



WILLIAM BAKER Neighbourhood

Phase Three Public Consultation

November 10, 2020



Today's Meeting

Review where we are in the process and what we've heard

Guiding Principles and the Emerging District Plan Land Use Concept

Woodlot, Parks and New Pedestrian Bridge

Break for questions

Neighbourhood Focus and Hub of Activity

Residential Land Use, Built Form and Affordable Housing

Community Facilities and Services

Phasing and Next Steps

Where are we in the process



The William Baker District Plan implements the Downsview Area Secondary Plan

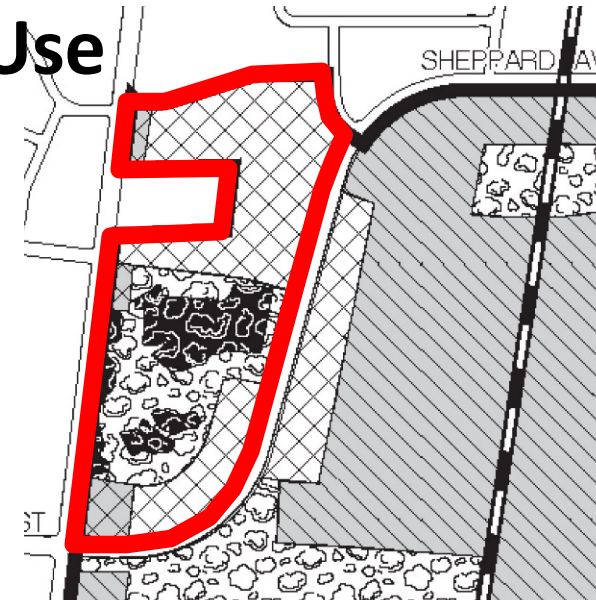
District Plans include a description of:

- Land use
- Parks and open space
- Pedestrian and bicycle connections
- Character
- Public roads
- Phasing

The following studies will support the District Plan submission:

- a. Sustainability strategy (Community Energy Plan);
- b. Natural heritage impact study;
- c. Affordable housing strategy;
- d. Community services and facilities strategy;
- e. Urban design guidelines;
- f. Planning brief;
- g. Public Engagement Report;
- h. Functional servicing reports;
- i. Transportation impact studies; and
- j. Stage 2 Archaeological Assessment

Land Use



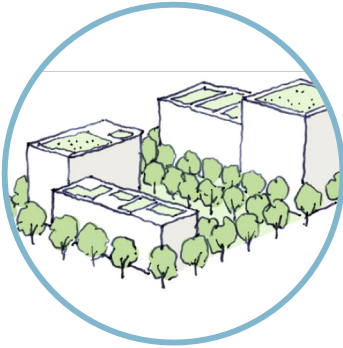
Roads



Guiding Principles

Developed during the Phase One Consultation. Informed preparation and evaluation of three concept options during Phase Two Consultation.

