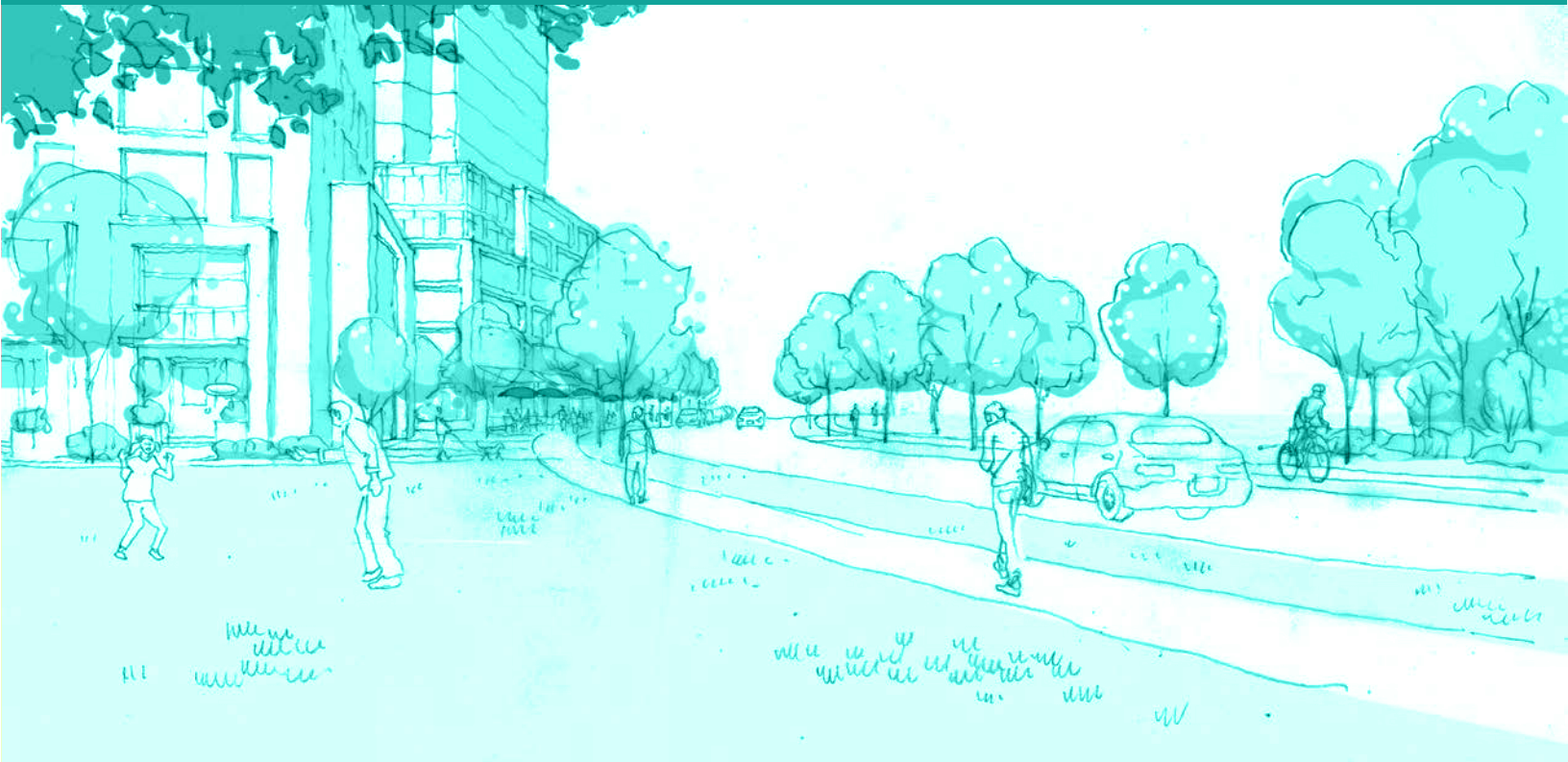




Canada Lands Company
Société immobilière du Canada

WILLIAM BAKER Neighbourhood

District Plan



FEBRUARY 2021 (UPDATED APRIL 2022)

 The Planning
Partnership

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Introduction

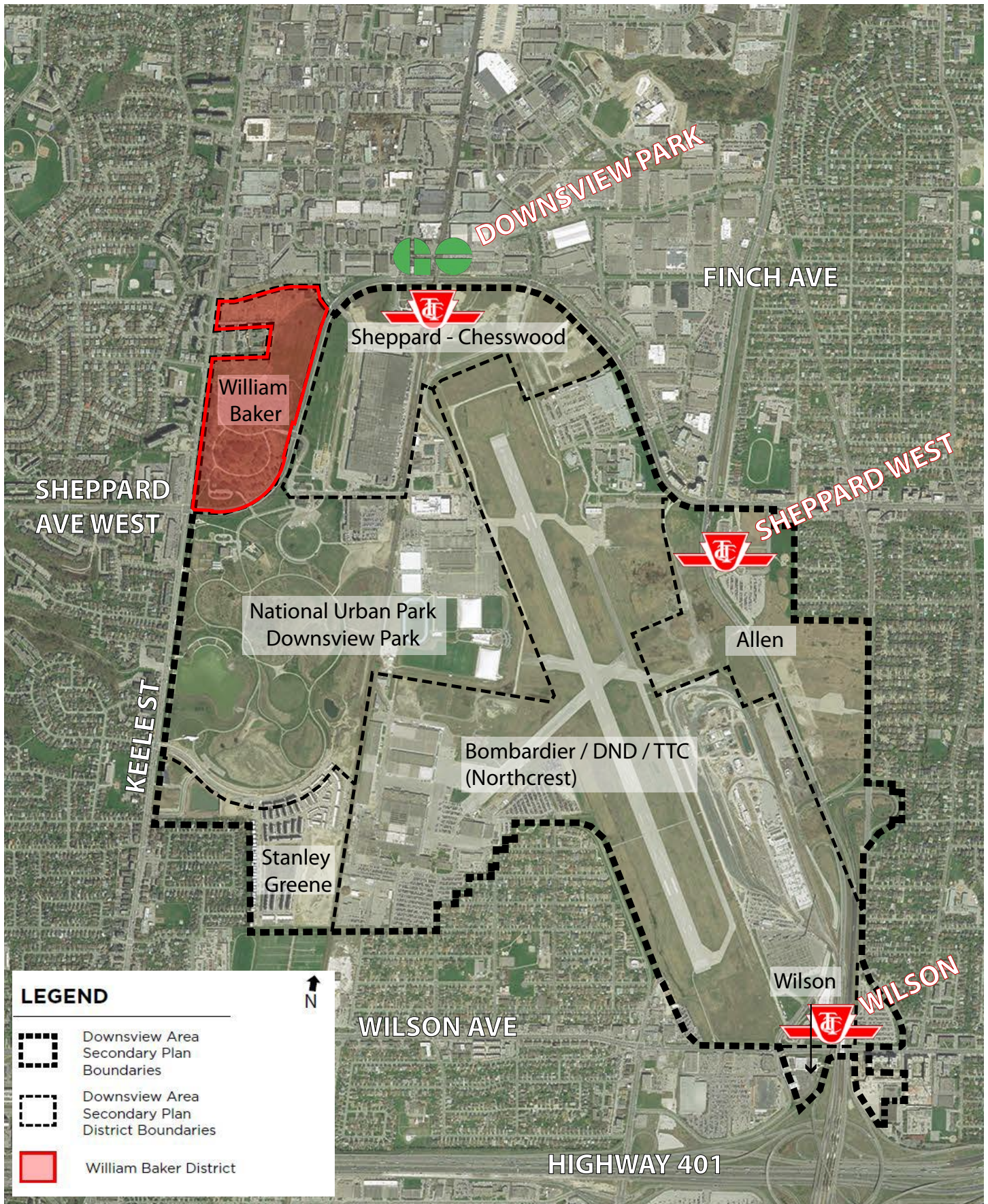
The William Baker lands owned by Parc Downsview Park Inc. and managed by Canada Lands Company CLC Limited (“Canada Lands”) comprise an area of approximately 25 hectares (62 acres) generally bounded by Keele Street to the west, Sheppard Avenue West to the south and east and the south end of the Keele-Dufferin Employment Area to the north. Also, to the south and east is Downsview Urban National Park (“Downsview Park”), a large 118 hectare (291 acre) urban park that combines active and passive elements, reflecting the diverse nature of the surrounding Downsview community.

The William Baker lands originally formed part of larger Canadian Forces Base (“CFB”) Downsview (Toronto) operations. These lands contained much of the base’s housing, that was removed following the closure.

With the establishment of Downsview Park, the City of Toronto embarked on the preparation of the Downsview Area Secondary Plan to provide a land use and development framework. The framework was intended to support the significant public investment in rapid transit infrastructure and Downsview Park, and achieve a mix of transit-supportive land uses in districts with a high quality of urban design. The Secondary Plan has the potential to accommodate up to 42,000 new residents and workers.

Given the large area of the Secondary Plan and range of conditions, a number of separate Districts were established under the Secondary Plan, each of which require a District Plan to outline more specific development guidance. District Plans are meant to provide a context for the preparation and review of development applications, including Zoning By-law Amendments and Draft Plans of Subdivision.





The William Baker lands form the William Baker District which, under the Secondary Plan, is intended to be developed as primarily an urban residential neighbourhood with a compact urban built form to support development density within walking distance of the new TTC/ GO Transit hub and along Keele Street. The District is also characterized by a large, centrally located Natural Heritage — Woodlot which the Secondary Plan recognizes as a unique and desirable natural heritage feature to be protected and combined with municipal parkland to create a significant open space focus in the District.

