

WHERE WE ARE IN THE PROCESS

Anticipated District Plan Process & Timeline



* Canada Lands is seeking input from the community ahead of the applications process

What is a District Plan?

From the City of Toronto's Downsview Area Secondary Plan, Section 7.1:

District Plans will outline area specific development principles and guidelines at a level of detail not possible within the Secondary Plan. These principles and guidelines form the bridge that allows the City to move from Official Plan policies to Zoning By-law provisions. District Plans are intended to provide a context for coordinated development, a framework within which capital initiatives for the public realm may be developed and a tool to evaluate a development's conformity with the Official Plan.

District Plans will typically include:

- A description of the intended character and the key elements of the District;
- Structure and block plans;
- Context plan showing how the public roads and parks and open space network will be integrated with surrounding lands, including pedestrian and bicycle connections;
- The land use mix;
- Conceptual building locations and massing;
- How elements of the Structure Plan are being addressed; and
- Phasing.

The following studies, strategies and reports may be required at the District Plan stage:

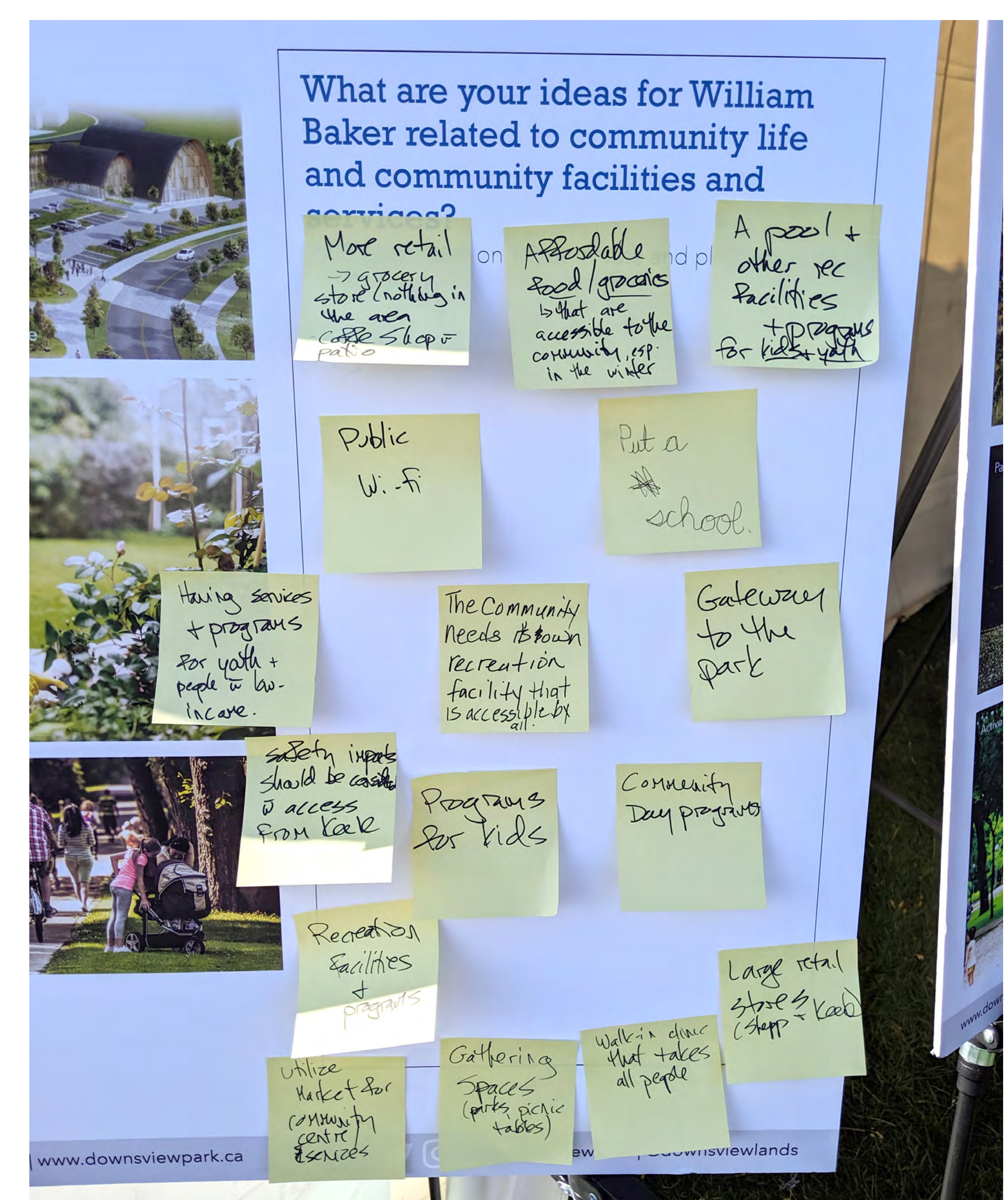
- Public art strategies;
- Provisions for securing the conservation of heritage buildings and resources;
- Stage 2 Archaeological Assessments;
- Community services and facilities strategy;
- Affordable housing strategy;
- Natural heritage impact study;
- Urban design guidelines;
- Sustainability strategy (Community Energy Plan);
- Functional servicing reports;
- Stormwater management reports; and
- Transportation impact studies.



WHAT WE HEARD PHASE ONE CONSULTATION

Phase One public consultation feedback revealed a number of perspectives related to the early vision that Canada Lands shared regarding the William Baker District Plan.

- Many participants expressed support for protecting and enhancing the woodlot.
- Many participants expressed interest in the development of the neighbourhood and potential community amenities.
- Many expressed support for seniors housing and supporting amenities.
- Some participants expressed interest in doing less development than is permitted in the City of Toronto Downsview Area Secondary Plan, while others suggested doing more mixed use development.



Dates and locations of completed Phase One consultation activities:

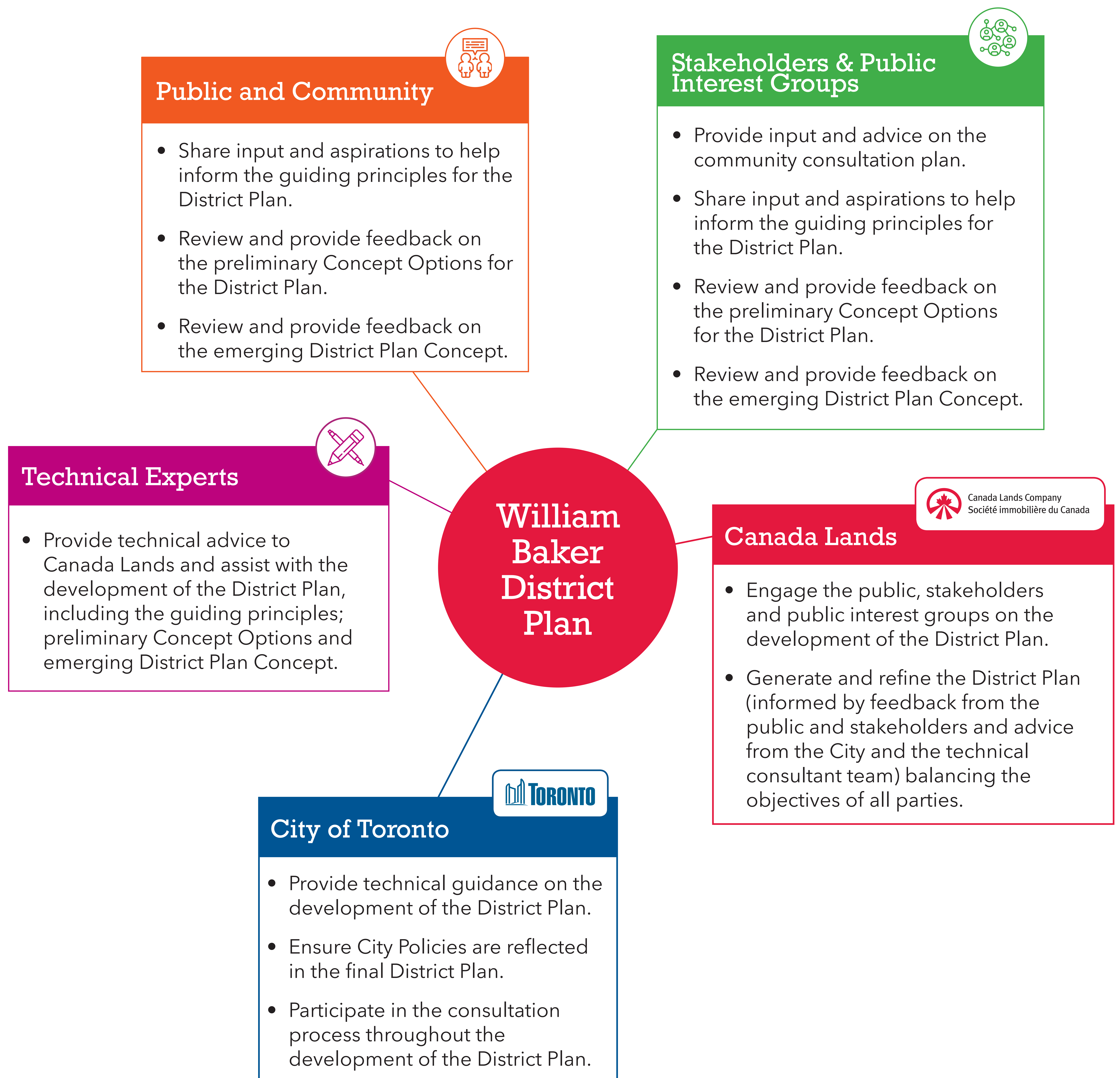
- Thursday, June 6, 2019 Downsview Hub Open House
- Sunday, June 9, 2019 Downsview Hub Open House
- Sunday, June 23, 2019 Pop-up at the Downsview Merchant Market
- Monday July 1, 2019 Pop-up at Downsview Park
- Tuesday August 20, 2019 Pop-up at Grandravine Community Centre

The detailed summary of feedback shared during Phase One is available on the project website www.williambakerneighbourhood.ca



INPUTS FOR DECISION MAKING

Canada Lands is working with the community, the City of Toronto, and other stakeholders to create a District Plan for the future William Baker Neighbourhood. Each group has the following roles:



WHO IS WILLIAM BAKER?

Group Captain William Edward Baker (1890-1950), began his endeavours in the Canada Expeditionary Force (CEF) in 1914. He later joined Royal Canadian Air Force (RCAF) in 1924. He was promoted and awarded a King George VI Coronation Medal in the late 1930s. The former military housing on site was referred to as William Baker Park. Recently, his grandchildren were in touch with Canada Lands to explore opportunities to commemorate their grandfather as part of the redevelopment and future park or neighbourhood. The photos and images below are from their collection.



