



# WELCOME

Canada Lands Company is hosting these Public Open Houses to engage the community in the planning process to create a District Plan for the William Baker Neighbourhood. The District Plan will include development principles and a concept plan that will guide development in the neighbourhood.

## Our Project Team

The **Planning Partnership**  
Planning and Urban Design

**Swerhun**  
DISCUSS.DECIDE.DO.  
Public Consultation

**BA Group**  
Mobility

**counterpoint** **X**  
ENGINEERING  
Civil Engineering

**DOUGAN & ASSOCIATES**  
ECOLOGICAL CONSULTING & DESIGN  
Natural Heritage

**urbanMetrics inc.**  
market, economic and strategic advisors  
Market and Economics

## How You Can Provide Input and Stay Up to Date

### TODAY

- Talk to the project team
- Add your comments to the boards

### AFTER TODAY'S OPEN HOUSE

- Visit the project website
- Write to us
- Join our email distribution list to stay up to date on future events
- Stop by The Hub for information
- Provide feedback through your local group or community association
- Respond to the MP's newsletters
- Join us at the next events
- Fill out a comment sheet



### Contact

**James Cox** [jcox@clc.ca](mailto:jcox@clc.ca)

416-214-1304 Canada Lands Company

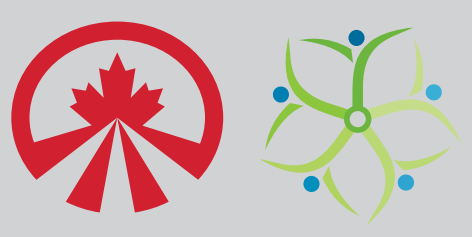
### Contact

**Matthew Wheatley** [mwheatley@swerhun.ca](mailto:mwheatley@swerhun.ca)

416-572-4365 Swerhun Inc.



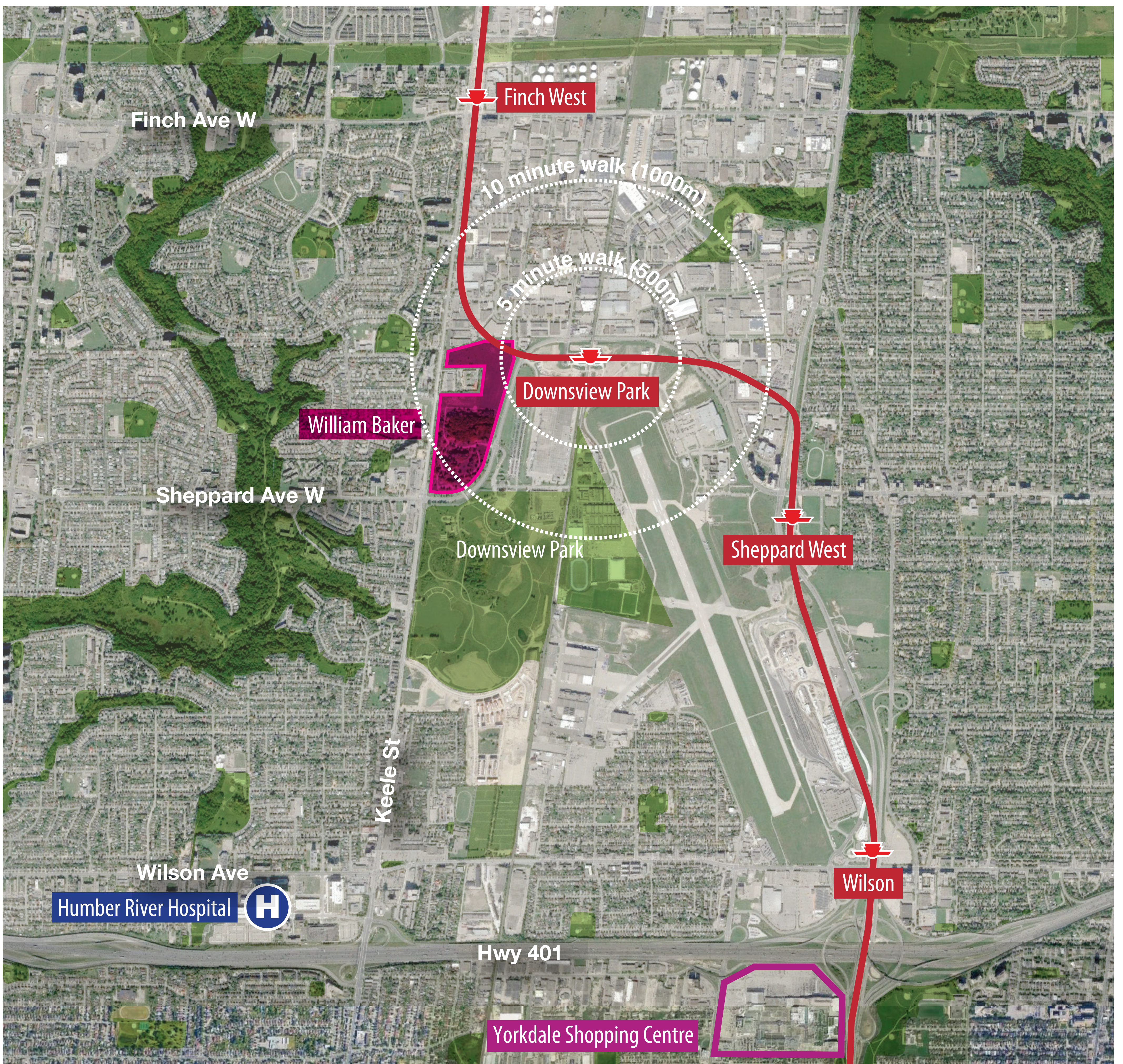




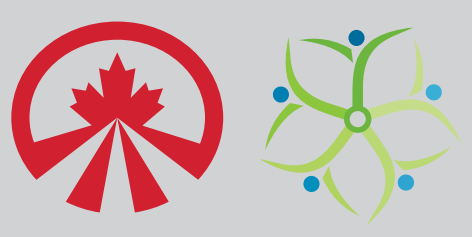
# TELL US ABOUT YOUR NEIGHBOURHOOD

Tell us what is in your neighbourhood.

- Put a **yellow dot** where you live
- Put a **blue dot** on places where you shop
- Put a **green dot** on the best parks and playgrounds
- Draw a line on bicycle and pedestrian trails you use
- Write your thoughts on a Post-It Note and place them on this board to tell us about other features of your neighbourhood







# ABOUT US

Canada Lands Company Limited is a self-financing federal Crown corporation that specializes in real estate development and attractions management. The company's goal in all it does is to produce the best possible benefit for Canadian communities and the Government of Canada.

