

Summary of Twin Pines Total Public Value Framework Outcomes

March 2017

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The Outcome Defined: Housing solutions are unique to each community. Underlying all options is an understanding that a housing option should meet the diverse needs of the individual.



The Outcome in Twin Pines: The mandate of Peel Living is to provide “quality housing and opportunities for success”. This outcome aligns with both the Region’s *Strategic Plan: Imagine Peel* and the *Term of Council Priorities*, which have identified the growing affordable housing gap as a concern.

The Outcome’s Significance to the Community: The housing options at Twin Pines should incorporate the diverse needs across the housing and affordability spectrum. The right balance of types of affordable housing units, together with market-priced units, will provide a suitable solution to satisfy residents’ core housing needs.

The Outcome Defined: Meeting Peel Living’s mandate of providing affordable housing cannot continue to be met in the long-term without ensuring its financial sustainability is included in the design of any solution.



The Outcome in Twin Pines: Focusing on asset lifecycle management, maintaining optimal working capital and ensuring a sustainable operational model for Twin Pines will support Peel Living’s financial sustainability.

The Outcome’s Significance to the Community: Optimizing the Twin Pines site to respond to the affordable housing gap and provide Peel Living with an opportunity to expand or enhance its asset portfolio to provide relief to current and future housing needs in Peel.

The Outcome Defined: There is a great emphasis on developing communities that allow residents to access services, engage with their community and maintain active lifestyles throughout their various stages of life.



The Outcome in Twin Pines: Calibrating the building forms, development density and community plan to foster a community that will be accessible and supportive of residents throughout their various stages of life.

The Outcome's Significance to the Community: As the community grows, it will support all age groups to thrive. This outcome may be achieved by: providing greater access to public transit and active living options, improving the proximity of health and social support services to residents, and adjusting development density with population projections and considering the current residents.

The Outcome Defined: A connected community is one that fosters inclusivity of all residents by incorporating defined space for health, social, community and recreational services, and providing residents access to modes of transportation and active living



The Outcome in Twin Pines: Fostering an atmosphere where people know their neighbours, through shared indoor and outdoor spaces, to create a sense of community and connection among the residents.

The Outcome's Significance to the Community: The opportunity to connect the site with the neighbouring area, while maintaining the sense of community within Twin Pines. This redevelopment should provide access to services and shared spaces to allow the community to thrive in and around Twin Pines.

The Outcome Defined: Environmental responsibility refers to the long-term sustainability of a green, efficient, and resilient community. A green community is one that grows alongside its natural landscape, as opposed to one that grows to nature's detriment.



The Outcome in Twin Pines: Environmental responsibility can be interpreted through two project states: development state and future state. The development state includes the environmental impact of the on-site construction, including the environmental costs of the methods and use of materials for the redevelopment. The future state is the efficiency of the redeveloped community, which may be achieved through the enhanced use of green infrastructure and other technologies for lower-emission or resource reuse.

The Outcome's Significance to the Community: To help Twin Pines be a great place to live now and for generations to come, environmental safeguards and enhancements should be incorporated into land use planning.