Image of William Baker

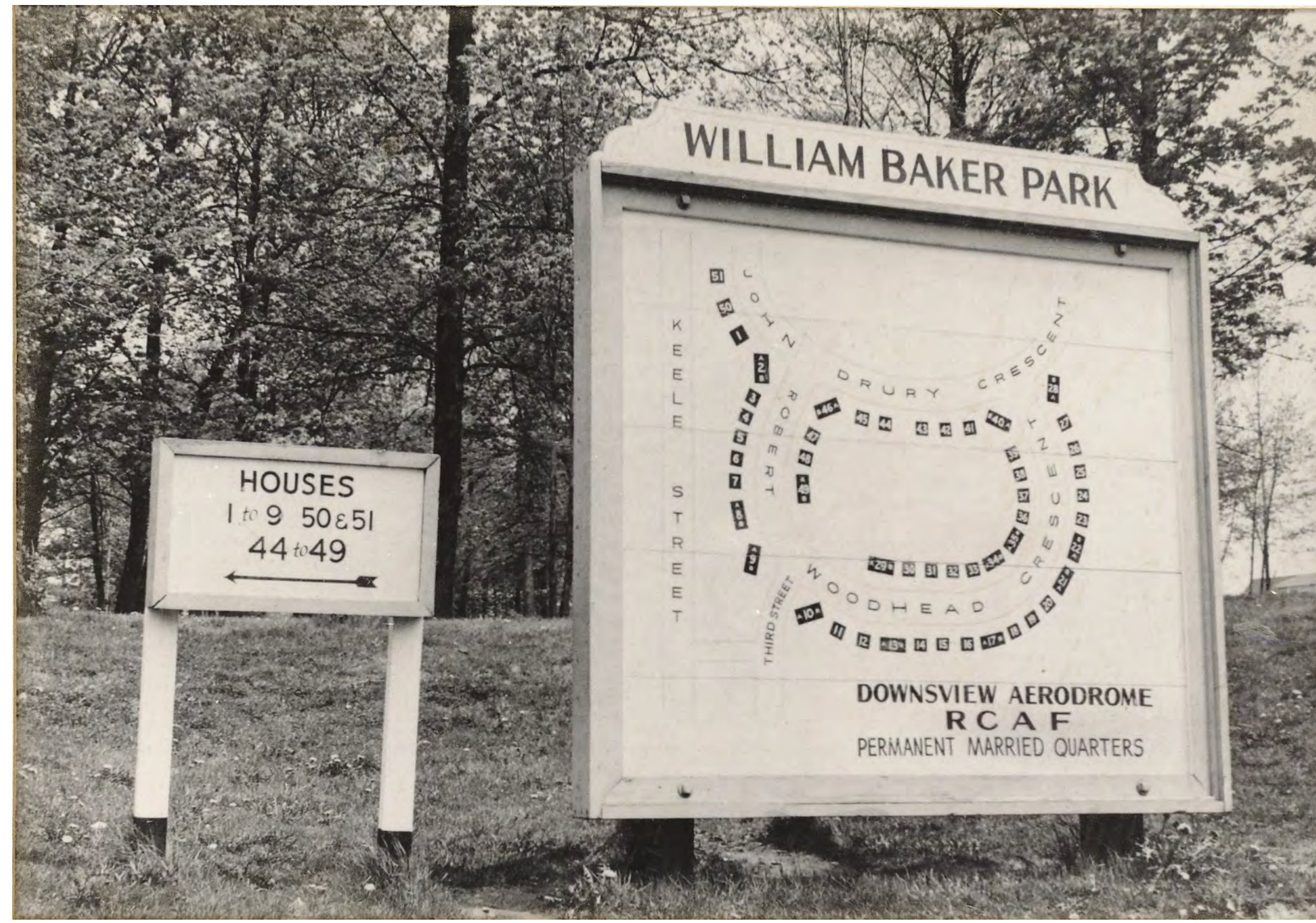
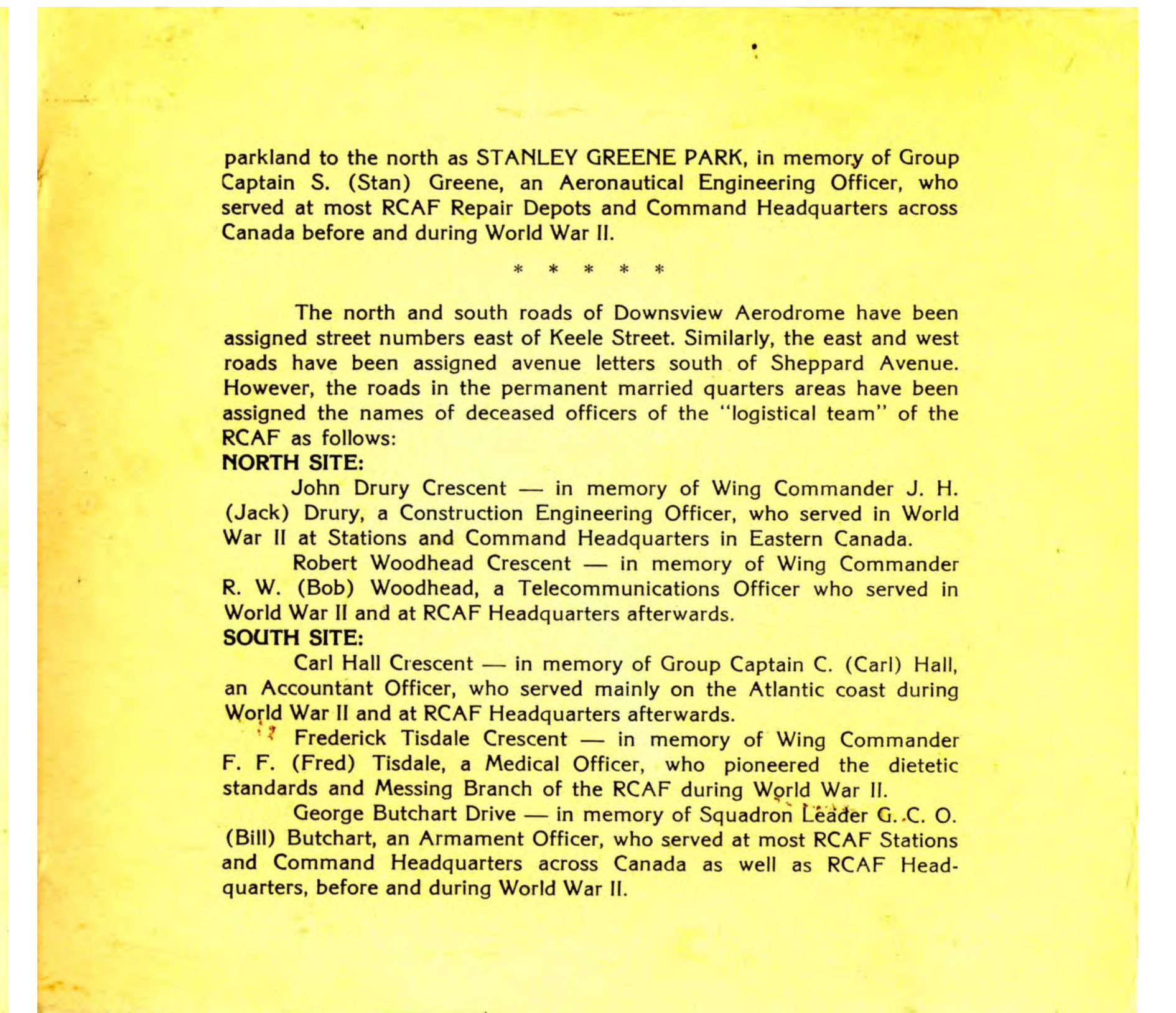
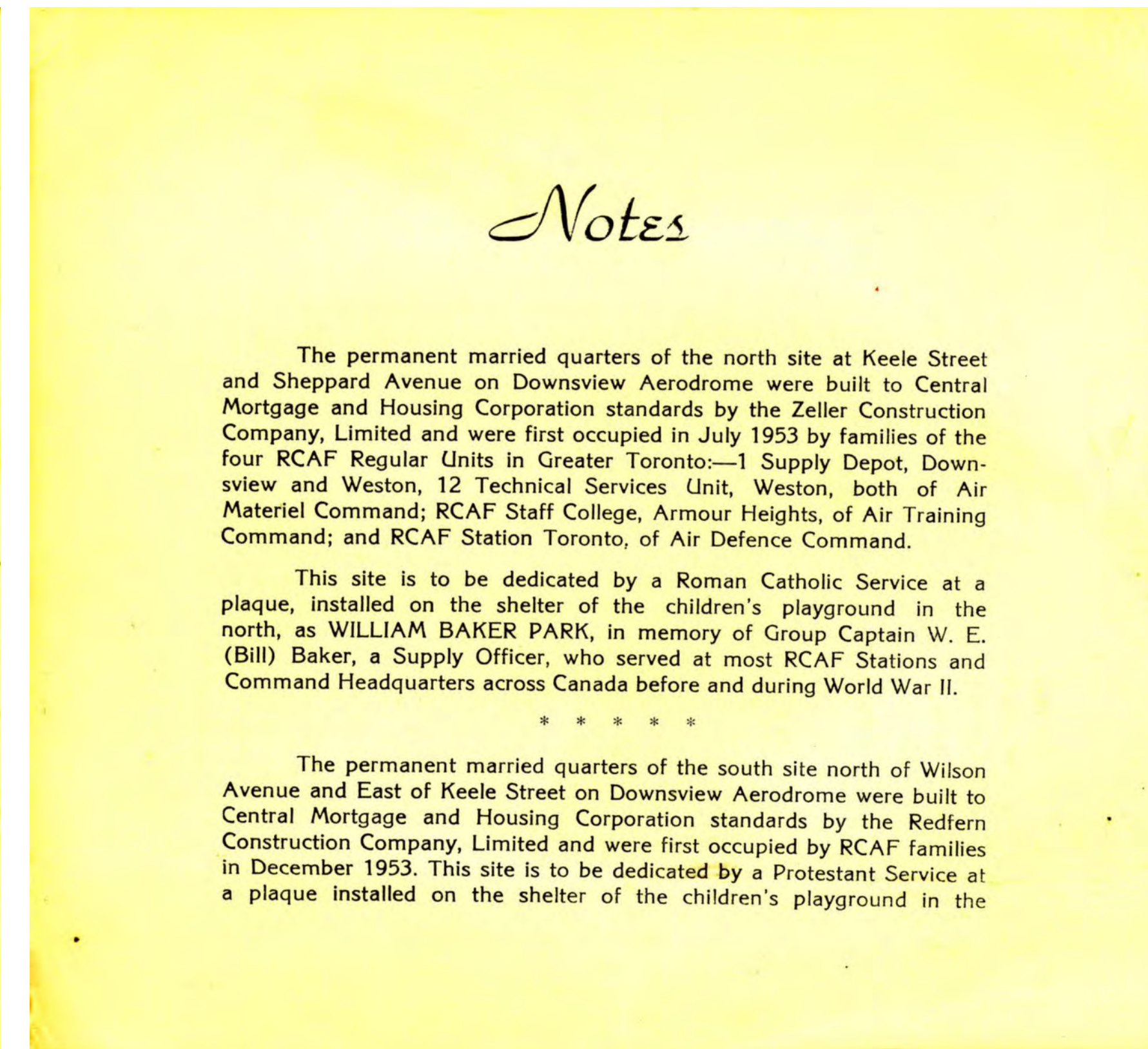
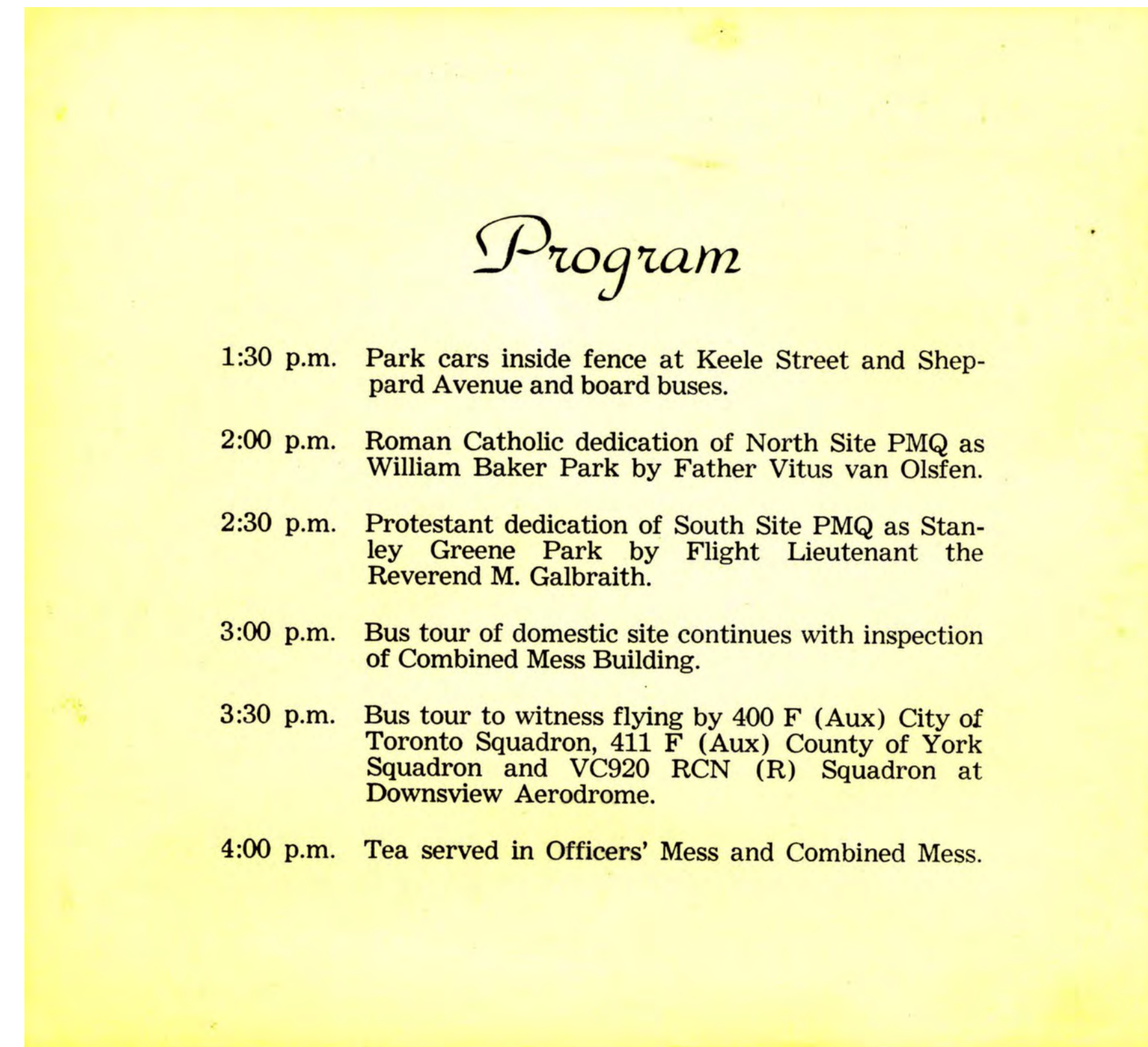
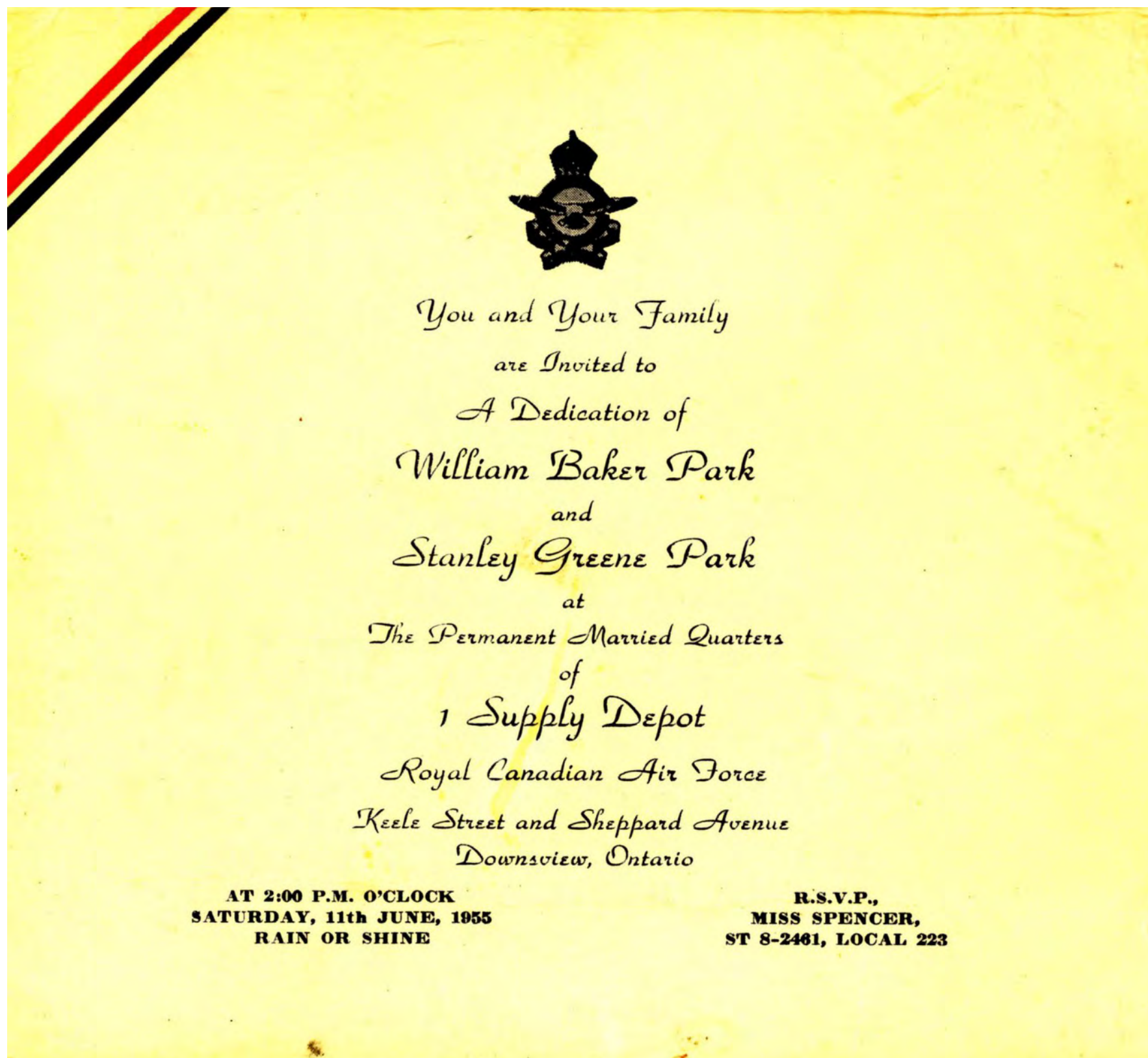


