



YORK CENTRE SENIORS STEERING COMMITTEE

For (YC SSC) *EVERYONE's Seniors Health Village (SHV™)* at William Baker, Downsview

July 7th, 2022

To: North York Community Council – City Clerk's Office-Secretariat

Toronto City Hall, 100 Queen Street West,

Toronto, ON M5H 2N2,

nycc@toronto.ca

Re: **William Baker District Plan and Phase 1 Development Application, NYCC Meeting, July 8, 2022**

Dear Mayor,

Ms. Amoroso, Mr. Chair and Members of the North York Community Council

I am honoured to write this letter on behalf of YC SSC, to express our support for the proposed William Baker District Plan and Phase 1 Development Application.

Thanks for providing a complete neighbourhood with inclusively added small commercial/office spaces with such desired and extremely needed health-programmed services to older adults and seniors to be provided by/with *EVERYONE's Seniors Health Village (SHV)* at William Baker, supported by approx. 1200 residential units with affordable apartments, thus creating new jobs and economic opportunities. Many thanks to the City and CLC for such positive and progressive approach to implementation of universal accessibility and inclusiveness.

We believe this new proposed Plan and Development Application, by bringing improved quality of life benefits to the entire community, especially to older adults and seniors, will make such a big and real difference.

We take this opportunity to share the following points in support of this District Plan, and at the same time express how YC SSC envisions our health quality improvements through our meaningful partnership with The City:

- **YC SSC supports initiatives in the District Plan** as being highly integrated with YC SSC Key Principles for Integrated Accessibility, AODA Compliance Strategy and Seniors Strategy through continuation of our City-YC SSC Partnership for creating Optimum Inclusiveness at (*YC SSC*) *EVERYONE's Seniors Health Village (SHV)* at William Baker, Downsview.
- **YC SSC endorses William Baker Neighbourhood District Plan**, revised by The Planning Partnership and resubmitted in April 2022 by Canada Lands Corporation, is aligned with our community plan for *YC SSC EVERYONE's Seniors Health Village (SHV) at William Baker* submitted to the City of Toronto, Planning Department in May 2021, as well as with YC SSC Comments on Canada Lands Company (CLC) Plan proposed for William Baker Neighbourhood Zoning By-law Amendment and Subdivision Draft at William Baker Lands, 1350 Sheppard Ave. W. (Phase 1) encapsulated in our letter of November 2021.
- **YC SSC are excited that City Planning** has prepared their Final Report for Phase 1 Lands and is recommending that City Council endorse the Plan. Congratulations to All.



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- **YC SSC are excited that City Planning report** dated June 27, 2022, from the Director, Community Planning, North York District, and the Owner have entered into an Agreement pursuant to Section 37 of the Planning Act and at the same time would like to bring to your attention the following:

YC SSC is instrumental to York Centre community innovative solutions for health-resilient development for William Baker, also to our community's work for directed at delivery of Integrated UD Accessibility Compliance Strategy for older adults and seniors living at York Centre, North York:

- YC SSC community feels that the proposed minimum amount of affordable housing to be approved for the Phase 1 lands should be reduced. YC SSC community is concerned about affordability of these residential units and feels that this part of the development should receive measurable support.
- YC SSC community has established C-DAC (Community - Design Accessibility Centre), which will provide creative input into formation and development of more specific design standards and details for different types of seniors housing to be created and developed within William Baker (Phase 1 and Phase 2).
- C-DAC will provide creative input into formation and development more specific design standards and details for Street "A" use and surroundings. This street should be created and build as quiet, local - service road only, strongly discouraging drivers to take Street "A" as shortcut from Keele to Sheppard West and vice-a-versa. Street "A" should have a pedestrian boulevard, bike lanes, benches, evergreens mixed with other plants, to create safe space to all seniors and families.
- C-DAC will provide creative input into formation and development of more specific design standards and details to existing bridge to be updated/improved, as well as to new accessible public pedestrian and cycling bridge, both over Sheppard Avenue West directly connecting William Baker with Downsview Park.
- C-DAC will provide creative input into formation and development of more specific design standards and details to Public Art Master Plan with special attention to installation of future public art at the northeast corner of Sheppard Avenue West and Keele Street, or other appropriate location, in accordance with the Public Art Master Plan within the lands, to be submitted to the City Council for approval.
- C-DAC will provide creative input into formation and development more specific design standards and details to protect woodlot during implementation of the development to avoid negative impact on the green space and mature trees as the community have worked so hard to make sure the woodlot would be protected. We all should continue to protect woodlot for future generations.



