



FIRGROVE MASTER PLAN

WHAT WE HEARD REPORT
TENANT COMMUNITY
WORKSHOP **NO.2**

PREPARED BY:
THE PLANNING PARTNERSHIP

OCTOBER 2018



FIRGROVE MASTER PLAN

WHAT WE HEARD

66

INTRODUCTION

FIRGROVE MASTER PLAN

The Firgrove Master Plan is an opportunity to envision how to build a better, healthier, safer and connected community through redevelopment. The Master Plan will be founded on guiding principles revealed through 'ReSet' and created through an extensive engagement process to gather input from the tenant community, City staff and TCHC. The Master Plan will provide a clear vision and framework for community building.

**Firgrove-Grassways Master Plan
Community Workshop #2**

Date: Tuesday August 28th 2018

Time: Two Sessions 4:30pm and 6:30pm

Location: Firgrove Recreation Centre (FLICC) at 11 Bluegrass Way

Toronto Community Housing is committed to providing safe and healthy housing.

Please **join us** at a community meeting to continue developing the Master Plan for the revitalization of the Firgrove-Grassways community.

Come have your say in making **Firgrove-Grassways** into a more vibrant, healthy and inclusive neighbourhood!

All relocated tenants and current tenants are invited to come out to the meeting on August 28th

For more information:
Jessie Zorzella • 416-995-8270 • jessie.zorzella@torontohousing.ca

Outreach consisted of door-to-door flyer distribution and posting, and phone calls to relocated tenants. In addition, a newsletter was circulated (see Appendix A).

TENANT COMMUNITY WORKSHOP NO. 2

The second tenant community workshop took place on Tuesday, August 28, 2018 at The Firgrove Learning and Innovation Community Centre. The event offered several ways for tenants to connect with the team, to engage in conversations and to provide input to the Master Plan.

The workshop began with a presentation by TCHC staff and the design team that included:

- A recap of the Firgrove Master Plan process
- A summary of 'What We Heard' from the first workshop
- An overview of the 'Guiding Principles' established through 'ReSet', with a focus on planning and design related principles that were then reaffirmed and refined through the first workshop
- A description of two preliminary concepts

At the conclusion of the presentation, participants were asked to provide their feedback on the two preliminary concepts through a number of activities including:

- Table group discussions on the two concepts
- Station activity: A green dot/red dot (thumbs up/thumbs down) survey of the key elements of the two concepts recorded on panels
- Station activity: General comments recorded on panels of the two concepts

The following is included in this report:

1. An overview of the presentation
2. Information panels on display:
 - a. TCHC Process and Timing
 - b. Master Plan Process and Timing
 - c. What We Heard from ReSet Consultation
 - d. Design Principles
3. Summary of input/commentary from Table Group Discussions
4. Summary of green dot/red dot survey

OVERVIEW OF THE PRESENTATION

To kick-off the presentation, TCHC provided a brief background to the Master Plan and introduced the team:

- TCHC Development Division is managing the Master Plan process in partnership with the TCHC Facilities Management Division.
- The Planning Partnership (TPP), is working with TCHC, stakeholders and tenants to create a Master Plan.
- LGA Architectural Partnerships (LGA) is supporting The Planning Partnership in preparing the Master Plan.
- TCHC Capital Engagement and Conservation Program (CECP) is providing tenant engagement support to the Master Plan.

TCHC provided ground rules for participants to follow during the workshop to facilitate participation and provide a welcoming meeting environment. TCHC also answered a number of general questions and concerns and introduced plans for opening the “Revitalization Office” on-site, for community members to drop-in and share their ideas or concerns.

The Planning Partnership provided a summary of ‘What We Heard’ from the first workshop, an overview of the ‘Guiding Principles’ and introduced two preliminary concepts.

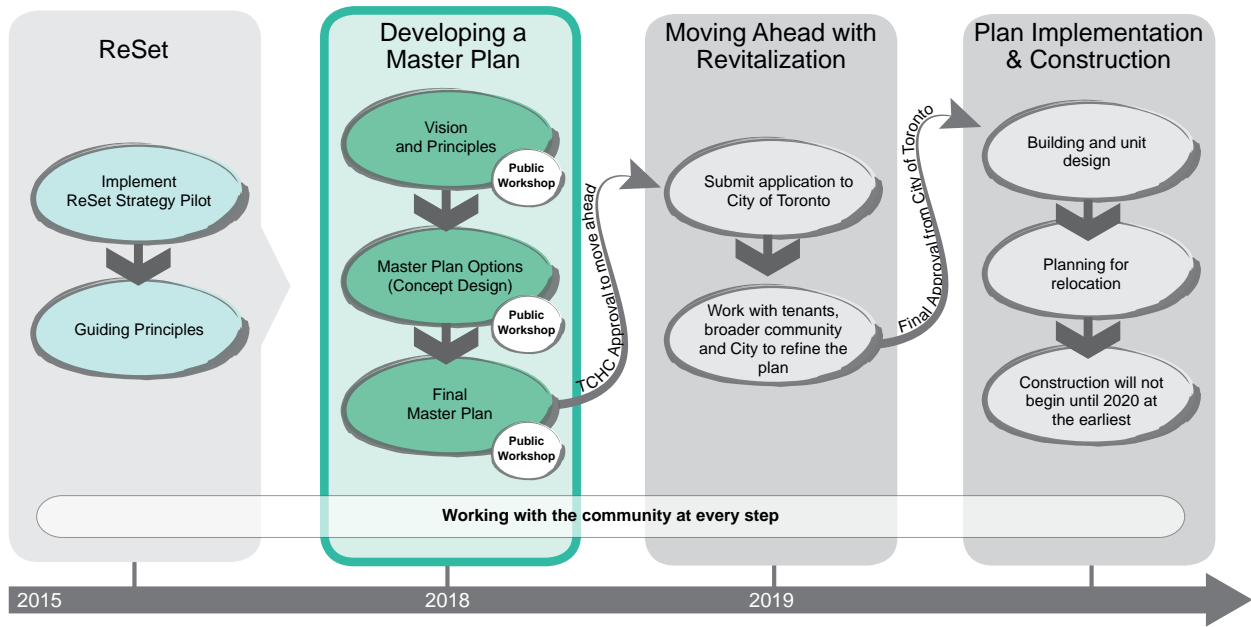


DISPLAY PANELS

Overall Process and Timing - Master Plan process in context with ReSet and subsequent steps.