## What we do

Downsview Park benefits from both aspects of Canada Lands' mandate.

Downsview Park is a dynamic urban park that combines active and passive elements, reflecting the diverse nature of the surrounding Downsview community. Visitors from the neighbourhood and the Greater Toronto Area are attracted to the Park's various on-site uses, ranging from education, sports, nature, recreation and cultural events. Over the course of decades and beyond, Downsview Park will continue to evolve and mature to reflect the surrounding community with each generation. Downsview Park aspires to be the cornerstone of its community.

With respect to the five development blocks surrounding Downsview Park, Canada Lands works to ensure that former government properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities. Its goal is to help transform surplus parcels and reshape them to meet the needs of Canadians with inspiring and sustainable new neighbourhoods.





# DOWNSVIEW AREA SECONDARY PLAN

The Downsview Area Secondary Plan was approved in 2011. The Secondary Plan provides the planning framework to guide land use and development within the Downsview Area including Downsview Park. It establishes policies that new development must comply with, and sets out key directions for parks, streets, connections, housing, mixed use and density for the William Baker Neighbourhood.

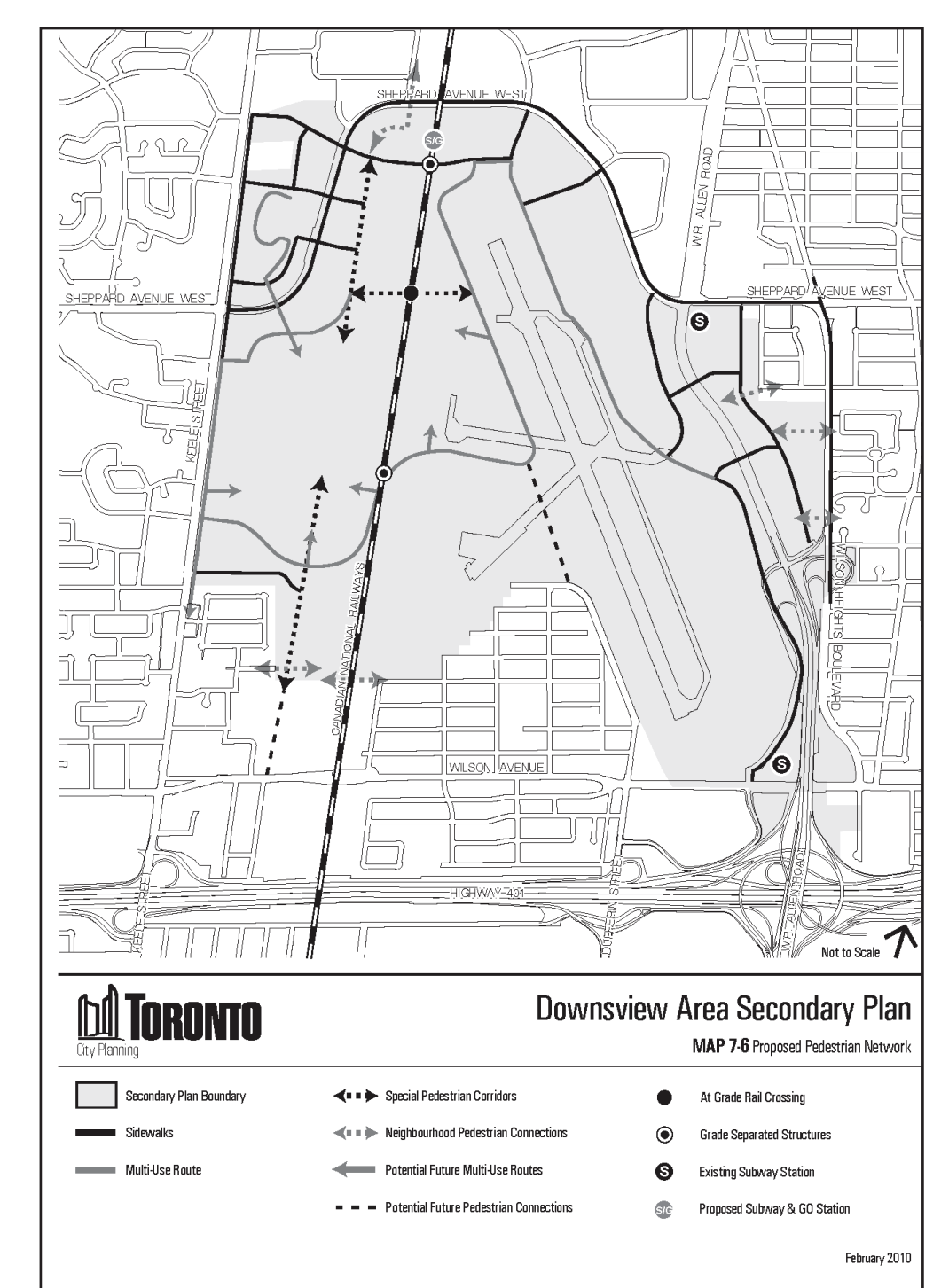
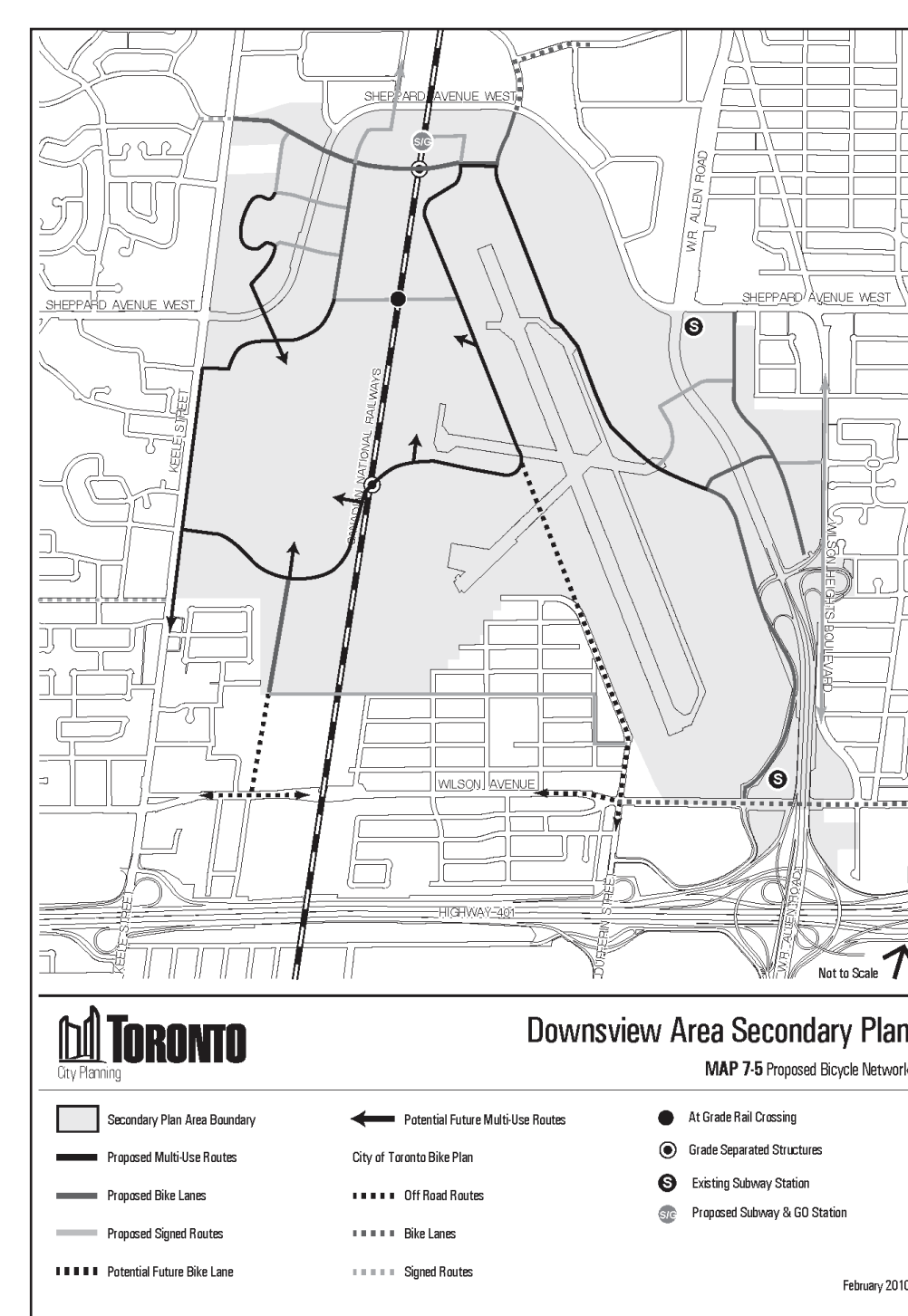
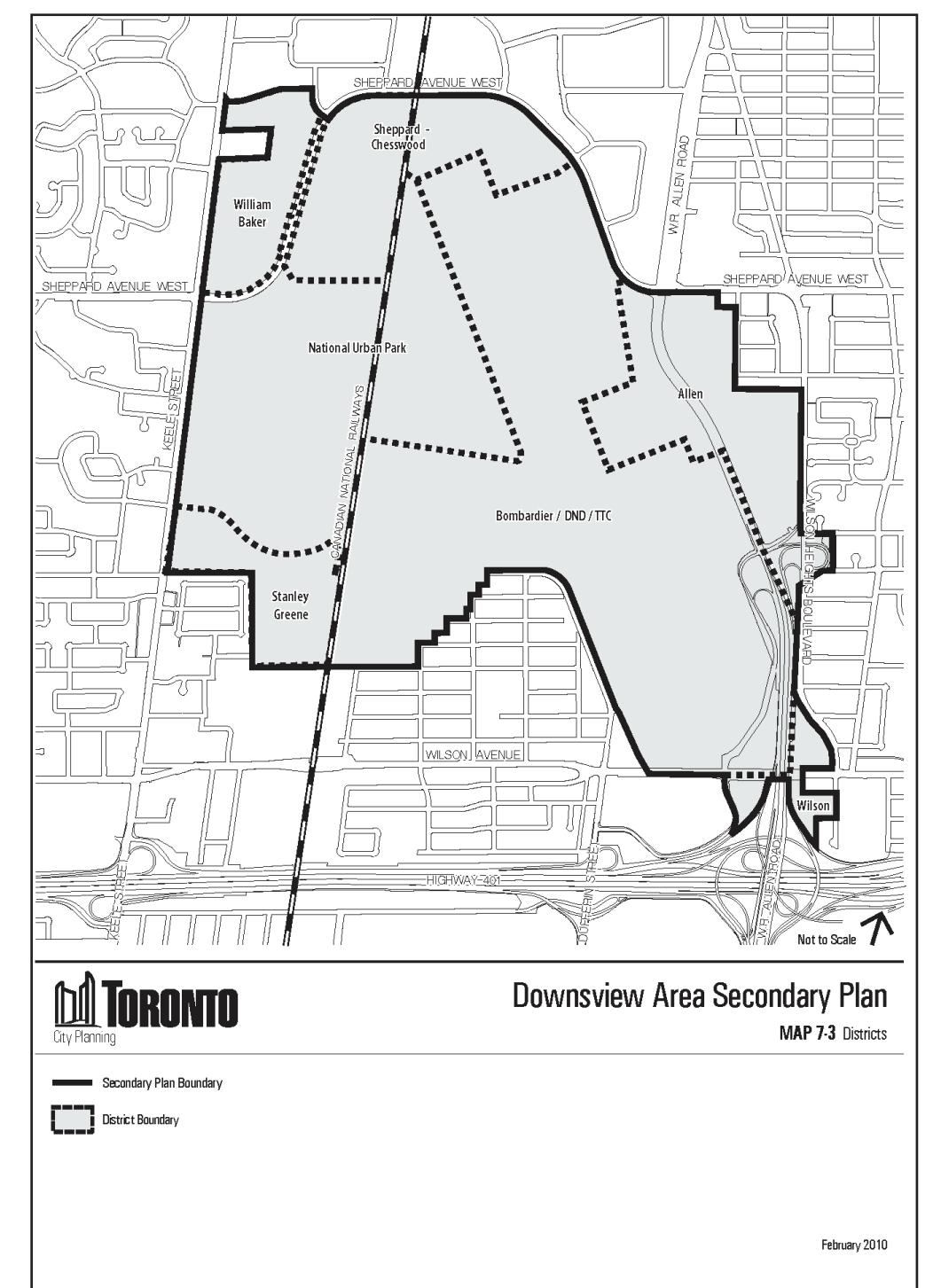
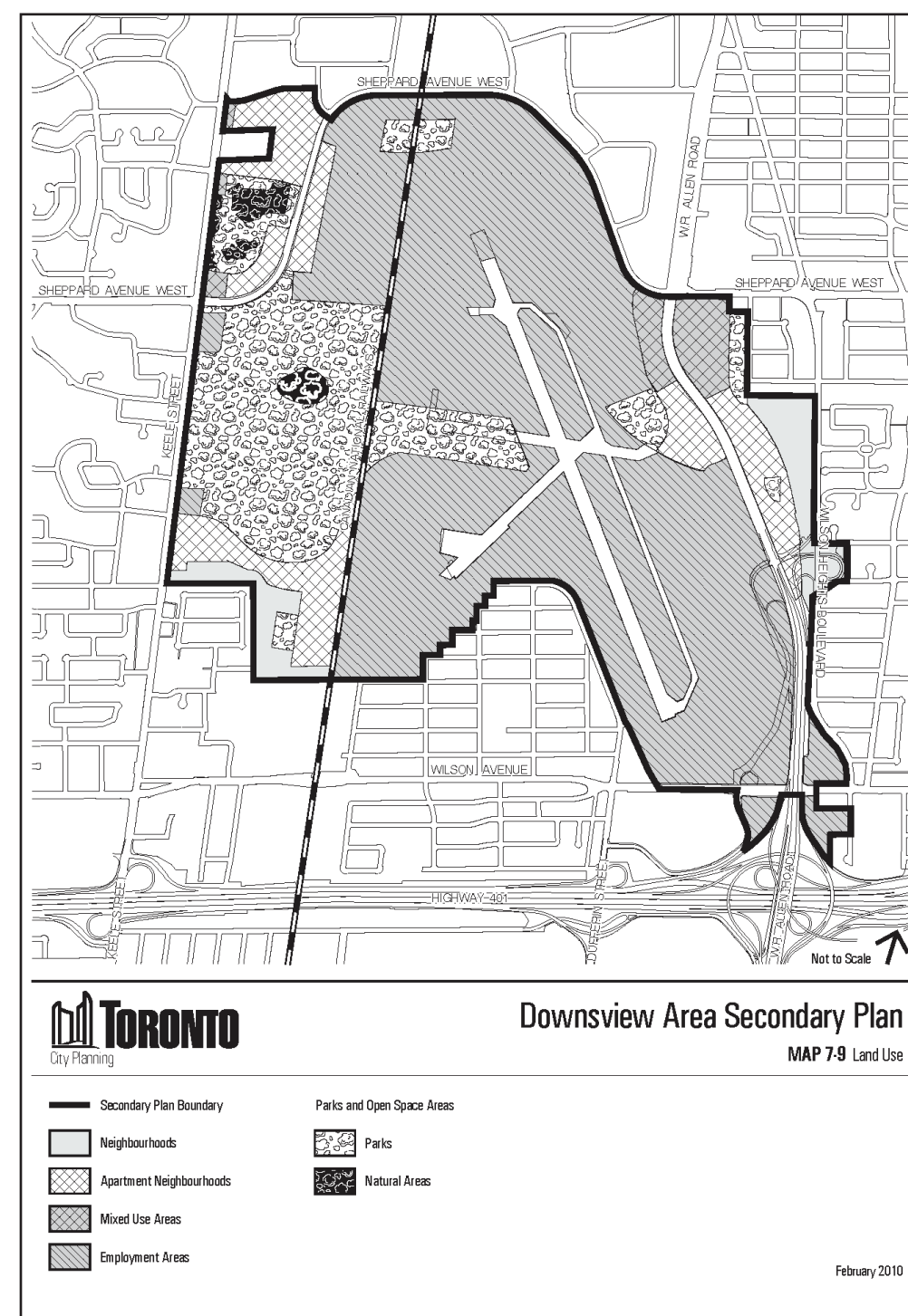
## City Goals