Image of William Baker Park



Image of Park Entrance



Scans of the Original Invitation to the Dedication Ceremony for William Baker Park

Do you have any ideas on how to commemorate William Baker in the future park or neighbourhood?

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

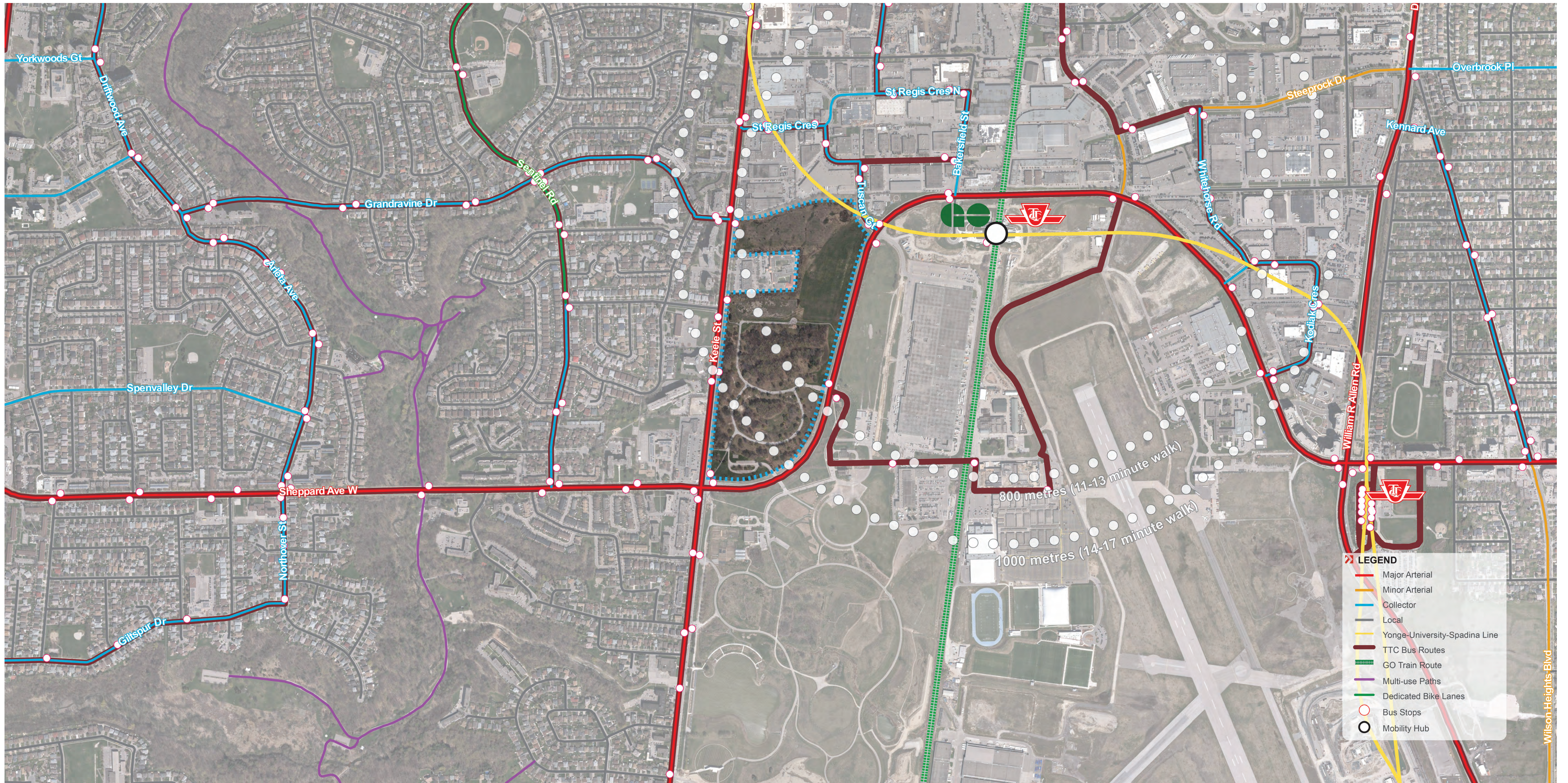


SURROUNDING CONTEXT

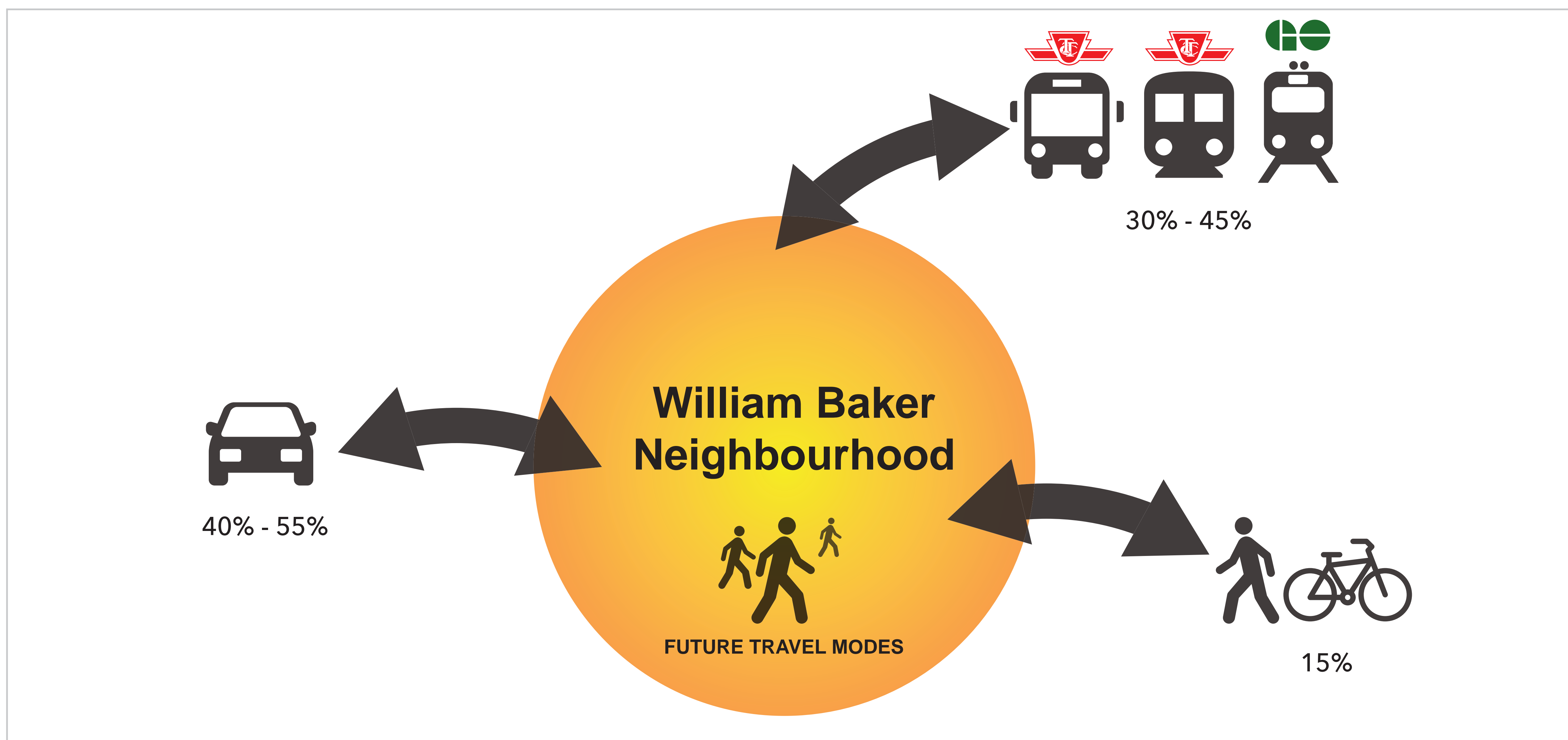
The future William Baker neighbourhood is located in an area well served by transit, close to shopping, places to work, schools and connected to Downsview Park.



TRANSPORTATION CONTEXT



William Baker Neighbourhood Travel Characteristics



GO Train



On-Street Bicycle Lane Through an Intersection

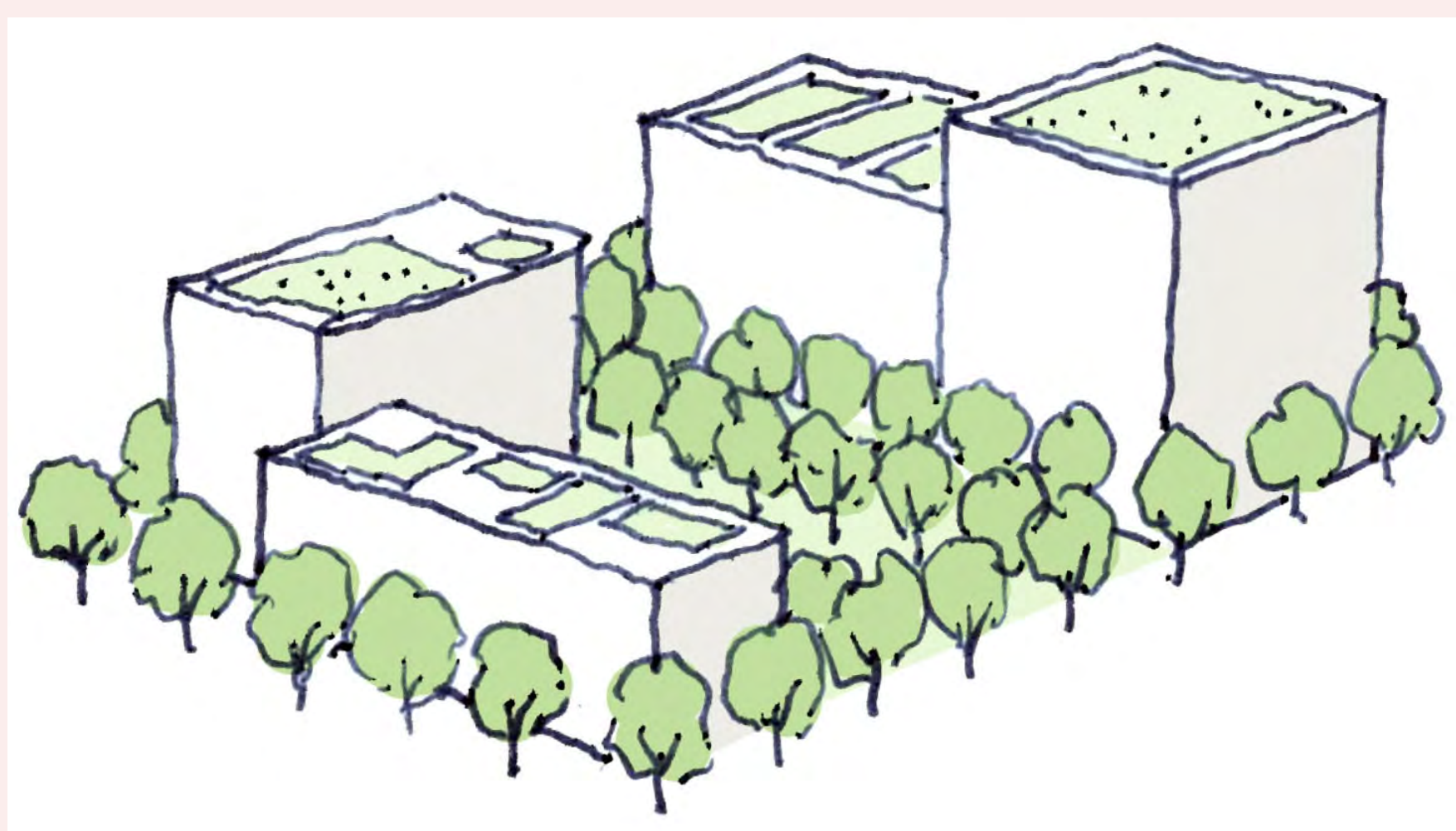


Downsview Park Subway/GO Station

GUIDING PRINCIPLES

The guiding principles are building blocks that will shape the design of the William Baker District Plan’s streets, open spaces and buildings, and that will inform placemaking opportunities. The guiding principles have been informed by the City’s Downsview Area Secondary Plan and by what we heard from the community during our Phase One consultation. These guiding principles will support the creation of a “complete community”.