PROCESS + TIMING

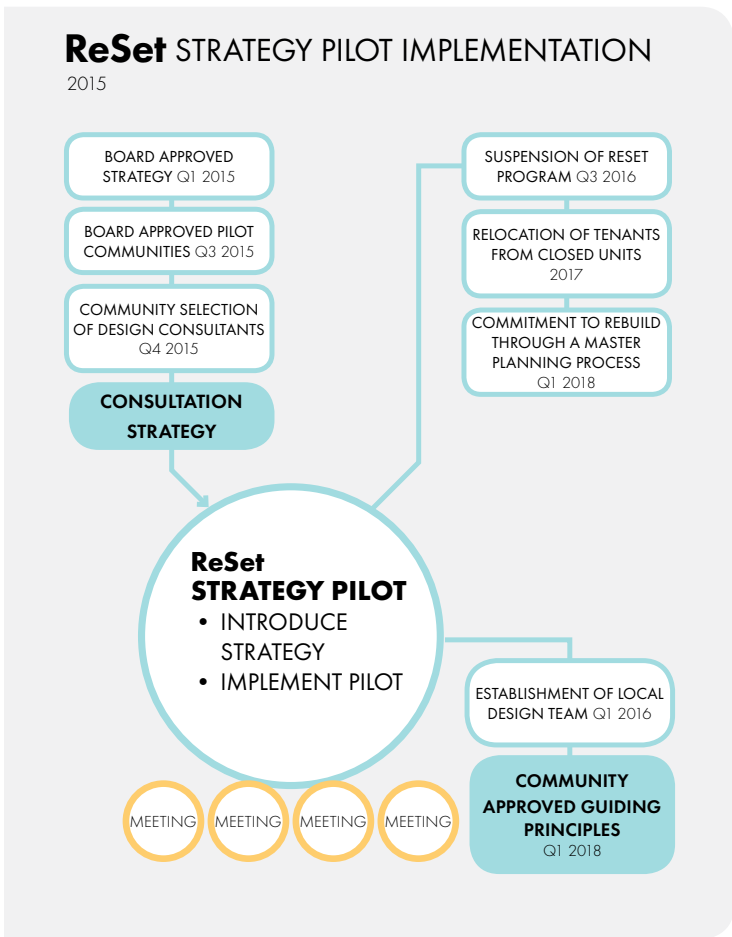


DISPLAY PANELS

Details of the Master Plan Process in context with ReSet.

