

**REPORT**  
Peel Living

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DATE: September 28, 2012

REPORT TITLE: **RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES**

FROM: Mwarigha M.S. , General Manager, Peel Living

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**RECOMMENDATION**

That the various options outlined in the Institute Without Boundaries (IWB) report and summarized in Appendix III to the report of the General Manager, dated September 28, 2012, titled "Recommendations for a Future Long-Term Plan for Twin Pines" be used as the starting point for a long-term highest and best use plan for the Twin Pines lands;

And further, that the Peel Living Board approve a facilitated Community Planning Process to ensure that all key stakeholders including the Twin Pines community and neighbourhood, Region of Peel and City of Mississauga continue to be involved and informed, as the starting basis for a future plan for the Twin Pines land;

And further, that the commitments to residents as outlined in Appendix I, as amended, to the subject report be endorsed by the Board and be used as principles to guide the Community Planning Process, and that staff be authorized to communicate such commitments and principles to the Twin Pines residents and Cedar Grove Residents' Community Corporation;

And further, that a Housing and Financial Impact Assessment be undertaken in conjunction with the Community Planning Process to ensure that residents' personal concerns are understood;

And further, that there be no extension beyond the expiry date of October 1, 2016, of the existing security of tenure provisions of the Agreement between Peel Living and the Cedar Grove Residents' Community Corporation made on November 26, 1996;

And further, that future tenure arrangements be shaped and defined through the proposed Community Planning Process.

**RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES****REPORT HIGHLIGHTS**

- In July 2011 the Peel Living Board of Directors' directed staff to develop a plan for the 'highest and best use' of the Twin Pines lands. In response, Peel Living enlisted the Institute without Boundaries (IwB) from George Brown College to:
  - facilitate a series of consultation workshops with key stakeholders, and,
  - develop long-term options for the 'highest and best use' of the Twin Pines lands.
- IwB's development of long-term options is anchored in community and stakeholder consultation. Approximately 700 invitations were sent out to members of Twin Pines and the surrounding community to attend the launch town hall meeting. Overall, 300 stakeholders participated in the town hall meetings and 80 participated in the community and professional workshops (ie. charrettes). The community and stakeholder consultation process has been successful in enabling meaningful participation and in generating options for Twin Pines' future.
- IwB's consultation process clarified Twin Pines' challenges and opportunities; highlighting the necessity to review the current state and consider a future state.
- Both the community and professional models in the IwB report are well aligned in terms of key pillars of a new plan for Twin Pines. However, the main differences relate to the weighting given to the list of priorities that the two models identified.
- Staff are not recommending a particular model at this point but a facilitated Community Planning Process based on a set of recommended commitments.
- Following the IwB led process additional concerns have been raised by residents and neighbours of Twin Pines. To address residents' concerns staff recommend that the Community Planning Process include a Housing and Financial Impact Assessment and that the Board endorse a number of commitments to Twin Pines residents. The neighbours concerns regarding the Twin Pines review process were addressed in a written response from staff.
- To date the community has continued to be committed to the process and staff recommend a Community Involvement Strategy to ensure that stakeholders continue to be engaged in the proposed Community Planning Process.
- Staff recommend that there be no extension to the existing security of tenure provisions of the agreement between Peel Living and the Cedar Grove Residents' Community Corporation made the 26<sup>th</sup> day of November, 1996, beyond October 1, 2016 expiry date. Staff recommend that future tenure arrangements be shaped and defined through the proposed Community Planning Process.
- There will be no homelessness created after the October 2016 expiry date, and all tenants will have the option to remain part of the future Twin Pines.
- Discussions with Residents as part of the Community Planning Process will begin immediately.

**RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES****DISCUSSION****1. BACKGROUND**

In July 2011, the Peel Living Board of Directors directed staff to develop a plan for the 'highest and best use' of the Twin Pines lands; a decision prompted by the Cedar Grove Residents' Community Corporation's request to extend the security of tenure provisions of the existing agreement with Peel Living signed in 1996.

