



West Don Lands – Rekai Centre and Options for Homes

Issues Identification

November 15, 2017

Project Description & Background

- **The Rekai Centres** is a non-profit charitable corporation that owns and operates two long-term care homes in downtown Toronto
- **Options for Homes** is a non-profit developer of condominium
- The partnership is proposing to deliver 220-264 much needed long-term care beds and 160-200 affordable ownership condominiums
- Rekai has been actively pursuing this site and working with the Province and Waterfront Toronto for the past 7 years. Transaction with the Province will close in June 2019.
- WT has always felt this an exciting and important use and project for the WDL
- Currently negotiating a Development Agreement with WT
- This is the project's first time presenting to the Panel
- The team is presenting Issues Identification

Sustainability

- Contractual commitment to LEED Gold 2009 v4 and Waterfront Toronto’s MGBR version 2.1
- The Proponents will consider future sustainability measures to improve the energy performance of the building

Site Context

West Don Lands – Reikai Centres and Options For Homes

Review Stage: Issues Identification

Proponent: Options for Homes, The Reikai Centres

Design Team: Montgomery Sisam



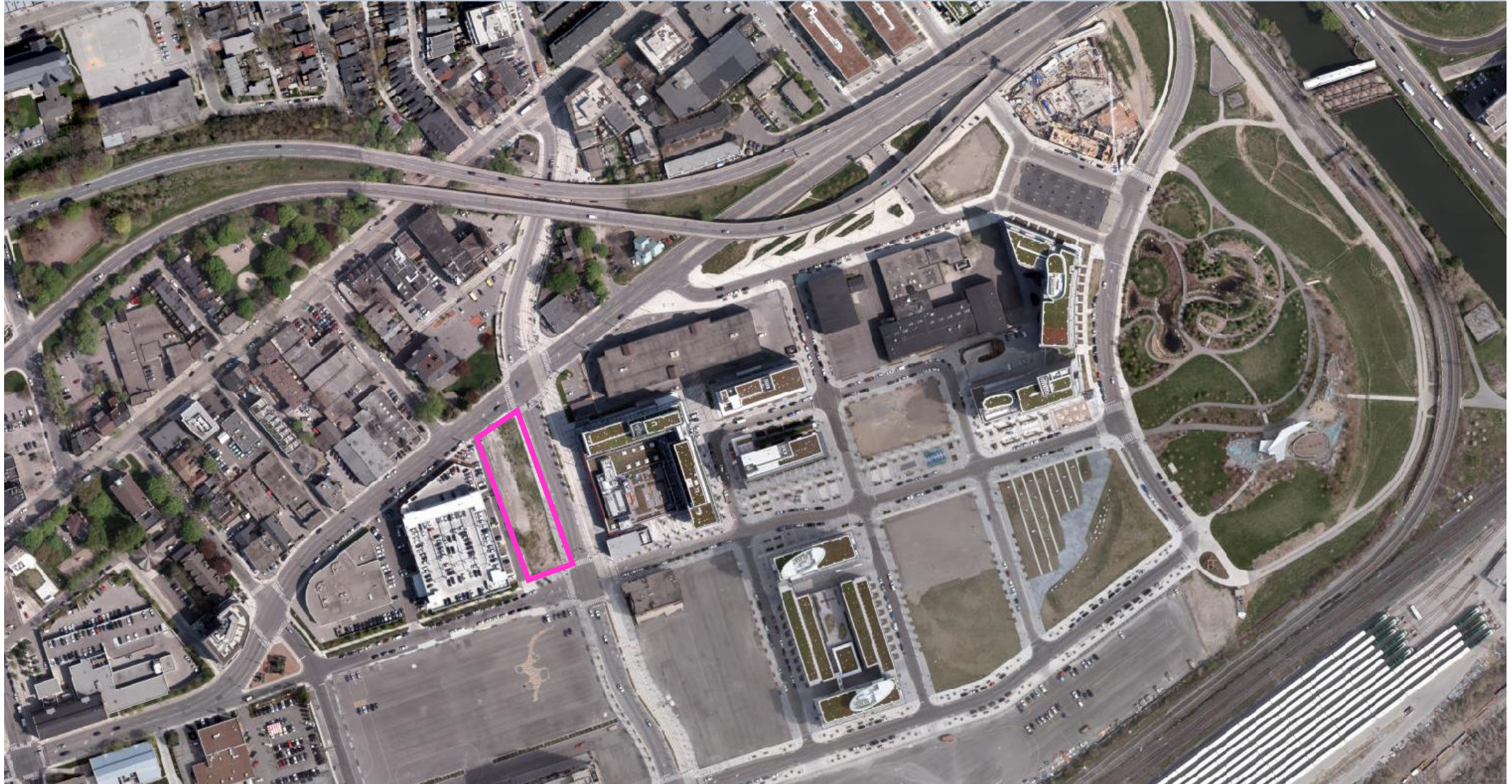
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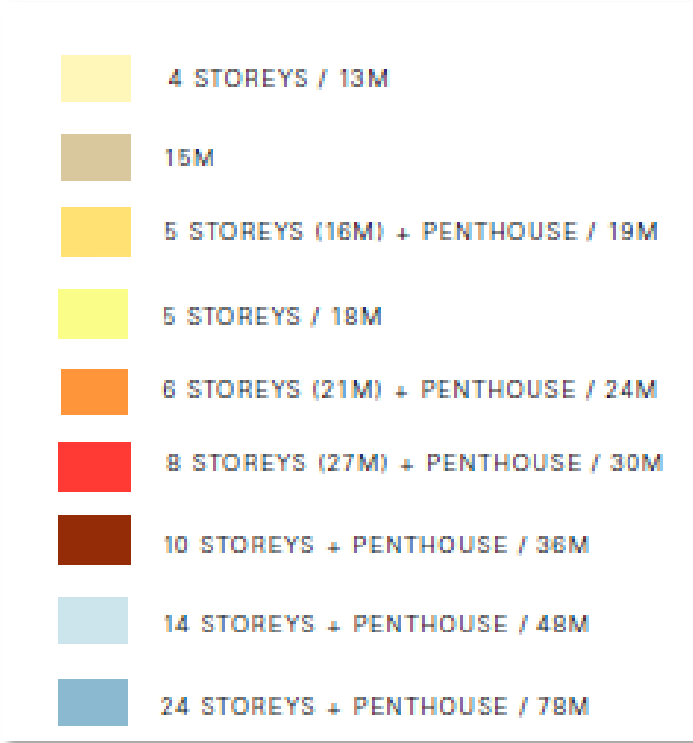
West Don Lands Built Form