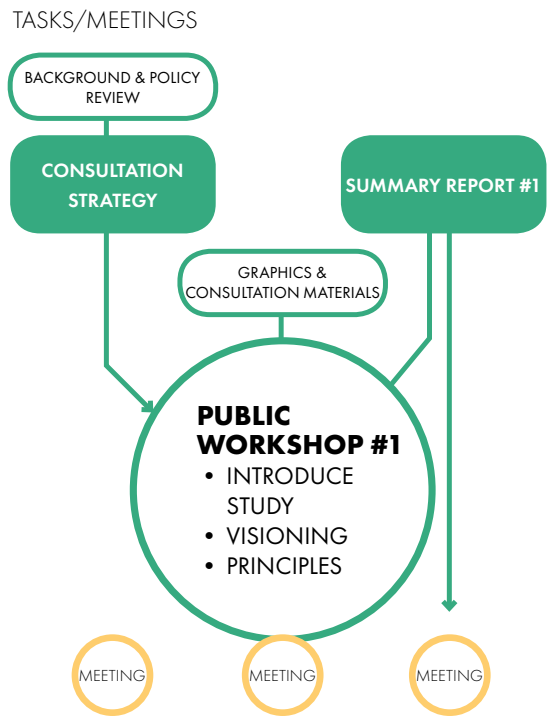


MASTER PLAN PROCESS + TIMING



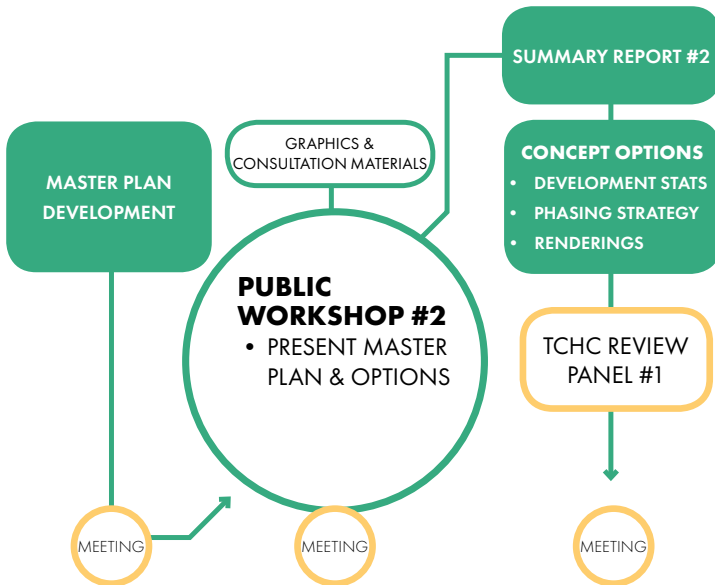
STEP 1 VISION AND PRINCIPLES

JUNE JULY



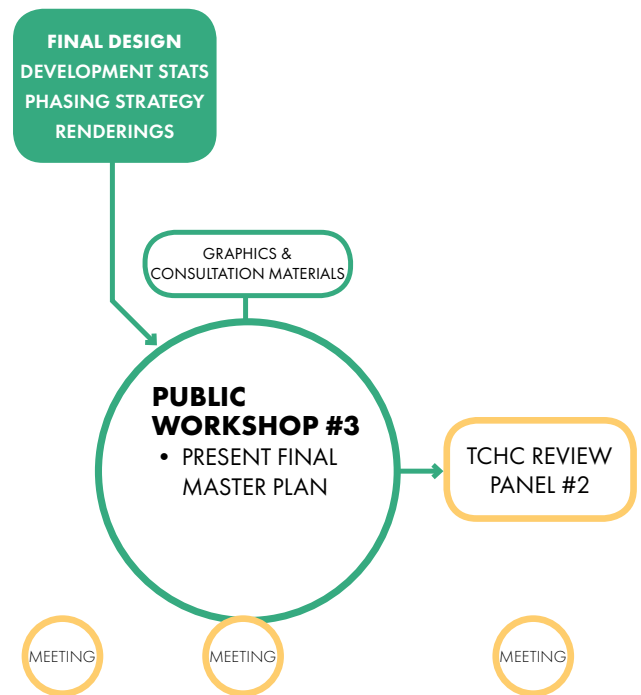
STEP 2 MASTER PLAN OPTIONS

AUGUST SEPTEMBER OCTOBER



STEP 3 FINAL MASTER PLAN

NOVEMBER DECEMBER



PLANNING APPROVALS PROCESS
COMMENCES WITH APPROVED DEVELOPMENT CONCEPT PLAN



WHAT WE HEARD FROM RESET CONSULTATION

Consistency, clarity and transparency of communications • Managing expectations is critical • **Inclusion of key stakeholders (city and community partners)** • Front line staff working with community members on a day to day basis need support • **Ensure participants have maximum opportunity to engage** • Translation and interpreters for meetings • Tenants from all demographics expressed interest and willingness to take on leadership roles to build and advance **healthy communities** • Community events/activities brought people out who had not traditionally participated and strengthened community building and leadership • Some difficult to reach populations were not engaged • **Continuously identify who is excluded and develop strategies to reach and engage them** • Include all grass roots community groups and community leadership • Animator programs and other leadership development activities • **Engagement strategies are needed to ensure full participation from all resident groups** • Focus on inclusive processes • **Quality of housing** • Opportunities for training and employment • **Strengthening community safety** (improved infrastructure and community safety initiatives) • Better access to health and community services and recreational programming • Youth engagement and leadership • **Strengthen connections between the TCH community and the surrounding neighbourhoods** • Recognize and validate resident contributions • Tenant lead activities and participation at planning tables • Maximize quality of life and opportunity for tenants • **Strengthen connections between townhouse and high-rise tenants** • **Inclusion of tenants, community service providers and other key stakeholders** • **Collaborative processes support connected communities** • Explore use of available spaces in the community for agency and resident led programming • **Continue support for youth initiatives and community activities** • Parenting and family supports • Sports and art-based programs • Food access and security programming, including community gardens • **Integrate physical redesign and community engagement and development** • Relocation staff and RCS engagement staff need to be better aligned • Staff should be visibly present or easily accessible in the communities • Tenants should be aware who the local staff members are • Consider assigning dedicated youth workers • Management level staff should be present at city neighbourhood planning tables • Neighbourhood based community safety committees, local immigration partnership and agency network tables • **Ensure that relocated tenants from Firgrove are included in information meetings and any planning for the Firgrove community** • Senior staff presence in TCH communities is highly valued by tenants in demonstrating commitment, leadership and accountability • **Building relationships with Grow Our Grassways, and similar groups of tenants and agencies, is essential to learn about and respond to concerns and bring the groups, where possible, into the collaborative community process** • Drafty windows • Windows are hard to clean • Poor heating and non-functioning radiators • Would like to control unit temperature • Poor ventilation • Burst pipes leaked into multiple units • Remove barriers to resident and service access to space • **Need to replace duplexes** • Basements fans are continuously running and are loud • **Waiting area for wheel-trans and taxis** • Issue with elevator getting stuck and poor lighting • Laundry machines are not working properly • Hallways need cameras, directional signage and glass doors for increased safety • Need flooring upgrades in units • Closet doors are broken and falling off • **Rebuild the community centre and childcare centre** • Mold concerns and cracks in ceiling • Cleaning staff is excellent, need improvements to waste management • Residents leave garbage in hallways and garbage chutes • Residents are not using recycling properly • **Trespassers looking through garbage enclosure** • Issues with contractors • **Mural on 11 Blue Grassways should be relocated** maybe the mural could be relocated to 5 Needle Firway • **Accessibility upgrades for the elderly** • Need access to boardroom for tutoring and events • Better security in the building at night • Fire alarms go off often because of smoking in hallways and stairwells • Issues with pigeons • **Street pattern through the community** • **Maintain the pool** • High temperatures in units during summer months due to the exterior materials • Residents are **happy with lawn care, gardens and plant life** in the community • **Dissatisfied with common areas** in the community and repairs over the past couple of years • Positive comments regarding the superintendent and response to residents requesting repairs • Garbage disposal issues in the community • Tenants throw garbage over balconies onto the lower unit's property • **The physical layout of the Firgrove community was identified as a major safety concern because it was thought to invite crime** • Concerns with the layout of the roofs and the risk of intrusion • Drug and violent crime were identified as events that had taken place in the community multiple times, resulting in residents feeling unsafe within the TCH complex and surrounding areas • Install more working cameras in high traffic areas, corners, elevators and stairways and improve the quality of existing cameras to combat some of the vandalism and deviant youth activity taking place in the building • Continued **programming geared towards children and youth** is needed in the community • **The layout of the community is confusing and in some cases, the lack of street names, unit numbers and roads** can cause delays of up to 20 minutes which has seriously impacted medical outcomes and crime prevention • Firgrove TCH staff are working to develop food sharing programs and workshops geared towards developing and growing a garden • Programs such as gardening workshops may provide an additional opportunity for adults and seniors to be engaged • Continue to advertise programs and encourage residents to access them • **Construct safer spaces for children and youth to play** • Increase programming during the summer months • Homes that residents are proud of and outside community members will want to visit • Satisfaction with their building/unit and feelings of safety and security are key drivers of residents' pride in their community • **Communications should be clear and disseminated in a timely manner so that residents feel informed and included in the process** • Child and youth programs contribute to the development of relationships among youth in the community, and serve to reduce idle time that can lead to high risk activities • Maintain a flexible and unique approach to programming • **Continued efforts should be made to ensure tenants feel safe in their units as well as in common, shared and public areas in buildings and complexes** • Working security cameras and lights would increase feelings of security • Increase collaboration among residents, building superintendents, property and operating unit managers • **Physical improvements, such as changes to the physical layout of communities, would facilitate access to the community for residents, visitors, and first responders** • Engage surrounding neighbourhoods through community events and meetings such as summer markets, agency roundtables, and inter-community leadership meetings • **Improvements to the physical infrastructure of the communities will make residents feel more comfortable welcoming others into their community**, which will help reduce the stigma which residents currently feel surrounds TCH communities.

