



FIRGROVE MASTER PLAN

WHAT WE HEARD REPORT
TENANT COMMUNITY
WORKSHOP **NO.3**

PREPARED BY:
THE PLANNING PARTNERSHIP

DECEMBER 2018



**FIRGROVE
MASTER PLAN**
WHAT WE HEARD

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 as well as other stakeholders including TDSB, Toronto Police Services and youth groups. The Master Plan will provide a clear vision and framework for community building.



YOU ARE INVITED TO COMMUNITY WORKSHOP #3



DATE: TUESDAY NOVEMBER 27, 2018
TIME: 4:30-6:00PM AND 6:30-8:00PM
(TWO SESSIONS – PLEASE ATTEND ONE)
LOCATION: FIRGROVE COMMUNITY CENTRE
(FLICC) AT 11 BLUE GRASSWAY

Please join us for the third Community Meeting on the Firgrove-Grassways Revitalization.

We have a great opportunity to transform Firgrove-Grassways into a more vibrant, healthy and inclusive neighbourhood. This is an opportunity for you to get involved in developing a Master Plan to rebuild and renew your community.

For more information, please contact Jessie Zorzella at: (416) 995-8270 or Jessie.Zorzella@torontohousing.ca

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

**All relocated
tenants and
current tenants
are invited to
come out to the
community
meeting on
November 27th.**

**Provide input on
the emerging
concept plan.**

**Light refreshments
will be provided.**

Outreach consisted of door-to-door flyer distribution and posting, and phone calls and mailed invitations to relocated tenants. After the second workshop, a Firgrove Revitalization Office was set up in one of the existing townhouse units at 22 Needle Firway. The office is open three days a week to provide the latest information on the revitalization of the community, including the various Master Plan concepts, workshop materials and physical model.

TENANT COMMUNITY WORKSHOP NO. 3

The third tenant community workshop took place on Tuesday, November 27, 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 and second workshops
- A description of the process leading up to the current concept plan
- A description of the current concept plan

At the conclusion of the presentation, participants were asked to provide their feedback on the current concept plan through a number of activities including:

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

The following is included in this report:

1. The presentation (See Appendix A)
2. Information panels on display:
 - a. Current Concept Plan
 - b. Physical model
 - c. Character sketches of key components of the concept
3. Summary of input/commentary from Table Group Discussions
4. Summary of green dot/red dot survey



Approximately 40-50 people attended the workshop.



THE CURRENT CONCEPT PLAN

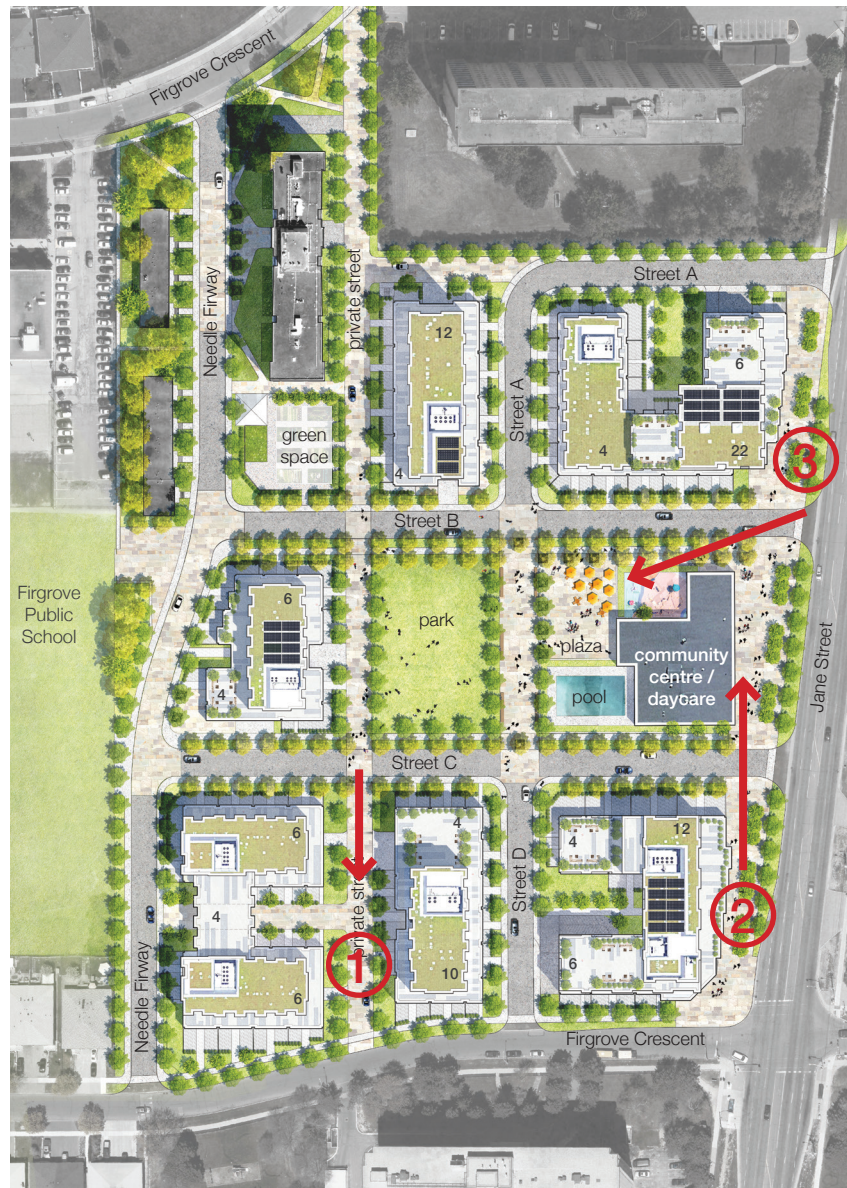


The current concept plan was presented using the illustrations, character sketches and precedent images. The following is a summary of the current concept plan with respect to concerns expressed by the community.

