

North York Community Council
North York Civic Centre
Main Floor, 5100 Yonge Street
Toronto, ON
M2N 5V7

June 21, 2021

Dear Chair and Council Members:

Subject: NY25.10 – Zoning By-law Amendment and Plan of Subdivision
Applications - 1350 Sheppard Avenue West (Downsview Lands
Secondary Plan, William Baker District)

Gladki Planning Associates Inc. (GPA) is the planning consultant for the DUKE Heights Business Improvement Area (BIA). We are writing on behalf of the BIA regarding the above mentioned applications.

DUKE Heights is located in the former City of North York. The BIA area covers 1,646 acres and consists of over 2,500 businesses with 32,000 employees. It is the second biggest BIA in North America geographically and has over 34,000 visitors every workday of the week during normal operations.

The DUKE Heights BIA's primary objective is to promote the potential of the area, provide support to businesses in the area and inject new resources to tap into the potential of the community.

We would like to provide the attached information for the attention of North York Community Council. This information was presented previously to the applicants, Community Planning Staff and the local Councillor.

We respectfully request that the applicant and Community Planning consider the substance of the attached as part of the public consultation process and in the final recommendations regarding the above noted applications.

Regards,



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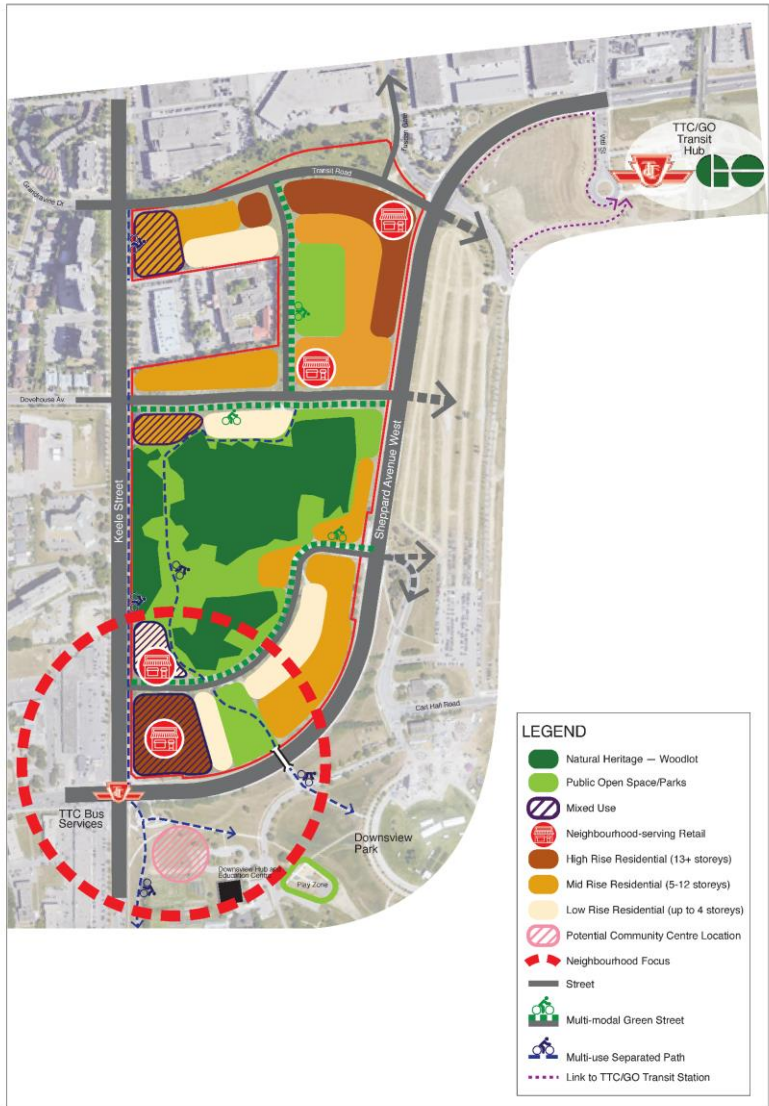
- c. Cllr. James Pasternak, Ward 6 – York Centre, Chair North York Community Council
Lia Martelluzzi, Executive Director DUKE Heights BIA
Joe Pantalone, Special Advisor DUKE Heights BIA

Encl. Presentation – Proposed William-Baker Development & DUKE Heights Additional Recommendations



