

William Baker Neighbourhood, District Plan Bulletin Series

# SPRING UPDATE

April 2023

## A complete community and a place for all

In July 2022 following over three years of community engagement, Toronto City Council approved the William Baker District Plan and Phase 1 Zoning By-law Amendment. Highlights of what has been approved include:

- A multi-block, 1,400-unit mixed-use community at Sheppard and Keele
- A minimum of 20% of units will be affordable housing
- Over 4 hectares (10 acres) of land being provided by Canada Lands to the City of Toronto for the woodlot and new City parks
- A mix of residential uses (market, affordable, seniors continuum of care housing options) and non-residential uses like offices, retail, restaurants, and other amenities
- A new east-west street to serve the Phase 1 blocks, which will run between Keele Street and Sheppard Avenue West
- Canada Lands will provide \$7 million for the design and/or construction of the future Downsview Community Centre, as well as up to \$1 million for neighbourhood public art, and up to \$5 million for a new accessible public pedestrian and cycling bridge crossing Sheppard that connects directly to Downsview Park

For more information, check out the City’s website at:

<https://www.toronto.ca/legdocs/mmis/2022/ny/bgrd/backgroundfile-228419.pdf>



William Baker Woodlot

*This is the ninth in a series of Bulletins being produced by Canada Lands, with the support of its consultant team, to discuss key topics discussed and respond to community questions related to the future of this neighbourhood.*

### What’s inside?

- Guiding Principles & Moving ahead with Phase 1
- Demonstration Plan
- Phase 1 map – see page 2
- Spotlight on seniors
- Woodlot maintenance
- BikeShare update
- What’s in a name?  
Celebrating the woodlot, parks and green spaces on these lands



# William Baker District Plan Guiding Principles

All of Canada Lands' work at William Baker is guided by the following principles:

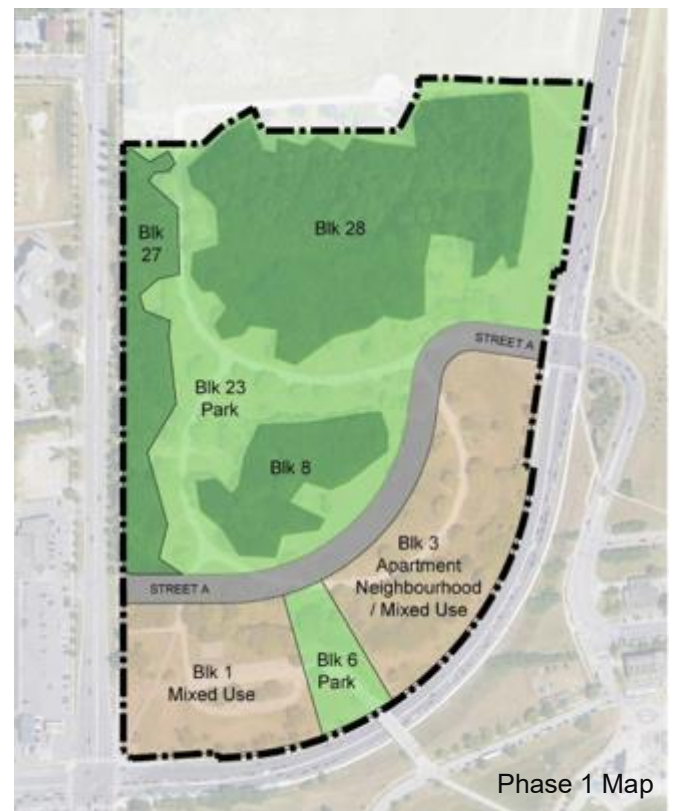


## Moving ahead with Phase 1

Canada Lands is working with the City to complete a Plan of Subdivision for Phase 1 of the development (see map), which is needed to divide the land into separate land use blocks and to seek development partners.

When the Plan of Subdivision has been approved by the City, we expect the following activities to happen in 2024 and beyond while we continue preparing for development:

- Canada Lands will look to construct neighbourhood roads and infrastructure for the City of Toronto;
- When complete, Canada Lands will transfer ownership of roads and infrastructure, as well as the parks and woodlot, to the City of Toronto; and
- Canada Lands will lead a public, competitive process seeking interest from development partners to deliver Phase 1, including dedicated housing for seniors.





## Spotlight on Seniors

Canada Lands understands that seniors are a priority for many in the community and is committed to developing a place for all, including seniors.

The City of Toronto Seniors Strategy 2.0 shares insights important to informing our work at William Baker. Here are a few highlights from the Strategy:

- Toronto is getting older.
- For the first time in history, there are more Torontonians over the age of 65 than children aged 15 and under.
- Older adults age 65+ now comprise 15.6 percent of the population, which adds up to 426,945 people from a multitude of different backgrounds.
- Looking ahead, the number of people in Toronto aged 65 and over is expected to almost double by 2041.
- Half of Toronto's seniors have individual incomes in the \$10k to \$30k range.
- Housing affordability is a serious issue for senior renters. Affordability worsens with age for tenants and improves with age for homeowners until age 85.