A multi-disciplinary team was formed to consult with the community and prepare a District Plan based on community and stakeholder feedback and in accordance with the Secondary Plan. The District Plan is premised on a series of “Guiding Principles” developed through the consultation process, which are focused on the creation of a “complete community” with an emphasis on achieving a high degree of sustainability, inclusivity, accessibility and connectivity, provision of a range of housing options and developing a focus for the community around services and amenities as well as parks and the Natural Heritage — Woodlot.

The William Baker Neighbourhood is intended to become a “community for all” by being designed to be walkable, well served by transit and active transportation, providing for a mix of housing types and levels of affordability, establishment of local commercial uses and by enabling the creation of new community uses and space with provision of a daycare and a potential Toronto Catholic District elementary school site within the neighbourhood. In addition, Canada Lands has offered the provision of land for a new community centre immediately to the south on the Downsview Park lands.

Preparation and approval of the Zoning By-law Amendment and Draft Plan of Subdivision will be undertaken in two or more phases, starting with the applications for the south end of the William Baker lands, generally south of Street B, which are being filed concurrently with this District Plan. The Natural Heritage - Woodlot is a complex of woodlots centrally located in the William Baker Neighbourhood.

Two distinct development blocks in the southern portion of the District are proposed for a mix of tall and mid-rise residential buildings, as well as mixed use blocks near the intersection of Keele Street and Sheppard Avenue West creating a “Neighbourhood Focus” at the entrance to the community around commercial uses, transit and parks and open space. Overall building heights in this area are anticipated to range from 27 metres to 95 metres with largely mid-rise buildings and some tall buildings at key locations. Development blocks proposed in the northern portion of the District, which will be developed in subsequent phases, are primarily residential and provide for similar heights in the range of 27 metres to 95 metres, again with largely mid-rise and potential for some taller elements near the Downsview Park subway/GO station.

The development concept includes the preservation of the Natural Heritage - Woodlot as a defining feature, that will be enhanced with additional parkland added around its edges as contemplated by the Secondary Plan. The southern park will feature a pedestrian/cycling bridge that will provide a convenient link to Downsview Park to the south. A central park is proposed in the northern part of the District. Major and minor streets are to be established through this planning process which generally conform to the proposed street network set out in the Secondary Plan.

Phase 1 will include 1,100 to 1,400 residential units for a total of 3,600 to 4,000 units overall in the District. The number of dwelling units is an estimate based on assumptions related to unit size and unit mix. The delivery of dwelling units will be subject to subsequent detailed design, approved through the Site Plan Approval process.

The proposed blocks and the anticipated built forms, heights and densities conform with the designations and other built form direction of the Downsview Area Secondary Plan. This Report has been prepared in support of the proposed District Plan and the Zoning By-law and Draft Plan of Subdivision applications for the Subject Lands.



Downsview Park Station, Toronto

2.0

Purpose and Approach

Purpose of this District Plan

The William Baker Neighbourhood is intended to be established through the planning applications made to the City including the Zoning By-law and Draft Plan of Subdivision Applications for Phase 1 being filed concurrent with this District Plan. The vision for this neighbourhood represents a coalescence of the vision, goals, structure and policies of the Downsview Area Secondary Plan and the existing and emerging context of the area.

Chapter 6 of the Toronto Official Plan contains the Plan's constituent Secondary Plans, which provide for a more detailed level of local development policies to guide growth and change in a number of defined areas of the City. The Downsview Area Secondary Plan (Area 7) is one of the larger Secondary Plan areas in the City, covering an extensive and diverse area in the northwest quadrant of the City, generally north of Highway 401 and west of the Allen Expressway (William. R. Allen Road).

Given this large area of the Secondary Plan and diverse range of physical characteristics, conditions and land uses within and adjacent to the Secondary Plan Area, a number of separate and distinct Districts have been created within the Secondary Plan Area, each of which will require their own "District Plans".



Downsview Park, Toronto

Approach for Preparing this District Plan

The purpose of these District Plans is to provide an even further level of detail in terms of development principles and guidelines than the overall Secondary Plan and form the basis for the preparation and review of specific development applications, such as those through the Zoning By-law Amendment and Draft Plan of Subdivision processes.

The William Baker District Plan (“District Plan”) will provide an overarching and comprehensive planning and development framework for the William Baker District. Under the guidance and vision provided under the Downsview Area Secondary Plan, the District Plan provides a more prescriptive strategic direction for development and contextual information with which to effectively coordinate and inform future development of the remainder of the Downsview Districts.

With the Downsview Area Secondary Plan providing the primary foundation, development of the District Plan was also prepared based on extensive community and stakeholder consultation. A set of Guiding Principles, developed through feedback received early in the consultation process, informed the establishment of the conceptual plan.

The approach for establishing the Guiding Principles and framework for this District Plan was based on a highly collaborative approach with the City and stakeholders, together with an extensive public consultation program with the community.

Beginning in 2019, a project specific, enhanced community engagement process for the William Baker Neighbourhood was designed that included three separate community consultation phases to be held in the local and broader community.

The first took place in Summer 2019 and the second took place in Winter 2019. The third and final session was originally scheduled to take place in early 2020, but was delayed due to the Covid-19 Pandemic and was conducted in Winter 2020 in a virtual setting.

The objectives of the William Baker community engagement process were to support successful development of the neighbourhood, build strong and trusting working relationships with the community and stakeholders, explain how the Province and City manage growth and how this affects the parameters for development, understand the perspectives and priorities of the stakeholders and deliver benefits and mitigate impacts through the planning process to achieve the best possible outcome for all parties.



Downsview Park, Toronto

3.0

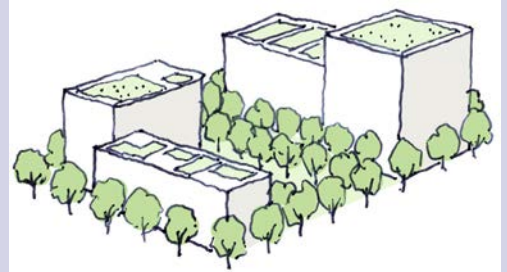
Character and Key Elements of the District Plan

As a result of the first phase of consultation with the stakeholders and community, a series of Guiding Principles were developed for the William Baker Neighbourhood. The Guiding Principles are the building blocks that shape the design of the neighbourhood's streets, open spaces and buildings, and that will inform placemaking opportunities.

The Guiding Principles are also informed by the Secondary Plan's vision, goals, policies and general development direction.

Create a Resilient & Sustainable Neighbourhood

- Exceed current Toronto Green Standards
- Enhance the environment
- Manage stormwater through creation of green streets



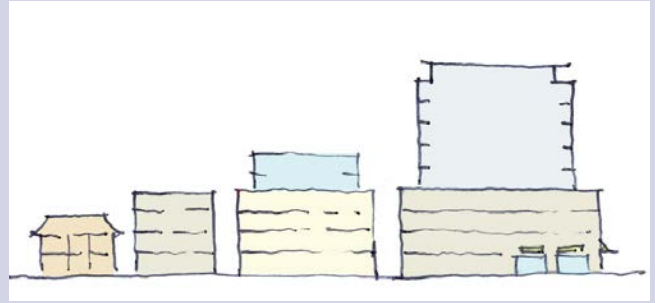
Create a Place for All

- 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 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



Provide a Well-connected Network of Mobility Options

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



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



4.0

Context and Land Use Plan

As a result of community feedback and input from technical experts on previous draft concept options, a preferred District Plan Concept was established. The preferred concept reconciled the comments and combined the elements that were positively received and consolidated into one concept which establishes a street and park network that makes the Natural Heritage — Woodlot the focus of the community. The street and pedestrian path network also provides linkages to the broader community including to Downsview Park and the Downsview Park TTC/GO station.

The District Plan Concept is comprised of four land use designations that include Mixed Use Areas, Apartment Neighbourhoods, Natural Areas and Parks.

Mixed Use Areas

The Mixed Use Areas are located along the frontages of Keele Street at the southern, middle and northern portions of the William Baker District. Buildings within the Mixed Use Areas will achieve the highest densities within the District and encourage the emergence of a future transit oriented corridor along Keele Street which has been identified as an Avenue in this location.

These Mixed Use Areas will also support and help implement the desired higher densities and a broad mix of uses to support the Downsview Park subway and GO stations.

In accordance with the policies of the Secondary Plan, Mixed Use Areas support a range and mix of uses, including office, residential, commercial and institutional uses. They will also support a pedestrian oriented built form and encourage active uses at grade to support new community areas.

Through public consultation, the Mixed Use Areas block located at the Keele Street and Sheppard Avenue West intersection was identified as a focus for the neighbourhood. Although originally shown on both the northeast and southeast corners of the intersection of Keele Street and Street A, only the Mixed Use Areas block at the southeast of Keele Street and Street A has been maintained. 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.

William Baker Neighbourhood Proposed Development



Apartment Neighbourhoods

The Apartment Neighbourhoods are located along Sheppard Avenue West and within the central and northern portions of the William Baker District. The Apartment Neighbourhoods will comprise a range of housing forms including mid-rise and tall buildings. The tallest buildings will be located along the Sheppard Avenue West frontage to achieve higher densities, and will transition towards lower built forms internal to the site.

Apartment Neighbourhoods internal, and in the northern portions of the site, will be primarily mid-rise scale residential uses. Where residential uses are located at grade, they will be oriented to frame the edge of public streets, parks and landscaped open spaces, provide pedestrian entrances from those public spaces, and provide a generous pedestrian realm adjacent to public streets.



Parks and Open Space

The District Plan proposes an overall area of approximately 5 hectares of parkland to be dedicated to the City. Three park areas will be provided throughout the William Baker District, each of which will satisfy and provide a different function and will collectively provide a wide range of active and passive uses to serve the District.

