

William Baker Neighbourhood – Phase Three Consultations

## **York Centre Seniors Steering Committee**

Virtual Meeting via WebEx Meetings

Wednesday, November 4, 2020 - 7:30 – 9:00 pm

### **Participants**

York Centre Seniors Steering Committee (Elizabeth Jassem, Josie Casciato)

Councillor James Pasternak and Staff (Councillor Pasternak, Adam Steiner)

Canada Lands Company (James Cox, Matt Miklas)

The Planning Partnership, (Donna Hinde), consultant to Canada Lands

Swerhun Inc. (Nicole Swerhun, Matthew Wheatley), consultant to Canada Lands

*This summary was written by Swerhun Inc. and was shared with participants for review prior to being finalized. The summary provides a review of the key topics discussed in the conversation; it is not intended to be a verbatim transcript.*

---

## **SUMMARY OF FEEDBACK**

On Wednesday, November 4th, Canada Lands and members of its consultant team met virtually with representatives of the YC SSC as part of Phase Three of the William Baker Neighbourhood consultation process. The Canada lands team presented the Emerging District Plan Land Use Concept for the future neighbourhood, and sought feedback on the material presented. The feedback shared by the YC SSC representatives is summarized below; responses and comments provided by Canada Lands and its consultant team are included in *italics*.

### **Councillor Pasternak's Opening Remarks**

Councillor Pasternak opened the meeting with a few remarks, noting that by coincidence he biked through William Baker today. He identified the following items as important for William Baker including:

- protecting the woodlot (noting that he had a very high-level meeting with the General Manager of Forestry about this over the last week);
- prioritizing a seniors village (noting that last week he moved a motion at Toronto City Council for Planning Staff to put together some guidelines on how to build a successful seniors village and how to prepare for a post-pandemic world and an aging population);
- advancing the community centre that sits on the Downsview Lands and was adopted by Council 10 years ago (noting that he is determined to get drawings and design work done and finding funding sources);
- addressing any concerns about density and the road network, protecting the woodlot, and ensuring the vital community assets are here.

He concluded by saying that he thinks William Baker could be a wonderful opportunity to redefine the area with great community assets, a seniors village, a beautiful woodlot,

some walking trails, and a connection to the Downsview lands and the Downsview subway and GO station. He thanked everyone for participating, reinforcing again that to be successful he believes William Baker needs to be a complete community that fits in with the character of Downsview and the character of the Downsview lands.

## **YC SSC FEEDBACK**

Aspects of the emerging William Baker District Plan that YC SSC representatives said that they liked included:

- the presentation, though page numbers could be bigger (which also helps with accessibility of the material being shared);
- the residential land use concept and the fact that affordable units will be for a range of demographics, including seniors;
- the proposed park at the bottom of the site (next to the bridge over Sheppard), and the fact that one of the two seniors' buildings is proposed right beside that park and bridge (for easy access to Downsview Park); and
- the idea of the outdoor seating, however they also expressed concern about the impact that the elements can have on people (e.g. weather, busy intersections, pollution from smelly cars and trucks) and suggested that Canada Lands pay more attention to those impacts and how to mitigate and/or avoid them.

Suggested refinements that YC SSC representatives asked Canada Lands to consider included:

- a piazza with places for seniors to sit and a fountain;
- setting the uses on Keele and on Sheppard away from the sidewalk and road;
- how to best protect the safety of seniors walking on multi-use paths (including strategies on how to avoid conflicts between seniors and cyclists);
- playgrounds not only for kids but also areas for seniors and seniors' activities; and
- recognize that putting a school close to seniors may not work because seniors are very sensitive to noise (and at the same time this challenge could be transformed into an opportunity to help strengthen the relationships between seniors and young people and help make society better).

Concerns expressed by YC SSC representatives included:

- the disproportionately negative impact that COVID has had on seniors, and especially seniors in private, for-profit seniors facilities (including the lawsuits against these facilities), with a suggestion that Canada Lands also consider not-for-profit providers of seniors housing at William Baker (*James Cox from Canada Lands confirmed that they are connecting with and receiving feedback from both profit and not-for-profit seniors housing providers, and that Canada Lands is not simply looking to sell to the highest bidder, it is about delivering on the vision*); and
- a suggestion that that Canada Lands consider being even more innovative when it comes to seniors, including drawing inspiration from the Dementia Village near Amsterdam as an example.