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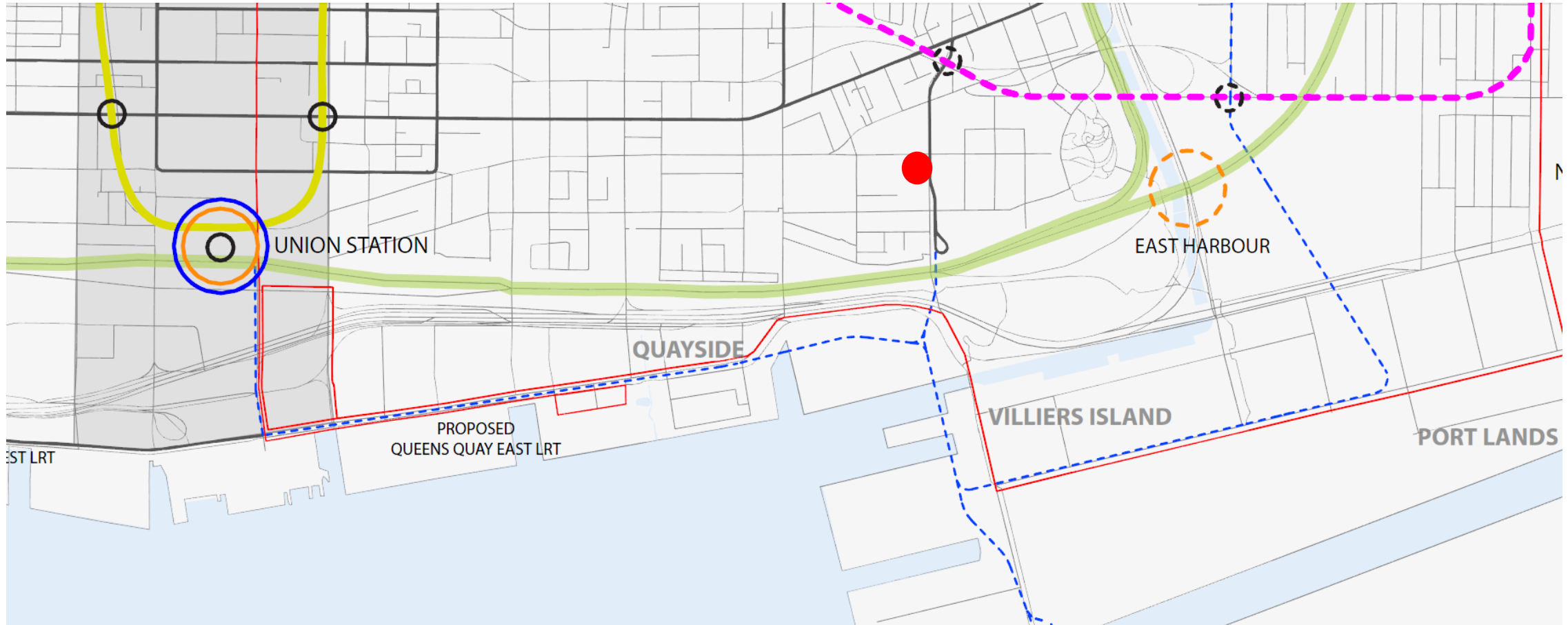
Site Context - Transit

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	SUBWAY - EXISTING - YONGE-UNIVERSITY		SUBWAY STATION - EXISTING		SUBWAY STATION - FUTURE
	SUBWAY - EXISTING - BLOOR		REGIONAL EXPRESS RAIL STATION - EXISTING		NATIONAL RAIL STATION
	SUBWAY - FUTURE - RELIEF LINE		REGIONAL EXPRESS RAIL STATION - PROPOSED		CENTRAL BUSINESS DISTRICT
	STREETCAR - EXISTING				
	STREETCAR - FUTURE				
	BUS ROUTES SERVICING EASTERN WATERFRONT				
	REGIONAL EXPRESS RAIL ROUTE				

Policy Context – Central Waterfront Secondary Plan

D21_A NEW BEGINNING FOR THE WEST DON LANDS

The West Don Lands will be redeveloped into diverse mixed-use communities. These communities will capitalize on their **strategic downtown location**, the synergy created by the simultaneous development of the Port Lands and their historic roots as part of the original town of York, as well as the Don River’s new environmental health.

(P32) **Excellence in the design of public and private buildings**, infrastructure (streets, bridges, promenades, etc.) **parks and public spaces** will be promoted to achieve **quality, beauty and worldwide recognition**.

(P33) New development will be **located, organized and massed to protect view corridors, frame and support the adjacent public realm** and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

(P10) The design of the public realm will be of a standard of excellence characteristic of the great city waterfronts of the world.

(P11) The public realm will be defined by a coherent framework of streets, parks, plazas, buildings, viewing areas, walkways, boardwalks, promenades, piers, bridges and other public infrastructure and open space elements.

Topics for Panel Consideration

- Massing on Front Street including Re kai height increase (exceeds height set out in Precinct Plan)
- Sustainability approach
- Ground floor uses / animation
- Cherry Street elevation (relationship to adjacent buildings)
- WT and City Planning have agreed to not consider proposed height of the Options for Homes building at this time



THE
REKAI
CENTRES

Living life to the fullest



OPTIONS
FOR HOMES

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Collaborative Project

at Cherry Place and Cherry North

Background of the Re kai Centres at Cherry Place & Options for Homes—Cherry North

- The Re kai Centres and Options for Homes crafted a partnership allowing them to purchase, at fair market value, the site at Front and Cherry St.
- The Re kai Centres will build a new Long Term Care Home with a minimum of 220 beds while Options for Homes will build a minimum of 235 affordable home ownership condo units.
- The Re kai Centres alone have a wait list of 500 people seeking Long Term Care beds.
- “CBC News reported Tuesday [October 24, 2017] that the operators of eight long-term care homes in Toronto with nearly 1,300 residents have told the province they intend to shut down and move their operations elsewhere”
- With the potential closure of 1,300 long term care beds, there is a possibility that the Re kai Centres might be able to obtain a further 32 licenses. This is not confirmed at this time.
- There are 30,000 people with Dementia in the GTA currently with the expectation that there will be 70,000 by 2030 – a mere 9 years after we open the Re kai Centre at Cherry Place.
- Options for Homes has 6,300 potential purchasers on their wait list – there is a significant need for affordable home ownership condos in downtown Toronto.
- The earliest occupancy date for the Long Term Care residents and the condo residents is the Fall of 2021.

Potential Programs for the Rekai Centre at Cherry Place

The Rekai Centres at Cherry Place and Options for Homes – Cherry North, through consultation and collaboration, are looking to create a community hub in the West Don Lands.

The Rekai Centres has a Palliative Care philosophy throughout the homes so that residents can pass away in their home rather than hospital beds – there by reducing wait times in hospital. Last year only 5 out of 27 residents died in hospital, the rest chose to pass away at our home.

The following are potential uses being explored (these are not firm, but merely being researched from both a needs analysis and financial modeling perspective) on the site of the Rekai Centre at Cherry Place:

- A Medical Walk-in Clinic with doctors offices, lab and X-ray clinic
- Bistro (at the corner of Front and Cherry)
- Education Centre – “The Care of the Senior”. Notionally Ryerson University, Humber College and George Brown College are interested in collaboration on this new joint venture.
- Further Dialysis beds to support residents requiring Hemodialysis and Peritoneal Dialysis. The Rekai Centres would be the only Long Term Care home in Ontario offering Hemo and Peritoneal Dialysis with a specialized Dementia unit.
- 2 floors (60 beds) for residents living with Dementia.

Potential Services Offered from the Re kai Centre at Cherry Place to Options for Homes—Cherry North

- Options for Homes – Cherry North, will be focusing on marketing to seniors. We will be encouraging seniors to purchase a unit, perhaps moving in the a grandchild or an adult child to provide the support to 'age in place' , a key government directive.
- In addition, Options for Homes will also provide 10% of the units as family housing and are investigating the opportunities of providing long term affordability options for these units.
- In collaboration with the Re kai Centres, seniors living at Cherry North, could purchase Personal Support Worker (PSW) services or Food Services which would allow them to 'age in place' rather than moving to a Long Term Care home at a sooner date. Staff from the Re kai Centre could access the seniors at Cherry North through 2 bridges being built between the two buildings.
- The Toronto Central LHIN (Local Health Integration Network) has indicated they are very supportive of the above potential programs.
- Already both Options for Homes and the Re kai Centres are receiving email and calls from the public regarding this innovative program allowing people to 'age in place' in their own condo.
- Options for Homes is testing an innovative 'sharing unit' designed for sharing living arrangements for seniors and to enable more affordable entry for first time purchasers.

