What we heard during the first round of the Golden Homes Tenant and Community Consultations in July, 2021

Seniors Housing

Thank you to everyone who took the time to provide their feedback during the first round of tenant and community consultations on the Golden Homes redevelopment project.

This document is a summary of the verbatim comments we received during the month of July from current and former Golden Homes tenants and current community members. Input was gathered during an in-person meeting with Golden Homes tenants and a virtual meeting with Holyrood community members. All tenants, former tenants and community members also had the opportunity to provide feedback in an online survey. We received feedback from a total of 35 people.

While the architectural and project teams will have to make decisions based on the type of building, building code requirements and best practices, there is still scope for community input. Given this limitation, what type of building or buildings would you like to see developed on the site?

- My preference would be for townhouses, similar to the Lauderdale Terrace proposed townhouses, to be built. These would be no more than two-stories. If an apartment building is to go up, it should be kept to under three-stories to allow for sunlight in the properties north of the Golden Homes redevelopment site. Apartment buildings on the top floor facing the alley should not have balconies - these would be intrusive to the properties north of the redevelopment site. If there is a combination of townhouses and an apartment building, the apartment building would be less intrusive if it was on the east side of the redevelopment's property line. This would allow for properties north of the redevelopment site to continue to have sunlight. Ample garden space and courtyard space for seniors. As well as keeping as many large trees as possible that are currently on the property. Holyrood is a mature neighbourhood with one of its many fine qualities being the old trees. These should be preserved. A large surface parking lot in the back alley - providing space between the redevelopment and the properties to the north of the redevelopment. Front setback should be as minimal as possible and back setback should be as large as possible, to ensure privacy and sunlight for properties to the north of the redevelopment site. This site should not be rezoned to RA7, but instead, to RF5. Imposing a minimum density requirement in a mature neighbourhood is not in keeping with the character of the neighbourhood.
- I would like the density to be low with more green areas for seniors to garden, relax and connect with neighbors and loved ones.
- 4 storey building - only one building; lots of parking and gardening space with rose bushes
- Not too dense and not too high
- Maximum of 3 storeys (4)
- Row houses – 3-4 storey apartment

- Of course, the cottages…however the modular units as are planned for Lauderdale are appealing – the size, etc., along with an apartment complex. 2 modular developments with only 1 apartment. And adequate parking!
- Of course, some duplexes but I read the first line, so 4 or 5 storey
- Apartment style, no higher than 4, around a quadrangle
- Row Housing (2)
- Mix of apartment style and townhouses
- Not too close to the alley, closer to 95 Avenue
- Garden space near the alley
- Keep the openness
- Think about how it sits on the land now and for future developments
- Not close to garbage, etc. at back alley
- Needs to blend into the neighbourhood
- East end for a taller building, West end for the townhouses
- Would like to see some good design and architecture, doesn't have to be too fancy but preferably no more grey stucco
- Ground level, accessibly to the outside, to interact with the community.
- More development/bigger buildings to the west side of the lot (towards 82 Street)
- No more than 4 storey
- RA7 zoning development, eco-friendly, solar panels
- Larger bedroom units so that family can come over
- Have a drop off space for the residents do have a grocery drop off/safe pick up area (95th Avenue can get very busy because of school drop off)
- Prefer to have the profile of any new building "fit in" with the existing buildings in our neighborhood (four stories or less). It would be great if the exterior looked fresh and welcoming
- I like everyone on the ground if possible, none on top

Generally speaking, what sorts of features and amenities would you like to see included in the units and on the grounds of the complex?

- Ample green space (7)
- Gardens (6)
- Lots of trees and flowers (5)
- Courtyard
- Large above ground parking lot between the alley and the apartment and/or townhouses.
- Wider sidewalks and routing through the property (4)
- A pool, storage room in unit, full sized appliances, bathtubs in units, lots of parking, social room, garbage chute
- Off street parking for tenants

- A balcony for each unit (2)
- Laundry (2)
- Larger bathroom
- Fans over the stove
- Lots of TREES and varying garden plots – with responsible tenant commitment. The garden would have to be well designed and well maintained by the tenants (that being me!) Inside space, something more than 400 sq feet. Washer/dryer would be welcome. Would like to have the freedom to make it my HOME - because if I have the privilege of living again in Golden Homes reconstruction, I would like to put up wall paper and hanging my fans – to put up pictures and really make it MY HOME – nothing that – should I die – couldn't be removed easily.
- Linen cupboard, coat closet, good lighting, walk out lawn, doors on ground floor
- Pet friendly – current Golden Homes tenants have pets
- Outdoor social space
- Large operable windows
- Indoor social space (2)
- Tuck shop/convenience store
- Easy access to transportation/shuttle access for LRT (via City Services) (2)
- Preserve the crabapple tree in the middle of the site
- Visitor parking is a current point of conflict on site and should be provided as necessary
- Alley is in rough shape and needs to be redeveloped if possible
- As a community member, everyone appreciates the green space and the large green space in the center of the community. The current layout of the site certainly benefits from having green and the individual gardens that are actually well maintained. Creating amenity space with public access with raised garden beds. Would like to see the types of green integration that would be in the development
- Even with a 4 story, for each person to have their own plot of green land so they can do their own gardening,
- Community garden (2)
- Underground parking?
- Parking should be somewhere, not right on 95th Avenue
- Bright, sunlit spaces in the building, amenities that would allow for classes, fitness and fun, on site access to Home Care or other care services, flexible eating/dining options for residents, access to technology to allow residents to communicate with family and friends, safe and well maintained walking path/sidewalk to SEESA (seniors association across the park from the Golden Homes site), parking for residents and guests, secure access to building, staff on site to act as security/offer resident assistance. Any chance there could be a coffee shop on site?
- I would like trees and flower beds. The units, as many as possible on the ground floor. It would be my home, just open the door. Try not to have long hallways, they remind me of a hospital

