

William Baker Neighbourhood

Site Walk with the Downsview Lands Community Voice Association

Wednesday, October 6th, 2021 – 5:00 – 6:30 p.m.

Participants

Downsview Lands Community Voice Association (Rita Delcasale-Cimini,

Donald Diprospero, Rosanna Iaboni, Patrick O’Neil)

Canada Lands Company (James Cox, Martin Ennis)

City of Toronto, City Planning (Ben DiRaimo)

The Planning Partnership, Land Use Planning Consultant to Canada Lands (Bruce Hall)

Dougan & Associates, Ecological Consultant to Canada Lands (Heather Schibli)

Swerhun Inc., Engagement Consultant to Canada Lands (Matthew Wheatley, Jacky Li)

This summary was written by Swerhun Inc. and shared with participants in draft for review prior to being finalized. This summary provides a review of the key topics discussed in the conversation; it is not intended to be a verbatim transcript.

DISCUSSION SUMMARY

On Wednesday, October 6th, 2021, Canada Lands hosted a site-walk in the future William Baker neighbourhood with members of the Downsview Lands Community Voice Association (DLCVA) to share highlights and answer questions about Canada Lands’ proposed William Baker District Plan. The walk itinerary and map are included as Appendix A. Members of Canada Lands’ consultant team and City Planning staff joined and participated in the walk. The feedback and questions asked by participating members of the DLCVA are summarized below. Responses and comments provided by Canada Lands, its consultant team, and City staff are included in *italics*.

Discussion about the proposed Streets

Representatives from the DLVCA asked questions and shared comments about proposed streets A & B related to the size, proposed uses, and development around the proposed streets. Cross-sections of both streets are attached as Appendix B. The questions and comments as well as responses from the team are summarized below.

Street A

Participants asked about the width of Street A and whether left turns would be allowed from Street A on to Keele Street.

Canada Lands and The Planning Partnership (TPP) said that Street A is proposed to be 22-metres wide. They also said that the design will follow the City of Toronto’s Complete Streets approach with different types of traffic calming measures to create a safe and comfortable environment for pedestrians. A participant shared concerns about street racing and said it is good to hear there will be traffic calming measures to discourage this.

City Planning said decisions about turning restrictions on/off street A will be determined later. However, it is likely that only right-turns from street A to Keele Street will be allowed.

Street B & development around the street

Canada Lands and TPP explained that street B is proposed to be 27-metres wide. They also said that they envision street B being a “main street” with mixed-use, including retail.

Participants spoke about the importance of having retail and said that a community needs to have ground floor retail for it be walkable. They also shared concerns that they have seen other neighbourhoods developed, including Stanley Greene, where retail is promised but does not get built. *Canada Lands and the City said people are needed to support retail and they believe the density being planned for this neighbourhood will support a variety of smaller types of retail, which have been discussed previously and are included in the William Baker Bulletin about retail/service commercial uses ([available online here](#)).*

Discussion about the woodlot, ecological park, and tree management

Participants asked if trees will be coming down. *Canada Lands and Dougan & Associates said yes, some trees will be coming down. They explained that an Ecological Management Plan is being developed that will guide the management of the woodlot, ecological park, and tree management in general.*

Participants and the project team discussed invasive species. *The project team explained that there are different types of invasive species (e.g., Norway Maples) in the woodlot and surrounding areas that look nice but also put stress on the overall system. They explained that removing invasive species and re-introducing more native species will help to protect and enhance the woodlot.*

Participants shared concerns that there are too many different types of parks and protected areas (i.e., different shades of green on the concept plans), which are broken up around the woodlot. They said they would like to see one continuous green space to ensure the woodlot is protected. *The project team said the different shades on the concept plan inform the municipal process, but that on the ground, these different types of parks and open space areas will be seamless and be viewed as larger open space areas. The light green areas around the woodlot (the woodlot is represented in dark green) is proposed to be an ecological park, which is meant to act as a buffer. They also said that the ecological park would include passive uses, such as walking trails, in part to allow people to experience the woodlot without directly accessing and damaging it.*

Participants asked who will manage the woodlot? *Canada Lands explained that Canada Lands intends to dedicate the woodlot to the City as part of the development approvals and the City will manage it.*

Participants shared concerns about the woodlot being damaged during construction including impacts to bird habitats. *The project team explained that the City has specific policies and regulations that developers will need to follow to protect the woodlot during construction. They also explained that there are regulations within the Migratory Bird Act that must be followed, including rules about when construction can and cannot take place.*