Sustainability

REQUIRED

Waterfront Toronto Minimum Green Building Requirement 2.1
LEED Gold version 4 Building Design & Construction

ACHIEVING

Waterfront Toronto Minimum Green Building Requirement 2.1
LEED Gold version 4 Building Design & Construction
Toronto Green Standards - Tier 2

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REKAI

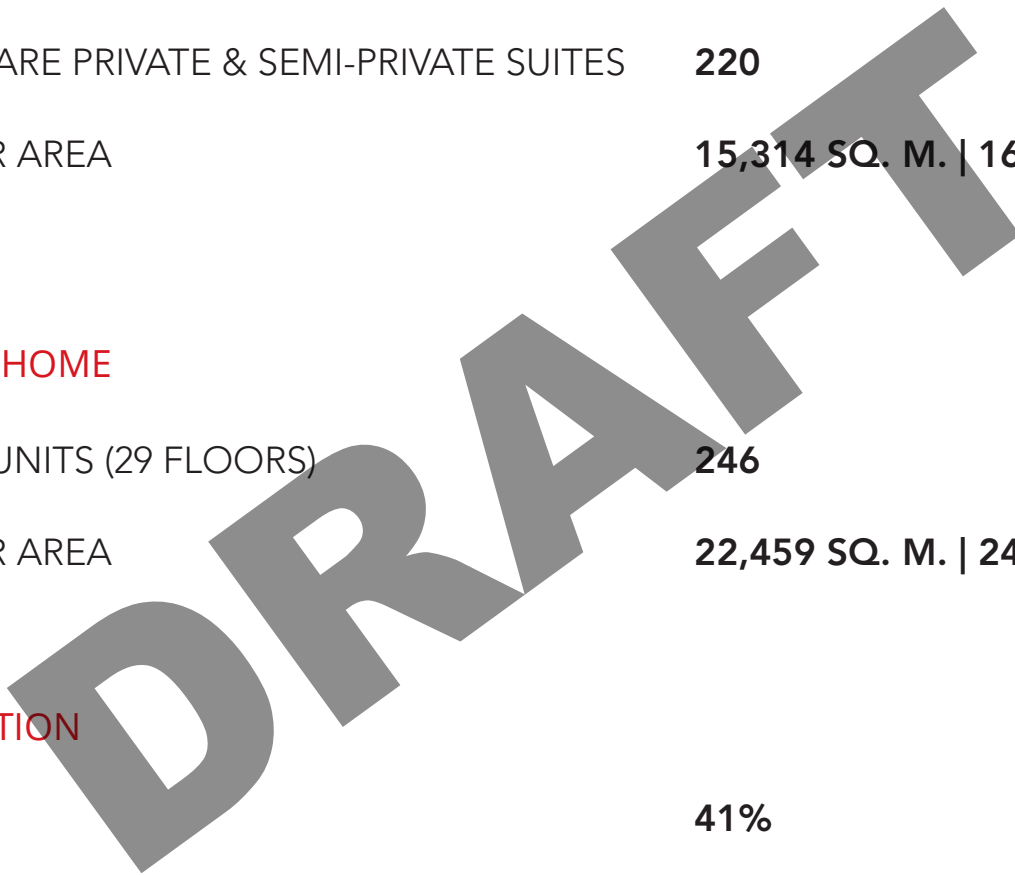
LONGTERM CARE PRIVATE & SEMI-PRIVATE SUITES	220
GROSS FLOOR AREA	15,314 SQ. M. 164,836 SQ. FT.

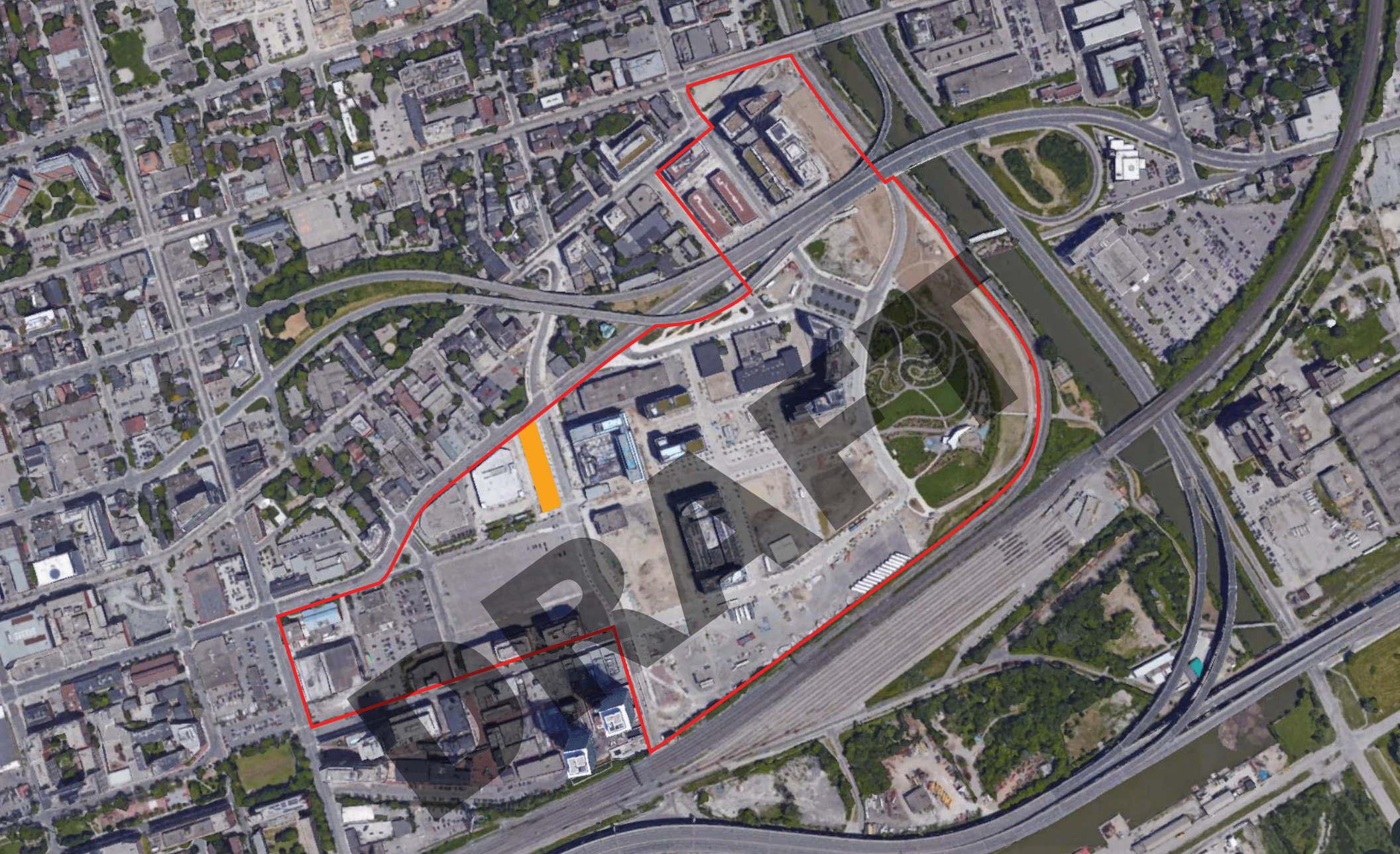
OPTIONS FOR HOME

RESIDENTIAL UNITS (29 FLOORS)	246
GROSS FLOOR AREA	22,459 SQ. M. 241,749 SQ. FT.

