

## MEETING OUTCOMES

### Participants

York Centre Seniors Steering Committee (Elizabeth Jassem, Josie Casciato, Rina Camarra), Canada Lands Company (James Cox, Matt Miklas), Swerhun Inc. (Nicole Swerhun), engagement facilitators retained by Canada Lands

*This was an informal meeting between YC SSC and Canada Lands that followed up on their previous discussion December 3, 2020. The outcomes of the meeting are summarized below (written by the facilitator, Nicole Swerhun). This summary was shared with participants in draft for review before being finalized. During the review period Elizabeth Jassem shared additional feedback in response to some of the outcomes discussed at the meeting. This additional feedback has been included as an attachment to this document (see Attachment A).*

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1. **District Plan will be submitted shortly:** James let YC SSC know that their District Plan and supporting development applications will be submitted to the City of Toronto shortly, and that it is largely consistent with the concept shared during Phase 3 of the William Baker District Plan public consultation process. Some minor changes have been made (based on community feedback and technical work), including removing the previously proposed townhouse block at the east end of the woodlot and Sheppard.
2. **Canada Lands process for marketing and selling land:** James and Matt reviewed the typical process by which Canada Lands takes properties to market, as well as the work they are doing to access the Federal Lands Initiative to support affordable housing at William Baker.
3. **Questions from YC SSC to Canada lands:** Throughout the discussion, Elizabeth asked Canada Lands a number of questions, and responses are provided by James and are *in italics*:
  - **Can Canada Lands commit land to YC SSC?** To bring partners to the table, YC SSC needs a commitment from Canada Lands that they will put aside a certain amount of land for YC SSC to deliver their seniors village. YC SSC needs this commitment to start applying for funds. Can Canada Lands make this commitment? *No, Canada Lands would not be able to do this because it does not align with its process of exposing and offering lands to market following the municipal approvals process. It is only under exceptional circumstances that Canada Lands can sell directly to any one actor (e.g. to a government entity).*
  - **Can Canada Lands partner with YC SSC to apply to CMHC to support 5-10 acres for a seniors village?** *The only way that Canada Lands can go forward with a partner such as YC SSC to CMHC is after Council has approved the District Plan*

*and supporting development applications and after the lands have been exposed to the market and through a process.*

- **Does Canada Lands plan to include the new internal south road in the District Plan submission, even though YC SSC said we don't like it?** *Yes, we will include it for two reasons (1) our transportation engineer says we need it, and (2) it is also set out in the City's Secondary Plan for Downsview, which we are following. City staff may conclude, through their review of our District Plan and development application submission, that the road is not required.*
  - **What was the point of talking to Canada Lands for two years if you won't help us achieve the YC SSC vision and remove the road?** *We have benefited a lot from all of the feedback received, and it has contributed to a better District Plan.*
  - **What does this District Plan get us?** *Great mixed-use development with north-south connections and 3-4 parks, preservation and enhancement of the woodlot, green streets, great architecture, and a commitment to housing and amenities for seniors.*
4. **YC SSC Seniors Village is incompatible with new road:** We, and others in the community, are very much looking forward to having a seniors village, however the road makes the seniors village impossible. YC SSC expressed disappointment that Canada Lands would not remove the road from the District Plan. Elizabeth said that if the road remains in the plan, it is not compatible with the YC SSC Seniors Village vision and that YC SSC would take their seniors village concept to another location. James explained that it is not uncommon during the market sounding process for potential interested partners to find that their vision or product is not suited to the site, like YC SSC is potentially realizing for this site. That being said, Canada Lands is committed to going forward with seniors at William Baker, since it's been strongly supported by other participants in the process (e.g. Lumacare, Downsview Lands Community Voice Association, elected officials from all orders of government, and others in the community).
5. **Other YC SSC comments:**
- **Passion for doing something different:** YC SSC thought that the ideas they shared December 3, 2020 with Canada Lands would lead to changes. YC SSC sees a need to connect seniors to the Globe (proposed by YC SSC) so they have a place to go when they cannot go outside. It will also be rich with programming, including programs for youth at risk.
  - **Concerns about safety:** YC SSC is concerned that the road will create safety issues for seniors. *Canada Lands took feedback they received from the community from the last phase of consultation and has designed the road to address safety concerns.*

The meeting wrapped up with Canada Lands offering to meet again with YC SSC in about a month, after the District Plan application has been submitted to the City. YC SSC said yes, they'd be interested in having that meeting, and requested that materials be sent in advance in case anyone has issues. Canada Lands agreed, and committed to being in touch in the next 2-3 weeks to set up that meeting.

## ATTACHMENT A – Additional feedback shared by YC SSC

Following the meeting, a draft summary of the meeting outcomes was shared with participants for review. Elizabeth Jassem responded by providing additional new feedback and references back to the December 3, 2020 meeting between YC SSC and Canada Lands available [here](#).

### **Meeting Outcome 1 “District Plan will be submitted shortly”**

#### Additional feedback from YC SSC:

*In the last two years, despite its scarce resources, YC SSC has been deeply engaged in its own creative development process. It gained support of the community and a number of esteemed organizations. We’ve been working hard trying to support CLC despite their traditional consultations model and limited access to the community, particularly in the time of pandemic. On contrary, we are deeply rooted in YC community, understand its needs and take innovative approach directed at achieving healthy urban environment that includes our “YC SSC EVERYONE’s Seniors Health Village (SHV™) located at William Baker, Downsview. This project has already gained wide recognition.*

***We are driven by desire to remove stigma of old age, promote active adult lifestyle and improve physical and mental health through our holistic approach to the SHV™ model.***

***York Centre community ambitious goals simply CANNOT be achieved within the current CLC Emerging District Plan presented to the public in November 2020.***

*We spent so much time discussing and recording all important points in detail again two months ago. We hope to see a revised plan that takes into consideration our points. We are ready to discuss a mutually satisfying compromise.*

*Unfortunately, as of (Feb 4<sup>th</sup>, 2021), following another consultation, we don’t see any significant changes to the plan presented in November last year. Mentioned, two minimal changes are simply cosmetic touches that do not address community goals.*

***Despite communicating in the same language, our deep participatory involvement has not generated positive results. Something is wrong. How can we repair this?***

*As shared at the December 3, 2020 meeting (and reflected in the meeting summary), the proposal from YC SSC for the William Baker District Plan:*

- *removes the new internal road connecting Sheppard Ave West and Keele that crosses the bottom portion of the site;*
- *is more organically designed than what Canada Lands proposes;*
- *considers social, environmental, and economic outcomes;*
- *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;*
- *is a vision that the YC SSC feels they own; and*
- *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.*

***Please help us bring people back into their natural, better living environment by supporting - envisioned by the community - YC SSC EVERYONE's Seniors Health Village (SHV™) located at William Baker, Downsview.***

Note: Do not use the term "Seniors Health Village (SHV™)" to describe other seniors buildings or hubs proposed for William Baker by CLC. The term applies to our YC SSC concept.

## **Meeting Outcome 2 "Canada Lands process for marketing and selling land"**

Additional feedback from YC SSC:

YC SSC is looking at acquiring 8-10 acres and has great interest in exploring in detail how to access new Federal Lands Initiative presented to us during this CLC – YC SSC meeting, to support affordable housing at William Baker, Downsview.

As shared at the December 3, 2020 meeting (and reflected in the meeting summary), YC SSC:

1. *Wants to 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).*
2. *Has many potential partners/supporters. Some have told YC SSC that they can only move forward if YC SSC secures land at William Baker.*
3. *Is interested in accessing funds and Canada Lands dedicating/giving land at William Baker to the YC SSC.*