



Don Summerville *Digest*

Connecting the community | November 2018

Developer Partner Announced at Community Meeting

Revitalization Update

On October 24, 2018, approximately 50 Toronto Community Housing Corporation (TCHC) residents gathered in the Recreation Room at 1555 Queen Street East to learn more about the Don Summerville revitalization. This was a meeting to introduce the new developer, Context Development, who will work in partnership with TCHC and Don Summerville tenants to support the revitalization.

Paula Fletcher, the newly elected City Councillor for Ward 14 (Toronto-Danforth), introduced herself to tenants and welcomed those who came to the meeting. TCHC staff from the Development, Revitalization, and Relocation teams presented information about the master plan, future engagement activities, and how the relocation process will work. In addition, Operating Unit staff were present to respond to questions regarding maintenance concerns.

With more than 50 years of building experience in the City of Toronto, Howard Cohen, the President of Context Development, presented the work his company has been involved with, ranging from mid-rise to high-rise development. Context Development is also the developer partner on another TCHC site, Lawrence Heights, where Howard highlighted how revitalization has helped create jobs and scholarship opportunities for TCHC tenants.



**Community Meeting
on October 24, 2018**



Key Revitalization Dates

The following timeline is tentative and subject to change.

- **2018** – Pre-Development
- **2019** – Planning Approvals
- **2020** – Relocation
- **2020-2023** – Demolition & Construction
- **2023-2024** – Return

Community Engagement

In the coming months, TCHC will be engaging with tenants regularly to provide updates and gather feedback on the revitalization. There are a number of ways to get involved:

- Community design meetings
- Lobby information sessions
- Surveys
- Community events
- Tenant advisory committee

Interested in joining the Tenant Advisory Committee?

**Please contact Alawia Sherif:
Alawia.Sherif@torontohousing.ca
or (647) 215-3593**

About Context Development



Context was formed in 1997 by Stephen Gross and Howard Cohen. The company is focused on the development of mixed-use projects, condominiums and affordable rental housing in Toronto. They are pioneers in downtown intensification with buildings based on quality design, sustainability and innovative city planning. To date, Context's developments total over 5,000 units across 18 projects in Toronto's most vibrant neighbourhoods. These projects include working in partnership with public, religious, educational and civic institutions in a variety of redevelopment sites.

Context has a strong collaborative track record with TCHC. In addition to the revitalization of Lawrence Heights, Cohen says Context has partnered with TCHC on the development of 501 Adelaide Street East, and 150 Dan Leckie Way. Cohen says Context looks forward to working with TCHC and its residents on the Don Summerville redevelopment.

Context Projects



Lawrence Heights Tour on November 10, 2018

Date: Saturday November 10, 2018
Time: 11:00 a.m. to 3:00 p.m.

TCHC and Context will host a tour for Don Summerville tenants to visit the development at 20 Zachary Court, a new TCHC rental building in Lawrence Heights. Join us to see:

- New units, include a fully modified, accessible unit
- The new common areas and amenity spaces
- The public realm around the site

TCHC staff will provide a workshop on Revitalization 101, explaining what Revitalization is and how it can benefit TCHC tenants. Transportation and lunch will be provided, with pick-up and drop-off at Don Summerville.



Lawrence Heights

Interested in joining the tour?
Please RSVP to Alawia Sherif:
Alawia.Sherif@torontohousing.ca
or (647) 215-3593

Lobby Intercepts

August Lobby Intercept

A lobby intercept was held on August 22, 2018, with staff from Tenant & Community Services (TCS) and Development. The Development team was on site to engage with tenants about the upcoming revitalization. As part of this engagement, questions about the broader neighbourhood and the Don Summerville site were asked. These questions included:

- ***Where do you go in your community and how do you get there?***
- ***What amenities and facilities on site do you like or not like?***

What We Heard

We heard tenants are pleased with their community and believe it is well serviced with amenities they can walk to, including nearby parks, the Beaches, and retail along Queen Street East. Tenants also told us the community could improve with more affordable eateries, banks, and grocery stores nearby.

On site, tenants value the open green space, the playground, central courtyard, and community garden. However, to improve the site, tenants would like to see better lighting, improved security, new laundry facilities and a better recreation room.



August Lobby Intercept

October Lobby Intercept

Tenants were debriefed about the findings from the October 24 community meeting and also saw some of their feedback from the lobby intercept held in August. Tenants were given a chance to comment on what we heard, and added reflections about what they like and do not like about their neighborhood and site.

The lobby intercept findings will help the Development team understand what tenants value about the site and their community. The next step is to use this information to help form design principles for the revitalization.



October Lobby Intercept

Bingo Event

The Don Summerville Revitalization Team and the Applegrove Community Complex hosted a Meet and Greet Bingo Night on Friday, October 19 in the Community Room of 1555 Queen St. E. Tenants met revitalization staff over snacks and an exciting game of bingo for prizes. The next bingo event will be held on Tuesday November 6 from 12:00 to 2:00 p.m. in the community room!



Pumpkin Painting

Halloween Event

The Don Summerville Revitalization Team, in partnership with SkyBlue Studio, held a Halloween pumpkin painting event in the lobby of 1575 Queen St. East on October 29, 2018, for all Don Summerville tenants. Children painted pumpkins over Halloween treats while TCHC staff engaged with tenants about the upcoming revitalization.



Upcoming Events

November 5-8, 2018 – Door to Door Surveys

November 6, 2018 – 12:00 to 2:00 p.m. – Bingo Event

November 10, 2018 – 11:00 a.m. to 3:00 p.m. – Lawrence Heights Tour

November 14, 2018 – 6:00 to 8:00 p.m. – Don Summerville Designs Meeting

Key contacts

Alawia Sherif

Community Revitalization Assistant

(647) 215-3593

Alawia.Sherif@torontohousing.ca

Relocation Questions:

(416) 981-4771

Client Care Centre:

(For maintenance and repair requests)

(416) 981-5500

To obtain a translated copy of the newsletter in one of the languages below, please call 416-981-5500.

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