Create a Resilient and Sustainable Neighbourhood



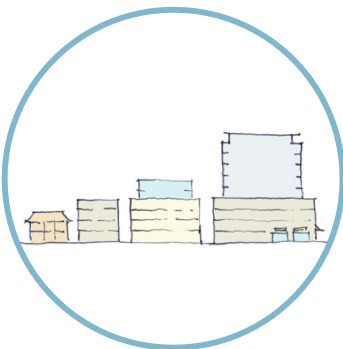
Create a Place for All



Provide a Well-connected Network of Mobility Options



Provide a Range of Housing Options



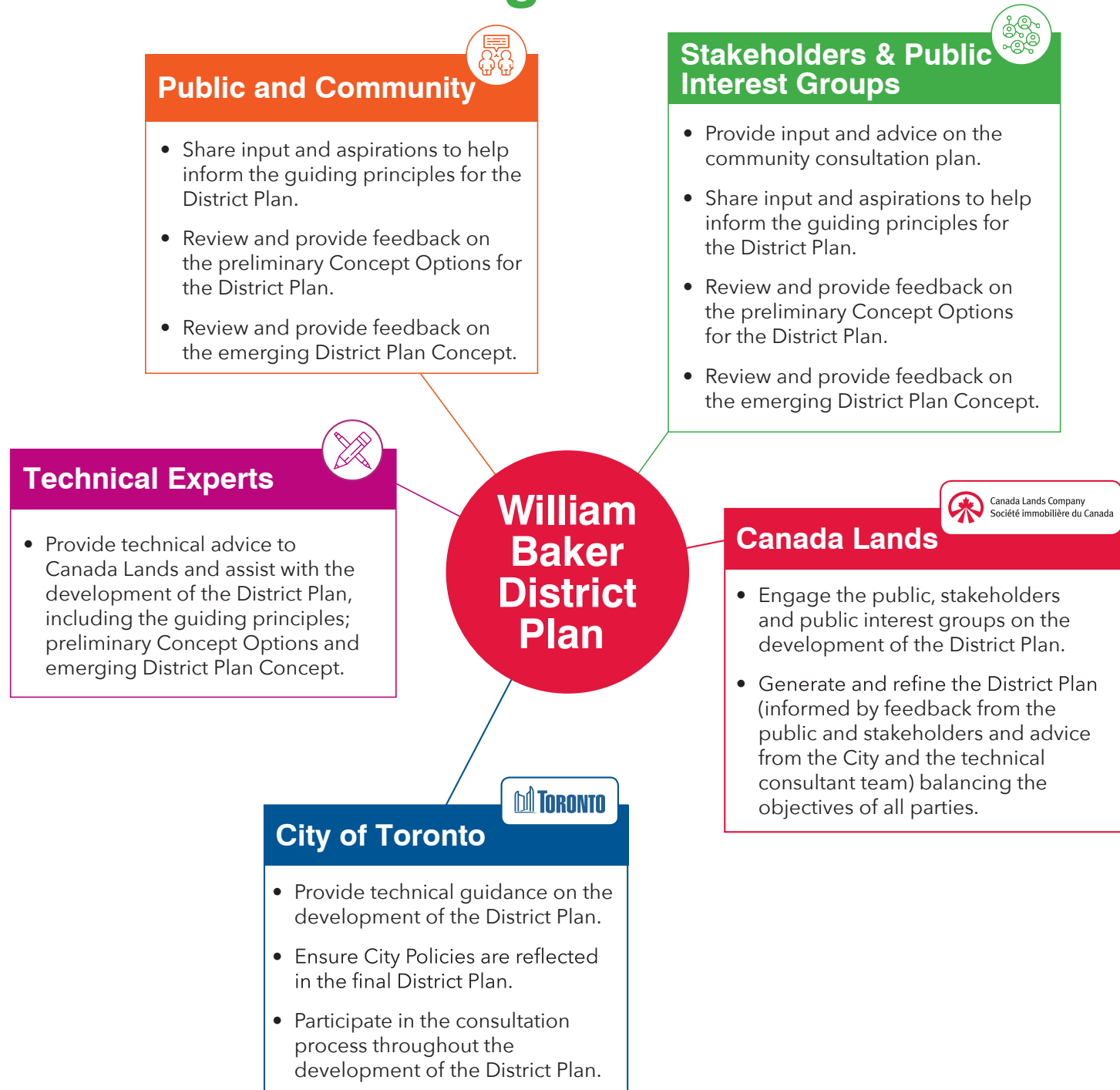
Create a Neighbourhood Focus to Support Community Life



Design the Parks and Woodlot as the Focus for the Neighbourhood



Inputs to Decision Making and the Role of Each Group



Community Feedback from Phase 2

Phase Two consultation focused on sharing and seeking feedback on three concept options for the William Baker District Plan. Highlights of the feedback received includes:



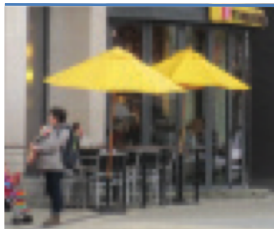
Woodlot, Parks, and New Pedestrian Bridge

Support for protecting the woodlot and improving the pedestrian bridge that connects to Downsview Park. Interest in protecting as many trees as possible between the woodlot and Sheppard Ave.



Residential Land Use and Built Form

Support for tall buildings that allow for appropriate density. Using a variety of building types was suggested so the neighbourhood doesn't all look the same.



