

PH21.2

# Activating a Revitalization Plan for the Dundas Sherbourne Neighbourhood

Presented to the Planning & Housing Committee

March 2, 2021



# Overview



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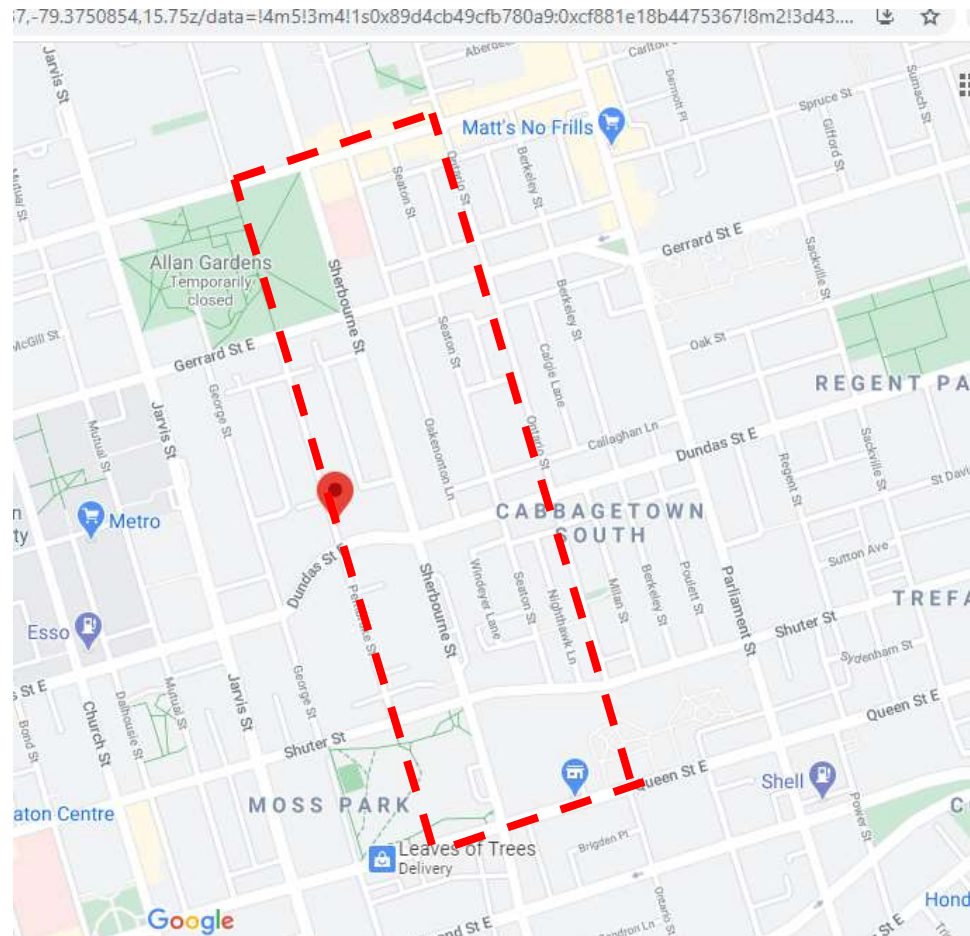
# Background

- In April 2019, City Council adopted MM6.13 and directed staff to include a renewed comprehensive strategy to address the long-standing challenges at the Dan Harrison Community Complex at 251 Sherbourne St. as part of the Five-Year Downtown East Action Plan and the Tenants First reports.
- In December 2019, City Council adopted Item PH11.10 and directed staff to report back with a proposed neighbourhood revitalization plan for the Dundas East and Sherbourne Street area, including a business case for the modernization of the Dan Harrison Community Complex which is owned by Toronto Community Housing (“TCHC”).
- Staff were also requested to examine opportunities to fund the acquisition of the properties at 214, 218, 220, 222, 224, 226 and 230 Sherbourne Street, should they become available for purchase.

