

From: [Adam Layton](#)
To: [Executive Committee](#)
Cc: [Jennifer Robbins](#); [P. Corke - CHKC Chair](#)
Subject: [External Sender] EX23.6 - Presentation Materials
Date: May 8, 2025 12:36:35 PM
Attachments: [DC Complaint Presentation final - 150 Eighth Street.pdf](#)

Good afternoon,

Goldberg Group acts on behalf of the Canadian Helen Keller Centre.

On behalf of our Client, we wish to speak to the Executive Committee at its meeting of May 13, 2024 with respect to agenda item 23.6 - 150 Eighth Street - Education Development Charges Complaint.

We would appreciate if you could provide virtual connection details to both myself and Ms. Robbins (CHKC CEO).

Best Regards

--

Adam Layton, MCIP, RPP
Associate Principal

GOLDBERG GROUP

Land Use Planning and Development
2098 Avenue Road
Toronto, Ontario
M5M 4A8

T: 416-322-6364 x 2101

F: 416-932-9327



**GOLDBERG
GROUP**

150 EIGHTH STREET

DC COMPLAINT

MAY 13, 2025

VISIONS

To empower the deafblind community through consumer-driven communication services and create opportunities that maximize people's independence.

To create a society where all individuals who are deafblind live free from limitations.

To think creatively to remove barriers and make any activity possible.

- **Willowdale Apartment Complex**
 - 16 unit, fully accessible, Affordable dwellings
- **Training Centre**
 - Provides personalized training to Deafblind Canadians to learn life skills
- **Intervenor (IV) Services**
 - Provides service to all Tenants of the Willowdale Complex, and 18 outreach consumers
 - 24 hours of IV services a week – ranging from banking, doctor’s appointments, grocery shopping, or simply for social interaction
- **Emergency On-Call Services**
 - Available 24 hours a day, 7 days a week, all year long



Birmingham Street

Ninth Street

Eighth Street

Islington Avenue

Garnett Janes Road

Lake Shore Boulevard West



\$40.65 Million raised

CMHC: \$31 Million

Province: \$3.5 Million

City: \$4.4 Million

CHKC: \$1 Million

Donations: \$0.75 Million

\$44 Million needed



Unit Mix **56 Units**
One-Bedroom 47
Two-Bedroom 5
Three-Bedroom 4

**Housing
Access**

- **All units** universally accessible
- **All units** deeply affordable - 'rent geared to income' or subsidized
- **At least 4 units** will be occupied by Indigenous individuals

Assessed Educational Development Charge **\$184,408.00**
(Not budgeted, financed directly by CKHC)

Over 6,500 sq. ft. of training facilities for:

- *Communication*
- *Home Management*
- *Money Management*
- *Technology*
- *Social programs*



By-law No. 195, as amended, Section 4(c): Does not apply to lands used for:

<i>City supported residential development projects</i>	<input checked="" type="checkbox"/>	Project proceeded under City 'Open Door Affordable Housing Program'
<i>By local Indigenous-led organizations</i>	<input checked="" type="checkbox"/>	Members of CHKC Senior Staff are of Indigenous ancestry
<i>For which Toronto City Council has approved a waiver of development charges</i>	<input checked="" type="checkbox"/>	City DC's waived through Rapid Housing Initiative



THANK YOU | QUESTIONS?