

William Baker Neighbourhood

Site Walk with the Wilson Village Business Improvement Area

Tuesday, October 5th, 2021 – 2:45 – 4:15 p.m.

Participants

Wilson Village BIA (Anthony Rossi, Rina Camarra, Nathan Duarte, Marco Rodrigues
Canada Lands Company (James Cox, Samrah Haq)

City of Toronto, City Planning (Ben DiRaimo)

The Planning Partnership, Land Use Planning Consultant to Canada Lands (Ron
Palmer)

Dougan & Associates, Ecological Consultant to Canada Lands (Jim Dougan)

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

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 Tuesday, October 5th, 2021, Canada Lands hosted a site-walk in the future William Baker neighbourhood with members of the Wilson Village BIA to share highlights and answer questions about Canada Lands' proposed William Baker District Plan. 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 Wilson Village BIA are summarized below. Responses and comments provided by Canada Lands, its consultant team, and City staff are included in *italics*.

- 1. Interest in seeing the development move forward.** Representatives of the BIA said they are excited to see the plans for the future neighbourhood moving forward and are happy to provide support, where helpful.
- 2. Interest in establishing and strengthening connections to the BIA lands and businesses.** Representatives of the BIA spoke about the importance of establishing connections from the future neighbourhood and surrounding area, including Downsview Park, to businesses within the Wilson Village BIA. Representatives commented that the BIA has not benefited from Downsview Park due to limited access. They also shared strong support for the proposed new pedestrian and cycling gateway bridge connection.
- 3. Discussion about Street A & Street B**

Street A

Representatives of the BIA commented that they do not want to see Street A become a high-speed thoroughfare that drivers use to avoid the intersection of Sheppard and Keele as this would make the street unsafe for pedestrians. They said Murray Road and Dubray Avenue are examples of two streets that should be avoided.

Representatives of the project team said they do not envision Street A becoming a high-speed thoroughfare. They discussed the importance of the street design

including traffic calming measures that can promote a safe and comfortable pedestrian environment while still providing needed vehicle access to development along the future street. Traffic calming measures discussed, included cycling facilities/infrastructure, sidewalks and crosswalks, good lighting, and potential for controlled access (e.g., only allowing right turns on/off the street from Sheppard or Keele).

Street B

Representatives of the BIA said they were glad to hear that Street B is being planned for multiple users, i.e., vehicles, pedestrians, cyclists, and transit users. They suggested that the infrastructure for these different uses should be planned up-front so that it does not have to be fought for later. They also said they support controlled access to the street being explored to reduce traffic on the street and good lighting to make it safe and comfortable for pedestrians.

- 4. Continued support for protecting and enhancing the woodlot.** Representatives of the BIA were excited to hear about the plans to enhance the woodlot, including protecting and adding native species and establishing pedestrian trail connections through the proposed ecological park around the woodlot. They also discussed the importance of the woodlot and ensuring that plans for protecting are established now, prior to development taking place.

Representatives of the project team discussed the intention of the proposed ecological park. They explained that it is being planned as a buffer to protect, expand and enhance the woodlot by allowing for more passive uses (e.g., walking trails) around the woodlot while restricting access directly in the woodlot. They also explained that parks with more active uses are being planned in other areas of the future neighbourhood further away from the woodlot.

- 5. Support for providing a mix of residential development.** Representatives of the BIA said they support providing a mix of different types of housing in different areas that can serve a variety of people and needs, including locating mixed-use and higher density development in busier areas (i.e., the southwest corner of the site and along Street B). They also discussed the importance of locating residential development close to existing and future amenities (e.g., commercial development, community centre, etc.).

NEXT STEPS

The project team thanked members of the Wilson Village BIA for attending the walk and said it was great to be able to see everyone in person. 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 October 21st and 24th.

WILLIAM BAKER SITE-WALK

Wilson Village BIA

Tuesday, October 5th, 2021, 2:45 – 4:15 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
2:45	<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
3:05	<i>Walk to Station 2</i>
3:07	<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
3:15	<i>Walk to Station 3</i>
3:20	<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
3:30	<i>Walk to Station 4</i>
3:35	<u>Station 4</u> Proposed development at SE corner of Keele St and Street B <ul style="list-style-type: none">- Proposed location; proposed uses and amenities; range of heights; who it is for Street B <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
3:45	<i>Walk to Station 5</i>
3:50	<u>Station 5</u> Sumac stand & Invasive Dog Strangling Vine <ul style="list-style-type: none">- Location and size of Sumac stand; issue with Dog Strangling Vine and proposed remediation Proposed new park <ul style="list-style-type: none">- Proposed location, size, types of uses Proposed Development on western edge of Sheppard Ave W <ul style="list-style-type: none">- Proposed location; proposed uses and amenities; range of heights; who it is for
4:00	<i>Walk to Station 6</i>
4:05	<u>Station 6</u> Connection to Downsview Park from William Baker Neighbourhood <ul style="list-style-type: none">- Location and concept for the new pedestrian bridge- new park Grade change from Sheppard Ave W to William Baker Neighbourhood <ul style="list-style-type: none">- Size of the grade change, why it matters, and how it impacts development
4:15	<u>Adjourn</u>

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 4 (10 mins)

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

Station 5 (10 mins)

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

Station 3 (10 mins)

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

Station 2 (8 mins)

- Street A

Station 6 / End (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 (20 mins)

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



Legend

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|  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) |