

GSR PROJECT

MEETING WITH THE STAKEHOLDER REFERENCE GROUP

Wednesday, October 23rd, 2019

Regent Park Community Centre

5:30 pm – 8:30 pm



PURPOSE & AGENDA FOR TODAY'S DISCUSSION

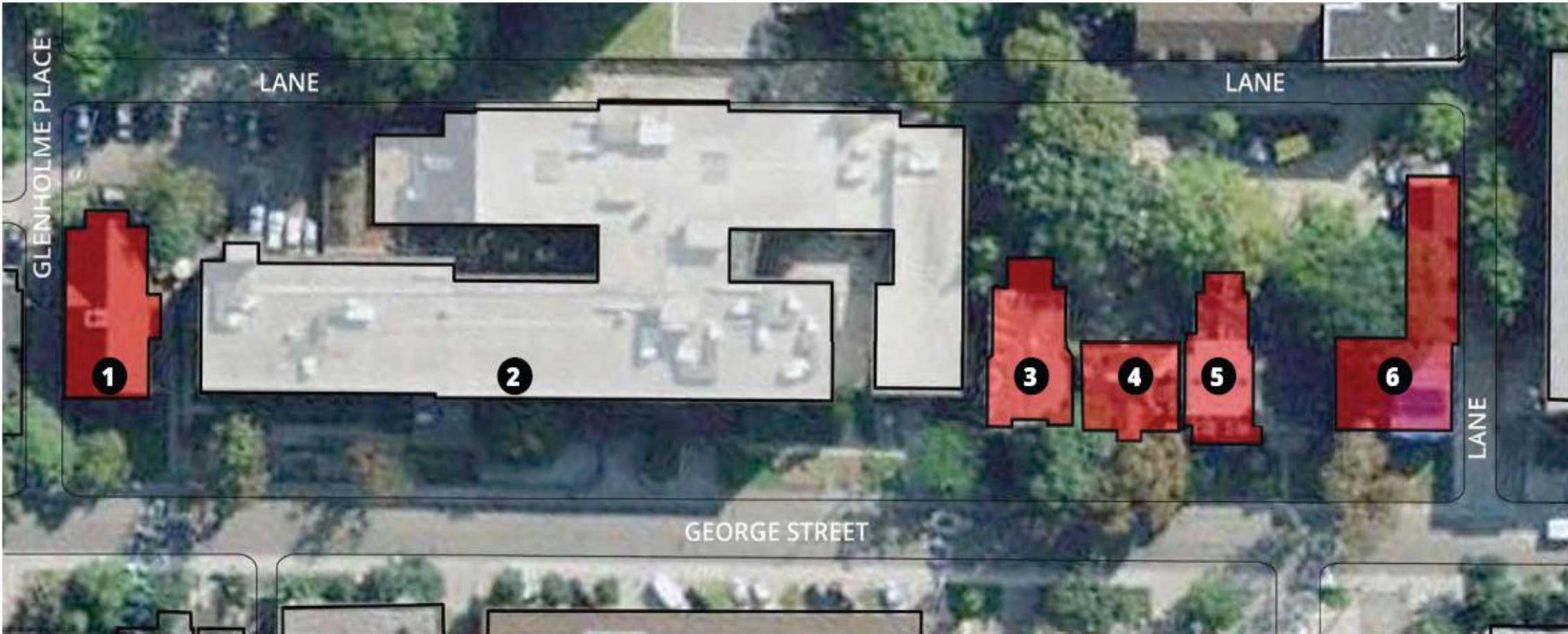


Purpose

- Provide a **status update** on GSR project milestones, and the overall health of the project.
- Provide a **status update** on the Downtown East Area in order to discuss **the community hub and relevant needs of people, programs and services.**

Agenda Item	Time
1. Land Acknowledgement	5 Mins
2. Welcome and Introductions	10 Mins
3. Project Updates	30 Mins
4. General Q&A	15 Mins
5. Facilitated Discussion: Community Hub	90 Mins
6. Wrap-Up	15 Mins
7. Next Steps	15 Mins

Designated Site – Aerial View



Designated Site – Front Facing



Schoolhouse Shelter

Seaton House

No. 311/309 No. 305 No. 303/301A No. 297 No. 295



Summary of Project Updates



Status Update on Current Priorities

- Finalizing Project Specific Output Specifications (PSOS) for the RFP Release
- Developing Shared Services Operating Model
- Streetscaping Consultation & Design
- Developing Public Art Program
- GSR Project Timelines / Schedule
- Implementing Seaton House Transition Plan
 - Sites Secured
 - Movement of Clients and Bed Closures
 - Housing Partnerships
 - Health Partnerships

Updates from November 2018

SRG Meeting



2017

- **June 2017:** Shared Services Governance Model developed.