Create a Resilient and Sustainable Neighbourhood



- Exceed Toronto Green Standards
- Enhance the environment
- Create “green streets” to manage stormwater and include, for example, trees and landscaping

Create a Place for All



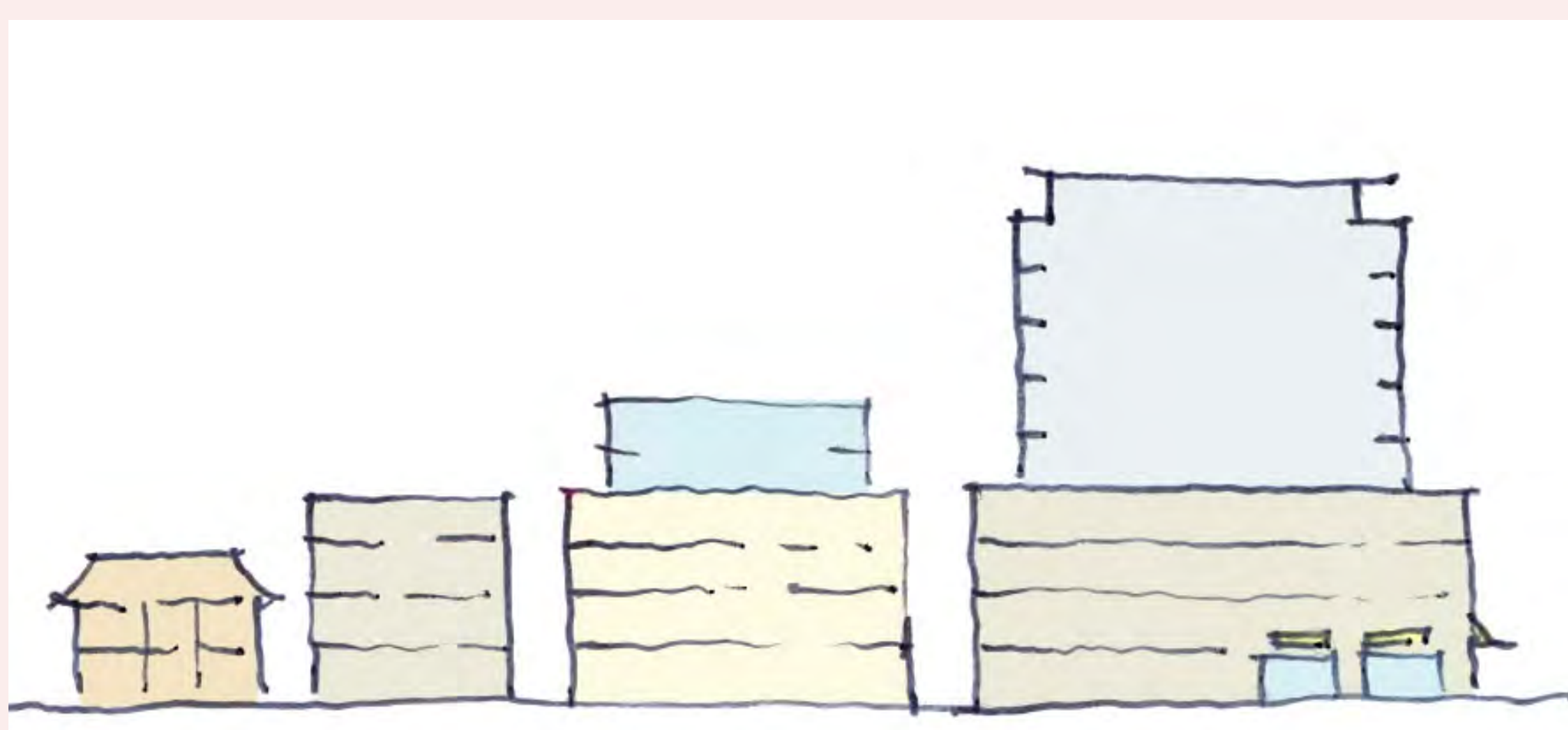
- Plan public spaces and private development so they are accessible to people of all ages and abilities (including seniors)
- Support health and wellness by providing walking connections and places to gather

Provide a Well-connected Network of Mobility Options



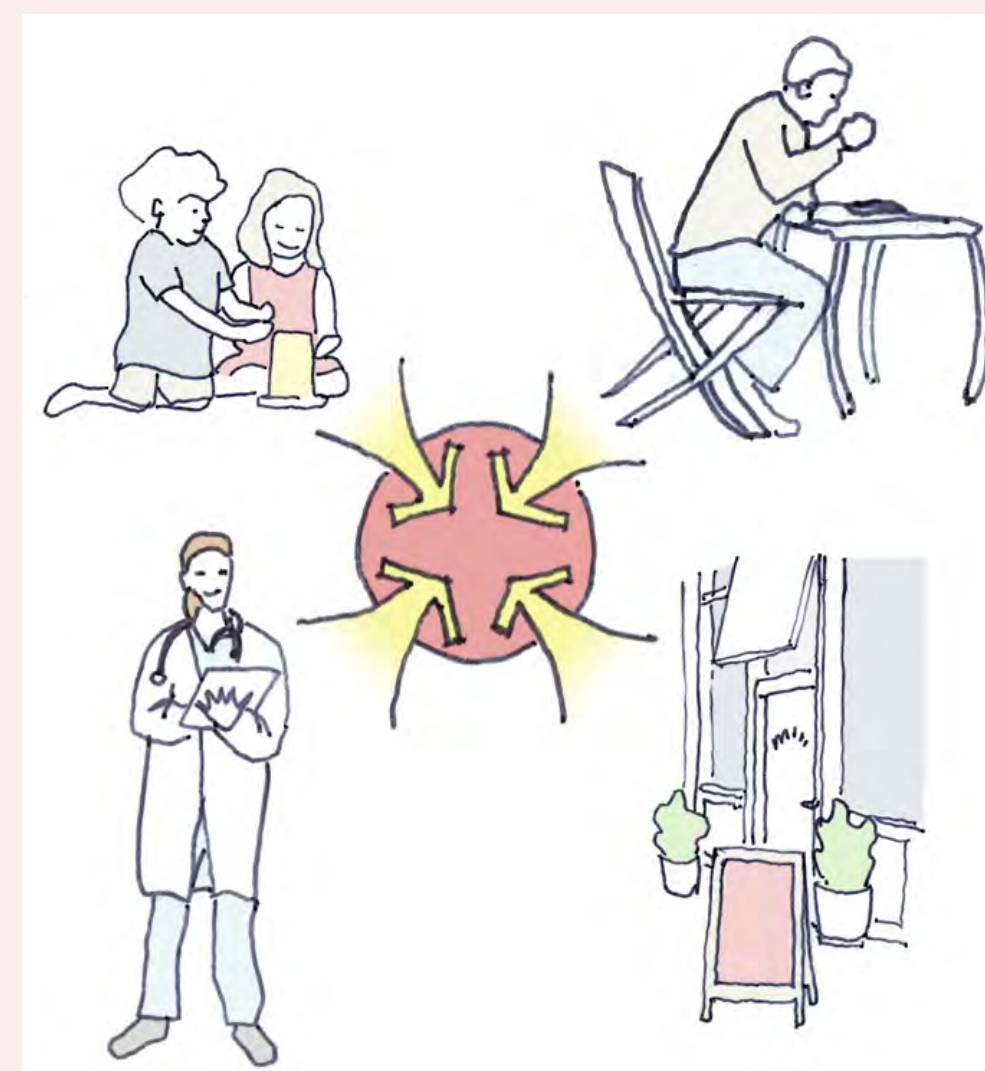
- Integrate streets, pedestrian connections, and cycling routes
- Connect to transit
- Prioritize non-motorized options

Provide a Range of Housing Options



- Plan for a mix of housing types and tenures
- Provide housing that is accessible to all (including seniors) and includes affordable options

Create a Neighbourhood Focus to Support Community Life



- Support opportunities for shops, cafes, daycare, medical services, and other uses to create a “complete community”
- Provide connections to the surrounding community and links to the potential future community centre location
- Provide higher density housing in appropriate locations to support community uses and life

Design the Parks and Woodlot as the Focus for the Neighbourhood



- Protect and enhance the woodlot
- Provide green links within William Baker and to Downsview Park

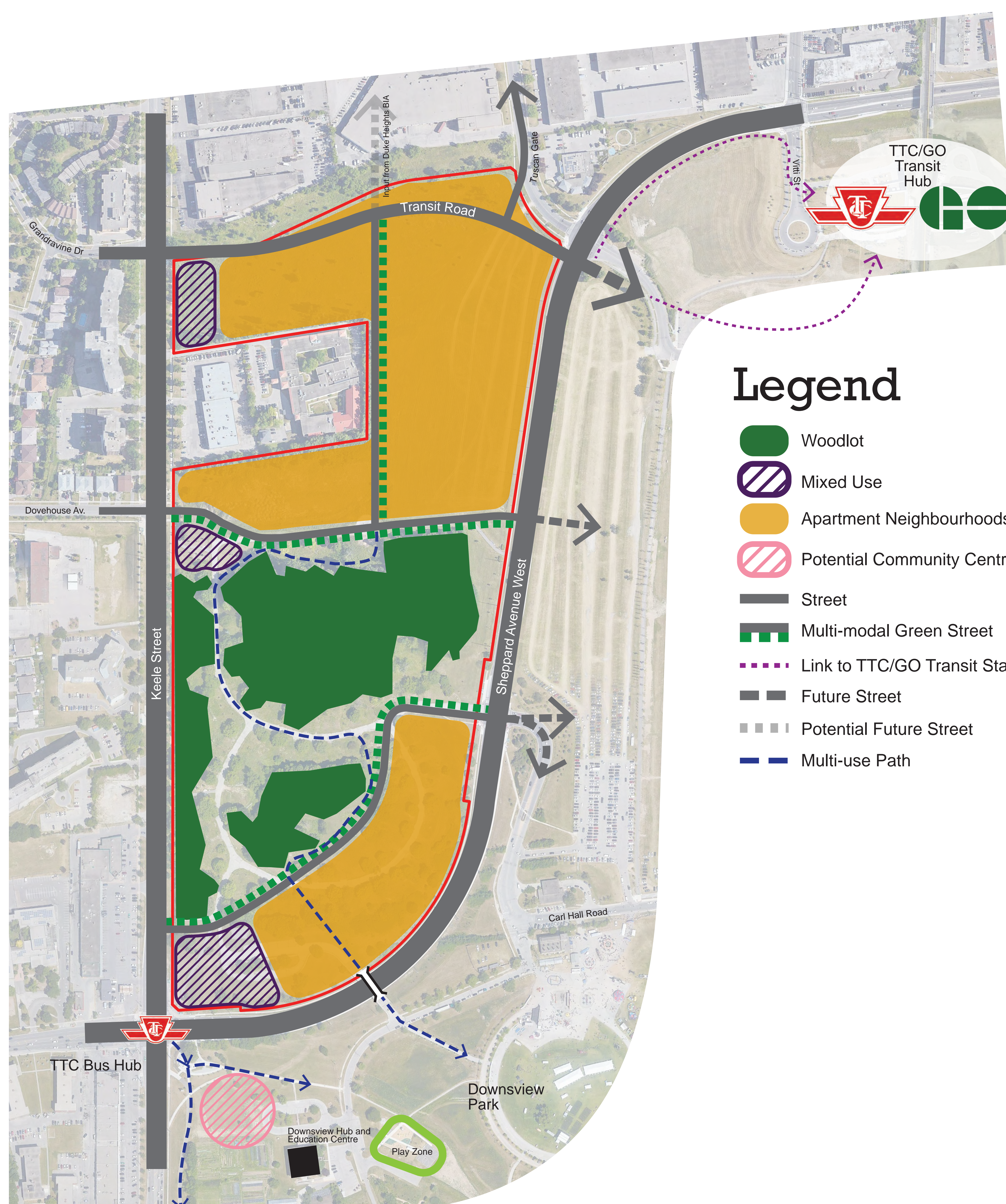
Are there any other principles you would like Canada Lands to consider? If so, what are they?

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



WHAT INFORMS THE DESIGN OF THE NEIGHBOURHOOD

The design of the William Baker neighbourhood is informed by approved and emerging directions (i.e. provincial policy, the City of Toronto Downsview Area Secondary Plan, public input and Canada Lands priorities). There are other ideas to explore through different approaches to concept options. These design/concept options are illustrated and explained in the display boards that follow. Canada Lands is interested in understanding what elements of these options you like and don't like, as this feedback will help inform an emerging concept.



Approved and Emerging Directions

Approved and Emerging Directions:

- Protection of the woodlot
- Substantial park space
- Location of the roads
- Connection to Transit Road
- Pedestrian bridge connection
- Mixed use and neighbourhood-serving retail
- A range of building types that includes low, mid and high rise throughout the neighbourhood
- Apartment Neighbourhoods
- In the order of 3550 units
- Multi-use pathway connecting to Downsview Park
- Creation of "green streets"

Ideas to Explore:

- Function of the park/woodlot
- Nature of pedestrian bridge connection
- Distribution, type and height of buildings
- Location and opportunities for additional neighbourhood-serving uses such as commercial or community amenities, and mixed use buildings
- Pedestrian trails, bicycle routes and/or multi-use paths

NEIGHBOURHOOD FOCUS

The neighbourhood focus is an area where a mix of uses can come together, such as cafes, shopping, open space, community and recreation facilities and day care, to create a place of gathering and activity that caters to residents and visitors of all ages. In all of the options, the neighbourhood focus is located in association with taller buildings so that there are more people who can access and enliven the space.