The security of tenure provisions contained in the current Agreement will expire in October, 2016. These provisions indicate that Peel Living will not exercise its right to terminate mobile home tenancies in order to redevelop the Twin Pines lands, before October 1, 2016. The Cedar Grove Residents' Community Corporation has requested that this date be extended for an additional 14 years, to 2030. The Peel Housing Corporation Board decided that a decision regarding any such extension should only be made in the context of a long-term vision for Twin Pines.

To assist with developing a long-term vision for Twin Pines, Peel Living enlisted the services of the Institute without Boundaries (IwB) from George Brown College. As an independent third party, IwB organized community engagement workshops (ie. charrettes) to involve residents and stakeholders in creative brainstorming on future scenarios for Twin Pines. In addition, staff organized community and town hall meetings to share updates with stakeholders including: residents, neighbours and nearby businesses. The consultation methods proved to be open, interactive and effective in formulating options for the future of Twin Pines.

**2. STAKEHOLDER CONSULTATION**

The IwB's development of long-term options is rooted in community and stakeholder consultation.

In December 2011 staff engaged IwB to begin organizing community workshops (charrettes), with residents and key stakeholders, including: neighbouring members of the community, local businesses and professional planners and advisers. In February 2012 at a community town hall meeting, attendees learned about the charrette process and many signed up to participate in the upcoming March community charrette. Invites were sent to almost 700 stakeholders including:

- 219 Twin Pines residents;
- 136 Summerville Pines residents, and;
- 324 neighbours and local businesses.

Approximately 200 participants drawn from the Twin Pines community and neighbouring residents attended the opening town hall session in February 2012. The closing Town Hall meeting in June 2012 was attended by approximately 100 people. An additional Town Hall meeting was held on September 5, 2012 and attended by approximately 240 people. The two charrettes held during March and April were also well attended with a total of 80 participants.

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The events raised a number of issues and concerns, including:

- outlining the main concerns of Peel Living and residents as the basis of the need for change.
- a strong desire to see the decision making process move forward in a way that respected the success of the community, the interests of the people who live in it and the impact on the surrounding area.
- a range of ideas and options about the future of Twin Pines that are compiled into a report authored by the Institute without Boundaries (IwB).

The consultation process undertaken to date achieved the intended desire to:

- validate current challenges and opportunities for Peel Living, Twin Pines residents and neighbouring stakeholders;
- design a range of options for the future of Twin Pines;
- highlight broader public policy issues, especially the need to preserve Twin Pines as an affordable housing community.

### 3. STAFF FINDINGS AND RECOMMENDATIONS:

Following the completion of the IwB report, staff undertook an assessment of its findings that are summarized in the following sections.

#### a) Current Challenges and Opportunities at Twin Pines

The consultation process facilitated by IwB helped Peel Living staff, residents and stakeholders of Twin Pines confirmed that there are concerns and challenges that merit attention in a future planning process:

- resident desire for long term security of tenure and concern for potential loss of personal financial interests.
- neighbours' desire for continued harmony with the Twin Pines community and concerns about any change that will diminish the property values of their homes and add more traffic in the area.
- Peel Living's desire to improve its site control practices and transform Twin Pines into a sustainable modern community in light of its aging infrastructure and escalating unpredictable costs of repairs.
- Peel Living's public policy mandate is to deliver affordable housing. Therefore, retaining ownership of Twin Pines lands is of high importance to Peel Living. It should be noted that unlike a traditional mortgage, the loans to purchase the mobile homes are not attached to the land.
- Region of Peel's desire to provide more affordable housing in response to growing affordable housing needs in the region.

**Appendix II** of this report provides a full list of the challenges and opportunities identified during the consultation process.

#### b) IwB Report Summary

Peel Living Board members and the Cedar Grove Residents' Community Corporation have been provided with a copy of the IwB report, as well as residents that attended the final Town Hall meeting. The report is also accessible to the public through the Region of Peel website.

**RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES**

In brief, the IWB report details the:

- history of Twin Pines;
- reasons for the current review process;
- community and professional charrettes process, and;
- evaluation and analysis completed by IWB.

