



MARCH 2017

Project Update

On February 16, 2017, the Peel Living Board of Directors endorsed the Total Public Value Framework. The Framework, or vision, will guide the decision making related to project, and the ultimate plan for the future Twin Pines site.



Total Public Value - The Vision

What is it?

The vision, or Total Public Value (TPV) Framework, is to create a community that provides a mix of housing options, is age-friendly, connected and environmentally responsible, and supports the financial sustainability of Peel Living's affordable housing portfolio. The TPV Framework consists of **Guiding Principles and Outcomes** to be achieved through the redevelopment project. The TPV Framework is shown on the next page.

How was it developed?

The TPV Framework was developed based on previous work including the 2012 Charrette and the 2015 Housing Needs and Financial Impact Assessment, current research and consultation with a number of stakeholders including the Twin Pines residents and neighbouring community.

Why is it important?

The TPV creates a clear vision for the future and will guide future decisions related to the redevelopment. The full Total Public Value Report (February 16, 2017) can be viewed on the Twin Pines Redevelopment Project website at: peelregion.ca/peelliving-twinpines

Twin Pines – Total Public Value Framework



KEY DRIVERS STRIKING THE BALANCE

Housing Options

Creating a mix of housing options that respond to community needs

Affordable Housing Sustainability

Ensuring Peel Living's affordable housing portfolio can be sustained and improved now and in the future

KEY PRIORITIES

CREATING A COMPLETE COMMUNITY

Age-Friendly Community

Developing a community where residents can live active and healthy lives

Connected Community

Fostering a connected and inclusive community

Environmental Responsibility

Protecting and enhancing the environment for generations to come

Our Guiding Principles

Honouring Commitments

Upholding our commitments to residents

Being Responsive

Ensuring that the development will be flexible to change

Innovative Solutions

Remaining open to innovative ideas and solutions

Considerate Transformation

Minimizing disruption to impacted stakeholders

Site Testing Update

Environmental testing was completed in fall 2016 to inform redevelopment planning. Testing locations (borehole and random soil samples) were selected by the consultant, WSP Canada Inc., based on their review of historical site information and preliminary site assessment. Some of the testing sites were located on the road way which can assist in providing an indication of the extent of any site contamination and migration.

The test results have not indicated any concern for the continued use of the site or health and safety risk. These results will be used to inform the development of the project business case. Additional testing will be completed as required. For more information, a summary memo is available on the Twin Pines Redevelopment Project website at: peelregion.ca/peelliving-twinpines

Next Steps

February – June 2017 (Business Case Development)

- Identification of preliminary development concepts
- Market sounding exercise
- Qualitative and financial assessment of preliminary development concepts and delivery models
- Development of business case report
- Presentation for approval by the Peel Living Board – June 1, 2017

Summer 2017 - Newsletter update to Twin Pine Residents

Twin Pines Redevelopment Project Timeline

2012 Charrette	2015 Housing Needs & Financial Impact Assessment	Late 2016–Early 2017 Total Public Value Framework	Mid 2017 Business Case & Project Approach Selection	Late 2018 Implementation Plan May include: partner selection, site plan, implementation schedule, details for existing residents	TBD Detailed Plan May include: planning approvals, detailed designs & permits	TBD Construction May include: transition, site preparation, development
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*Dependent on the conclusion of Phase 1 project approach selection

Question Corner

Here are some of the frequently asked questions received from residents:

1. What does the Peel Living Board Commitment mean that, “Residents will be offered the option to remain in the future Twin Pines community?”

The commitment means that those individuals who are tenants of Twin Pines on or before January 6, 2018 will be offered the option to remain in the future community before members of the public. Decisions regarding the option to remain and other critical redevelopment details are anticipated to be defined by the end of 2018.

2. What are Peel Living's obligations under the Residential Tenancies Act?

The Province of Ontario's Residential Tenancies Act (RTA) requires that Peel Living pay tenants the amount of \$3,000 upon notice of termination. In addition, tenants are entitled to a minimum of 12 months' notice of termination for redevelopment purposes.

3. Has Peel Living made decisions regarding payment to residents?

No. Decisions regarding any payments or special considerations beyond the Province of Ontario's Residential Tenancies Act (RTA) obligations (i.e., \$3,000) have not been made at this time.

4. Will Peel Living reimburse tenants for individual investments related to their mobile home?

No. Peel Living, as a landlord, has no role in financing or reimbursing tenants for mobile home investments.

5. What are my options if I want to leave the site now?

The mobile home is an asset owned by the tenant and, as such, it can be sold or removed from the site by the tenant in accordance with the terms of the tenancy agreement.

Contact us

For more information and updates, visit peelregion.ca/peelliving-twinpines. Inquiries can also be made directly to the Project Manager, Denise Occhipinti at: twinpinesredevelopment@peelregion.ca, or **905-791-7800, ext. 7658**.

