



Twin Pines Redevelopment Consultation Summerville Pines Residents Meeting

Tuesday, December 6, 2016
Summerville Pines Community Hall
1745 Dundas Street East
4:00pm – 7:00pm Open House



MEETING SUMMARY

OVERVIEW

Approximately 20 residents from Summerville Pines attended the consultation on Tuesday, December 6, 2016. The meeting was held in the Community Hall at Summerville Pines, and was structured as an “open house” session, running from 4:00pm to 7:00pm. The consultation was facilitated by key staff from Peel Living (Peel Housing Corporation) and the consulting team from KPMG. The session was also attended by Councillor, and Peel Living Board Director, Chris Fonseca (Ward 3).

The Summerville Pines resident consultation was the second 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 residents on the progress of the redevelopment 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.

The format of the session was an open house, where residents were able to review individual outcome posters and discuss perspectives. Upon arrival, residents were provided with an informational handout on the project approach and status. After introductory information was shared, residents were 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 residents, answered their questions, and assisted them with populating the posters.

RESIDENT INPUT

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

Planning Principles – “What will guide us?”

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



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



Social Cohesion

Fostering a connected, inclusive and diverse community for all residents

The Summerville Pines 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

- Twin Pines needs to be redeveloped, but the maximum density on the site should be low-rise buildings (similar in size to Summerville Pines itself)
- A new seniors home should be built
- There should be ownership opportunities in the new development
- Provide community housing in the back of the site



Local Economic Impact

Supporting local long-term economic growth and enhancing employment opportunities

- Small stores and cafés should be built
- Some service stores (dry cleaning, convenience stores) should be included in the new Twin Pines



Environmental Sustainability

Protecting and enhancing the environment for generations to come

- Green space is important for seniors to have in their community, and should be accessible in the new Twin Pines
- Keep pollution away



Financial Return

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

- No matter what form of development Twin Pines takes, affordable housing should continue to be part of the community



Social Cohesion

Fostering a connected, inclusive and diverse community for all residents

- The sense of safety for seniors is extremely important and should be maintained in the new Twin Pines
- Seniors programming (social events, educational courses) should be available in the redeveloped community
- Smaller housing units in close proximity to each other is what fosters a community
- Build community spaces that are safe and open to all residents



A community full of nice, friendly people.”



Transit and Mobility

Leveraging the plan for Dundas Connects and providing mobility options

- A stoplight should be built on Dundas Street by the entrance to Twin Pines, even if it just a pedestrian crossing rather than a full intersection, to make walking into and out of the community easier
- Public transit should go directly into and out of the community to improve connectivity between Twin Pines and the surrounding area
- A walking trail with plenty of benches should be included in the new Twin Pines
- With more people living in the future Twin Pines community, there will need to be more visitors parking



Age-friendly Community

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

- Seniors health services, such as a pharmacy and a walk-in clinic, should be on-site in the new Twin Pines
- Twin Pines should retain its senior-friendly atmosphere, meaning no school in the community, and maintaining the peace and quiet currently enjoyed
- The new Twin Pines should have green space and parks for seniors to enjoy
- A lot of what makes Twin Pines great for seniors is the sense of safety – the new Twin Pines needs to be safe

In addition to providing feedback on the Total Public Value outcomes, residents were given the opportunity to communicate their general needs and concerns directly to Peel Living through a separate poster not attached to any particular outcome:

Needs and Concerns

- The residents of Summerville Pines expressed a high amount of empathy for the residents of Twin Pines. Participants expressed that the Twin Pines residents should be the priority for Peel Living, and transition support must be provided
- Disruption to the Summerville Pines residents' peaceful way of life should be minimized during the redevelopment of Twin Pines
- A plan for green space must be included in the development options for Twin Pines
- Summerville Pines residents may want to buy units in the new Twin Pines

“ Twin Pines residents should be the priority.”

NEXT STEPS

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As residents left the meeting, the Project Team thanked them for their time and input on the Total Public Value Framework.

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 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.