Through the use of assessment tools, the IWB report identifies the highest and best future use of the Twin Pines land, in particular:

- a “triple bottom line” approach that considers and balances social, economic and environmental factors, and
- a community priorities assessment based on a set of ten priorities that most commonly emerged in all the charrettes – community and professional.

The IWB’s report outlines that the Twin Pines Forever model and the Legacy Rebuild models scored the highest on the triple bottom line and community priorities assessment.

**Appendix III** summarizes the findings of the community and professional charrettes. IWB evaluated the Legacy Rebuild model as a starting framework for further planning because it best represents a compromise between the community and professional input. Subsequent consultations with stakeholders, especially residents of Twin Pines and neighbours revealed that the difference in the priorities rankings between the two models represent a barrier to moving forward with the Legacy Rebuild model in its current form.

**Appendix IV** of this staff report lists the ten priorities and the corresponding weighting by both charrette groups for planning a new future for Twin Pines. The key difference between the community and professional charrettes is in the weighting of a number of the ten priorities identified by both charrette groups.

Both IWB and staff are recommending that a Community Planning Process be undertaken to find ways to narrow these priority differences. The proposed Community Planning Process will also address a number of residents and neighbouring concerns relating to physical layout, density and personal financial impact of any change plan, as well as the need for an effective involvement strategy for all stakeholders.

**c) Residents’ Feedback and Concerns**

Twin Pines residents remained engaged throughout the process. Following an initial assessment of the report by staff, residents voiced a number of concerns that continue to cause uncertainty about their future at Twin Pines, including:

- lack of confidence in a fair process, one that ensures their voices are heard
- demand that their personal housing and financial interests are made a priority
- request for immediate answers to potential impacts of re-development – specifically that:
  - disruption to residents throughout the process is minimized
  - impacts of displacement on residents are minimized
  - regular and timely updates regarding staging and timing of any re-development phases are provided

To enable the co-development of solutions in response to the residents’ concerns, staff recommend that a Housing and Financial Impact Assessment be undertaken as part of the Community Planning Process, and that the Board endorse a number of commitments to the residents of Twin Pines in response to key issues of primary concern to them.

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### i) Housing and Financial Impact Assessment

A Housing and Financial Impact Assessment should be undertaken in conjunction with the Community Planning Process to ensure residents' personal concerns are conveyed and considered.

This assessment will assist in understanding residents' ongoing concerns (including personal financial impacts, disruption to residents or displacement due to redevelopment, staging and timing of redevelopment). This Assessment will ultimately inform the Community Planning Process.

### ii) Commitment to Residents (Key Principles)

Staff acknowledge residents' concerns about their future and the implications of a new long-term plan for Twin Pines. Staff want to provide answers but many of the personal questions and concerns can only be fully understood and considered through the proposed Housing and Financial Impact Assessment and Community Planning Process. Staff will keep residents informed throughout the process and will provide updates and answers to questions as the plan develops and information is available. To enhance trust and confidence on the part of residents, staff propose that the Peel Living Board of Directors consider the following key commitments requested by residents:

- preserving the character of the neighbourhood in terms of affordability and exploring the viability of ownership options
- ensuring that the housing needs of residents are met in a future Twin Pines model
- developing a framework for communication and resolving resident concerns
- ensuring the Community Planning Process is inclusive and sensitive to their housing needs.

A more detailed description of Commitment Statements proposed to be made to tenants is attached as **Appendix I**. Staff seek Board endorsement thereof.

### d) Neighbours' Feedback and Concerns:

Neighbouring residents have expressed additional concerns following their participation in the completed charette process and Town Hall meetings. Their issues of concern range from a desire to see a deferral of the Board's decision until their issues are addressed to obtaining more clarification on lease terms in the future model. Some neighbours have misgivings about a perceived lack of transparency in regard to the previous planning and development processes for both the Region's shelter facility and Peel Living's Summerville building. They are concerned about the impact of future redevelopment of Twin Pines on their property values and object to the east-west road design in the Legacy Rebuild model.