2018

- **February 2018:** Project Funding \$583M approved (\$70M for Seaton House Transition)
- **April 2018:** Procurement Strategy approved. Led by Infrastructure Ontario.
- **June 2018:** Proposal to develop a Public Realm plan to enhance the streetscape on George St. between Gerrard St. to Shuter St. approved.

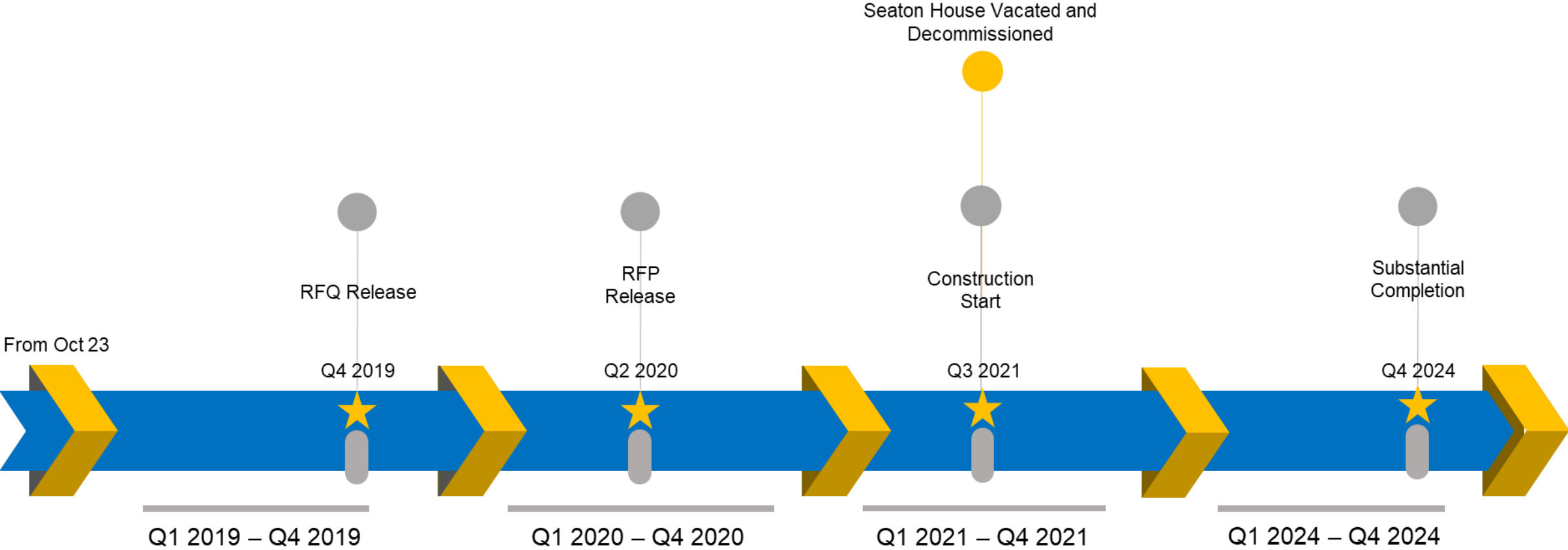
Today's Project Updates / Current Priorities



2019

- **PSOS:** City continues to finalize the Project Specific Output Specifications (PSOS) based on input from City stakeholders, regulatory standards and guidelines. PSOS to be reviewed by an independent spec writer and will feed into the RFP release.
- **Shared Services:** City is working to expand on the governance model developed and to co-create an operating model for the new site given that several divisions and services will be co-located at the shared facility.
- **Streetscaping Consultation & Design:** Consultations with the indigenous community is well underway. Preliminary concept designs for the public realm have been created. The November 27 meeting will focus on providing an update to the SRG and the community.
- **Public Art:** The City is in the process of hiring a Public Art Consultant to support the development of a public art program for the site. The program will connect in harmonious and meaningful ways with the Indigenous place-making initiatives in the Public Realm as well as commemorate important colonial heritage themes of the site.
- **Seaton House Transition:** Implementation of the Seaton House Transition Plan.

