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To: [North York Community Council](#); [Mary \(Planning\) MacDonald](#); [Al Rezoski](#); [Ben DiRaimo](#); [Councillor Pasternak](#); [Councillor Pasternak](#); [Councillor Filion](#); [Councillor Minnan-Wong](#); [Councillor Colle8](#); [Councillor Jaye Robinson](#); [Councillor Carroll](#); [Giulio Cescato](#)
Cc: [Clerk](#); gkettel@gmail.com; alexg@alumni.uwaterloo.ca
Subject: Submission for June 23 NYCC meeting; Agenda item 25.10 William Baker neighbourhood
Date: June 22, 2021 11:37:30 PM
Attachments: [IMG_20210510_0001.pdf](#)

Hello All,

I hope this email finds you well.

The heritage woodlot will be saved. This is definitely a good thing. The question is what is the woodlot without the surrounding parkland?

I would like to object to the encroachment on existing parkland in the William Baker Neighbourhood, that was set by the 2011 District Plan. This intrusion focuses on Block 2, Block 4 and Block 5 building proposals in the phase 1 district plan submitted by the Canada Lands Corporation. I would also like to challenge the rationale that the woodlot has grown larger with time and so there is less parkland. This is some kind of excuse. The existing asphalt road winds around the heritage woodlots, acting as a boundary that has not changed. The woodlot is still contained within the same area. There will be less parkland, because of the three added building proposals.

The calculation that there is actually more green space in the CLC district plan than the 2011 district plan is problematic.

While taking away existing parkland for the aforementioned proposed buildings, the CLC rationalizes they have evened this out with an addition of proposed park Block 26 in phase 2 and a proposed pocket park Block 6 in phase 1. The CLC has mentioned the negotiations with the Catholic board to possibly locate a school in phase 2, so a green space of that size would be needed. I don't believe the Block 26 park should be used as a trade off for the parkland in phase 1 that will be lost.

Block 6 is like a pocket park serving as sky view and a needed connection to the bridge leading to Downsview park. This is a good thing.

Block 2 will service the community far better as parkland. Block 2 is a mixed use proposal of 1-4 floors with retail and housing. Retail is already proposed for south of Street A as part of the community vision. Just across the street there are also two strip malls with many local amenities.

On one of CLC maps (included), they point out the area as having invasive species. The area of the Block 2 proposal is actually beautiful flat parkland with at least 40 tall canopy trees. Canada Lands Corporation proposes the east entrance of Street A will be constructed to align with the entrance to the strip mall on the west side of Keele St. In so doing, the invasive tree area they allude to will be destroyed in the construction of Street A on the east side of Keele. The invasive trees are not located on the designated Block 2 proposal area.

Block 4 and Block 5 proposed 5-12 storey buildings on existing parkland will be intrusive. We know the building proposals for the other side of Street A is huge. Adding Block 4 and Block 5 on the opposite side will add congestion and crowding of the existing woodlot and parkland. This will greatly affect the surrounding area of the woodlot and all the extra mature tall canopy trees that will be destroyed. Looking at the two maps, regardless, it is obvious how much of the park land is gouged out by these building proposals. The District Plan from 2011 should be honoured.

