

# William Baker District Plan, Zoning By-law Amendment & Draft Plan of Subdivision Applications

Virtual Community Consultation Meeting

March 30, 2022



# Trouble shooting Tips

## Can't hear the Host/Presenter?

**Option 1** - *Disconnect the headset & use the PC/laptop speakers*

**Option 2** - *Connect to the Audio Conference with landline/mobile*

**Step 1.** – *Click **Audio** button by hovering at the bottom of the screen*



**Step 2.** – *Select the "Call me at" feature*

**Step 3.** – *Enter the 10 digit telephone number you want to use to connect*

**Step 4.** – *Click "**Connect Audio**" button next to the phone number*

**Step 5.** – *Answer the phone and follow the prompts to join the Audio Conference*

# Virtual Consultation Tips

- One voice at a time. Be direct and frame questions to specific speakers.
- Stay focused, refrain from multi-tasking in order to avoid distracting others.
- Be brief and limit yourself to one question or comment at the time, there will be other opportunities to engage.
- Be a good listener and keep an open mind.
- Raise hand to ask questions.
- Be respectful. City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.
- Engage with high energy, be personable as you would in person!



## **This meeting is being recorded.**

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.

# Land Acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



# Agenda



7:05 p.m.

## Introductions

Councillor James Pasternak, York Centre

Councillor Anthony Perruzza, Humber River-Black Creek

Maria Rizzo, TCDSB Trustee



7:10 p.m.

## Presentations

Perry Korouyenis, City Planning, City of Toronto

James Cox, Canada Lands Company & Ron Palmer, The Planning Partnership



8:00 p.m.

## Discussion & Questions



8:55 p.m.

## Closing Remarks

# Core City of Toronto Team

**Shelly Cham, Perry Korouyenis & Ben DiRaimo** Community Planning,  
City Planning

**Dawn Hamilton & Shan Li** Urban Design, City Planning

**Andrew Au & Diane Ho** Transportation Planning, City Planning

**Vitumbiko Mhango & Danielle DeMarsh** Parks Development, Parks,  
Forestry & Recreation

**Yaroslav Medwidsky & Nicole Grgic**, Ravine & Natural Feature  
Protection

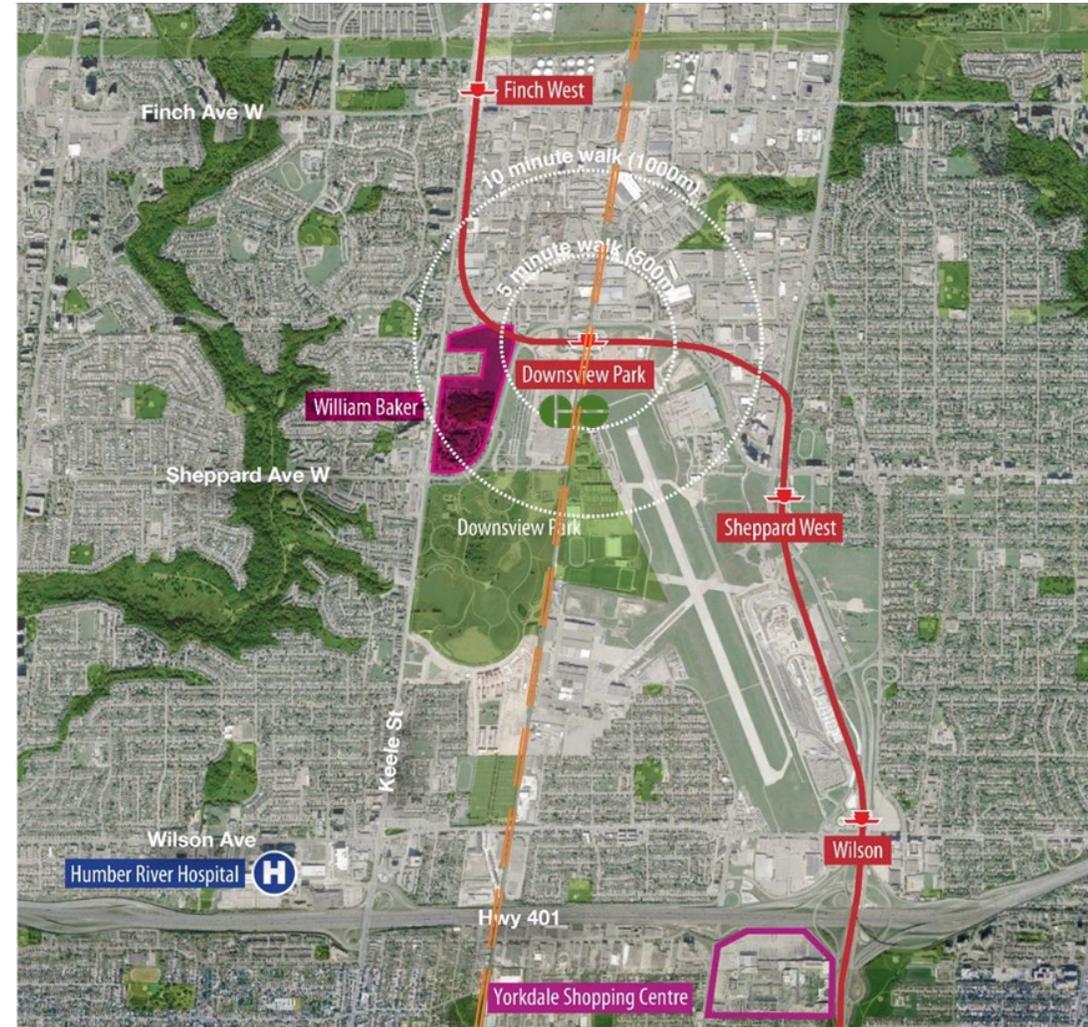
# Purpose of Tonight's Meeting

- For City Planning staff to outline the policy framework within which recommendations are made and for the applicant to present the current proposal for the site
- To obtain community response and input on the proposed development
- No decisions have been made and no decisions are being made tonight
- Notes will be taken and the issues raised will be summarized and included in staff's final report on the proposed development

