

# Backgrounder

## Firgrove-Grassways Master Plan

---



### Description of the Community

- The Firgrove Community includes Firgrove Crescent (also known as the Grassways) and Jane and Firgrove.
- Firgrove Crescent includes three blocks of two-storey and four-storey townhomes with a total of 234 units built in 1971.
- Jane and Firgrove includes a 12-storey tower with 137 apartment units and 15 two-storey townhouses built in 1975.

### Revitalization of Firgrove Crescent

- In April 2017, the City of Toronto approved the closure of two blocks of townhouses at Firgrove Crescent totaling 134 units due to unsafe conditions.
- On February 26, 2018 and March 19, 2018, TCHC held community update meetings to inform tenants about the master plan and that TCHC would be proceeding with a revitalization of the Firgrove community. Revitalization will see brand new homes for the existing 234 units, refurbishment of the Jane/Firgrove community, along with new streets, open spaces and amenities.

### Renewal and Repair of Jane/Firgrove

- Renewal and repair is recommended for the 137 apartment units in the existing 12-storey tower and 15 adjacent townhouses within the Jane and Firgrove development, as their condition makes this a cost-effective solution.

### Funding and Next Steps

- In February 2018, TCHC Board of Directors approved funds to create a Master Plan
- TCHC is currently engaging tenants, area stakeholders and the City of Toronto to develop a vision and plan for redevelopment of the site. Once the Master Plan is completed, TCHC will do an analysis to identify potential sources of funding.

### Key Dates and Milestones

Date	Milestone
July 5, 2018	Public Workshop #1
August 2018	Public Workshop #2
September/October 2018	TCHC Design Review Panel
November 2018	Public Workshop #3
December 2018	TCHC Design Review Panel
December 2018	Master Site Plan Completed

# Frequently Asked Questions

## Firgrove-Grassways Master Plan process

---



Toronto Community Housing has committed to creating a master plan to rebuild and renew the Firgrove-Grassways community.

### 1. **What is a Master Plan?**

A master plan is a long-term vision for an area that can help guide on-going decisions that impact the physical environment in a coordinated and strategic manner. It provides benchmarks and standards for development and sets priorities for investment. It is based on technical analysis, best practices in design and an engaged public process. It helps define appropriate tools and mechanisms for implementation.

### 2. **What are the benefits of the Master Plan process?**

The Master Plan process ensures that TCHC tenants play an active role in how their community looks, feels and supports social connections.

### 3. **Who is managing the Master Plan process?**

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

### 4. **How long will it take?**

The Master Plan process will take approximately 6 to 8 months.

### 5. **Who can participate in the Master Plan process for Firgrove?**

Current TCHC tenants living in Firgrove-Grassways and 5 Needle Firway can participate in the Master Plan. Tenants who have been recently relocated from Firgrove can also participate.

### 6. **Will there be TCHC Staff on site to support tenants with the planning process?**

Yes, staff from various TCHC departments will be present at all planning sessions.

**7. Who can I contact for more information?**

**Jessie Zorzella**

Program Coordinator for Firgrove  
(Capital Engagement and Conservation Program)  
(416) 995-8270

[Jessie.Zorzella@torontohousing.ca](mailto:Jessie.Zorzella@torontohousing.ca)

**Cutty Duncan**

Manager, Capital Engagement and Conservation Program  
(416) 981-6204

[Cutty.Duncan@torontohousing.ca](mailto:Cutty.Duncan@torontohousing.ca)

**Client Care:** (For maintenance and repair requests)

(416) 981-5500