1. **Enhance safety with people walking around and creating a neighbourhood watch effect** which would be achieved through the design of front doors and front gardens lining the streets and framing the central park.
2. **Concern for dark and hidden areas.** All streets, whether public or private are designed with units fronting onto them, to allow for pedestrian flow through, and to accommodate community life (children playing, socializing, pizza delivery, etc.), creating a neighbourhood watch effect.
3. **Ensure the central park is not viewed to be separating the neighbourhood.** The current concept plan introduces a building on Needle Firway that provides units that face both the street/school yard and the park. As well, two generous and clearly defined north-south pedestrian connections have been introduced within the park to encourage pedestrian movement and connections across the park.
4. **Concern with cars speeding through the neighbourhood.** The new streets are very short and in addition to the bend in Needle Firway, traffic calming measures that will be looked at are: stop signs, speed bumps, narrowed streets and raised intersections; parked cars along the street, particularly around the park, will also narrow the street and provide a buffer between cars and people.
5. **Provide a mix of housing types.** The current concept plan provides townhouse units in the base of all buildings, which have front doors (addresses) on the streets and apartment units in the mid-to-high rise portion of these buildings. These units range from two to four bedroom units. To add a greater mix of housing types, there will be non-TCHC buildings developed on this site.
6. **Better integration of community and private development throughout the site and not locating TCHC at the back of the site.** With the current concept plan, TCHC buildings are located next to the existing apartment building and at the south east corner, with exposure on Jane Street.
7. **Tenants want to see a mix in the type of ownership within the same building.** The south west block is designed to allow mixing within the same building.
8. **The opportunity for the south west block allows for a short bridge where cars can drive through and people can wait and be protected by weather.** Similar to the existing parking garages, but much larger, brighter and safer. This also allows for the potential to mix housing tenures within the same structure. The legacy piece will be discussed more as we work through the Social Development Plan.
9. **Need for yard space.** In addition to front yards for all of the townhouse units along the street, the buildings will have a combination of balconies and terraces on the buildings and courtyards at the ground level. In the subsequent building design phase, there's opportunity to talk about indoor and outdoor amenity spaces in the buildings.
10. **Support for a combined community centre and childcare located along Jane Street, close to transit and next to a neighbourhood park.** The community centre is set back from Jane Street to create a welcoming plaza area and to ensure safety of children from traffic on Jane Street.
11. **Need for a strong walking and biking connection from Jane Street, the community centre/childcare and Firgrove Public School/Firgrove Park.** A continuous tree lined sidewalk along the south side of the proposed Street B creates a safe, pleasant and direct access from Jane Street to the school/park.
12. **Desire for commercial and community uses to be located in the neighbourhood.** Buildings along Jane Street are designed with the flexibility to allow for shops, stores, community services etc., within the ground floor space.
13. **Support for taller buildings within the site, that still respect the existing neighbourhood to the west.** There is a transition of taller buildings from the Jane Street and the existing apartment development at the north, to shorter buildings to the south west, near the single-detached homes along Firgrove Crescent.

PARKLAND AND OPEN SPACE

- Framed by townhouse front doors/yards.
- Parking on the street all around the park.
- Drop-off/Pick-up parking for daycare at specific times of the day along Streets B and C.
- Programmed space - pool, community centre and daycare clustered at the Jane Street frontage – bridging the Firgrove community and surrounding neighbourhoods.
- Plaza area just outside the community centre will have trees, seating areas and can become a place for community gatherings.
- The central lawn is the main green space where community events can take place, in addition to children’s play, informal play, seating areas and landscaping.
- Final design and programming of the park and open space will be determined in consultation with the City and with the help of tenants at a future stage.



