



**Welcome!**





# Twin Pines Redevelopment

*Resident Consultation Sessions*

December 3, 2016

# Session Objectives

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- **To share information with you** on the project approach and update on work-to-date
- **To have a conversation with you** about the *Total Public Value* approach to thinking about the future vision for Twin Pines and what this means to you
- **To check-in with you** to validate thinking and gather new feedback on preliminary draft *Total Public Value outcomes* and your needs and concerns



# Session Overview

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- Registration
- Welcome
- Overview of Project Approach, Orientation to Consultation Design
- Socializing & Sharing: Your Thoughts & Ideas on *Total Public Value* and *Your Needs and Concerns*



# Session Overview (cont'd)

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- **Group Discussion**
  - A conversation on your views on Total Public Value
  - A conversation on your Needs and Concerns
- **Closing Remarks and Next Steps**



# Project Update

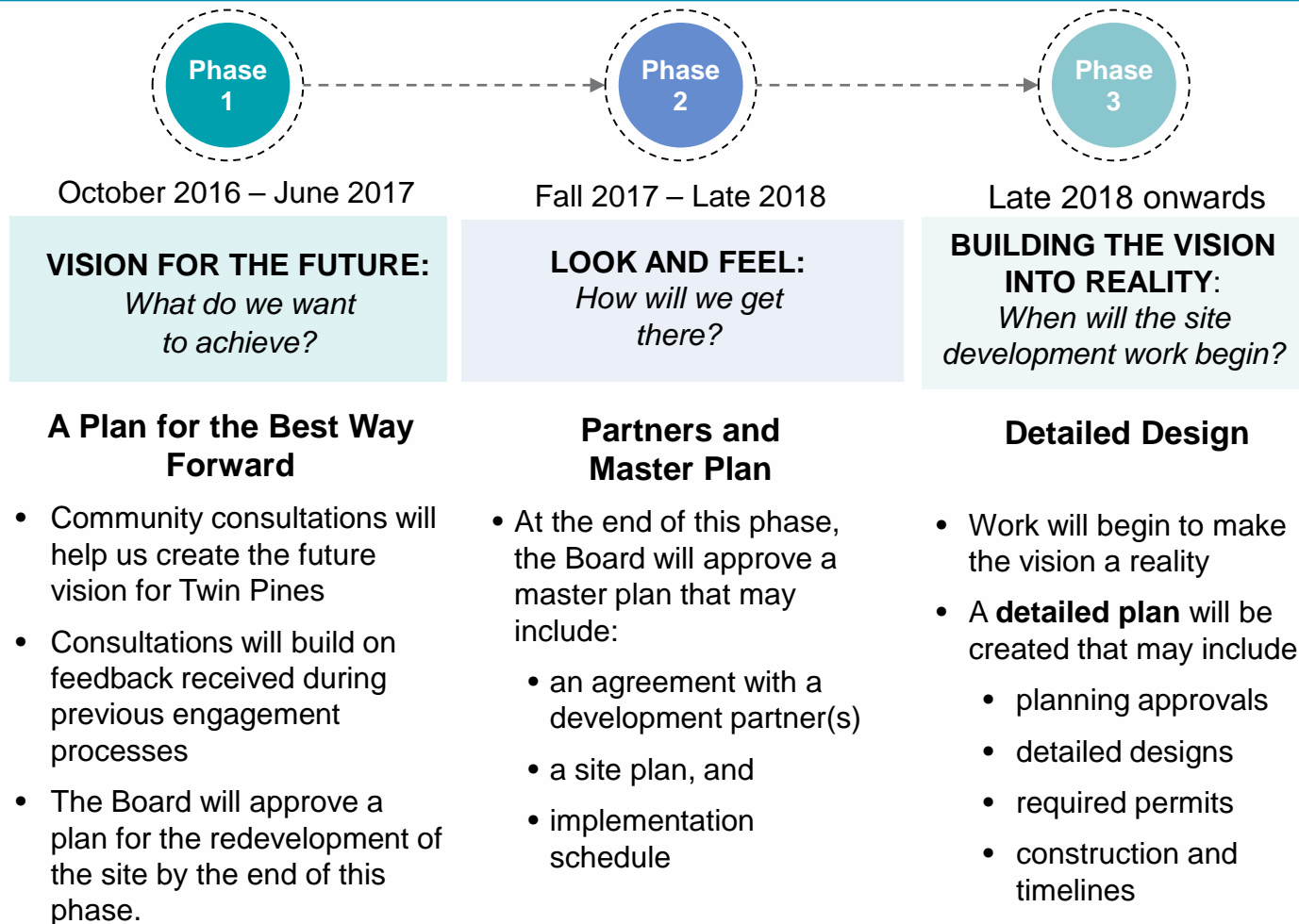
# Project Objectives

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- To support **Region of Peel's** priority to increase affordable housing
- To support **city** objectives for development and growth
- To ensure commitments to **residents** are being fulfilled\*