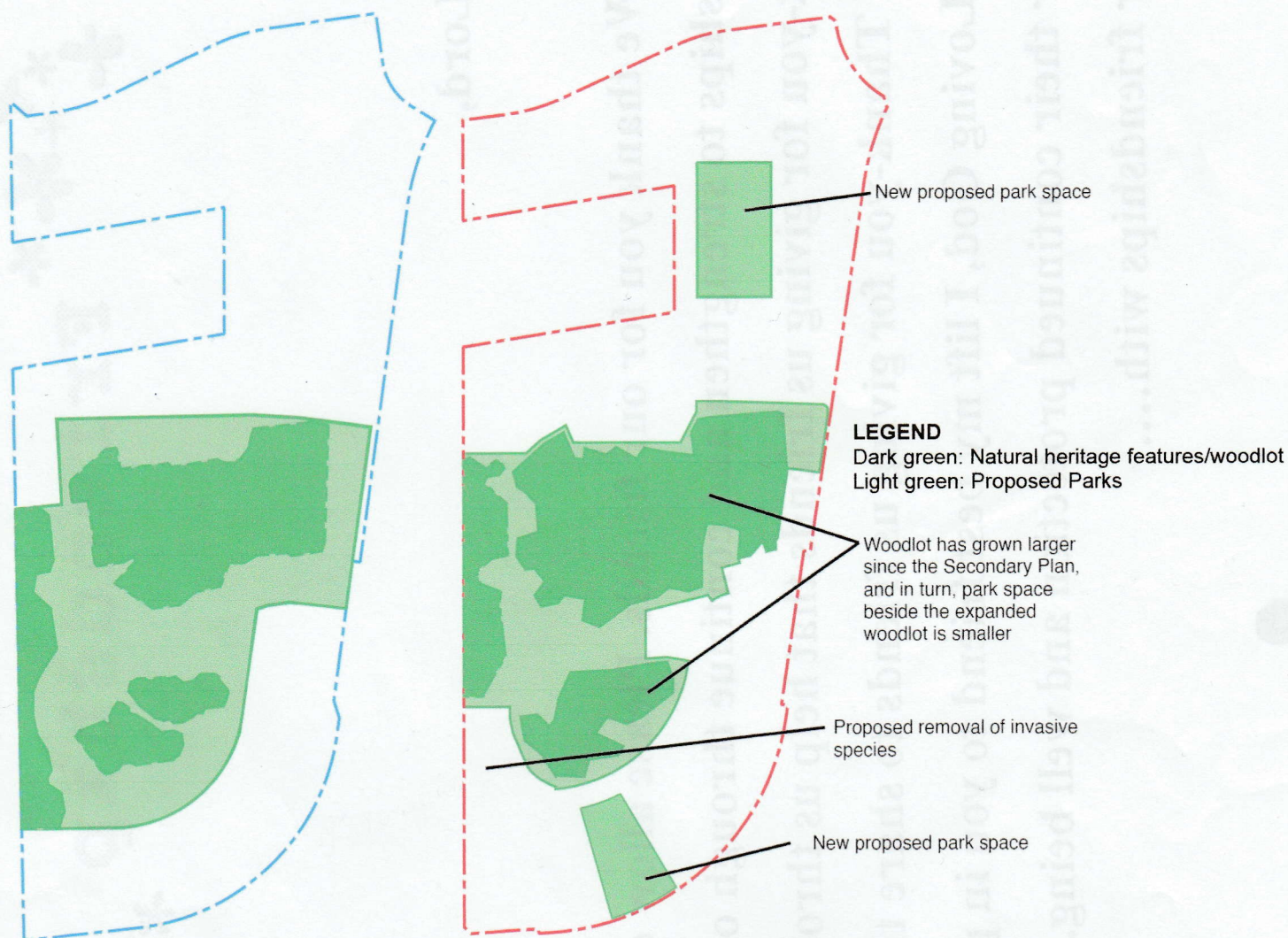
I have been visiting the William Baker Neighbourhood since 2015. The area is magical throughout all the seasons. Let's not ruin this beautiful space with proposed over development, blocking the beauty and the view of this special place. The resident and migrating wildlife need this parkland and so do the thousands of people that will be living there.

Marlene Di Pasquale
DLCVA member
On behalf of the
Downsview Lands Community Voice Association



2011 Downsview Area Secondary Plan

William Baker Neighbourhood District Plan Submitted to the City of Toronto by Canada Lands



	2011 Downsview Area Secondary Plan*	Canada Lands' District Plan Submission	Difference	% of Total William Baker Area (62 acres)
Total Area of Greenspace	22.5 acres (9.1 ha)	23.2 acres (9.4 ha)	+0.7 acres (0.3 ha)	37%
Natural Heritage Features/Woodlot	10.6 acres (4.3 ha)	13.1 acres (5.2 ha)	+2.5 acres (1 ha)	21%
Proposed parks	11.9 acres (4.8 ha)	10.1 acres (4.1 ha)	-1.8 acres (0.7 ha)	16%

*The 2011 Downsview Area Secondary Plan establishes a high-level vision for the William Baker District with maps that are conceptual and not to scale. The numbers included here are approximate estimates only for the purposes of comparison with Canada Lands' District Plan Submission.