

William Baker Neighbourhood

Site Walk with the York Centre Seniors Steering Committee

Wednesday, October 6th, 2021 – 1:30 – 3:00 p.m.

Participants

York Centre Seniors Steering Committee represented and supported by Elizabeth Jassem, Hilda Swirsky (Greening Committee Beth Emeth Bais Yehuda) and Vasco Alcantara (Ontario Rick Hansen Foundation)

Project Team

Canada Lands Company (James Cox, Martin Ennis)

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 the York Centre Seniors Steering Committee (YC SSC) to share highlights and answer questions about Canada Lands' proposed William Baker District Plan. The walk itinerary and map are included as Appendix A.

The YC SSC also invited Hilda Swirsky from Greening Committee at Beth Emeth Bais Yehuda and Vasco Alcantara from the Rick Hansen Foundation to participate in the walk. The feedback and questions asked by participants are summarized below.

Responses and comments provided by Canada Lands, its consultant team are included in *italics*.

1. Discussion about the woodlot, native species, and the importance of education. Participants discussed the importance of sharing information about how the woodlot is and will be protected and managed. They provided a number of suggestions, including:

- installing interpretive signage that identifies and explains the different types of trees, animals, and insects in the woodlot and how they can be protected;
- sharing information about the difference between native and invasive species and how they impact biodiversity;
- keeping track of and sharing information about the number and types of trees that are removed and planted; and
- involving local community groups and local schools in future efforts to protect and enhance the woodlot (e.g., planting and maintaining native species).

2. Discussion about proposed streets and surrounding development

Street A

Elizabeth from the York Centre Seniors Steering Committee reiterated concerns and suggestions shared on previous occasions about the proposed alignment and use of Street A, including the potential for Street A becoming busy with traffic due to people trying to avoid the intersection of Keele and Sheppard. Elizabeth also reiterated the suggestion to remove Street A or prohibit vehicles on Street A, and instead create a street focused exclusively on people / pedestrians.

Canada Lands and The Planning Partnership said that Street A will be designed following the City of Toronto's Complete Streets approach, which will include different traffic calming measures. They also noted that the proposed curvilinear design of street A will serve to calm traffic and act as a deterrent to those looking for a short-cut between Keele and Sheppard. They also said that vehicle access will be required to allow for emergency services and general access to the buildings located on Street A.

Participants asked if transit will be provided on Street A. *Canada Lands and The Planning Partnership said they anticipate Street A will be a smaller street and it is more likely that transit will be provided on Street B, in the centre of the neighbourhood. They also said that they anticipate Wheel-Trans will use Street A.*

Street B

A participant asked why the development around Street B is proposed to be less dense and not as high as the development in the south-west corner of the neighbourhood, next to Keele and Sheppard.

Canada Lands explained that the development in the south-west corner will be located next to two major bus routes and a major intersection. The other area for density will be in the northeast quadrant of the neighbourhood, adjacent and near the Downsview Park TTC/GO Station. They also explained that they envision Street B becoming a main street and are proposing density and heights that are common on main streets.

There was a suggestion to build taller in the area around Street B so that parking could be provided for people visiting the area.

- 3. Interest in creating connections to the surrounding area.** Participants talked about future development and amenities in the area around the future neighbourhood. There was excitement shared for the future City of Toronto community centre that is proposed to be located near the future William Baker Neighbourhood. Participants advocated for and discussed the importance of creating accessible connections so that everyone, including seniors and people with strollers, can get to / from the community centre, Downsview Park, local transit stations, and nearby future neighbourhoods. There was also a suggestion to explore ways to provide a direct connection over Sheppard Ave near the centre of the neighbourhood and the proposed Street B.

The project team said they agree with the need for good connections to/from the future neighbourhood. They discussed the plan to redevelop the existing bridge that connects the neighbourhood to Downsview Park and the proposed location for the Community Centre to something that will be designed specifically for pedestrians and cyclists.

4. Appreciation for hosting the walk and engaging the local community.

Participants said they appreciated the opportunity get involved thanked the team for hosting the site-walk. One participant said they appreciate that Canada Lands is not a typical developer and the level of effort they have put in to engage the local community. Participants said it is great to see Canada Lands and the team sharing information with and listening to members of the community.

NEXT STEPS

The project team thanked Elizabeth, Hilda, and Vasco for participating in 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

York Centre Seniors Steering Committee

Wednesday, October 6th, 2021, 1:30 – 3:00 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 |
|------|---|
| 1:30 | <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 |
| 1:50 | <i>Walk to Station 2</i> |
| 1:52 | <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 |
| 2:00 | <i>Walk to Station 3</i> |
| 2:05 | <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 |
| 2:15 | <i>Walk to Station 4</i> |
| 2:20 | <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 |
| 2:30 | <i>Walk to Station 5</i> |
| 2:35 | <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 |
| 2:45 | <i>Walk to Station 6</i> |
| 2:50 | <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 |
| 3:00 | <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

- | | |
|--|--|
|  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) |