Discussion about types and location of housing

Participants asked where the seniors housing will be located? *Canada Lands said there are multiple potential locations for seniors housing. They also explained that they are currently working with a consultant (Seniors DevCo Inc.) to understand the seniors market and demand at William Baker; conduct stakeholder outreach; and explore options for seniors housing and supporting uses and that this work will help inform where seniors housing could be located throughout the neighbourhood. Canada Lands said that it will report on the findings of the study once complete.*

Participants asked where affordable housing units would be located and if there can be affordable seniors housing? *Canada Lands said that seniors housing can be affordable housing. They also said that the location and type of affordable housing will be determined as the process proceeds and that they are currently exploring federal programs provided through the Canadian Mortgage and Housing Corporation (CMCH).*

Discussion about phasing

Participants asked if it is possible to develop the entire neighbourhood / site at one time, instead of in phases. *Canada Lands explained that the site will need to be developed in phases because development partner(s) would not purchase and develop the site in one-go given market absorption considerations. They also said a phased approach is required to allow infrastructure to be put in place.*

NEXT STEPS

The project team thanked members of the DLCVA for attending the walk. The project team committed to sharing a draft summary of the discussion with participants. Following the walk, the team followed up to share information about the public site-walks being planned for later in October.

Appendix A – Site-Walk Itinerary & Map

WILLIAM BAKER SITE-WALK

Downsview Lands Community Voice Association

Wednesday, October 6th, 2021, 5:00 – 6:30 p.m.

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

PROPOSED ITINERARY & ROUTE

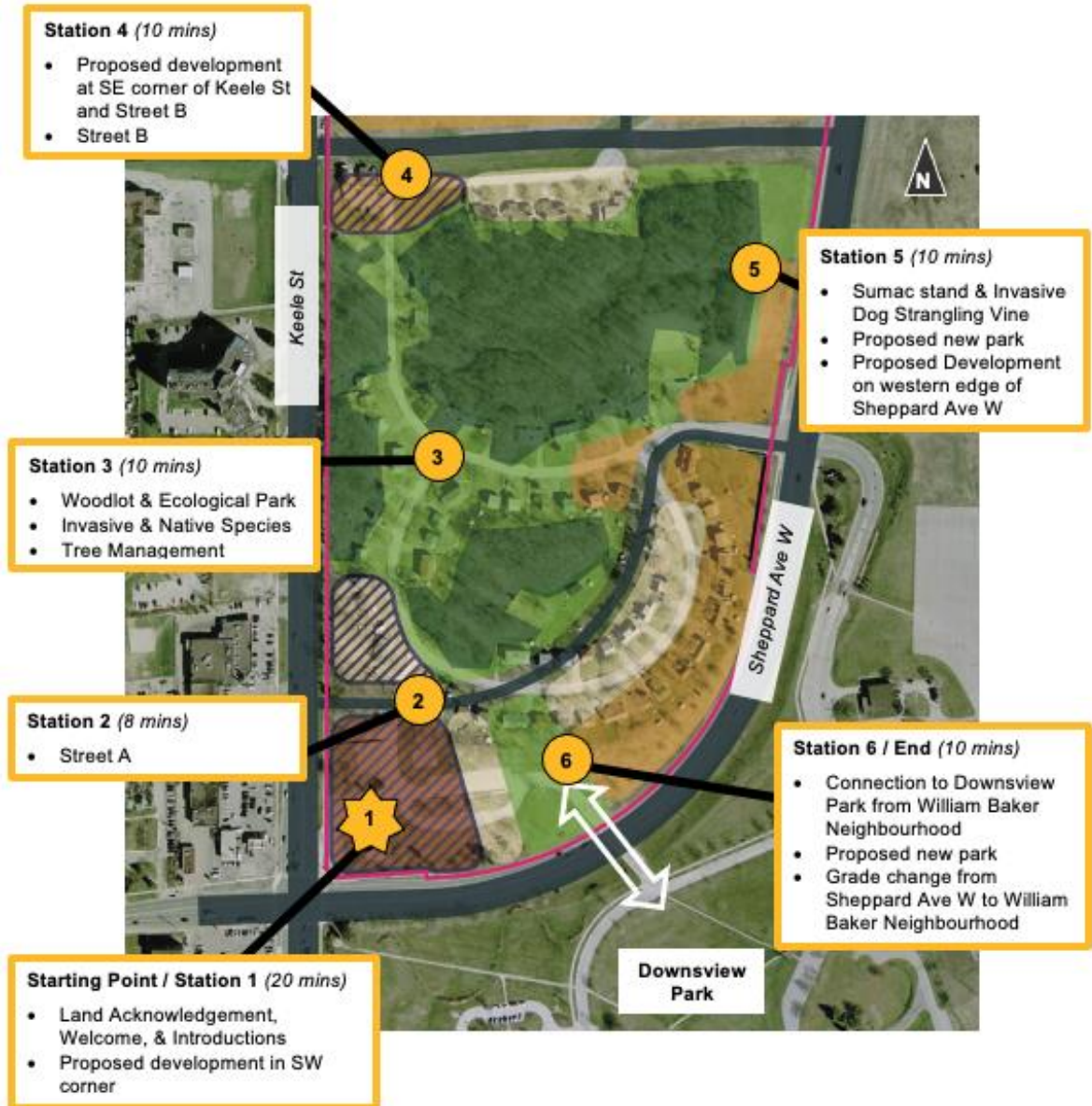
(see map on reverse for station locations)

