for adequate parking in any redevelopment
- Winter can be difficult for many residents, so paved, plowed, and salted sidewalks would be beneficial
- Increasing the density of Twin Pines could lead to increased traffic and congestion on the surrounding roads
- The left turn into Twin Pines can be dangerous – the intersection needs to be redesigned

“ One parking spot per unit is important.”

“ Road safety in the surrounding community will definitely change.”



Age-friendly Community

Developing a community where all residents can live active and healthy lives

- Seniors assisted-living services should be in the future Twin Pines
- A lot of seniors thrive in a small community where everyone knows each other – there is a feeling that this will be lost in a condo/high rise environment
- Long-term care facility should be considered on the site
- Single-story living is important

“ We want to know our neighbours! People don't know who is across the hall in condos.”

“ Houses should have ramps, not steps.”

RESIDENT INPUT – NEEDS AND CONCERNS

In addition to providing feedback on the draft Total Public Value Framework, residents were given the opportunity to communicate their general needs and concerns directly to Peel Living and the Project Team. Space was provided on the wall for session participants to document their needs and concerns on a poster. The following summarizes the information collected:

Needs and Concerns

- The residents feel that they have already been through this process in 2012 and there is no value in running through this again
- Residents fear that the Region is hiding information and cannot be trusted
- Residents are concerned that Twin Pines will decline into a high-density affordable housing area, destroying the safety and sense of community currently enjoyed
- Some residents desire an affordable home ownership model, while others are looking for an affordable rent option in the new Twin Pines
- There is a lack of clarity around timelines, such as when the development plan will be finalized and when 'shovels will hit the ground'

Needs and Concerns

- The residents want to read the Total Public Value Report before it is approved by the Peel Living Board and want to have the ability to reject it if the future vision is not satisfactory to residents
- The residents are concerned that after the public agreement is created for the vision of Twin Pines (i.e. the Total Public Value Report), politics or some other force outside of the residents' control will change the vision
- The residents are unsure as to whether they should continue to invest in their property when the redevelopment may remove their homes in the future
- Many residents have suffered health issues over the past few years, potentially as a result of the stress related to the uncertainty involved in Twin Pines' redevelopment
- The residents are concerned that seniors will no longer enjoy the same quality of life they currently have in Twin Pines
- The transition should be considerate and well managed to mitigate stress to elderly residents

“ Keep us informed of all decisions, and ask for input from us.”

“ The stress is overwhelming.”

“ How many years do I have left in my house?”

NEXT STEPS

The sessions ended with the Project Team thanking the residents for their time and input. Residents were given the option to use feedback forms to provide any additional feedback that could be dropped off at the comment box at the corner of 5th Avenue and Main Street.

Ongoing feedback is always welcome through the Peel Living website at any time (<http://www.peelregion.ca/peelliving-twinpines>). Feedback can take the form of questions, concerns, or additional ideas regarding the draft Total Public Value Framework that will shape the vision for Twin Pines' future.

*If residents would like to provide additional input into the future vision for the Twin Pines community, the **deadline for feedback is January 9, 2017**. This deadline is to ensure your input can be considered as the Total Public Value Report is being developed.*

The input provided by all stakeholders during this consultation process will inform the Total Public Value Report, to be presented to the Peel Living Board on February 2, 2017. Prior to the Peel Living Board meeting, **Twin Pines Resident Meetings will be held to review the Total Public Value Report. Meetings will take place on January 31 – Session 1 from 3:00-4:00pm and Session 2 from 6:00-7:00pm.** Each session will begin with a 15 minute presentation, followed by 45 minutes of questions and answers.