Staff have responded in writing assuring the neighbours that Peel Living is committed to a transparent and inclusive process in the Twin Pines Review exercise. In addition, Staff pointed out that the proposed Community Planning Process for Twin Pines will not recommend any specific plan for implementation. A copy of an e-mail response to the neighbours is attached as **Appendix V**.

### e) Community Planning Process & Key Principles

Based on IWB's findings and recommendations and after further consultation with key stakeholders, Staff endorse a facilitated Community Planning Process as a next step in

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developing a long-term plan for the Twin Pines site. This process will focus on resolving the key priority difference between the professional and the community perspectives.

As outlined in the lwB report, the proposed Community Planning Process will further examine the social and financial impact on people, outline a vision for the project, and formulate key guidelines for future land-use, including its timing and transition phasing process.

The Community Planning Process will also detail a financial model to the Peel Living Board specifying the costs associated with the final option that is decided upon. The participation of stakeholders - residents, Peel Living, Region of Peel, City of Mississauga, neighbouring residents and businesses – is key to the success of this next stage. The commitments outlined in **Appendix I** are recommended to guide the Community Planning Process.

The Community Planning Process will be supported by an extensive Community Involvement Strategy outlined below.

### **f) Community Involvement Strategy**

A key outcome from lwB's work and the process of assessing highest and best use is the importance of involving the community – residents and key stakeholders – for the whole duration of the Twin Pines planning process. Staff commend the community for their commitment to the process to date and supports lwB's recommendation to continue to engage stakeholders throughout the Community Planning Process.

Implementing a community involvement strategy as part of the Community Planning Process will allow residents and other stakeholders to:

- offer input and ask questions
- participate in various stages of planning by providing feedback and
- remain informed about the process and of decisions that are made.

A Community Involvement Strategy will also ensure the Community Planning Process remains transparent and supports ongoing dialogue.

## **4. SECURITY OF TENURE**

In 2010, the Cedar Grove Residents' Community Corporation requested that Peel Living extend the security of tenure provisions contained in the agreement between it and Peel Living in 1996 (the "Agreement"). By way of background, Peel Living purchased the Twin Pines lands in 1996 in order to avoid imminent re-development by the then current owners, which would have caused immediate hardship to the tenants. In conjunction with the purchase, Peel Living entered into an agreement with the resident's association, Cedar Grove Residents' Community Corporation. The Agreement states that it was entered into by Peel Living at the request of the residents of the park as a means of assisting them in their problems with the previous owner of the park respecting that owner's imminent proposal to terminate the residents' tenancies and redevelop the lands.

The Agreement also states that Peel Living might not have purchased the lands if it could not ultimately re-develop the lands on which the park is situated. One of the key provisions of the Agreement provides that all residents who occupied their units when Peel Living became the owner in 1996 were given "security of tenure" for a period of 20 years, ending October 1, 2016. This means that Peel Living agreed not to use its right to terminate the mobile home leases of these residents in order to redevelop the lands, before October 1,

## **RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES**

2016. The *Residential Tenancies Act, 2006* would otherwise permit a landlord to do so on a minimum of 12 months notice to the mobile home owner.

The original Agreement and the security of tenure provisions contained in it have achieved the original objectives for which they were created, namely:

- to prevent the sale of Twin Pines to private development interests that would have inevitably evicted all the tenants and replaced affordable mobile homes with private market housing;
- to protect affordability for the original tenants living at Twin Pines, and;
- to provide a guarantee to those original tenants that they would not be required to move their mobile homes in order to enable Peel Living to redevelop the lands, for a period of at least 20 years (ending Oct. 1, 2016).

The residents have requested that this Oct. 1, 2016 date be extended by an additional 14 years, to 2030. Renewing the current security of tenure provisions in the existing Agreement as-is, however, would create barriers to developing the new Twin Pines community, and is inconsistent with future options for the lands. It is therefore recommended that the security of tenure provisions of the Agreement not be extended.