GFA DISTRIBUTION

REKAI	41%
OPTIONS FOR HOME	59%





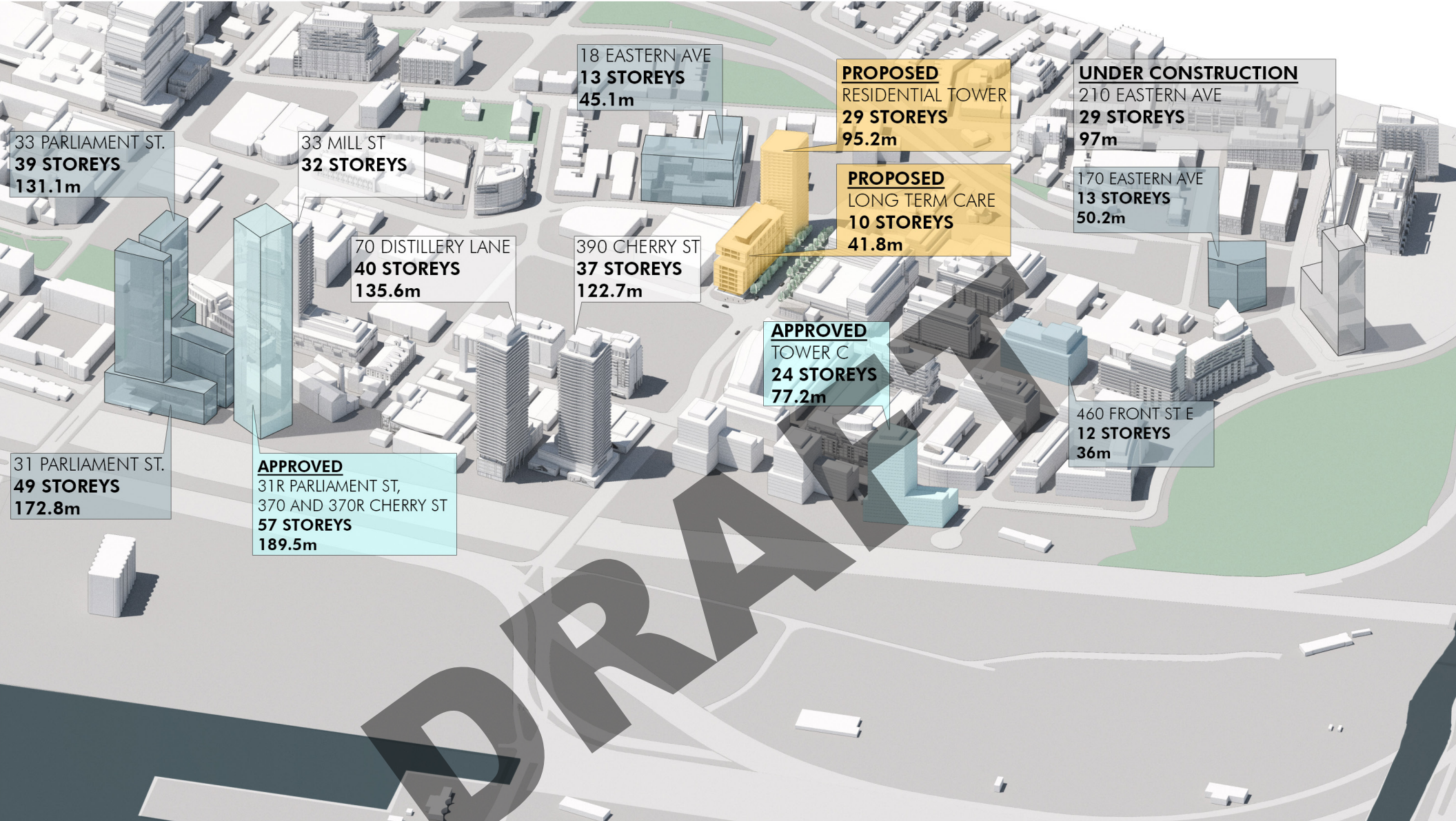
SITE CONTEXT

- West Don Lands Boundary
- Proposed Building Site



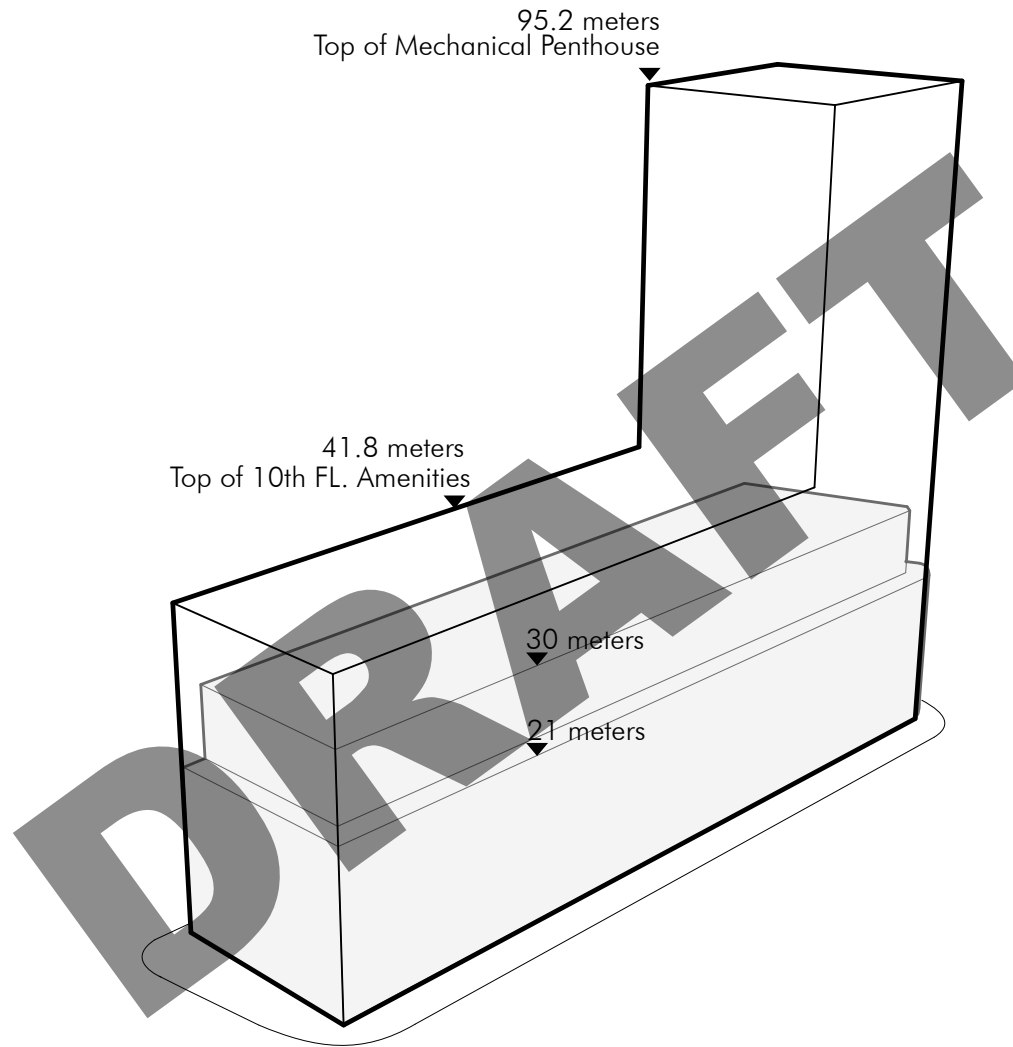
WEST DON LANDS PRECINCT PLAN

- Blocks as per West Don Lands Phase 2 Subdivision Plan
- Proposed Building Site
- West Don Lands Boundary