Time	Location, topics & information to be shared
5:00	<u>Starting Point & Station 1</u> Land Acknowledgement, Welcome, & Introductions <i>Swerhun, Canada Lands, City Staff</i> Proposed development in SW corner <ul style="list-style-type: none">- Proposed location, proposed uses and amenities; range of heights; who it is for
5:20	<i>Walk to Station 2</i>
5:22	<u>Station 2</u> Street A <ul style="list-style-type: none">- Proposed start/end points, width and number of lanes; crosswalk locations; why it is necessary to be a thru street
5:30	<i>Walk to Station 3</i>
5:35	<u>Station 3</u> Woodlot & Ecological Park <ul style="list-style-type: none">- Location of woodlot and ecological park; functions of the woodlot and ecological park Invasive & Native Species <ul style="list-style-type: none">- Types of invasive species and planned management- Types of native species, both current and planned to be introduced Tree Management <ul style="list-style-type: none">- Types of tree management strategies that can/will be used- How decisions are made about which tree management strategies are used when/where
5:45	<i>Walk to Station 4</i>
5:50	<u>Station 4</u>

	<p>Proposed development at SE corner of Keele St and Street B</p> <ul style="list-style-type: none"> - Proposed location; proposed uses and amenities; range of heights; who it is for <p>Street B</p> <ul style="list-style-type: none"> - Proposed start/end points, width and number of lanes; crosswalk locations; why it is necessary to be a thru street
6:00	<i>Walk to Station 5</i>
6:05	<p><u>Station 5</u></p> <p>Sumac stand & Invasive Dog Strangling Vine</p> <ul style="list-style-type: none"> - Location and size of Sumac stand; issue with Dog Strangling Vine and proposed remediation <p>Proposed new park</p> <ul style="list-style-type: none"> - Proposed location, size, types of uses <p>Proposed Development on western edge of Sheppard Ave W</p> <ul style="list-style-type: none"> - Proposed location; proposed uses and amenities; range of heights; who it is for
6:15	<i>Walk to Station 6</i>
6:20	<p><u>Station 6</u></p> <p>Connection to Downsview Park from William Baker Neighbourhood</p> <ul style="list-style-type: none"> - Location and concept for the new pedestrian bridge - new park <p>Grade change from Sheppard Ave W to William Baker Neighbourhood</p> <ul style="list-style-type: none"> - Size of the grade change, why it matters, and how it impacts development
6:30	<i>Adjourn</i>

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



Legend

- | | |
|----------------------------|--|
| Site | Streets |
| Natural Heritage — Woodlot | High Rise Residential (13+ storeys) |
| Public Open Space/Parks | Mid Rise Residential (5-12 storeys) |
| Mixed Use | Low Rise Residential (up to 4 storeys) |

Appendix B – Street A & B Cross-Sections

The following descriptions and cross-sections are taken from the Urban Design Guidelines document, submitted to the City of Toronto for review as part of the proposed District Plan. The proposed District Plan and development applications, including the Urban Design Guidelines, are available on the [City of Toronto's website here](#).