Retail/Commercial Uses

Support for local shops, cafes, places to meet, get groceries, etc.

Community Feedback from Phase 2

Phase Two consultation focused on sharing and seeking feedback on three concept options for the William Baker District Plan. Highlights of the feedback received includes:



Options for Seniors

Strong advocacy for providing places for seniors to live and be active and suggestion of including a seniors village in the neighbourhood.



Community Services & Facilities

Support for locating the future City of Toronto community centre close to William Baker and Downsview Park. Interest in providing places for people to get together and participate in community activities. Some said the area needs more schools because existing schools are full or nearly full.



Affordable Housing

Some advocated for affordable housing that is well built and maintained. Some said they don't want to see affordable housing in the area. Some identified specific groups they want to see the affordable housing built for (e.g. young adults starting their careers, seniors, veterans and people with disabilities).

Community Feedback from Phase 2

Support for various components of each Concept Option



Option 1: Keele Sheppard Focus

- Locate retail/commercial uses at the Keele Sheppard intersection



- Locate more people near Downsview Park and the Keele/Sheppard bus to create a community focus and seniors hub



Option 2: Central Focus

- A wide pedestrian connection in the southern park connecting the woodlot to Downsview Park



Option 3: Station Focus

- Locate more residential development and therefore more people next to the TTC/GO station.



- Enhance the woodlot with things like a playground and/or pavillion

Emerging District Plan Concept

- Distribute public open space across the entire neighbourhood
- Preserve significant natural heritage elements of the woodlot
- Provide a mix of housing
- Locate a strong Neighbourhood Focus at Keele and Sheppard, close to bus services and other retail

*Note - Future use and connection to north to be determined with City of Toronto through application process



A District Plan that Provides a Place for All

Key features of the neighbourhood:

- Aligns with the Downsview Area Secondary Plan
- Woodlot, parks, trails, and new bridge to Downsview Park
- A walkable community near transit
- Shops and services to support residents new and existing
- Mix of housing types and affordability
- Space for community uses (e.g. daycare, school)
- Land for a new community centre right across the road



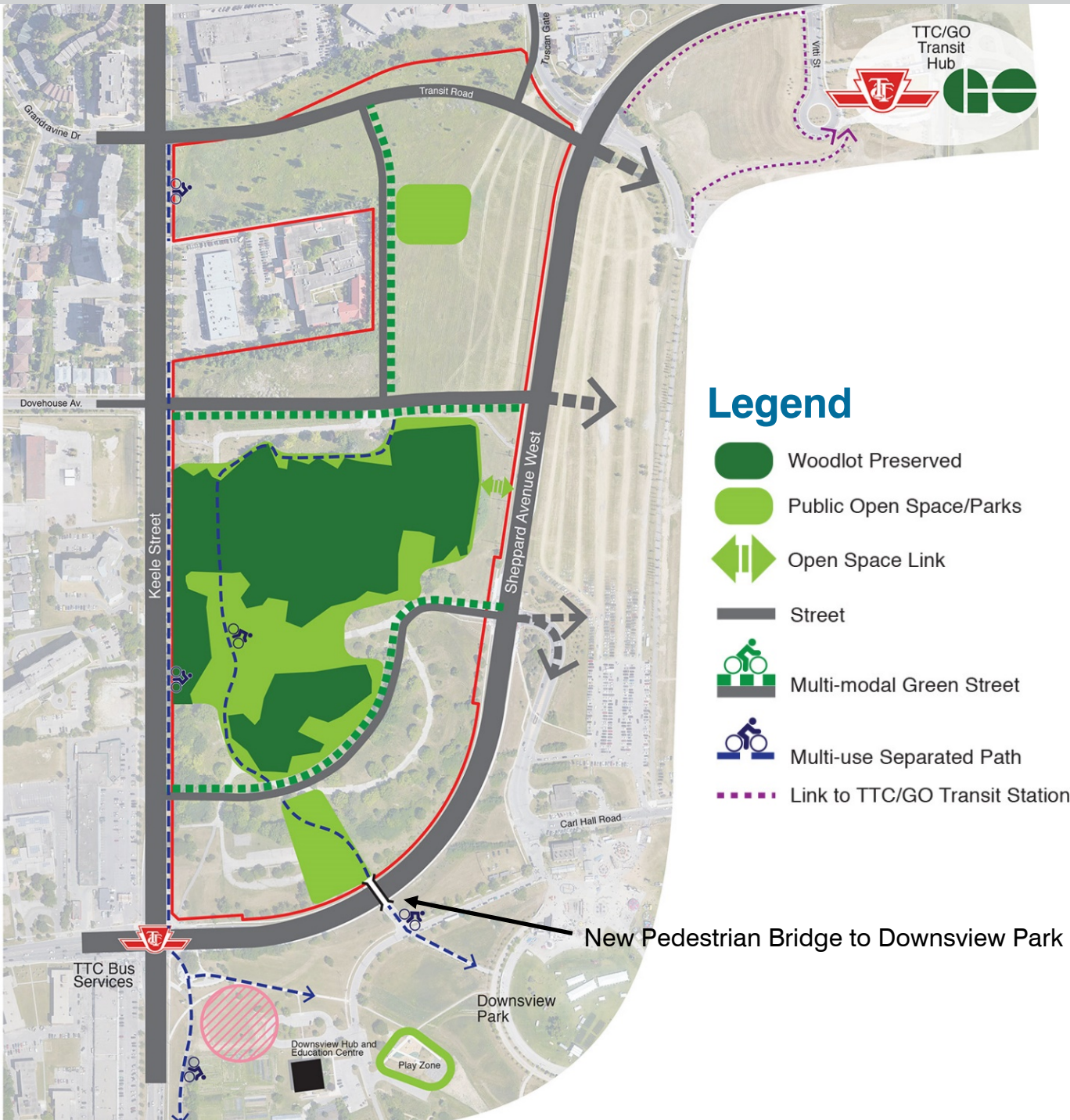
A District Plan that Provides a Place for All