# William Baker District



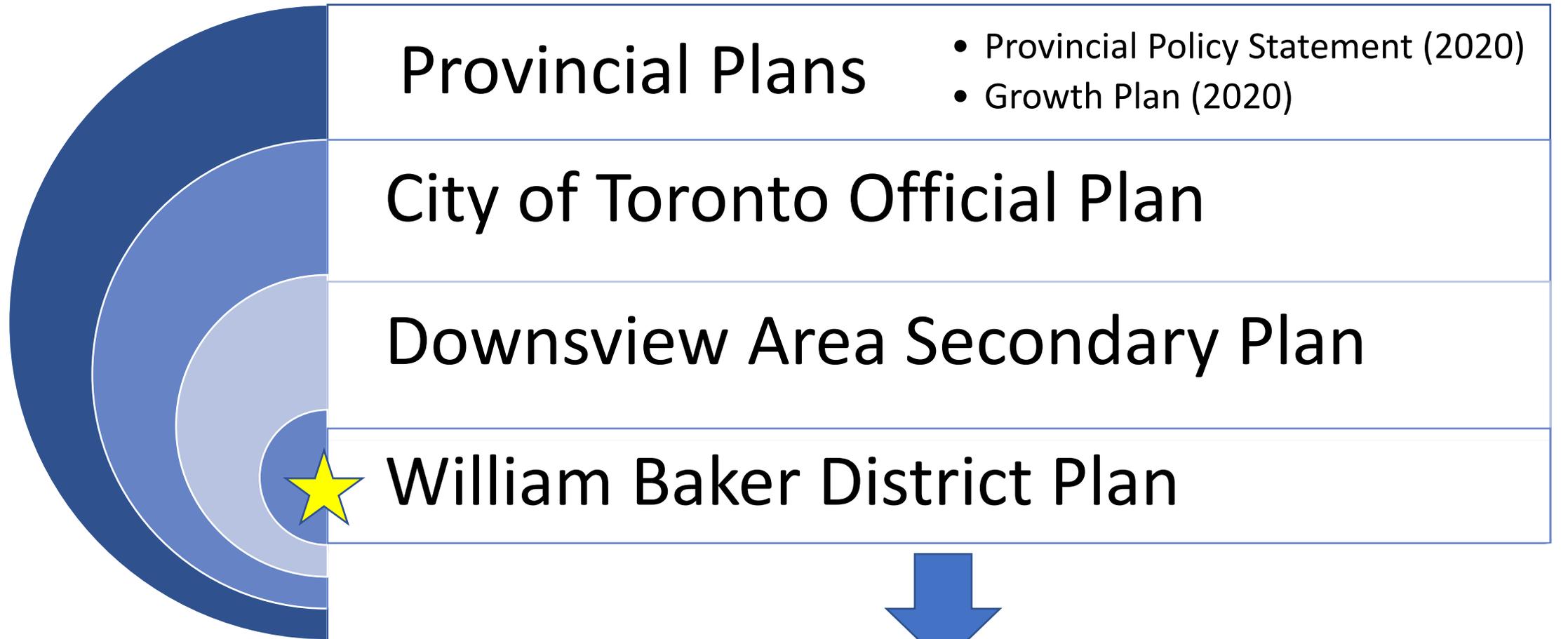
# William Baker District



# Policy Framework



# Policy Framework



# Provincial Plans

Directs municipalities to develop plans and strategies that:

- Direct growth to strategic growth areas, including areas surrounding major transit stations
- Make more efficient use of land, resources, and infrastructure
- Achieve complete communities with access to a diverse range of housing options, recreation and green space, and better connected transit to where people live and work
- Integrate climate change considerations and move towards environmentally sustainable communities

## Provincial Policy Statement, 2020

Under the *Planning Act*

### A Place to Grow

Growth Plan for the  
Greater Golden Horseshoe

Office Consolidation 2020

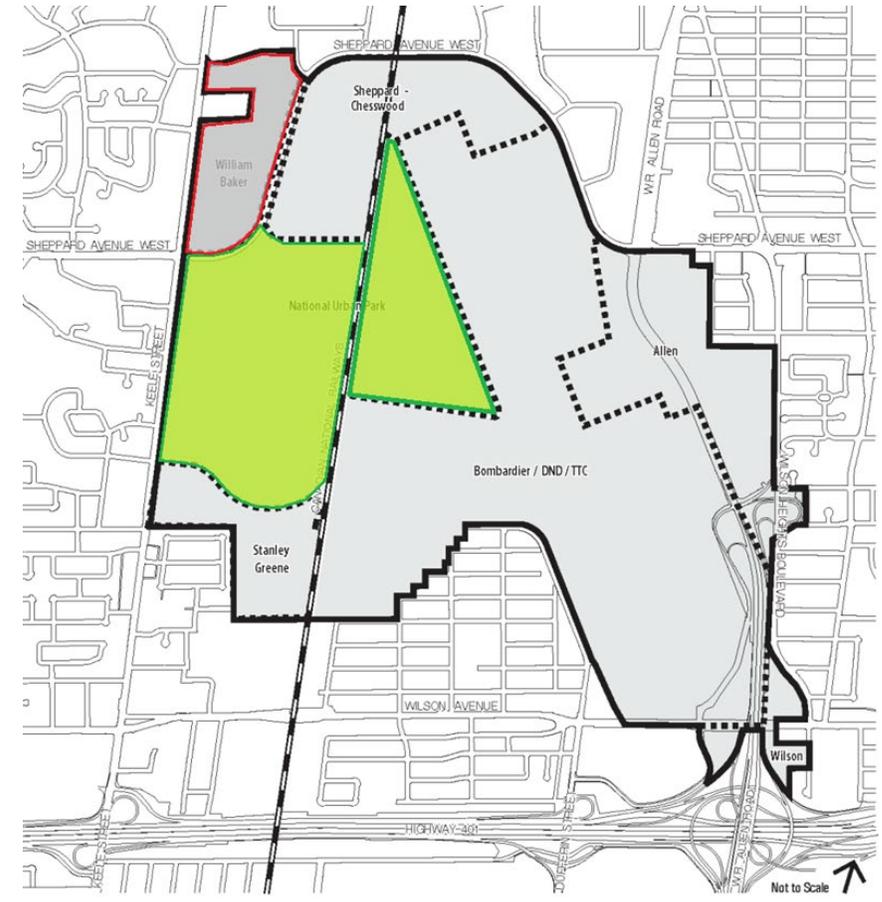
Ontario.ca/growthplanning

# Official Plan

- Long-term vision for how the City should grow and provides insight into long-term planning objectives
- Land use designations: *Mixed Use Areas, Apartment Neighbourhoods, Parks and Natural Areas*
- Directs growth towards certain areas of the City, particularly those areas well served by transit
- Public realm and built form policies ensure that buildings and their surrounding public spaces work to achieve a high standard of design
- Housing policies encourage a full range of housing, in terms of form, tenure and affordability

# Downsview Area Secondary Plan (DASP)

- Provides a land use and development framework that supports the significant public investment in transit infrastructure and Downsview Park
- Mix of transit-supportive land uses and densities
- New transportation network (streets, pedestrians, and cycling connections)
- William Baker is one of several Districts/neighbourhoods planned around Downsview Park

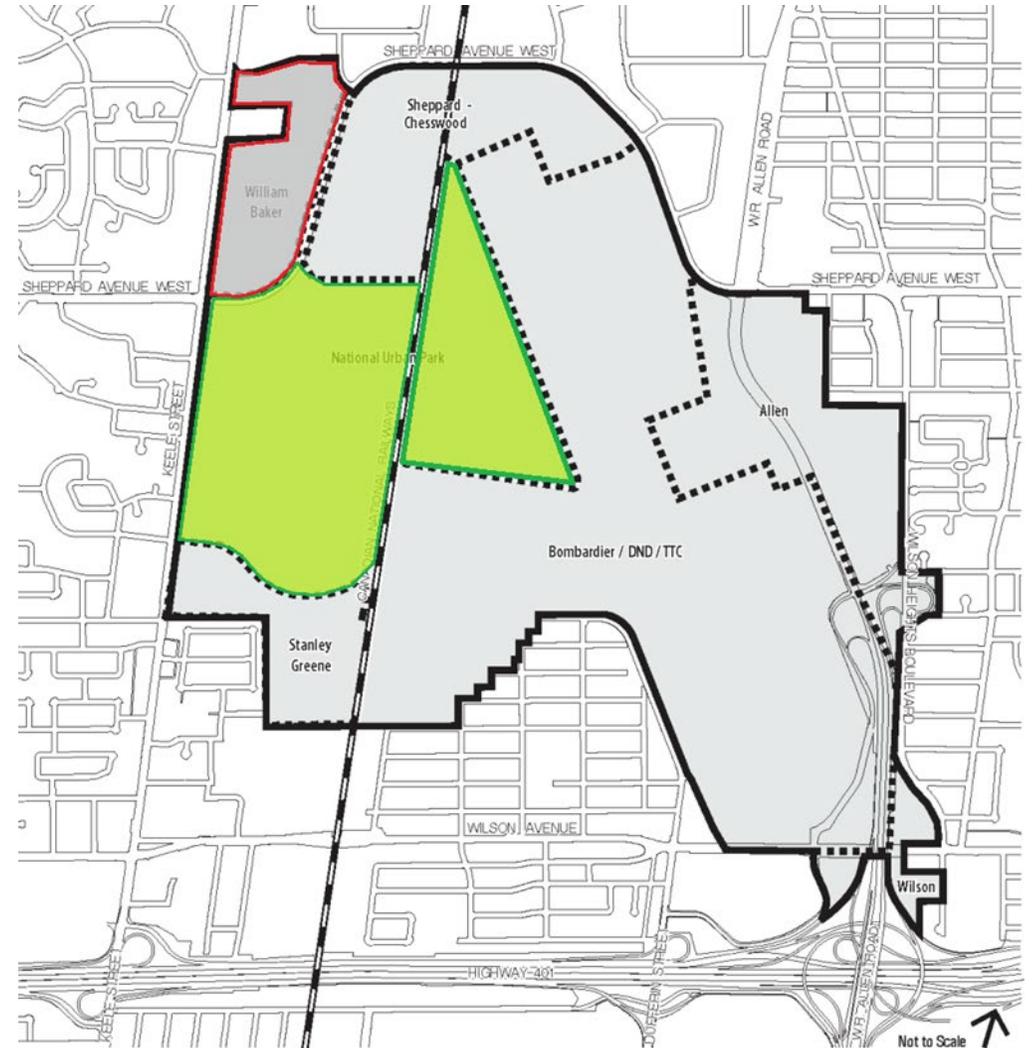


# DASP Cont'd

- Public art to create sense of place and local identity
- Provision of a full range of housing in terms of type, tenure, and affordability
- Community services and facilities to support and meet area needs
- Local parks are to be prominent features and highly/easily accessible