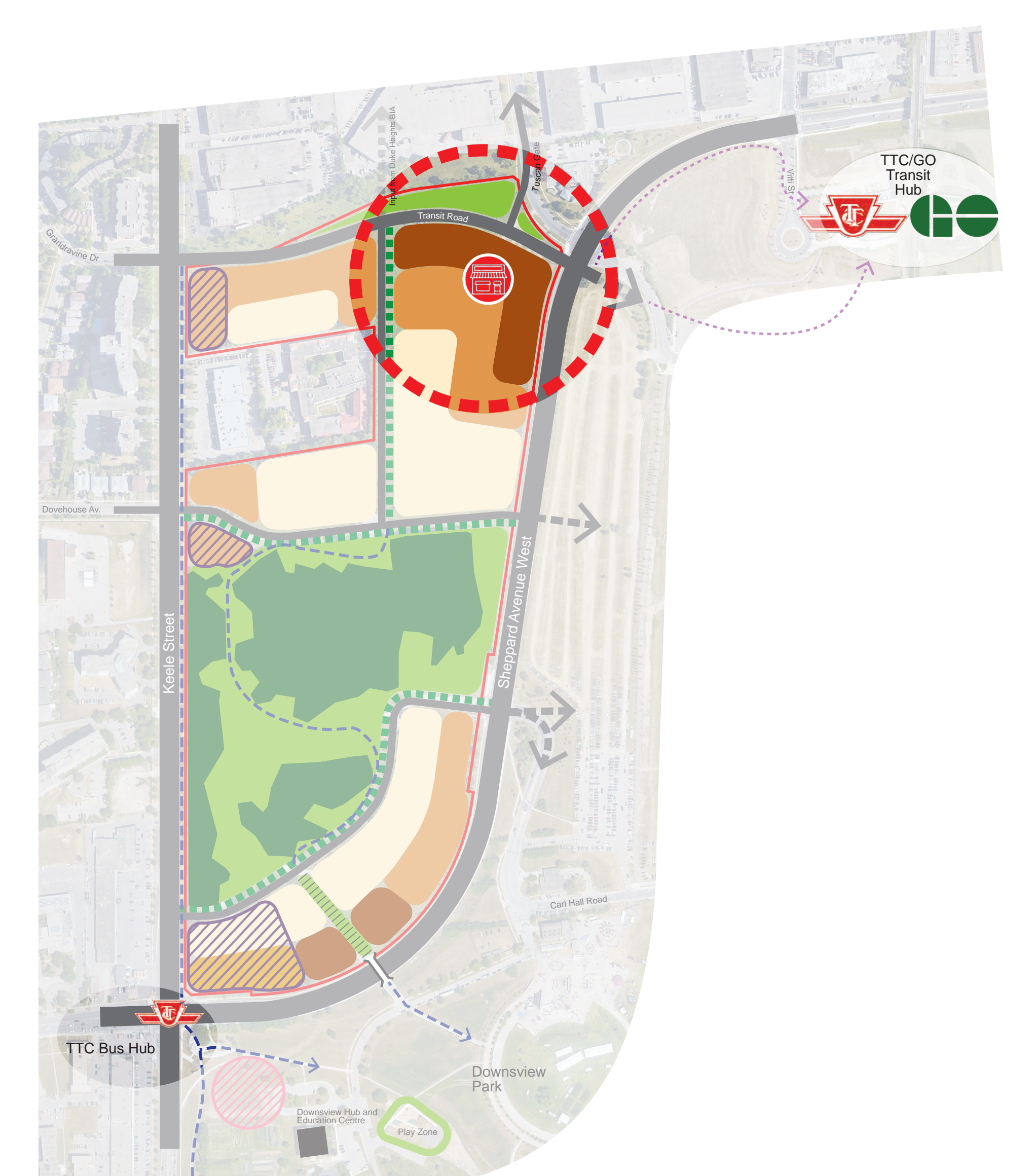
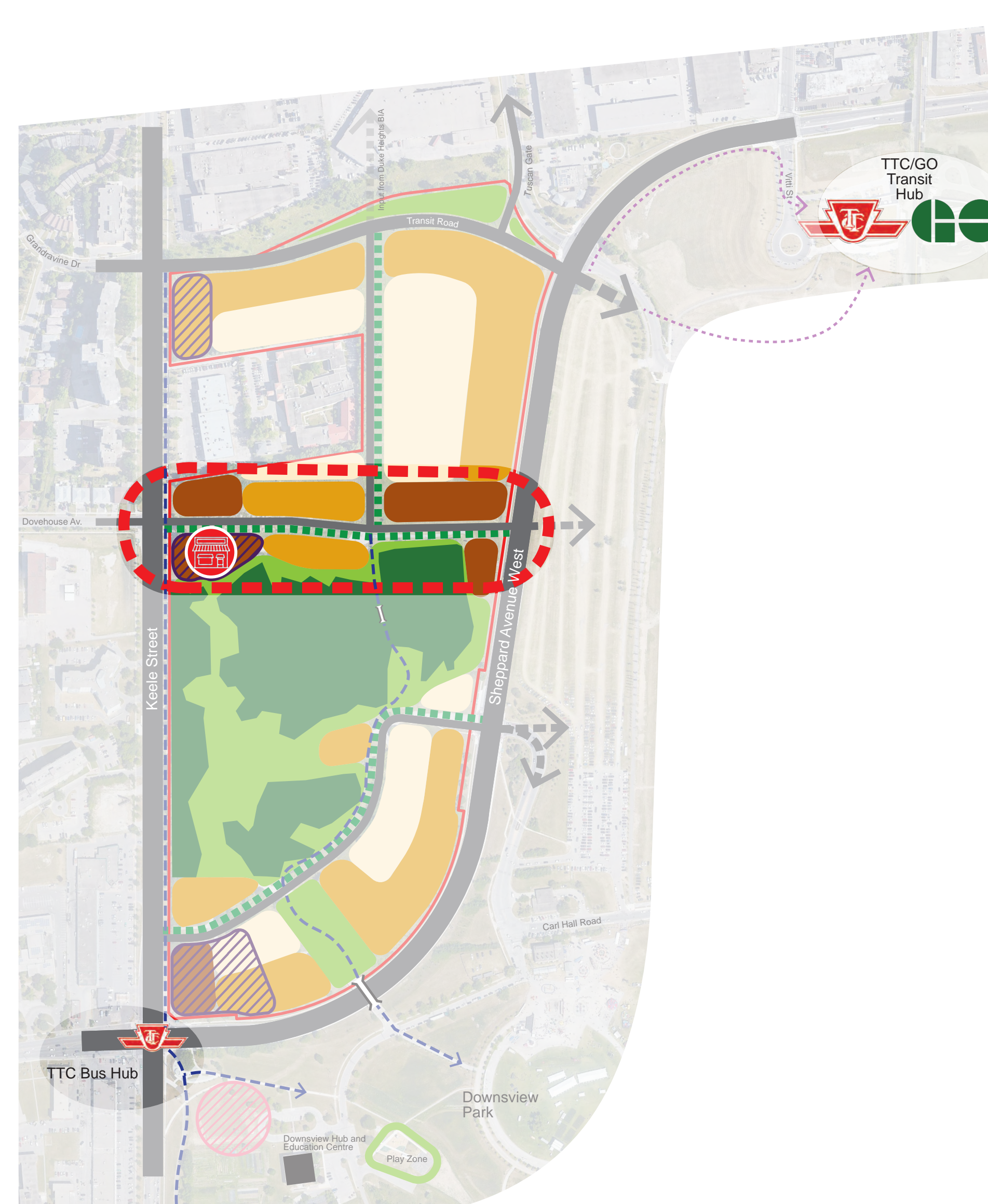
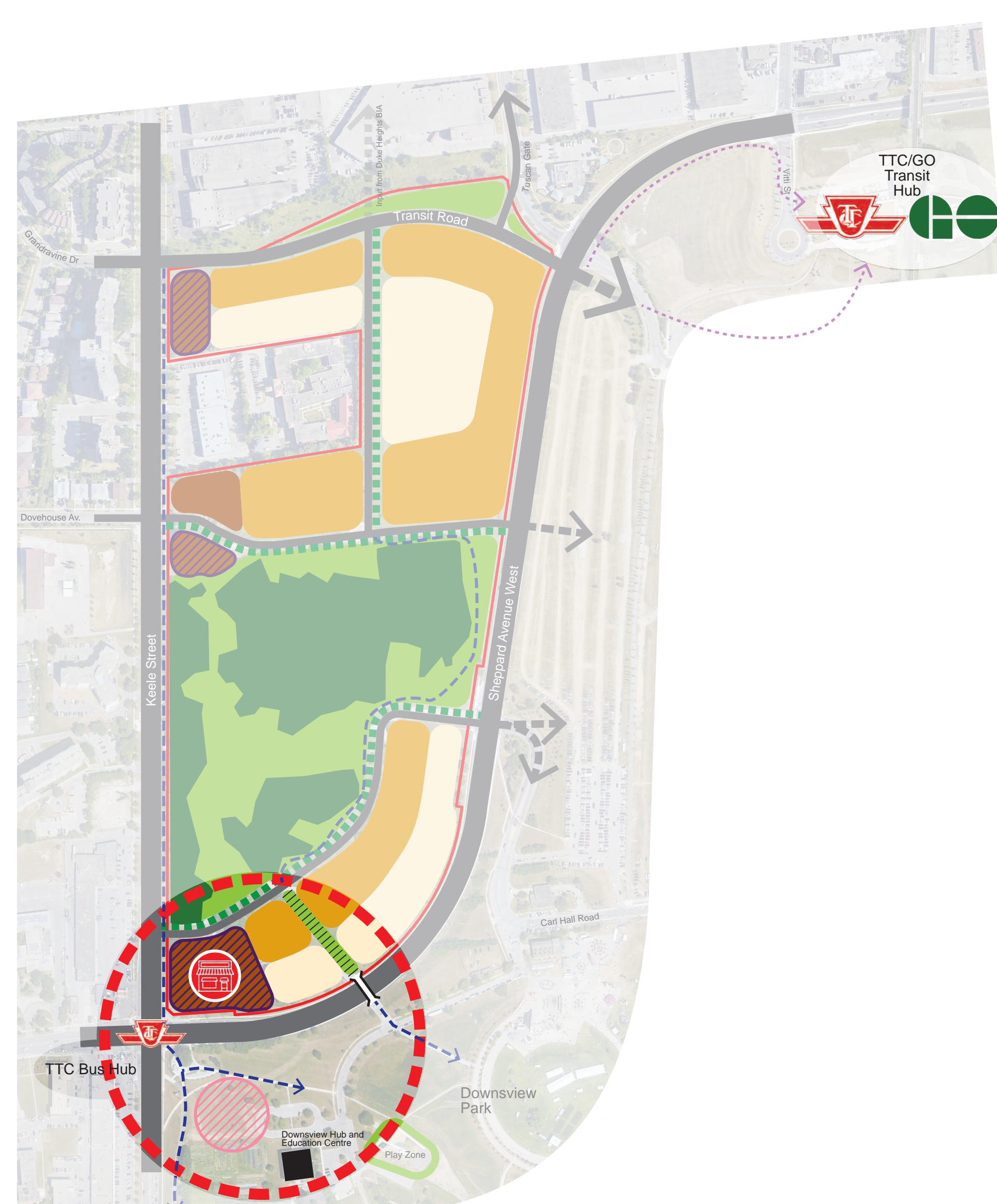
Option 1: Keele/Sheppard Focus

Option 2: Central Focus

Option 3: Station Focus

Legend

- Woodlot
- Public Open Space/Parks
- Mixed Use
- Neighbourhood-serving Retail
- High Rise Residential (13+ storeys)
- Mid Rise Residential (5-12 storeys)
- Low Rise Residential (up to 4 storeys)
- Potential Community Centre Location
- Neighbourhood Focus
- Street
- Multi-modal Green Street
- Link to TTC/GO Transit Station
- Future Street
- Potential Future Street
- Multi-use Path
- Mews Connection



Think About	Option 1 - neighbourhood focus at Keele and Sheppard closest to bus hub	Option 2 - neighbourhood focus centrally located along the east west road north of the woodlot	Option 3 - neighbourhood focus in the north east corner, closest to subway and rail
Ability to support neighbourhood serving commercial uses	Located at the intersection of major roads, this location is likely best able to support more major retail uses, such as a grocery store, given the density of residents in the area	Located internal to the neighbourhood, this location could support small-scale neighbourhood uses	Located close to a major transit station, this area may be able to support a broader mix of retail uses
Proximity to transit	Includes the bus hub at Keele and Sheppard	Located between the Downsview Subway/GO Station and the Keele bus hub	Located closest to transit station
Proximity to existing neighbourhoods in the area	Located at Keele and Sheppard makes it easy to get to from other neighbourhoods in the area so there may be lots of people to support all of the uses in the neighbourhood focus	Location on a road that could extend from Dovehouse, providing an opportunity for area residents to travel to the neighbourhood focus	Located in the north east corner of the new neighbourhood
Proximity to parks and community uses	Focus area includes part of Downsview Park on the south side of Sheppard. This area includes a potential community centre and the Downsview Hub and Education Centre. Connects to south side of woodlot and central park area	Focus area connects to north side of woodlot and central park area	Focus area includes park space on the north side of Transit Road
Best opportunity for a defined area of focus	Sheppard and Keele are the seams that can bring the focus area together - the "four corners"	Located along the east west road providing an opportunity to create a neighbourhood "main street"	Located along Sheppard Avenue and Transit Road near the station, there is an opportunity to create a defined focus area with an open space on the north side
<p>WHAT ELEMENTS OF THESE OPTIONS DO YOU LIKE? DON'T YOU LIKE? WHY?</p> <p>Put a green dot on the Board next to/on top of the aspects of each option that you like (if any). ●</p> <p>Use a red dot in the same way to identify those aspects of each option that you don't like (if any). ●</p> <p>Use the post-it notes to add an explanation for your dot.</p>			



WOODLOT, PARKS AND PEDESTRIAN BRIDGE

The District Plan will protect, enhance and provide connections through the woodlot. The open areas between the trees are proposed as public open space/park as indicated in the City of Toronto Downsview Area Secondary Plan. All options have a park located north of the new Transit Road. A new pedestrian and cycling bridge is proposed to connect the William Baker Neighbourhood to Downsview Park.