The implementation and dedication of the parks network will be phased in accordance with each of the draft plan areas. Detailed programming for each park and open space will be confirmed during the detailed design phase.

Natural Areas

The centrally located mature Natural Heritage — Woodlot comprises the Natural Areas land use designation within the William Baker District. Natural Areas will be the heart and focal point of the District and the existing Natural Heritage — Woodlot will be preserved and enhanced through the implementation of an Ecological Management Plan. As directed by the Secondary Plan, a multi-use trail connection will be created through the Natural Heritage — Woodlot, providing a linkage with Downsview Park and through the neighbourhood.



The Natural Heritage — Woodlot at William Baker, Toronto

5.0

Building Location and Massing Concept Plan

The William Baker Neighbourhood will provide a mix of housing forms, including mid-rise and tall buildings throughout the neighbourhood. The tallest buildings will be located close to transit and planned community amenities and along major streets for good access.

A variety of housing types will provide homes for individuals and families at all stages of life who wish to locate near transit on the doorstep to Downsview Park. Neighbourhood serving retail and service commercial uses are permitted to be located throughout the William Baker Neighbourhood and will be focused at the Keele Street and Sheppard Avenue West intersection.

An important goal is to provide a variety of built form typologies and building heights within the Apartment Neighbourhoods and Mixed Use Areas provided within the William Baker District that will create an interesting, diverse and dynamic distribution of buildings across the neighbourhood, while ensuring that they frame and reflect the scale and character of the street.

The site-specific Zoning By-law for the District will ultimately include specific built form and density permissions. The Zoning By-law should allow for a range of different building types throughout the District, while establishing appropriate height and density limits, and other built form standards.

Massing Approach and Strategy

Mid-rise Buildings

Mid-rise buildings are generally located in proximity to the centre of the neighbourhood and the central Natural Heritage — Woodlot. Some of these buildings may contain grade-related units, directly accessed from the adjacent sidewalks and public roads.

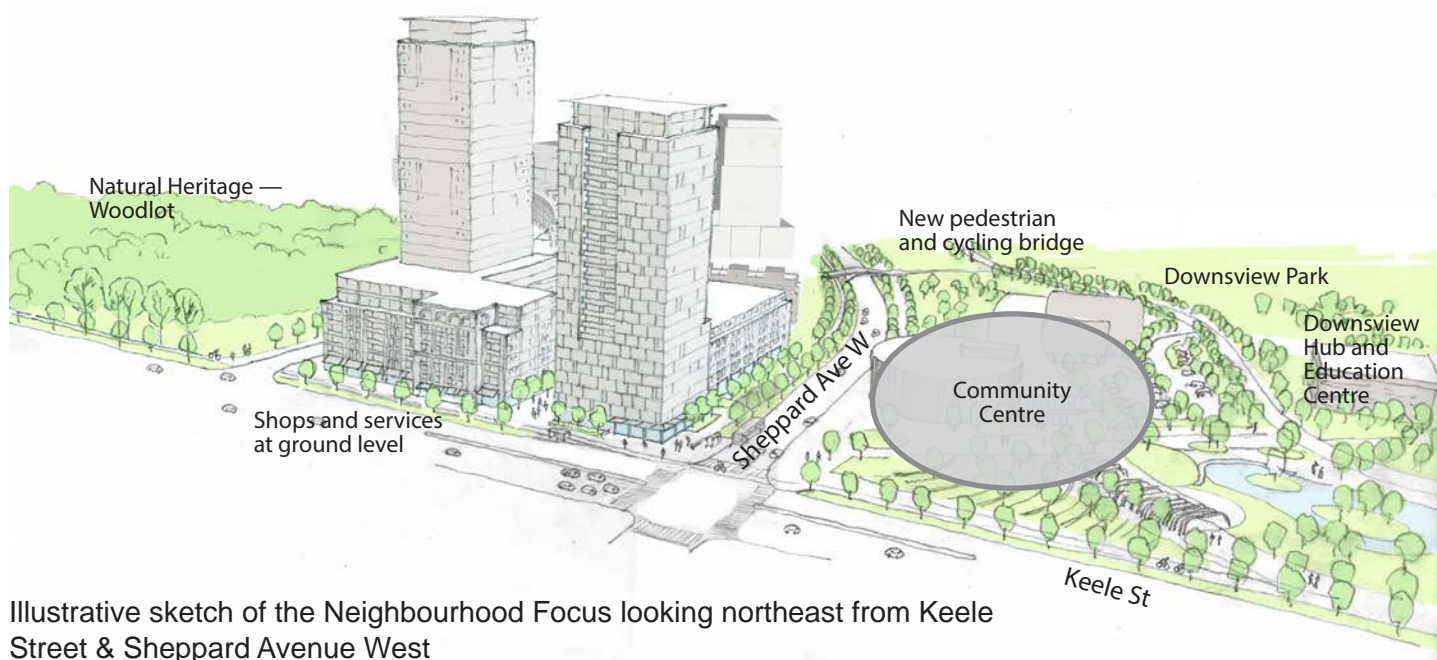
Mid-rise buildings are also located along major streets such as Keele Street, Sheppard Avenue West, the new East-West Street and Transit Road. Mid-rise buildings help to define a consistent street edge along the wider rights-of-way, and locate more people in proximity to bus services along these streets. The heights of mid-rise buildings will vary from block to block throughout the neighbourhood to provide visual variety and interest.

Tall Buildings

Tall buildings are located in areas with access to higher order transit service and where they can support commercial and service uses as well as community amenities. The heights of tall buildings will vary, to add variety and visual interest. Tall buildings are clustered in two main areas in the William Baker Neighbourhood.

One area of concentration is at or near the Keele Street and Sheppard Avenue West intersection within the Mixed Use Areas designation. Both streets have significant bus services. By locating tall buildings here it helps to further support transit use. It also helps support the success of retail/ commercial activities in the Mixed Use Areas designation by providing a higher population density to support the shops and services.

The other area of concentration is at the Transit Road and Sheppard Avenue West intersection. This is the closest location within the District to Downsview Park Station, and is at the intersection with two major streets. By locating tall buildings here, with a higher population density, it further encourages and supports transit use. There is also a potential for commercial uses at grade within these buildings.



Illustrative sketch of the Neighbourhood Focus looking northeast from Keele Street & Sheppard Avenue West

Building Location and District Structure

The location of buildings and the massing approach for the William Baker District follows the direction established by the Downsview Area Secondary Plan. The large Natural Heritage — Woodlot is located in the centre of the neighbourhood and, together with park space around it, forms its heart. Built form in the William Baker Neighbourhood will respond to the character of each of its land use designations, as well as the surrounding context.

The greatest densities and neighbourhood focus will be located at the Keele Street and Sheppard Avenue intersection. This location is where the greatest mix of uses come together, including shopping, open space, community facilities and residences. These amenities cater to residents and visitors of all ages.

Opportunities for important community level services can be accommodated through the built forms and with appropriate zoning permissions. This will serve as the economic and social heart of the community and contribute to a more complete community where residents will not have to venture far from their place of residence to be able to shop, eat, play and access other activities.

The Building Location and District Structure will be established through implementing Zoning By-law Amendment and Draft Plan of Subdivision approvals process.

The major elements of the District Structure include:

- **Development Blocks:** The introduction of new streets will result in the establishment of the district development blocks for each of the Mixed Use and Apartment Neighbourhood areas. Each block will be rezoned in accordance with the district structure and will contain provisions related to height, density and other performance standards as appropriate.
- **Public Street Blocks:** The District Plan introduces a new road network and layout for the William Baker District. This new network replaces the former private road network that was originally designed for the former military base and which prioritized internal connections and had limited connections to the surrounding area. The new road layout has been designed to allow for efficient movement within the District and into surrounding area, while maintaining pedestrian safety, and providing connections to the Downsview Park Subway Station/GO station.
- **Public Park Blocks:** The District Plan envisions a series of public open spaces as well as natural heritage areas which will be conveyed to the City at a future date. It is anticipated that these parks and open space blocks will be secured through the various planning instruments.



Built Form Concept

Built Form Elements and Performance Standards

Privacy and Overlook

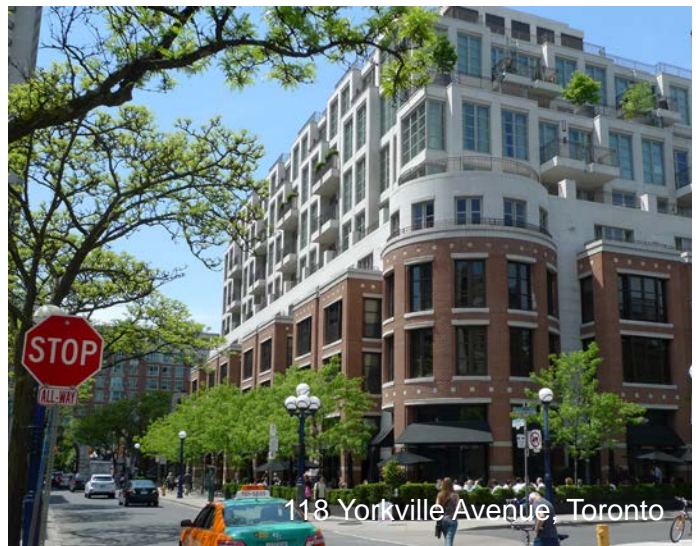
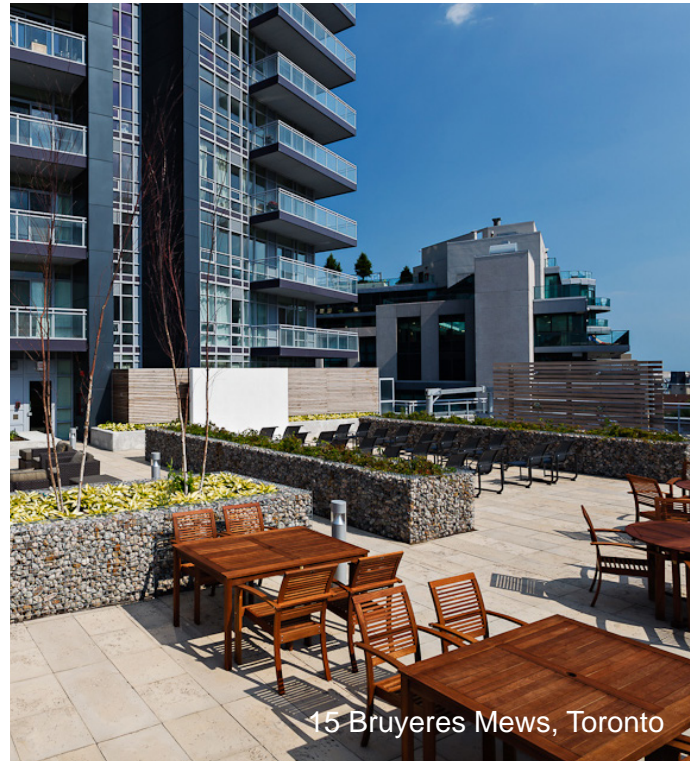
The City's typical standards for privacy and overlook are reflected in the City's Zoning By-law. A 5.5 metre setback from a side lot line (that is not adjacent to a street or lane) is required where there are windows or openings into habitable rooms. These provisions enable a separation distance between two walls where there are such windows of 11 metres.