# What is a District Plan?

- District Plans are intended to provide a context for coordinated development and a tool to evaluate a development's conformity with the Official Plan
- District Plans must be completed prior to development and will outline area-specific guidelines and principles
- District Plans do not permit development as-of-right, development applications are still required to facilitate any redevelopment

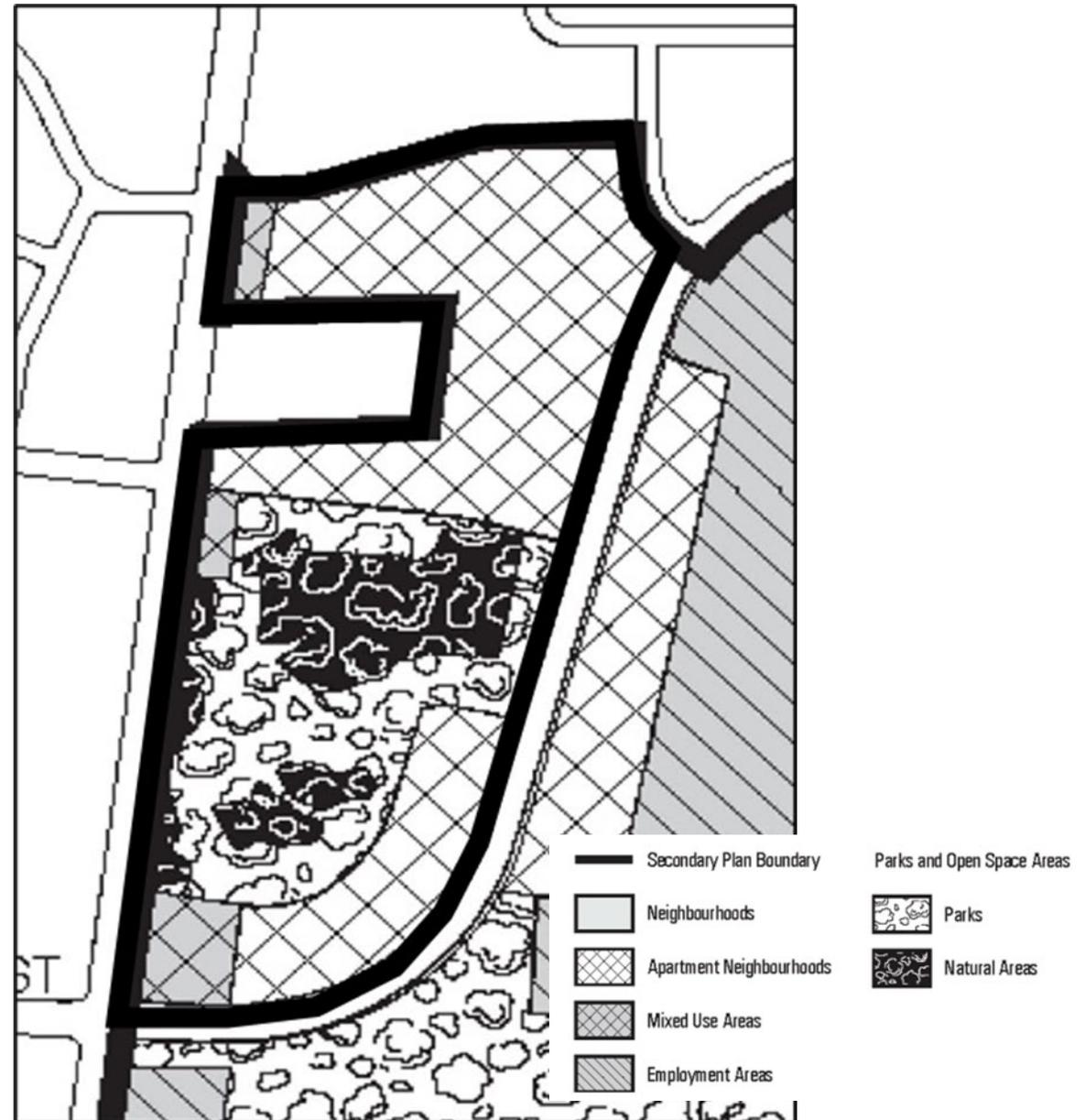


# DASP Policies Specific to William Baker District



# DASP (2011)

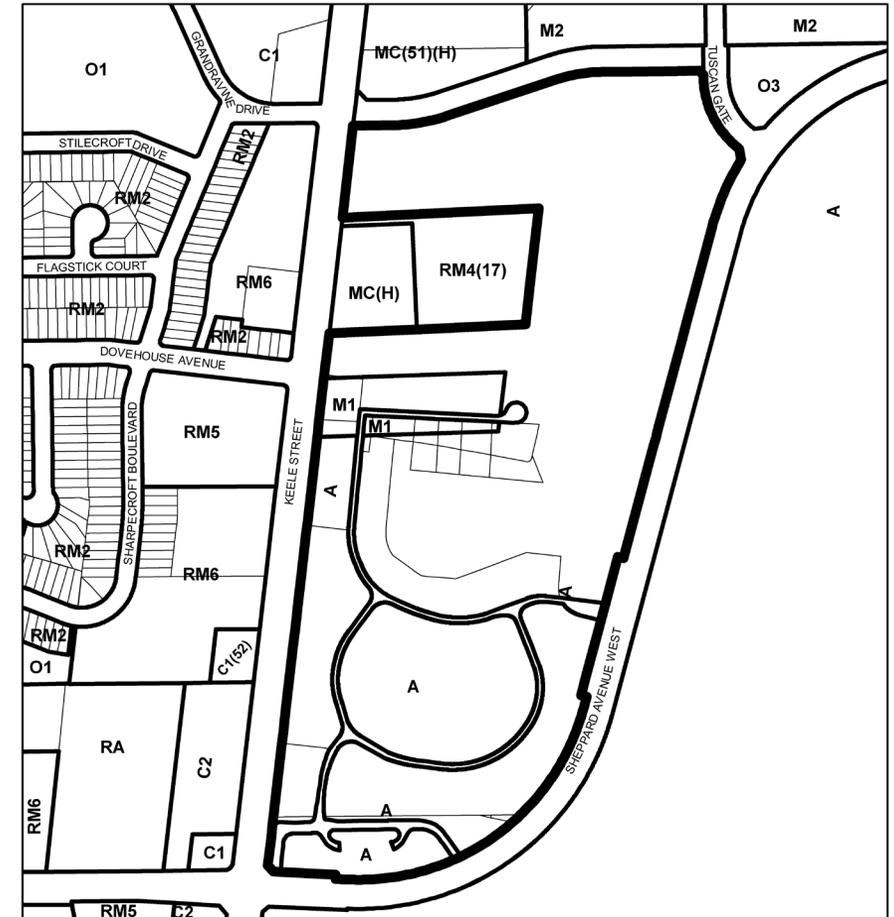
- William Baker: designated for an urban residential neighbourhood (Apartment Neighbourhoods and Mixed Use) with a compact urban built form to support development density within walking distance of the new TTC/GO Transit hub and along Keele Street
- The large woodlot is recognized as a unique and desirable natural heritage feature that will be protected and combined with a municipal park to create a significant open space focus in the District