It is to be noted that a decision not to extend the security of tenure does not mean that tenants must vacate the park on Oct. 1, 2016. Each tenant is party to a land lease directly with Peel Living which will continue on its terms, whether the security of tenure provisions expire or not. Hence, there will be no homelessness created as a result of the expiry of the security of tenure provisions and all tenants who wish to remain part of the future Twin Pines community will have a first right to do so. Additionally, any tenure arrangements relating to the new Twin Pines model will be shaped and defined by the Community Planning process. As such, staff recommend that the current security of tenure provisions will not be extended. Staff are optimistic that the proposed Community Planning Process will yield satisfactory terms for all residents that wish to be part of the future Twin Pines as an affordable modern and sustainable community.

## **FINANCIAL IMPLICATIONS**

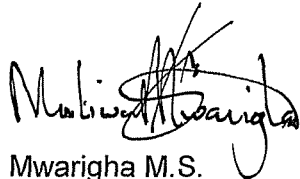
Staff require an additional four months to complete a detailed financial report outlining the cost of supporting the recommended Community Planning Process. The goal is to submit this report to the Peel Living Board no later than February 2013.



## RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES

### CONCLUSION

Every effort has been made to engage stakeholders in an inclusive and productive review of Twin Pines. The quality of work produced by IWB to frame the review and discussions on the prospects for a long-term highest and best use of Twin Pines, has exceeded expectations. IWB's approach has reframed the Twin Pines issue in a balanced 'triple bottom-line' manner that incorporates the interests of all stakeholders - residents, Peel Living and neighbours - in co-creating options for a new future for this community. The processes used in the review have created a foundation for an open and collaborative relationship involving all stakeholders that will serve to build a new, strong, sustainable and affordable community at Twin Pines.



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### Approved for Submission:



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D. Szwarc, Chief Administrative Officer

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c. Legislative Services

## RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES

### APPENDIX I

#### Commitments to Residents of Twin Pines (Key Principles)

1. Peel Living is committed to the Twin Pines neighbourhood, ensuring that 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.
3. Residents will be offered the option to remain in the future Twin Pines community
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.
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.
6. Any other commitments with legal implications will be considered by the Peel Living Board of Directors and communicated.

**APPENDIX II**

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**RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES****APPENDIX II****Twin Pines Challenges and Opportunities**

The community and professional workshops started with an acknowledgement that Twin Pines is a relatively successful affordable housing model in the Region of Peel, one that faces a number of challenges and opportunities, to ensure its long term success.

The main issues and challenges highlighted during stakeholder consultations included:

- Increasing Twin Pines resident anxiety due to the expiration of security of tenure in 2016, and concerns about the long term status of existing residents.
- Escalating resale values of mobile homes and implications of residents profiting from the increasing value of the land (a public entity owned by Peel Living) – represents both a public policy issue and a threat to Twin Pines' long-term status as an affordable housing community (i.e. affordability for low-income people seeking entry to the community is reduced).
- Growing pressures on Peel Living to provide more affordable housing and to maximize the use of the land at Twin Pines
- Increasing (and somewhat unpredictable) costs, liabilities and hardships in the next decade - for Peel Living and tenants - associated with an aged, inefficient and code non-compliant infrastructure of services (hydro, water, sewage).
- Escalating concerns with an outdated management framework and procedures for development control that result in non-compliant upgrades to the units and that may hinder opportunities for improvements to infrastructure and overall physical layout of Twin Pines.
- Growing disparity in quality of housing due to a mixture of well maintained mobile homes next to ones with unauthorized semi-permanent extensions and others of aging state.
- Emerging opportunities to look at the current review process as an opportunity to re-model Twin Pines as a best practice affordable and green housing community, taking into account its unique character as a community of people with a financial stake in their mobile homes.

The stakeholder consultations sought to address these issues while maintaining Twin Pines unique and vibrant character as an affordable housing community and some of the options developed during the charrettes reflect this.

**RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES****APPENDIX III**

This Appendix provides a summary of the challenges and opportunities identified through the professional and community workshops (charrettes).