Both internally and externally to the District Plan, minimum window separation distances from base building portions of 15 metres shall be provided to mitigate any potential concerns related to privacy. Overlook will further be mitigated through detailed balcony design and orientation.

Stepbacks and Setbacks

All future mid-rise and tall buildings will incorporate appropriate step backs and setbacks, as a means to ensure built form responds as necessary to specific or unique contexts within the District.

In this regard, the implementing site-specific Zoning By-law Amendment will provide appropriate setbacks and stepbacks to minimize impacts on the public realm (shadow/wind) and ensure an appropriate interface with adjacent streets and public realm.



Tower Separation

Separation between the tower portions of proximate tall building towers should be a minimum of 25 metres. The District Plan achieves this through appropriate tower location in relation to other towers and open spaces.

New mid-rise and tall building blocks will be designed with appropriate separation distances to minimize negative impacts on the public realm with reductions in shadowing, pedestrian wind and blockage of sky view.

Compatible Street Level Proportions

Base and podium building heights throughout the District are generally 15 metres high and are intended to frame existing streets and open spaces. Base building heights will be sized to respond to their respective adjacent right-of-way widths.



Illustrative view looking west along Street A towards Keele Street

6.0

Urban and Architectural Design Guidelines

The William Baker Urban and Architectural Design Guidelines were prepared to provide a series of overarching design directions that support the long-term vision for the redevelopment of the William Baker District and ensure consistency in development over time. The Guidelines provide high level guidance for the public realm, including streets/street character/streetscapes, green network and the Neighbourhood Focus, and for the private realm.

Streets/Street Character/Streetscapes

The streets in the William Baker Neighbourhood will be developed to address the City's vision for complete streets – to serve a multitude of roles, functions and users based on a design approach that gives priority to people, creates a sense of place and promotes the prosperity of residents and businesses.

Safety was a key theme emphasized by the community and stakeholders throughout the consultation process. To that end, streets in the William Baker Neighbourhood will be designed to become vibrant, safe and attractive public spaces and respect the local context. They will also promote healthy and active living, connect with the surrounding neighbourhoods, provide multiple travel options for users, and, together with the trail network, give people choices for connected networks. Each street has a different role and function within this overall goal of achieving a complete streets network.

All streets will be designed with a sidewalk and/or multi-use trail on each side that provides a minimum 2.1 metre clearway.

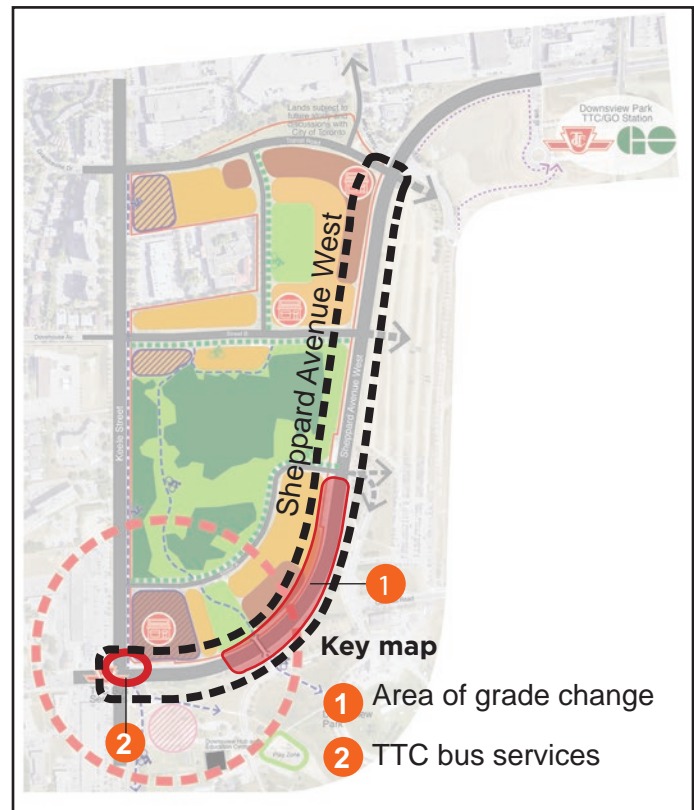


Proposed Parks and Natural Heritage Features

Sheppard Avenue West

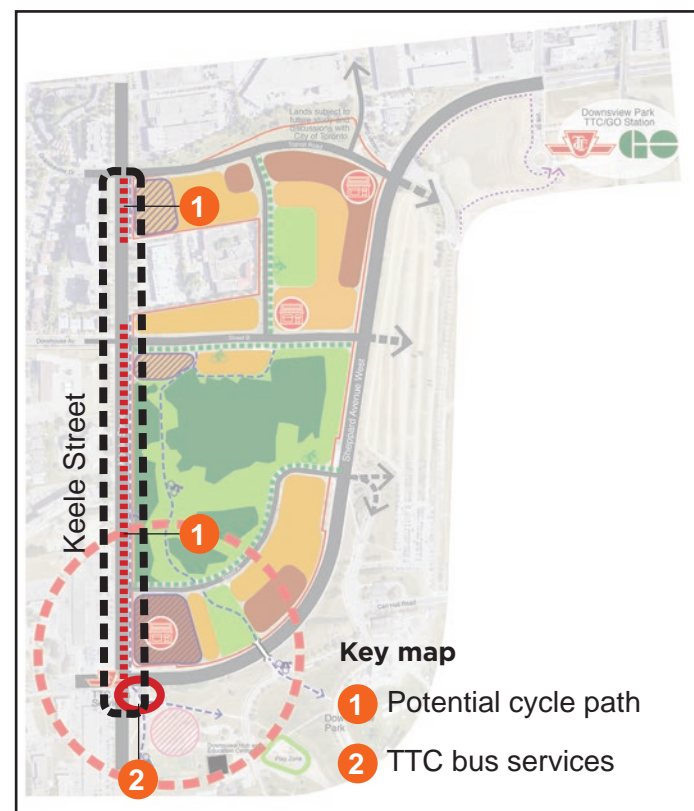
Sheppard Avenue West, a four(+) lane arterial road, is an important east-west street through the City of Toronto. Sheppard Avenue West defines both the southern and eastern edge of the William Baker District. Along the south/east portion of the District where it bends, the grade of Sheppard Avenue West is lower than the neighbourhood and so the street may not always be visible from within the neighbourhood. Sheppard Avenue West has had significant new street tree planting recently, with double or triple rows of trees. Street intersection and access locations to the southern portion of Sheppard Avenue West are constrained due to changing grade.

The ultimate right of way width of Sheppard Avenue West will be 36 metres. Road widenings will be taken through the William Baker neighbourhood and the design of the cross section will be undertaken by the City of Toronto.



Keele Street

Keele Street, a four(+) lane arterial road, is an important north-south street through the City of Toronto. A previous wall associated with Canadian Forces Base (Downsview) along Keele Street has been removed in accordance with the Downsview Area Secondary Plan. Street intersection and access locations to Keele Street are limited in order to maintain efficient traffic flow along the street that will not be interrupted by new signalized intersections.



Tuscan Gate

Tuscan Gate is a short street that currently connects Sheppard Avenue West to St. Regis Crescent within the Duke Heights Business Improvement Area, which is home to more than 2,500 businesses. Given the approved Environmental Assessment alignment of Transit Road, Tuscan Gate is proposed to be shifted so that it intersects with Transit Road instead of Sheppard Avenue West, at the northern boundary of the William Baker Neighbourhood.

The ultimate right of way and cross section design of Tuscan Gate will be undertaken by the City of Toronto.



Transit Road

Planning for William Baker Neighbourhood reflects the approved Environmental Assessment alignment of Transit Road. Within the William Baker Neighbourhood, Transit Road provides an east-west linkage from Grandravine Drive, along the northerly limit of the neighbourhood, to lands further east.