The City of Toronto's goals for the Downsview Area Secondary Plan, include:

- A unique opportunity to develop a significant urban park, new residential neighbourhoods and employment areas, in a park like setting and well served by public transit.
- A connected parks and open space system of which Downsview Park will be the primary element.
- A mix of land uses that is compact and is supportive of existing and planned transit.
- An integrated public street network that connects lands within the Secondary Plan area to the surrounding City.
- To encourage and support sustainable development and design.

## Secondary Plan Policy for William Baker

"William Baker will serve primarily as an **urban residential neighbourhood** 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. A **multi-use path** connecting this District to the National Urban Park via the existing pedestrian bridge is encouraged. Redevelopment of the lands will result in the removal of the concrete walls along Keele Street and the introduction of **local street connections** to Keele Street."







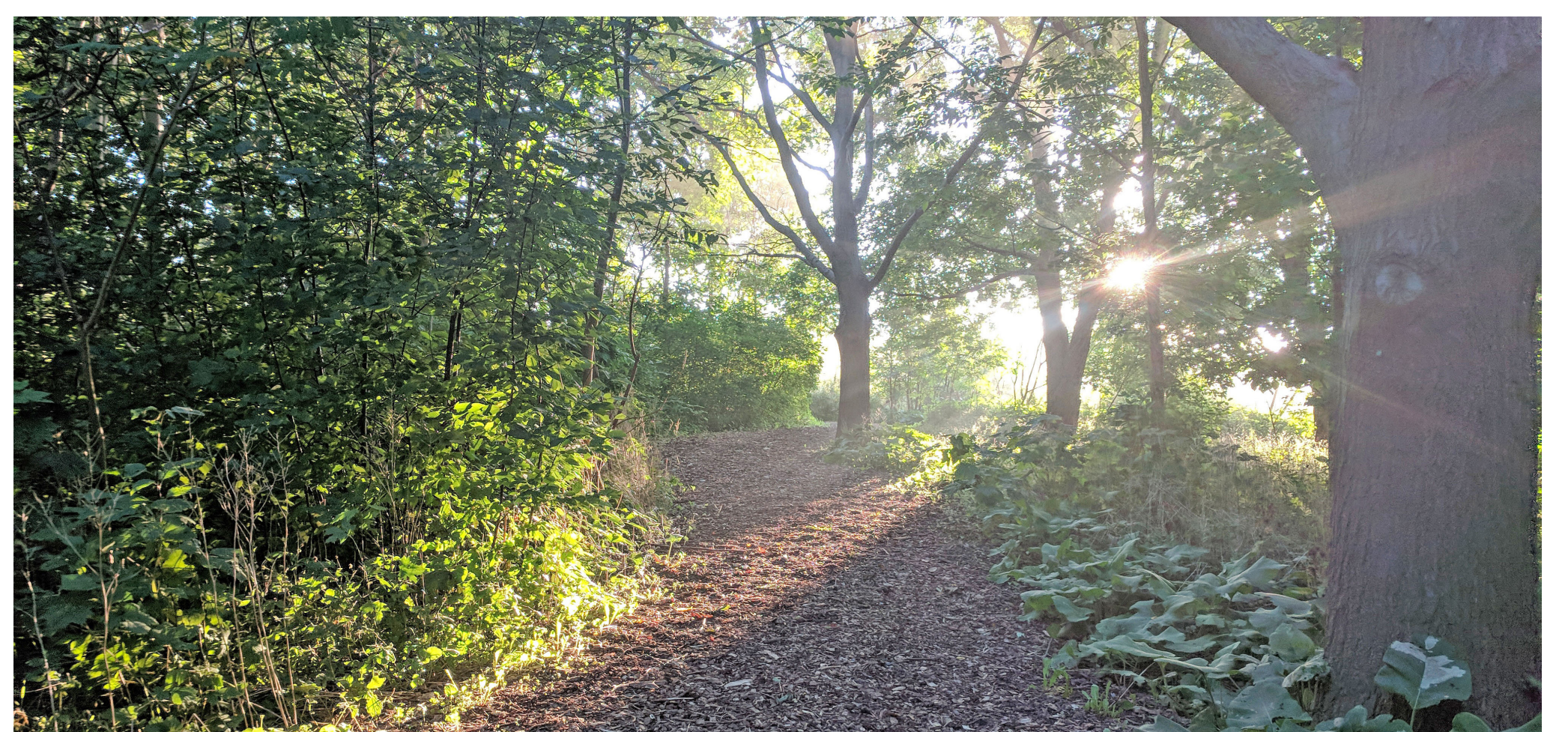
# A NEW NEIGHBOURHOOD

William Baker is one of 5 neighbourhoods surrounding Downsview Park. The mature woodlot is at the heart of the new neighbourhood providing and creating a quiet spot for people to enjoy nature in the city. The opportunities for the community include housing, services, and a mix of other uses to serve new residents as well as those who already live nearby.



## Support for Health & Wellness.

- Celebrate nature.
- Pedestrian connections to the woodlot, Downsview Park, and Downsview Station (TTC/GO).
- Provide places to gather.



## A Resilient & Sustainable Neighbourhood

- Enhance the natural environment with green streets, stormwater management, and increased biodiversity.
- Meet or exceed the City of Toronto Green Standards for building and site design.



## An Age Friendly Environment

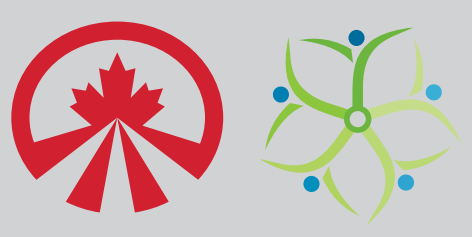
- Age friendly with housing and amenities that allow people to age in place.
- Variety of ways for people to move through and to the neighbourhood, and make easy connections to Downsview Park.
- Meet design standards for accessibility.



## A Place for All to Live

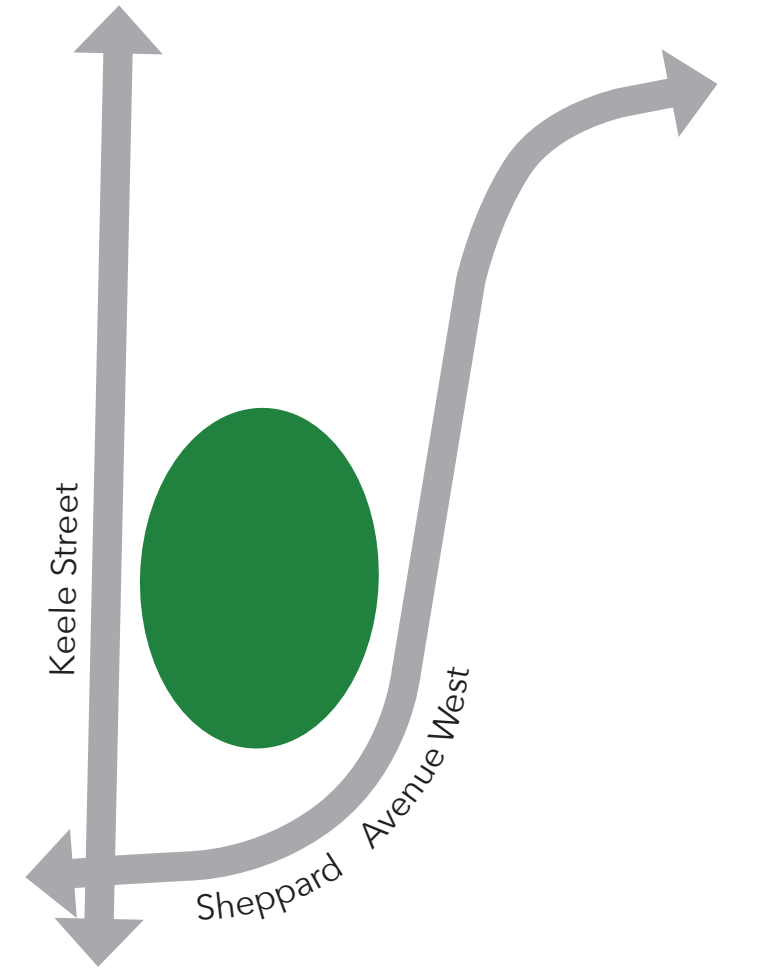
- A complete communities approach, including retail and community amenities.
- A range of housing options (seniors, singles, couples and families with options for ownership and rental housing).





# WOODLOT & GREEN SPACE

A key feature of William Baker is the woodlot, which will be preserved. The site will also include open space, park land, trails, and connections to Downsview Park.



The existing woodlot



Passive recreation potential



Active recreation potential

**What are your ideas for William Baker? How would you enhance and enjoy the woodlot & green spaces?**

Write your ideas on a Post-It Note and place them on this board.





# RESILIENCE AND SUSTAINABILITY

Environmental management will be a key priority in the design of William Baker and is proposed to include:

- Green Streets to increase the function of streets.
- Bioswales to remove debris and pollutions from surface runoff water, create attractive streetscapes, and a healthier environment.
- Other stormwater management features to prevent/reduce peak flows during storm events.
- New street trees and water efficient landscapes.