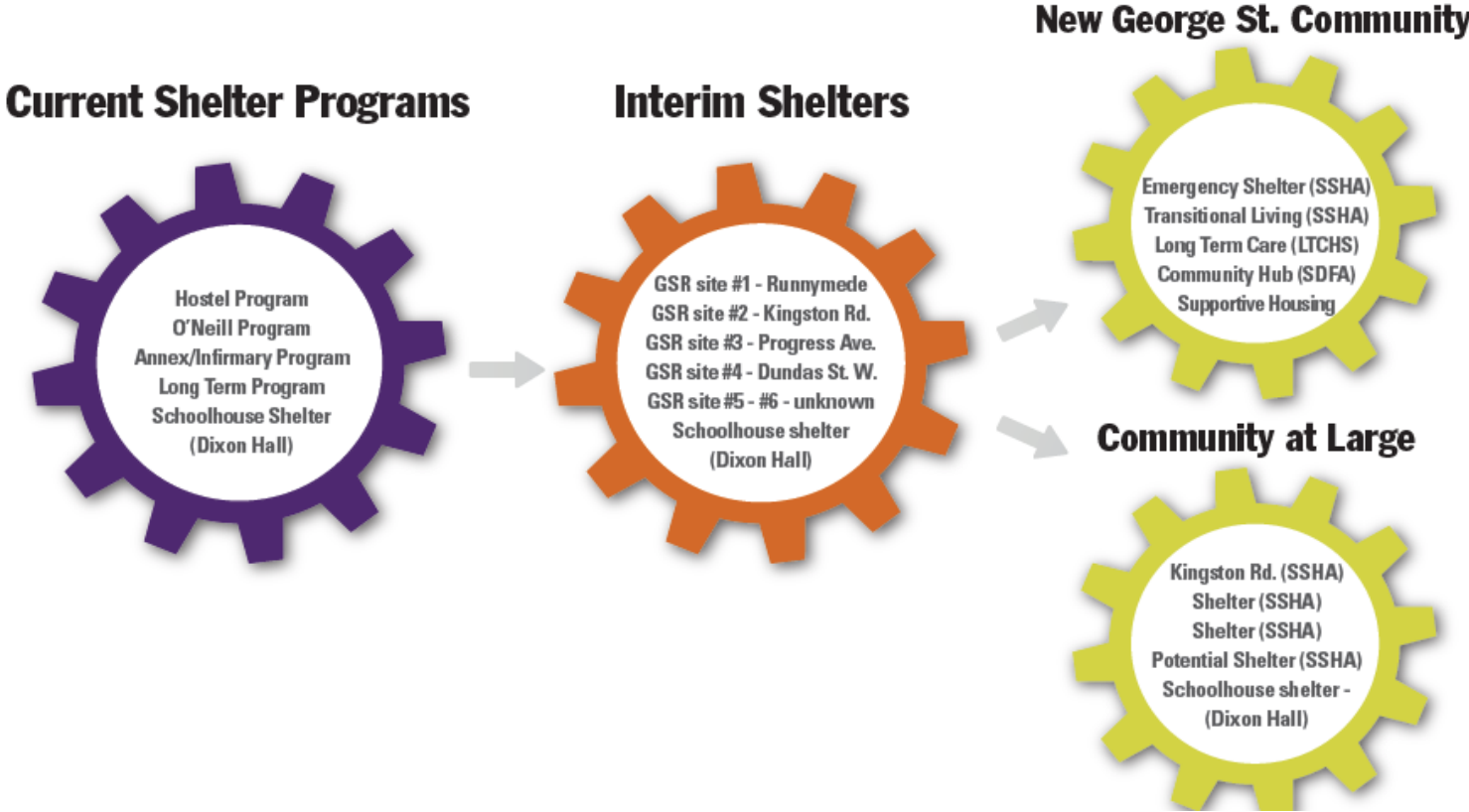
GSR Project Timelines



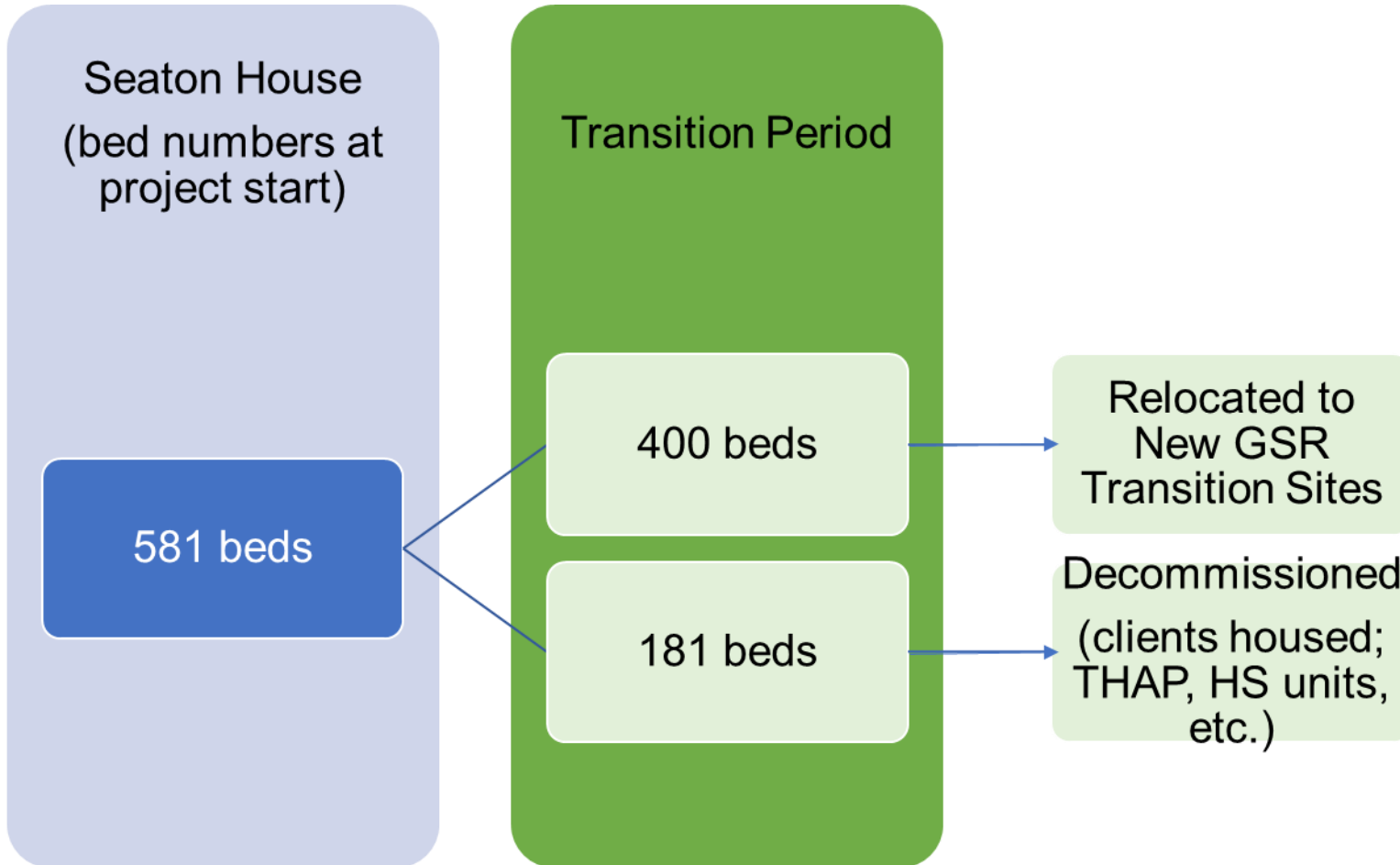
Seaton House Transition Plan



Project Start → Transition Period → Project Completion



Seaton House Transition Plan (By The Numbers)



- 581 at Seaton House
 - 400 beds will be re-located to new GSR Transition Sites
 - 181 beds will be Decommissioned (with housing outcomes for clients)
- Council approved Transition Plan called for
 - Relocation of 400 beds
 - 200 housing allowances (THAP)
 - 150 units for supportive housing via partnership with Habitat Services