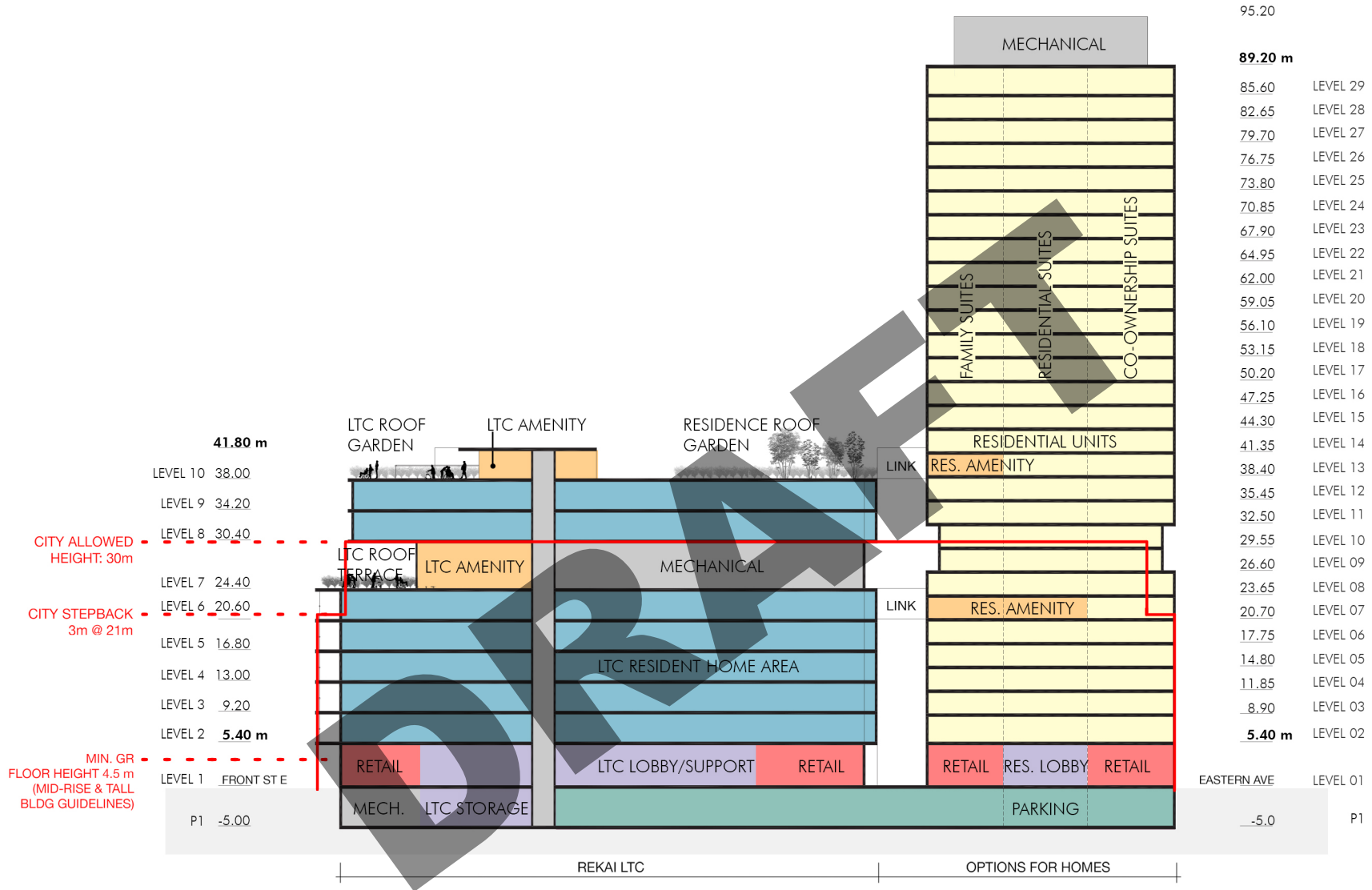
- Existing Buildings & Blocks As Per West Don Lands Phase 2 Plan
- Projects Under Construction
- Projects Under City Review
- Approved Projects
- Proposed Building