What would you <u>not</u> like to see on the site?

- No construction above 3 stories (3)
- No balconies on top floor units facing the properties north of the redevelopment site.
- High-rise or multi story buildings. I don't believe that provides the atmosphere and livability the current or future seniors would be looking for. An apartment style is not as cozy or welcoming as an individual dwelling.
- The use of bright/neon colors on the outside of building
- High density (3)
- Adequate setback from city sidewalk. Not like the minimal setback that was unfortunately allowed for the current Holyrood Court building that is under construction.
- Picnic tables
- More than 1 apartment complex. Lack of garden – veggie and flowers, flowers, flowers. Lack of personalized home front doors, bird houses and bird feeders.
- Trees removed
- Too tall
- Not a repeat of Holyrood Gardens or Holyrood Court
- Parking issues during construction
- Big development that is currently happening in Holyrood is surprising and are unhappy about
- Not have smoking units right on the park on the front of the street.
- If the site does allow pets, that it is well taken care of and not have to worry about stepping in anything come spring.
- Hopes not to be disappointed by asphalt parking lot
- Concerned that a 4 storey building will cover the tree tops
- Avoid having balconies facing the back alley – intrusion of privacy
- Exterior did NOT look institutional
- A high building

As a neighbour or community member, would you have any concerns you would like us to keep in mind during redevelopment?

- My property is immediately north of the redevelopment site. I purchased the property for its privacy and sunlight in the backyard. Please be respectful of the properties to the north of the proposed redevelopment. There is an abundant park across the street - please use this to your advantage. Please do not have any balconies towards the north. Please ensure the front setback is as minimal as possible, and the back setback is as large as possible.
- The view from our properties on your redevelopment and to consider the end users view. As well don't make it a concrete jungle – include green spaces, open areas... trees and plantings

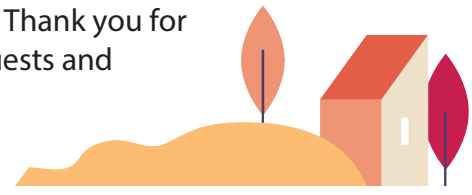
- We live next door and have enough construction going on in the neighbourhood. We don't want more density and lack of parking. Construction parking and apartment parking is already taking over the neighbourhood and the streets have become unsafe for kids
- Holyrood is being overdeveloped, do not add to this trend. A 50-suite build would be acceptable.
- (This would apply to those neighbours who would be living here during construction) I have been evicted from Golden Homes, so will be off site.
- Holyrood Court building is under construction currently. Some issues that the community is having are trucks backing up in the alley without backup signals, guides or flag person, destroying of private property along the alley, the back alley is being destroyed and the cut off of alley access of neighbors to their own property.
- Work with City to improve crosswalks across 95th Street to better ensure safety and encourage senior's mobility (curb extensions, etc.)
- Consider how the construction company is maneuvering large equipment into alley as previous developments have caused damage to neighboring fences, light poles, etc.
- Greatly prefer one development and one phase rather than a two-phase approach to minimize disruptions to the neighborhood and shorten overall length of construction
- Lots of green space across the street so would be good to instead focus on individual yard spaces on site
- Focus on inclusivity with neighborhood in the form of outdoor space (benches, etc.) where people can stop and visit with residents
- With the new zoning bylaws, they could be different. How does that interplay with the timeline?
- Concerns with impact of the new development to site such as water/gas (fire hydrant) and concerned that the site is going to be divided/sold.
- Management of construction debris needs to be mitigated. During storms and windy times construction sites loose material and it ends up in our backyards and alleys for residents to deal with. While this is not typically a concern this has been on the rise from other worksites. The quantity is getting enormous. You need to secure loose/ light materials on site and manage your work site for loose debris. Your work site needs to dedicate areas for workers that include garbage cans, cigarette butt stations and parking areas, so things are not carelessly thrown everywhere. We would like to see a worksite where heavy work cannot be completed after 9pm and 6 am to respect the neighbourhood, especially when using heavy equipment. Including generators. Recent replacements to sidewalks need to be kept free of damage from heavy equipment if not they need to be replaced.

GEF Seniors Housing recently updated its Good Neighbour Policy. It's posted on our website. Based on this policy, do you have any feedback or any comments you would like to share?