Canada Lands envisions the William Baker Neighbourhood as a place for everyone – a *hub of activity* created by a mix of people and uses, including seniors.

The hub refers to housing, medical uses, shops, restaurants, cafes or community space geared to everyone (including seniors) being integrated as part of the development and within the Neighbourhood Focus.



Woodlot, Parks and New Pedestrian Bridge



Multi use trail through woodlot



Leisure and reflection



Playground

Woodlot, Parks and New Pedestrian Bridge

Canada Lands is developing an **Ecological Management Plan**. The Plan will ensure the resiliency of the William Baker woodlot.



Ecological Management Plan - Principles

1. **Protect** existing ecological features;
2. **Enhance** ecological features and functions to increase resiliency;
3. **Integrate** ecological features into surrounding neighbourhood; and
4. **Educate** existing and future users on ecology of woodlot and the restoration areas.



Woodlot, Parks and New Pedestrian Bridge



The District Plan Concept overlaid on the historic air photo shows that new development and roads have been carefully located outside of the natural heritage elements of the woodlot.

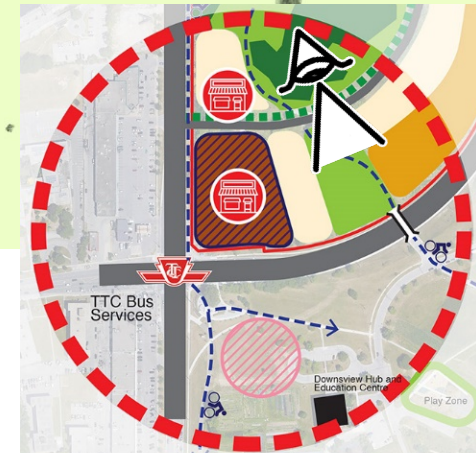
New development is planned for the areas that were previously used for housing and manicured lawns.

The woodlot will be enhanced and re-naturalized.