In response to the priorities shared by YC SSC during the discussion, *Canada Lands* shared the following points:

- *their hope is to build a double-sided street (with curb edges as green buffers) to maximize at grade uses and animate the street;*
- *the option of having separated bike lanes is also being considered (which aligns with Councillor Pasternak's advocacy for improvements on Keele Street);*
- *there is a desire by commercial businesses to have seasonal outdoor uses/seating areas;*
- *the idea of the piazza would be something that could be implemented a little further north of Sheppard and off Keele – a protected space where people can come together and space for pedestrian and cyclists too;*
- *Canada Lands will be submitting a Natural Heritage Impact Study as part of their District Plan submission, and they have also hired a consultant to complete an ecological management plan to support the health and enhancement of the woodlot, which goes beyond what's required by the City in the District Planning process;*
- *the number of units projected for this site comes from the City's Downsview Secondary Plan – which allows for roughly 3500 units with a minimum of 350 being affordable units;*
- *Canada Lands anticipates that the seniors housing will include affordable housing, noting that both affordable rental and affordable ownership are being considered (and that the City has a requirement that a minimum of 10% of the residential units at William Baker need to be affordable, and of those, at least 50% need to be affordable rental);*
- *Canada Lands is looking at putting the William Baker site forward as a potential candidate for the Federal Lands Initiative in partnership with CMHC, an affordable housing Initiative; and*
- *Canada Lands is in the initial stages of conversations with the Toronto Catholic District School Board and that no request for a specific location has been made but it would be unlikely to be located the corner of Keele and Sheppard.*

## **NEXT STEPS**

James Cox thanked Elizabeth and Josie for participating on behalf of the YC SSC, encouraging them to attend future meetings and/or follow-up with him directly with any additional comments or questions. Elizabeth and Josie said that they are interested in having a longer conversation around different developer models. This is an emerging and evolving issue that has been impacted by COVID-19.

The meeting wrapped up with Canada Lands committing to exploring ways to organize a community walk around the site as one way to providing better insight on the emerging plan.

William Baker Neighbourhood – Phase Three Consultations

## **York Centre Seniors Steering Committee**

Virtual Meeting via Microsoft Teams Meetings

Thursday, December 3, 2020, 2:30 – 4:30 pm

### **MEETING SUMMARY**

#### **Participants**

York Centre Seniors Steering Committee (Elizabeth Jassem, Josie Casciato, Rina Camarra, Aleksandra Jassem), with guests (Donna Thomson, Irwin Elman)

MP Ya'ara Saks office (Jeremy Shindman)

City of Toronto Planning Staff (Ben DiRaimo)

Canada Lands Company (James Cox, Matt Miklas)

Swerhun Inc. (Nicole Swerhun, Matthew Wheatley), engagement facilitators retained by Canada Lands

*This summary was written by Swerhun Inc. and provides a review of the key topics discussed in the conversation; it is not intended to be a verbatim transcript. The summary was reviewed by participants at the meeting and edits suggested by Elizabeth Jassem have been incorporated here.*

*In preparation for the meeting, Swerhun Inc. created a chart that summarized the priorities related to the future of seniors in the William Baker neighbourhood that have been shared by participants in the engagement process to date, as well as the perspectives on these priorities shared by Canada Lands. An empty column was included for completion by the YC SSC to share their perspectives on the public feedback and Canada Lands response. Before the meeting, Elizabeth completed the table using red and blue text and circulated to all participants, focusing largely on the YC SSC's interest in:*

- *having a “YC SSC Seniors’ Health Village (SHV™) as a Pilot Model at William Baker, with the YC SSC co-creating and co-producing the SHV™ during implementation and post-implementation for/in compromised alternative detailed plan done next and separately with the City of Toronto (to be determined)”;* and
- *“actively working together with Canada Lands and with the City-led District Application Review process”.*