PROPOSED WILLIAM-BAKER DEVELOPMENT & DUKE HEIGHTS ADDITIONAL RECOMMENDATIONS

WILLIAM BAKER PROPOSAL



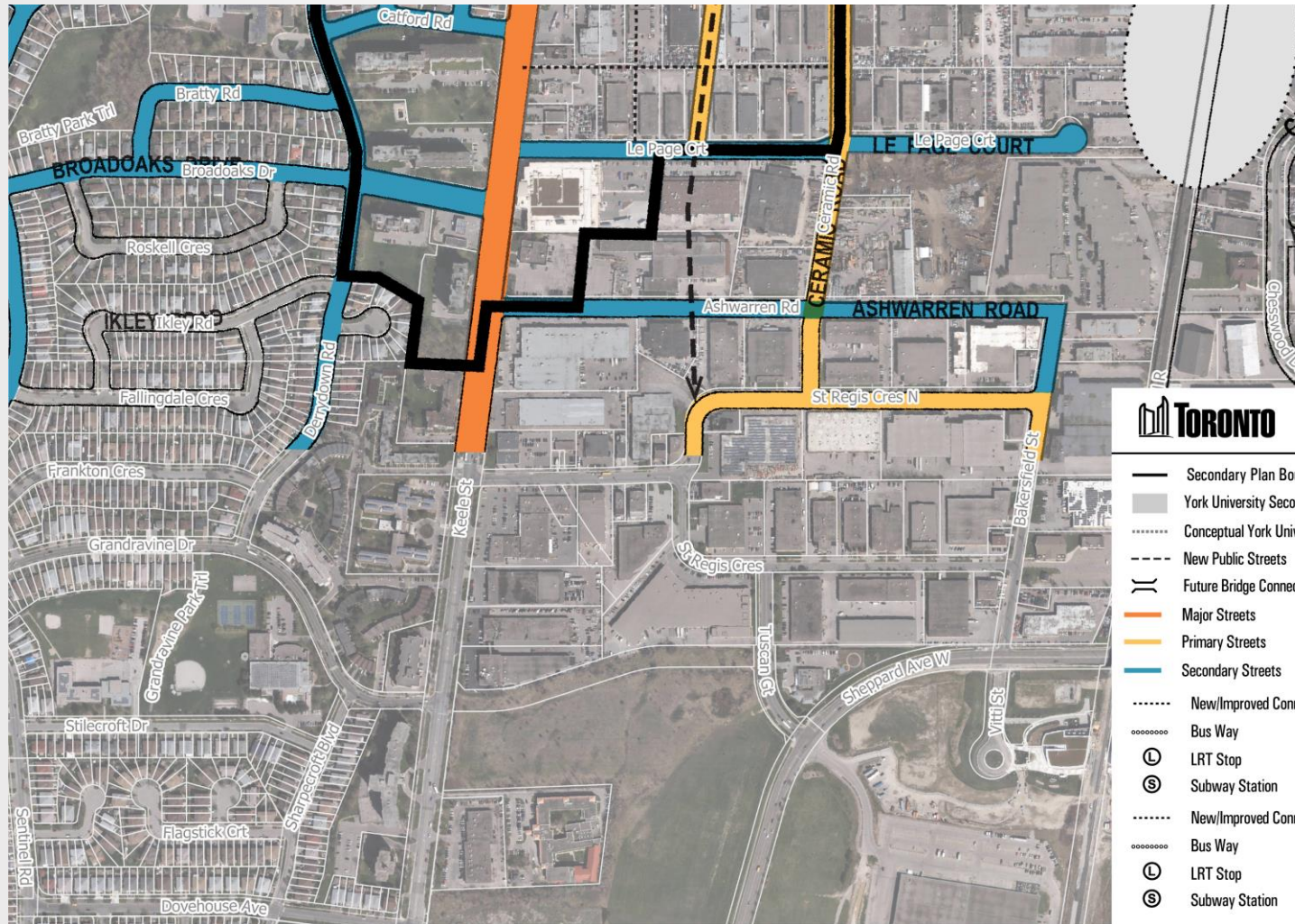
DUKE Heights BIA Supports

- The BIA supports the proposal for the William Baker Neighbourhood including the proposed ZBA & Draft Plan of Subdivision
- Mixed-use intensification
- Proximity to existing TTC/GO Transit Hub
- New proposed internal street network including East-west extension of Grandravine Drive via 'New Transit Road' to intersection of Tuscan Gate and Sheppard Avenue West.

