

William Baker Neighbourhood – Phase 2 Consultations
Duke Heights BIA
The Planning Partnership Office, 1225 Bay St. Suite 500
Thursday, December 12, 2019
9:00 – 11:00 am

Participants

Duke Heights BIA (Joe Pantalone)
Gladki Planning Associates – planning firm retained by Duke Heights BIA, (John Gladki, Robert Walter-Joseph)
Canada Lands Company (James Cox, Victor Simone)
The Planning Partnership (Donna Hinde, Ron Palmer, Mike Hudson)
BA Group (Amy Jiang, Tony Yates)
Swerhun Inc. (Matthew Wheatley)

This summary was written by Swerhun Inc. and was shared with participants for review prior to being finalized. The summary provides a review of the key topics discussed in the conversation; it is not intended to be a verbatim transcript.

SUMMARY OF FEEDBACK

As part of the Phase 2 Consultation for the future William Baker Neighbourhood, Canada Lands and its consultant team are meeting with local stakeholder organizations. On Thursday, December 12th, 2019, Canada Lands and members of its consultant team met with the Duke Heights BIA to provide an overview and seek feedback on the three draft Concept Options that have been developed for the future neighbourhood. The BIA's comments and feedback focused on the area immediately north of William Baker and its potential connection to the future neighbourhood. Feedback shared by the BIA is summarized below; responses provided by Canada Lands and its consultant team are included in *italics*.

Duke Heights BIA and its planning consultants (Gladki Planning Associates) focused their comments on three key issues during the meeting, including:

- 1. Extending the northern boundary of William Baker.** Duke Heights BIA is interested in extending the northern boundary of the precinct plan study area to allow for the holistic planning of the area composed of the northern edge of Transit Road (including the lands held by the Canada Lands Company and the east-west City-owned ribbon of land adjacent to the southern edge of the DUKE Heights BIA). In part, this would allow for proper consideration of development to the north of the future Transit Road and for the planning of an appropriate interface between the new neighbourhood and the existing BIA area. This extension is important to achieving good contextual planning and realizing the BIA's interest in supporting a vibrant Employment Area and planning to best utilize the Road Reserve currently held under ownership by the City of Toronto.

Canada Lands committed to sharing the BIA's interest in this extension with the City of Toronto at their next meeting (anticipated for January 2020). Canada Lands confirmed that any changes to the District Plan boundary is a City decision.

- 2. Ability to connect a future road from the north into William Baker.** The BIA is currently investigating the feasibility of a southerly extension of Tangiers Road (something that is contemplated in the developing Keele-Finch Plus Study). This extension is a key priority of the BIA, which will provide a N-S by-pass to Keele Street and internal access to lands within the BIA similar to the N-S movement facilitated by Chesswood Drive and Alness Street, east of the Barrie GO Corridor. This is further necessitated by the future movement restriction of the present all-way movements at Tuscan Gate and Sheppard Avenue. As a component of this, the BIA would like to see the beginning of a connection from the Transit Road to St. Regis Crescent which will link the BIA to northerly portion of the William Baker Neighbourhood. The BIA would like to see the District Plan being designed to accommodate and begin to implement this future connection.

Canada Lands' consultant team confirmed that the existing draft Concept Options identify this connection (it's represented as a dashed line going north of William Baker for a potential road connection), and the Canada Lands' consulting team anticipates that this will remain as the District Plan progresses.

- 3. Animating lands north of William Baker.** The BIA is interested in seeing the development of a "4 corners" intersection at the northern boundary of William Baker (i.e. a future intersection of Transit Road and an extended Tangiers Road). The BIA suggested a "4 corners" could help animate and activate the area and raised some concern that the part of the green space (at the future "4 corners") currently shown in Canada Lands' draft Concept Options for William Baker could impede a future connection and potentially 'sterilize' / limit the potential for redevelopment in the areas immediately north of William Baker. Since the City is seeking affordable housing sites, a part or all of these City owned corners could potentially accommodate this in future.

Canada Lands' consultant team explained that the proposed green space in this location is an opportunity for District Plan to introduce an appropriate buffer between the existing industrial lands north of William Baker and the future neighbourhood and provide additional parkland. It is not anticipated that the buffer would prevent a connection and/or development from occurring north of the William Baker. There is an opportunity in the District Plan for Canada Lands to make observations and recommendations about the surrounding context, including the potential benefits of having mixed-use development adjacent to the future neighbourhood.

In terms of next steps, Canada Lands confirmed their interest in continuing to work with the Duke Heights BIA through the development of the District Plan.