BUILDING HEIGHT COMPARISON

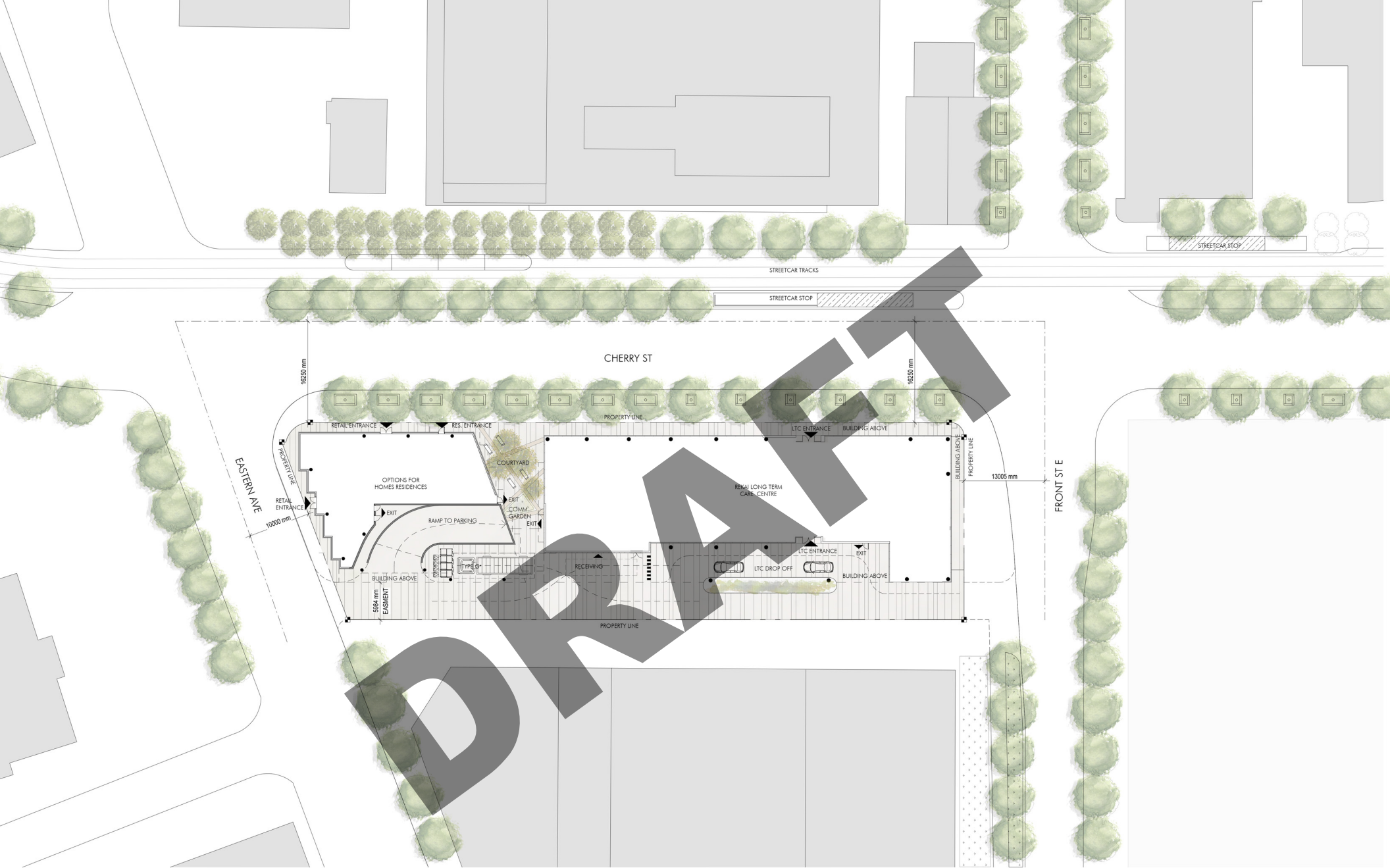


MASSING ANALYSIS

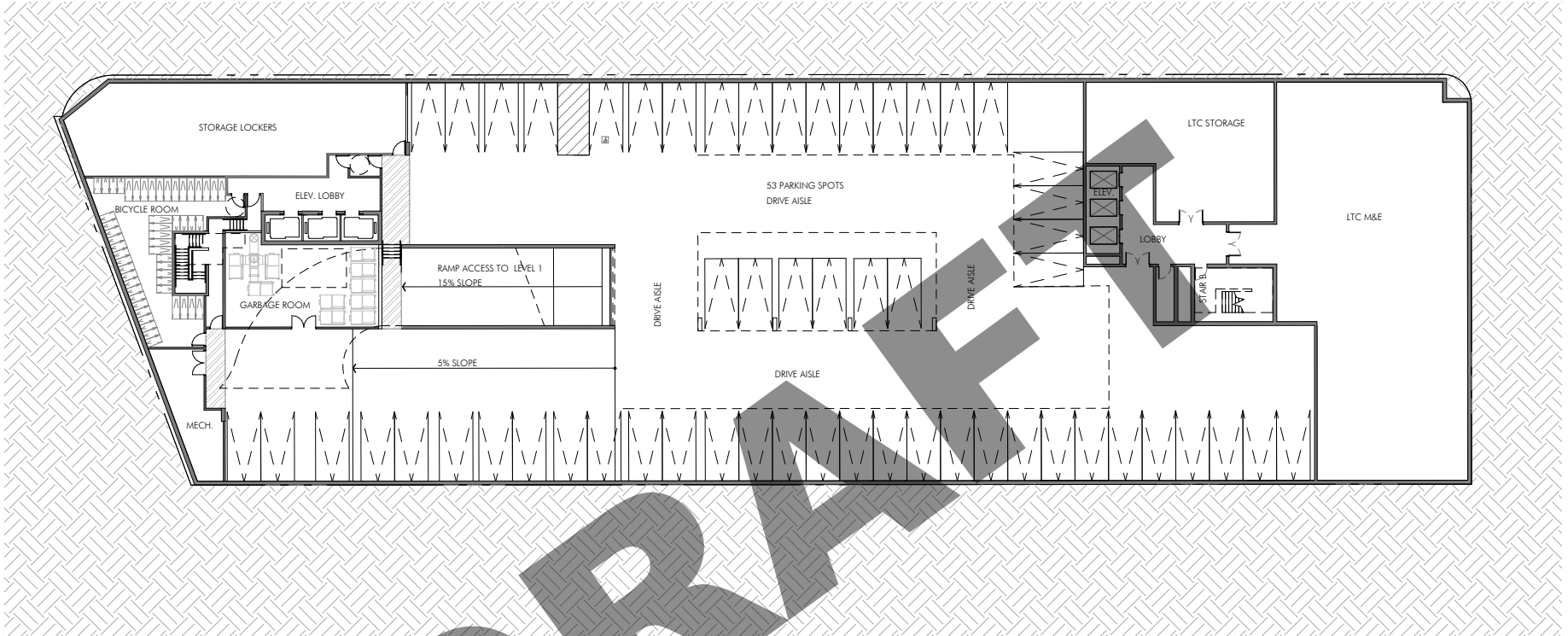
- AS OF RIGHT MASSING
- PROPOSED MASSING



