



FIRGROVE REVITALIZATION: FREQUENTLY ASKED QUESTIONS

Development Questions

WHO IN THE GRASSWAYS HAS THE RIGHT TO RETURN TO THE REVITALIZED COMMUNITY IF IT IS BUILT?

To clarify, Firgrove consists of part of the community that will be refurbished and another portion that will be demolished. Tenants living in the portion that will be refurbished (2-14, 22-36, and 5 Needle Firway) will not be asked to leave their units during the refurbishment process. Tenants living in the portion that will be demolished (4, 17 Cane Grassway; 5, 10, 40 Turf Grassway; 3, 36 Marsh Grassway; 7, 11 Blue Grassway; and 1, 2, 8 Dune Grassway) will be relocated and households in good standing will have the right to return to a revitalized community if revitalization units are built.

WHY ARE MORE STREETS BEING ADDED TO THE COMMUNITY AS PART OF THE MASTER PLAN? TENANTS ARE CONCERNED THAT THERE WILL BE MORE DRIVE-BY SHOOTINGS IF NEW STREETS SUCH AS “STREET B” ARE BUILT.

TCHC consulted various stakeholders, including tenants and City of Toronto staff to determine the proposed street network. The intent is to introduce a street grid and create a more cohesive street pattern in Firgrove. TCHC introduced a series of streets, including “Street B,” as a result. To address safety concerns, TCHC is paying close attention to the design of the streets to include traffic calming measures. Further, through the design of the surrounding buildings, TCHC is introducing more “eyes on the street” that will overlook the central park and public streets to ensure a safer community.

WILL ALL 236 UNITS IN FIRGROVE CRESCENT (THE BLUE AND WHITE BLOCKS) BE DEMOLISHED?

Yes, all 236 units will be demolished.

HAVE YOU FACTORED IN UNFORESEEN CIRCUMSTANCES SUCH AS DELAYS IN AUTHORIZATION, FUNDING, OR CONSTRUCTION?

TCHC has considered securing funding could take longer than expected, which would affect the timeline for construction. Keeping this in mind, TCHC has set a target of March 2027 for the revitalization units to be built. This is our best estimate, and accounts for any potential delays that could affect the revitalization timeline.



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Engagement Questions

WHAT IS THE LEVEL OF MALE PARTICIPATION IN THE ENGAGEMENT WORK THAT YOU ARE DOING?

At the moment, the level of involvement is not equal – TCHC would like more males to participate in the engagement activities occurring in the community for better representation.

WHERE IS THE FIRGROVE FOOD BANK?

The Firgrove Food Bank occurs every Friday at 12 p.m. in the 5 Needle Firway Boardroom.

Relocation Questions

WHEN IS RELOCATION STARTING?

The relocation process will commence February 1, 2021, and will continue until August 31, 2021. All households in Firgrove Crescent (the blue block) will be relocated.

WHAT ARE THE GENERAL RULES AROUND UNIT SIZE ELIGIBILITY?

Unit size eligibility is determined based on the age and gender of those living in the household. Generally, parents will share the same bedroom, and children of the same gender under the age of 18 will share the same bedroom. Children of different genders under the age of 18 are eligible for their own bedroom. When siblings of the same gender turn 18, they each become eligible for their own bedroom.

As part of the relocation process, TCHC will calculate the unit size eligibility of each household. Tenants must ensure their lease is up to date and should communicate any changes in household composition to their Tenant Services Coordinator, Paula White, before the relocation process begins. You can reach Paula at (416) 981 - 6858 or email Paula.White@torontohousing.ca

CAN WE MOVE AWAY FROM THE JANE AND FINCH AREA?

FOR EXAMPLE, CAN I MOVE TO ETOBICOKE, SCARBOROUGH, OR DOWNTOWN TORONTO?

Yes, you can move to any area where TCHC has units within the City of Toronto.



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Relocation Questions

WHAT IF I WANT TO MOVE OUTSIDE OF TORONTO? FOR EXAMPLE, CAN I MOVE TO MISSISSAUGA? WOULD I GET SUPPORT FOR APPLYING TO ANOTHER HOUSING PROVIDER?

If you want to move to another municipality, you would be leaving TCHC and would not have the right to return to the revitalized community because you would no longer be a TCHC tenant. If a household moves outside of Toronto, TCHC will only pay for your moving expenses within the boundaries of the City of Toronto. Costs of moving beyond the city's boundaries are the tenant's responsibility. It is also the tenant's responsibility to apply for housing with another housing provider if they choose to leave TCHC.

IF I AM MOVING TO A RELOCATION UNIT, HOW CAN I GUARANTEE IT IS PEST FREE?

The Site Super will be showing you the relocation unit when you visit. We recommend you ask the Site Super any questions you have about the relocation unit, including if there were any pest issues in the past.

ARE YOU GOING TO BE PAYING THE SAME AMOUNT OF RENT AS YOU ARE PAYING NOW?

