

# Twin Pines Redevelopment

## Facilitation Posters

*The following posters were propped up throughout the meeting rooms where the Twin Pines facilitations took place.*

*As part of the engagement process, participants were encouraged to add their own thoughts and opinions directly onto the posters.*

*Participant feedback from this process will be used to inform the final Total Public Value report.*



# Table of Contents

- **Affordable Housing and Housing Options**
- **Transit and Mobility**
- **Financial Return**
- **Social Cohesion**
- **Local Economic Impact**
- **Environmental Sustainability**
- **Age-friendly Community**
- **Needs and Concerns**





# Affordable Housing and Housing Options

Creating a mix of housing options that respond to community needs

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*The shelter should be incorporated into the new development to create more housing units.*

*– 2012 Charrette*

*Replace existing homes with townhomes within the existing footprint of the Twin Pines site.*

*– 2012 Charrette*

*High density residential homes fronting Dundas St. East, with density decreasing towards the north.*

*– 2012 Charrette*

*Phased development... as residents choose to either move out or into the new development, space is freed*

*– 2012 Charrette*

*The residents could obtain full ownership of the park by collectively purchasing the land from Peel Living*

*– 2012 Charrette*

*Transfer the density rights of the Twin Pines site to another one of Peel Living's assets within Mississauga*

*– 2012 Charrette*

*Peel Living could accelerate the process by offering a mass buyout to current residents*

*– 2012 Charrette*

*Model any new development after pocket neighbourhoods to increase density and allow additional affordable housing units*

*– 2012 Charrette*

*A portion of the adjacent industrial lands could be used as free-hold trailer model*

*– 2012 Charrette*



## Transit and Mobility

Leveraging the plan for Dundas Connects and providing mobility options

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*91% of residents own at least one vehicle, and 81% use private vehicles as their primary mode of transport.  
– 2015 Survey Findings*

*Move density toward the south end by Dundas to align with Mississauga planning and transit futures  
– 2012 Charrette*

*Creating more accessible development along Dundas would complement the future transit corridor proposed by Metrolinx – 2012 Charrette*



## Financial Return

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

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*Twin Pines is an incredible affordable housing asset in the heart of Mississauga.*

– 2012 Charrette

*Higher density development of the south portion of the site will fund necessary infrastructure repairs.*

– 2012 Charrette

*Finance infrastructure upgrades and improvements through a public-private partnership*

– 2012 Charrette

*The plan should be phased over a period of time to mitigate the impact of the transition on residents.*

– 2012 Charrette

*Phasing and transitional strategies should be developed based on community evaluations.*

– 2012 Charrette



## Social Cohesion

Fostering a connected, inclusive, and diverse community for all residents

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*Measures should be taken to preserve the character of the community.*

*– 2012 Charrette*

*Any new idea should incorporate an appropriate mix of uses, community amenities, and public space.*

*– 2012 Charrette*

*Maintain family shelter services within Twin Pines.*

*– 2012 Charrette*

*An attempt should be made to keep low density housing along the western edge to match the neighboring community – 2012 Charrette*



## Local Economic Impact

Supporting local long-term economic growth and enhancing employment opportunities

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*Meet Mississauga's strategic objectives by adding density along a planned transit corridor.*  
– 2012 Charrette



# Environmental Sustainability

Protecting and enhancing the environment for generations to come

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*Residents rated 'all use of outdoor space' highly, but 'enjoying the outdoors' as most important.*

*– 2015 Survey Findings*

*Pilot new homes to reduce environmental footprint and encourage right sized living.*

*– 2012 Charrette*

*[Include] highly efficient mini-homes, geothermal, solar panels, wind power and community gardens.*

*– 2012 Charrette*

*Sustainable design practices are included in the development proposal*

*– 2012 Charrette*





## Age-friendly Community

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

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*Some residents reported limited mobility and other chronic health issues that impact their quality of life.  
– 2015 Survey Findings*

*The new development should maintain community character (i.e. an inclusive and complete community).  
– 2012 Charrette*

*Includes highly efficient micro homes... a visionary community that represents a new model of home ownership – 2012 Charrette*



## Needs and Concerns

*Include any considerations for the site that may not discussed in the other outcomes*

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*I'm concerned about receiving a return on the investment put into my home.*

*My home needs repairs and I'm unsure as to whether I should invest in its maintenance.*

*I don't know if I will be able to live in Twin Pines after it is redeveloped.*

*We will need support in our new living arrangements, on or off Twin Pines.*

*We need to know if we will have to leave, and if so, when.*

*I want to know how the residents will be involved in the planning process of Twin Pine's redevelopment.*

*I want to know if there will be a model for affordable home ownership.*

*We need to know that our individual housing and financial needs are being taken into account and accommodated for.*

*I'm concerned that our health is deteriorating as a result of the uncertainty around Twin Pines.*

*We need a clear transition plan – sensitive to unique needs, and that provides move management and assistance.*

*I cannot get my mortgage renewed as there is no lease agreement or guaranty of Tenure*

*It is important to us that we retain our standard of living and our dignity.*