Key plan of sketches

SKETCH 1

PRIVATE STREET
Looking South



SKETCH 2

JANE STREET
Looking North



SKETCH 3

NEIGHBOURHOOD
PARK
Bird's eye view looking
Southwest



SUMMARY OF INPUT & COMMENTARY FROM TABLE GROUP DISCUSSIONS

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



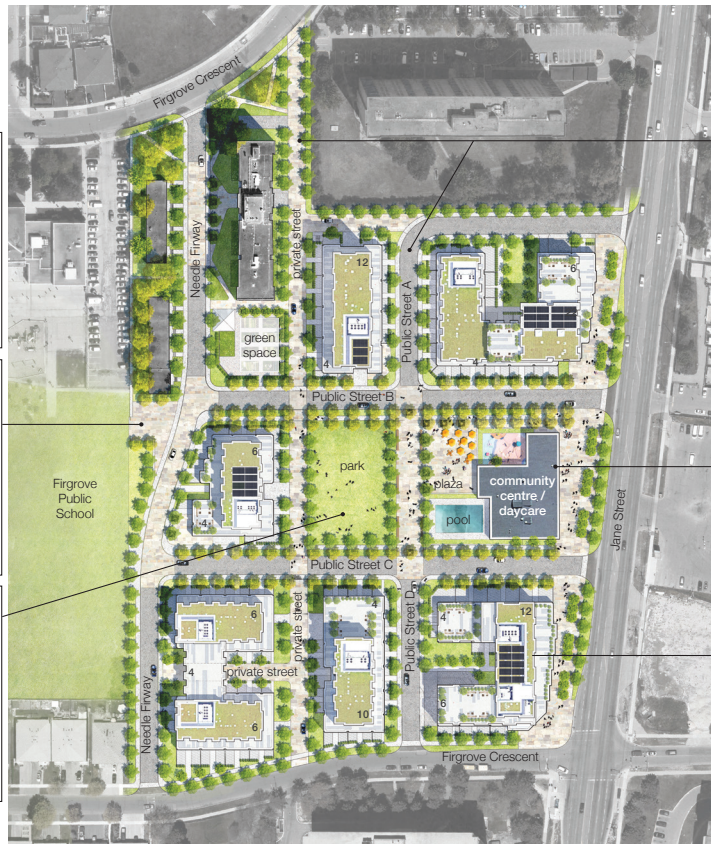
TENANT COMMUNITY WORKSHOP #3

Share your thoughts

MIX OF TCHC + OTHER BUILDINGS

WALKING AND CYCLING CONNECTOR

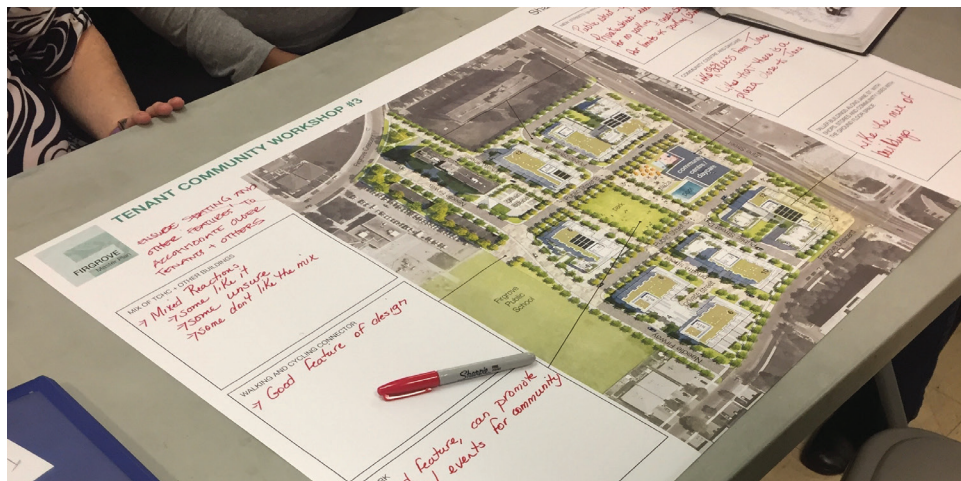
PARK



NEW STREETS (public and private)

COMMUNITY CENTRE AND DAYCARE

TALLER BUILDINGS ALONG JANE ST. WITH SHOPS, STORES AND COMMUNITY USES WITH THE GROUND FLOOR SPACE




SAMPLE OF NOTES TAKEN BY TENANTS

TENANT COMMUNITY WORKSHOP #3



Share your thoughts



MIX OF TCHC + OTHER BUILDINGS

*Good mix
w/ Regenerative*

WALKING AND CYCLING CONNECTOR

*Good mix of use or needs from
social company approach thru
neighborhood*

PARK

*- needs lots of lighting
- Community garden
- potential for gardening workshops
- lighting private area*

NEW STREETS (public and private)

- needs lots of lighting

COMMUNITY CENTRE AND DAYCARE


*- career centre/job opportunity centre
- best looking building on Jane
- lots of children (best for)
- children + office
- tall long*

TALLER BUILDINGS ALONG JANE ST. WITH SHOPS, STORES AND COMMUNITY USES WITH THE GROUND FLOOR SPACE


*- green roof w/ rooftop access
- Address - consider Jane
- street address
- parking for public
- tenant shops in commercial*

4:30

TENANT COMMUNITY WORKSHOP #3



Share your thoughts



ENSURE STARTING AND OTHER FEATURES TO ACCOMMODATE OUR TENANTS + OTHERS

MIX OF TCHC + OTHER BUILDINGS

*→ Mixed Reactions
→ some like it
→ some unsure
→ some don't like the mix*

WALKING AND CYCLING CONNECTOR

→ Good feature of design

PARK

*Good feature, can promote
social events for community*

NEW STREETS (public and private)

*Public street - great for access
Private street - need enforcement
for no parking needs signage
for limits of parking (30min)*