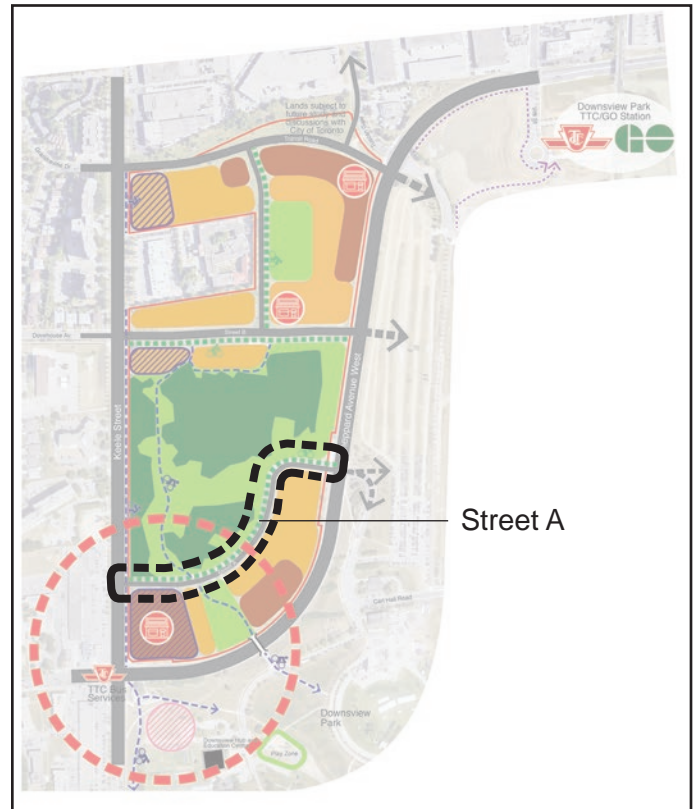
It is recognized that the planning context for the lands to the east are under further consideration by the City of Toronto, Canada Lands through the Downsview process.



Street A

A local street connects John Drury Drive at Sheppard Avenue West with Keele Street. This street, is required by the Downsview Area Secondary Plan, is positioned along the southerly edge of the Natural Heritage — Woodlot. At its intersection with Keele Street, the street will be aligned with an existing commercial driveway entrance located on the opposite side of Keele Street.

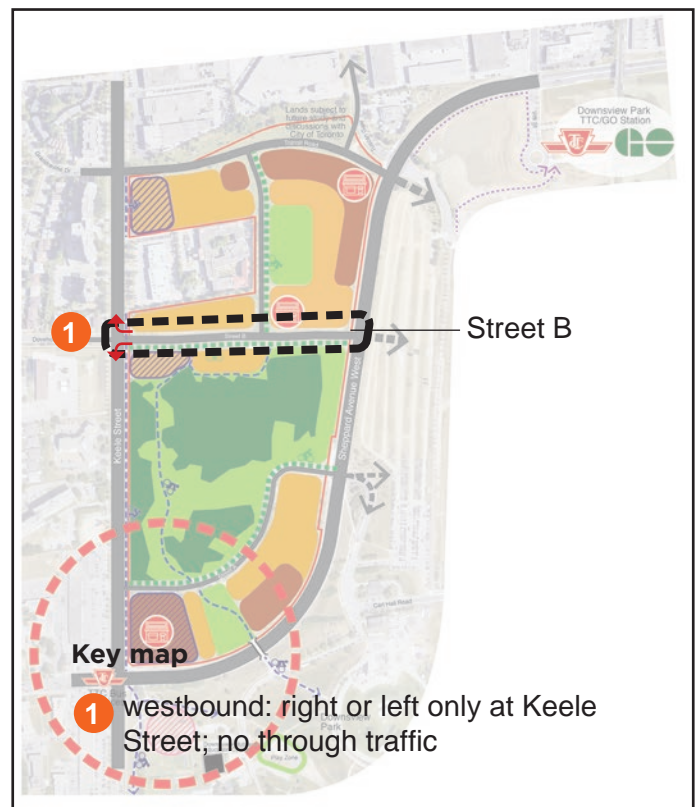
This will create a safer and more controlled location for turn movements, and, positions the intersection as far to the north of the Keele Street/Sheppard Avenue West intersection as is feasible. Street A will provide access to all development blocks within Phase 1.



Street B

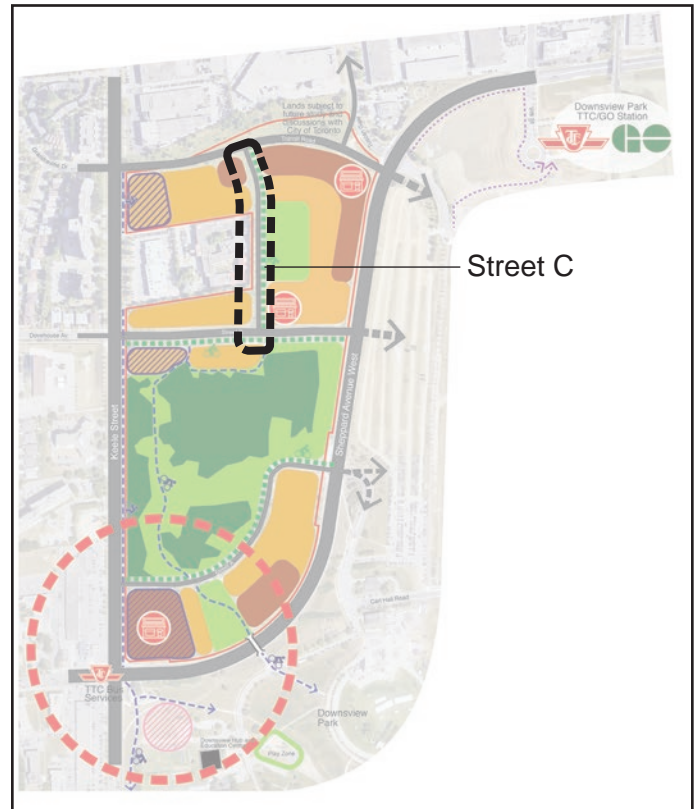
Street B provides an additional east-west linkage from lands to the east, and aligns with Dovehouse Avenue. This Street is proposed to be signed for “no through traffic” for westbound traffic, limiting infiltration into the established neighbourhood, while permitting eastbound traffic to flow into and through the William Baker District.

The right-of-way for the East-West Street has been designed to accommodate a significant traffic function, recognizing that ongoing planning for lands to the east may require additional network capacity. There is flexibility in the block pattern of the William Baker District plan to accommodate adjustment to the right-of-way width if determined necessary. Street intersection and access locations to the East-West Street will need to be considered based on the ultimate function and right-of-way width.



Street C

A local street will connect Transit Road with Street B, through the centre of the northern part of the William Baker District. This road, in accordance with the Downsview Area Secondary Plan, will be positioned along the east property boundary of the existing Downsview Long Term Care Facility. The street has the ability to provide access to and eventually integrate those lands into the William Baker District. Street C will provide vehicle access for development blocks north of the Natural Heritage — Woodlot.



Private Streets and Driveways

Vehicular access to development sites within the District will be provided from the public street network and potentially from private streets. Private streets and driveways shall be designed to provide additional connectivity for vehicular, cycling (shared with vehicular) and pedestrian travel.

At the same time, these private streets shall be designed seamlessly with the public street network and provide a finer grain to the public realm.

Green Network

The Green Network is complementary with the Street Network and together they will create a highly interconnected public realm throughout the William Baker District, providing for a choice of routes and experiences for movement, and a variety of passive and active recreational amenities. The Green Network includes several elements:

- The Natural Heritage — Woodlot;
- Parks;
- Multi-use trails through the Natural Heritage — Woodlot and parks; and,
- Green streets.

The goal of the Green Network is to provide a balanced range of options for passive and active recreation, that encourage walking, cycling and transit use. The Green Network aims to make the most efficient use of existing and future transportation infrastructure and to support the continued development of the Downsview Area Secondary Plan.

The Natural Heritage – Woodlot and Associated Buffers

The Natural Heritage — Woodlot is a unique ecological feature comprised of a complex of woodlots that is being preserved and enhanced. It is the heart and focal point of the William Baker Neighbourhood. The Street Network and the Green Network are structured to orient and create connections to the Natural Heritage — Woodlot, and buffer areas serve to protect the sensitive wooded features. Over time, buffer areas will become part of the Natural Heritage — Woodlot feature as their vegetation matures.

The Development Proposal identifies blocks of land with natural heritage features that meet the test of significance – identified as ‘Natural Heritage – Woodlot’. Minor encroachments and refinements to the woodlot edge have been made just south of Street B. These refinements meet the test and policies in the Official Plan and Secondary Plan are offset by other enhancements as addressed through the Natural Heritage Impact Study. It is important to note that wherever possible individual trees located outside of the Natural Heritage – Woodlot will be preserved, moved to another location, or replaced as part of a broader Ecological Management Plan.



There are three conditions of interface with the Natural Heritage – Woodlot:

- Where it abuts the Ecological Park, there is no specified buffer because it will be wholly integrated with the Ecological Park and will be considered through the ecological principles underpinning the vision for the park;
- Where it abuts roads, and there is no continuous or contiguous part of the Ecological Park, there is an appropriate buffer provided; and,
- Where it abuts a development block and there is no connected or contiguous part of the Ecological Park, there is an appropriate buffer provided.

Parks

There are three parks proposed within the William Baker Neighbourhood providing an abundance of parks and open spaces. Each park serves a slightly different catchment area and a different role and function. The ultimate design and potential facilities within these parks will be determined in consultation with the community and City of Toronto as development proceeds.

Park 1

Park 1 provides the central open space feature for the Phase 1 portion of the neighbourhood. It creates a link between the Natural Heritage — Woodlot and Downsview Park. Park 1 is an appropriate location for active recreation facilities, such as play feature or dog areas. Park 1 will function as the central, active green space for the southerly portion of the neighbourhood. The Park provides an important link to the pedestrian/cycling bridge that connects to Downsview Park

Park 2

Park 2 is the Ecological Park located around the Natural Heritage - Woodlot and is envisioned as a park suitable for passive recreation, trails and preservation of important trees and functions. The trail connection is intended to provide a link from the pedestrian bridge at the south end up to Street B. Park 2 represents the focus and most sizable element in the District Plan and a significant over-dedication of parks. Environmental features will be embedded in the Ecological Park where there are opportunities for



View from within Park 1, looking south

potential enhancement of the environmental functions of the Natural Heritage — Woodlot to be considered through the detailed design of the Ecological Park.

