



Firgrove Facts

Firgrove-Grassways Master Plan process

Toronto Community Housing is currently undergoing a process to create a Master Plan to rebuild and renew the Firgrove-Grassways community. The process will involve and engage tenants and key stakeholders, including the City of Toronto.

Here are some key facts about the Master Plan process.

- Firgrove–Grassways tenants will play an active role in how their community looks and feels, and how it can support social connections.
- Community workshops with tenants are a part of the process.
 - A community workshop with tenants was held on July 5, 2018.
 - A second community workshop is scheduled for August 28, 2018.
 - More community meetings will take place this fall.
- The process will be completed no later than early 2019.
- TCHC staff are working with tenants on a process to renew and refurbish the existing 12-storey tower and 15 townhomes located on Needle Firway.
- Once the Master Plan is completed, TCHC will submit a development application to the City of Toronto.
- Approvals will likely take at least another year. TCHC will communicate with tenants to keep them informed at each stage of the process.
- Current TCHC tenants living in Firgrove–Grassways and 5 Needle Firway have been invited to participate in the Master Planning process.
- Firgrove tenants who were relocated are also encouraged to participate.

Questions & Answers

When will the remaining tenants living in the Grassways townhomes have to relocate?

- It will be the summer of 2020 at the earliest before TCHC will ask any tenants living in the Grassways townhomes to relocate.

Is funding available for the demolition?

- Yes, funding is available for demolition. But under the City of Toronto's rental housing demolition policy (Section 111 of the *City of Toronto Act*), demolition cannot start until a plan to rebuild has been approved by the City.

Is funding available for the rebuild?

- Under its 10-year Building Renewal Capital Plan, TCHC is committed to achieving a state of good repair for all its buildings by the end of 2026.
- If the 10-year Building Renewal Capital Plan is fully funded, funds will be available to address community needs in Firgrove, including the rebuild.
- TCHC will have a better sense of timing for a Firgrove rebuild once the Master Plan has been completed and funding has been approved.

Can families who are relocated come back to Firgrove once the community is rebuilt?

- 108 affected families were relocated in 2017, as a result of TCHC's decision to permanently close rapidly deteriorating townhomes at 1, 2 and 8 Dune Grassway, 7 and 11 Blue Grassway.
- All 108 families were told they would have first right of refusal to return to a rebuilt Firgrove, provided the structures were rebuilt within 10 years.
- This first right of refusal will also be given to any families at Firgrove who may be relocated as a result of the Master Plan.

Who is managing the Master Plan process?

- TCHC's Development Division is managing the process in partnership with the Facilities Management Division.
- TCHC has hired a professional planning firm, The Planning Partnership, to work with tenants to help create the Master Plan.
- LGA Architectural Partners is supporting The Planning Partnership in preparing the Master Plan.
- TCHC's Capital Engagement and Conservation Program is providing tenant engagement support.