# Project Approach



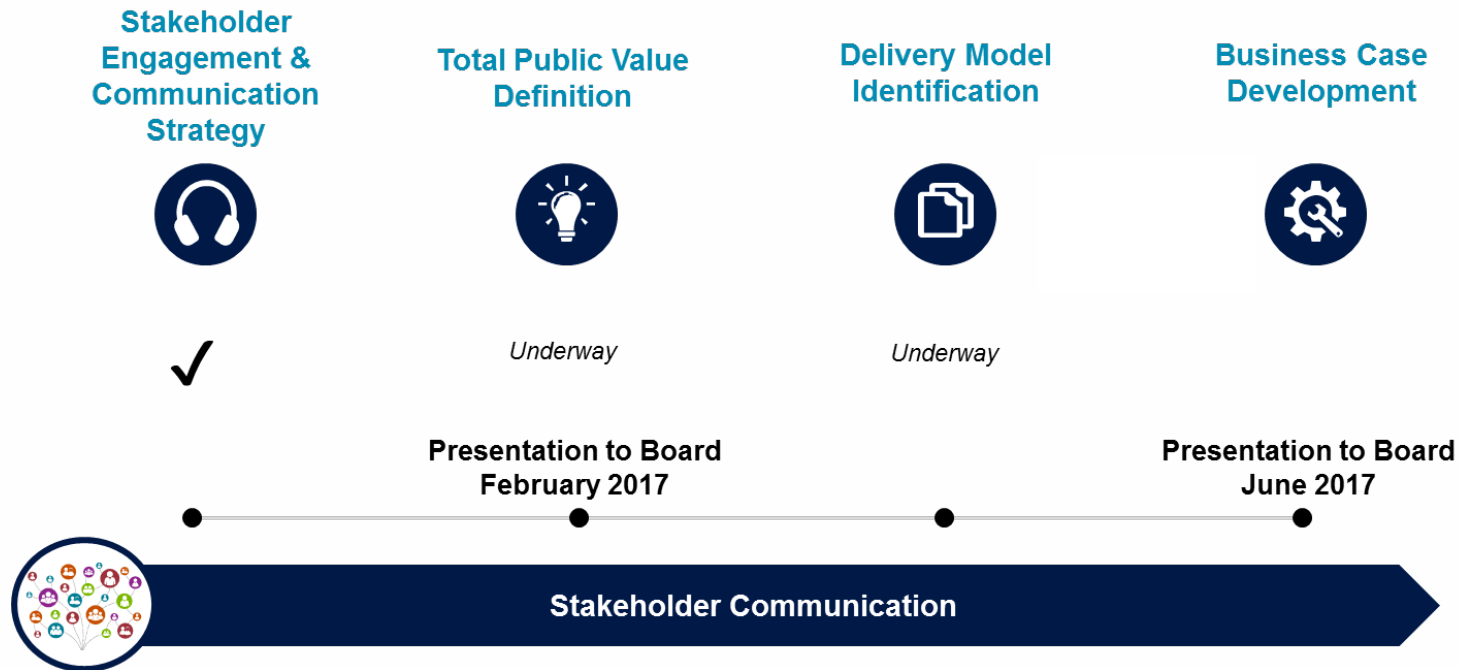


# Phase 1 Overview

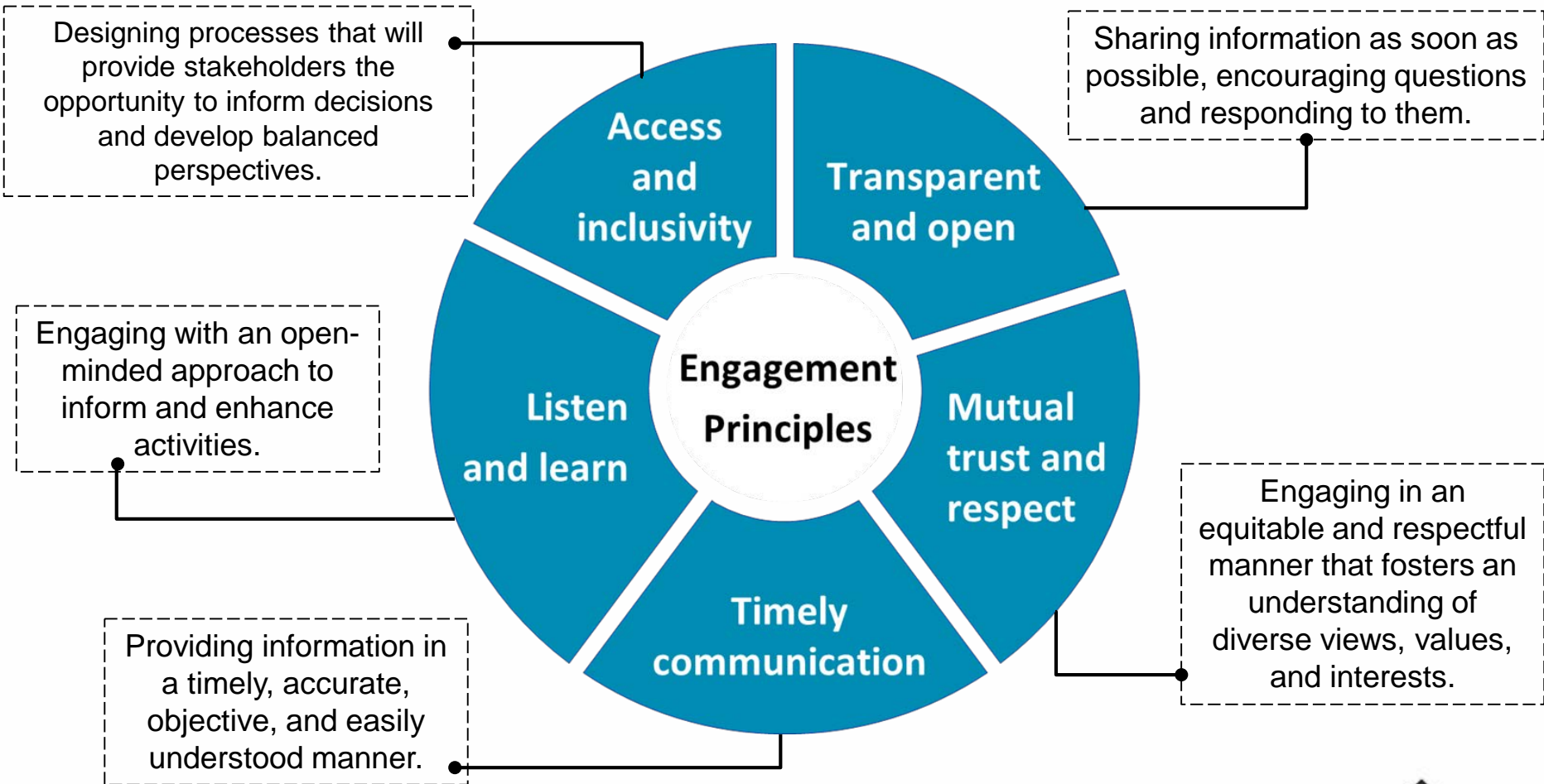
Phase 1: October 2016 – June 2017

VISION FOR THE FUTURE: WHAT DO WE WANT TO ACHIEVE?