ATTACHMENT 1: Table created by Swerhun to summarize public feedback to date related to seniors in the future William Baker Neighbourhood, with blue and red text provided by YC SSC

ATTACHMENT 2: Slides prepared and shared by YC SSC (updated based on Elizabeth's December 16, 2020 request)

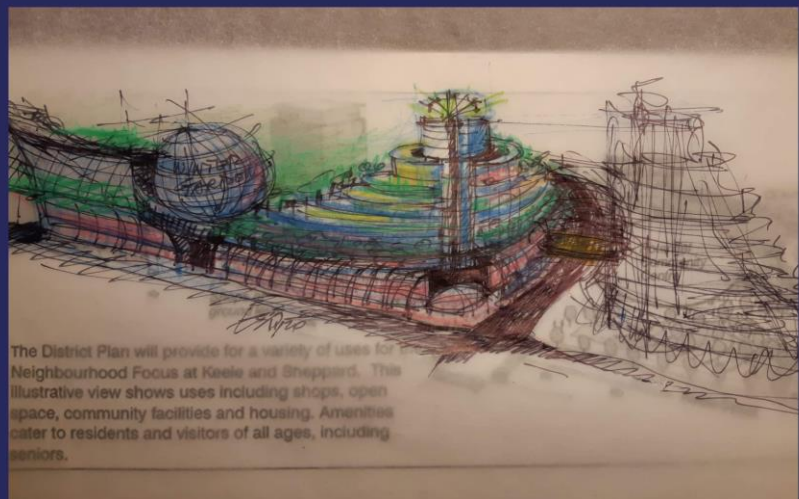
## SUMMARY OF FEEDBACK

1. YC SSC asked for this meeting because they feel that the emerging District Plan shared by Canada Lands and the schematics generated by Canada Lands' consultants do not align with what the YC SSC would like to see at William Baker. Elizabeth presented slides that shared the YC SSC's vision for a human-centred project coming from their grassroots initiative, including a sketch of an alternative proposed William Baker District Plan concept design that they would like Canada Lands to consider (see below – excerpts from YC SSC presentation).

*In the words of Elizabeth in response to the draft meeting summary:*

- “YC SSC has constantly expressed our readiness to co-create and co-produce best mixed-use development through inclusive collaboration created/developed with/under Canada Lands patronage.”
- “YC SSC presented original sketches of the initial design concept envisioned by Elizabeth Jassem and addressing the community’s desire for a quiet neighbourhood, zero/minimal car access, no drive-through, easy access to nature, innovative architecture, etc., which is a result of working with community volunteers and advocacy groups. While the design is protected as Elizabeth’s Intellectual Property (IP), she is willing to develop her idea for YC SSC Seniors’ Health Village (SHV™) further in partnership with Canada Lands, yet Canada Lands and the Planning Partnership are not allowed to use all presented ideas/concepts without the author’s permission.”

## NEW YC SSC PROPOSED CONCEPT DESIGN AS PREFERRED COMMUNITY SOLUTION



# CURRENT CANADA LANDS PROPOSAL

## Emerging District Plan Land Use Concept

- Distribute public open space across the entire neighbourhood
- Preserve significant natural heritage elements of the woodlot
- Provide a mix of housing
- Locate a strong Neighbourhood Focus at Keele and Sheppard, close to bus services and other retail



## Neighbourhood Focus – a framework for built form and use



Elizabeth described the YC SCC's alternative concept as different than the current Canada Lands District Plan thinking in a few important ways:

- it removes the new internal road connecting Sheppard Ave West and Keele that crosses the bottom portion of the site;
- it is more organically designed than what Canada Lands proposes;
- it considers social, environmental, and economic outcomes;
- it proposes development along the entire east side of Keele and proposes a building (the Globe) and programming that will help address safety concerns because it would be a place for community gathering and education and relationship building across generations;
- it is a vision that the YC SSC feels they own; and
- it is different than what's included in the City's Downsview Area Secondary Plan because, as a result of the negative impacts of the COVID-19 pandemic and the lessons learned, it's important to revisit and challenge previous conclusions.