SECTION & PROGRAM ORGANIZATION



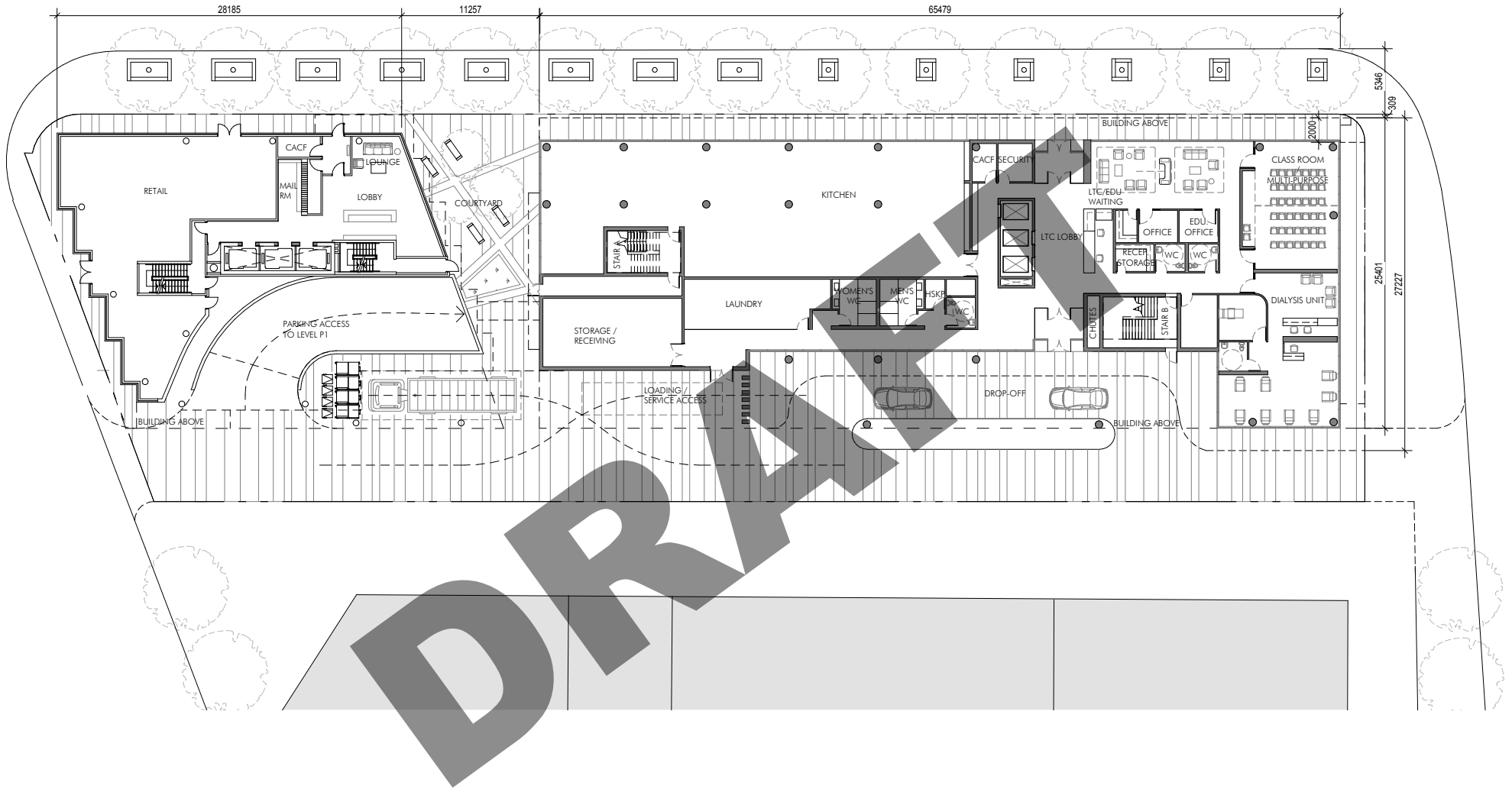
SITE PLAN



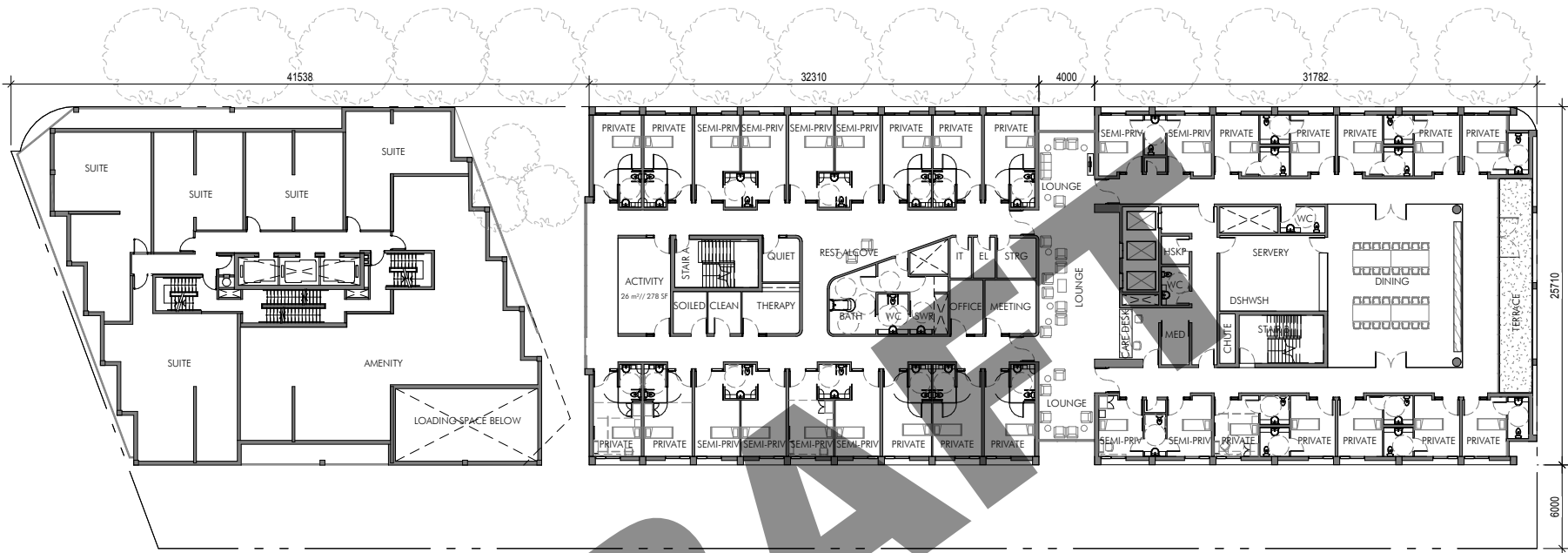
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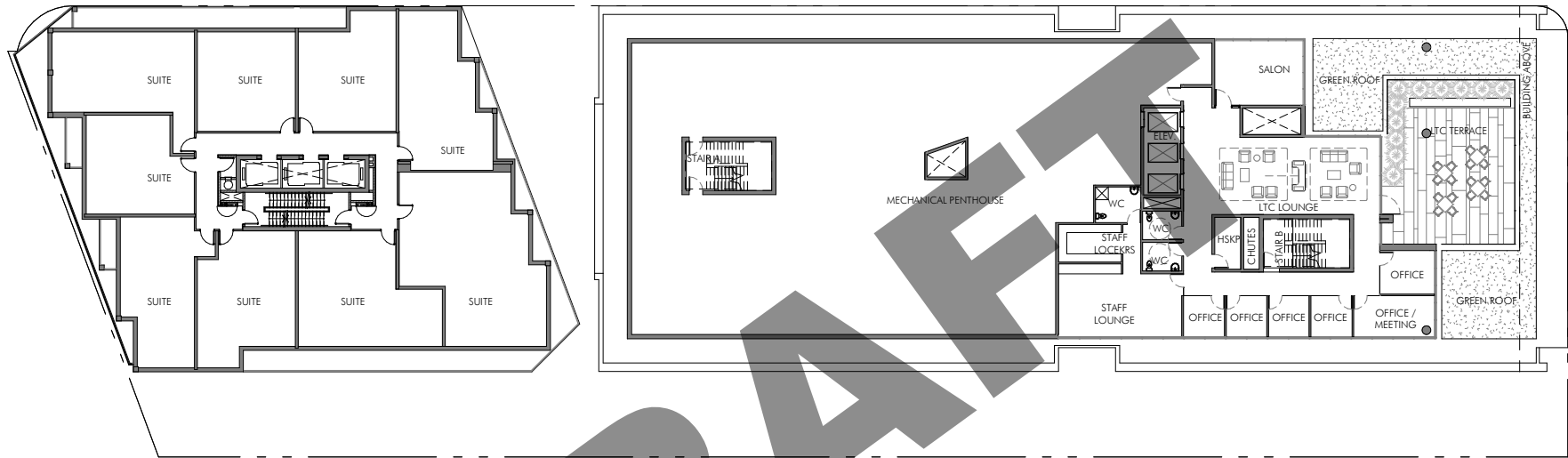
LOWER LEVEL 1



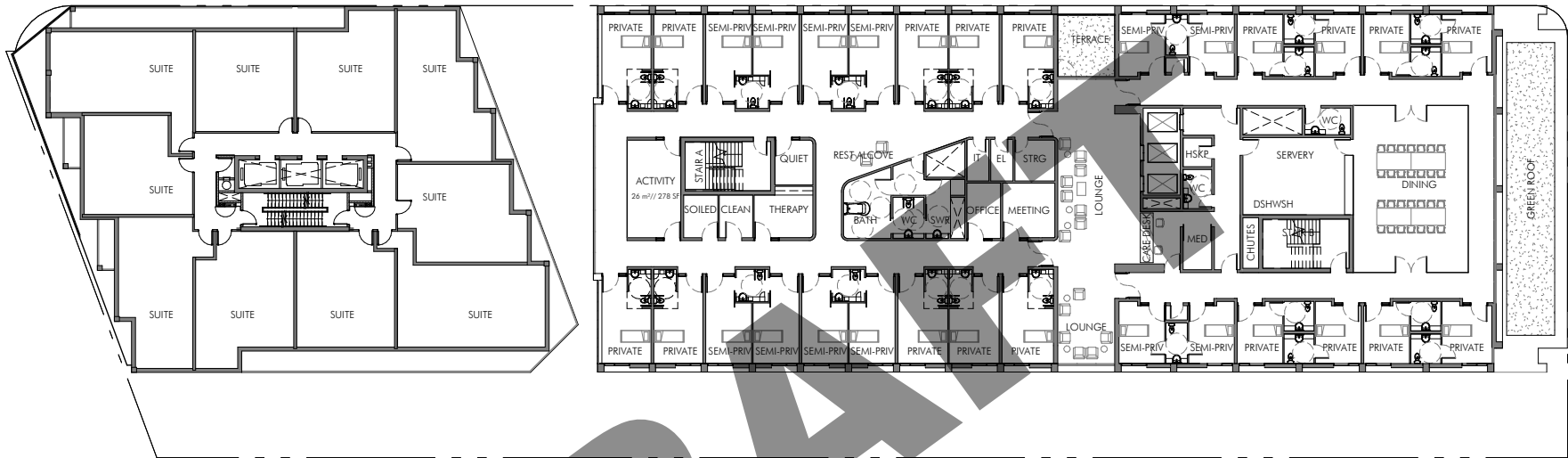
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