Option 1: Keele/Sheppard Focus

Option 2: Central Focus

Option 3: Station Focus

Legend

- Woodlot
- Public Open Space/Parks
- Street
- Multi-modal Green Street
- Link to TTC/GO Transit Station
- Future Street
- Potential Future Street
- Multi-use Path
- Mews Connection
- Pavilion



Think About	Option 1 - Naturalization of the central park	Option 2 - Emphasized linkage to Downsview Park	Option 3 - Active and naturalized central park
Ecological Function	Entirely naturalized area in between the woodlots	Naturalized area in between the woodlots, with accommodation for recreation facilities in the southerly linkage park/open space	Accommodation for recreation facilities (such as a playground) and a pavilion in between the woodlots, with naturalization around the woodlot edges
Recreation amenity for the neighbourhood	Playground in the north park	Recreation facilities could be located in the southerly linkage park/open space and/or in the north park	Provides the most recreational amenities for the neighbourhood, centrally located around the woodlot and in the north park
Link between the woodlot and Downsview Park	A mews connection designed as a shared street and fronted by buildings provides a street connection	A public park provides a wider linkage and recreational amenities. A multi-use path (cycle/pedestrian) provides the connection	A mews connection designed as a shared street and fronted by buildings (potentially framed by retail) provides a street connection
<p>WHAT ELEMENTS OF THESE OPTIONS DO YOU LIKE? DON'T YOU LIKE? WHY?</p> <p>Put a green dot on the Board next to/on top of the aspects of each option that you like (if any). ●</p> <p>Use a red dot in the same way to identify those aspects of each option that you don't like (if any). ●</p> <p>Use the post-it notes to add an explanation for your dot.</p>			



RESIDENTIAL LAND USE AND BUILT FORM

Most of the William Baker Neighbourhood is designated as “Apartment Neighbourhoods” in the City of Toronto’s Downsview Area Secondary Plan. This means that most of the housing will be apartments, but may also include townhouses and/or stacked townhouses. There will be a range of building types including low, medium and high rise throughout the neighbourhood.

Option 1: Keele/Sheppard Focus

Option 2: Central Focus

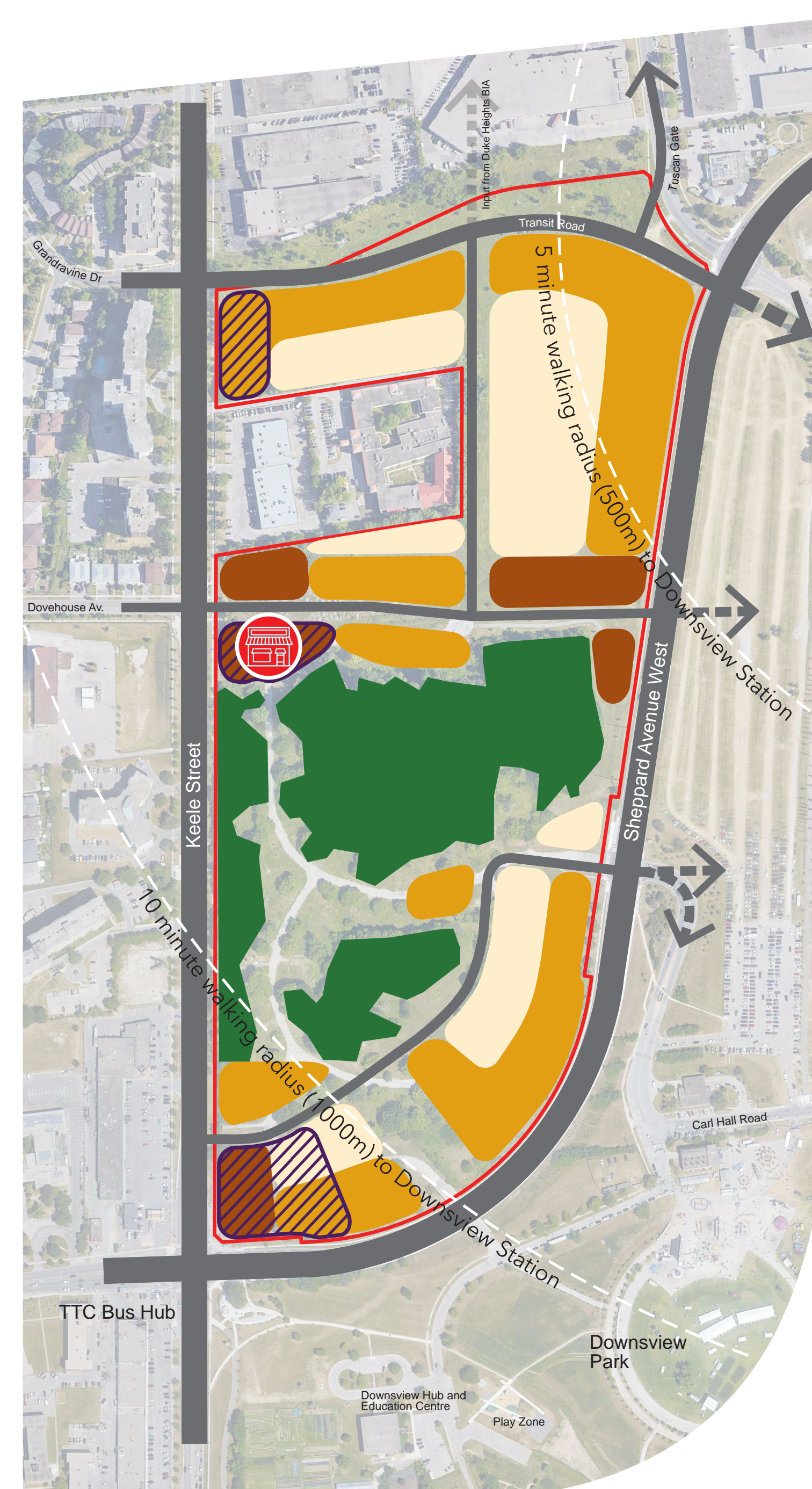
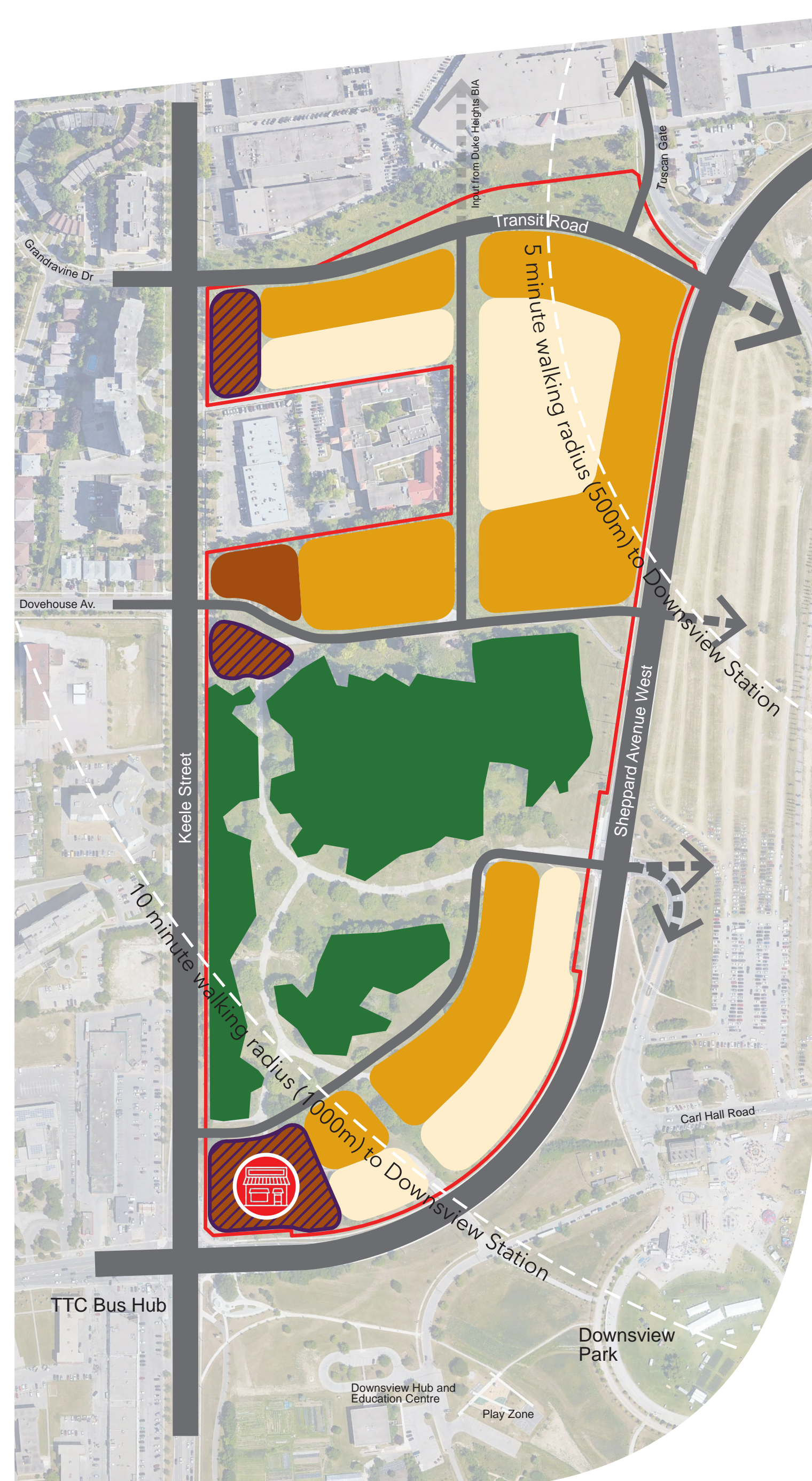
Option 3: Station Focus

All options propose the same amount of development (in the order of 3550 units) as provided by the City’s Downsview Area Secondary Plan.

Location of neighbourhood-serving retail is flexible throughout.