Bolded comments are specifically relevant to the Master Plan process.

Summary of What We Heard through ReSet consultations.



DESIGN PRINCIPLES



01

Encourage integration, inclusivity and social equity

Promote easy access to community spaces and activities for everyone. Connect Firgrove to the larger community by providing a variety of housing, streets, connections and community facilities that are accessible to all.



02

Strengthen the heart of the neighbourhood

Provide a new community centre, day care and recreation facilities on public streets that are safe, public, open and accessible to all.



03

Lead with landscape

Design with high standards for landscape. Create beautiful tree lined streets, parkland, and strong connections to the surrounding schools, parks and green network.



04

Provide a mix of well-designed housing

Provide different types of housing (townhouses and apartments) and ownership models (TCHC, affordable housing and market housing). Locate buildings to face streets and public spaces. Create 'eyes on the street' to enhance safety.



05

Create public streets

Streets provide public access, create development blocks, provide building addresses, create front yards and connect Firgrove to the larger community.



06

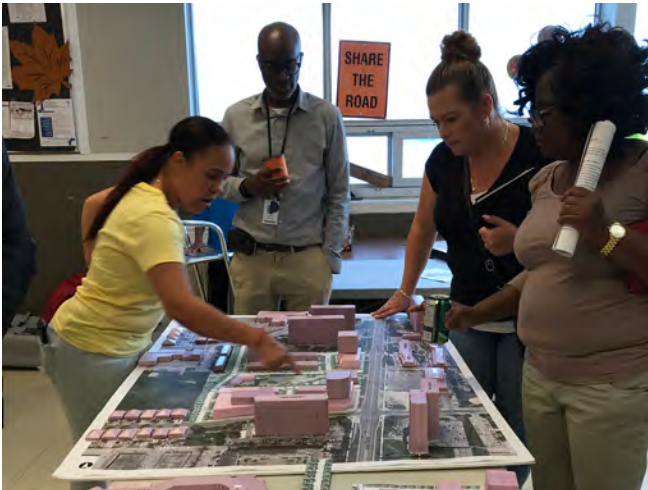
Animate Jane Street

Taller buildings along Jane Street that have ground floor activities that serve the community. Opening up Firgrove to the larger community along Jane Street with street connections and views in.

Guiding Principles that emerged from Tenant Community Workshop 1.



Approximately 70 people attended the workshop.



THE CONCEPTS

Both of the plans presented at the Workshop demonstrate the design principles established during Reset and re-affirmed in the first workshop. These six design principles are reflected in both the Linear Park and Central Park concepts.

The plans share similar attributes and elements in terms of neighbourhood structure, the form of housing and the public realm. These include:

- The creation of public streets provides opportunity for front doors and street address for units;
- A centrally located park, accessible to all residents, provides a community focus for gathering, meeting, playing and socializing;
- A community recreation centre and daycare facility located within the public park, takes advantage of potential shared uses and acts as an anchor to the public space;
- The existing swimming pool replaced and located adjacent to the community centre;
- The existing basketball court replaced in the park, in a location that is accessible, visible and has the opportunity to share gathering space with other amenities in the park;
- Opportunities for structured playgrounds, community gardens, seating areas, and pathways;
- Taller buildings located along Jane Street, with opportunity for mixed-uses on the ground floor; and,
- Townhouses located around the public park to frame the open space.

The plans also demonstrate that the shared design principles can be achieved in different ways, including the arrangement of roads, blocks, public space and buildings.

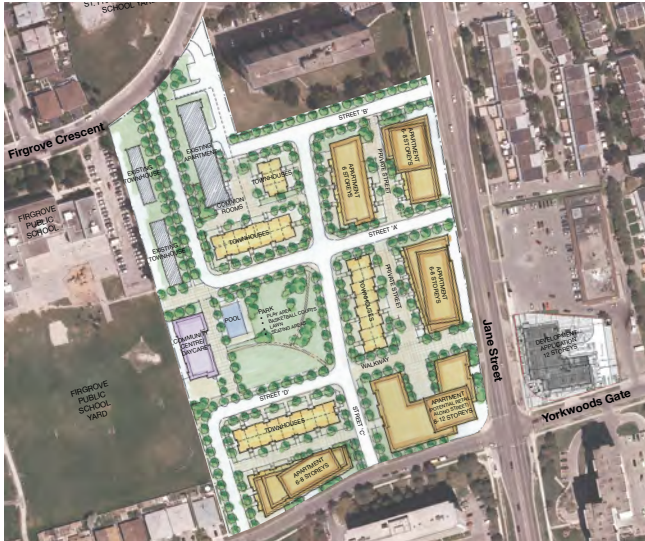
In addition to the main feature of the two plans, namely the Linear Park and Central Park configurations, other key elements that differentiate the plans include:

LINEAR PARK



- Needle Firway and Marsh Grass Way are connected as a new public street that provides access/frontage to Firgrove Public School and a new north-south street through the community;
- The park is linear in shape, oriented in the east-west direction, and extends from the school site to Jane Street;
- The park is surrounded on all four sides by streets;
- The community recreation centre is located at Jane Street to act as a landmark along this prominent street frontage and as a gateway to the community;
- The daycare facility is a separate building located at the west end of the park, and closer to the school.

