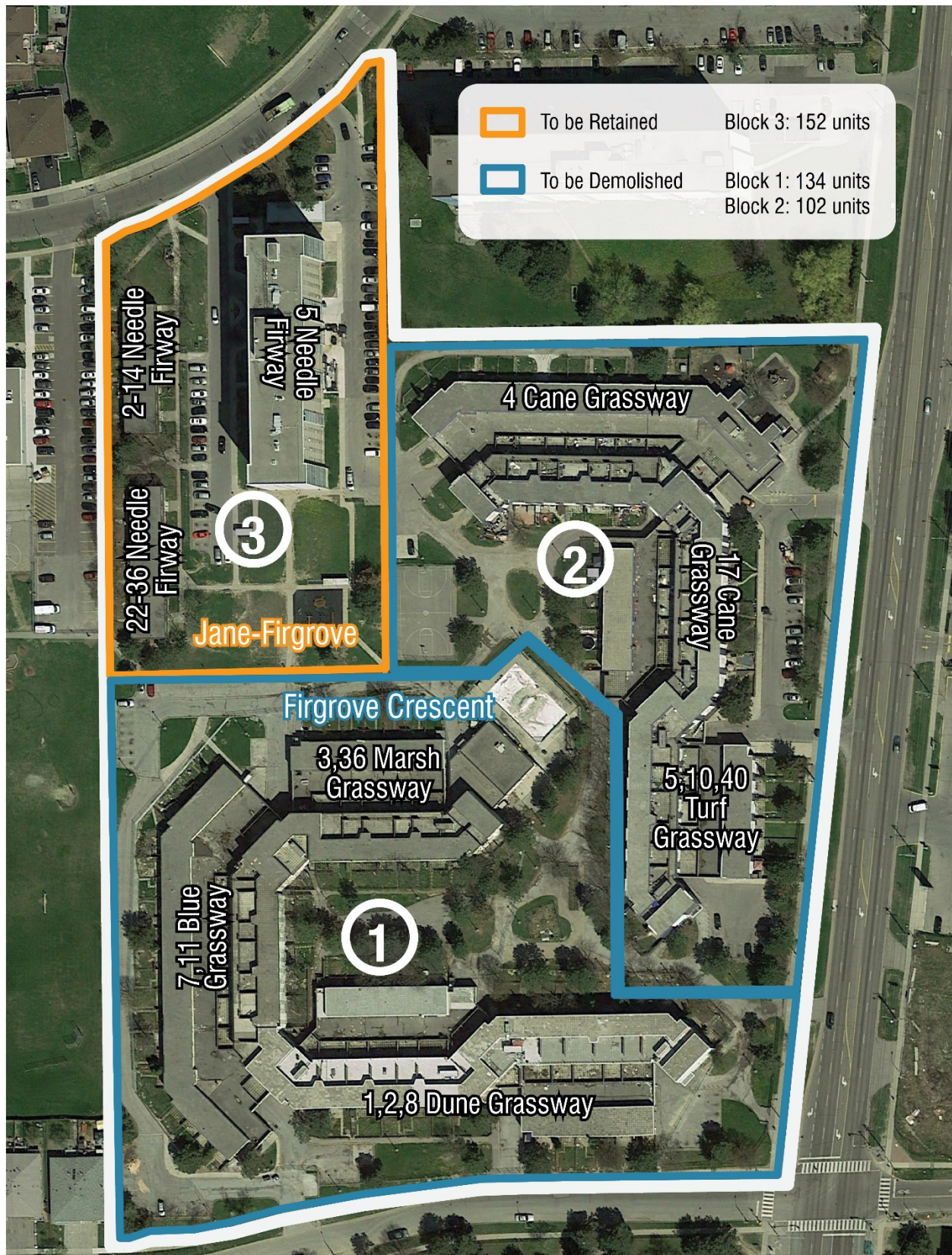


Attachment 1 – Existing Context Plan



Attachment 2 – Firgrove Revitalization Master Plan



Attachment 3 - Guiding Principles for TCHC Revitalizations Assessment of Firgrove-Grassways Initial Development Proposal

The Initial Development Proposal has been assessed to ensure that the guiding principles under the New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects will be achieved through the Firgrove-Grassways revitalization plan.

These principles will continue to serve as a guide through the development review and community consultation processes.

