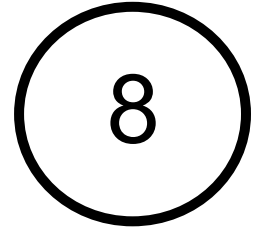


District Plan Bulletin Series

District Plan Resubmission & Next Steps



May 2022

This is the eighth in a series of Bulletins being produced by Canada Lands, with the support of their consultant team, to synthesize key topics discussed and respond to community questions related to the future of the William Baker Neighbourhood and the District Plan Submission to the City of Toronto.

Overview

In February 2021 Canada Lands submitted their proposed William Baker District Plan (for the entire William Baker neighbourhood) and supporting documents (for Phase One of the neighbourhood) to the City of Toronto for review.

On March 30th, 2022, the City of Toronto hosted a Community Consultation Meeting to seek public feedback and answer questions about the proposed District Plan and supporting documents. Canada Lands and members of its consultant team attended the meeting, along with City officials, and shared a presentation, which included an overview of the proposed District Plan and proposed refinements to the District Plan based on feedback from the community, stakeholder, and City/agency staff. The presentation (and proposed refinements) were well received by the public, is available at www.williamsbakeneighbourhood.ca, and can be [downloaded here](#).

On April 28th, 2022, Canada Lands resubmitted the proposed District Plan and Phase 1 plans (and supporting documents) with proposed refinements to the City of Toronto for a final review.

Generally, the resubmitted District Plan reflects community priorities, including:

- Protecting the woodlot
- Expanding park space and ensuring connectivity
- Including affordable and seniors housing
- Supporting a community centre at southeast corner Keele & Sheppard
- Including mixed use development
- Including traffic calming features, especially on southern Phase 1 road

Details about the proposed refinements and next steps are included in this bulletin.

The updated District Plan and all supporting documents are available on the City's website at <http://app.toronto.ca/AIC/index.do?folderRsn=9zx7PQAdnp5KxeSXFdsXXg%3D%3D>

Proposed Refinements

In response to community, stakeholder and City/agency comments on the February 2021 District Plan submission, Canada Lands has proposed some key refinements to the plan to best balance the various priorities and perspectives. As noted above, these refinements were presented at the City's March 30th Community Consultation Meeting and are described below.

- 1. Shifting the phasing boundary north.** Phase 1 lands are those shown below with its northern boundary depicted by the red dashed line in the diagrams below. The diagram on the right shows the proposed shift of the boundary line north. This refinement would allow the entire woodlot and ecological park to be dedicated to the City through the Phase 1 approvals.



• **Adjusted Phase 1 boundary**
(shifted north to include the entire woodlot and ecological park)

WILLIAM BAKER Neighbourhood

2. **Development blocks adjacent to the woodlot proposed to be removed and changed to parkland.** This proposed refinement results in the density (buildings) originally planned for the blocks adjacent to the woodlot (#2, 4 & 5) to be added to the blocks along Sheppard Ave W (#1 & 3 in the Phase 1 lands). The overall proposed density for the William Baker Neighbourhood will remain the same and aligned with the City of Toronto's Downsview Area Secondary Plan.



Blocks 2, 4 & 5 proposed to be removed; changed to parkland

WILLIAM BAKER Neighbourhood

3. Plan has been refined to accommodate the potential addition of a Toronto Catholic District School Board (TCDSB) elementary school. Canada Lands is currently having discussions with the TCDSB about the possibility of locating an elementary school in the northern portion of the William Baker lands near the proposed northern park. A final decision will be made later in the process as plans for future phase(s) are developed.



• **Potential TCDSB elementary school added**

Next Steps

City Staff and Council review. City Planning and other City departments and agencies are currently reviewing the updated District Plan and Phase 1 plans (and supporting documents). Following their review, City staff will prepare a staff report for review and approval by North York Community Council (NYCC) and City Council. The City of Toronto has indicated that they are targeting the District Plan and Phase 1 applications to be presented to NYCC and City Council at the June and July 2022 meetings, respectively.

Phase 1 development. Approvals of the District Plan and Phase 1 supporting documents by NYCC and City Council will allow Canada Lands to seek development partners to begin more detailed planning and development of the Phase 1 Lands to deliver on the mix of housing (including seniors and affordable options) and wide range of community amenities/benefits (through a Section 37 agreement). Canada Lands anticipates construction will start as early as 2024.

Future phase(s) of development. Before development begins on any future phase of development Canada Lands will submit the required plans of subdivision, rezoning applications, and supporting documents to the City of Toronto for review and approval. Canada Lands will continue to provide updates as the development progresses.

For more information checkout the William Baker website
www.williambakerneighbourhood.ca or contact:

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