Client Moves to Transition Sites



New Transition Sites			
New Shelter Locations	Target Program	# Beds Secured	Anticipated Occupancy Date
3306 Kingston Rd	4 th Floor	40	Site Open
731 Runnymede Rd	Hostel	69	Q4-2019
354 George Street	Hostel	81	Q2-2021 for GSR use
705 Progress	Hostel	94	Q2-2021
2299 Dundas West	Annex	80	Q1-2021
Site #6	TBD	36	TBD
Total Secured	400		

- To-date we have secured 100% of the 400 beds required to successfully re-locate clients to the new GSR transition sites.
- 3306 Kingston Rd. opened in April of 2019.
 - 35 clients have been successfully relocated to-date to 3306 Kingston Rd.
 - 5 additional clients will be relocated before the end of the year.
- 4 additional transition sites will open over the course of 2019 into 2021.

Beds Decommissioned



Housing Outcomes

- The City is tracking the housing outcomes of clients linked to the beds that are closed.
- 133 beds to-date have been closed.
 - 13 to social housing
 - 8 to long-term care
 - 40 to supportive housing
 - 67 to private market
 - 5 bed closures attributed to programmatic changes

Seaton House Transition Plan



Housing Partnerships

1. Habitat Services
 - Fife House
 - St. Michaels Homes
 - Regeneration House
2. St. Clare's Multi-Faith Society

Health Partnerships

1. TC LHIN & CE LHIN
2. ICFHT & ICHA
3. SSLTC Fudger House Pilot

Facilitation Session Objectives



- Provide Community Update on the Status of the GSR Project
- Gather feedback on amenities / services needed in the area
 - Identify amenities that are priorities for the George Street Hub
- Gather feedback on criteria for successful facilities
- Discussion around Next Steps

Community Hub Definition



- The City supports the development of a community hub that fulfills and responds to the needs of vulnerable residents and populations.
- A Community Hub will be an accessible community meeting place for people to come together to build community, with shared resources and integrated services between multiple providers, and in partnership with the residents and the communities being served.

Community Hub Recap



Hub Programming – Subject to Change

- Approximately 40,000 ft² (27,642 ft² new building and 12,744 ft² restored heritage) across the development site.
- Preliminary spaces and potential uses were identified for the Hub that can be loosely categorized as Community Space, Tenanted Space and Public Amenity Space.
- Previous potential uses included:
 - Community resource, program and event space.
 - Community Kitchen – Full kitchen with commercial appliances.
 - Hub Partner Rooms.
 - Public Gathering Space.
 - Hub Café - 20 to 30 seats.

Community Hub Update



June 2018-2019

- SDFa engaged community service agencies, BIAs, residents, & residents' associations for Downtown East Action Plan
- Identified Facilities and Programs that are missing or not the right size

Winter 2019

- Indigenous populations not previously specifically engaged
- Expanded scope of “Public Realm” work to include engagement around ‘Facilities’ to be prioritized in 2019
- Also seeking input from the SRG

2020

- Spring 2020: Finalize Project Specific Output Specifications (~Q1 2020)
- Summer 2020: SDFa will re-engage Community Hub Working Group for programming consultations
- SDFa will report back to Stakeholder Reference Group on programming status, to seek input and provide next steps
- Winter 2020: SDFa will draft a hub governance model

Facilitated Discussion



Downtown East Consultation

- Approximately 50 agencies and 50 people with lived experience were engaged.
- Facilities that are lacking or undersized for the demand included:

Outdoors

- Supervised/safe hangout spaces
- Dog facility (grooming)
- Outdoor water filling station
- Bike storage and parking
- Scooter parking
- Public Washrooms
- Smoking area
- Gathering Spaces

Indoors

- Community Kitchen
- Barbershop
- Music studio
- Counselling rooms & offices
- Secure public storage spaces
- Social enterprise/café
- Bookable community rooms
- Walk-In clinic
- Chill rooms
- Hygiene facilities (laundry & showers)

Next Steps



Community Open House

Date: Wednesday, November 27, 2019

Time: 5:30pm to 8:30pm

Location: Regent Park Community Centre - 402 Shuter St.

Session Objectives:

- To provide a status update on the George Street Revitalization (GSR) project.
- To provide an update and share preliminary concept designs with the broader community based on the results of the Public Realm consultations with the indigenous advisory caucus.



Feedback and Questions

Thank you!

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