COMMUNITY CENTRE AND DAYCARE

*Like access from Jane
Likes that there is a
plaza close to Jane*

TALLER BUILDINGS ALONG JANE ST. WITH SHOPS, STORES AND COMMUNITY USES WITH THE GROUND FLOOR SPACE

*Like the mix of
buildings.*

4:30

“ SUMMARY OF INPUT & COMMENTARY FROM TABLE GROUP DISCUSSIONS

CONCEPT PLAN - TRANSCRIBED NOTES



Mix of Buildings

Workshop participants were asked to comment on the mix of buildings illustrated on the plan in terms of building height and TCHC versus other development. There was strong support for the mix of housing, the distribution of building heights and the location of the two TCHC buildings. The following is a summary of input received:

- Good mix
- Like the location of TCHC buildings
- Close to TTC
- Co-op is good
- Condo should be affordable
- Rental is good
- Should have green roof with rooftop access
- Good to have Jane Street address
- Parking for public tenant uses in commercial space
- Nothing for seniors
- On the right track with lots of options for families
- Like the mix of townhouses and other buildings
- Like townhouses facing Jane Street, feels less isolated
- Consider other social housing models: rent to own, rent geared to income, subsidized
- Feels safe with lots of people looking out
- Units have to have their own garbage to control waste
- Townhouses should have a basement and backyard
- New residential building at head of park is a good addition

Streets

Workshop participants were asked to comment on the location and layout of the street network illustrated on the plan. There was strong support for the street network. There was some concern over the control of private streets regarding parking and safety for children. The following is a summary of input received:

- Like street layout
- Private streets must be public/others liked the private streets
- How to set precedent of commercial on Jane Street – design of setback and frontage
- Need street parking on all public streets
- Public streets are great for access
- Private streets will need enforcement for no parking
- Like the visibility on the streets
- Better visibility of park
- Need another bus stop
- Walking up Street B is good
- Want proper street names
- Support for street network and ease of access
- Lots of options, easy access
- How do we make sure kids are safe on private streets?



Park

Workshop participants were asked to comment on the location of the park illustrated on the plan. There was strong support for the location of the central park and the small park next to the school yard. The following is a summary of input received:

- Like the views to the park and the centrally located park
- Concerned that park may be shaded by tall building
- If park is public, community centre and pool should all be public
- If you live in market housing and are friends with a TCHC resident, can you be invited to the pool?
- Move community centre closer to Jane so more space to west
- Need lots of lighting
- Community garden and potential for gardening workshops
- Can be a location of social events for community
- School bus drop off on Needle Firway
- Social support spread through neighbourhood
- Want fence between school and Needle Firway



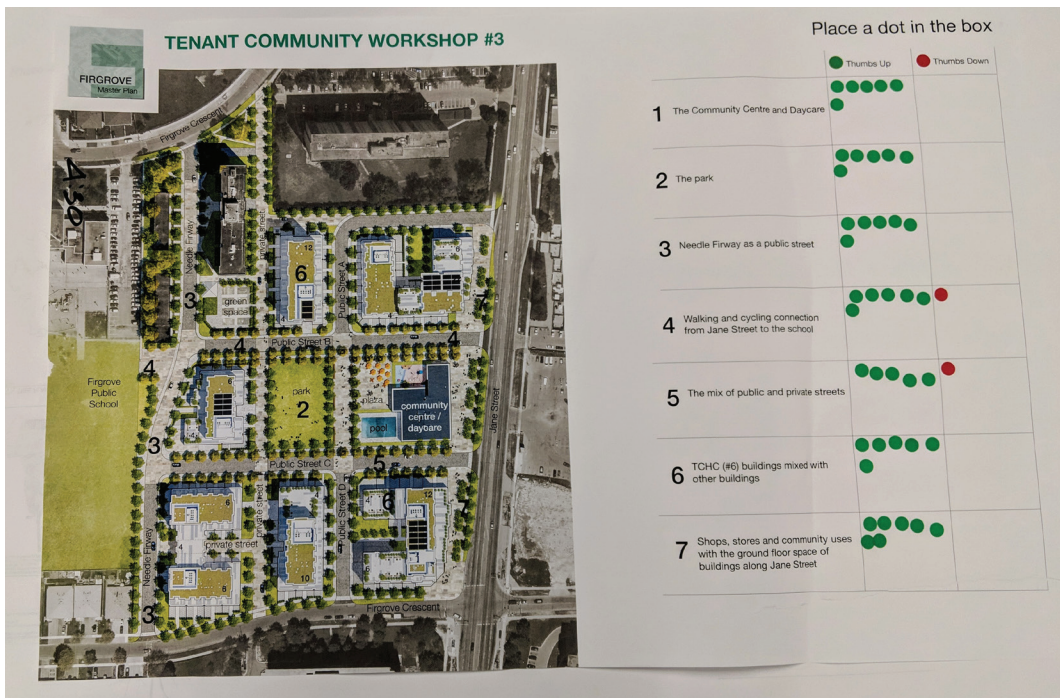
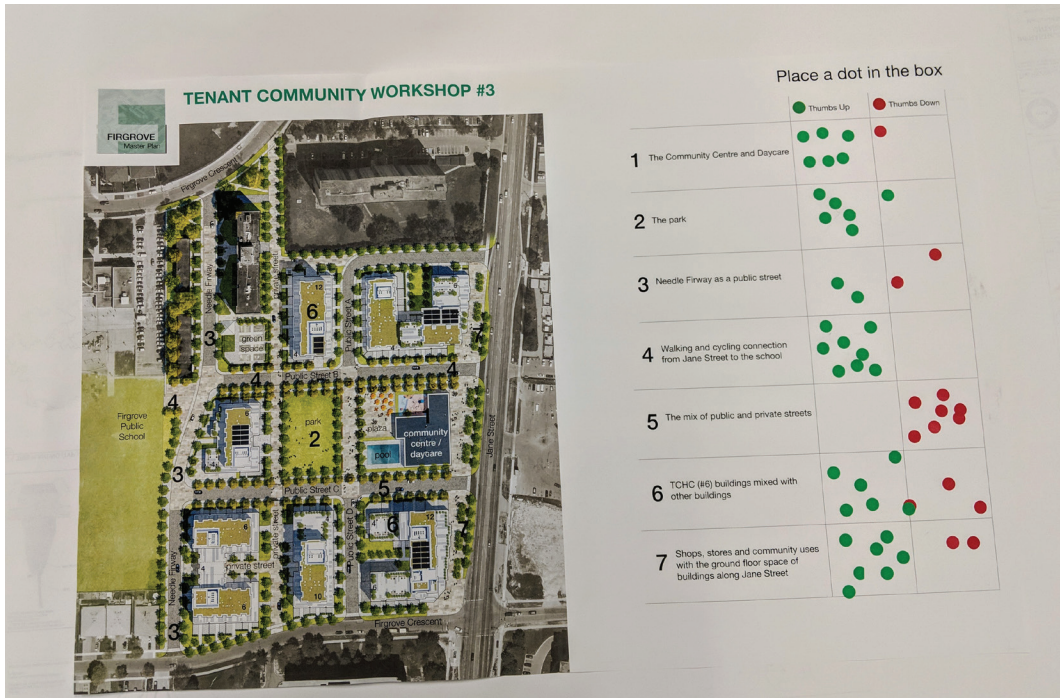
Community centre/daycare