# North York Zoning By-law 7625

## A – Airport Hazard Area Zone

- Intended to accommodate the operations of the former Canadian Forces Base, and did not contemplate non-airport related uses
- Does not provide for land use permissions or standards that correspond to the Secondary Plan



**TORONTO**  
Zoning By-law 7625

1350 Sheppard Avenue West  
File # 21 119571 NNY 06 0Z

Location of Application

RA	Suburban Residential Zone	C2	Local Shopping Centre Zone
RM1	Multiple Family Dwellings First Density Zone	M1	Industrial Zone One
RM2	Multiple Family Dwellings Second Density Zone	M2	Industrial Zone Two
RM4	Multiple Family Dwellings Fourth Density Zone	MC	Industrial/Commercial Zone
RM5	Multiple Family Dwellings Fifth Density Zone	A	Airport Hazard Area Zone
RM6	Multiple Family Dwellings Sixth Density Zone	O1	Open Space Zone
C1	General Commercial Zone	O3	Some Public Open Space Zone

# Applicant's Applications

- District Plan application for the entire site
- Zoning By-law Amendment and Plan of Subdivision applications for the Phase 1 lands (south end of the site)
- Proposes a mix of tall and mid-rise residential and mixed use blocks
- Phase 1 includes south part of woodlot and additional parkland/green space
- Proposes mixed use and commercial to create a neighbourhood focus and community gateway at Keele St and Sheppard Ave W
- Proposes a new east-west "Street A", as contemplated by the Secondary Plan



# Reasons for the Application

- The District Plan is a non-statutory document used to implement the Secondary Plan at a finer level of detail
- The application to amend the Zoning By-law is required to establish height and density permissions as set in the Secondary Plan. New development standards will also be established for amenity space, setbacks, and other By-law performance standards
- The application for a Draft Plan of Subdivision is required to create the new east-west street and establish the development, parkland, and natural heritage property parcels

# Applicant Presentation

**James Cox** Acting Regional Director, Canada Lands

**Ron Palmer** Principal, The Planning Partnership

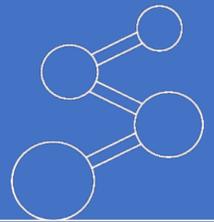
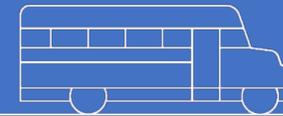
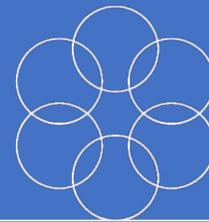
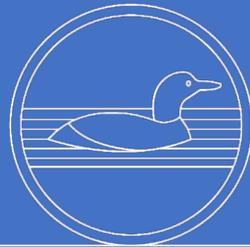
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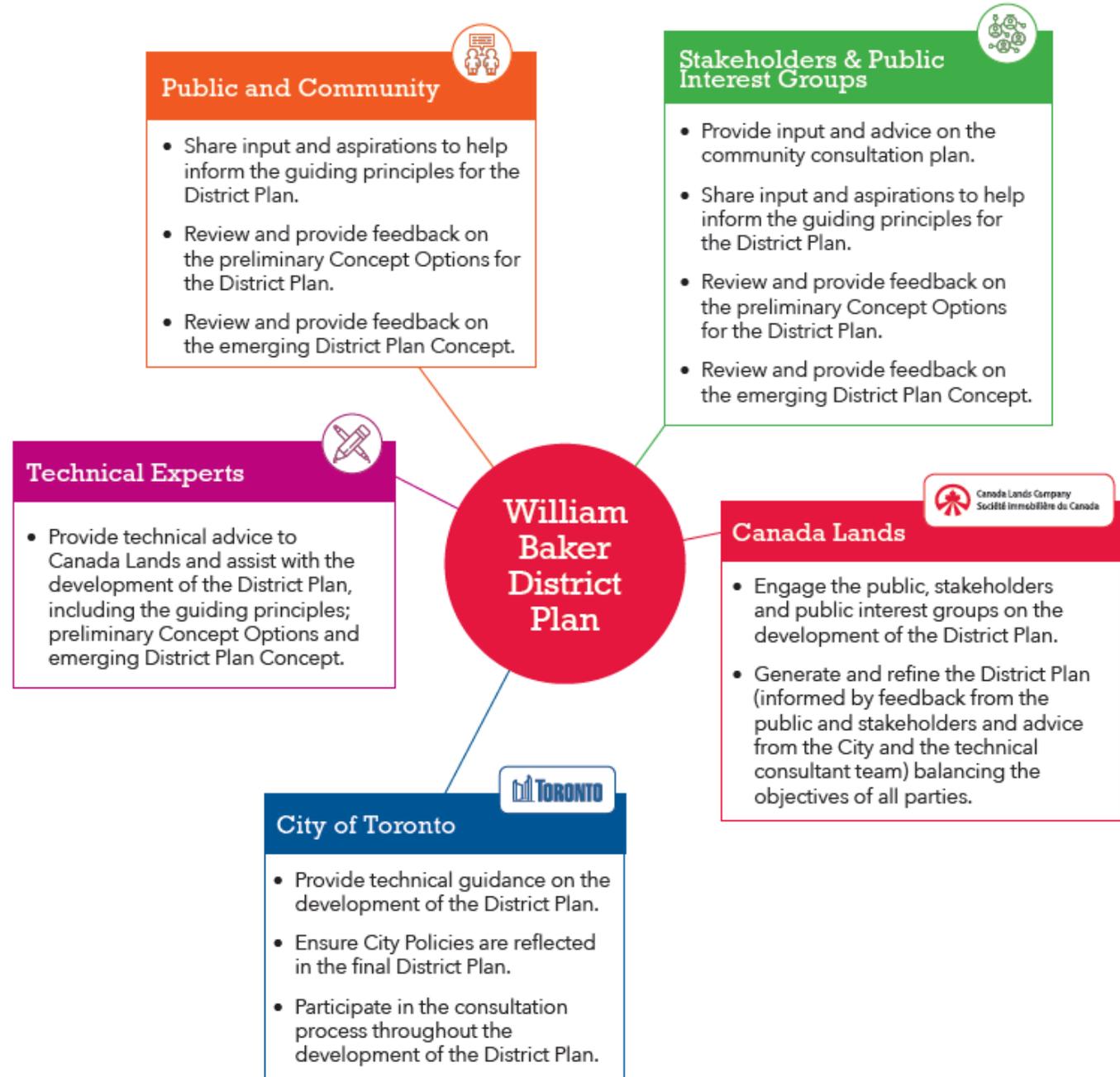
# Canada Lands – Who Are We?



- A self-financing federal Crown corporation
- Expertise in real estate and attractions management
- Re-integrates former federal properties back into the community
- Unique emphasis on community engagement and public benefits
- For more than 25 years, the Company has developed some of the most sought-after communities in Canada



# Inputs into the District Plan and applications



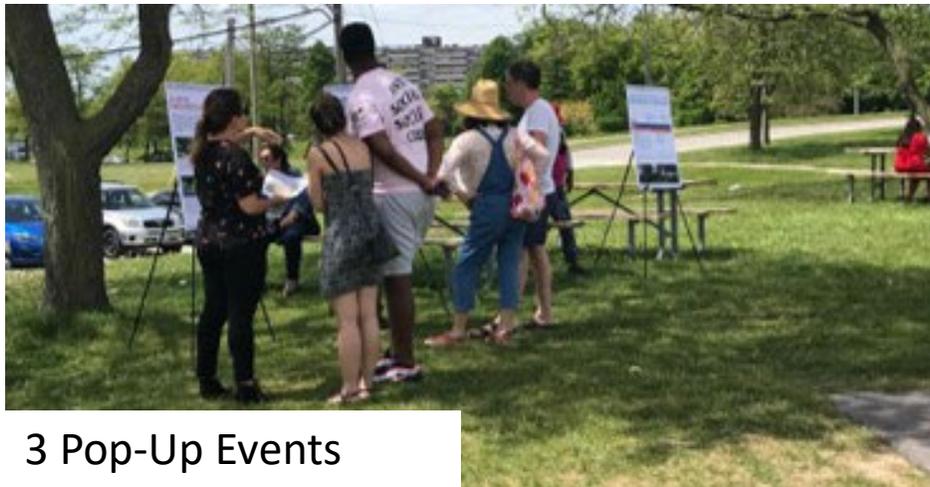
# Community and Stakeholder Consultation 2019 - 2021