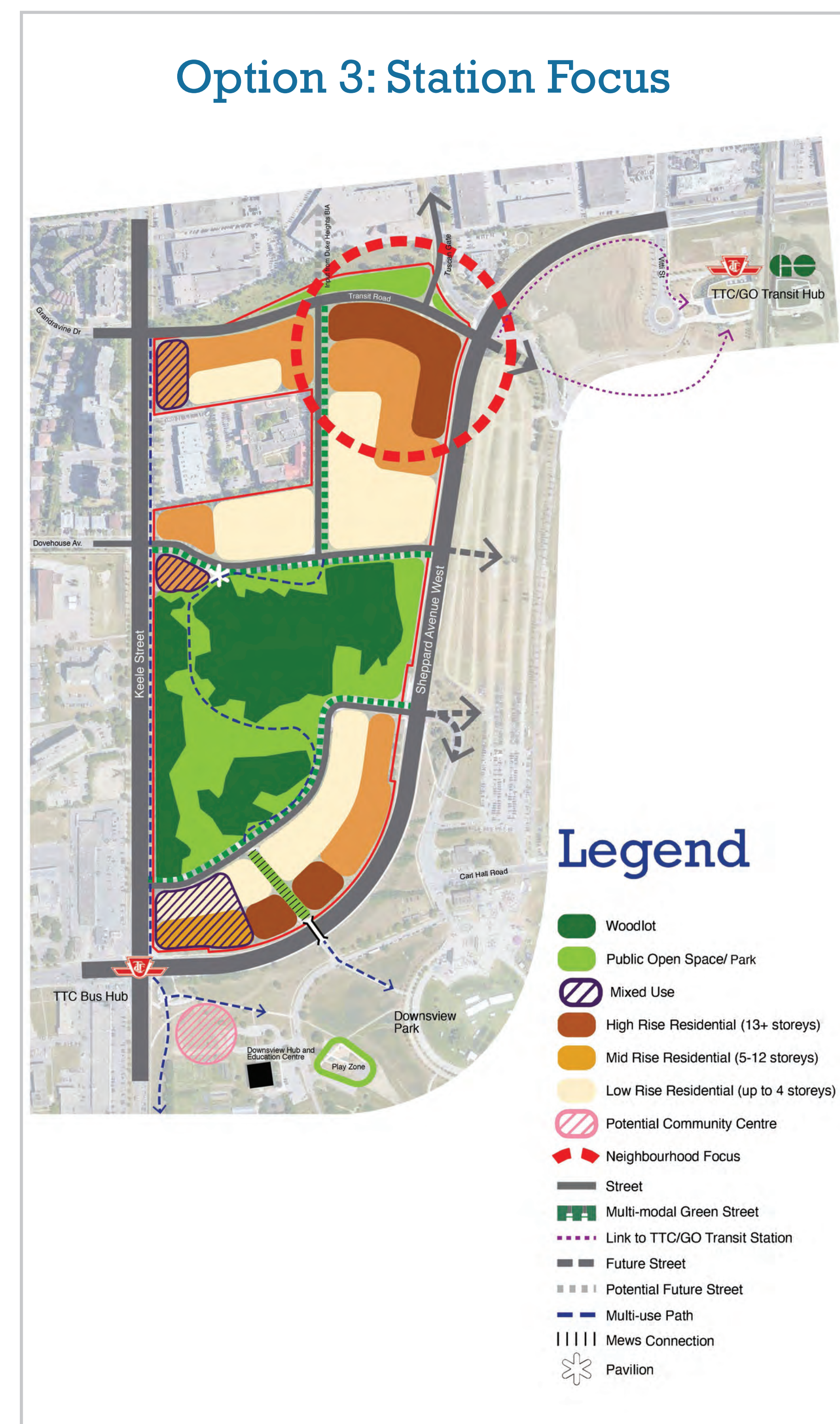
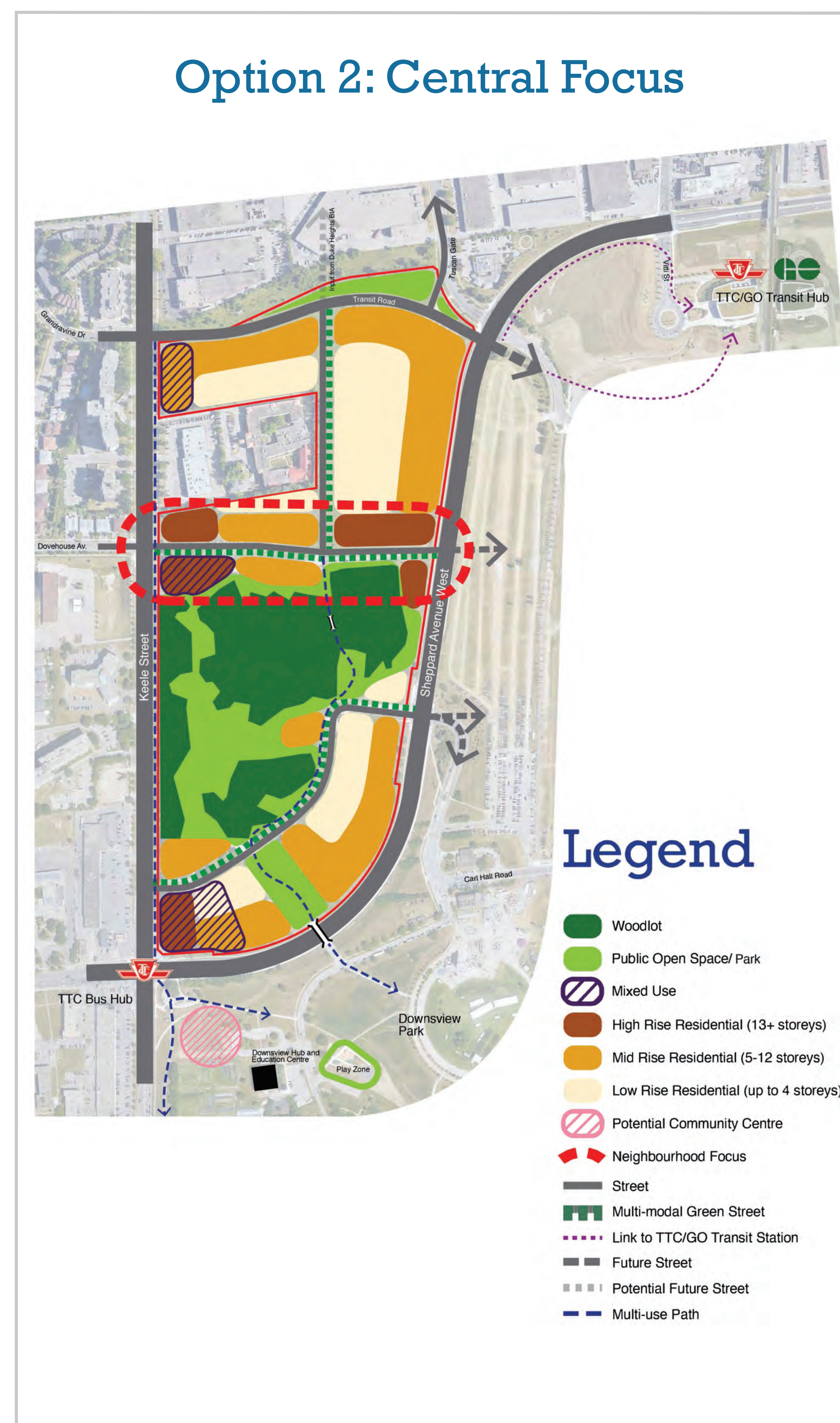
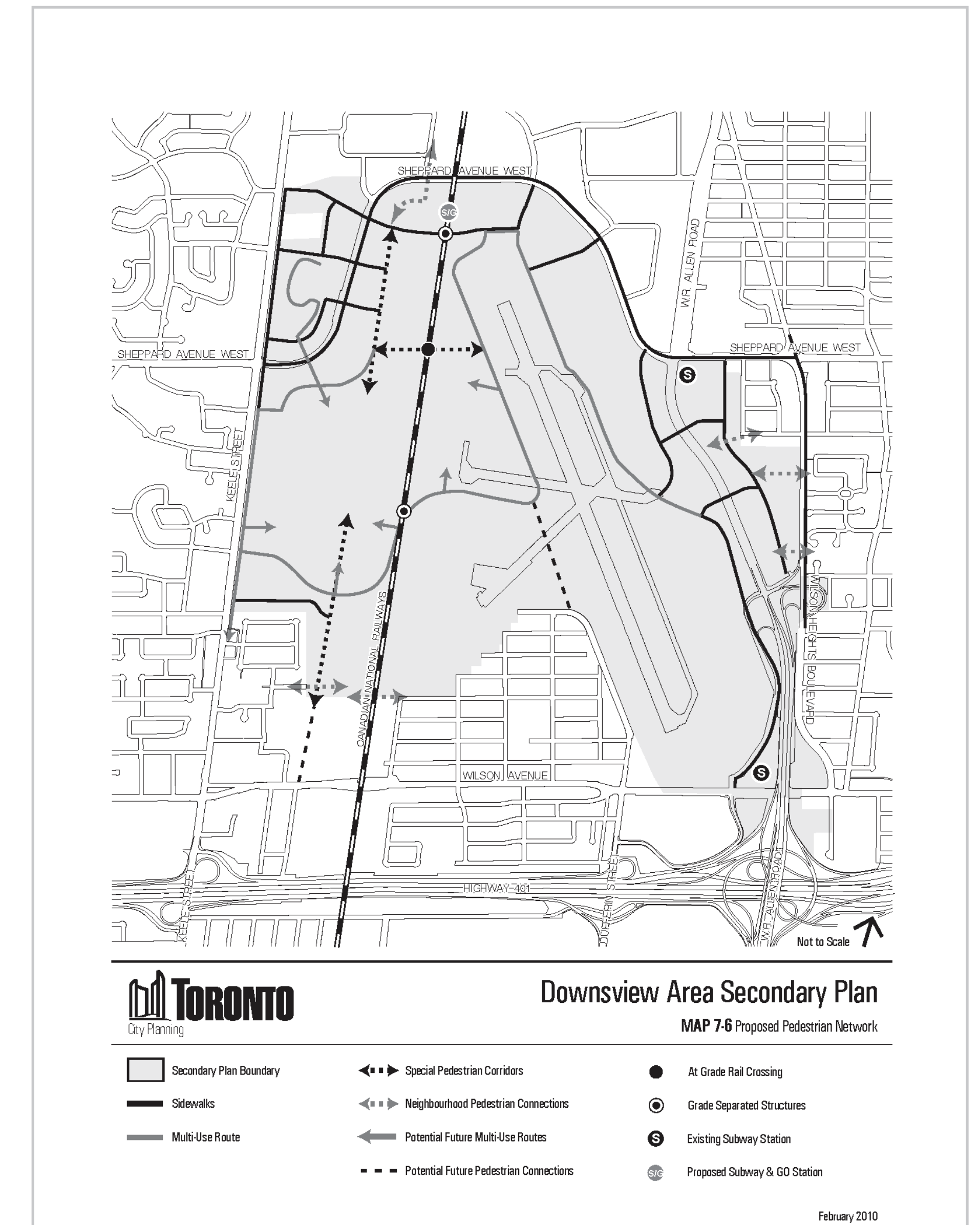
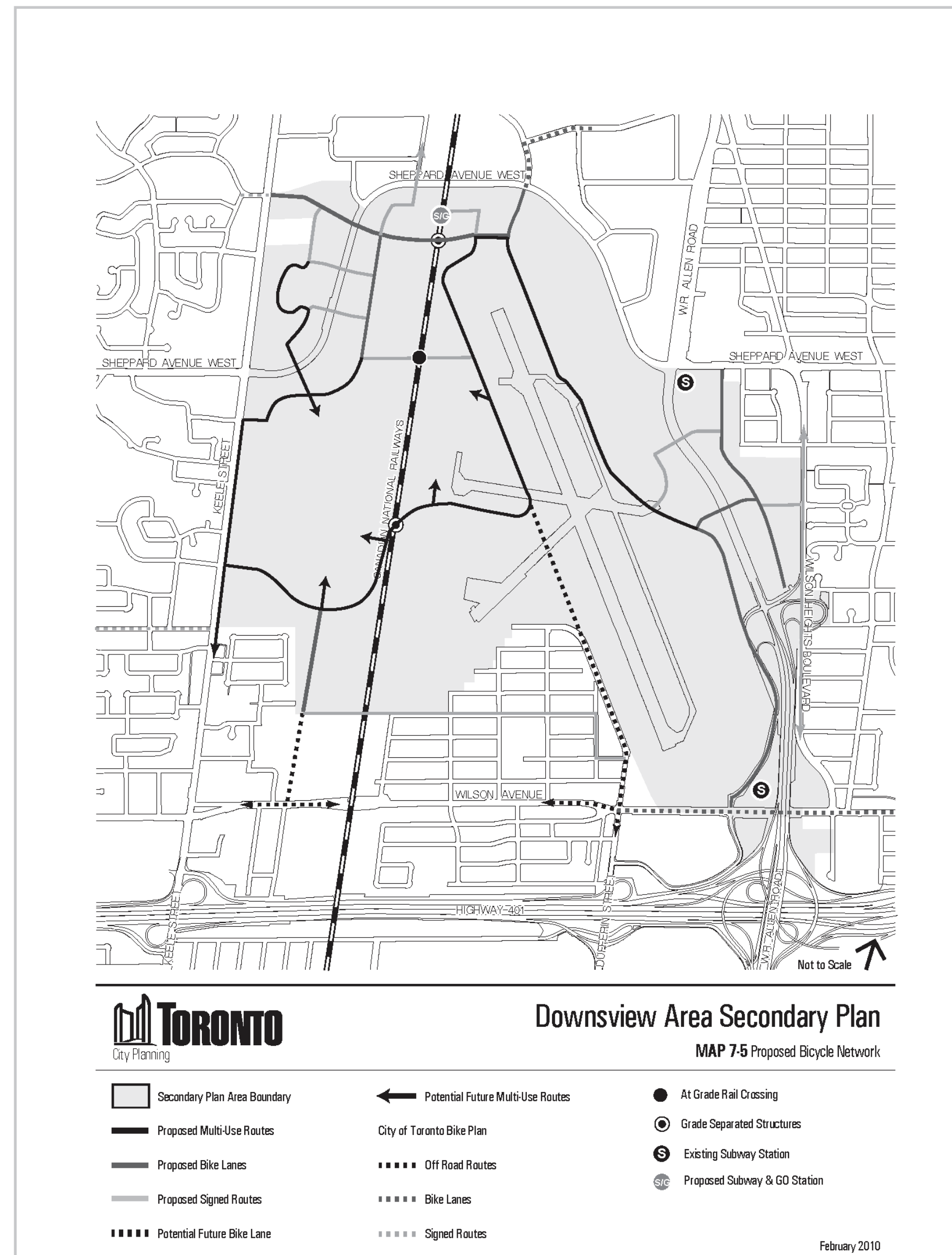
Legend

- Woodlot
- Mixed Use
- Neighbourhood-serving Retail
- High Rise Residential (13+ storeys)
- Mid Rise Residential (5-12 storeys)
- Low Rise Residential (up to 4 storeys)
- Street
- Future Street
- Potential Future Street



Think About	Option 1 - Keele-Sheppard Focus	Option 2 - Central Neighbourhood Focus	Option 3 - Downsview TTC/GO Station Focus
Overall development footprint higher buildings use less land (and can provide more open space) and lower buildings use more land (and can provide less open space) to accommodate the same number of residential units	Smaller development footprint than Option 2 Fewer buildings mean that the overall heights in the neighbourhood are higher than Option 2	Largest development footprint More buildings mean that the overall heights in the neighbourhood are lower	Smaller development footprint than Option 2 Fewer buildings mean that the overall heights in the neighbourhood are higher than Option 2
Concentration of Housing	Density and taller buildings are along Keele Street, which is served by bus, and mid rise and low rise are closest to the subway/GO station	Density and taller buildings are in the central area along the east-west street	Density and taller buildings are closest to the subway/GO station
Ability to get people living adjacent to the woodlot	Some people living adjacent to the woodlot (streets on the north and south edge of the woodlot are lined with mid rise buildings, not high rise or low rise)	Most people living adjacent to the woodlot (high, mid, and low rise buildings line the north and south edges of the woodlot).	Fewest people living adjacent to the woodlot (streets on the north and south edge of the woodlot are lined with low and mid rise buildings, not high rises)
<p>WHAT ELEMENTS OF THESE OPTIONS DO YOU LIKE? DON'T YOU LIKE? WHY?</p> <p>Put a green dot on the Board next to/on top of the aspects of each option that you like (if any). ●</p> <p>Use a red dot in the same way to identify those aspects of each option that you don't like (if any). ●</p> <p>Use the post-it notes to add an explanation for your dot (especially for those things that you don't like).</p>			