Workshop participants were asked to comment on the location of the community centre and daycare illustrated on the plan. Generally, there was strong support for the location of the community centre and daycare. The following is a summary of input received:

- Career centre/job opportunity centre
- Best looking building on Jane
- Lots of gardens
- Like the location
- Need parking
- Like east access from Jane
- Likes that there is a plaza close to Jane
- Make sure that the park is well lit
- Like that the community has a say in programming the spaces
- Indoor pool is ideal

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 current concept plan.



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

Concept Plan



1. The community centre and daycare

👍 12 👎 1



5. The mix of public and private streets

👍 5 👎 8



2. The park

👍 11 👎 1



6. TCHC (#6) buildings mixed with other buildings

👍 12 👎 3



3. Needle Firway as a public street

👍 8 👎 2



7. Shops, stores and community uses with the ground floor space of buildings along Jane Street

👍 14 👎 2



4. Walking and cycling connection from Jane Street to the school

👍 14 👎 1

There is strong support for the current concept plan from participants in the third tenant workshop. Workshop participants expressed some concern over the mix of public and private streets. Public streets are preferred. Private streets are provided where needed for building access and servicing. Private streets will look and function like public streets.

TCHC FIRGROVE



Tenants' Workshop #3
November 27, 2018

1

Ground Rules

- Maintain a welcoming meeting environment
- Let the speakers speak
- Participate, share ideas, and learn from each other

2

A Master Plan is

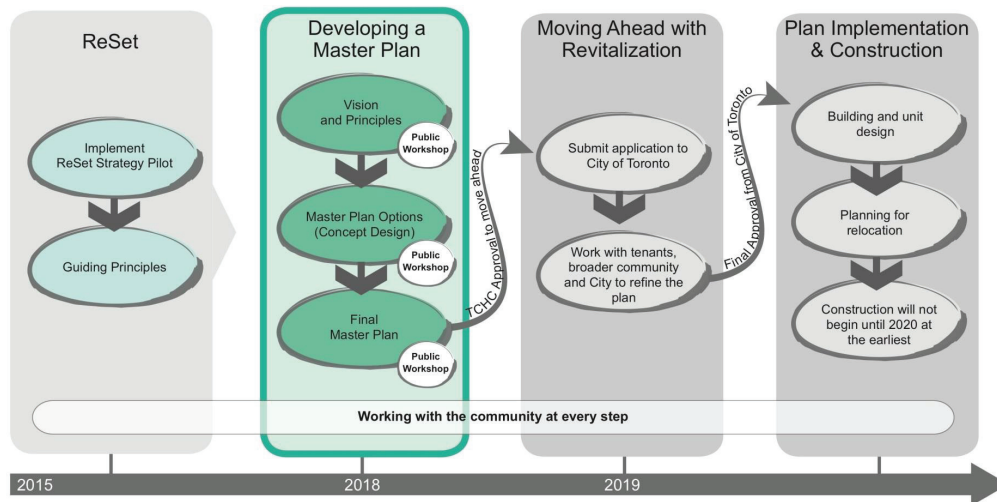
a drawing that shows the **location and form** of buildings, green space, community facilities and streets

A Master Plan does not

establish the **details** of housing design and unit layout or streetscape and park design