Other points from YC SSC included:

- YC SSC is looking at acquiring 8-10 acres and have an active role in the future shaping of a seniors village at William Baker that is intergenerational and also is inspired by the work with seniors in Europe (like the Dementia Village in Amsterdam).
- YC SSC has many potential partners/supporters. Some have told YC SSC that they can only move forward if YC SSC secures land at William Baker.
- YC SSC is interested in accessing funds and Canada Lands dedicating/giving land at William Baker to the YC SSC.
- From a process perspective, YC SSC is concerned that the COVID-19 pandemic has limited the amount of community participation in the consultation process and not enough people know about the project.
- YC SSC indicated that the District Plan application is important, as is moving forward to implementation.

*In the words of Elizabeth in response to the draft meeting summary:*

- *“YC SSC is ready to bring all our supporting partners – working contacts to the table, as soon as we establish a model for our collaboration, co-creation, and co-production of the right vision for circa 1500 residential units in 21-century mixed-used development (Phase 1) located at William Baker.”*
- *“YC SSC, along with our potential partners, is able to raise funds to acquire 8-10 acres+ to be able to secure William Baker land for our community and realize its vision.”*
- *“Meanwhile, starting from 2021, YC SSC proposes to Canada Lands to consider working together while helping the City towards creating and opening the YC SSC Community Health Design Centre with our well established and successful partners who already expressed their strong interest in it. The Centre will help communicate instantly with community to improve the consultation process and awareness of the William Baker (Phase 1) project. The new YC SSC Community Health Design Centre would also serve Northcrest’s needs for future developments through their own consultation phases: creation, design, and implementation for Downsvew. And, everybody will be happy!”*
- *“Due to COVID-19 we need to revisit and to adjust the plan for urgent community needs (all governments are doing this since March 2020) and reshape the City’s Secondary Plan to preserve flexibility in the District Plan. We’ve been always saying how huge work we must do!”*

2. YC SSC guests, Donna and Irwin, shared opportunities to be considered going forward, including:

- Have as a core principle the interest in supporting caring relationships because these are key to having a good life; ensuring everyone is able to contribute to the community; think about creating opportunities for communities to come together; and think about how people can live within a concept of family.
- Work to build trust between Canada Lands, the YC SSC, young people, and others in the process; consider creating an advisory group of seniors (for example), since seniors don’t live on-site.

3. James explained that from Canada Lands perspective:

- the comments from the YC SSC continue to be very helpful as Canada Lands continues its work to refine the emerging District Plan;
- much of what the YC SSC is looking for is accommodated in the emerging District Plan for William Baker;
- it is very important that Canada Lands work within the framework of the City’s Secondary Plan and preserve flexibility in the District Plan to be able to best respond to proposals from potential future development partners;
- Canada Lands has a process for securing development partners, and that process is driven by balancing financial return and the contribution the development can make to the community;

- Before identifying development partners, Canada Lands undertakes a comprehensive community consultation process and secures approval of a plan to be implemented by the development partners;
  - Canada Lands holds an open process when seeking development partners; and
  - YC SSC can and will be welcome to participate in that process – on their own or with other partners.
4. Ben DiRaimo from the City Planning explained that it is the City's responsibility to review the application from Canada Lands. To address the safety concerns raised by YC SSC, the City considers Crime Prevention Through Environmental Design (CPTED).

## **NEXT STEPS**

James Cox thanked Elizabeth and all participants for making the time to continue discussions regarding William Baker. He confirmed his interest in a follow-up meeting with the YC SSC (and its potential partners) to introduce and explain the process that Canada Lands works through when looking for development partners.

Elizabeth also thanked everyone for participating and expressed interest in a follow-up meeting to discuss how YC SSC and Canada Lands can help each other meet their goals, and to formulate an alternative compromised solution for William Baker.