Woodlot, Parks and New Pedestrian Bridge



Illustrative view of a new park/open space linkage between the new pedestrian bridge and woodlot



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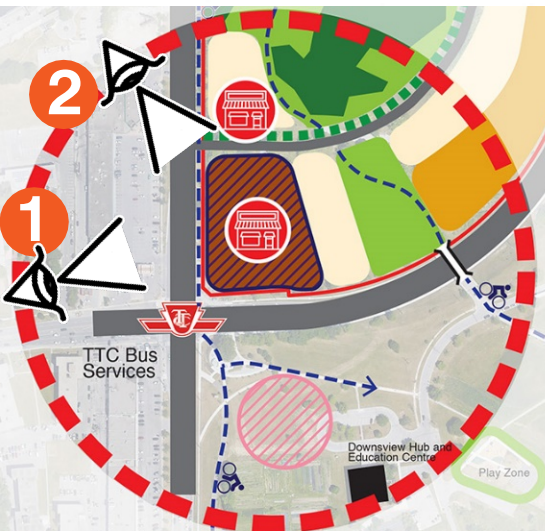
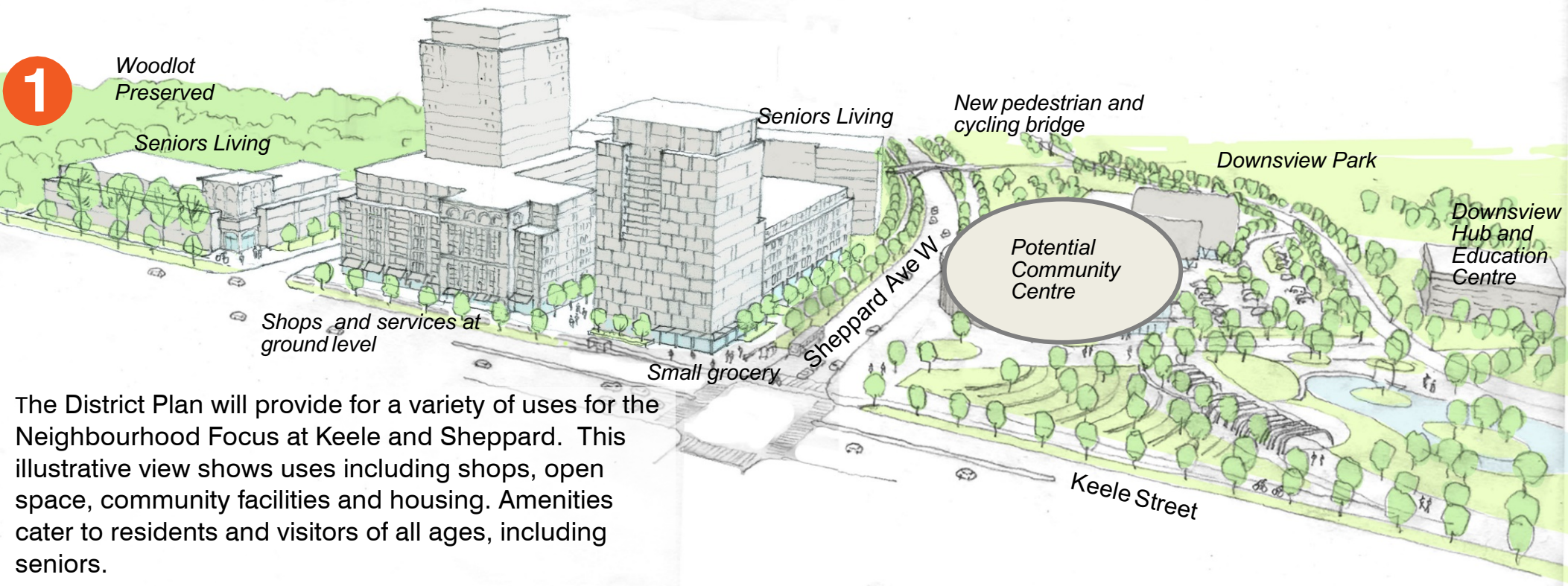
Neighbourhood Focus and Hub of Activity

