

# WILLIAM BAKER Neighbourhood – District Plan

## COMMUNITY SITE-WALK – Summary

Sunday, October 24, 2021  
1:00 – 2:30 p.m.

### Overview

On Sunday, October 24<sup>th</sup>, 2021, Canada Lands hosted a site-walk with local community members to share highlights and answer questions about Canada Lands' proposed William Baker District Plan. The walk included six stations where Canada Lands and representatives of its consultant teams from The Planning Partnership (land use planning consultant) and Dougan & Associates (ecological consultant) shared information and answered questions. An itinerary and map of the route are attached to this summary report.

This summary was written by Swerhun Inc. and shared with participants in draft for review prior to being finalized. Swerhun Inc. is the independent facilitation team retained by Canada Lands to support public engagement for the William Baker District Planning process. The summary is intended to reflect key questions and points of feedback shared by participants during the walk; it is not intended to be a verbatim transcript.



## Discussion Summary

The feedback and questions asked by participants during the walk are summarized below by topic. Responses and comments provided Canada Lands and members of its consultant teams (the project team) are included in *italics*.

### Discussion about traffic, parking, and transit in the neighbourhood and the surrounding area

#### Traffic

A participant said that traffic and transit in the area is bad, especially in the morning and said they're concerned that adding more people to the area will make traffic worse. *The project team said the proposed District Plan includes local streets within the future neighbourhood that will provide different connections to major streets in the area. They also said City staff, including Transportation Services, are reviewing the proposed District Plan to ensure traffic can be managed.*

#### Transit

A participant said that transit in the area is crowded and asked if TTC service in the area will be increased to accommodate more people. Another participant said they have seen Wheel-Trans vehicles retrofitted to provide transit in local neighbourhoods and suggested this be considered here. *The project team explained that they anticipate transit will run along Street B, which is proposed to act as a main street and run east-west in the centre of the future neighbourhood. They also said that City and TTC staff are reviewing the proposed District Plan and supporting documents to determine the level and type of transit service required in the area.*

#### Parking

A participant said it can be very difficult to find parking for Downsview Park, especially when the weather is good as lots of people come to the park. They asked if parking would be provided in the neighbourhood for Downsview Park. *The team explained that parking in the future neighborhood will be provided for future residents and visitors but not specifically for Downsview Park. They also explained that Canada Lands has an attractions team for Downsview Park and that they would share this feedback with them as the team is always looking at ways to improve access and use of the park.*

### Discussion about the woodlot and proposed parks

#### Ideas and suggestions related to promoting food security

Participants discussed the importance of using land to contribute to food security. Participants suggested exploring ways to maintain and/or introduce trees and other forms of vegetation that could help build food forests in and around the woodlot (including but not limited to nut trees). They also suggested the City consider ways to use parkland, here and across the City, to contribute to food security, including providing space for growing food, education, and training. *The project team shared interest and excitement about these suggestions, noting that this is something they are interested in exploring and discussing further as the process moves forward. They also said that there are some existing nut trees in the woodlot that produce edible nuts (primarily bitternut hickory and red oak) and that there may be opportunities to introduce other native species that produce food on the former military housing sites.*

## Interest in Tree Management

Participants were interested to know if trees will need to be removed and said they would like to see as many trees as possible stay, especially larger trees. *The project team explained that some trees (outside of the woodlot) will be removed and/or relocated. The team also share information about existing trees on the site, including both native and invasive species. They explained an Ecological Management Plan is being developed to protect and enhance the woodlot and in part of this plan will guide the removal of invasive species, introduction of additional native species, and the renaturalization of some of the former military housing sites.*

## Questions about use of the proposed parks

Participants were interested in the use of the proposed woodlot and ecological park, in particular if/how members of the public would be able to access and use them. One participant asked if it would be possible to include walking and/or cycling trails so that people could experience the woodlot without accessing or disturbing sensitive areas. *The team explained that trails and resting areas are being planned for the ecological park, which is proposed to surround the natural heritage woodlot. The intent of these trails and resting areas is to provide opportunity for people to experience the woodlot without damaging or disturbing sensitive areas within the woodlot. They also explained that more active uses would be likely take place in the parks being proposed further away from the woodlot.*

Participants were also interested in the proposed active parks and the types of uses being planned for these parks. *The project team explained that specific uses and activities would be determined later in the process with the City's Parks Forestry & Recreation Division.*

## **Engagement process and other feedback**

### Building heights in the southwest corner of the site

A participant asked if it is possible to build high-rise development in this area given restrictions from the airport. *The project team explained that the Downsview Area Secondary Plan does permit high-rise development in this area and that height restrictions from the airport do not impact this area. The team also explained that the southwest corner of the site is being planned with greater density due to its proximity to the intersection of Keele and Sheppard and to support retail and commercial spaces.*

### Concern about impacts from construction

A participant shared concerns about impacts from construction on nearby residents, especially noise. *The project team said that the City will develop construction management plans that include rules and regulations around noise and other impacts of construction.*

### Appreciation for the site-walk and ongoing engagement with the local community

Participants thanked Canada Lands and the team for holding the site-walk. A participant also said they have appreciated Canada Lands engagement to date, noting that it has been transparent with many opportunities to engage with the team and is a good example moving forward and for other projects and processes.