Park 3

Park 3 provides the central open space feature for the future phase of the neighbourhood. Park 3 is located to be central to the development area north of the Natural Heritage — Woodlot, and will have well-defined edges on all four sides. Park 3 is an appropriate location for active recreation facilities, such as play features or dog areas, that are part of daily neighbourhood life. Park 3 has the potential to be situated in conjunction with an TCDSB school should it be determined that one is necessary and provide for some outdoor functions for the school.

In addition to the three key parks that are specifically identified in the District Plan, there are additional opportunities to enhance the park system through the development approval process with the addition of small scale open space and parks elements on individual development parcels. Each individual development block may identify opportunities for smaller scale open space or parks on site that may contribute to the public open space system.

Overall, it is the objective of the District Plan within the William Baker Neighbourhood to achieve a high degree of land for public open space. The necessity and degree to which any additional park elements are counted towards the overall park dedication requirements of the City will be discussed through the development approval process and may result in adjustments to the scale of the park blocks currently identified on the District Plan.

The Development Proposal identifies a linked park system, with many opportunities to enhance the ecological function of the William Baker lands, provide for passive and active recreation and connect with Downsview Park.

During the public consultation process, conservation and preservation of trees and the enjoyment of the natural features was an important objective. The Development Proposal provides for substantial ecological restoration and enhancement opportunities on the site, while meeting the City's requirement for parkland dedication.

Multi-use Trails Through the Natural Heritage — Woodlot and Parks

As a sensitive ecological system, pedestrian access to the Natural Heritage — Woodlot on trails will be carefully managed. Trail locations will be selected to provide access to the Natural Heritage — Woodlot while minimizing disturbance. Trail edges will be designed and managed to discourage informal trails and infiltration.

Green Streets

Internal streets within the William Baker Neighbourhood have the potential to accommodate a green streets function as per the Toronto Green Streets Technical Guidelines.

Neighbourhood Focus

An important feature of the William Baker Neighbourhood is the creation of a Neighbourhood Focus at the northeast corner of Keele Street and Sheppard Avenue West to serve existing and future residents of the community.

Private Realm

Within the William Baker Neighbourhood, building design has been planned to fit within the context with an appropriate scale at the street while respecting adjacent parks and open spaces.

Built form in the William Baker Neighbourhood will respond to the intended character of each of its land use designations, as well as the immediate adjacent context. Since there are only two development-re-



Cross Island Trail, Chesapeake Bay, MD

lated land use designations in the Downsview Area Secondary Plan – Apartment Neighbourhood and Mixed Use Areas – an important goal is to provide a variety of built form typologies and building heights within these designations that will create an interesting and dynamic distribution of buildings across the neighbourhood, while ensuring that they frame and establish an appropriate scale and character at the street.

Built form in the Apartment Neighbourhood will include mid-rise (up to 27 metres) and tall buildings (27 metres to 95 metres). Many of these buildings will have grade-related units integrated in their podium. These grade-related units will be directly accessed from the adjacent sidewalks and trails.

Built form in the Mixed-Use Area may also include mid-rise and tall buildings with commercial/retail uses at grade facing key streets, and the potential for grade-related residential units in other parts of the buildings.

Principles for the built form in the William Baker Neighbourhood include:

- Mid-rise buildings generally in proximity to the centre of the neighbourhood and the Natural Heritage - Woodlot, and subordinate to the desire to define higher-order streets with taller building forms.
- Mid-rise buildings are also located along major streets such as Keele Street, Sheppard Avenue West, Street B and Transit Road. Mid-rise buildings help to define a consistent street edge along these wider rights of way, and locate more people in proximity to bus services along these streets. The heights of mid-rise buildings should vary from block to block throughout the neighbourhood to provide visual variety.

- Tall Buildings will be located at the Keele Street and Sheppard Avenue West intersection within the Mixed Use Areas designation, as well as at the north and near the Downsview Park Subway/GO Station.

The Urban and Architectural Design Guidelines provide additional design measures for each block, which may include the following elements:

- **Floor Plate Size:** The Tall Building Design Guidelines recommend a maximum tower floor plate size of 750 square metres for typical tall residential buildings with point form towers that cast smaller, faster moving shadows, increase access to sky view, and contribute to a more attractive skyline.
- **Base Building Condition:** Provision of a podium or lower building element in the range of 15 metres to create a pedestrian-scaled street wall.
- **Setbacks:** Provide a minimum setback of 3 metres from the property line adjacent to all public streets except Keele Street. Along Keele Street, provide a minimum setback of 6 metres from the property line.
- **Stepbacks:** The mid-rise and tall buildings will be stepback a minimum of 3 metres above the base building to reinforce the prominence of the base building.
- **Tower Separation:** Tall building tower separations will be a minimum of 25 metres.
- **Active Frontages:** Buildings shall face onto streets and active recreational parks.

7.0

Natural Heritage

Situated in the immediate context of the dynamic 118 hectare Downsview Park to the south, the William Baker lands contain additional unique and valuable natural features. The Natural Heritage — Woodlot, centrally located within the William Baker lands, was the original setting for the former military housing and associated local roads constructed in the 1950's. The Natural Heritage — Woodlot contains large, mature trees and a forest canopy which remains largely intact, presenting an optimal case for ecological preservation and enhancement.

The recognition of the conditions which created the current form and qualities of the William Baker Natural Heritage — Woodlot, and the nearby Downsview Park initiatives including the management and creation of a forest, lake, and meadow, represent a unique context which has strongly informed the planning of the Natural Heritage — Woodlot on site as part of the larger Natural Heritage System.

As directed by the Downsview Area Secondary Plan, the William Baker Natural Heritage — Woodlot and natural heritage features are planned to be protected and the development of parks space around the Natural Heritage — Woodlot to supplement and act as a buffer to the forested area. The Natural Heritage — Woodlot is recognized as a unique ecological feature and is planned to function as the heart and focal point of the William Baker Neighbourhood.

The woodland areas will be retained as “Natural Heritage – Woodlot.” A park will accommodate other woodlands on Keele Street, while also providing passive recreational space, connecting the wooded areas, and buffering the woodlands from surrounding development. An additional park block will provide connection to Downsview Park and to the northeast, while a third park is planned for a later phases in the northern part of the District.

A Natural Heritage Impact Study (NHIS) was prepared by Dougan & Associates to identify and update existing environmental data on site, identify environmental constraints and assess potential impacts from development. The wooded area located on site contributes to the Natural Heritage System and contains natural features including Significant Woodland, a small wetland feature, Significant Wildlife Habitat, utilization by endangered bats and presence of locally and regionally significant plants.

As informed by the NHIS, the William Baker District Plan employs the following objectives as part of an Ecological Vision to guide mitigation, compensation and enhancement measures:

- Protect Existing Ecological Sensitivities and Services
- Enhance Ecological Features and Functions to Increase Resiliency
- Integrate Ecological Concepts into Surrounding Developments
- Educate Existing and Future Users on Ecology of Woodlands and Restoration Areas

In order to achieve this vision, several key mitigation, compensation and enhancement measures will be employed pre, during and post development, including such measures as, but not limited to, staking the limits of development with participation from City Forestry and TRCA staff, canopy and habitat creation within the park, edge, buffer and enhancement area restoration, trail planning and invasives management.

An Ecological Management Plan will be prepared to guide implementation of mitigation, compensation and enhancement measures as well as monitoring of groundwater and post-development condition. Through the measures associated with the Ecological Vision, as specified in the NHIS and through the guidance of an Ecological Management Plan, the William Baker District will be able to achieve an overall gain of woodland and naturalized habitats, and tree replacements to support the City's urban forest canopy objectives.

The Proposed Development appropriately balances opportunities for urban development, an interconnected parkland system, including the proposed Ecological Park, with the conservation of the identified natural heritage resources. The Proposed Development has considered the existing and future health and integrity of the ecosystem, and provides for significant opportunities for sustaining, restoring and enhancing the identified natural heritage resources on the property, based on the application of sound ecological principles. The Proposed Development protects the most sensitive areas of the woodlands, and an Ecological Vision is used to guide mitigation, compensation, and enhancement measures. As mentioned above, an Ecological Management Plan is recommended to guide implementation. Monitoring of key approaches and post-development conditions is also recommended.

8.0

Public Art

The Downsview Area Secondary Plan recognizes the importance of Public Art, noting that it “contributes to a strong sense of place” that can “strengthen local identity and image”. The potential for public art to support and enhance the park-like setting central to the Secondary Plan areas’ character provides a compelling reason to consider the provision of public art.

The policies of Section 3.3 of the Secondary Plan strongly encourage the development of a District Public Art Plan for the Secondary Plan area in order to ensure that public art, if provided, is done so in a coordinated manner. Policies provide that new developments of significant scale or in prominent locations are encouraged to provide on-site public art in publicly visible and accessible locations and require the identification of potential public art locations and opportunities in District Plans.

Opportunities for public art within the William Baker District should be considered at locations in or around the Neighbourhood Focus area at the Keele Street and Sheppard Avenue West intersection, near Downsview Park Station, or within the park blocks throughout the District.

Provisions for public art within the William Baker District will be determined at a later stage such as through Site Plan Approval, and possibly through multiple block-specific Public Art Strategies.



Float Forms - Douglas Copland, Canoe Landing Park, Toronto

9.0

Affordable Housing Strategy

Affordable housing and rental housing are important components of a healthy housing mix and a complete community.