# Dundas Sherbourne Neighbourhood

The area of focus for the Revitalization plan is bounded by

- Pembroke Street in the east;
- Ontario Street in the west;
- Carlton Street to the north; and
- Queen Street to the south



# Neighbourhood Revitalization Plan and Community/Tenant Engagement

- The initial needs assessment for the Dundas and Sherbourne Area were informed by a number of sources:
  - February 2020 series of focus groups with residents, tenants and local agencies to inform a comprehensive strategy for the future of the Dan Harrison Community Complex
  - Councillor Wong-Tam's Healthy neighbourhood summit in Moss Park (Q4 2019)
  - Two focus groups held by SDFa with People with Lived Experience (Q4 2018) to get recommendations built form, programming and safety changes for the area.
  - Historical documents related to safety assessments in the area



# Scope of the Revitalization Plan

- The intent of the Neighbourhood Revitalization Plan is to address community safety and social cohesion issues
- Longer term vision for the area is also needed to facilitate partnership between diverse stakeholders in the area, guide City investment and advance intergovernmental advocacy.
- The Neighbourhood Revitalization Plan will include two components:
  - 1) **Community Development Plan**, led by Social Development, Finance and Administration; and
  - 2) **Redevelopment Plan**, which comprises the Dan Harrison and the 214-230 Sherbourne St. properties, led by the Housing Secretariat, in partnership with TCHC.



# Community Development Plan Overview



# Community Development Plan

- SDFA will be leading the engagement around a Community Development Plan for the area that will focus on 2022-2032
  - **Short-term Actions (Q2 2021):**
    - Roll out of de-escalation and needle pickup teams
    - Development of a local safety planning table
    - Stakeholder engagement process
  - **Mid-term Actions (2021-2022):**
    - Define community identity and priorities
    - Actions to increase social connection and mental health supports
  - **Long-term Actions (2022-2032):**
    - Coordination of various revitalizations in the area to address community priorities





# Downtown East Action Plan Local Investments

## Community-Based De-escalation Team

- An on-call multidisciplinary team skilled in de-escalation and crisis intervention to respond to individuals experiencing mental health crisis or engaged in non-violent conflict.
- The team will be on the ground and responding to calls in **April 2021** as part of a multi-agency partnership.

## Community-Clean Up Team

- The Downtown East Action Plan has also funded another new Community Clean-Up Team that will be present in the Downtown East beginning late **March 2021**.
- This is a multi-agency partnership that will provide enhanced pickup of drug use supplies and surrounding debris across the Downtown East, including on private property.



# Redevelopment Plan Overview



# Dan Harrison Community Complex

- Through consultation, residents noted the need to replace deteriorating buildings and improve the design to enhance community safety, increase support services and to create a mixed-income community
- Redevelopment will consider the needs of current tenants, including support needs and proximity to supports
- Report provides direction to TCHC to undertake the necessary due diligence work to identify the financial and operational implications related to the full redevelopment of the Dan Harrison Community Complex by the fourth quarter of 2021
- Creating new supportive housing (i.e. affordable housing with wraparound health and social supports) will be considered as part of this process

# 214-230 Sherbourne Street Properties

- Properties are privately-owned and located roughly 100 metres south west of the Dan Harrison Community Complex. They consist of six vacant lots and one vacant, two and a half storey, heritage designated property.
- Since mid-2020, CreateTO staff have been reaching out to the owners to assess their interest in selling the properties.
- To-date, the owners have not expressed an interest in selling but discussions remain ongoing.
- Staff will concurrently continue to explore possible funding opportunities, including funding through the federal National Housing Strategy that could be used to purchase the site.