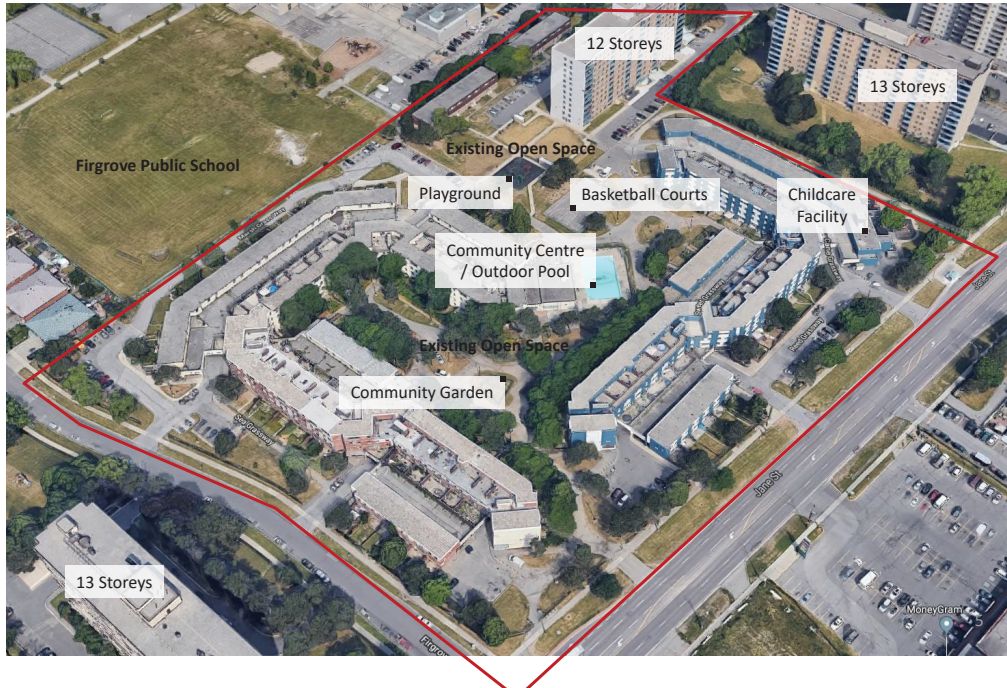
3

We are here



4

Site Context



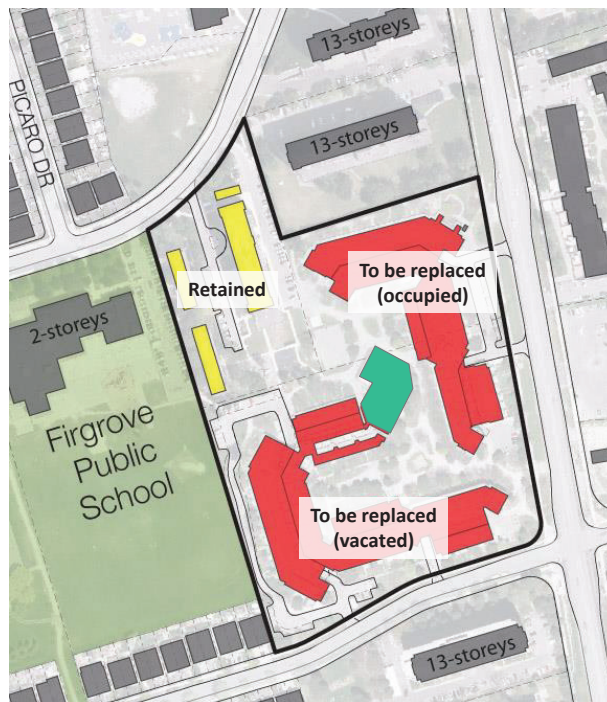
Total units (today): 388

Units to be retained: 152
(5, 2-14, 22-36 Needle Firway)

Units to be replaced: 234
(2 to 4 bedrooms / 760-1,360 sq.ft.)

Community Facilities and Amenities

- Community Centre and Pool
- Expanded Childcare Facility
- Additional amenities to be determined



Tenant Community Workshop #1 July 5, 2018



7



RESET LEARNINGS AND COMMUNITY ACTION FRAMEWORK

GUIDING PRINCIPLES

- 1. RESPECT:** The way in which the entire Community Design Team will function, generate ideas, debate, disagree, reach consensus and produce designs will be founded on the highest level of mutual respect.
- 2. RECOGNIZABLE ADDRESS:** Every home should have a highly visible and identifiable "front door".
- 3. A SAFE COMMUNITY:** All designs should be in the service of creating high visibility, clear sight-lines and improving the general safety of the neighbourhood at all times of day and night.
- 4. ACCESSIBILITY:** Improved access goes hand in hand with ideas of respect, a healthy community and a safe community.
- 5. WELCOMING ENVIRONMENT:** The designs should create a warm and inviting environment both outdoors and indoors. This includes all of the ways into the community, right to one's front door and beyond into the interior of their home.
- 6. IMPROVE PARKING:** The new designs should improve parking and aim to solve the problems created by the current parking structures.
- 7. SUSTAINABLE, CLEAN & BEAUTIFUL:** Create beautiful, comfortable, energy efficient homes, shared interior spaces and public outdoor spaces with improved recycling and waste management.
- 8. ENHANCED EMPLOYMENT OPPORTUNITIES:** The ReSet transformation is a chance to create employment opportunities during the implementation process and beyond.
- 9. RESHAPE IDENTITY:** All aspects of the design and process should strengthen the identity and create a positive sense of place.
- 10. ENSURE ADEQUATE PLAY-SPACE:** Preserve spacious and valuable outdoor community play and amenity space and ensure that it is integrated with safe streets.