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Areas for Process Improvement

Suggestions for improvement include the following:

- ❖ YC SSC Accessibility Community Management Plan 2022-2025 recommends innovation to improve quality for new developments and retrofits.
- ❖ YC SSC goal is to create new, optimal problem resolution as an effective and efficient project delivery model to improve the accessibility success across York Centre, North York, through newly formed **C-DAC Delivery Model** (accessibility community-led standards for new developments and retrofits; the same applies to the procurement process.)
- ❖ YC SSC Accessibility Community Management Plan 2022-2025 to secure community benefits recommended in the Section 37 of the Agreement as follows:

Expected Outcomes for Sound Social Investment in Real Estate Assets

The primary anticipated outcomes of **C-DAC** are:

- a set of evidence-based design approaches and guidelines for *Optimum Development for EVERYONE's Seniors Health Village (SHV)* at William Baker, York Centre, and other new proposed/undertaken projects, including accessible Wayfinding in common areas of *Seniors Health Village* as pilot-standards model.
- a knowledge base which will enhance the success of future partnerships – and serve as a basis to recommend future steps to advance the York Centre seniors' accessibility agenda and meet legislative milestones.

Principles which Guided our YC SSC Efforts

The **C-DAC model** pilot is guided by five key principles:

- **Universal Design**
– applying good design to produce environments that are usable and effective for everyone
- **Equitable Service**
– ensuring that all citizens receive the same level and quality of information and opportunities for service
- **Sustainable Design**
– delivering the best result for the least cost over the long term
- **Customer Service**
– furthering YC SSC's goal of excellence in customer service and exceeding legislative requirements (e.g., Accessible Standards for Customer Service)
- **Beauty and Functionality**
– putting a human face on residential/affordable housing through design that is both functional and aesthetically attractive

And in all of the above: **Supporting Independence, Inclusion and Choice of all citizens**



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KEY PRINCIPLES

Aligned with City Corporate Strategic Directions:

YC SSC Community Management Plan: 2022- 2025

C-DAC model supports organizational objectives by contributing directly to each of the three strategic focus areas identified in our YC SSC Community Management Plan:

– Strengthening People:

- ❖ empowering and engaging residents with disabilities in new and innovative ways through collaboration with designers on universal designs that will benefit all residents but particularly seniors and those with disabilities (“citizens helping citizens”)

– Strengthening Places:

- ❖ Integrating all design elements, including wayfinding identification, into new set of buildings is a sound investment which will not only contribute to well-maintained buildings, but also contribute to many citizens priorities such as community safety.

– Strengthening Our Foundation:

- ❖ C-DAC model/pilot promotes enhanced customer service (which will ensure York Centre is better positioned to meet legislative requirements including AODA Customer Service Standards) and strengthens communication between citizens, City staff, as well between citizens, and key stakeholders who share a mutual passion for accessibility.
- **C-DAC model** is not being undertaken in isolation. It is situated within a broad and integrated framework of Ontario, City accessibility initiatives and programs designed to provide a high level of customer service to residents with disabilities. It forms part of the ambitious schedule of accessibility improvements that is required to ensure that *Optimum Development for (YC SSC) EVERYONE's Seniors Health Village (SHV)* at William Baker is in compliance with emerging provincial targets of universal accessibility by 2030.
- **C-DAC model** will also utilize, reinforce, and build upon the positive initiatives, experience and other resources that already exist in The City including: the Mental Health Strategy, Seniors Strategy, Partnership Framework, Green Plan and Human Rights and Equity initiatives.
- **C-DAC model** also provides William Baker with an opportunity to build its knowledge base on developing strong partnerships.



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An Experimental Approach

C-DAC model projects will take place within a learning environment in which innovation is encouraged – an iterative process of learning, testing, and recommending. It is important to remember that all accessibility projects, including wayfinding projects to be designed and managed as a strategic alliance between large stakeholders, including YC SSC and The City. The innovative nature of the project seen as a joint initiative by several stakeholders comes from realization that currently there is no key internal or joint organizational mechanism for facilitating this type of work. The procedures for the design, planning and implementation of (YC SSC) *EVERYONE's Seniors Health Village (SHV)* at William Baker must be worked out between the City and all partners on an ongoing basis.

C-DAC model projects are not a new strategy for The City yet. **C-DAC model** as pilot projects to advance knowledge and provide lessons learned have been applied to good advantage in a wide range of areas – providing an experimental approach that gives staff and citizens an opportunity to develop strategies that are sensitive to YC SSC community. The concept of “Try it, Test it, Document it and Improve it” it’s known as successful in improving services, programs, facilities, and employment in a range of areas that include accessibility.