ATTACHMENT 1: Table created by Swerhun to summarize public feedback to date related to seniors in the future William Baker Neighbourhood, with blue and red text provided by YC SSC

Summary of feedback regarding seniors and Canada Lands' Response DRAFT  
 Prep for Dec 3, 2020 meeting between YC SSC and Canada Lands

| Priorities related to seniors in the future William Baker neighbourhood  | Public feed back | Canada Lands | Perspective of YC SSC   |
|--|------------------|--------------|---|
| <b>OVERALL</b>   |                  |              |   |
| 1. Seniors at William Baker  | ✓                | ✓            | YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| 2. Intergenerational neighbourhood   | ✓                | ✓            | YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| 3. Creating Equitable, All Inclusive- Age-Friendly Livable & Complete Communities  |                  |              | “   |
| 4. After COVID-19 To Create Healthy Buildings to All: WELL & RHF Community Standard Canada Pilot - Role of research: Climate Change, Disease Prevention, Risk Management, Health Promotion |                  |              | YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| 5. WELL Building Standard Strategies to support in the fight agai  |                  |              | “   |
| 6. nst covit-19 and next epidemics   |                  |              | “   |
| 7. Prevention & Preparedness, Resilience & Recovery  |                  |              | “   |
| 8. Foster Mental Health & Resilience   |                  |              | “   |
| 9. Champion Community Resilience & Recovery  |                  |              | “   |
| 10. Evidence- Based Approach to help support spaces that advance health & Safety   |                  |              | “   |
| <b>TRANSPORTATION</b>  |                  |              |   |
| 11. Safe and walkable community, separate pedestrian from bikes  | ✓                | ✓            | #1Priority; Not always pedestrian /bike separation. YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD) |

|  |   |   |   |
|--|---|---|---|
| 12. Prioritize People, Not Cars; Champion using smaller electrical cars/min buses  |   |   | “   |
| <b>MIX OF USES</b>   |   |   |   |
| 13. Co-locate seniors with young people (e.g. daycare) and/or other facilities (e.g. school)   | ✓ | <p style="text-align: center;">✓</p> Interested/open to this, depends on support from co-locating organizations | No school needed/better use of exist. Not always/YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)                        |
| 14. Locate seniors buildings close to each other, amenities, the future community centre, and Downsview Park                           | ✓ | <p style="text-align: center;">✓</p> Interested/open to considering this  | YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| <b>PARKS &amp; OPEN SPACE</b>  |   |   |   |
| 15. Accessible green spaces for seniors, with benches, equipment and other amenities to support seniors' activities and healthy living | ✓ | <p style="text-align: center;">✓</p>  | Strong/integrated delivery: YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| 16. Seniors-serving services and amenities   | ✓ | <p style="text-align: center;">✓</p>  | YC SSC working contact points: Baycrest & Revera for new LTC model stds YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD) |
| 17. Modern & Creative Spaces for kids and elders: Music Arts & New Video Forms and Entertainment                                       |   |   | YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| 18. Architectural Culture & Character: Residential, Build Form, Sculptures reflecting community uniqueness and tradition)              |   |   | “   |
| 19. Piazza-like open space with lots of space for seniors to sit   | ✓ | <p style="text-align: center;">✓</p> Part of proposed public realm and open space framework                     | Strong integrated delivery: YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co- creating & Co- producing, during implement/post implement also for/in compromised alternative detailed plan done next and separately w/the City (TBD)  |