8

Master Plan Design Principles

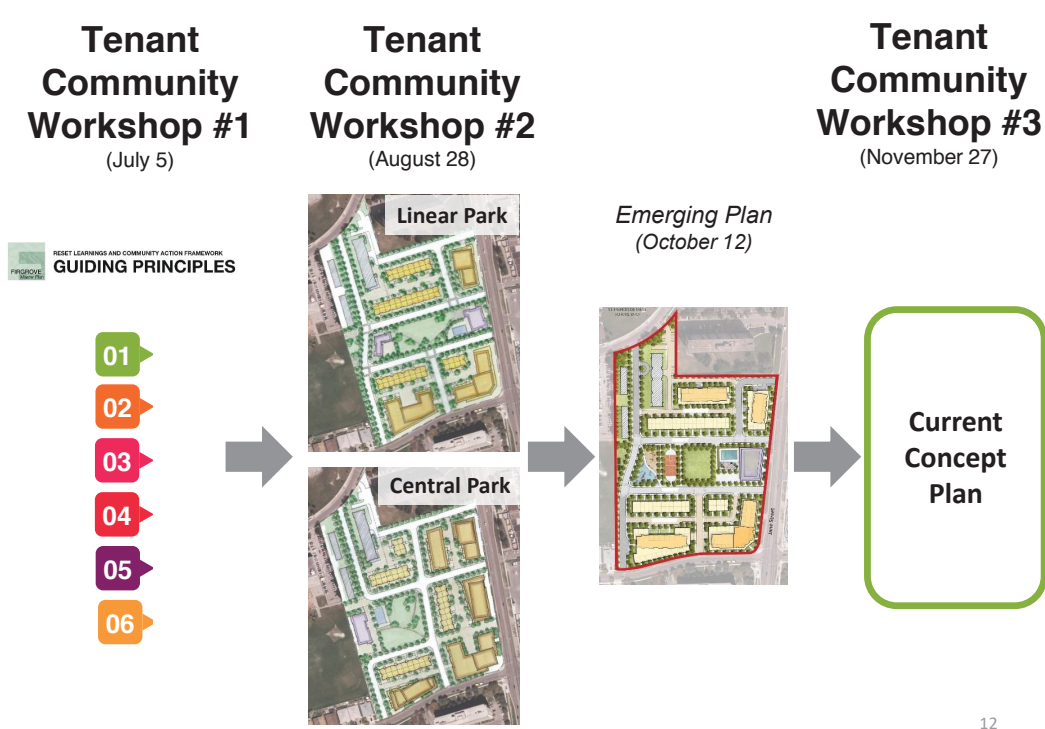
-  **01** Encourage integration, inclusivity and social equity
-  **02** Strengthen the heart of the neighbourhood
-  **03** Lead with landscape
-  **04** Include a mix of well-designed housing
-  **05** Create public streets
-  **06** Animate Jane Street