**Summary of Community Charrette Priorities in IwB's Report**

The IwB resident and community stakeholders engagement process resulted in ten (10) priorities – classed into four (4) main themes.

**a) Stakeholder Model**

- Stakeholders as a whole have a common desire to maintain the Twin Pines community, preserve its beauty and unique character, and to continue their involvement in the planning process.
- Residents want to stay at Twin Pines and have personal financial interests linked to ownership of their homes.
- Stakeholders, as a whole, want to minimize disruption during the transition process and want any proposed development plans to consider their financial and personal circumstances and interests.

**b) Neighbourhood and Dundas Corridor Links**

- A future plan for Twin Pines should tie into the City of Mississauga Dundas Street corridor vision and overall development trends of the surrounding neighbourhood. There should be strong linkages between Twin Pines, neighbours, educational institutions, social services, local businesses and industries.
- Increasing density to the south of Twin Pines (along the Dundas corridor) appears to be a win-win situation to the majority of stakeholders, and to the financing of future development, but large scale increases in density across the whole sight are not attractive.
- Traffic issues need to be addressed to ensure development does not adversely affect neighbours.

**c) Community Enhancement**

- The future of Twin Pines should improve the community's housing design and green stature.
- Upgrades to the current housing stock and building new affordable housing enhances Peel Living's social housing portfolio. It also creates opportunities for new financing and comparable home ownership models.
  - Upgrades will ensure that current property and building codes and standards are met.
  - Enhancing existing roads and creating new networks will improve mobility and connections between Twin Pines and the surrounding community, while managing traffic flow appropriately.

**d) Sustainable Management and Financial Model**

- Suggested new development at the southern end of the property assists with increasing affordable housing, raises funds for crucial infrastructure improvements and utilizes the property more efficiently.
- Creating a management model for Twin Pines that helps to correct development control and prevents land speculation is essential.

**RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES****Summary of Professional Charrette Options in IwB's Report**

The professional charrette produced the following options; several of which are comparable to options resulting from the community charrettes:

- leave as-is
- sell the property
- Twin Pines mid-rise and high rise development
- long term neighbourhood opportunity model
- Twin Pines Legacy Rebuild Model

Assessment of these options in terms of highest and best use is provided below. It is based on IwB's analysis of the options using a "triple bottom line" and "community priorities" assessment. (IwB's complete analysis of these options is included on pages 62 to 73.)

**"Leave As-Is" model**

Analysis of all the options developed using a "triple bottom line" and "priority assessment" analysis reveals that if Twin Pines remains status quo (ie. "Leave As-Is") many of the main issues and challenges for Twin Pines can not be resolved. The "Leave As-Is" model therefore can not be considered the "highest and best use".

(Page 62 of the IwB report provides a complete analysis of the "Leave As-Is" model.)

**Selling the Property**

Selling the property supports 'highest use' as a developer would almost certainly increase density across the entire site. However this is not the recommended 'best use' as it overlooks the success of Twin Pines as an affordable home ownership community and decreases supply of affordable housing in the City of Mississauga.

**Neighbourhood Rebuild Model; Twin Pines Mid-Rise/High-Rise Development**

These models support "highest use" as they suggest a total redevelopment of Twin Pines that increases density and increases economic returns. They also represent the way private developers would typically approach the total redevelopment. These models, however, lend minimal consideration to the needs of Twin Pines residents, especially low income residents. Under these models the community character of Twin Pines (identified as a major consideration by the stakeholders) also could not be maintained. These models therefore are not recommended for the future of Twin Pines.

**Twin Pines Legacy Rebuild Model**

This model was found to address the greatest number of the priorities Twin Pines stakeholders determined necessary for a long-term plan for Twin Pines. It was also the model that was most consistent with the Twin Pines Forever model developed in the community charrette. This model scored the highest using IwB's methodology to assess highest and best use.