## Seniors Housing and Supporting Amenities

Canada Lands continues to take steps to support the development of seniors housing and supporting amenities, which are a key part of the vision in the District Plan, such as:

- **Creating a description of what types of seniors housing providers Canada Lands is looking for**, as well as the specific requirements that development partners may need to meet, following rigorous procurement rules. For example, it is the goal of Canada Lands to provide:
  - Housing options for seniors within Phase 1 (this may include a range of levels of care, from independent living to assisted living/memory care);
  - Community space that supports seniors aging in the community; and
  - A “neighbourhood focus” area with a mix of retail and commercial uses to support independent living (like a small grocery store, pharmacy, medical office, etc.).
- **Dedicating up to one-third of the Phase 1 development lands for seniors housing and supporting uses**, including opportunities to provide a continuum of care (housing with necessary amenities that seniors want and need).
- **Talking to the Canada Mortgage and Housing Corporation (CMHC)** about available funding builder partners can tap into for seniors' housing projects.
- **Considering accessibility strategies**, such as the Rick Hansen Foundation Accessibility Certification.



**TORONTO SENIORS STRATEGY 2.0**



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# Updates and Connections

## Update Downsview

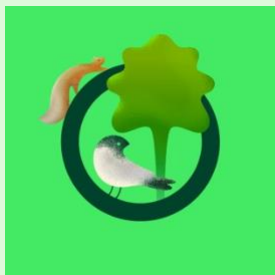
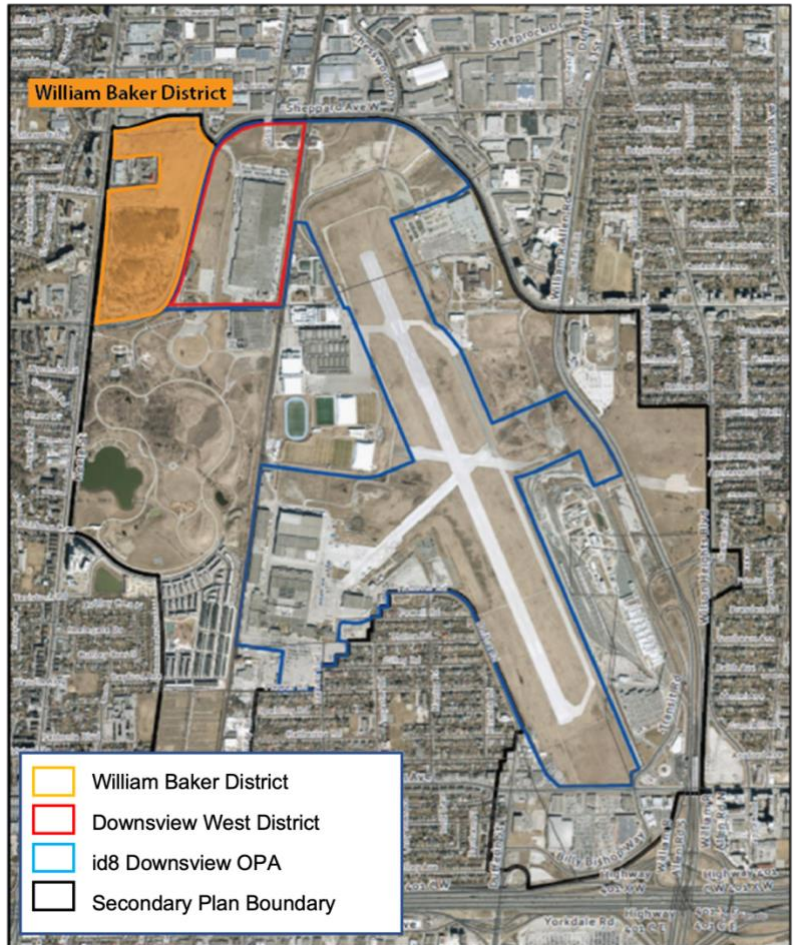
City staff will be heading to Planning and Housing Committee on April 27, 2023 to present and seek feedback on a new draft Downsview Area Secondary Plan, which includes William Baker.

[toronto.ca/updatedownsview](https://toronto.ca/updatedownsview)

## Downsview West District Planning

The Canada Lands team has completed the first round of engagement on the Downsview West District Plan, which is right beside William Baker. More engagement will be taking place over the summer and fall.

[westdownsviewouest.ca](https://westdownsviewouest.ca)



## What's in a name?

Canada Lands is developing a brand and identity for the district, which will focus on connections to nature and the woodlot.



## Winter woodlot maintenance

Canada Lands completed regular maintenance in the woodlot, including removal of dead trees for safety reasons.

## New BikeShare station

A new BikeShare station is coming to Keele Street and Dovehouse Ave. Stay tuned for updates on when it will be installed.

## Maple tapping!

The Downsview Park Education Program tapped trees again this season in the William Baker Woodlot.

For more information checkout [www.williambakerneighbourhood.ca](https://www.williambakerneighbourhood.ca) or contact:

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