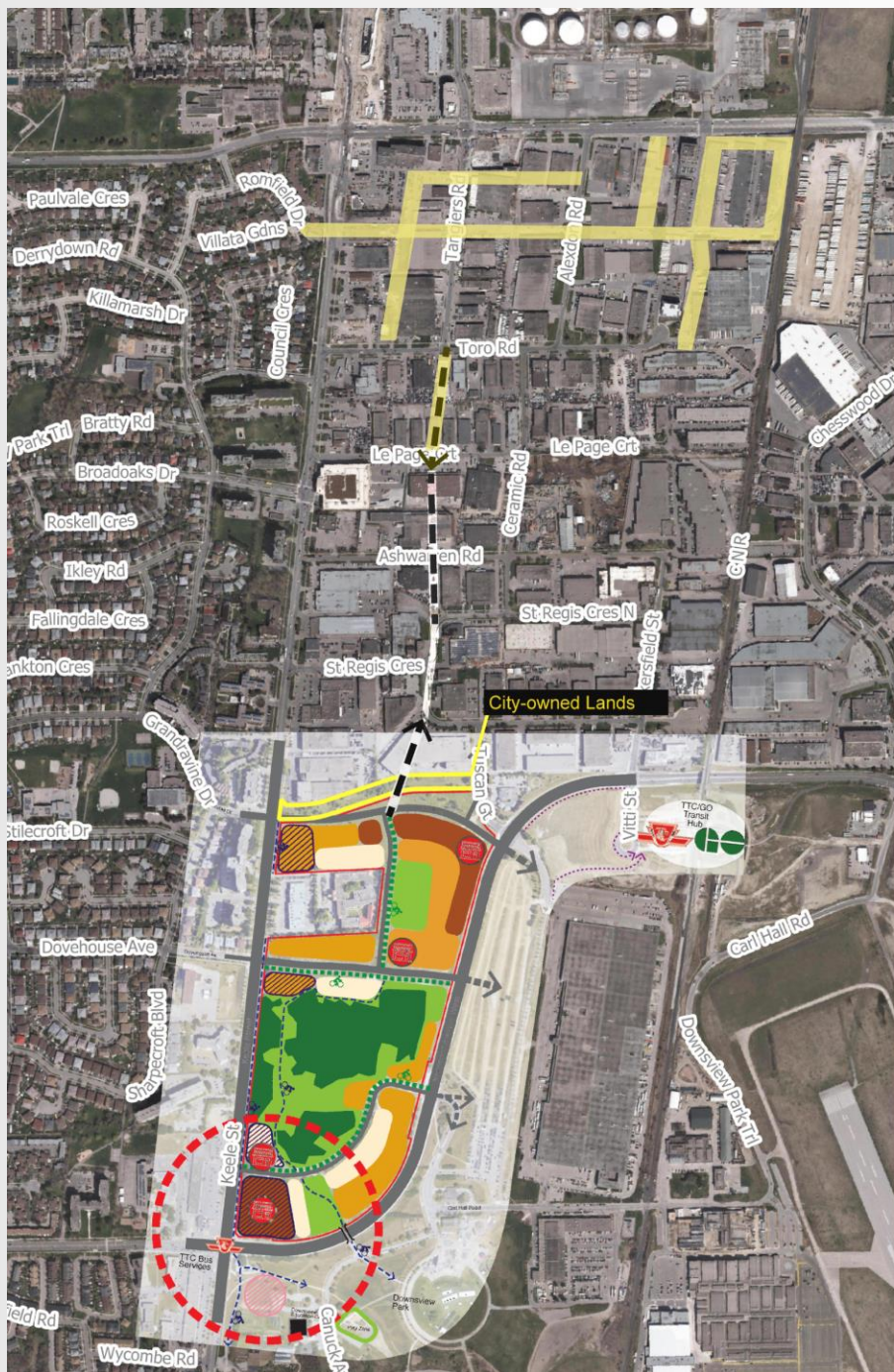
BIA has concerns with

- Land use connectivity issues linking lands north of new Transit Road with the rest of the BIA
- Compromised function of existing Tuscan Gate intersection

ROAD CONNECTIVITY



- OPA 483 (City Council endorsed) identifies the planned extension of Tangiers Road, extending from new public streets linking The Pond Road in the north, to Le Page Court in the south
- Policy 6.2.7 of OPA 483: “The Tangiers Road extension southward to LePage Court is intended to provide additional opportunities for a further extension of the public street network, which will be determined as part of an Environmental Assessment process. The Environmental Assessment should consider the southward street extension beyond the Secondary Plan area, with connectivity to St. Regis Crescent and Sheppard Avenue West.”