Therefore, YC SSC as instrumental part of York Centre community innovative solutions for health-resilient development for William Baker, and as part of our community work for Integrated All-Inclusive, Accessibility Compliance Strategy delivery for older adults and seniors:

- Requests 1/3 of part of indexed cash contribution of \$7,000,000.00 towards the design and/or construction of the future Downsview Community Centre to be allocated as designated City funds supporting formation of **C-DAC (Community – Design Accessibility Centre)** as Building Design Community Partners to all York Centre upcoming projects, starting with (YC SSC) *EVERYONE's Seniors Health Village (SHV)* at William Baker, Downsview Community Centre and/including id8downsview and Allen Road District upcoming projects.
- City of Toronto as partner, will secure and provide to YC SSC \$1,000,000.00 of this amount paid within 60 days of the date of approval by the City Council Meeting on July 8th, 2022 and as part of the City of Toronto Zoning By-law 7625 for the lands at 1350 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment with the report dated June 27, 2022 from the Director, Community Planning, North York District and the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act and the other 1/3 of part of indexed cash contribution of \$7,000,000.00 paid within 60 days of the conveyance of the development blocks at the time of subdivision registration.
- **C-DAC model** will include animated, real-life showroom demonstrations of our innovative accessible kitchen and bathroom standards, interior/exterior public spaces which will be accessed, developed and led-by the community as part of new research evidence based standards integrating the Science of Ageing and Environmental Health Research helping us to personalize needs of residents by tailoring the scope of work for each building project, ensuring that the occupational therapists recommendations to physician's assessments will be harmonized in each case and enforced in full area of best green practice, sustainability and innovation.



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- **C-DAC model** is new project demonstration delivery process through much easier/clearer formation of more accessible communication strategy delivered across York Centre Ward 6.
- **C-DAC model** will increase efficiency in addressing needs of people with accessibility and raise public awareness and civic engagement into Asset Investment Planning.
- **C-DAC model** will expand services from York Centre, North York through Etobicoke, and Scarborough, Downtown, as well other communities and jurisdictions with big needs.
- **C-DAC model** will create equal employment opportunities to all, yet mostly to people with disabilities and seniors.

To speed up the process, City of Toronto as partner, will allocate - or help YC SSC to find partners for - seed funds, to prepare and to develop concept plan ready to intro C-DAC model as all-inclusive, highly livable standards animated development-demonstration centre to be presented and launched late fall 2022/beginning of 2023.

(YC SSC) York Centre Seniors Steering Committee is super excited and happy to see the William Baker District Plan and Phase 1 Development Application project progress and appreciate very much ongoing, much improved community consultation since 2018.

We look forward to working with you, City of Toronto (City Departments, City Programs such as Better Buildings Partnership and more) and Canada Lands Company, and with many other partners, to promote lasting benefits for all citizens of Ward 6 York Centre.

Should you have any questions, please do not hesitate to contact me, at (416) 770-7680; Elizabeth.Jassem@rogers.com or LinkedIn: <https://ca.linkedin.com/in/elizabethjassem>;

Sincerely,

Elizabeth Jassem,
On behalf of (YC SSC) York Centre Seniors Steering Committee Board of Directors
(YC SSC) York Centre Seniors Steering Committee, Principal Founder, Past Chair of the Board and President
EVERYONE's Seniors Health Village (SHV™); C-DAC, Principal Founder & CCEO

- cc. Councilor James Pasternak, Ward 6 York Centre
- cc. John Tory, Mayor of Toronto, City Hall Toronto
- cc. Office of Ya'ara Saks, MP for York Centre
- cc. Office of Michael Kerzner, MPP for York Centre
- cc. Al Rezoski, Director Community Planning, City Of Toronto
- cc. James Cox, Senior Director, Real Estate | Directeur Principal, Immobilier, Canada Lands Company
- cc. Mathew Varsava, Director of Policy, Office of Minister Raymond Cho, Minister for Seniors and Accessibility Ontario, Canada
- cc. Doramy Ehling, Chief Executive Officer at Rick Hansen Foundation
- cc. Paul Stevens, Senior Principal, Architect OAA, AIBC, AAA, NSAA, MRAIC, AIA, LEED® AP, ZAS ARCHITECTS + INTERIORS
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- cc. Jutta Treviranus, OCAD University Director, Inclusive Design Research Centre (IDRC), Professor, Faculty of Design (Design)
- cc. Giuseppina (Josie) Casciato, Chair of the Board, Founder, (YC SSC) York Centre Seniors Steering Committee
- cc. Palmira (Pam) DiCarlo, Vice Chair of the Board and Treasurer, (YC SSC) York Centre Seniors Steering Committee
- cc. Aleksandra Jassem, Executive Vice President, Communications, (YC SSC) York Centre Seniors Steering Committee, Co-Founder & Creative Director, the REBEL MAMA

BUILDING POST CORONA ART of INCLUSIVE AGEING BETTER WORLD ORDER