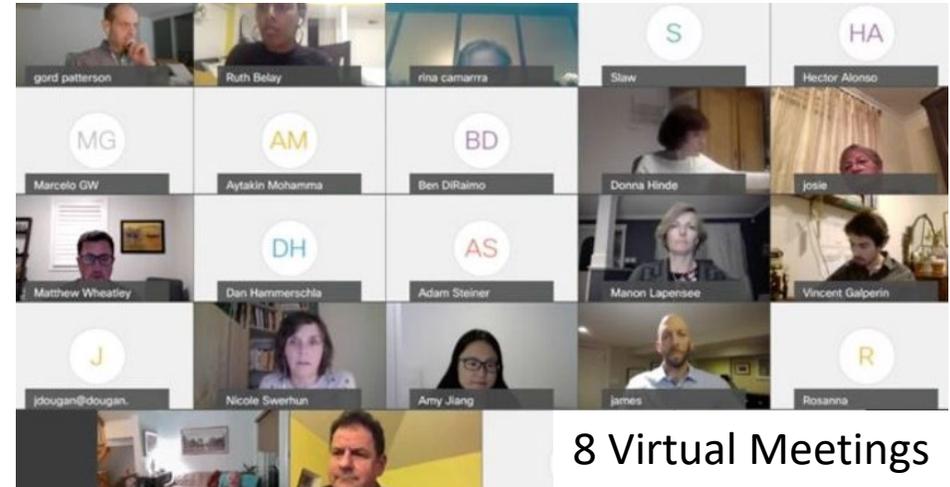
4 Open Houses



7 Site Walks

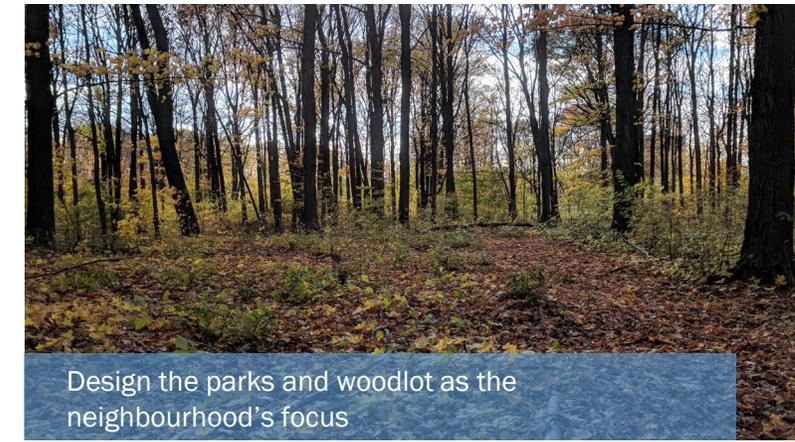
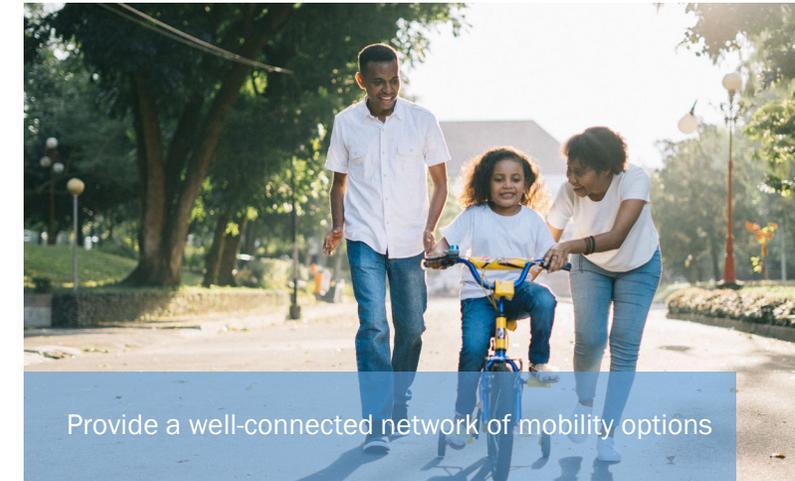


3 Pop-Up Events



8 Virtual Meetings

# District Plan Approach – Guiding Principles



# WILLIAM BAKER NEIGHBOURHOOD: VISION

A mixed-use, transit-oriented community with a strong seniors component and unique natural heritage features, which provides:

- A mix of housing (including seniors and affordable options), medical, shops, restaurants, and cafes
- Safe and accessible pedestrian-friendly streets, paths, and trails
- A protected woodlot and accessible green and open spaces.
- A Community for All



Rendering of future City of Toronto Downsview Community Centre

## Canada Lands' Commitment to Creating a Complete Community for All

### Amenities may include:

- Affordable housing, including rental (*Canada Lands is working with CMHC through the Federal Lands Initiative*)
- Range of seniors housing (*providing a continuum of care*)
- Community space (*including to support seniors aging in the community; daycare*)
- A neighbourhood focus area with a mix of retail/commercial (*e.g. small grocery store, pharmacy, medical office, etc.*)
- Protected woodlot and natural heritage
- New parks, open space, accessible & safe multi-use pedestrian and cycling trails
- New pedestrian bridge connecting the neighbourhood to Downsview Park
- Support for the future City of Toronto Downsview Community Centre

# Reflecting Community Priorities in the District Plan

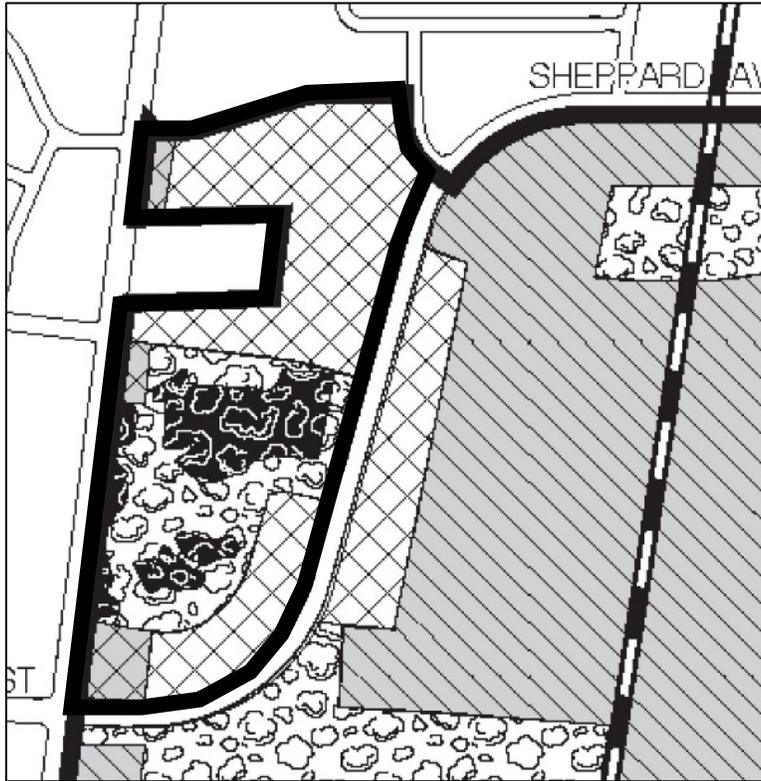
Community Priorities	Included in Plan?
Protect the woodlot	✓
Expand park space and ensure connectivity	✓
Include affordable and seniors housing	✓
Support a community centre at southeast corner Keele & Sheppard	✓
Include mixed use development	✓
Include traffic calming features, especially on southern road	✓

