

Don Summerville Community Revitalization Questions and Answers

What is revitalization?

Revitalization describes a process where TCHC buildings in a particular community are demolished and replaced with new buildings using a participatory, community-oriented approach. In addition to the TCHC buildings, market condominium buildings are built, with the proceeds from the sale of the land for condominiums going to fund TCHC's new buildings for tenants.

How does revitalization benefit tenants?

The new TCHC rental building will include new indoor amenity space and new units in an accessible, energy-efficient building. As part of the revitalization, community benefits will be provided for Don Summerville tenants, with opportunities for scholarships, job training, employment, and other social benefits.

Who is the developer partner?

Toronto Community Housing's developer partner for the Don Summerville revitalization project is Context Development Inc. Context Development Inc. was the successful bidder in an RFP process conducted in 2017.

What is the schedule for the Don Summerville revitalization?

The tentative schedule is:

- 2018 – Pre Development Design
- 2019 – Planning Approvals and Site Plan
- 2020 – Relocation
- 2020-2023 – Demolition and Construction
- 2023 – Return

How can I stay involved in the revitalization process?

Tenants will be engaged throughout the revitalization process, providing input on the design of their community. We will offer several opportunities for tenants to get involved, such as holding community design meetings, lobby information sessions, surveys, community events, and the creation of an advisory committee.

How does relocation and revitalization affect me?

We know relocation is not easy for tenants. It's a multi-step process, and TCHC staff work closely with each household during the relocation process. TCHC staff will guide tenants through a relocation process that follows the best practices we have used in other communities. Units for relocation would be collected in the neighbourhood and surrounding areas first.

The process is transparent, so that everyone knows what is going on at the same time. This ensures everyone is treated fairly. If a household needs a modified unit, please notify the local office to go for accessibility approval first.

When and for how long will I be relocated?

Tenants will be relocated temporarily for two to three years, beginning in 2020 at the earliest.

When do we get to choose our relocation unit?

TCHC will provide five months' notice for relocation. During this period, TCHC will provide you with a list of available units, from which you can choose. If you don't like an option presented to you, it is your right to ask for another option until you find a unit that is suitable to your needs.

How will we know when it is time to move? Will we need to come to a meeting?

TCHC staff will work closely with each household during the relocation process. We will also hold meetings leading up to the relocation to make sure tenants are aware of timelines and fully understand the process.

After revitalization is completed and we can return, can we move to the same floor that we live on now?

We can promise a new home, with new flooring, new kitchen, and all new bathrooms, but we cannot promise the unit location will be exactly the same.

What if we are unhappy with the building we relocate to? Do we have control over choosing our temporary home?

Tenants have control over selecting a relocation unit that is suitable to their needs. TCHC will work with tenants to ensure they have all the information they need about the potential relocation sites. In addition, we encourage tenants to visit the sites during the selection process. We will work closely with each household to ensure they are pleased with their relocation unit. TCHC coordinates and pays for one move per family for relocation and for the move back into the newly renovated homes in Don Summerville.

Will there be two elevators in the new building?

We anticipate the new building will have two elevators.

Will the new unit sizes be smaller than our current units?

TCHC and its developer partners follow a standard set of size guidelines and our new buildings are built to the latest Ontario Building Code Standards and the TCHC Accessible Building Standards. Building Standards have changed since the existing Don Summerville apartments were constructed.

Will my rent stay the same?

The rent for all tenants will continue to be calculated on a rent-geared-to-income basis.

Do I have to return to Don Summerville after the revitalization?

Tenants who have been relocated due to revitalization have first right of refusal to return to their newly revitalized community, as long as they continue to be in good standing with TCHC and the household qualifies for the unit sizes in the new building based on their household's composition at the time of return. Therefore tenants have the choice to move back or stay where they were relocated.

Do you consider limits to building heights when designing a new building?

The revitalization plans will give consideration to height limits imposed by the City's bylaws and policies, and we will have discussions with the City's Planning Department.

Is Don Summerville on the flight path?

No.

Have More Questions?

Contact your local Community Revitalization Assistant,
Alawia Sherif
at (647) 215-3593 or Alawia.Sherif@torontohousing.ca

Relocation Questions?

Please contact (416) 981-4771

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