CENTRAL PARK



- Needle Firway is extended east to connect to Jane Street, while Marsh Grass Way is extended east to connect to a new north-south street;
- The park is square in shape and located next to the school, away from Jane Street;
- The park is surrounded on three sides by streets;
- The community recreation centre and daycare facility are combined in one building located close to the school site.

SUMMARY OF INPUT & COMMENTARY FROM TABLE GROUP DISCUSSIONS

Participants were organized into table groups and asked to participate in discussions on the two concepts. A member of the project team facilitated each group discussion and recorded thoughts and ideas onto the note taking templates provided (see below).

Please record your comments on the lines below

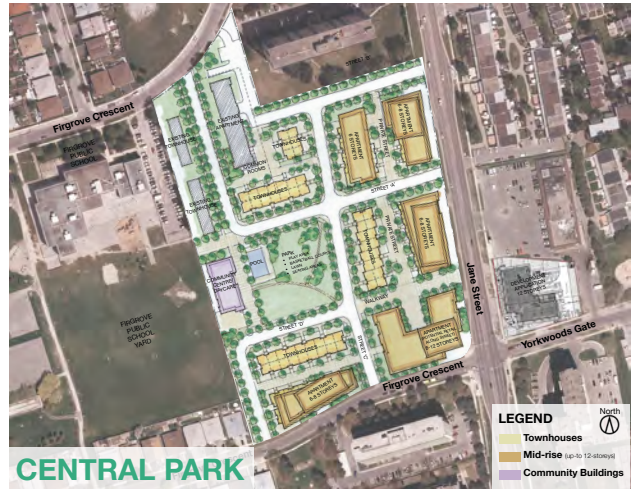


Green space and community facility

New local roads to provide access and address for new buildings

Buildings: Location of new mid rise buildings and townhouses

Other



Green space and community facility

New local roads to provide access and address for new buildings

Buildings: Location of new mid rise buildings and townhouses

Other

Note taking templates with the Linear Park and Central Park concepts.

Please record your comments on the lines below



LINEAR PARK

opening to school and green space
Green space and community facility
too tight -> Not enough space
Where is the Ball court?
Not safe because roads around children
would like daycare and rec in one building
New local roads to provide access and address for new buildings
too many streets
Where is the Basketball court?
Buildings: Location of new mid rise buildings and townhouses
Would like housing to all face in to each other.
"Doesn't feel like one community"
Other
Will there be opportunity for Affordable Home Ownership?
indoor gym in community
Housing around central park with no streets surrounding.
Don't like community centre on the street.
more walking paths instead of streets
something to slow down traffic for safety -> roundabouts + speed streets at certain times
Alright Design with larger buildings at front.



CENTRAL PARK

Green space and community facility
like this layout -> Day Care and CC together. street layout around greenspace.
"Better Overall"
New local roads to provide access and address for new buildings
Don't like roads through neighborhood
Generally feel unsafe with roads in community.
Buildings: Location of new mid rise buildings and townhouses
like building locations
Other
If I live in 5 Needle Cdn My family move into new building
Missie kids

Please record your comments on the lines below

JANE DUNDAS 402B central park safe community



LINEAR PARK

Green space and community facility
like linking Jane to school like this better - can see park from houses around it
may be safer to have the park "divides" the road. - falls less dense and more open
New local roads to provide access and address for new buildings
concern with small private streets
like straight roads: better to oversee
Buildings: Location of new mid-rise buildings and townhouses
mix of units helps stop crime - market + rental units
Other
like to have basement in townhouse
convenience store in winter - less likely to go out
prefer this street layout (people edge on grass) -> safer -> fewer cars
prefer straighter streets along school edge
apartment
open concept units
some units too small / bedrooms small
- small community space for local residents retail