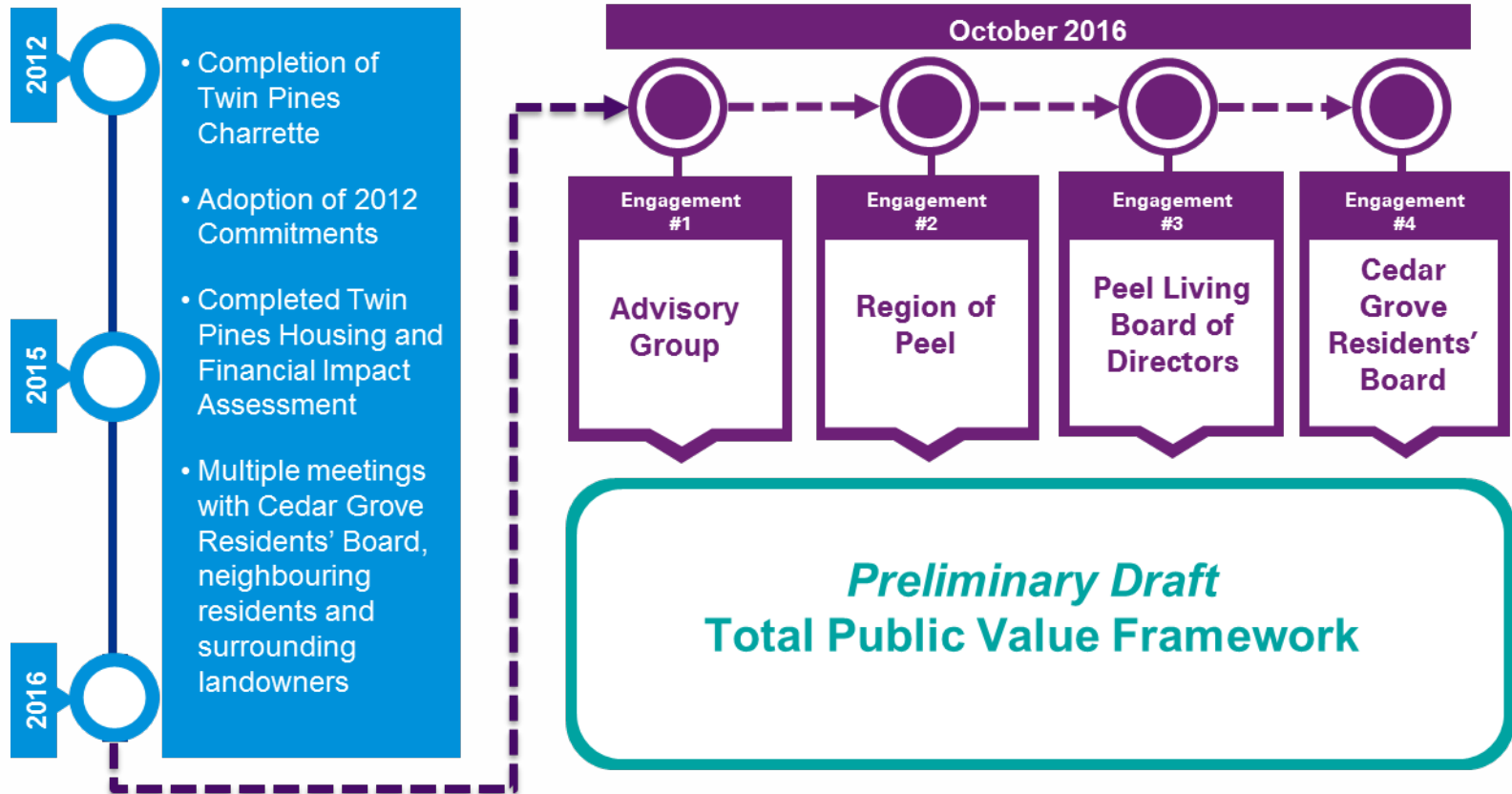
*A Plan for the Best Way Forward*



# Stakeholder Engagement Principles



# Creating the Future Vision



# Total Public Value Framework

*Preliminary Draft*

## Planning Principles

Honouring  
Commitments

Responsive  
to Change

Innovative  
Solutions

Considerate  
Transformation

## Outcomes



### Affordable Housing and Housing Options

Creating a mix of housing  
options that respond to  
community needs



### Transit and Mobility

Leveraging the plan for  
Dundas Connects  
and providing  
mobility options



### Financial Return

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



### Social Cohesion

Fostering a connected,  
inclusive and diverse  
community for all residents



### Local Economic Impact

Supporting local long-term  
economic growth and  
enhancing employment  
opportunities



### Environmental Sustainability

Protecting and enhancing  
the environment for  
generations to come



### Age-Friendly Community

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

# Planning Principles

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## Honouring Commitments

Upholding the intent of the 2012 commitments made to the residents

## Responsive To Change

Ensuring that the development of outcomes will be flexible to changes

## Innovative Solutions

Remaining open to innovative ideas and solutions as the process advances

## Considerate Transformation

Minimizing disruption to the lives of impacted stakeholders

# Outcomes



What do we want to achieve?



## Affordable Housing and Housing Options

Creating a mix of housing options that respond to community needs



## Transit and Mobility

Leveraging the plan for Dundas Connects and providing mobility options



## Financial Return

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



## Social Cohesion

Fostering a connected, inclusive and diverse community for all residents



## Local Economic Impact

Supporting local long-term economic growth and enhancing employment opportunities



## Environmental Sustainability

Protecting and enhancing the environment for generations to come



## Age-Friendly Community

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