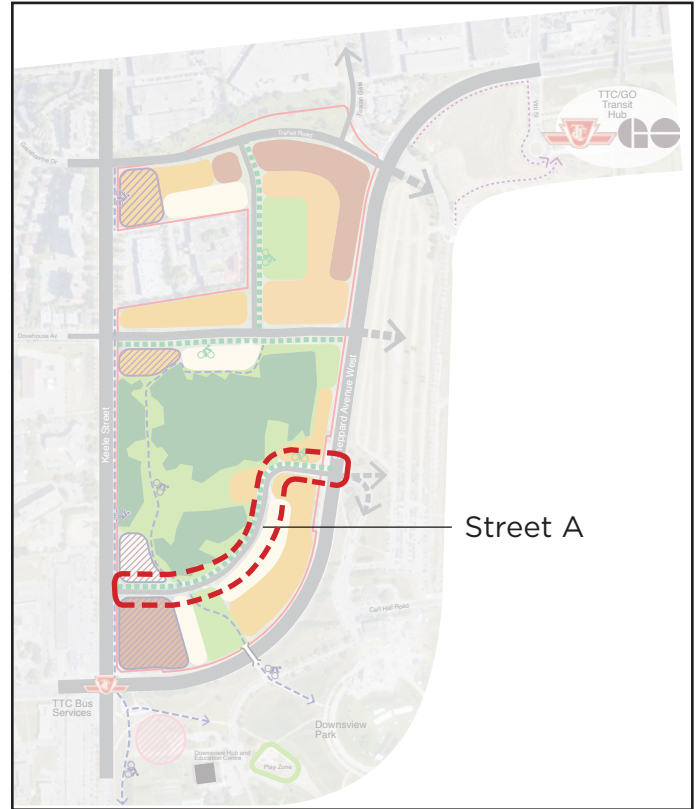
Street A

A local street connects John Drury Drive at Sheppard Avenue West with Keele Street. This road, as per the Downsview Area Secondary Plan, is positioned along the southerly edge of the Natural Heritage — Woodlot. At its intersection with Keele Street, it is aligned with a commercial driveway entrance on the opposite side of Keele Street. This will create a safer and more controlled location for turn movements, and, positions the intersection as far to the north of the Keele Street/Sheppard Avenue West intersection as is feasible. Street A will provide access to all development blocks within Phase 1.

Street A accommodates a 3.0m multi-use path on the north side adjacent to the Natural Heritage — Woodlot. This path will have connections to the larger trail network within the William Baker Neighbourhood. Street A will be a Green Street, with enhanced landscaping and opportunities for Low Impact Development measures.