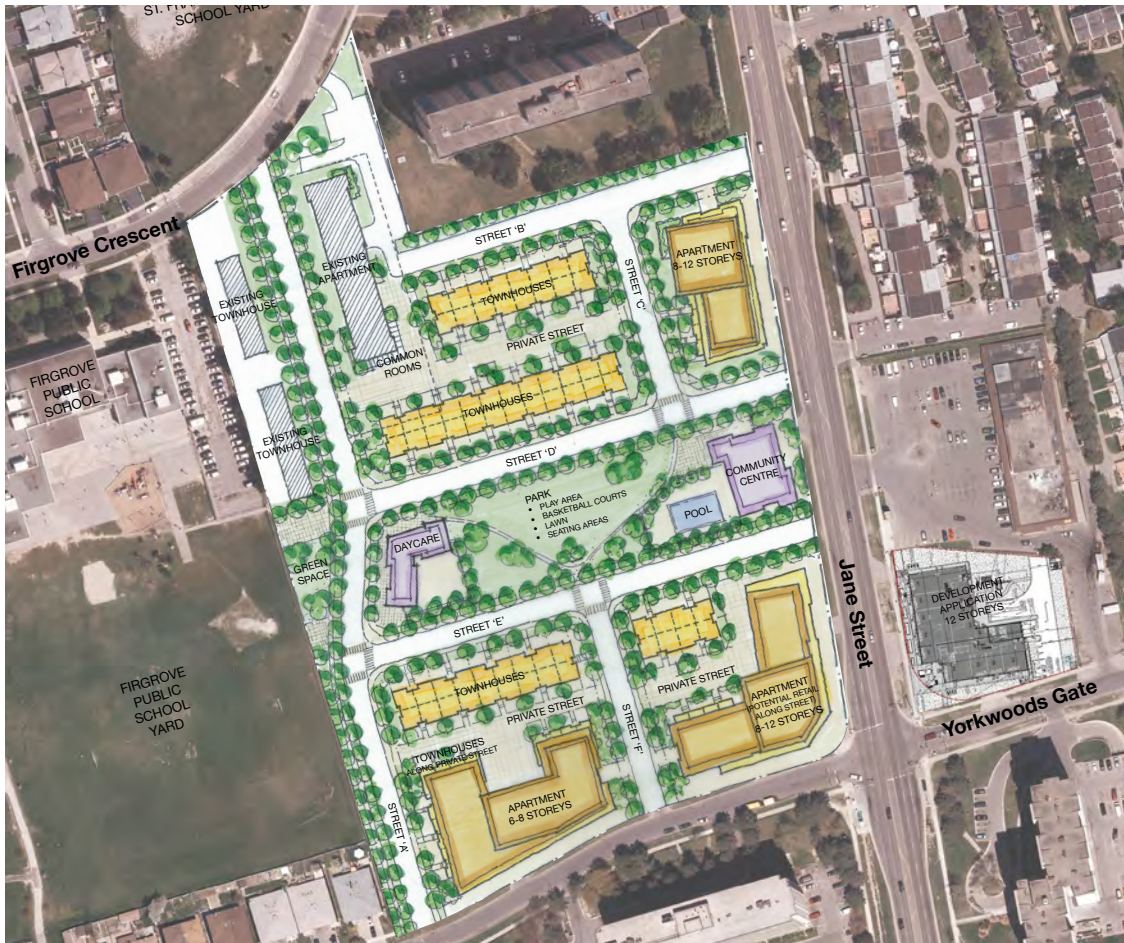


CENTRAL PARK

Green space and community facility
like to have community gardens.
park in this: less noise - kids there to midnight.
New local roads to provide access and address for new buildings
safer
Buildings: Location of new mid-rise buildings and townhouses
apartment
mix tenures together - don't have separate areas eg. just for TCH
mix everything on site helps prevent crime
Other
like to have indoor pool for year round use
- small community space for local residents retail

Examples of the templates with comments

SUMMARY OF INPUT & COMMENTARY FROM TABLE GROUP DISCUSSIONS



LINEAR PARK - SUMMARY OF WHAT WE HEARD

1. Measures should be taken to provide a safe environment for residents. The layout of the Linear Park Concept's open space might provide better visibility and appears to be more open. The park should provide space for community activities to take place. There are concerns with having streets along all sides of the park.
2. Combining the community centre and the daycare into one building, in proximity to the school, could be more convenient than having two separate buildings.
3. The street configuration should allow for clear sight-lines to enhance safety. There are some concerns with having through traffic and connections to Jane Street. Walkability is important and pedestrians should feel safe.
4. The building height is acceptable, with taller buildings fronting onto Jane Street. Taller buildings allow for more units. Like seeing a mix of housing types and ownership. Would be great to have retail space and on-site amenities (shop, laundromat, clinic etc.).



LINEAR PARK - TRANSCRIBED NOTES

Green Space and Community Facility

Park Visibility

- Like this concept better, you can see the park from the houses around it
- Like the increased visibility into the school yard/park (there are fewer hidden spots)
- Like that the park can be seen from both sides
- This concept has better 'community watch'
- The park is more visible and accessible in this concept
- Reduce hiding places

Park Layout

- Having the park more open seems safer
- This concept feels less dense and more open
- Like that it opens up to the school and green space
- Like that Jane Street is linked to the school (with the park)
- May be safer to have the park 'divide' the neighbourhood as shown in this concept because it feels more open
- Like the larger green space in this concept
- Like the amount of park space that is available
- Too tight, not enough space
- The location of the park is good for accessibility

Programming

- Where is the ball court?
- Provide space for block party and community cooking equipment (for getting to know your neighbours)
- Have an indoor/outdoor pool
- Have an indoor pool and gym
- Park activities and facilities

Streets Along the Park

- Have concerns with the two streets along the park
- Not safe for children because of the roads
- Prefer this concept because the continuous street along the park edge seems safer
- Have housing around the park without the streets surrounding it

Community Centre / Daycare

- Daycare is a big issue
- Would like an indoor gym in the community centre
- Don't like that the community centre is on the street
- Like the community centre along Jane Street
- Would like the daycare and the community centre to be one building
- Move community centre to the daycare location (have them together)
- Combine the community facilities into one building, close to the school
- Like having a separate day care and community centre
- Like having the daycare close to the school
- Close proximity of the school and the community centre would be convenient
- Like that the community centre is larger

New local roads to provide access and address for new buildings

Configuration

- Like the road configuration
- Too many streets
- Street 'A' may get very busy with parked cars to access the school
- Street 'A' may get fast moving, outside traffic (this could cause problems for the daycare)
- Concerned about the small, private streets
- Like that you can drive through the neighbourhood (it's more accessible)

Visibility

- Like straight roads because it is better to see
- Would prefer the street along the school edge to be straighter
- Like having roads with clear views

Access

- Don't want people to drive through the neighbourhood
- Like the streets but not the connections to Jane Street
- Jane Street shouldn't have an opening for cars
- Limit road access to certain times

SUMMARY OF INPUT & COMMENTARY FROM TABLE GROUP DISCUSSIONS

Walkability

- More walking paths instead of streets
- Walkability is important
- People used to walk along the street. Create safe streets for pedestrians
- Slow down traffic for safety

Parking

- Should have a parking garage under the townhouses
- Concerned about parking on the street (for residents)
- Allow parking on Firgrove Crescent

Buildings: Location of new mid-rise buildings and townhouses

Configuration

- Would like the housing to all face into each other
- Like the building locations
- Like having the tall buildings at the corners
- This concept looks better because there are fewer buildings
- This concept appears to be more open
- This concept has more of a sense of community
- It doesn't feel like one community
- Dislike the stacked townhouses
- Would like to have townhouse units on the ground floor of the taller buildings

Height

- Tall buildings are okay, as long as there are elevators
- Okay with the height along Jane Street (up to 25 storeys)
- Design is alright (with larger buildings fronting the street)
- Okay with the height because it creates more units and housing
- Have taller buildings and more units, take full advantage of the site

Housing Types

- Like the variety of options for types of homes
- Mixing units types will help reduce crime

- Have a mix of market and rental units
- Combine market housing with TCH (but worried about gentrification)
- Intensify the site and have rental and market units
- Have rent to own
- Will there be an opportunity for affordable home ownership?
- Some would like to have rental and other types of housing, others would not
- Seniors housing
- Keep housing affordable