Table 1 – Guiding Principles Assessment

| Principle | Achieved | Details |
|--|-----------------|--|
| Achieve highest possible public benefits | Yes | Revitalization plan maximizes use of the site and proposes a mixed-income community with range of housing opportunities and improved access to services for residents and the wider community. |
| Priority to be given to the development of market and affordable rental housing | Yes | Proposed development concept provides for the replacement of 236 social housing units and would add 107 net new affordable rental homes and up to 600 market rental and ownership units. |
| Create homes affordable for a diverse range of incomes | Yes | Proposed development concept will create homes for residents with a range of incomes. |
| Existing City and other operations and uses be appropriately addressed | Yes | All existing rent-g geared-to-income units, community space and pool to be replaced; new daycare and park to be added |
| Ensure that the projects contribute appropriately to city-building objectives | Yes | New affordable housing, expanded community space and new parkland proposed. |
| Priority for the public retention of sites including long-term land leases | Yes | TCHC will retain a portion of the site in perpetuity to accommodate the replacement social housing units, new affordable rental units, amenities and park. |
| A strong commitment to public consultation and engagement with City Councillor and local community | Yes | A robust and resourced community consultation engagement plan and communications strategy will be developed in consultation with the local Councillor. |
| Efforts must be made to reduce the time that units are out of circulation | Yes | The Phasing Plan prioritizes the demolition and replacement of TCHC units in Phase 1. |

Attachment 4 - New Approvals Framework Stage Gate Process for Firgrove-Grassways Revitalization

| | Stage 1: Initial Development Proposal and Consent | Stage 2: Procurement and Final Consents | Stage 3: Delivery |
|----------------------|---|---|--|
| Key Actions | <ul style="list-style-type: none"> - Initial Design - complete - Stakeholder Consultations - ongoing - Due Diligence - ongoing - Planning Guidelines - complete - Feasibility Analysis - ongoing - Class 4 cost estimate - complete - Initial Development Proposal Report - Initiate Planning Framework Update (e.g. Secondary Plan, OPA, Rezoning, demolition and conversion application permit) | <ul style="list-style-type: none"> - Project procurement - Evaluation of bids by joint TCHC/City/CreateTO team - Design development and engineering - Stakeholder consultation - Class 3 estimate - Actions Report for Shareholder and Service Manager consents - Planning report - Award and Negotiations of development partner contracts following Council approval of project | <ul style="list-style-type: none"> - Complete detailed design - Sale/Lease Transaction - Developer Financing - Developer Planning Application (expedited) - Stakeholder consultations - Developer Construction Awards - Complete construction |
| Duration (estimate) | 9 months – 1 year | 9 months – 1 year | 2+ years |
| Administrator | <ul style="list-style-type: none"> - Housing Secretariat in coordination with: <ul style="list-style-type: none"> - TCHC - CreateTO - City Planning | <ul style="list-style-type: none"> - TCHC in coordination with : <ul style="list-style-type: none"> - Housing Secretariat - CreateTO - Chief Financial Officer and Treasurer - General Manager, SSHA | <ul style="list-style-type: none"> - TCHC in coordination with: <ul style="list-style-type: none"> - Housing Secretariat - CreateTO - City Planning |
| Staff Level Approval | <ul style="list-style-type: none"> - Executive Director, Housing Secretariat in coordination with: <ul style="list-style-type: none"> - Chief Financial Officer and Treasurer - Chief Planner and Executive Director, City Planning - DCM, Community and Social Services - DCM, Corporate Services and CreateTO (through the joint | <ul style="list-style-type: none"> - DCM, Corporate Services - Chief Financial Officer and Treasurer - Executive Director, Housing Secretariat - DCM, Community and Social Services - General Manager, SSHA - Chief Planner and Executive Director, City Planning | <ul style="list-style-type: none"> - DCM, Corporate Services* - Chief Financial Officer and Treasurer* - Executive Director, Housing Secretariat* - DCM, Community and Social Services* - Chief Planner and Executive Director, City Planning |

| | Stage 1: Initial Development Proposal and Consent | Stage 2: Procurement and Final Consents | Stage 3: Delivery |
|-----------|--|--|---|
| | CreateTO and City-led Strategic Program Management Committee) | | |
| Reporting | Planning and Housing Committee and then Council | Executive Committee and then Council | Executive Committee and then Council |

**Approvals as relevant to the agreement with the successful proponent.*