MOBILITY CONSIDERATIONS



Approved and Emerging Directions

- Streets, pedestrian and cycling infrastructure consistent with the Downsview Area Secondary Plan
- Pedestrian and cycling network is enhanced - now incorporated on all streets serving the neighbourhood
- Compatible with Tangier Road extension concept north of Transit Road as proposed by Duke Heights BIA
- Neighbourhood design promotes good access to existing subway, GO and bus transit

Mobility Ideas To Explore

TRANSIT



Good Access to Public Transit

PEDESTRIAN



Pedestrian Connectivity Within/To/ From Surrounding Area
 Mix of Uses to Internalize and Facilitate Pedestrian Trips

CYCLING



Cycling Connectivity Within/To/From Surrounding Area

ROADS



Streets Designed to be Multi-Modal
 Phased Streets Network Improvements and Traffic Control Management

FUTURE PROOFING



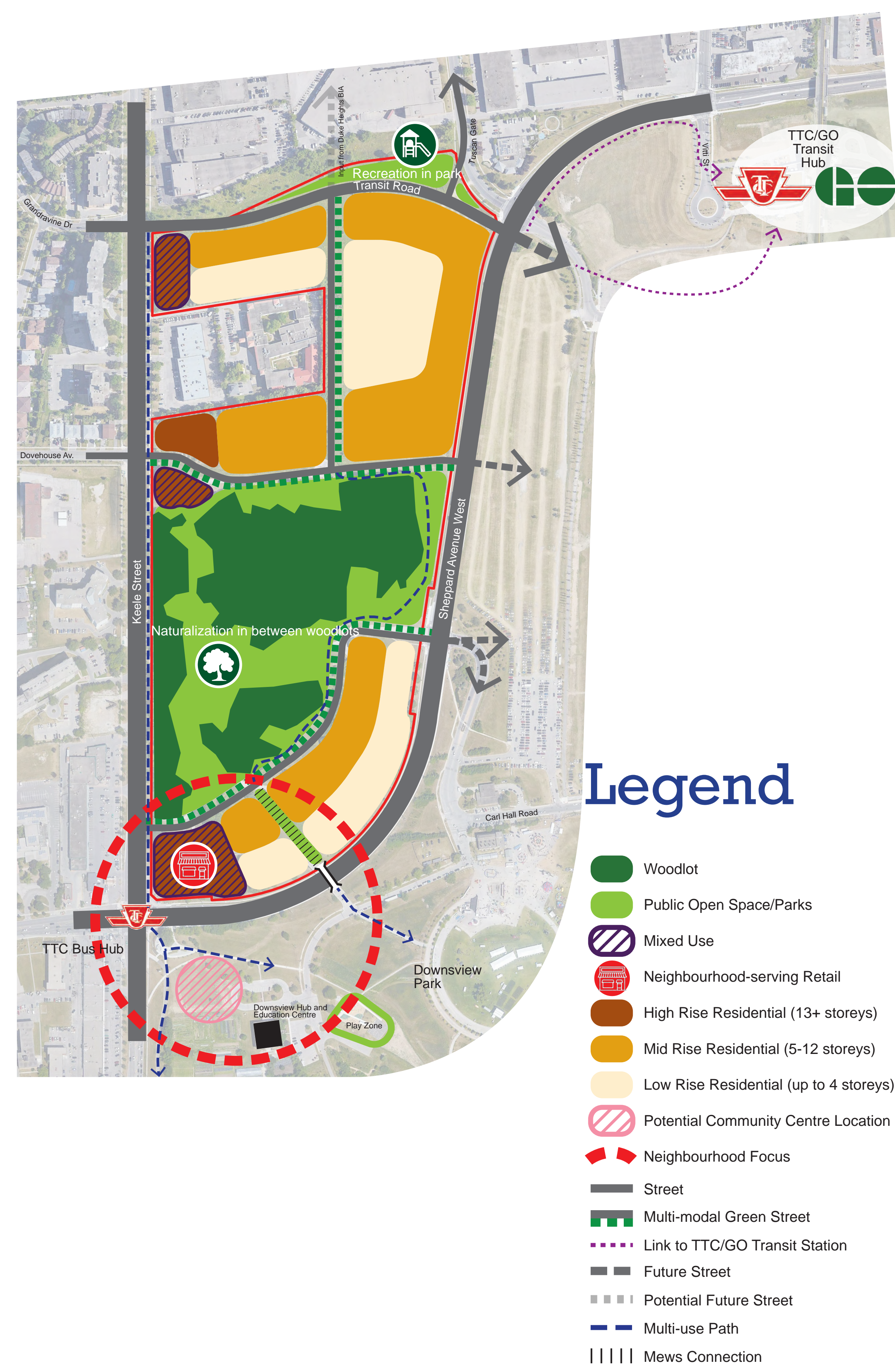
Automated Vehicles Development
 Parking Supply
 Curbside Space Management
 Micro Mobility (Last Mile)



CONCEPTS THAT BRING ELEMENTS TOGETHER

Three concepts have been developed that combine the elements in different ways. The purpose is to seek your feedback on the elements that will inform the District Plan for the William Baker Neighbourhood.

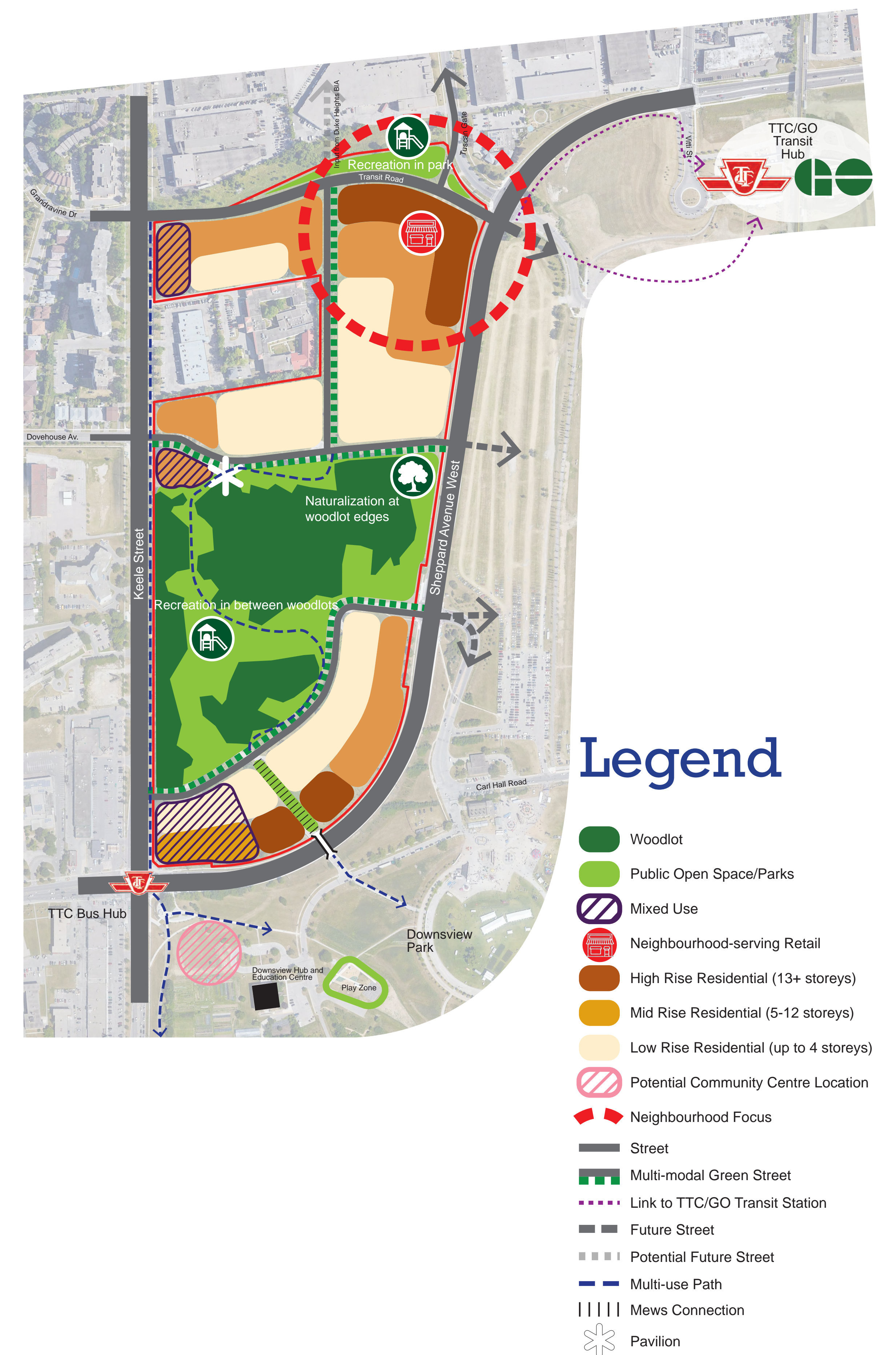
Option 1: Keele/Sheppard Focus



Option 2: Central Focus



Option 3: Station Focus



Neighbourhood Focus
Keele/Sheppard focus with south woodlot access and adjacent amenities including potential community centre site and the Downsview Hub and Education Centre

Residential Land Use and Built Form
Height along Keele and at intersection with Sheppard

Woodlot, Parks and Pedestrian Bridge
Woodlot area naturalized and has a pathway connection along its edge. Mews/shared street provides connection to new pedestrian bridge

Neighbourhood Focus
Central focus along the new east-west street and north woodlot access

Residential Land Use and Built Form
Height is primarily in centre along east-west street; some height at south

Woodlot, Parks and Pedestrian Bridge
Woodlot area naturalized and has a pathway connection through it enhanced with a linkage park which has recreational amenities and provides connection to new pedestrian bridge

Neighbourhood Focus
Station focus close to TTC/GO, along the north park

Residential Land Use and Built Form
Height is primarily near the transit station; some height at south

Woodlot, Parks and Pedestrian Bridge
Woodlot area enhanced with pavilion building, playground and/or other recreational amenities; mews/shared street framed by retail at ground level provides connection to new pedestrian bridge

OPTION 1: KEELE-SHEPPARD FOCUS

The neighbourhood's heart is located at the Keele and Sheppard intersection, and includes a high density mixed use block framed by the new pedestrian bridge/gateway, near the potential community centre site, the Downsview Hub and Education Centre, and the Play Zone. The park and open space areas around the woodlot are naturalized.



Placemaking Opportunities

1. Neighbourhood focus at Keele & Sheppard
2. Mews link to bridge
3. Naturalized woodlot area



1 Neighbourhood focus at Keele and Sheppard includes shopping, community uses and the Keele bus hub



2 The mews linkage between the pedestrian bridge and woodlot is a shared street, lined by residential units with front doors that face the mews



3 The park areas around the woodlot are enhanced by reforestation and ecological plantings, and have a pathway through them

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

What elements of this concept do you like and why?

What elements of this concept don't you like and why?

OPTION 2: CENTRAL FOCUS

The neighbourhood's heart is located along the new east-west street to the north of the woodlot. It includes a high density mixed use block and high and mid rise residential blocks. Development blocks are tucked around the edges of the woodlot, and the parks and open spaces around the woodlot are naturalized. A park/open space makes a connection between the woodlot and the new pedestrian bridge.



Legend

- Woodlot
- Public Open Space/Parks
- Mixed Use
- Neighbourhood-serving Retail
- High Rise Residential (13+ storeys)
- Mid Rise Residential (5-12 storeys)
- Low Rise Residential (up to 4 storeys)
- Potential Community Centre Location
- Neighbourhood Focus
- Street
- Multi-modal Green Street
- Link to TTC/GO Transit Station
- Future Street
- Potential Future Street
- Multi-use Path

Placemaking Opportunities

1. Neighbourhood focus in centre
2. Park link to bridge with recreation
3. Naturalized woodlot area



1 Neighbourhood focus along the east-west street just north of the woodlot can include a multi-use path access, and potentially retail at ground level



2 The park/open space linkage between the pedestrian bridge and woodlot has a multi-use path and recreational amenities



Example showing how the park linkage could be framed by residential buildings and have recreational amenities



3 The park area around the woodlot is enhanced by reforestation and ecological plantings, and has a pathway through it

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

What elements of this concept do you like and why?

What elements of this concept don't you like and why?



OPTION 3: STATION FOCUS

The neighbourhood's heart is located in the north east area of the William Baker Neighbourhood closest to the TTC/GO transit station. It includes high and mid rise residential blocks and the park along Transit Road. The parks and open spaces around the woodlot provide recreational amenities.



Placemaking Opportunities

1. Neighbourhood focus near station
2. Mews link to bridge
3. Enhanced woodlot with recreational facilities and infrastructure



1 Neighbourhood focus near the Downsview Park TTC/GO transit station includes the linear park and potentially retail on the ground floor



2 The mews linkage between the pedestrian bridge and woodlot is a shared street, lined by residential units with front doors that face the mews, and potentially retail on the ground floor



3 Amenities in the woodlot park might include playgrounds, community gathering spots, a pavilion and/or a dogs off leash area



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

What elements of this concept do you like and why?

What elements of this concept don't you like and why?



NEXT STEPS

These panels will stay here in the Hub and be available online at www.williambakerneighbourhood.ca. You can continue to provide feedback on the panels and online until January 31, 2020. Following this date, a summary of all feedback shared will be posted to the project website.

The next round of consultation will seek input on the emerging concept for the William Baker District Plan.



Images from Phase One Engagement

Do you have any additional comments as Canada Lands continues with the District Planning Process?

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