

Date: July 31, 2020

From: **Norris Crescent Board of Directors**

## Re: **VISIONING UPDATE**

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Dear Members,

It's been a little while since members met with the Board and Tim Welch Consulting to discuss potential options to address the capital repair issues at Norris Co-op. At the last meeting in January, members approved exploring an option to repair some of the buildings and replacing two buildings with a new 30-40-unit low rise accessible and energy efficient building. The first step was to apply for CMHC SEED Funding. Norris Co-op was successful in their application and received \$97,000 (\$27,000 grant and \$70,000 no interest loan) from CMHC to fund necessary preliminary studies.

While COVID-19 has slowed our lives down, the Board of Directors have continued to work with *Tim Welch Consulting* to lay the groundwork necessary to develop a future vision for Norris Co-op.

*Gladki Planning* was hired and has provided a report to the Board that outlined current City of Toronto zoning and planning requirements for a new 30-40-unit building.

A request for proposals was issued in early July for an architect to undertake the design work that will address the immediate City planning and zoning requirements. Architect interviews that will include Board members are being arranged and a recommendation on which firm to work with will be made to the Board in August.

Once the early design work is completed and presented to the Board, a pre-consultation meeting will be scheduled with the City Planning Department. Members will be advised of the outcome of this meeting after it has been held, likely later this summer or early fall.

All of this work is necessary so that Norris Co-op can reply to the City of Toronto Open Doors proposal call, which is expected later this summer. Open Doors is the City's program that offers funding for new affordable housing projects.

Members can be assured that at this time we are still at the information gathering stage and absolutely no decisions related to demolition, construction or the overall design of the building have been presented, made or approved– it is simply too early in the process.

We are committed to consulting further with members as part of the visioning process. As we move into the third phase of the COVID-19 response in Toronto, the Board is tentatively planning to schedule a meeting sometime in the fall, subject of course to Public Health guidelines regarding meetings.