# Appendix A – Site-Walk Itinerary & Map

## WILLIAM BAKER SITE-WALK

Sunday, October 24, 1:00 – 2:30 p.m.

**Purpose:** Share highlights and answer questions about Canada Lands' proposed William Baker District Plan

### ITINERARY & ROUTE

(see map on reverse for station locations)

Time	Location, topics & information to be shared
1:00	<b><u>Starting Point &amp; Station 1</u></b> <b>Land Acknowledgement, Welcome, &amp; Introductions</b>  <b>Proposed development in SW corner</b> <ul style="list-style-type: none"><li>- Proposed location, proposed uses and amenities; range of heights; who it is for</li></ul>
1:15	<i>Walk to Station 2</i>
1:20	<b><u>Station 2</u></b> <b>Connection to Downsview Park from William Baker Neighbourhood</b> <ul style="list-style-type: none"><li>- Location and concept for the new pedestrian bridge</li><li>- new park</li></ul> <b>Grade change from Sheppard Ave W to William Baker Neighbourhood</b> <ul style="list-style-type: none"><li>- Size of the grade change, why it matters, and how it impacts development</li></ul>
1:30	<i>Walk to Station 3</i>
1:35	<b><u>Station 3</u></b> <b>Street A</b> <ul style="list-style-type: none"><li>- Proposed start/end points, width and number of lanes; crosswalk locations; why it is necessary to be a thru street</li></ul>
1:45	<i>Walk to Station 4</i>
1:50	<b><u>Station 4</u></b> <b>Woodlot &amp; Ecological Park</b> <ul style="list-style-type: none"><li>- Location of woodlot and ecological park; functions of the woodlot and ecological park</li></ul> <b>Invasive &amp; Native Species</b> <ul style="list-style-type: none"><li>- Types of invasive species and planned management</li><li>- Types of native species, both current and planned to be introduced</li></ul> <b>Tree Management</b> <ul style="list-style-type: none"><li>- Types of tree management strategies that can/will be used</li><li>- How decisions are made about which tree management strategies are used when/where</li></ul>
2:00	<i>Walk to Station 5</i>
2:05	<b><u>Station 5</u></b> <b>Proposed development at SE corner of Keele St and Street B</b> <ul style="list-style-type: none"><li>- Proposed location; proposed uses and amenities; range of heights; who it is for</li></ul> <b>Street B</b> <ul style="list-style-type: none"><li>- Proposed start/end points, width and number of lanes; crosswalk locations; why it is necessary to be a thru street</li></ul>
2:15	<i>Walk to Station 6</i>
2:20	<b><u>Station 6</u></b> <b>Sumac stand &amp; Invasive Dog Strangling Vine</b> <ul style="list-style-type: none"><li>- Location and size of Sumac stand; issue with Dog Strangling Vine and proposed remediation</li></ul> <b>Proposed new park</b> <ul style="list-style-type: none"><li>- Proposed location, size, types of uses</li></ul> <b>Proposed Development on western edge of Sheppard Ave W</b> <ul style="list-style-type: none"><li>- Proposed location; proposed uses and amenities; range of heights; who it is for</li></ul>
2:30	<b><u>Adjourn</u></b>

# William Baker Site Walk Map

Total time for site walk: 90 minutes  
 Total time at stations: Approx. 65 minutes  
 Total time walking between stations: Approx. 25 minutes  
 Total distance covered: Approx. 2 km

## Station 5 (10 mins)

- Proposed development at SE corner of Keele St and Street B
- Street B

## Station 6 / End (10 mins)

- Sumac stand & Invasive Dog Strangling Vine
- Proposed new park
- Proposed Development on western edge of Sheppard Ave W

## Station 4 (10 mins)

- Woodlot & Ecological Park
- Invasive & Native Species
- Tree Management

## Station 3 (8 mins)

- Street A

## Station 2 (10 mins)

- Connection to Downsview Park from William Baker Neighbourhood
- Proposed new park
- Grade change from Sheppard Ave W to William Baker Neighbourhood

## Starting Point / Station 1 (15 mins)

- Land Acknowledgement, Welcome, & Introductions
- Proposed development in SW corner



## Legend

- Site
- Natural Heritage — Woodlot
- Public Open Space/Parks
- Mixed Use

- Streets
- High Rise Residential (13+ storeys)
- Mid Rise Residential (5-12 storeys)
- Low Rise Residential (up to 4 storeys)