Proposed William Baker Neighbourhood Development

- City-owned Lands
- Alignment, Potential Connections

Keele-Finch Plus, OPA 483

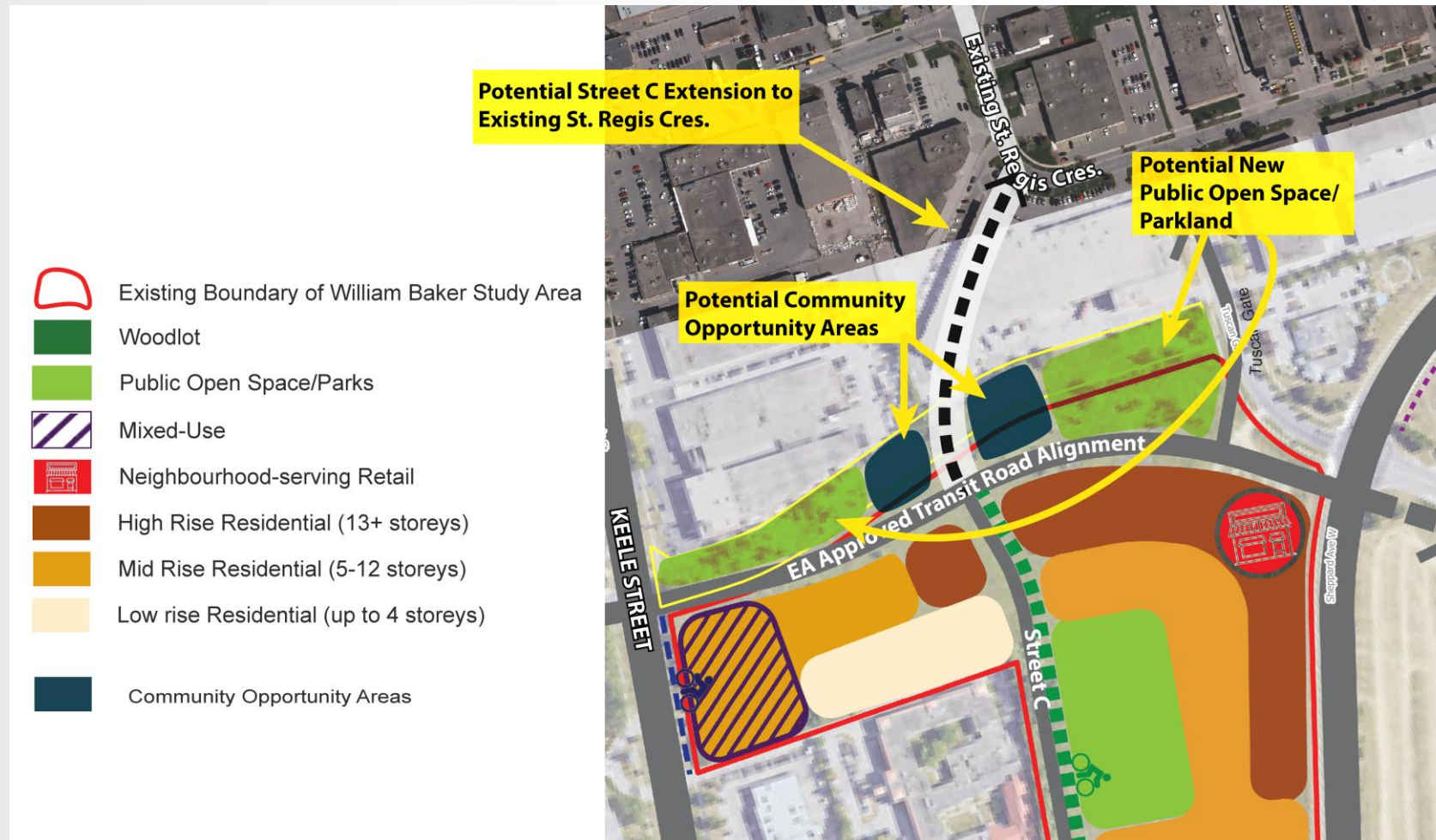
- Proposed New Street
- Alignment, Tangiers Extension

William Baker Neighbourhood Submission

- 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 to remedy impacted function of Tuscan Gate intersection through the study of the potential connection to Street C within the proposed William Baker Neighbourhood Development
- Complete N-S linkage of Tangiers Road
- The boundary of the current neighbourhood plan will orphan a City owned parcel
- The northern extension of Street C and connection to the Tangiers extension, creates the opportunity for City lands to be utilized to advance City priorities and enhanced open space opportunities

FOUR-CORNERS DEVELOPMENT



- Utilize orphaned City Lands
 - Lands with 40-50 m depth from Transit Road Alignment at NE and NW of road extension
 - Available to advance City/Community Objectives
- Relief to Tuscan Gate intersection
- The BIA desires additional parkland in the Block located north of the New Transit Road

RECOMMENDATIONS

1. That Council examine the potential for the use of the City-owned lands located north of the William Baker neighbourhood study area with a view to achieving City objectives;
2. With the exception of the two Community Opportunity Areas identified north of the New Transit Road, that the balance of the lands in this location be designated as Open Space/Parkland;
3. That Staff review the proposed Tuscan Gate intersection to ensure its function as a full-use intersection;
4. That Council support the integration of a connection extending from the planned Tangiers Road Extension in the north to the proposed Street C in the plan for the William Baker neighbourhood; and
5. That the planned future Environmental Assessment of the Tangiers Road Extension, as required by Policy 6.2.7 of OPA 483, include the study of a connection to Street C of the proposed plan for the William Baker neighbourhood.