- Not at this time (6)
- I cannot find the policy on the website anywhere. Have read the paper copy. If elevated ideals are something we all want, but will it be followed up to/through *(The following are comments on each of the points on the Good Neighbour Policy)*:
    - #2 – Pre-determined Income – Once again, mortgage requirements are 1/3 of income. All seniors homes s/b 1/3 of income
    - #5 – proud to call home – Yes 100% agree
    - #6 – have had an abusive, even violent neighbour. Had to call police on her several times. Asked management to tell her to 'LEAVE ME ALONE!" That's all. She's obsessed with me; saying I'm a thief – a liar and other abusive names. I'm not a thief, nor a liar.
    - #7 – Excellent. Happy to be involved with community and with communications
    - #8-10 – Excellent all around
    - Thank you for posting a Good Neighbour Policy. Very good! Thank you!

Is there anything we missed that you would like to add?

- Community members would like a blueprint of the proposed redevelopment as soon as possible.
- I am excited to have redevelopment, excited to have seniors in our community and excited to see neighbors that are happy, active and care about their homes and other homes around them. Please keep this in mind when considering size and spaces for the community and end users.
- Lots of lights in stairwells and lights outside/around building
- No (2)
- I went to school (1-6) at St. Helen's (now SEESA) and played in the playground across from Golden Homes my entire youth. I feel like I belong here. But won't be here if the rent is so high. What is listed as affordable? It is not possible to burden GEF with the sadness this move has caused. But if the re-development really is designed for low income seniors, GEF will certainly share the JOY we will feel.
- You can't get a mortgage if your income isn't enough that the home would be more than 1/3 of the income. Please make the re-development of Golden Homes subsidized to be 1/3 of our income.
- Rent will have to be subsidized (1/3 of income). Thank you for this questionnaire. I hope that some of the requests and suggestions will be considered. Thank you!



- Offer current plants/perennials on site to neighbors or host a fundraising event with them
- Curious to know how long the construction will take. Would like to know by the final community consultation
- Possibly work with city to develop green space across from site with walking pathways, etc.
- Have mixed uses have been considered? There is a lack of child care in the community. Only one daycare center. Is there possibility of having a mutual beneficial mixed development opportunity? There is a bad need in the community – so would be great to have a daycare incorporated into the complex. Is that even a possibility?
- Be mindful of the complex being marketed as affordable – it is less affordable than what the duplex tenants were paying.
- Some flowerbeds and bird houses

What we heard at the first round of the tenant consultations:

What sorts of features and amenities would you like to see included in the units and on the grounds of the complex?

- Range hood fan
- Ceiling fans in living room and bedroom (3)
- Heat control via window tinting, blinds or overhangs
- Solar shades on bedroom and living room windows
- Window shades
- Awnings on all units
- Better lighting in back alley
- Air intake to avoids smoking neighbours
- Private entrance, direct access outdoors
- Security cameras
- Salto access
- Better and/or central furnaces
- Back area BBQ
- More open floor plan for walkers, etc. (washroom, kitchen)
- More space in suites
- Parking (2)
- Covered parking
- Surveillance in parking areas
- Safety/eyes on the street
- Parking the car was too far for some of us to walk home at night
- Parking closer to units, for carrying groceries, etc., moving
- Visitor parking would be nice

- Concrete parking areas
- Know the back-alley neighbours, but not across the street
- Sun room (2)
- Raised vegetable beds
- Community garden with raised beds (for Golden Homes only, not whole Holyrood neighbourhood)
- Outdoor garden area
- Elevator in multi-storey buildings
- Balconies for private outdoor spaces on main floor OR Juliette balconies
- As many windows as possible – Operable
- Garden having privacy (not on avenue)
- Better eavestroughs with leaf catchers
- Acoustic privacy
- Views of school yard
- Private storage
- In-suite storage
- More suite storage space
- Outdoor storage area
- Lots of natural light
- Little bigger bathroom would be nice with a lower tub
- Hand held showers
- Larger vanity counters
- Kitchen upper cabinets not too high
- Hood fans over stoves
- Bigger appliances
- Double sinks in kitchens
- More plug-ins in units
- Fridges with bottom freezers
- Pantry in kitchen
- Brighter lights in suite
- Hallway access to suite bathroom (not having to go through the bedroom)
- Medicine cabinet
- USB ports in some outlets
- Keep mature trees as much as possible
- Green space
- Flowers would be nice
- Ground level
- Power door openers
- Easy access for walkers and carts
- Personal outdoor space
- Privacy in suite and on patio/balcony
- Use SEESA frequently
- Solar panels on roof
- Less carpet, more LVT flooring

- No carpets
- Hardwood flooring, No carpet
- Place together socially
    - Outdoor seating
    - Area with picnic table
- Multi-purpose room
- Common area – TV, games, pool table?
- In-suite laundry
- Common laundry or in-suite
- Laundry service on every floor in high rise and 1 storey units
- Common area/social room for tenants (especially in the winter)
- Exercise bicycle/treadmill
- Non-smoking in the building
- Good soundproofing between suites
- Pet friendly
- Tuck shop also accessible to community
- Café/restaurant
- Recreational outings
- Concrete back alley
- Air conditioning
- Thermal heating
- Fire proof materials in units