# Proposed Refinements to the District Plan

## Proposed Refinements

- Remove development blocks and reallocate density to provide more parkland around the woodlot
- Dedicate the entire woodlot as part of Phase 1 (*shift the Phase 1 boundary north*)
- Maintain the amount of parkland dedication (*exceeding the City requirement*)
- Maintain the same level of density (*important to accommodate growth next to transit and support the Neighbourhood Focus area*)

## SECONDARY PLAN



Land Use



Roads

It starts with the Secondary Plan:

- Approved 2011
- Establishes a general land use structure
- Assigns minimum and maximum density thresholds
- Creates a road pattern
- Requires further, more detailed work to be carried out, including a District Plan

# APPLICATION SUBMISSION

- Application Submission Date – February 2021.
- The Application submitted by Canada Lands includes a District Plan, as well as a Draft Plan of Subdivision and Zoning By-law Amendment for the Phase 1 lands.
- Supporting studies submitted with the Application included:
  1. Planning and Urban Design Rationale Report
  2. Draft Zoning By-law Amendment
  3. Urban and Architectural Design Guidelines
  4. Sun/Shadow Study
  5. Pedestrian Wind Assessment
  6. Public Consultation Strategy Report
  7. Community Services and Facilities Study
  8. Urban Transportation Considerations Report (including Loading Study, Parking Study and Traffic Operations Assessment);
  9. Housing Issues Report
  10. Natural Heritage Impact Study
  11. Arborist Report & Tree Preservation Plan
  12. Stormwater Management Report
  13. Functional Servicing Report (Public Utilities Plan included)
  14. Geotechnical Report
  15. Hydrogeological Report
  16. Energy Strategy Report
  17. Toronto Green Standard Checklist and Statistics Template
  18. Phase I & II Environmental Site Assessment (including Contaminated Site Assessment);
  19. Stage 3 Archaeological Assessment
  20. Drawing Package includes:
    - Proposed Development Plan
    - Land Use Plan prepared
    - Built Form Concept Plan
    - Building Height Plane
    - Draft Plan of Subdivision
    - Demonstration Plan
    - Conceptual Massing Model
    - Building Typology Conceptual Elevations

# Potential Revisions to District Plan as Submitted



• Phase 1 Boundary Adjusted

- In response to City staff comments
- Puts Eco Park and all woodlot elements into Phase 1

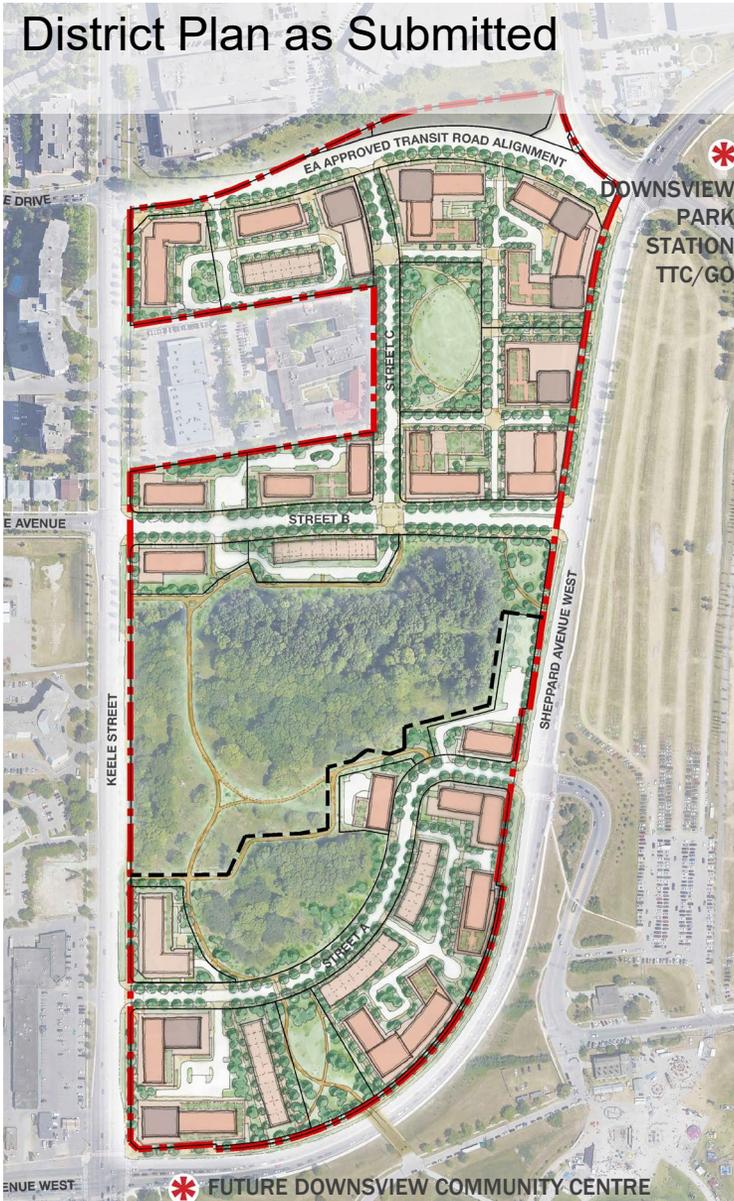
# Potential Revisions to District Plan as Submitted



• TCDSB (Potential) Elementary School Added

- Currently in discussions with the School Board

# Potential Revisions to District Plan as Submitted



Blocks 2, 4 & 5  
Proposed to be  
Removed; Changed to  
Parkland

- Based on comments from City staff and from the Public

# Proposed Land Use | Density Calculation

## District Plan as Submitted



Total Permitted Gross GFA  
– 401,744 sm

Total Proposed Gross GFA  
- 401,180 sm

Gross FSI = 2.0

GFA distributed over 14  
Development Blocks

## District Plan Potential Revisions



### LEGEND

-  District Plan Boundary
-  Natural Heritage Features / Woodlot
-  Roads
-  Parks

Total Permitted Gross GFA  
– 401,744 sm

Total Proposed Gross GFA  
- 401,744 sm

Gross FSI = 2.0

GFA distributed over 11  
Development Blocks

# Building Height

## District Plan as Submitted



Building Heights range from 4 storeys to 30 storeys

## District Plan Potential Revisions



Building Heights range from 4 storeys to 30 storeys

### LEGEND

-  District Plan Boundary
-  Natural Heritage Features / Woodlot
-  Roads
-  Parks
-  Mid-Rise (23m - 36m)
-  High-Rise (36m - 90m)

- Building heights increased to accommodate density on fewer Development Blocks.
- Development is predominantly Mid-Rise Buildings.
- Taller Buildings located at intersections of major streets.