| HOUSING   |   |   |   |
|---|---|---|---|
| 20. Affordable housing for seniors  | ✓ | ✓   | YC SSC working contact points: Option for Homes / Mayor's initiative/Affordable Modular Housing for new model stds+; YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co-creating & Co-producing, during implement/post implement also for/in compromised alternative detailed plan done next and separately w/the City (TBD) |
| 21. Inclusive Wayfinding Standard Development in housing context  |   |   | “   |
| 22. Prioritize lower rise housing forms for seniors   | ✓ | ✓   | Not always: YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co-creating & Co-producing, during implement/post implement also for/in compromised alternative detailed plan done next and separately w/the City (TBD)  |
| 23. Prioritize not-for-profit providers   | ✓ | ✓<br>Opportunities for both for-profit and not-for-profit   | HOLISTIC APPROACH: YC SSC working contact points: Baycrest & Revera for new LTC model stds YC SSC SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: YC SSC Co-creating & Co-producing, , during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)                        |
| 24. Create a Seniors Health Village (SHV™) exclusively for seniors  | ✓ | ✓<br>Open and receptive to this, through development opportunity/sales process  | YC SSC envisioned SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: for 1000-1500 res units; YC SSC Co-creating & Co-producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| 25. Adapt neuroscience as organics into modular housing for the elderly air forces veterans Seniors Health Village (SHV™) as City's Pilot Model |   |   | YC SSC envisioned SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: for 1000-1500 res units; YC SSC Co-creating & Co-producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)   |
| 26. Take innovative approach to seniors (e.g. Dementia Village, like in Amsterdam)  | ✓ | ✓<br>Open and receptive to these suggestions, with insight and advice from governments and agencies with experience delivering these facilities | YC SSC envisioned SENIORS' HEALTH VILLAGE (SHV™) as Pilot Model: (City) for 1000-1500 res units; YC SSC working contact points: Nederland Consulate +; YC SSC Co-creating & Co-producing, during implement/post implement also, for/in compromised alternative detailed plan done next and separately w/the City (TBD)                    |

| PROCESS  |   |  |   |
|--|---|--|---|
| 27. YC SSC and partner(s) interested in bidding on potential projects/lands at William Baker | ✓ | ✓  | ✓   |
| 28. Desire from YC SSC to actively participate in the design process                         | ✓ | ✓<br>City-led application review process | ✓<br><i>In early 2019, YC SSC envisioned SENIORS' HEALTH VILLAGE (SHV™) as MODEL (City pilot) for 1000-1500 res units; YC SSC be a part of the winning solution for Co-creating &amp; Co- producing, during implement /post implement also) for/in compromised alternative detailed plan done next and separately w/the City (TBD)</i><br>City-led application review process |
| 29. Continued consultation of seniors  | ✓ | ✓<br>City-led application review process | ✓<br>YC SC Team as part of actively working together w/CLC team and w/City-led application review process   |
| OTHER?   |   |  |   |
| 30. Phasing and Completion Strategic Plan Development  |   |  | ✓<br>YC SC Team as part of actively working together w/CLC team and w/City-led application review process   |
| <b><u>URGENT NOTE:</u> YC SSC proposed to CLC to add as new = typed here in red colour</b>   |   |  |   |
|  |   |  |   |

ATTACHMENT 2: Slides prepared and shared by YC SSC



## York Centre Seniors Steering Committee

A non- for- profit organization providing focused on the quality of life for seniors with an inter-generational approach through proactive research, creative design, implementation and evaluation of exceptional, ethical, compassionate, safe and inclusive services for the elder community.



## HISTORY AND MISSION

As of 2018, we have been a federally incorporated organization (YC SSC) York Centre Seniors Steering Committee with our Purpose of Corporation role to protect seniors citizens' rights by providing leadership to implement to the quality of their life.

We're proposing a community-led, co- created and co-produced Seniors Health Village (SHV™) at William Baker as preferred - priority to CLC to work collaboratively with YC SSC on new mixed- use project development for approximately 1000- 1500 residential units and health services on 8-10 acres.

Our envisioned project for the improvement of older adults and seniors in the area we live, is completely supported by a well-established community in Ward 6, as well as City Councillors the Canadian government.





# WHO WE ARE

## ELIZABETH JASSEM

President & Co-Founder, (YC SSC) York Centre Seniors Steering Committee.

A social architect and activist with a Master's Degree in Architecture and Urban Planning and National Award for thesis "Petropolis - a Life on the Ocean Waves" published in Offshore Magazine, with over 35 years of intl. cross-disciplinary experience, including formation & implementation of Universal Accessibility Design Standards for TD Canada Trust nationwide merger, also creation, management and project management execution for (TCHC) Toronto Community Housing Corp. of UD (AODA) Accessibility Standards, policies & procedures improving over 180K residents life across City of Toronto.

## JOSIE CASCIATO

Co-Founder and Secretary, (YC SSC) York Centre Seniors Steering Committee

DLCV Association with 20 years of volunteer work keeping the community informed.