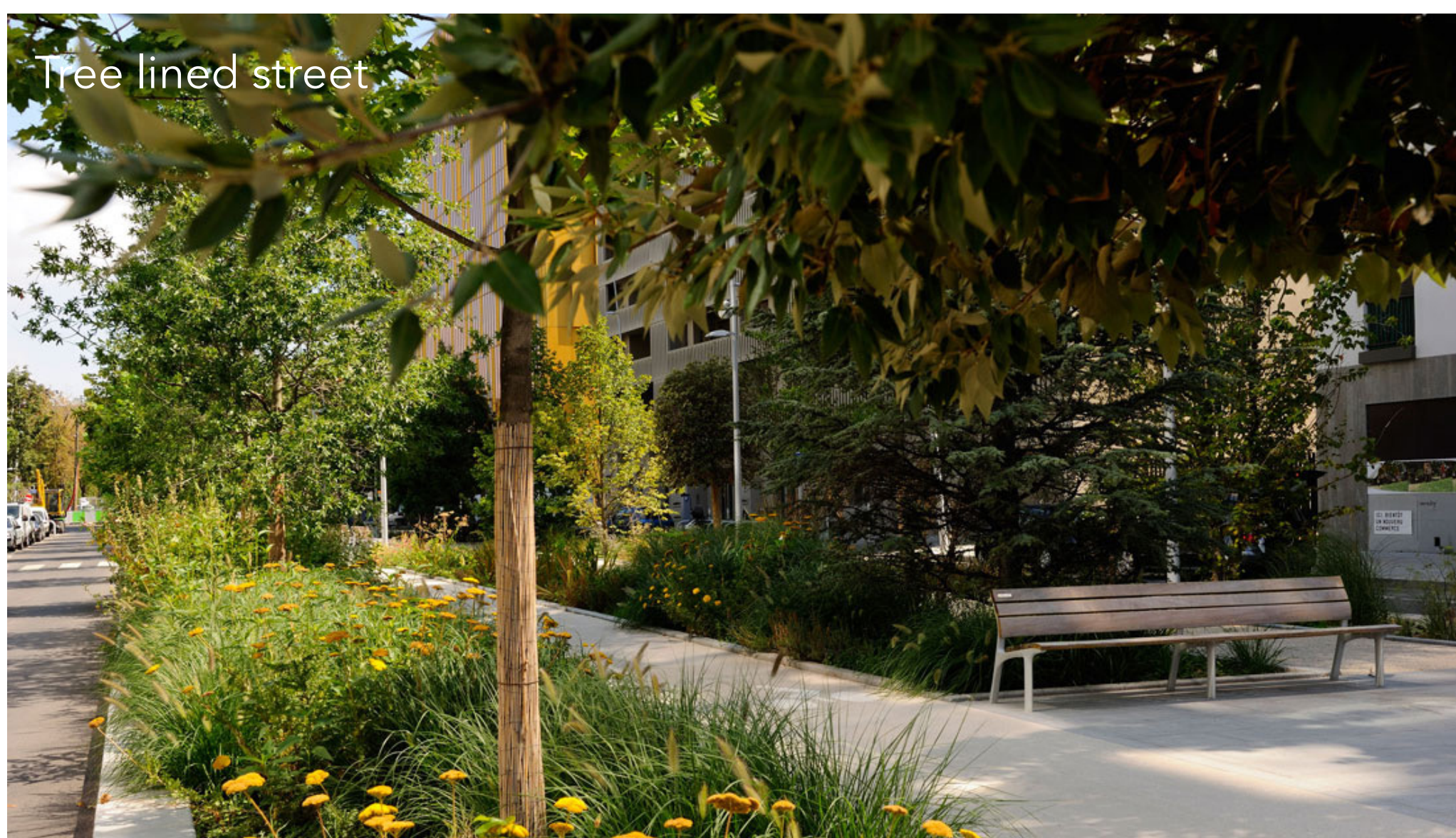


Green Streets

Green Streets help manage stormwater (rain and melted snow), improve air quality, increase bio-diversity and make communities more attractive.



Green Streets are beautiful and can be landscaped with water efficient plants.



Tree lined street

## What are your ideas for William Baker related to resilience and sustainability?

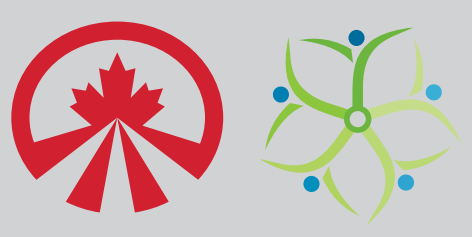
Write your ideas on a Post-It Note and place them on this board.



Bioswale

Bioswales are used to collect, slow, infiltrate, and filter rain and melted snow. (Stanley Greene neighbourhood)

