



Twin Pines Redevelopment Consultation Neighbouring Community Meeting

Monday, December 12, 2016
St. John's Anglican Church
719 Dundas Street East
6:00pm – 8:00pm Open House



MEETING SUMMARY

OVERVIEW

Approximately 35 individuals from the neighbouring community (including Twin Pines) attended the neighbouring community consultation on Monday, December 12, 2016. The meeting was held at St. John's Anglican Church, located just west of Twin Pines on Dundas Street East. The consultation consisted of a two-hour open house session. The consultation was facilitated by the consulting team from KPMG and Peel Living staff, and was also attended by Councillor, and Peel Living Director, Chris Fonseca (Ward 3) and incoming Peel Living General Manager, and Twin Pines Redevelopment Project Sponsor, Dan Labrecque.

The neighbouring community consultation was the last of a series of stakeholder engagement sessions focused on presenting the project approach and discussing 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 community on the approach and progress of the project to-date.
- (2) Create an opportunity to hear and respond to the community's questions and listen to concerns regarding the project.
- (3) Give the community the opportunity to provide their input on the future of Twin Pines.

The format of the session was an open-house, where participants were able to review individual outcome posters and discuss their perspectives. Upon arrival, participants were provided an informational handout on the project approach and status. Participants were then given the opportunity to add their input directly on the outcome posters in the room, with each poster representing a possible theme for the future Twin Pines community. The Peel Living and KPMG Project Team engaged with the members of the community, answered their questions, and assisted them with populating the posters.

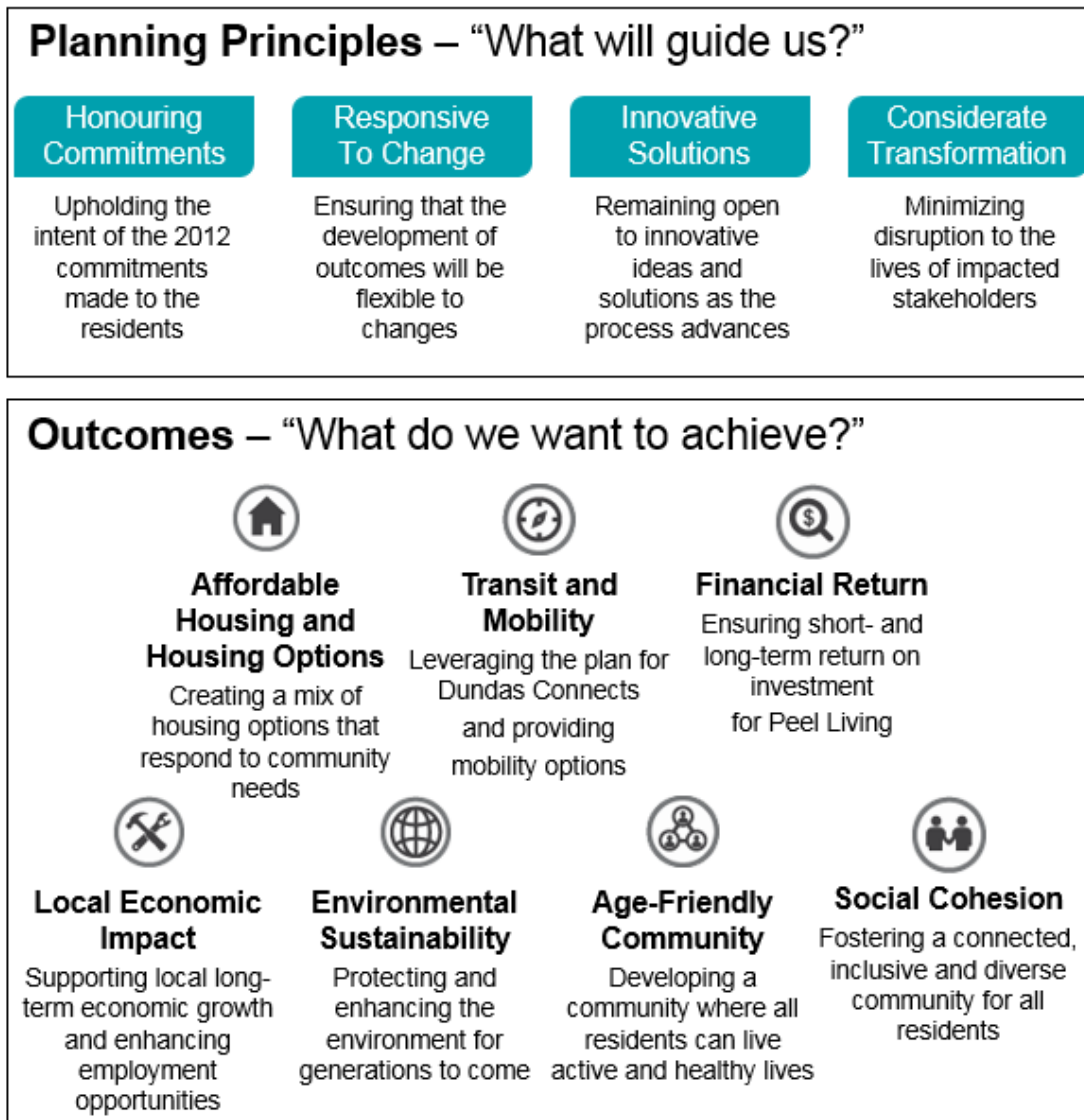
The session was promoted to the community primarily through 4000 invitations distributed by mail to the neighbourhood around Twin Pines. Physical signage was placed on Dundas Street West and Dixie Road in Mississauga, advertising the upcoming consultation, and Peel Living's social media account released information on the meeting through Twitter. In addition, the meeting information was added to the Peel Living website.

