

William Baker Neighbourhood  
**Phase Three Community Consultation**  
Virtual Meeting via WebEx Meetings  
November 10<sup>th</sup>, 2020 – 12:00 PM to 2:00 PM

Participants in the meeting included a representative of Lumacare (the largest provider of in-home services to seniors in Downsview), two local residents (one of whom is also a member of the Downsview Lands Community Voice Association and a Stanley Greene resident), a representative of the Coco Group and the Wilson Village BIA, and a land-use planning consultant to the Duke Heights BIA. Canada Lands Company hosted the meeting, along with its' consultants supporting the development of the William Baker District Plan (The Planning Partnership, Counterpoint Engineering, Dougan & Associates, and BA Group). Participating City of Toronto staff represented Planning, Transportation, Parks and Recreation, as well as Urban Design. The meeting was facilitated by Swerhun Inc.

Notice of the meeting was delivered through a variety of mechanisms, including: by mail to residents and businesses within approximately 1km from the site; email to organizations and individuals that signed up for updates and/or participated in previous consultation activities; advertisements in local newspapers (Metroland & L'Express); on the project website; notice in the Downsview Park Newsletter; and through Canada Lands social media channels.

*This summary was written by Swerhun Inc. and was shared with participants in draft 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.*

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## **SUMMARY OF FEEDBACK**

On Tuesday, November 10th, Canada Lands and members of its consultant team hosted the first of two community consultation meetings as part of Phase Three of the William Baker consultation process. The Canada Lands team presented the Emerging District Plan Land Use Concept for the future neighbourhood and sought feedback on the material presented. The feedback shared by the participating community members is summarized below; responses and comments provided by Canada Lands and its consultant team are included in *italics*.

The vast majority of the discussion focused on providing clarification on certain elements of the emerging District Plan. Participants also identified what they liked and appreciated about the proposed Framework Plan, and also provided comments and suggested refinements for Canada Lands to consider.

### **Aspects of the emerging William Baker District Plan participants said they liked included:**

#### Seniors

- Representative from Lumacare noted that it was refreshing to hear seniors mentioned throughout the presentation and thoughtfully integrated into the design of the District plan. The presentation highlighted important aspects for seniors' populations and those with differing abilities by looking at walkability, affordable housing, canopy cover, rest areas. The representative also echoed that mid-rise, accessible, and affordable housing options were top priorities for them.

### Affordable housing

- There was an appreciation for the wide range of affordable housing options touched on through this presentation.

### **Suggested refinements and/or comments participants asked Canada Lands to consider:**

#### Woodlot

- As an option for avoiding residential infringement on the woodlot, it was suggested building fewer low-rise buildings be built around the woodlot and more mid/higher rises buildings be constructed in areas further from the woodlot. It was suggested that by building more high-rise buildings, Canada Lands could deliver the same density with less infringement on the woodlot.
- Has there been consideration been given to connecting Downsview Park and the William Baker Woodlot through creating a green corridor? *The intent is to have a better and more diverse woodlot. Dougan and Associates (consultants to Canada Lands) clarified that the District Plan will include an ecological buffer to protect the woodlot. There are efforts being made to expand the canopy between woodlot blocks, which will benefit different species, especially forest interior birds, and add to local biodiversity. Canada Lands also noted that the District Plan will not infringe on the woodlot but will enhance it. The District Plan will look at how to naturalize areas that were once residential and occupied by former military housing. The emerging plan is providing space for diverse interests in the variety of built form to achieve this.*
- While the historical aerial image provides insight into the former residential land uses around the woodlot, there is an opportunity to enhance the woodlot by expanding the woodlot area and not developing on the former residential sites. *Canada Lands noted that the green corridor is a good idea that aligns with their efforts to look at Downsview Park and all areas to enhance diversity. This is something that can be looked into.*

#### Housing

- Has Canada Lands considered broadening the housing options on the site to include an emergency shelter? There are people experiencing homelessness sleeping in the parking lot plaza at Wilson and Keele. The District Plan has not discussed housing options (like emergency shelters or social housing) for local vulnerable populations, which are especially necessary during the winter. *Canada Lands is committed to being as inclusive as possible in the William Baker neighbourhood and is proposing a broad range of housing within the spectrum including rental, ownership, affordable, and seniors options, and noting that the City of Toronto has been looking at homelessness and the housing spectrum more broadly. Ben DiRamio from the City of Toronto added that the City has been supportive of Canada Lands' efforts to reach out to the community and supportive of what they have done. Once the District Plan application is submitted, the City of Toronto will be leading their public consultation process. This will give the public another opportunity to identify and discuss priorities.*

#### Seniors

- Consider exploring an option for integrated care options for seniors' care and childcare.
- There are opportunities for integrating the daycare with other amenities such as the community center or a library. *Canada Lands was excited about the suggestion to include an inter-generational component to the daycare offered. Canada Lands may continue the conversation with the Lumacare representative, Susan.*
- Ensure the senior buildings are close both to each other and other amenities.

- It may be beneficial to explore synergies with the Downsview Long-term Care Facility and creating a seniors' hub or village in partnership with the Downsview Long-term Care Facility. *Canada Lands has been in conversation with the Downsview Long-term Care Facility. There is an understanding that there is a desire to expand the facility and provide assisted living opportunities. The District Plan will accommodate a seniors' village should there be a market for a seniors village. Canada Lands wants this to be an inclusive and integrated community as opposed to a community exclusive only for seniors or shops that only serve seniors.*

#### Community Centre

- Has the land for the community centre been finalized? Could there be an opportunity to integrate the community centre with a daycare or library? *Canada Lands has offered the City of Toronto the land for the community centre and is willing to support the planning, design or even front-end costs. Our understanding is that the community centre could include other integrated uses, subject to City of Toronto programming.*

#### Transportation and Parking

- Consider adequate parking spaces (personal and work vehicles) and access to transit for senior service providers. *Both above and below ground parking options are being explored to ensure adequate parking is provided for seniors uses and other uses at the future William Baker neighbourhood.*
- Is there a possibility of Carl Hall road being extended or the Sheppard Loop? I understand it is not exactly within William Baker's scope but what is the status on this? *The BA Group consultant (transportation consultants to Canada Lands) noted that Carl Hall Road is a privately owned road and there are some limitations to connecting them. It is still an option that is being explored. Canada Lands added that the id8 process is looking to East/West and North/South Connections. With our partners at Northcrest, there is an opportunity to look at these connections comprehensively*

## **NEXT STEPS**

James Cox, on behalf of Canada Lands, thanked the participants for making the time to participate and share their thoughts. He encouraged them to also provide further comments which remains open till mid-December. Canada Lands is also open for conversations and please do not hesitate to reach out. There is an interest to continue the conversation on the integrated daycare, seniors village and woodlot.

**Reminder:** As a result of the most recent COVID-19 related restrictions recommended by public health agencies, Canada will be rescheduling the planned community walk on November 22<sup>nd</sup>, 2020 until further notice.