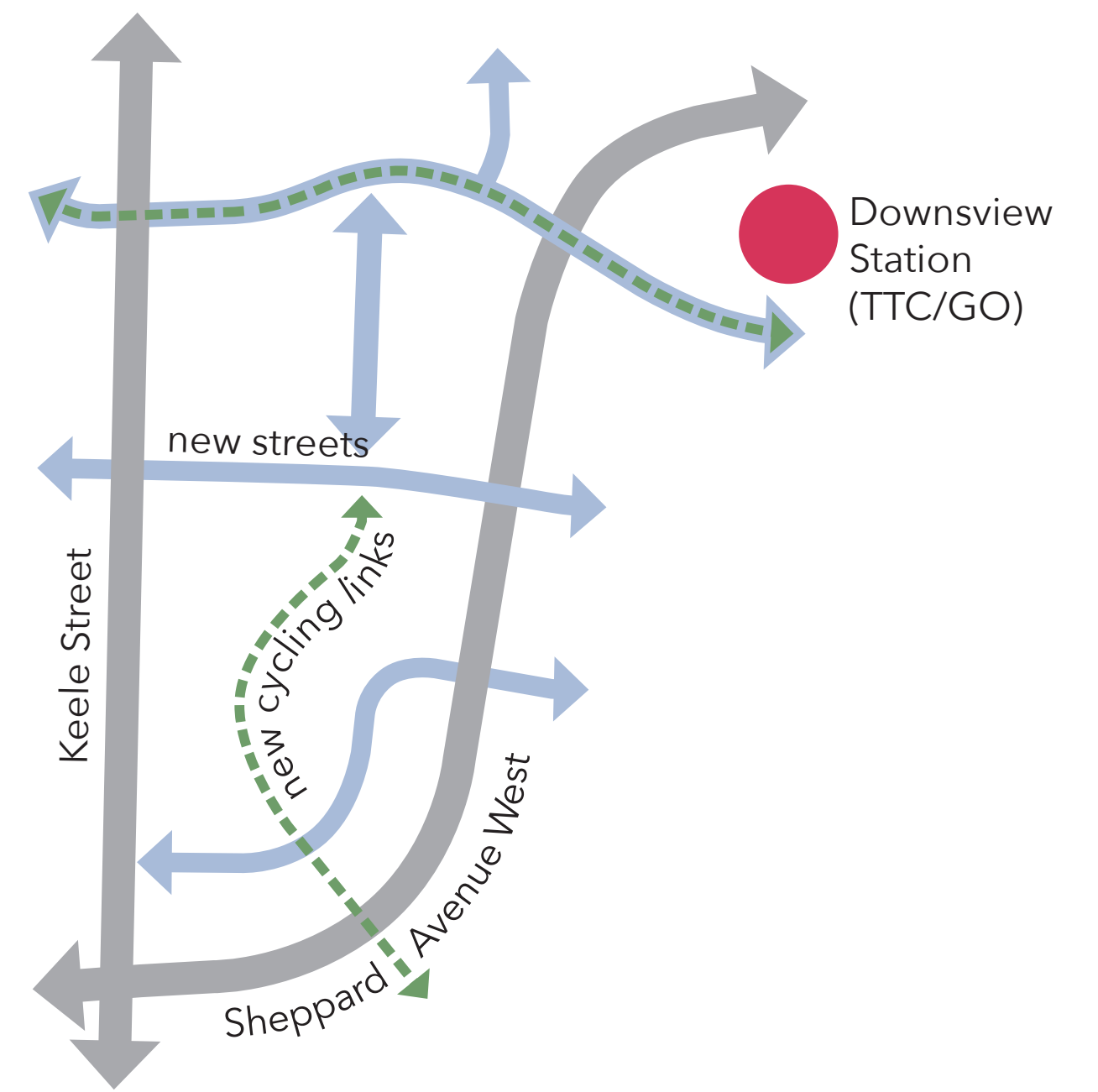




# GETTING AROUND

New pedestrian, cycling, and vehicle connections are proposed to help people move to and through the future William Baker Neighbourhood. William Baker is next to the new Downsview Station (TTC/GO). Design will include:

- Connections to the new Downsview Station and surrounding neighbourhoods.
- Internal streets and paths.
- Pedestrian and cycling connections, including replacing the pedestrian bridge to Downsview Park over Sheppard Avenue.



Key directions from the Secondary Plan



Replacing the pedestrian bridge with a new pedestrian gateway with connection to Downsview Park to come



Downsview Park TTC and GO Station

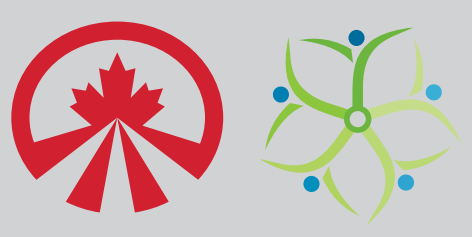


Cycling facilities

## What are your ideas for William Baker related to pedestrian, cycling and vehicular mobility?

Write your ideas on a Post-It Note and place them on this board.



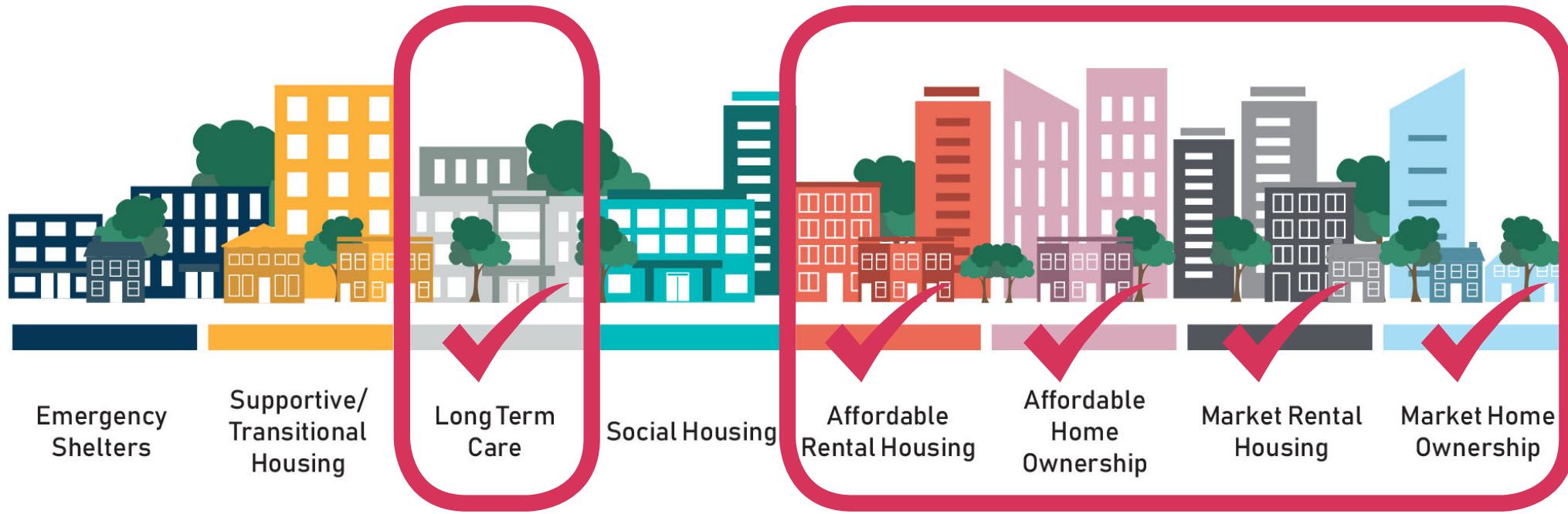


# HOUSING

William Baker will provide a range of housing options including housing for seniors, singles, couples, and families, with options for ownership and rental housing.



Housing being considered:



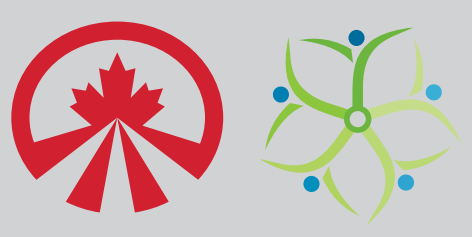
From "HousingTO: 2030 Action Plan Housing Spectrum"



## What are your ideas for William Baker related to housing?

Write your ideas on a Post-It Note and place them on this board. Think about different types of housing, their location, and what kinds of housing would be close to Downsview Station (TTC/GO).





# COMMUNITY LIFE

**Community services and facilities are important to the new William Baker neighbourhood including:**

- Opportunities for shops, cafes, day care, medical services and other community uses.
- A community centre at the south-east corner of Sheppard and Keele, which would be connected to William Baker by a pedestrian/cycling bridge.



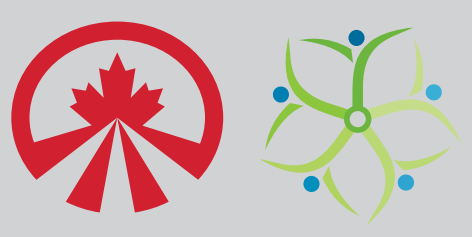
Conceptual Downsview Community Centre



**What are your ideas for William Baker related to community life and community facilities and services?**

Write your ideas on a Post-It Note and place them on this board.