The Secondary Plan requires that an affordable housing strategy be prepared at a District Plan stage for the achievement of affordable housing in the District. As noted in Section 3.5.11 of the Secondary Plan, affordable housing strategies will include:

- numerical targets by tenure and unit type, and by development parcel or phase within the context of the proposals for development of the housing that does not include affordable units; and
- the proposed order of development within the District, and the identification of how the affordable housing will be delivered to ensure that affordable housing requirements are achieved prior to or at the same rate as development of the non-affordable housing units; and
- proposals to meet any of the affordable housing requirements through the conveyance of land to the City, at the City's discretion; and
- for Parc Downsview Park Inc., for the second and subsequent Districts, the affordable housing strategies shall also report on the achievement of affordable housing to date in all Districts and any proposed modifications to future achievement.

In this regard, Parcel Economics has prepared an affordable housing strategy as part of the Housing Issues Report in support of the Zoning By-law Amendment and Draft Plan of Subdivision applications.

Based on the range of new residential units that could potentially be integrated at William Baker upon full build-out of the District, if 10% of the total units were delivered as affordable housing, it could translate into the delivery of 360 to 400 new affordable housing units. Such affordable units will be provided within the Secondary Plan Area as part of the Community Benefit under Section 37 of the Planning Act in accordance with Policy 3.5.3 of the Downsview Area Secondary Plan (DASP).

Affordable units should be delivered at a similar mix of housing and unit sizes/types as the District overall to help meet the affordable housing requirements in accordance with Policy 3.5.8 of the DASP. In support of the provision of rental housing and in conformity with the DASP, 50% of the affordable units will be rental in tenure in accordance with Policy 3.5.9 of the Secondary Plan.

When combined with the 136 affordable housing units already delivered at Stanley Greene, this would collectively account for more than two thirds (up to three quarters) of the total requirement of 720 units stipulated across the Downsview Area Secondary Plan. The number of remaining affordable housing units to be delivered as part of other future Districts within the Secondary Plan can reasonably be achieved as part of the more comprehensive build-out and evolution of this area over the longer term planning horizon.



10.0

Community Services and Facilities

A Community Services and Facilities Study was prepared in support of the District Plan, as required by the City of Toronto. This Study Area is bound by Finch Avenue West to the north, Jane Street to the west, Highway 401 to the south, and Allen Road/Dufferin Street to the east.

The Report evaluates the demographic context of the Study Area based on 2016 Census Data, identifies available community services and facilities to support existing and future residents, and determines any priorities that should be considered in connection with the District Plan. The District Plan is located within the southern-most portion of York University Heights Neighbourhood. The boundaries of neighbourhoods are established by the City of Toronto, based on combinations of adjacent Census Tracts with similar socio-economic characteristics.



As identified in the Community Services and Facilities Study, there is currently a range of community facilities within the area surrounding the William Baker District, including:

- Three Toronto Public Library branches and seven community recreation centres;
- Two hospitals within the Study Area and within 2 kilometres of the William Baker District: the Humber River Hospital and the SickKids Centre for Community Mental Health.
- A total of 36 places of worship and a number of social service agencies.
- A range of services run by government agencies that are not physically located within the Study Area, but which are still available to the Study Area residents.
- A total of 26 parks within the Study Area containing a diverse range of facilities. Two of these parks exceed 50 hectares in size, including the 117 hectare Downsview Park just south of the William Baker District.
- With respect to the capacity of community services in the surrounding area, there is sufficient elementary and secondary school capacity for the TDSB, with local schools operating under capacity. However, new pupils attending the TCDSB may not be able to be accommodated in permanent facilities.
- The need for additional schools was also assessed at the time of the Downsview Area Secondary Plan was prepared and neither of the school boards had identified a need at that time. However, the Toronto Catholic District School Board (TCDSB) has since identified a need for

at least two new schools in the Secondary Plan Area. Canada Lands has been working with the TCDSB on potential opportunities to locate one new school in the William Baker Neighbourhood.

- Within the noted child care facilities in the area, there are approximately 197 vacancies. This is a conservative estimate as it does not reflect vacancies that may exist at facilities that could not be reached. There is adequate capacity in existing child care facilities to accommodate the demand for 172 spaces generated in Phase 1 of the William Baker Neighbourhood.

The Downsview Area Secondary Plan identifies a community centre being needed, a firehall on Keele Street (now built and functional) within Stanley Greene and a child care centre that can be provided in the William Baker Neighbourhood within a building. Current City plans, including the City's Recreation Master Plan (2019-2038) identify a future Downsview community recreation centre. A potential location has been offered by Canada Lands at the south east corner of Sheppard Avenue West and Keele Street. This community recreation facility is expected to be able to serve the William Baker Neighbourhood.

As the City's planning process advances, more specific locations for community services and facilities may be identified and assessed for suitability and implementation. Similarly, daycare centres could be co-located within mixed-use buildings or within community facilities (community centres or schools). These facilities will be assessed in greater detail as plans are developed further.

11.0

Transportation

The Downsview Area Secondary Plan requires that transportation planning in support of development within the Secondary Plan area be undertaken in relation to the objectives of the Downsview Area Secondary Plan Transportation Master Plan.

The planned transportation network is intended to provide a balanced range of travel options that encourage walking, cycling and transit to make the most efficient use of existing and future transportation infrastructure to support the continued development of the Secondary Plan.

BA Group prepared an Urban Transportation Considerations Report, original February 2021, updated as April 2022, to evaluate the transportation impacts of the proposed development of the William Baker District.

The report addresses a number of considerations related to the road network, transit, pedestrian and bike travel, parking and Transportation Demand Management (TDM) measures.

Reconfigured Road Network

A new road network and layout will be implemented that can efficiently serve the William Baker Neighbourhood.

As outlined in Section 6 of this District Plan, new roads have been introduced throughout the District as established by the Secondary Plan to facilitate a multi-modal approach for safe, efficient pedestrian and vehicular flow with new intersections proposed on Keele Street as well as Sheppard Avenue West. New public roads include:

1. A curved east-west road (Street A) through the southern portion of the District that provides another connection between Keele Street and Sheppard Avenue West;
2. An east-west road (Street B) along the central portion of the District along the north side of the Natural Heritage — Woodlot;
3. A north-south road (Street C) across the centre of the northern portion of the District to facilitate local north-south traffic; and,
4. An east-west road (EA approved Transit Road) along the northern portion of the District.



Access to Transit

The District is well served by an abundance of existing transit services. The proximity of Downsview Park Station immediately northeast of the District provides further transit connections to the rest of the City and larger Greater Toronto Area via GO Transit rail service and the TTC subway. Additionally, TTC bus service runs along both Keele Street and Sheppard Avenue West.

Pedestrian and Bicycle Network

In support of the abundant transit infrastructure surrounding the William Baker District, a robust pedestrian and bicycle network has been developed to connect the District with the surrounding area and provide active transportation opportunities that leverage the significant greenspace present throughout the site and adjacent Downsview Park.

Sidewalks are proposed on both sides of all streets throughout the District and bike lanes will be provided along Streets A, B and C.

Multi-use separated paths are also proposed throughout the District within the park blocks to provide additional active transportation connections. The multi-use paths, in addition to providing connections, are also intended to be utilized by residents and visitors for leisure and recreational purposes.

Parking

In recognition of the compact and efficient development policies echoed throughout the Toronto Official Plan and Downsview Area Secondary Plan, significant emphasis has been placed on developing innovative parking approaches that minimize the environmental and visual impact of surface parking.

The parking requirements of the proposed development of the William Baker District will be accommodated almost entirely through underground parking within the development blocks.

Additional Traffic Demand Management Initiatives

Innovative mobility strategies are being explored within the District as outlined in the Traffic Demand Management Plan prepared by BA Group to promote sustainable alternatives and reduce car dependence and the need for every day single occupant vehicle travel. These strategies include:

- Car-Share Facilities
- Ride Sharing Programs
- Pre-loaded PRESTO Cards

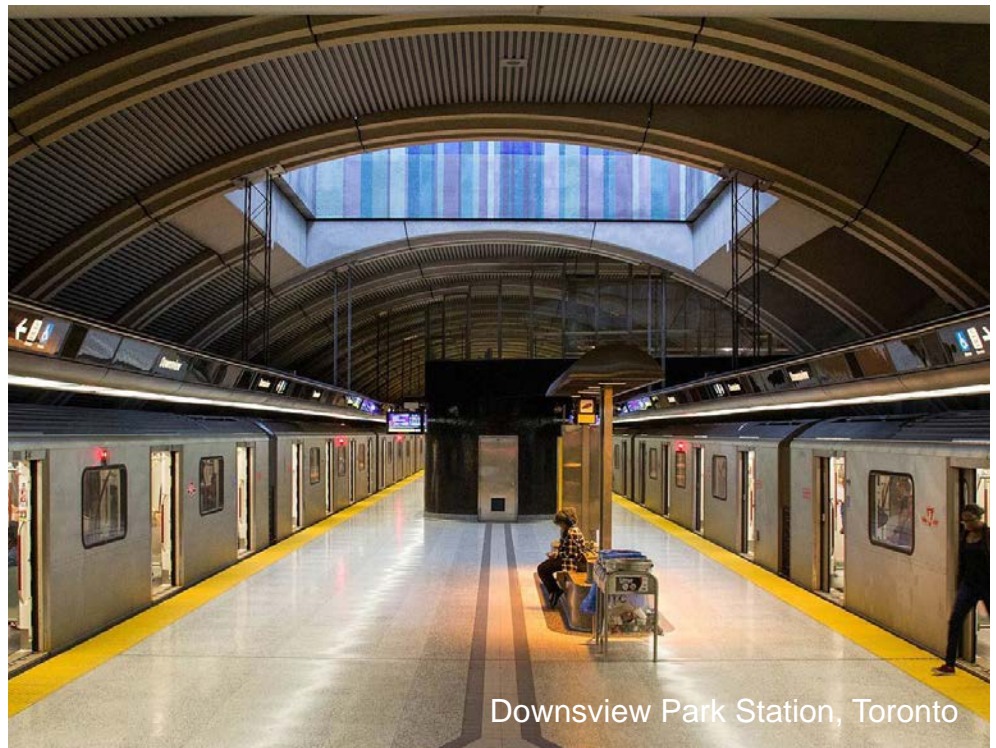
12.0

Sustainability

A sustainable community is a healthy, complete, and compact community that supports new economic opportunities and high quality of life with minimal impact on the environment. The Secondary Plan supports sustainability by focusing growth around major transit facilities, and supporting and encouraging sustainable development practices. Sustainability is a key objective for the William Baker Neighbourhood. At this stage in the process, the District Plan has been designed to incorporate a number of sustainable development features and measures.

