



Backgrounder Don Summerville

Description of the Community

- Don Summerville is located at 1555 and 1575 Queen Street East, at the intersection of Queen Street East and Coxwell Avenue
- The community consists of two six storey apartment buildings, built in 1969, on a 3.3 acre site (1.3 hectares)
- The two buildings contain a total of 120 rent-geared-to-income units with a mix of one, two and three-bedroom apartments

Request for Proposal (RFP) Timeline

- Summer 2013 – A Request for Proposal (RFP) was issued to sell the parking lot lands which would generate revenue for the refurbishment of the buildings
- Fall 2013 – TCHC Board approved the parking lot sale to a developer
- 2015 – Sale was cancelled due to finance-related issues with the developer
- Winter 2017 – A new RFP was re-issued to sell the parking lot lands. TCHC received an offer to buy the whole site, and to build new rental units.
- Summer 2017 – The RFP was re-issued for the sale of the parking lot or the whole site, with interest in purchasing the whole site
- Fall 2017/Winter 2018 – TCHC evaluation of proposals
- Spring 2018 – Negotiations with potential developer partners
- Summer 2018 – Recommendation of developer partner presented to TCHC Board
- Fall 2018 – Developer partner selected

Engagement Timeline

- October 2017 – Meeting held with tenants to discuss the refurbishment and revitalization options being considered
- February 2018 - A newsletter was circulated to provide a status update and door knocking was completed in both buildings to update tenants and answer questions



- June 2018 – Meeting held with tenants to make a formal announcement of a whole site development
- July 2018 – Development and engagement staff attended the tenant BBQ to answer questions
- October 2018 - Meeting held with tenants to introduce the developer partner

New Master Plan

- The new plan will include a mixed use, mixed income community with an improved building and neighbourhood design
- TCHC residents will gain new amenity room space, which is currently lacking in the community
- New units will provide tenant comfort through heating and cooling, while becoming more energy-efficient
- The new building will be built to TCHC’s new accessibility standards, which means that 4 per cent of the new units will be fully modified and accessible
- The developer partner has committed funds toward community benefits

Community Engagement Schedule for Master Plan