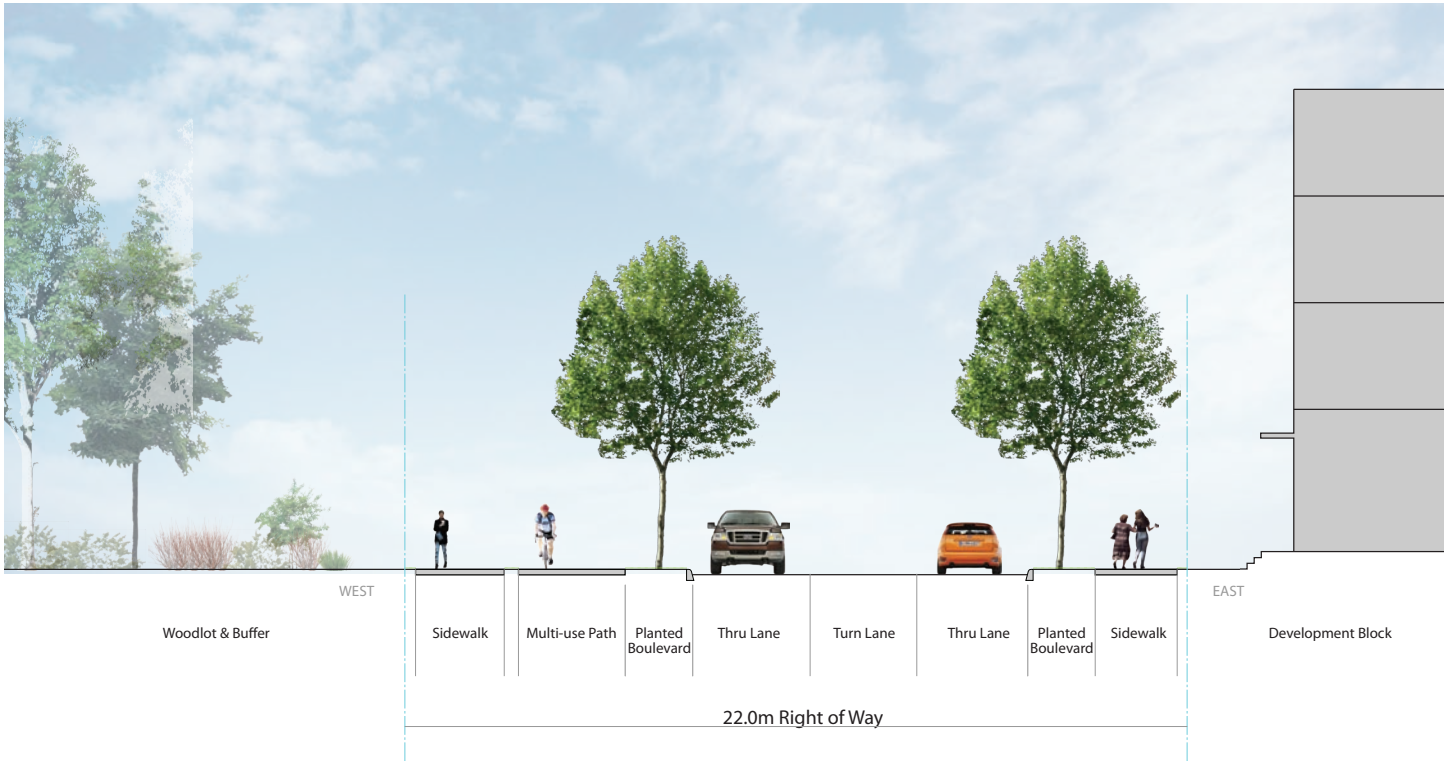
Intended Character

- Street trees along both sides of the street.
- On the north side, a 3.0m multi-use path.
- 2.1m sidewalks on both sides.



Key map

Proposed Street A cross section



Street B

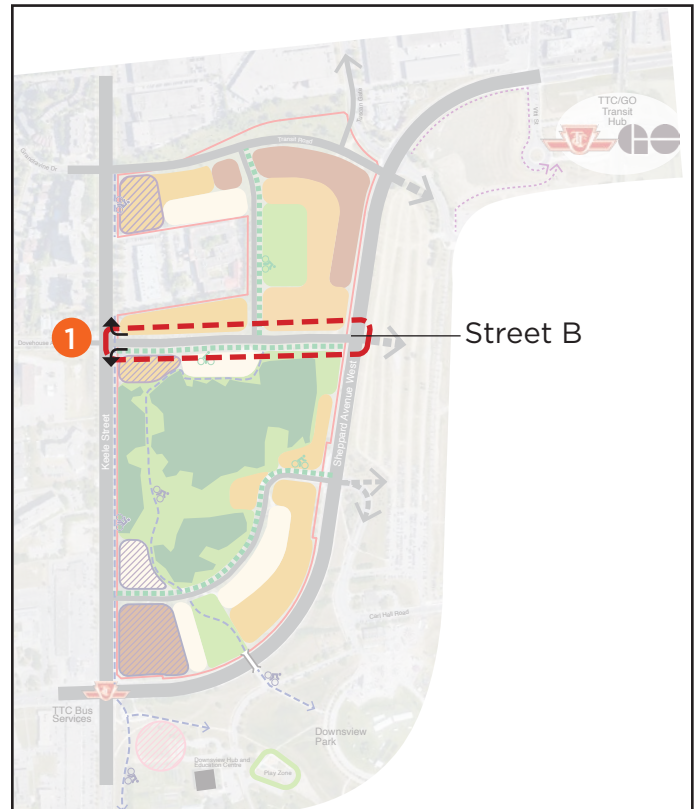
Street B provides an additional east-west linkage from lands to the east, and aligns with Dovehouse Avenue. Similar to Grandravine Drive, Dovehouse Avenue is proposed to be signed for no through traffic for westbound traffic, limiting infiltration into the established neighbourhood, while permitting eastbound traffic to flow into/through the William Baker Neighbourhood. The alignment of Street B generally follows the north limit of the Natural Heritage – Woodlot. Its intersection with Sheppard Avenue West has been located so that its right of way has no impact on the Natural Heritage – Woodlot and any associated buffer.

The right of way for Street B has been designed to accommodate a significant traffic function, recognizing that ongoing planning for lands to the east may require additional network capacity. There is flexibility in the block pattern of the William Baker Neighbourhood plan to accommodate adjustment to the right of way width if needed. Street intersection and access locations to Street B will need to be considered based on the ultimate function and right of way width.

Street B accommodates a 3.0m multi-use path on the south side, with connections to the larger trail network within the William Baker Neighbourhood. It will be a Green Street, with enhanced landscaping and opportunities for Low Impact Development measures.

Intended Character

- Street trees along both sides of the street.
- On the south side, a 3.0m multi-use path.
- 2.1m sidewalks on both sides.



Key map

- 1 westbound: right or left only at Keele Street; no through traffic

Proposed Street B cross section