# Phase 1: Details for Phase 1 Application Submission

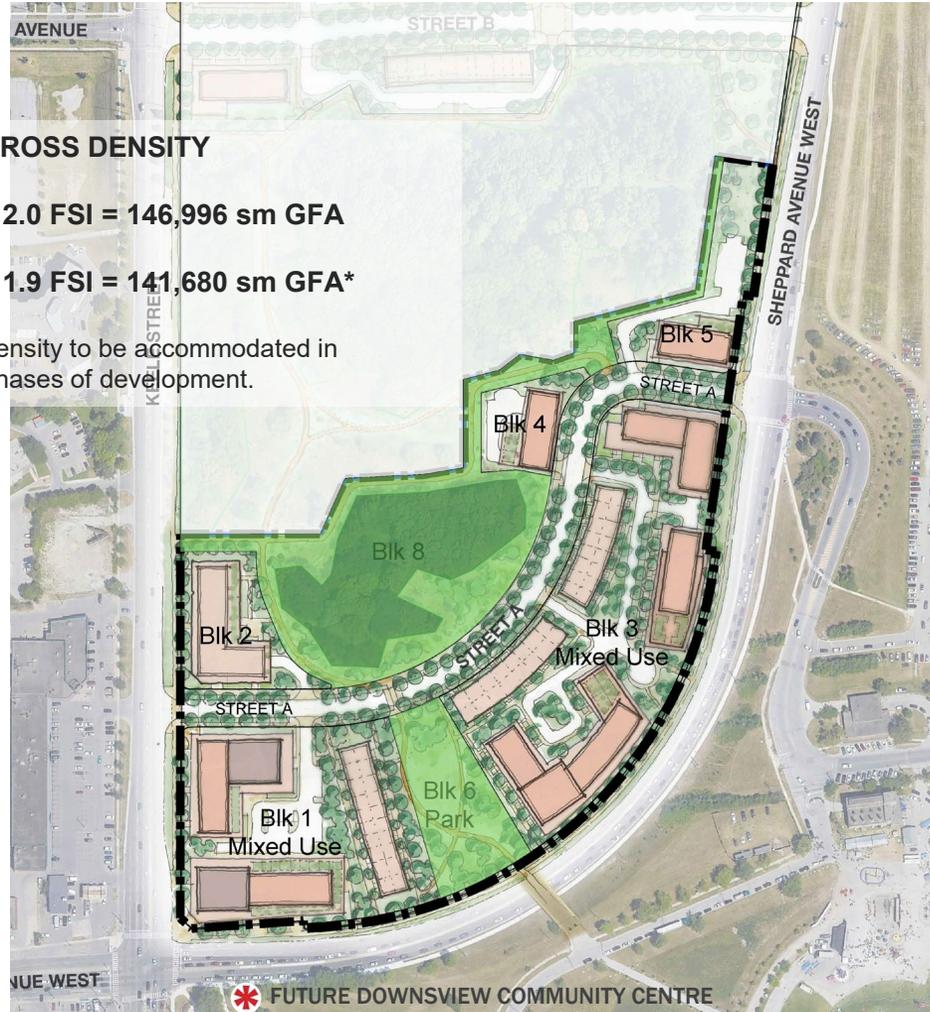
## District Plan as Submitted

### PHASE 1: GROSS DENSITY

Permitted = 2.0 FSI = 146,996 sm GFA

Proposed = 1.9 FSI = 141,680 sm GFA\*

\*Shortfall of density to be accommodated in subsequent phases of development.



## District Plan Potential Revisions

### PHASE 1: GROSS DENSITY

Permitted = 2.0 FSI = 186,642 sm GFA

Proposed = 1.5 FSI = 140,000 sm GFA\*

\*Shortfall of density to be accommodated in subsequent phases of development.



- Blocks 2, 4 & 5 Proposed to be Removed and Changed to Parkland.
- Re-allocated Height and Density to Blocks 1 & 3.
- Gross density of 1.5 FSI.

# Phase 1: Building Height

## District Plan as Submitted

Building Heights range from 4 storeys to 20 storeys



## District Plan Potential Revisions

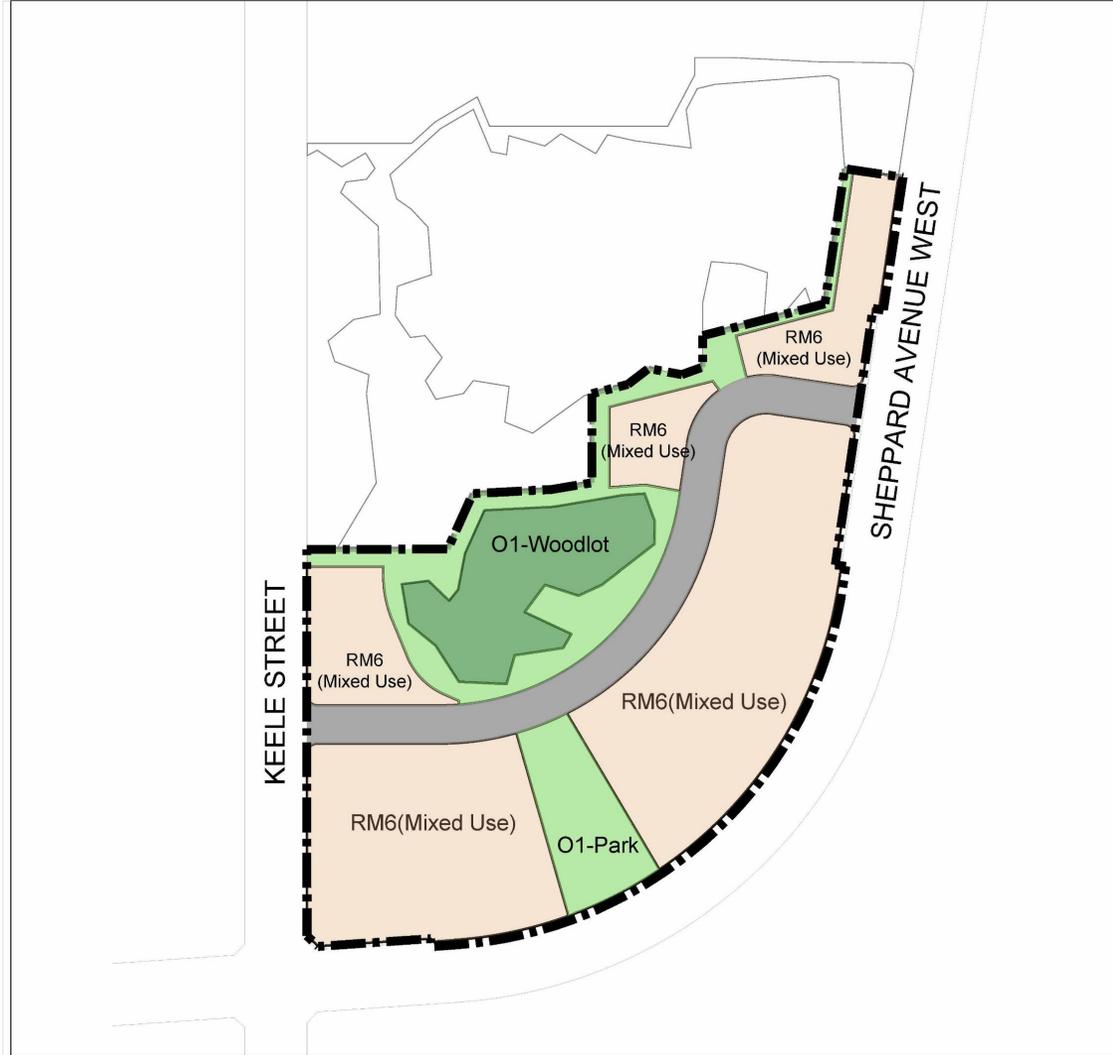
Building Heights range from 4 storeys to 30 storeys



- Building heights increased to accommodate density on fewer Development Blocks.
- Development is predominantly Mid-Rise Buildings.
- Taller buildings located at the intersection of Keele Street and Sheppard Avenue West, in Block 1.