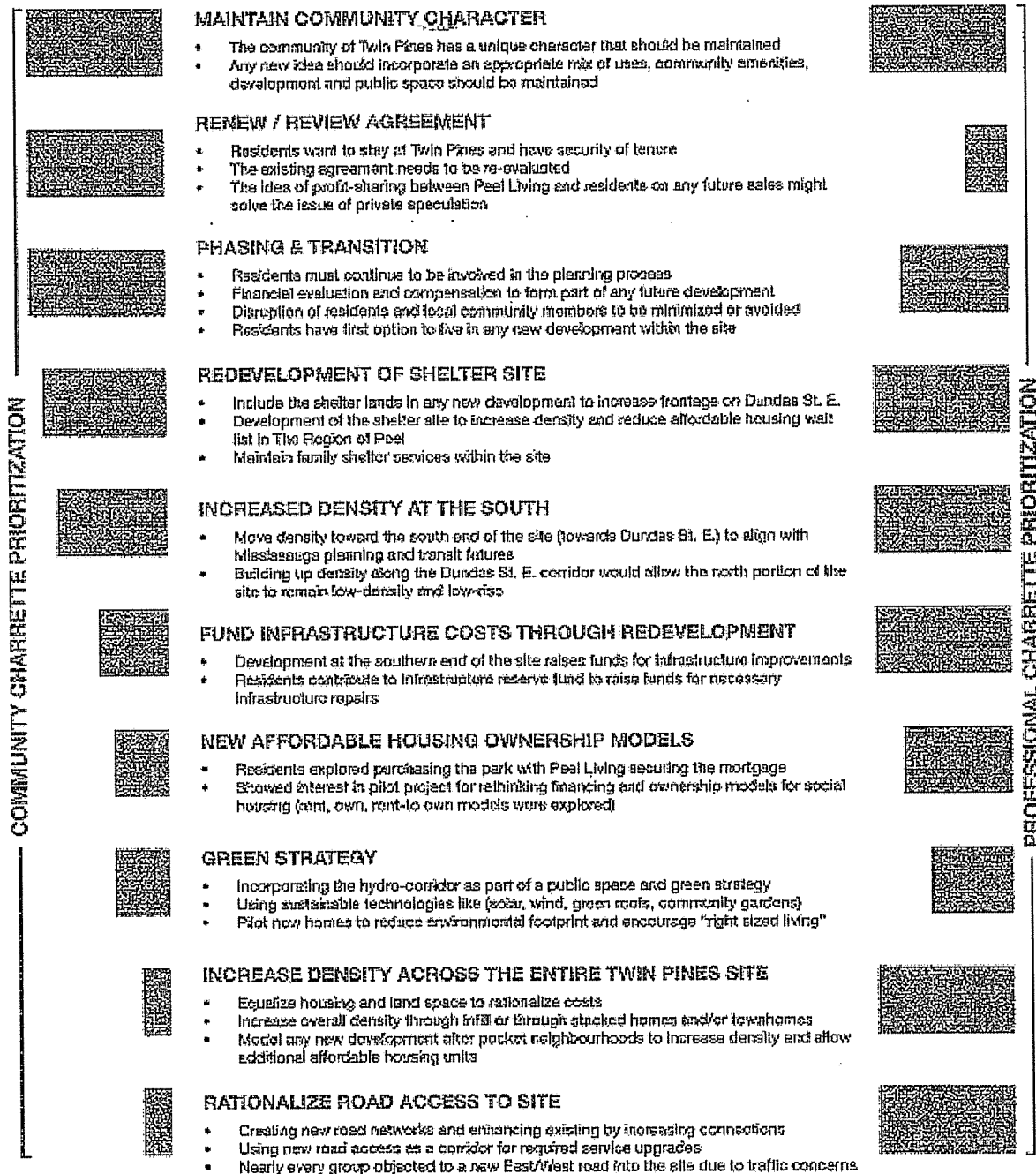
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APPENDIX IV

The ten community priorities identified in the options developed through the charrette process. The principles recommended to guide the Community Planning Process in this report were extracted from these priorities.

(The bars to the left represent degree of importance the priority is for the community and bars to the right represent degree of importance the priority is for the professionals).