# New Affordable and Supportive Housing Projects Approved in Ward 13

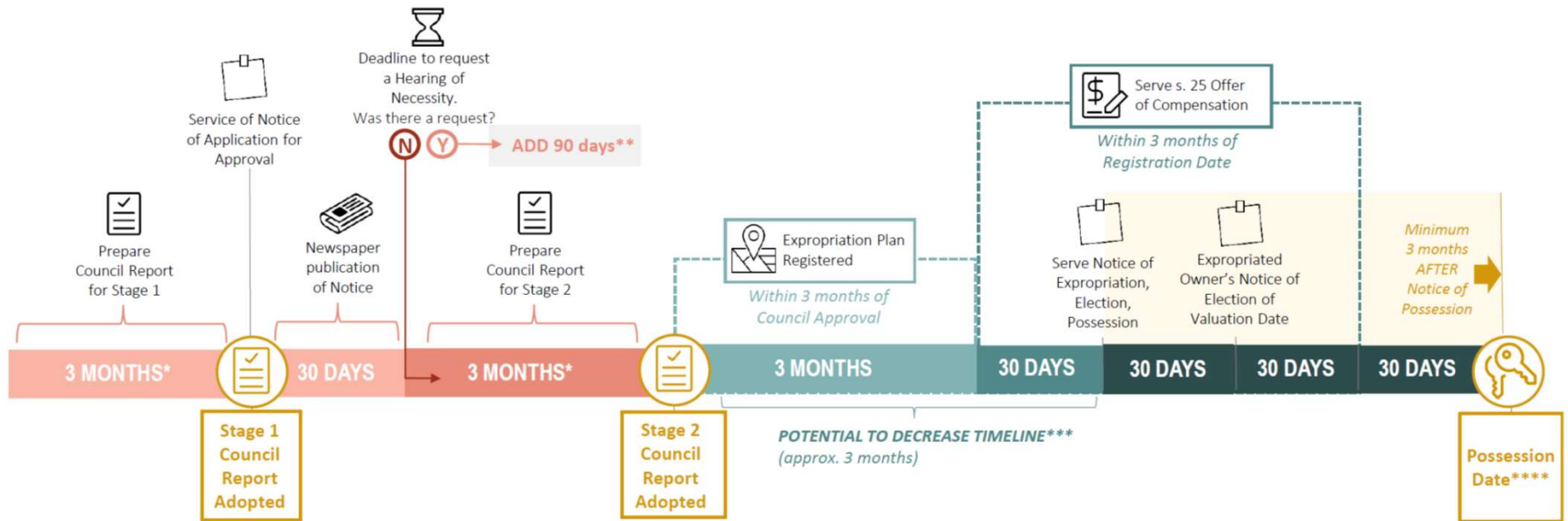
## Housing Now Initiative:

- 405 Sherbourne Street – 200 new homes to be created, with at least 100 affordable and supportive homes
- **Open Door Affordable Housing Program** (report PH21.4):
  - 393 Dundas St. E. - St. Jude's Community Homes– 12 homes
  - 130 River St. (Regent Park) - L'Arche Toronto Homes Inc.- 8 homes
- **218 Carlton Street** (report PH21.3) - Indigenous Supportive Housing to be led by Na-Me-Res – estimated 10 homes

# Recent and Current Affordable and Supportive Housing Projects in Ward 13

- **257 Dundas Street East** – Friends of Ruby – 33 transitional homes for LGBTQ2S young people, aged 16-29 (*opened December 2020*)
- **389 Church Street** – YWCA /TCHC /City of Toronto – 120 permanent supportive housing units for women (*opened in February 2021*)
- **13-19 Winchester Street** - Margaret's Housing & Community Support Services Inc. – 35 permanent supportive housing units for women (*estimated completion December 2021*)
- **West Don Lands** - Dream, Tricon and Kilmer Group - 423 homes (*estimated completion 2023*)
- **25 Nicholas Avenue** - Woodgreen Community Housing Inc. – 34 homes (*estimated completion 2022*)
- **George Street Revitalization** – City of Toronto – 21 homes (in addition to new shelter spaces and long-term care) - (*estimated completion Q1 2026*)

# Expropriation Process and Timelines



**TYPICAL SCENERIO: 14 MONTH PROCESS**  
 Additional time may be required for the following:  
 + minimum 90 days if Inquiry is requested  
 + timing of City Council meetings

\*Minimum 3 months to prepare and submit report for sign off, Clerks deadline, GGLC and City Council. Additional time may be needed based on City Council schedule.  
 \*\* A request for inquiry will add approx. 90 days to the schedule 1)Date of Hearing of Necessity b) Date inquiry officer's report received. Stage 2 Council Report must be serviced within 90 days of receipt  
 \*\*\* Dependant on when City registers the expropriation plan and serves applicable notices after the Stage 2 Council report adopted.  
 \*\*\*\*Payment of Final Compensation is after Possession date. Pursuant to a negotiated settlement or an arbitration decision, all required releases obtained



**Thank You**