## ALEKSANDRA JASSEM

Exe. Director of Communications, (YC SSC) York Centre Seniors Steering Committee.

Co-Founder and Creative Director at The Rebel Mama, Co-Author: The Handbook for (Cool) Moms & Get Your \$HIT Together (Harper Collins) with education and experience in digital marketing, social media promotion and event planning.

## RINA CAMARRA

(YC SSC) Special Advisor Vice Chair, Wilson Village BIA

## MEMBERS & ADVISORS:

### HILDA SWIRSKY

RN, BScN, Med, Ambassador and Environmental Champion

### ANITA BROMBERG

Chief Executive Officer at CAEF, Ontario Bar Association, Professional and Policy Development, Director, Transformation, Institute for Leadership and Innovation

### MICHAEL ARKIN

Cycle Toronto, Retired Computer Science Teacher



# WHAT WE PROPOSE

In 2000, former Prime Minister Jean Chrétien promised the William Baker land to be used for the improvement of seniors and community at large in the North York / Downsview area. Since then, much has been said but not much has been done. We want to propose a SENIORS HEALTH VILLAGE that will not only benefit the people who need it most.



## Our Supporters / Partners

BAYCREST CENTRE  
RICK HANSEN FOUNDATION  
INTL FEDERATION OF AGEING  
DOWNSVIEW LANDS COMMUNITY VOICE ASSOCIATION (DLCVA)  
BETTER BUILDINGS PARTNERSHIP, CITY OF TORONTO  
INCLUSIVE DESIGN RESEARCH CENTRE, OCAD UNIVERSITY  
BERNARD BETEL CENTRE FOR SENIORS  
REENA FOUNDATION  
UNISON HEALTH & COMMUNITY SERVICES  
LUMACARE DOWNSVIEW SERVICES FOR SENIORS  
WILSON VILLAGE BIA  
DUKE HEIGHTS BIA  
HOUSE OF COMMONS CANADA  
TORONTO WARD 6 YORK CENTRE  
THE REBEL MAMA  
KEHILLA RESIDENTIAL PROGRAM

## A BRIEF:

SINCE 2018, THE YC SSC HAS BEEN WORKING TIRELESSLY TO UNDERSTAND THE NEEDS OF ITS COMMUNITY AND COMMUNICATING THOSE DEMANDS TO THE MUNICIPAL, PROVINCIAL AND FEDERAL GOVERNMENT THROUGH TOWN HALL SUMMITS AND MULTIPLE MEETINGS

DURING THE COVID-19 PANDEMIC AND THE LOSSES OUR CITIZENS HAVE SUFFERED DUE TO POOR SENIOR TREATMENT, IT HAS NEVER BEEN MORE APPARENT AND URGENT TO PUT TOGETHER AN ACTION PLAN TO CHANGE THE WAY WE LIVE, AND MOVE FORWARD TO A BRIGHTER FUTURE.

THOSE WHO STAND BY US AND WANT TO SEE THIS CHANGE HAVE OFFERED IMMENSE INSIGHT AND SUPPORT.



## What we hope to achieve:

COMMUNITY FOCUSED DEVELOPMENTS  
ALL-INCLUSIVE COMPLETE COMMUNITY  
ACCESSIBLE AND AGE-FRIENDLY SPACE FOR COMMUNITY  
INNOVATIVE AND PURPOSEFUL DESIGN SOLUTIONS  
IMPROVEMENT OF PHYSICAL AND MENTAL WELL-BEING BY OFFERING SOCIALIZATION, LEARNING, EXERCISE, OUTDOOR SPACE, LOCAL SHOPS ETC. THAT WILL COUNTERACT DEPRESSION AND LONELINESS AMONGST ELDERS.  
CLIMATE CHANGE SUPPORT  
ENVIRONMENTALLY-FRIENDLY SUSTAINABLE LIVING  
ENERGY EFFICIENT PLANNING

## How we hope to achieve it:

BY COLLABORATING ON A NEW KIND OF SENIOR LIVING VILLAGE THAT ADDRESSES THE SPECIFIC NEEDS OF THE AREA.  
UNFORTUNATELY, THE CURRENT PROPOSED CLC PLAN DOES NOT MEET THE STANDARDS OF THE SENIOR COMMUNITY AND WE WOULD LIKE TO BE INVOLVED IN CONSULTING AND WORKING ALONGSIDE THE CITY AND IT'S PLANNERS TO ENSURE OUR NEEDS ARE MET.