COMMUNITY INPUT

The vision for Twin Pines is being developed through the Total Public Value Framework.

As outlined below, 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 community members 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

- Twin Pines should have a variety of housing options for different demographic groups: singles, families, and seniors
- Condos have a place in Twin Pines, so long as they are accessible to seniors, and other housing options exist
- Consider a low-maintenance, one-storey housing solution, such as Royal Housing System
- Include homes that most resemble the current Twin Pines mobile homes
- There should be a legislated minimum proportion of Twin Pines homes that are marked as affordable housing

“ Start at Dundas with high rises, and then scale down towards the back.”

“ There should be low density options for seniors who don't want high density living.”



Local Economic Impact

Supporting local long-term economic growth and enhancing employment opportunities

- Buildings should be multi-use – offices and commercial uses on the lower levels, with residential units on top



Environmental Sustainability

Protecting and enhancing the environment for generations to come

- Save all of the trees in Twin Pines
- Maintain the green space that residents currently enjoy
- The new Twin Pines should have parks, walking, and cycling trails
- When building the new units in Twin Pines, add solar panels and green roofs



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:

- For current Twin Pines residents, consider what a new mobile would cost to buy today for their compensation
- The current financial situation of Twin Pines residents should not be a barrier when considering possible housing options in the redeveloped site
- Although some neighbouring residents are concerned about the redevelopment lowering the value of their homes, some thought that could be an opportunity through the redevelopment for home values to increase



Social Cohesion

Fostering a connected, inclusive and diverse community for all residents

- Look into school capacity and projected enrollment before building for many families in the new Twin Pines
- A seniors community space is needed on the redeveloped site
- Traffic in the area has already impacted mobility and the ability to get around the community
- People are selling in the surrounding community due to perceptions around social housing - home owners are responsible, but renters will not be
- Twin Pines needs a mix of housing – co-ops, social housing, and private condos – to create a full community

“ What happens to the residents during the transition? The community will scatter.”

“ We want a walkable community with sidewalks, bike paths, a café, and places to hang out.”



Transit and Mobility

Leveraging the plan for Dundas Connects and providing mobility options

- The Dundas and Wharton Way intersection needs to be redesigned – cars are already hitting the curb and it is dangerous
- A bus line should flow directly into Twin Pines
- To save space, Twin Pines should have underground parking when it is redeveloped
- If the western exits are opened, traffic will flow through the surrounding community – this is a concern to neighbouring residents

“ Traffic is already brutal.”

“ Lots of families and children are walking on these streets. Safety is important.”



Age-friendly Community

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

- School capacity may be an issue if more families move to Twin Pines
- Accommodating seniors should be the top priority for the Twin Pines redevelopment
- Seniors cannot live in three story walk-up townhouses – consideration needs to be given to accessibility for seniors

In addition to providing feedback on the draft Total Public Value Framework, the community was 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 list summarizes the information collected on needs and concerns:

Needs and Concerns

- If Twin Pines becomes a more transient community, where people move in and move out often, it will lose what makes it special
- Opening up the streets of the neighbouring community into Twin Pines could compromise safety and the flow of traffic
- The current financial situation of Twin Pines residents should not be a barrier when considering possible housing options in the redeveloped site
- There needs to be a well-managed plan for resident transition
- There is a strong sense of empathy within the neighbouring community for the residents of Twin Pines
- The development should be phased to mitigate disruption to current residents and the surrounding community

“ We do not want a repeat of the mobile home shutdown on Dundas and Highway 10.”

“ Residents have lived in Twin Pines for forty plus years. They don't know where to go. They're scared.”

NEXT STEPS

The session ended with facilitators thanking the members of the community for their time and input.

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 principles and outcomes that will shape the vision for Twin Pines' future.

*If you 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.