Residential Land Use, Built Form and Affordable Housing

Community Facilities and Services

Phasing and Next Steps

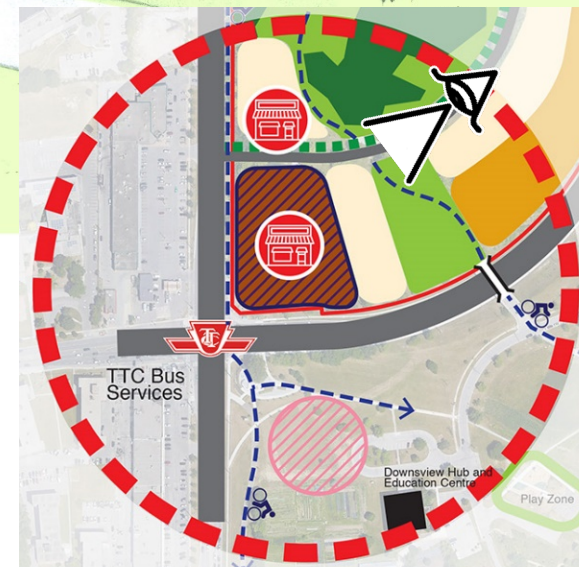
Neighbourhood Focus and Hub of Activity a framework for future development



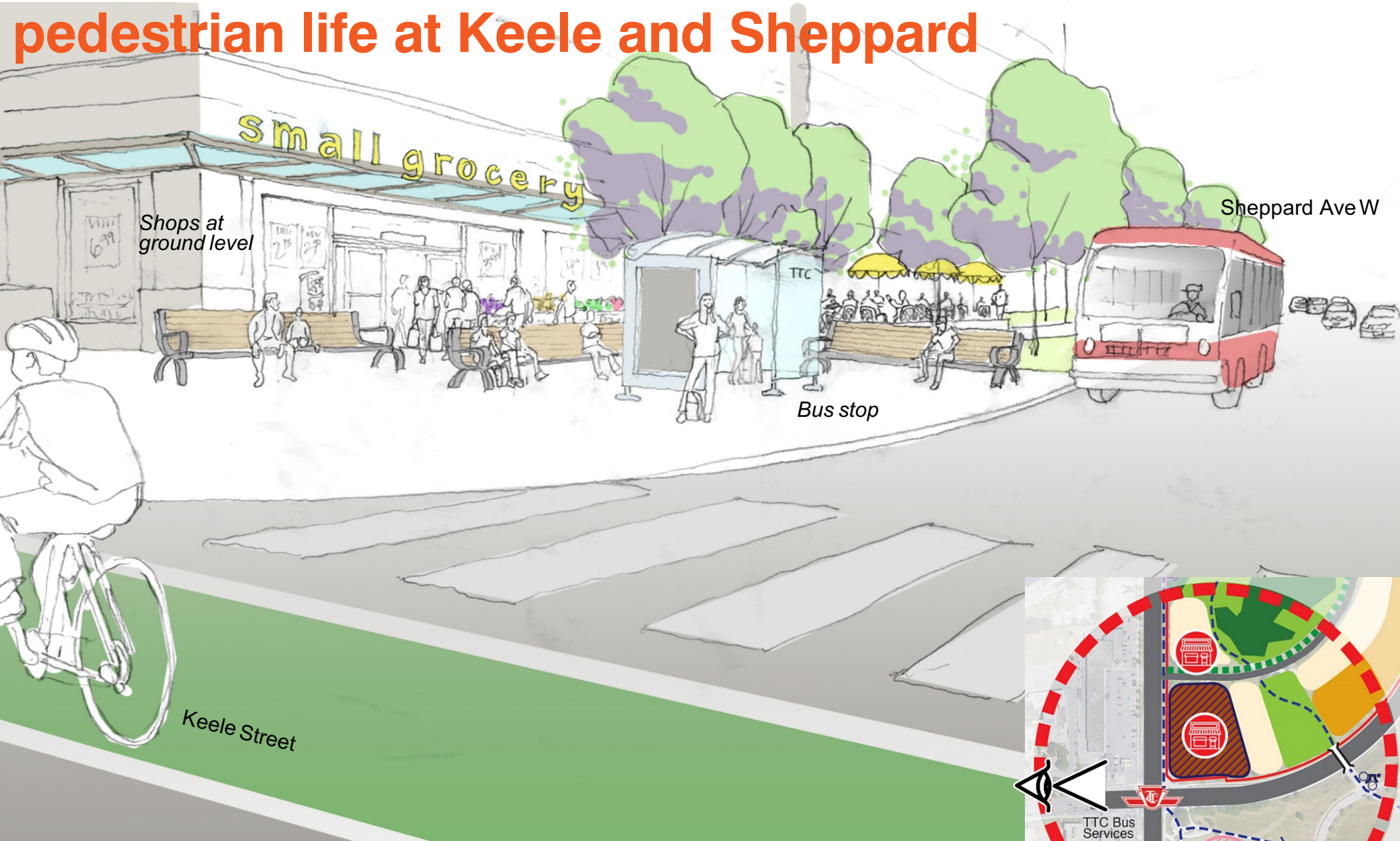
Neighbourhood Focus and Hub of Activity a vibrant place for all at Keele and Sheppard