CHARRETTE PRIORITIZATION COMPARISON



COMMUNITY CHARRETTE PRIORITIZATION

PROFESSIONAL CHARRETTE PRIORITIZATION

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**APPENDIX V**

**Peel Living's Response to address neighbours' concerns**

1. Neighbours are requesting a Deferral as they would like responses to their queries.

Peel Living's response:

The initial Peel Living Board meeting to present the consultant and staff reports was scheduled for July 5, 2012. Residents of Twin Pines asked for a deferral of this date to allow for more time to review the reports and to prepare a delegation to the Board. A new date was therefore scheduled for October 25, 2012. In order to be able to explore the various questions and concerns being asked by residents and the surrounding community, a Community planning process is required. It is therefore imperative that we proceed with the October 25 meeting date to gain permission from the Peel Living Board to move ahead with a Community Planning Process. To do otherwise would not be in the best interest of residents and would add to their level of uncertainty.

In consideration of the latest feedback received from the residents, Peel Living staff have made changes to their staff report, specifically that the proposed Community Planning Process look at the principles within the Twin Pines Forever/Legacy Rebuild model and not recommending a final Legacy model as the sole solution going forward.

2. Neighbours recall a 99 year Lease being in place.

Peel Living's response:

This has never been an option.

3. How is Sean being compensated?

Peel Living's response:

Public Interest is being compensated by Peel Living to provide the residents with an independent facilitator and to support their involvement.

4. Looks like many children reside at Summerville Pines. Is it not a seniors only building?

Peel Living's response:

On-site staff has not noted violations to the tenancy agreements; we do not have influence over visitors to the building.

5. Neighbours are not pleased that there was no community input with respect to the placement of the Family Shelter.

Peel Living's response:

Peel Living/Region of Peel ensured considerable community engagement with Councillor support to educate and advise the community of the need for inclusive neighbourhoods. In fact, many of the community advisory committee members chose to volunteer at the family shelter.

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6. Neighbours do not want the east/west roads opened.

Peel Living's response:

No final decisions have been made about the road network for Twin Pines. The Community planning process will include studies of traffic flow and potential options for vehicle movement. We will work with the City of Mississauga with regards to any traffic flow options.

7. Neighbours want an evaluation of property values.

Peel Living's response:

Property values for Twin Pines will be evaluated during the Community Planning Process.

8. Neighbours do not feel the Region has been transparent with respect to the planning process of Summerville Pines and Peel Family Shelter.

Peel Living's response:

Community meetings were held in both cases to notify surrounding residents of changes to the community. Councillor involvement and support has always been sought with any changes. As well, the City of Mississauga mandates that a public meeting be organized for developments of this nature.

9. Can Habitat for Humanity be involved?

Peel Living's response:

All options are open in the proposed Community Planning Process and visioning for the future Twin Pines.

10. Look at other sites ie. Power Plant site, other Peel Living real estate, encourage/mandate commercial developers to build housing adjacent to their properties which could help reduce sprawl eg. Walmart at Dixie/Dundas GO or Galleria Mall at Dundas/Dixie.

Peel Living's response:

Peel Living does not own any other large acreage in the City of Mississauga. This area of Mississauga appears to be undergoing revitalization and intensification as land is becoming premium throughout Mississauga.

11. What kind of parking will be created? underground?

Peel Living's response:

A Community Planning Process is required to respond to this level of detail.

12. What is the potential number of residents and new residences under the Legacy Rebuild option?

Peel Living's response:

A Community planning process is required to respond to this level of detail.



**APPENDIX V**

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**RECOMMENDATIONS FOR A FUTURE LONG-TERM PLAN FOR TWIN PINES**

13. The Report indicates Twin Pines is in the "heart" of Mississauga where, in fact, is on the periphery, at the Etobicoke border.

Peel Living's response:

We will note this for future communications.

14. Concerns for safety, Traffic, etc.

Peel Living's response:

The Community Planning Process will include the City of Mississauga to ensure any proposed ideas meet all the standards required in the City's master plan.