# Next Steps

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- **Total Public Value Framework** – Board approval February 2017
  - Stakeholder feedback and input
  - Finalize Total Public Value Framework
- **Business Case** – Board approval June 2017
  - Data collection underway
  - Case study gathering

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# Appendix





# Appendix: 2012 Commitments

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1. Peel Living is committed to the Twin Pines neighbourhood, ensuring it remains affordable and offers a mix of housing options for current and future residents.
2. Peel Living will explore the creation of more housing and will examine the viability of ownership options in the future Twin Pines, as a reflection of the character of the community.



# Appendix: 2012 Commitments

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3. Residents will be offered the option to remain in the future Twin Pines community. **(Revised by the Peel Housing Corporation Board of Directors on December 1, 2016, Commitment #3 shall not apply to persons who become residents of the Twin Pines Community after January 6, 2018).**
4. Peel Living is committed to undertaking a Housing and Financial Impact Assessment for each resident to understand the personal financial issues of the residents and to take that into consideration when developing options in a future plan for Twin Pines.



# Appendix: 2012 Commitments

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5. In a master planning process for Twin Pines:
  - The planning process will clearly outline when each stage will happen and what decisions will be made at each stage.
  - A collaborative approach will be undertaken that is sensitive to resident concerns, including their housing needs and financial circumstances.
  - A community involvement strategy will outline how local residents will have input at each stage of the process.
  - The process will also include a plan on how residents and neighbouring stakeholders will be communicated with going forward, so they can stay updated on the process and key developments.



# Appendix: 2012 Commitments

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6. Any other commitments with legal implications will be considered by the Peel Living Board of Directors and communicated.