Units

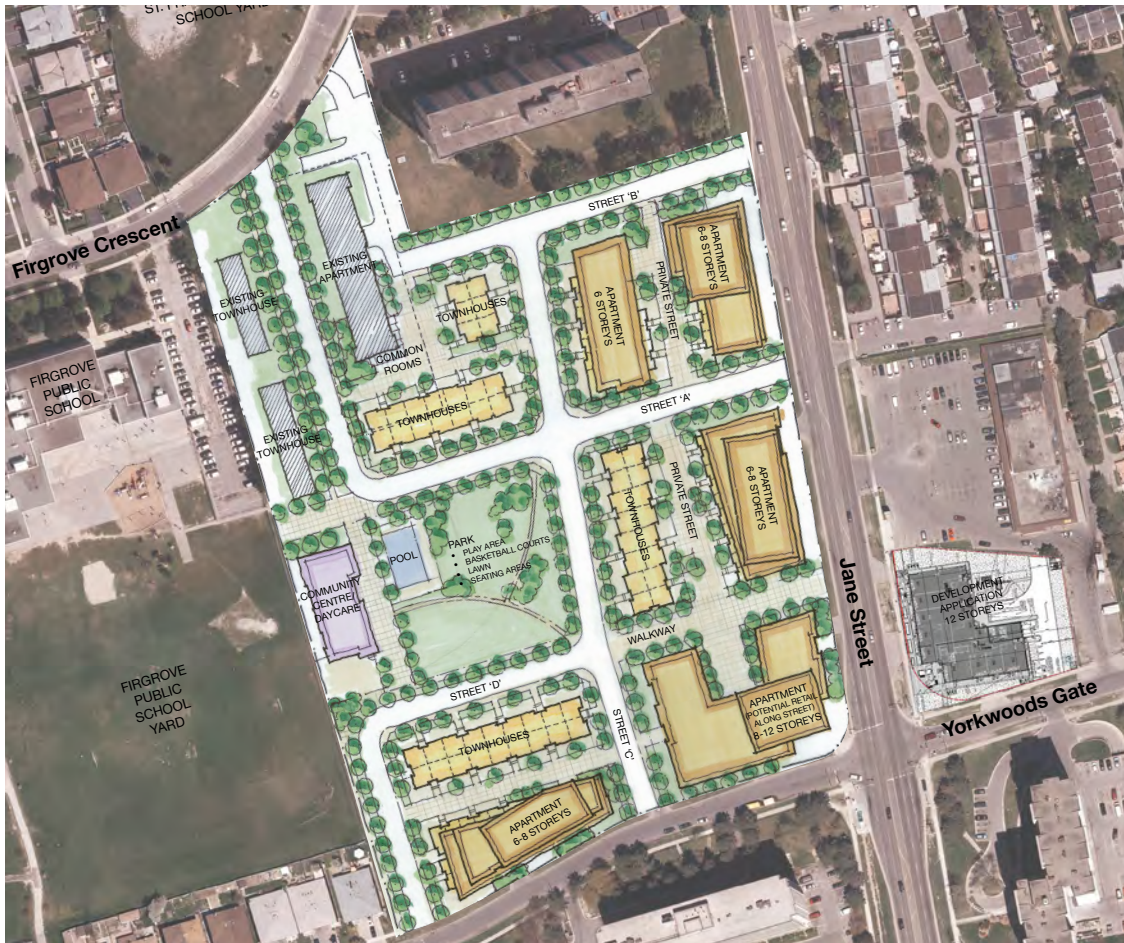
- Make sure units can accommodate furniture and are accessible
- Accessible units should be provided
- Like to have basements in the townhouses
- Some units are too small, bedrooms are small
- Have open concept units

Community Space and Retail

- Have a community kitchen
- Opportunities for residents to occupy or use retail spaces (communal retail space)
- Residents should get priority to rent or lease retail space
- Need an affordable market
- Need a local, affordable laundromat
- Convenience store
- Have a clinic on site

Other

- More people living in the community might make it too crowded (would get run down)
- Need to have many exits for fire safety
- Speed up redevelopment
- Have security for access
- Plan with the future in mind
- More inclusion. Have faith facilities
- A complete community change will help change the culture and make it safer
- The park should be named after a community member



CENTRAL PARK- SUMMARY OF WHAT WE HEARD

1. The open space appears to be less visible and therefore less safe, but like that the park is connected to the school yard. This configuration of open space may also be less noisy for the surrounding residents.
2. Like that the community centre and daycare are in one building.
3. There is some hesitation in having roads through the community.
4. This concept appears to have a more dense configuration of buildings. Ensure a mix of housing types and ownership throughout the community. Would be great to have retail space.



CENTRAL PARK - TRANSCRIBED NOTES

Green Space and Community Facility

Park Visibility

- It's harder to view the central green space from Jane Street (seems less safe)
- Needs to be visible, clean, well lit, with cameras
- Less safe because it is less visible

Park Layout

- Like this layout
- Better overall
- The central park is more private
- This park layout might be less noisy, kids are there until midnight
- Like this concept with a more contained park next to the school
- Like the connection to the park

Streets

- Like the street layout around the green space

Community Centre / Day Care

- Like that the daycare and the community centre are together
- Like having all the community spaces together (daycare and community centre combined)
- Like the combined community centre and daycare
- Like having shared facilities for convenience
- Maintain the prayer room
- Would like to have an indoor pool for year round use

Amenities

- Would like to have community gardens
- Would like an indoor pool and gym
- Make sure there is community gardens

New local roads to provide access and address for new buildings

Configuration

- Prefer this road configuration
- Don't like the new roads through the neighbourhood
- Generally feel unsafe with roads through the community
- Like the road layout because they don't connect
- The small streets are good (for parents to watch kids, and slows traffic)
- Private roads would be better than walkways
- This concept seems safer

Parking

- Have visitor parking in front of the TCHC office (include a drop-off)
- Roads should be named after community leaders