9

Tenant Community Workshop #2 August 28, 2018



10



Places for Inspiration



Current Concept Plan



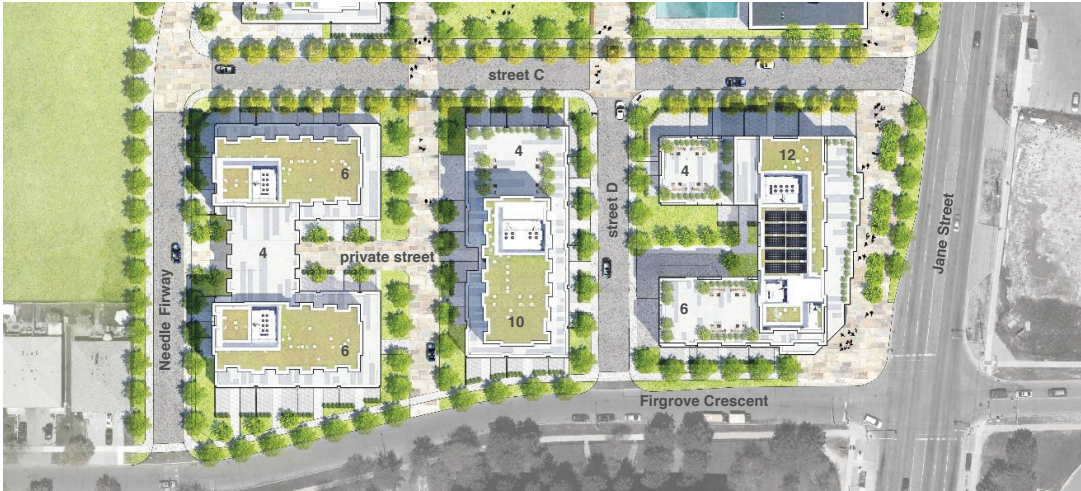
Current Concept Plan



Current Concept Plan



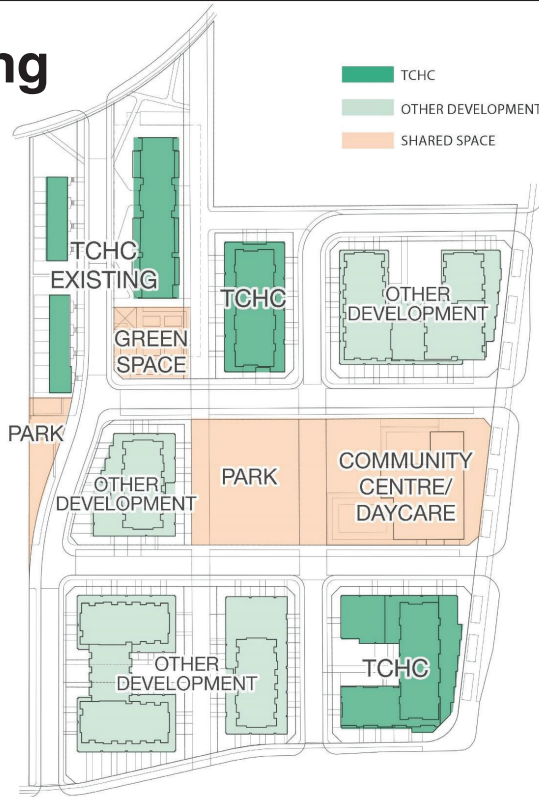
Current Concept Plan



Current Concept Plan – buildings



Mix of Housing



Approximate New Residential Units:

+/- 234 units

+/- 700 units

New Community: looking north on Jane Street

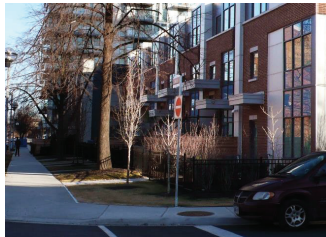
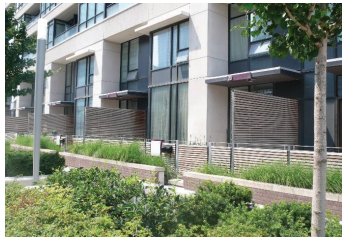
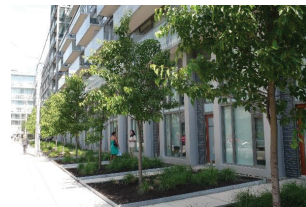


New Community: Streets B and C



21

New Community: Streets B and C



22

New Community: Private Streets



23

New Community: Private Streets



Next Steps

January 2019 : Master Plan Presentation

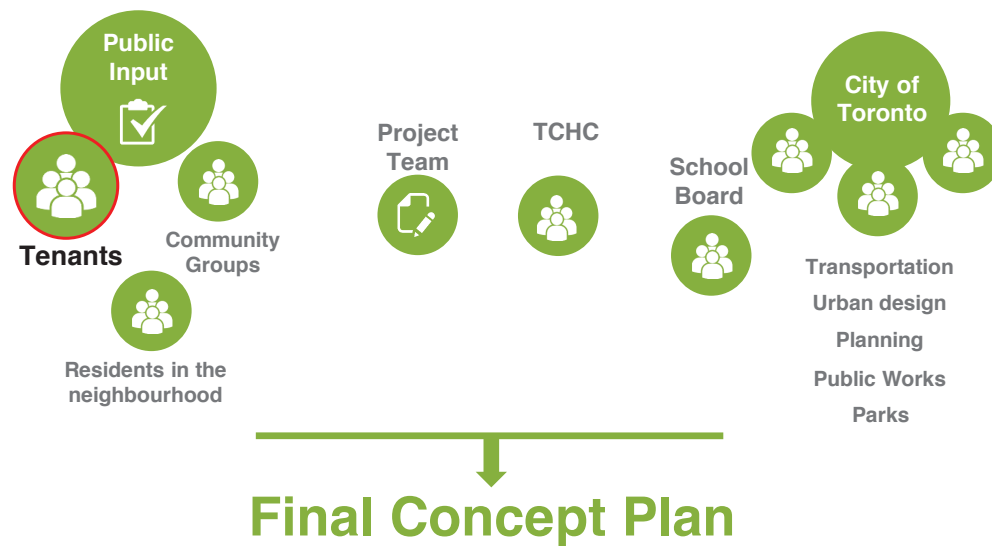
Early 2019 : Submission to City of Toronto

2019: Buildings, Streets and Parks Designs
Social Development Plan
Discuss relocation

Ongoing : Revitalization Office

25

Stakeholders



26

Workshop Activities

1. Talk with others at your table group. Share your thoughts on the Current Concept Plan. Record your notes on the sheet on the table.
2. Look at the Current Concept Plan on display. Add a dot to tell us “thumbs up” or “thumbs down” for each of the categories.



Peter St

Blair St

Firgrove Crescent

Jane St

WATERWAY

Firgrove Crescent

Needle's Fenway

CND Grassway

Jane St

Marsh Grass Way

Firgrove Crescent

Jane St

York

Firgrove Crescent