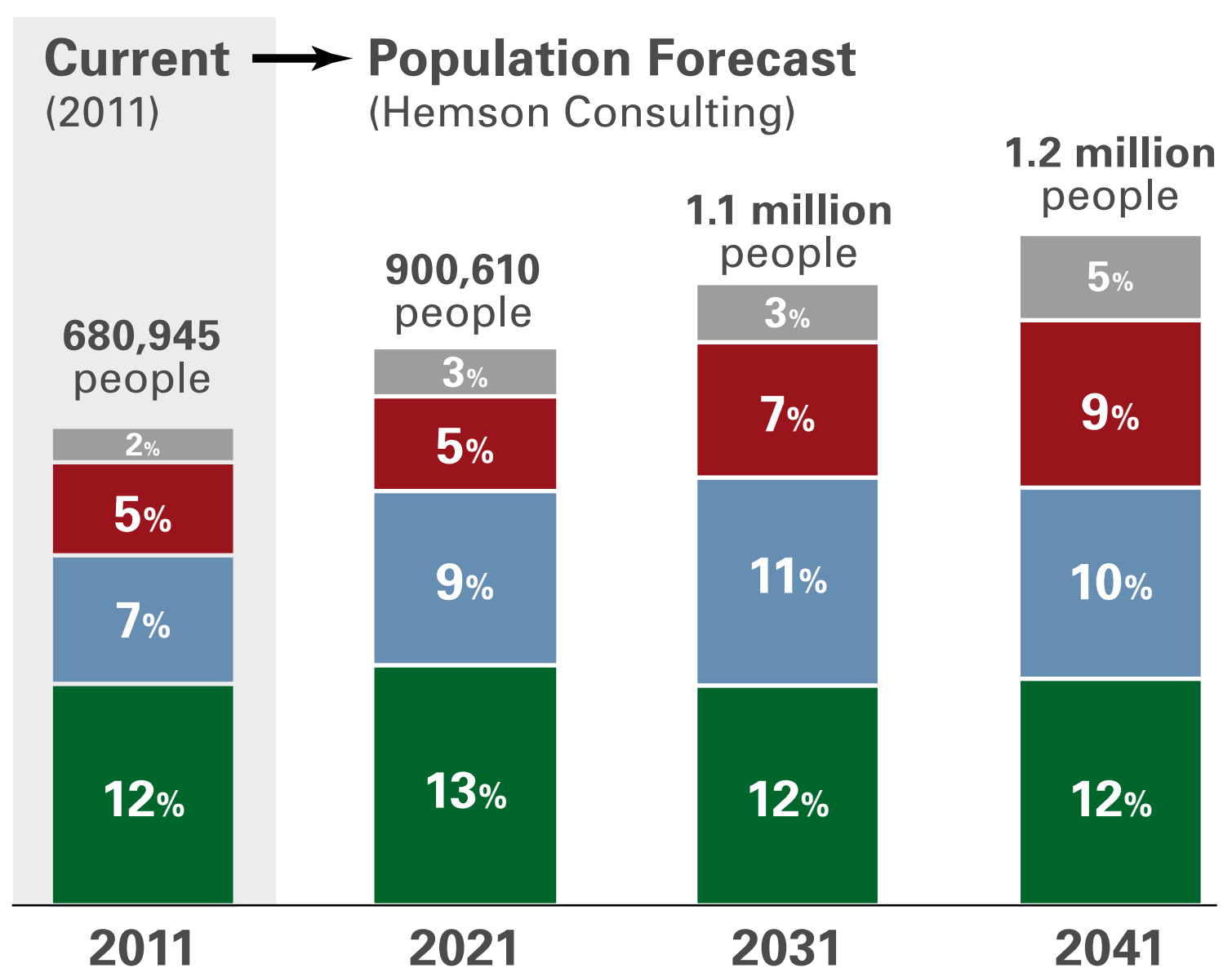
# OPTIONS FOR SENIORS

The seniors community is growing and thriving in Toronto. A complete seniors community is intended as a component part of William Baker. It will include welcoming spaces for seniors including:

- Seniors housing and care.
- Services and amenities to support seniors.
- Connections to amenities and services in the surrounding area such as Downsview Park and the Humber River Hospital.



### Forecasted Percent of Total Population



Population forecasts are from Hemson Consulting Ltd. in support of Ministry of Infrastructure's Proposed Amendment 2 to the Growth Plan for the Greater Golden Horseshoe.

- 85+ years
- 75-84 years
- 65-74 years
- 55-64 years

Estimates from multiple agencies forecast significant growth in Toronto's older adult population.  
Source: Statistics Canada 2011 Census, Hemson Consulting Ltd. 2012

Excerpt from The Toronto Seniors Strategy: Towards an Age Friendly City (City of Toronto, 2018)

## What are your ideas for William Baker related to housing, services and amenities for seniors?

Write your ideas on a Post-It Note and place them on this board.



York Centre Seniors Summit held at Downsview Hub (May 2019)





# A DAY IN THE LIFE IN THE NEW NEIGHBOURHOOD

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Tell us about your typical day in the future William Baker Neighbourhood and the neighbouring Downsview Park.

Use a Post-it Note to tell us what you would most like to do at different times of the day in a new William Baker Neighbourhood. Place the Post-it Note on this board.

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**Morning**

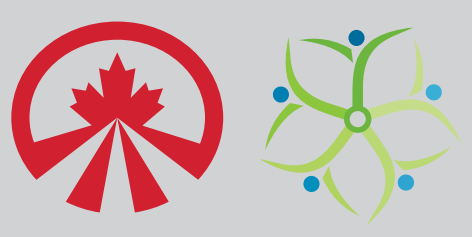
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**Afternoon**

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**Evening**





# ANTICIPATED DISTRICT PLAN PROCESS & TIMELINE

We Are Here



**2020**  
Applications Submission Phase  
District Plan, rezoning, and subdivision applications submission to City Planning for review

**2022+**  
First phase of building **starts** in William Baker Neighbourhood



Community Consultation

**2019 - 2020**  
Pre-application Phase  
Developing the District Plan & Guiding Principles

**Open House #1**  
Ideas on key directions (June 2019)

**Open House #2**  
Concept Development and Feedback (late 2019/ early 2020)

**Open House #3**  
Preferred Concept and Feedback (2020)

**2020 - 2022**  
Applications Processing & Approvals Phase  
Plans to be reviewed and revised in collaboration with City of Toronto staff.

The process for planning the William Baker neighbourhood is just getting started. We expect that it will take two to three years to finish the District Plan and gain City of Toronto approval to move forward with implementing the District Plan. Construction is expected to begin in 2022- 23.

Canada Lands is looking forward to working closely with the community through the planning process. In addition, Canada Lands will be working with ecologists, planners and urban designers, water and sewer engineers, transportation experts, the City of Toronto, seniors and social service providers, builders, and many others to make sure the neighbourhood is well-designed, well thought-through, and best meets the needs of new residents and the existing community.