If you are a subsidized Rent-Geared-to-Income) tenant, your rent will continue to be based on 30 percent of your gross annual income. Your rent will be calculated after you accept a relocation unit offer. If you are a market tenant, your relocation unit may have a different market rent depending on the location and size of unit you are relocating to. TCHC will let you know the cost of rent in that unit before you accept an offer.

HOW EARLY CAN I GET MY BOXES TO START PACKING?

TCHC will send you boxes to start packing after you accept a relocation unit offer, and after TCHC inspects your unit to confirm there are no pest issues. Towards the end of the relocation process (e.g. in July 2021), TCHC will do pest inspections of all units, and send boxes to all households, regardless if they have accepted a relocation unit offer or not.



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WHAT MECHANISMS HAS TCHC PUT IN PLACE FOR THOSE UNABLE TO PARTICIPATE IN THE PROCESS?

TCHC has strived to provide a barrier free process for all tenants to participate in the community update meetings and throughout the relocation process. TCHC is providing translation and communication needs to tenants who require it.

IF THE RIGHT OF RETURN IS NOT UNTIL 2027, WHAT WILL THE RETURN PROCESS LOOK LIKE FOR THOSE WHO WOULD LIKE TO RETURN AFTER THIS DATE?

The right to return is dependent on TCHC receiving funding to build the replacement units by 2027. At that point, TCHC would engage tenants on the return process.

IT SEEMS THAT THE RIGHT TO RETURN IS CONDITIONAL ON THE BUILDINGS BEING CONSTRUCTED BY MARCH 2027. WHY IS THIS DATE SO IMPORTANT?

TCHC calculated all the milestones that would have to be met before tenants could return to the revitalized community.

The March 2027 date for return is based on the following assumptions:

- Relocation: February-August 2021
- Rezoning/Plan of Subdivision Approval: 2021
- Funding Secured: 2021/2022
- Site Plan Approval: 2022/2023
- Construction: 2023-2026
- Returns: 2026/2027

This timeline is dependent on obtaining funding, planning approvals, and starting construction without any delays, although it is also subject to change.



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IF THERE IS A SAFETY CONCERN, HOW DO WE ENSURE WE ARE PROTECTING YOUTH FROM ANY ISSUES IN THE FUTURE?

TCHC is engaging youth in the community to explain the relocation process and encourage them to get involved in the unit selection process with their parents or guardians. TCHC is holding youth-specific meetings and disseminating information on social media as well. TCHC strongly suggests that the entire household is present at one-on-one meetings with Relocation staff to discuss options on where to move.

DOES TCHC PROVIDE MOVERS TO HELP TENANTS WITH THE MOVES?

Yes, TCHC will have movers to assist your household with the relocation. After you accept your relocation unit, TCHC will provide packing materials for your move. We suggest you identify the rooms where each box should go. The movers can assist with bringing the boxes/furniture to the right room in your relocation unit. If there are any special items to move (e.g. a piano), please let TCHC know in advance. The moves will be paid for by TCHC.

IS THERE A PLAN FOR SECURITY WHEN PEOPLE MOVE OUT?

When the community reaches 50 per cent vacancy, TCHC will have security on site. TCHC will engage a third party security company for these services, and CSU will continue to patrol the community.

WILL THE RELOCATION UNITS HAVE A BACKYARD?

This will depend on which units you select and get matched with. You will know if there is a backyard because you can visit the unit before accepting it.

WILL THE REVITALIZATION UNITS HAVE A BACKYARD IF REPLACEMENT UNITS ARE BUILT BY 2027?

As shown on the Master Plan, the buildings we are constructing will be high rises. There are currently no backyards planned.



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CAN TCHC PROVIDE A LIST OF OPTIONS BEFORE THE RELOCATION BEGINS?

TCHC is actively collecting vacancies, but cannot share the lists with tenants until January. The Relocation team is committed to working with every household to ensure that an appropriate unit is selected.

WHAT HAPPENS IF A PERSON DOESN'T MAKE UP THEIR MIND AT THE END OF THE PROCESS?

The termination date on the N13 notice will be August 31, 2021. After that date, TCHC will have 30 days to apply to the Landlord and Tenant Board for eviction. As TCHC works closely with every household, there has never been the need to evict any tenants in the past.

Please find below a list of contacts from TCHC and agencies who attended the November Update Meeting:

Toronto Community Housing - Mithula Loganathan, Community Revitalization Assistant
Mithula.Loganathan2@torontohousing.ca | 416-717-6373

Toronto Community Housing - Ken Tooby, Community Safety Unit
Ken.Tooby@torontohousing.ca | 416-678-5825

City of Toronto, Housing Policy - Allison Smith
Allison.Smith@toronto.ca | 416-392-0173

Community and Legal Aid Services Program (CLASP)
Piraveena Ganesarasa | 416-736-5029

Delta Family Resource Centre Intake and Program and Services
416-735-8376 | 416-951-9663

Jane Finch Community Legal Services
1315 Finch Avenue West, Suite 409 (open every day by appointment only) | 416-398-0677