# Phase 1: Draft Zoning Approach

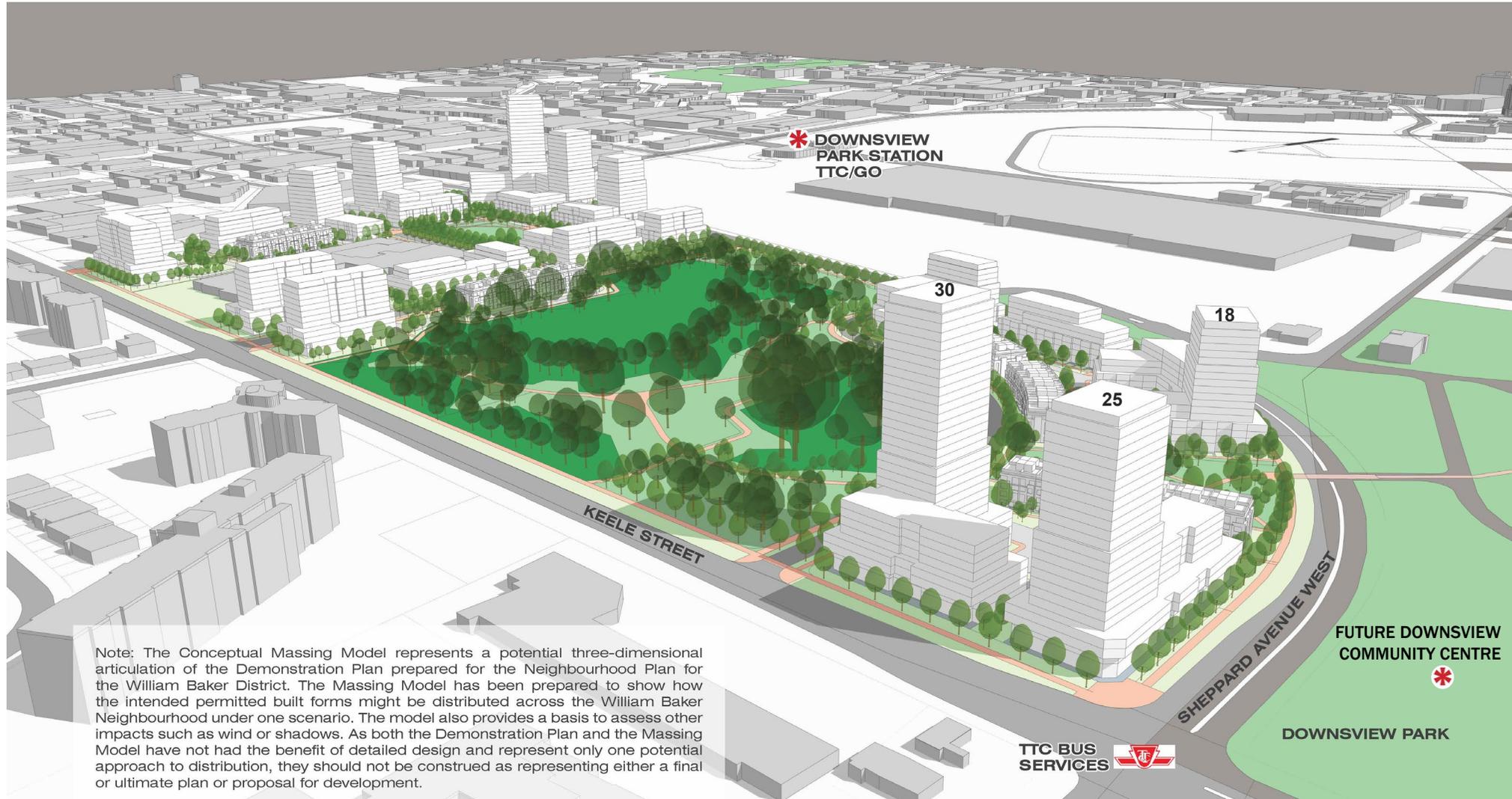
## District Plan as Submitted



## District Plan Potential Revisions



## Phase 1: Built Form, Height and Massing (view from the southwest)



## Phase 1: Built Form, Height and Massing (view from the southeast)



# POTENTIAL COMMUNITY BENEFITS DISCUSSION



Rendering of future Downsview Community Centre

Allocation of potential S.37 contributions will be determined based on community needs and priorities in consultation with the local Councillor, City Staff, and Canada Lands

## **Community Benefits Under Section 37 could include:**

- Support for future Downsview Community Centre
- Affordable Housing
- Support for Parks
- Ecological Management Plan for Woodlot
- Community Daycare
- Pedestrian Bridge
- Public Art

## **Other benefits could include:**

- Significant, Diverse, and Connected Park System
- Woodlot Preservation
- Seniors and/or Special Needs Housing
- School Site

# ANTICIPATED TIMELINE

Spring 2022  
Application  
Resubmission

Summer 2022  
City of Toronto  
Council decisions  
*(Phase 1)*

2023+  
Land  
Offerings/Proposals  
*(Phase 1)*

2024+  
Serviced  
Development/Park  
Blocks *(Phase 1)*

2025+  
Occupancy  
*(Phase 1)*

# Discussion & Questions



# Facilitated Discussion



At the end of the presentation we will go through each of the questions and one of the panelists will respond.



## Raised Hand:

Raised Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio. Participants Calling-in can dial \*3 to raise hand.

<https://www.toronto.ca/community-people/get-involved/public-consultations/participate-in-virtual-engagement-events/>

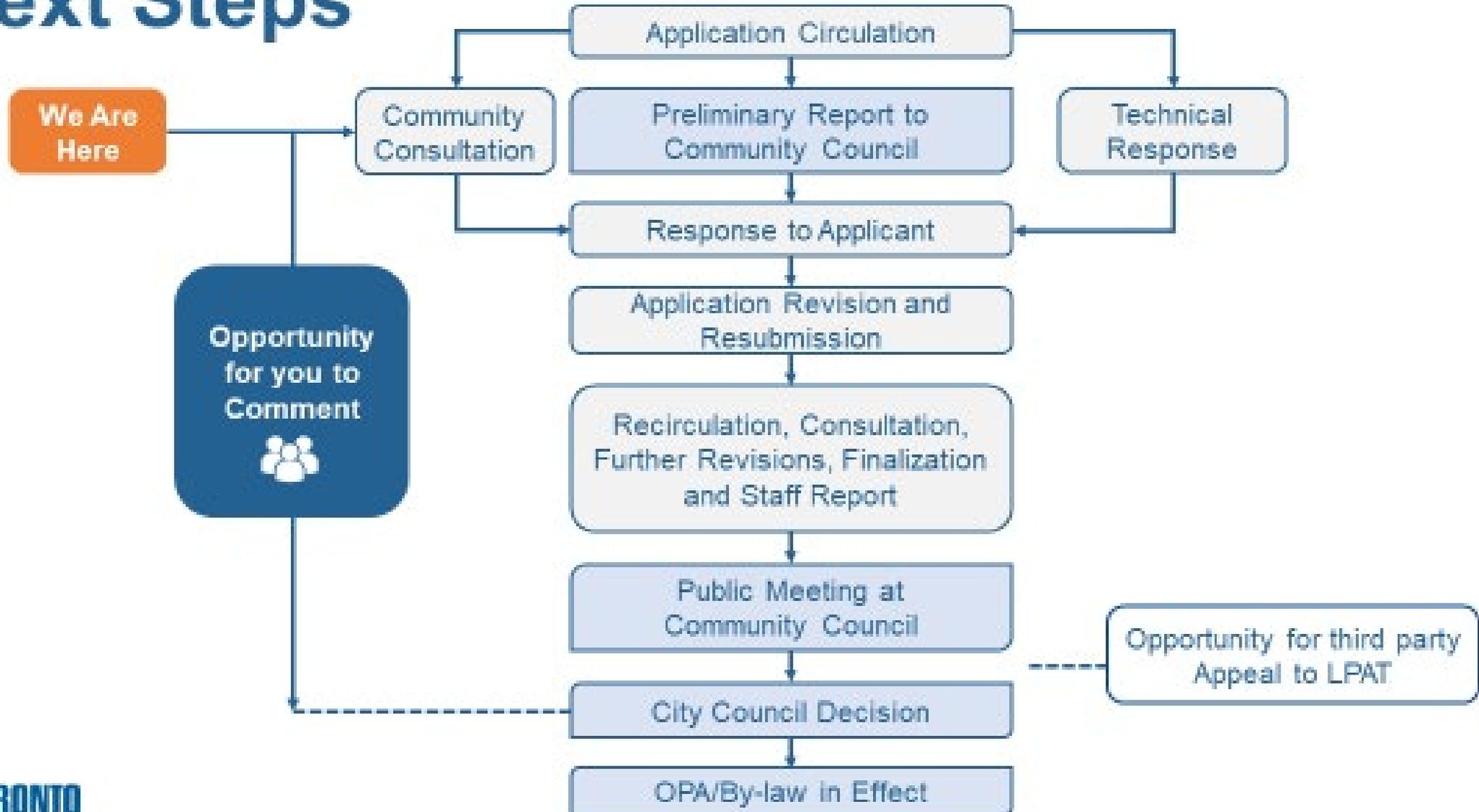
## Q&A:

Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop down menu, on the top.

# Next Steps



# Next Steps





# Contact the City Team



**Email To:**

[Perry.Korouyenis@toronto.ca](mailto:Perry.Korouyenis@toronto.ca)

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