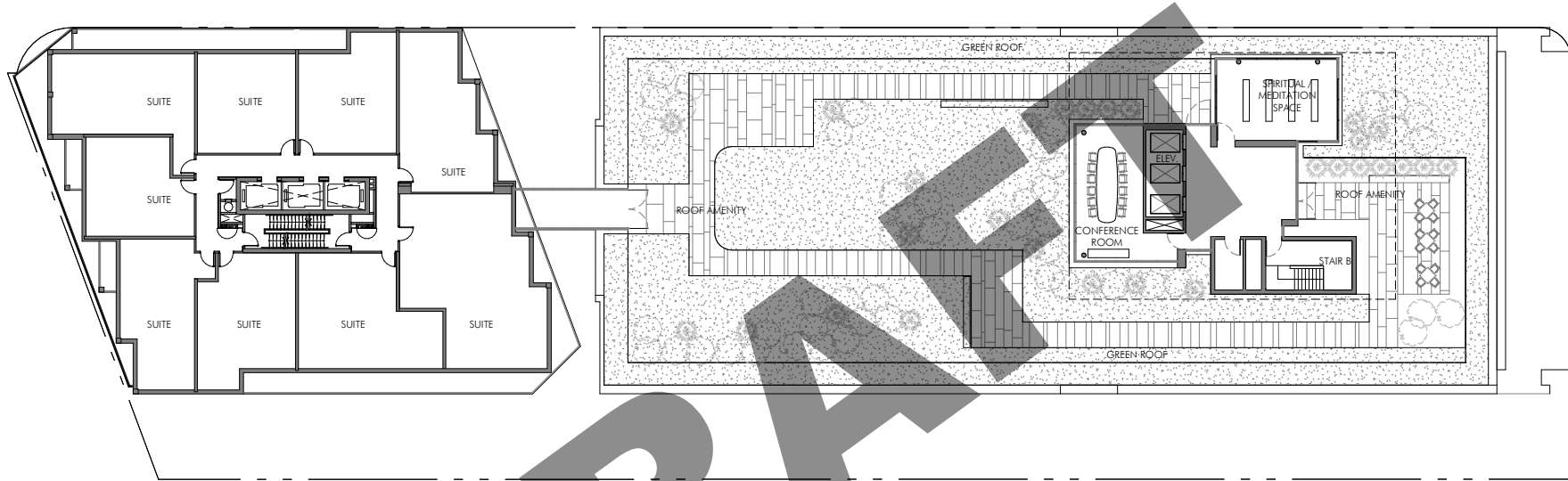
7TH FLOOR PLAN - MECH.



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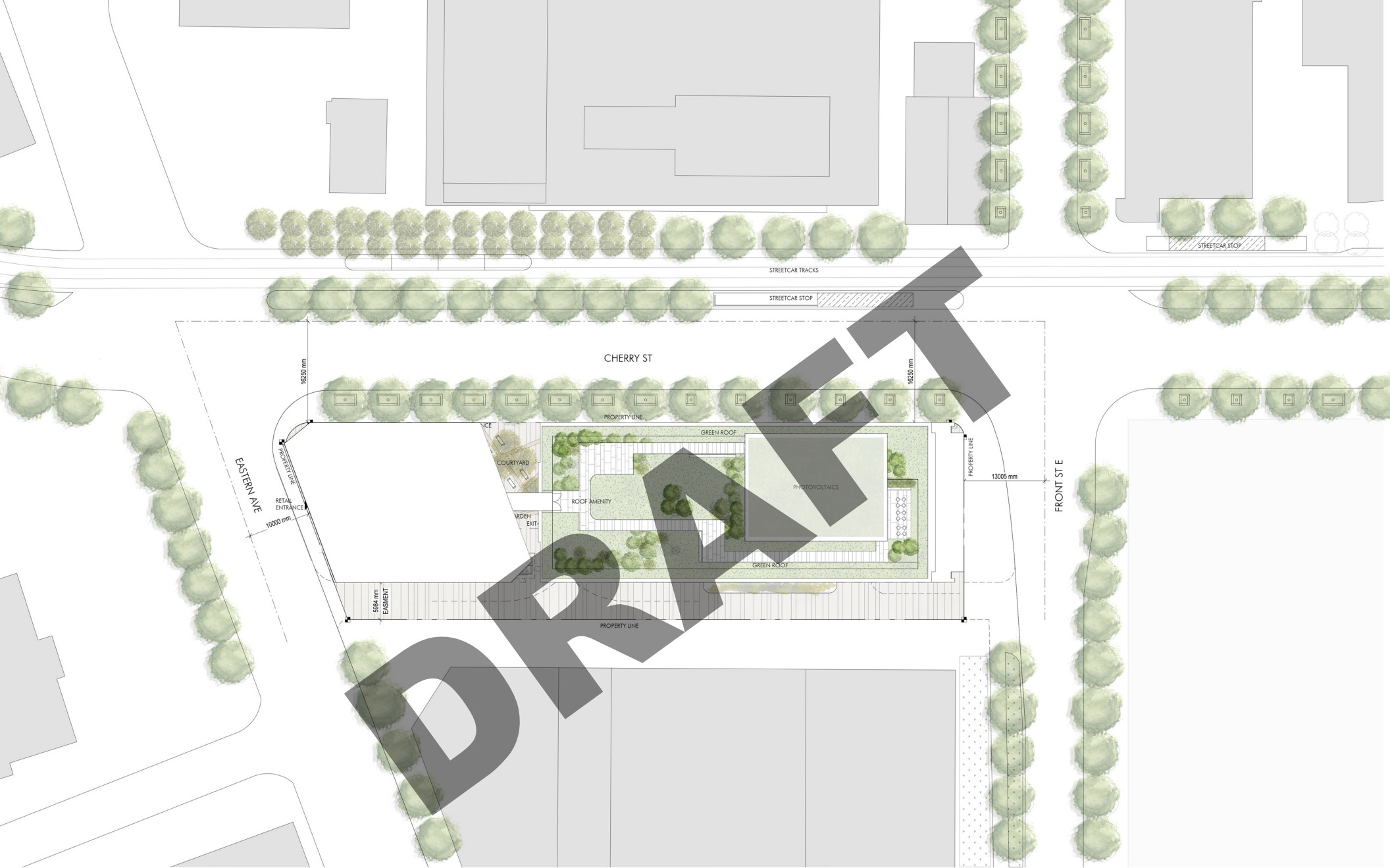
8TH FLOOR PLAN



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10TH FLOOR AMENITIES



ROOF PLAN



PERSPECTIVE | NORTH - SOUTH



PERSPECTIVE | EAST - WEST



PERSPECTIVE | SOUTH-NORTH



PERSPECTIVE | NORTH - SOUTH



PERSPECTIVE | COURTYARD