# Predictions About the Future of Assisted Living

- BOOM IN HOME HEALTH AND PERSONAL CARE
- ECO-FRIENDLY SENIOR LIVING
- AN INCREASE IN AMENITIES FOR SENIORS
- MULTI-GENERATIONAL HOUSING OPTIONS
- MORE SENIOR-FRIENDLY NEIGHBOURHOODS
- SENIOR CO-HOUSING
- SENIORS HELPING SENIORS/NEIGHBOURS
- THE DECLINE OF NURSING HOME MODEL
- THE RISE OF TECHNOLOGY IN SENIOR CARE



## THE FUTURE OF SENIOR LIVING

### FORWARD-THINKING CONCEPTS

De Hogeweyk, operated by nursing home Hogewey, is a gated model village in Weesp, Netherlands. It has been designed specifically as a pioneering care facility for elderly people with dementia. The benefit of using all-day reminiscence therapy at Hogewey, compared to traditional nursing homes, is that the residents with dementia are more active and require less medication.

### MULTI-GENERATIONAL LIVING

The Humanitas - "Apartments for Life" community in Rotterdam, Netherlands is a great example of multigenerational living that allows seniors to feel useful and engaged in the community around them while still benefiting from care services and communal living.

### URBAN CORE EXCITEMENT

The Stories at Congressional Plaza in Maryland, USA is a rental community that doesn't focus on age, but rather the idea that communities should inspire people of any age and stage to explore "what's next." It's a supportive community that will rely on the walkability and accessibility of its location and services that support personal well being.

### IT TAKES A VILLAGE

Communities like Beacon Hill Village, in Boston, USA have flourished for years now. Perhaps this model can serve as inspiration for developing new communities that allow seniors to actively participate in their communities. This may be a model that also helps with affordability.

We also hope to work inclusively with youth with all disabilities to create a solid working environment where they can flourish and contribute. They will live/work and play (entertain) in our WB SHV village.

REENA confirmed already 10% of affordable/accessible units to them only. So, what we do it is not a theory. It's a fantastic reality!





# CURRENT CANADA LANDS PROPOSAL

## Emerging District Plan Land Use Concept

- Distribute public open space across the entire neighbourhood
- Preserve significant natural heritage elements of the woodlot
- Provide a mix of housing
- Locate a strong Neighbourhood Focus at Keele and Sheppard, close to bus services and other retail



## Neighbourhood Focus – a framework for built form and use



# NEW YC SSC PROPOSED CONCEPT DESIGN AS PREFERRED COMMUNITY SOLUTION



# WHAT MAKES THE YS SCC SENIOR VILLAGE DIFFERENT

What we are proposing is a high-level concept that will optimize senior living and bring it into the future. By focusing on community needs, integrating nature and designing with purpose and impact, YS SCC hopes to integrate the needs and demands of the modern-day senior citizen while offering something sustainable that will benefit the community for years to come.



**WE WANT TO WORK WITH YOU TO BRING THIS IDEA TO LIFE! WE ARE STRONGER TOGETHER.**

## NEXT STEPS

- we would like to continue with community outreach and gathering information on specific needs of those in the area and will be putting together a group of citizens in the Downsview area who are concerned about their future.

- we would like to actively consult on research for creating detailed planning and design, also during the implementation process for the community Seniors Health Village at William Baker to ensure our needs are met.

- we trust our proposed new concept will be taken into serious consideration through formal engagement as partners and further arrangement will follow for research engagement, design development and implementation phase.



# THANK YOU!

**CONNECT**  
[Elizabeth.Jassem@rogers.com](mailto:Elizabeth.Jassem@rogers.com)

