



JUNE 2017

Project Update

On June 1, 2017, the Peel Living Board of Directors approved the Twin Pines Business Case report and directed staff to move to Phase 2 of the Twin Pines Redevelopment project. To read more about the Business Case, see page 3 inside.

Phase 2 includes engaging with Twin Pines residents to develop the Resident Transition Plan and Peel Living selecting a development partner for the redevelopment of the site.



What Happens Now?

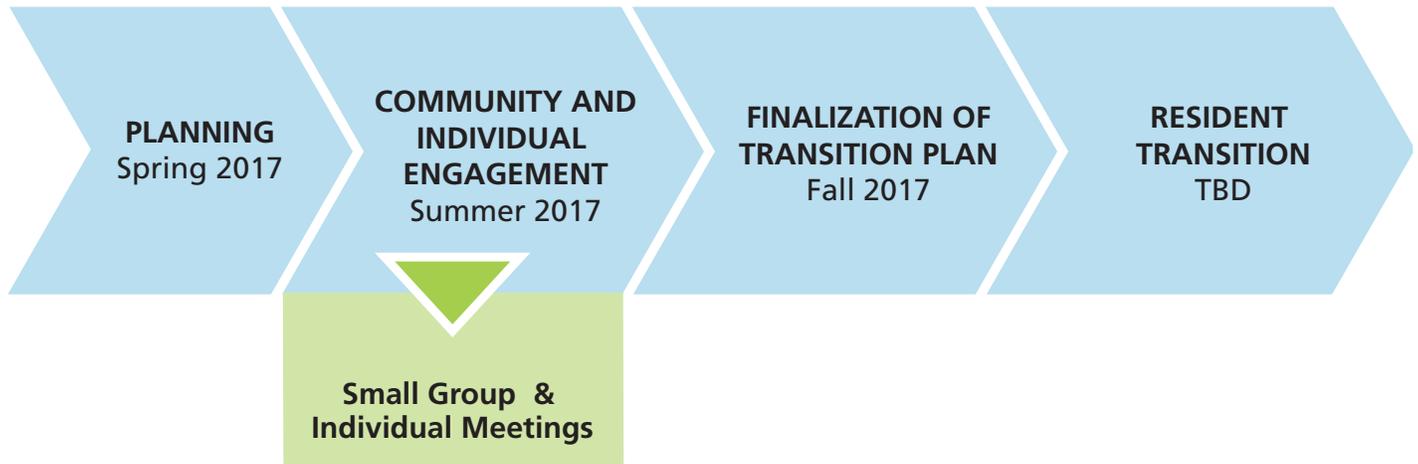
Phase 2 of the project begins this summer and will be completed in late 2018 or early 2019. During that time, the project team will:

1. Engage with Twin Pines residents to develop the Resident Transition Plan
2. Finalize the Resident Transition Plan
3. Select a development partner and a concept plan
4. Initiate planning approvals, as required.

Resident Transition Plan - The Process

This summer, we will organize meetings with Twin Pines residents to get input in order to develop the Resident Transition Plan. Along with this newsletter, you will receive an individualized invitation to attend a small group meeting in July.

The Resident Transition Plan includes four main phases:



The Resident Transition Plan will also incorporate previous resident inputs including the 2012 Charrette, the 2015 Housing Needs and Financial Impact Assessment and the 2017 Total Public Value Report.

The completed Resident Transition Plan that outlines the transition options will be presented to the Peel Living Board at the end of 2017.

Moving forward, independent resources will be available on site to meet with residents and their families to provide connections to services and support decision-making. Details will be provided at the small group sessions and in future updates this summer.



Twin Pines Business Case Report & Project Approach

What is the Business Case? Why is it important?

The Business Case Report includes technical and financial details and analysis of the costs and various approaches to the redevelopment of the site. Based on the analysis, it was determined that the best approach to the project is to select a development partner to help achieve the shared vision for Twin Pines. The analysis will also help Peel Living identify the number of affordable housing units, funding and community partnerships required for the redevelopment.

The full Business Case Report can be viewed on the Twin Pines Redevelopment website at: peelregion.ca/twinpines.

Why will Peel Living select a developer?

The approved project approach includes working with a development partner. Since Peel Living is not a developer, we need to bring on the expertise to take the lead on planning, design and construction of the new development. Peel Living will continue to be actively involved in the process to ensure that the project vision is achieved.

Project Timeline

We are currently in Phase 2 of the project. Once the Resident Transition Plan is approved by the Peel Living Board in late 2017, you will know the available options to help you prepare for the transition.

Construction will begin in Phase 3, and those details will be confirmed once a development partner and plan is selected. Please be reminded that Peel Living will provide you with a minimum of 12 months' notice of termination for purposes of redevelopment (as per *Residential Tenancies Act*).

All phases of the project are shown in the timeline below:



Question Corner

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

1. How many affordable housing units will be included on the redeveloped site?

The types and number of housing units will be confirmed once a development partner is selected. In developing the business case, a mix of housing types including 200 affordable rental units was used to understand the potential redevelopment costs. This is expected to evolve through further planning and the procurement of a development partner to allow for innovative solutions.

2. Who does the commitment “Residents will be offered the option to remain in the future Twin Pines community” apply to?

Peel Living’s commitment to provide the option to remain in the future community applies to persons that are tenants on or before January 6, 2018. Tenants of Twin Pines are those who are named in the Tenancy Lease Agreement with Peel Living (for the lot on which the mobile home is situated).

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

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. Decisions are expected to be made as part of the Resident Transition Plan development, prior to the end of the 2017.

4. Why not just repair the infrastructure and leave the site as is?

In 2012, the Peel Living Board decided to pursue the redevelopment of the site to support its goal of providing sustainable affordable housing into the future for its entire portfolio of properties, and to optimize use of the land to achieve that goal. As the site infrastructure continues to age, there are ongoing operational and financial challenges. Repairing the existing infrastructure would likely result in significant rent increases. These factors were considered when the decision was made to pursue redevelopment of the site.

5. I would like apply for social housing, can I do that?

Tenants can apply for social housing at any time. To apply or get more information, you can visit peelregion.ca/housing/social/ or call 905-453-1300.

In addition, the onsite resources mentioned on page 2 will be able to provide residents with information relating to housing and other services based on individual needs.

Contact us

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