Buildings: Location of new mid-rise buildings and townhouses

Configuration

- Like the location of the buildings
- Okay with the type and location of the buildings
- The configuration is too dense, should have fewer buildings
- Reasonable use of space

Height

- Height along Jane Street, away from townhouses
- Concern with the number of taller buildings
- Density is a concern
- Concern about access to higher floors
- Taller building would mean more units

Housing Types

- Mix tenures together. Don't have separate areas, mix housing together to help prevent crime
- Have a mix of unit types, spread throughout
- Wouldn't like having a mix of housing (keep it all TCH)

Units

- Include larger units in apartments
- Single floor units are easier than multi-level (for accessibility)
- Have laundry in the townhouse units
- Garbage bins should be located away from the units

Community Space and Retail

- A shop and retail space would be positive for the community
- Have a small community/retail space for local residents
- A community shop space would be nice
- Business and retail space should be for tenants, not for outsiders who don't live in the community
- Retail could encourage loitering
- No LCBO or similar types of commercial

Other

- If I live in 5 Needle can my family move into a new building?
- Include employment opportunities for residents and community members

SUMMARY OF GENERAL COMMENTS

The following comments were recorded separately from the comments on the note taking panels:

- Don't connect the buildings
- Separate balconies
- Make the hallways straight, with no opportunities to hide
- Need to have elevators
- Make through streets
- Units should be able to control the air conditioning
- Have safe car parking
- Add an indoor basketball court, gym and walking track
- At least one superintendent should live in the building
- Have police or security guard attendance for a few years, it will change the atmosphere (they should be friendly)
- Have more townhouses and fewer buildings
- Have living and kitchen areas
- Have two full washrooms
- Add one storage room
- Make closets bigger

SUMMARY OF GREEN DOT / RED DOT SURVEY

During the second activity, participants placed either a green or red sticker (representing 'thumbs up' and 'thumbs down' respectively) onto panels highlighting different elements of the Central Park and Linear Park concepts.



The following is a tally of the dots placed for each element:

Linear Park:



New local roads providing access and addresses for buildings

👍 12 👎 6



Location of park and outdoor pool

👍 9 👎 6



Location of the community centre facing Jane Street

👍 11 👎 6



Strong public connection from Jane Street to the school

👍 12 👎 4



A new road along the school property with a wider promenade

👍 9 👎 5



New mid-rise buildings along Jane Street and at the south end

👍 11 👎 5

Central Park:



New local roads providing access and addresses for buildings

👍 8 👎 6



Centrally located park, community centre, and outdoor pool

👍 9 👎 9



Community centre adjacent to the park and school property

👍 8 👎 7



Mid-rise buildings along Jane Street and at the south end

👍 10 👎 9



Wider promenade from the park towards St. Frances De Sales School

👍 6 👎 7

This exercise demonstrates a stronger preference from participants for the Linear Park Concept. Each of the elements were given significantly more 'thumbs up' than 'thumbs down' stickers.

It's difficult to draw explicit conclusions from the results for the Central Park concept, with each element receiving a fairly equal number of 'thumbs up' and 'thumbs down' stickers.

APPENDIX A



Toronto Community Housing



Firgrove *focus*

Connecting the community | July 2018 issue

Many tenants participated in the first Firgrove-Grassways Master Plan workshop on July 5

Valuable input and ideas from tenants

Toronto Community Housing is committed to creating a Master Plan to rebuild and renew the Firgrove-Grassways community.

The Master Plan builds on the guiding principles and approaches developed under the ReSet program, with tenant input. The plan will help guide the

revitalization of the Firgrove-Grassways community. Tenant and public engagement will be an important part of the Master Plan, and will occur at each step of the process.

First workshop

The first tenant engagement workshop for the Firgrove-Grassways Master Plan was held at the Firgrove



Participants provided valuable input and ideas during the Master Plan workshop

Community Recreation Centre, on July 5, 2018, with about 40 tenants participating. →

What tenants said

At the workshop, we introduced the planning firm leading the Master Plan development. The goal of the workshop was to gather input and ideas from tenants by asking them what they love about their community and what they would like to see changed in the revitalized community. Tenants told us they would like the revitalization to:

- Provide for adequate, safe parking close to housing
- Ensure safe access through the neighbourhood
- Locate housing units with street addresses

- Improve playground/recreational activities
- Enhance landscape/open spaces
- Create safe outdoor spaces

We will be back in the community for two more workshops before the end of 2018.

Next workshop: August 28

The next workshop is scheduled for August 28, 2018, when we will present some concepts for the revitalized plan, based on the input provided by tenants. We would like to thank everyone who participated in the July 5 workshop, and we look forward to seeing you again in August.



The next workshop is set to take place on August 28



The Planning Partnership is leading the Master Plan process



Discussing what the future Figrove could look like.

Improving comfort and quality of life

Our Capital Engagement and Conservation Program (CECP) is a tenant-focused engagement and outreach initiative designed to improve tenant comfort and quality of life. The program helps reduce the impact of capital repairs and engaging tenants in conservation activities focused on reducing utility consumption.

Keeping you informed

CECP is also a comprehensive approach to responding to the need that tenants want to be better informed about repairs that are planned for their home.

This includes the rationale for undertaking these repairs, and why TCHC needs the community's support during disruptive construction projects, particularly when vulnerable tenants can be affected.

CECP and Firgrove

What does CECP have to do with Firgrove? CECP is taking the lead in supporting tenants through the Master Plan process for Firgrove-Grassways and the major capital repairs at 5 Needle Firway.

Contact the team

The Firgrove CECP team consists of Jessie Zorzella, Carl Creary and Loraine Anderson. Please feel free to connect with any member of the team for updates.

Important dates

August 28, 2018 -
Second Community
Workshop

Online information

Stay informed by checking:
torontohousing.ca/capital-initiatives/revitalization

Key contacts

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Peter St

Elm St

Firgrove Crescent

Jane St

Waltham St

Firgrove Crescent

Needle's Fenway

CND Grassway

Jane St

Marsh Grass Way

York

Firgrove Crescent

Jane St

Firgrove Crescent