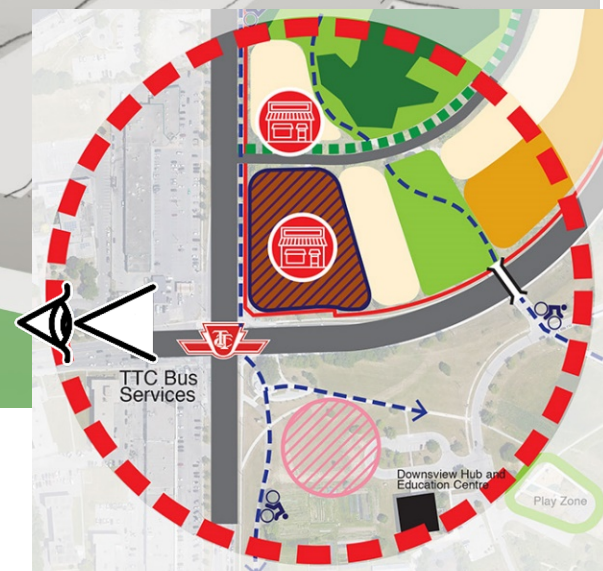
Illustrative view of the new street looking west from the park towards Keele Street.



Neighbourhood Focus and Hub of Activity pedestrian life at Keele and Sheppard



Illustrative view of the mixed use residential and retail hub with pedestrian life at Keele and Sheppard



Residential Land Use and Built Form – respond to context



- Mix of building types and forms
- Locate taller buildings on major streets adjacent to the TTC Bus Services and Downsview Park Station (TTC/GO)
- Taller buildings step down to a podium for pedestrian-scaled experience, supporting community, commercial and retail uses
- Transition to lower height buildings near the parks, open space and in the interior of neighbourhood
- Mixed use at Keele and Sheppard to support commercial and retail

Residential Land Use and Built Form variety and interest



Affordable Housing



The City of Toronto's proposed new definition of affordability means the cost of affordable housing will not exceed 30% of a household's gross income.

Affordable housing helps individuals, families and seniors to live in our communities.

Affordable Housing

The William Baker Neighbourhood

Canada Lands is committed to providing at least 10% of all residential units as affordable housing

Canada Lands is also exploring additional affordable housing opportunities through its work with CMHC as part of the Federal Lands Initiative



From "HousingTO: 2030 Action Plan Housing Spectrum"

Community Facilities & Services



Community benefits in the William Baker neighbourhood are proposed to include:

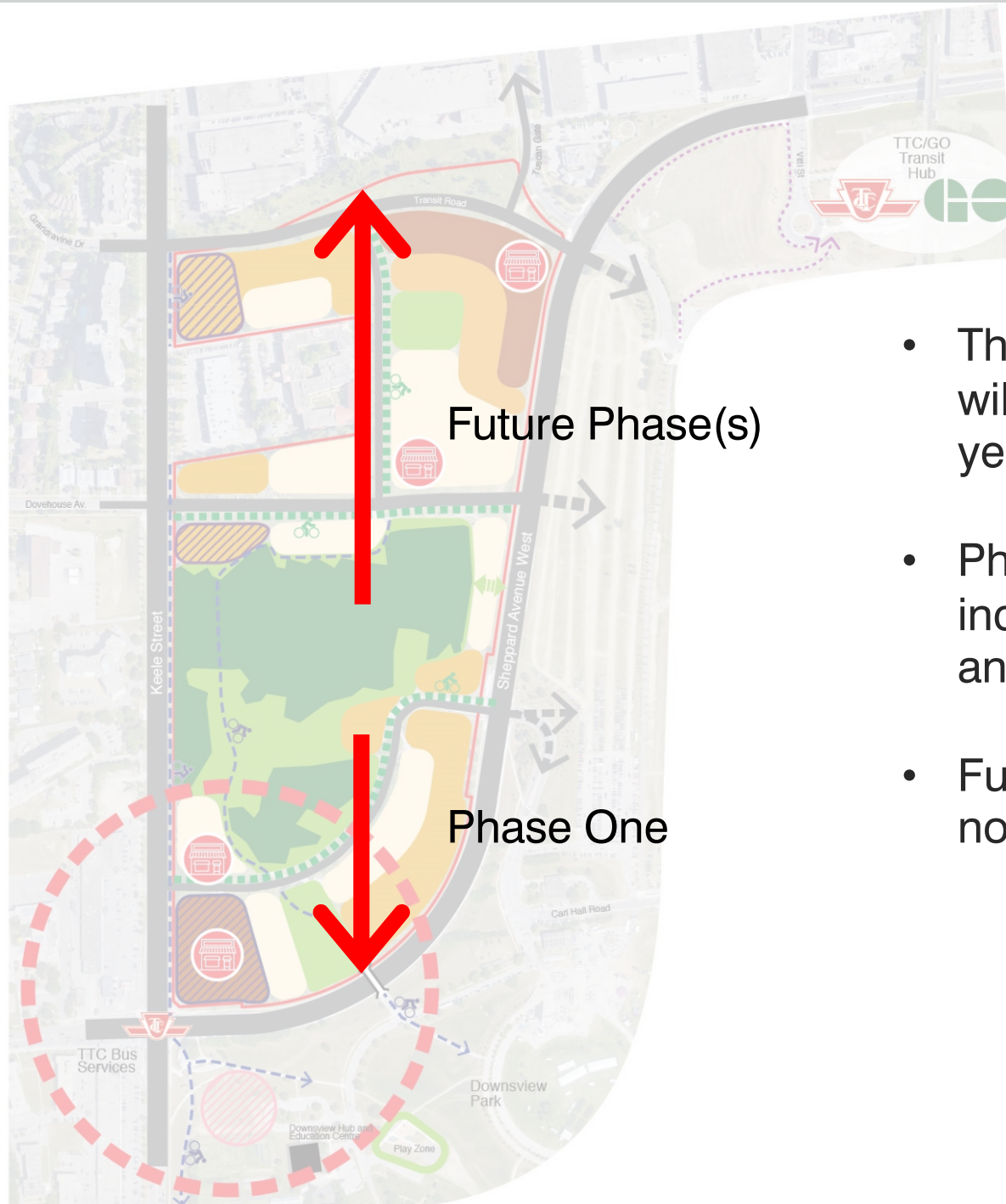
- Preservation of the woodlot
- Affordable housing, including options for seniors
- A daycare
- Retail and commercial uses (including those geared to seniors)
- A new bridge for pedestrians and cyclists

In addition:

- Canada Lands and the Toronto Catholic District School Board are exploring potential to locate an elementary school in the neighbourhood
- Lands at the southeast corner of Keele and Sheppard have been made available to the City by Canada Lands for a community centre



Phasing



- The William Baker Neighbourhood will be implemented over many years and will be built in phases.
- Phase One is the south lands which includes the Neighbourhood Focus and Hub of Activity.
- Future phase(s) will include the north part of the property.

Next Steps

- Community and stakeholders to provide feedback on the emerging District Plan Concept (Fall 2020).
- Emerging District Plan to be refined based on community and stakeholder feedback (Winter 2020).
- An application will be made to the City of Toronto that includes the District Plan, a Draft Plan of Subdivision and a Zoning By-law for Phase One (Early 2021).
- There will be additional opportunities for community input through the application/approvals process. We will keep you informed of the future opportunities (2021+).



How to provide feedback

Share Your Feedback

Visit the project website to review meeting materials and share feedback by completing the feedback form.

www.williambakerneighbourhood.ca

The deadline for feedback is December 10, 2020