

Session 504: Engaging residents in capital renewal strategies



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Overview

- What is ReSet?
- Healthy Communities Framework
- Resident engagement strategies and plan
- Where are we now?
- Questions

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Challenges

Buildings challenges




Human challenges



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ReSet: A capital delivery strategy

- Multiple projects at one site at one time:
 - replacing and repairing multiple building components (roofs, boilers, windows, site work, in-suite repairs)
- “One constructor” to manage the work effectively
- Avoids repeat visits and years of disruption
- Builds on learnings from Revitalization program

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Which communities go first?

A series of indices:

1. Facility condition (FCI)
2. Site planning
3. Building design
4. Community/neighbourhood integration
5. Security
6. Vulnerability
7. Community readiness assessment

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Healthy Community Framework

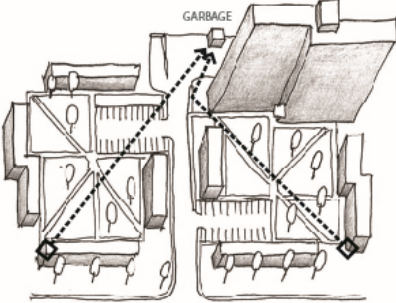
- Examining the building, site and community relationships as a framework of building standards to provide quality homes while improving community safety and security.
 - What works, what doesn't?
 - What's missing?
 - How is this used?

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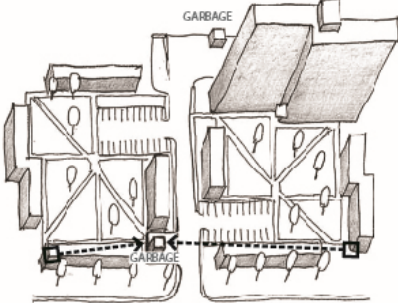


Site design: amenity and support

Existing
Single garbage location - not well located for resident convenience.



ReSet Strategy
Introduce second garbage location to provide better resident convenience and service.




Toolkit Initiatives

- add new garbage bin and associated driveway area


Kit of Parts

- heavy duty asphalt
- bin enclosure

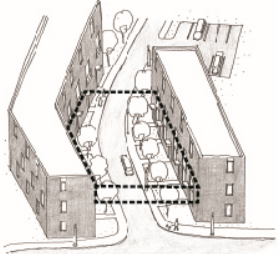
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Site design: quality of place

Existing
Ground level consumed with dark, unsafe parking, with second level deck used unsuccessfully for private outdoor resident space, instead of grade.



ReSet Strategy
Replace, as a major but essential strategy, the existing parking and deck cover with grade level, open parking and a new street, walkways and front yards. Make required adjustments to residential layouts to accommodate ground level changes.




Toolkit Initiatives

- create a new, normal street condition with properly defined yards, streetscape landscaping and street addresses to homes


Kit of Parts

- major demolition equipment
- bricks and mortar
- windows and doors
- asphalt
- concrete sidewalks
- lighting
- trees and landscaping

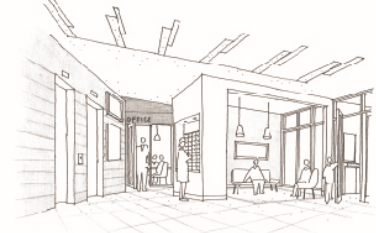
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Building design: amenity and support

Existing
Minimal lobby - unwelcoming and poorly organized mail and resident communications.



ReSet Strategy
Create a welcoming and amenable sequence of entry spaces.




Toolkit Initiatives

- open lobby to the outside and add new seating area and artwork
- create a concierge/office space off lobby for better supervision
- introduce new lobby lighting, materials and colour
- construct separate alcove for mail
- organize resident communications with video monitor and single bulletin board


Kit of Parts

- drywall
- windows
- interior glazed screen
- porcelain wall and flooring tiles
- new lighting
- video monitor
- bulletin board
- artwork




Building design: building identity

Existing
Unwelcoming, non-descript building entrance.



ReSet Strategy
Open up ground floor and create attractive and inviting building entrance.




Toolkit Initiatives

- add new canopy with signage and lighting
- renovate lobby area and add new common building uses, such as meeting room or craft room, with views to the outside
- redo entrance landscaping to create clear and distinctive entrance from the sidewalk and roadway

Kit of Parts

- canopy
- windows
- drywall
- new lighting
- lobby seating
- unit pavers
- landscaping
- flower pots



Resident engagement: desired outcomes

Residents are the key:

- Build resident capacity and leadership
- Support resident participation
- Develop/identify opportunities for resident involvement



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Resident engagement: principles



- Residents are the key
- No two communities are alike
- Local engagement plans are adaptable/flexible
- Responsive to community strengths challenges

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Engagement plan components

- Identify community leaders
- Resident-led asset mapping
- Resident/TCHC planning committee
- Resident/Consultant Selection Committee
- Resident/Consultant Design Committee
- Workshops, forums, community meetings, visioning session, focus groups, surveys

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Consideration for success

- Improving community safety
- Addressing stigmas
- Improving public spaces and community facilities/amenities
- Building resident capacity to source services
- Creating economic and social development
- Building bridges with surrounding neighbourhood
- Engaging local service agencies

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Where are we now?

- Steering committee established
- Community announcements
- Door knocking and lobby
- Resident leaders selected their consultant
- Public announcement with Mayor John Tory and resident leaders



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Discussion

Questions?

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Thank you!

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