Access to Quality Transit: The William Baker District is well served by existing rapid transit, and is within walking distance to the Downsview Park TTC and GO Station and bus services along Sheppard Avenue West and Keele Street.

Surrounding Density and Diverse Uses: The William Baker District increases existing densities in the area in conformity with the Secondary Plan, which helps conserve land and encourages development in areas with existing infrastructure, all of which promote walkability and transportation efficiency.



Downsview Park Station, Toronto

Bicycle Facilities: The District will also encourage cycling by providing short term and long term bicycle parking spaces for employees and visitors which will be located at grade or in secure and covered bicycle parking areas.

Reduced Parking Footprint: New buildings within the District Plan will prioritize the location of parking below grade in parking structures which will reduce the amount of paved surface areas, land consumption and rainwater runoff.

Heat Island Reduction: The William Baker District will provide a significant area of soft landscaping and tree canopy, both within the public realm and in open spaces and parks to help achieve a reduction to the heat island effect. By providing parking below-grade, it allows for less paved surface and more landscaped areas.

Green Roof and Low Impact Development: Each new building greater than 2,000 square metres in gross floor area will contain a green roof in accordance with the Green Roof By-law. In addition, further low impact development measures related to water quality and quantity will be implemented in accordance with Tier 1 of the Toronto Green Standards (TGS) requirements.

A TGS Checklist and Energy Efficient Report has been completed and submitted as part of the Zoning By-law Amendment and Draft Plan of Subdivision Application for the first phase, which provides a preliminary assessment of sustainable measures that are proposed.

Overall, the William Baker District promotes sustainable development and is in keeping with the objectives of the City's Official Plan, the Downsview Area Secondary Plan and various urban design guidelines and studies.

District Plan Energy Strategy

The Energy Strategy Report indicates that further reductions in energy use can be achieved through the use of a high performing envelope and high efficiency HVAC equipment, carbon, thermal demand, and energy use minimum performance targets. Accordingly, several design opportunities within the District and broader Downsview area will be considered at the detailed design stage to take advantage of higher performance standards related to each building described as follows.



Bioswale at Stanley Greene, Toronto

Passive Design Measures

Passive design measures include building orientation, air sealing, continuous insulation, windows and daylighting, and designing a building to take advantage of natural ventilation opportunities. Considering passive design measures in early design can significantly improve the envelope performance and reduce overall thermal demand, thereby improving passive building performance.

Active Design Measures

Active design measures consist of heating and cooling systems. These measures include mechanical system components such as air-conditioning, heat pumps, radiant heating, heat recovery ventilators, and efficient electric lighting.

Active design measures can be upgraded or enhanced at different tiers in order to ensure optimized active design.

District Energy Systems

Within the buildings, connecting to a district system can reduce the amount of space needed on site for mechanical systems, increasing usable gross floor area (GFA) for the building, as well as potentially being a more reliable source of heating/cooling compared to a dedicated building plant due to the mod-

ular nature of district energy. Connecting to a district energy system can help to achieve significant emissions reductions at a relatively low cost due to economies of scale.

Additional Energy Solutions and Opportunities

In the Energy Strategy Report, it is recommended that a number of alternative and “advanced” energy solutions to promote sustainability within the community be considered for implementation. These measures may include more common “priority” measures such as geothermal, spectrally selective glazing, wastewater heat recovery, and cogeneration. They also include less common “aspirational” measures such as solar thermal, wind, earth tubes, ice thermal storage, solar air heater, anaerobic digestion biogas, and off-site renewable energy procurement. These solutions will be analyzed further at the detailed design stage, and additional energy technologies can be evaluated on their merits as they emerge.



Green Street, El Cerrito, CA

13.0

Implementation and Phasing

Phasing

The development of the William Baker District will be delivered in multiple phases to ensure an orderly build out and will generally occur on a block-by-block basis within each phase.

The first phase consists of the Draft Plan of Subdivision and Zoning By-law Amendment applications for the southern portion of the William Baker District generally to the northern limit of the woodlot. The development of the southern portion of the District as the first phase was determined through public consultation and the identification of the Keele Street and Sheppard Avenue West intersection as a Neighbourhood Focus area. The Phase 1 area has been enlarged as the result of a request by the City to include the entirety of the park and woodlot in the first phase. Adopting a phasing strategy leverages existing infrastructure and services in the area and offers the greatest potential to build momentum for future growth and development on the remaining lands. Each phase will be carefully staged to ensure that infrastructure is in place to manage and support the completion and occupancy of new development.

The future phase(s) will similarly involve the submission of Draft Plan of Subdivision and Zoning By-law Amendment applications for the remaining northern portion of the William Baker District. This will occur at a later date and follow a similar process for approval.

Implementation

The William Baker District forms part of the Downsview Secondary Plan, which was approved in 2011 and sets out the objective of establishing a comprehensively planned mixed use community for the Secondary Plan area. The requirement for a District Plan for the William Baker District is outlined in the Secondary Plan. Key elements of the District Plan are anticipated to be secured as part of the municipal approvals process to ensure that the design intent for new streets and open spaces is achieved.

The implementation of the District Plan will require a range of planning tools and instruments, including the Zoning By-law Amendment and Draft Plan of Subdivision applications for Phase 1 which are being submitted concurrently with this District Plan.

Site plan approval will be utilized to implement the detailed design for each development block. Elements of the District Plan may be refined, or revised as each phase proceeds through more detailed design and approvals processes..

The applicable approvals processes are summarized as follows:

Zoning By-law Amendment

A Zoning By-law Amendment is required to implement the policies of the Secondary Plan and to include more specific provisions regarding land uses, density, building heights, built form and other performance standards, as well as parking and loading requirements.

A draft Zoning By-law Amendment has been submitted with this District Plan for Phase 1 of the development.

Draft Plan of Subdivision

The Draft Plan of Subdivision process will create and secure new public streets, development blocks and parkland blocks for the William Baker District. This process will also secure requirements for infrastructure, establish appropriate cross sections for each street, facilitate the coordination of utilities for the District, secure parkland conveyances for new parks, and establish conditions of approval to be satisfied prior to the registration of each phase.

A Draft Plan of Subdivision has been submitted with this District Plan for Phase 1 of the development.

Site Plan Approval

Each development block will require subsequent site plan approval. The site plan approval process will facilitate the detailed review of each development proposal prior to the issuance of a building permit. This process will entail the review of detailed building design including but not limited to materials and elevations, site access and circulation, waste management, and parking and loading.

Other Studies and Processes

Parkland Dedication

The William Baker District provides an opportunity to create new public parks, including an ecologically focused park, providing open spaces and recreational opportunities for the emerging mixed use community. It is understood that the parkland dedication rate for the residential component of sites greater than 5 hectares in size is 0.4 hectares per 300 units up to a maximum of 20% of the development site, net of any conveyances. Non-residential development is subject to parkland dedication at a rate of 2% of the development site.

It is expected that, based on the Draft Plan of Subdivision submitted and subsequently revised with this application, the majority of the dedication will occur in Phase 1, with the exception of the park proposed in the north part of the District. It will be important to establish the proper credit for this, and that the early dedication is acknowledged for any subsequent phases(s).

Community Benefits (Section 37)

Section 37 of the Planning Act may be one of the tools used by the City to secure community services and facilities within the Secondary Plan area. Section 37 benefits will be determined on the basis of local community needs as part of the approvals process for the William Baker District and in accordance with the City's Official Plan and the applicable legislation in-force at the time such approvals are secured.

Downsview Area Major Roads Class Environmental Assessment

The City of Toronto has completed a Municipal Class Environmental Assessment (EA) study for the Downsview Major Roads network. A four lane 2.3 kilometres long multi-modal northerly extension of Transit Road to provide a connection to Chesswood Drive and Sheppard Avenue West through the William Baker District was established through its EA process. Timing of the implementation of the preferred street network is to be confirmed during detailed design.

14.0

Conclusion

The William Baker District Plan provides a detailed overview for the development of a mixed-use, transit-supportive and complete community. Drawing upon community and stakeholder feedback and numerous technical and planning studies, the District Plan is a comprehensive planning and development framework for the William Baker District that builds upon the vision and direction of the Downsview Area Secondary Plan. The proposed land use and physical structure components of the District Plan, which include Mixed-Use Areas, Apartment Neighbourhoods and Parks and Open Space, reflect the direction of the Downsview Area Secondary Plan and are complementary to each other and sensitive to the current and historical neighbourhood context.

The William Baker District Plan conforms with Provincial and municipal planning policies, including the policies, land use designations, guidance and planning process set out in the Downsview Area Secondary Plan. The District Plan includes a summary of the supporting studies prepared in support of the proposed development of the William Baker District which aid in ensuring that the District is developed in a sustainable manner that represents good planning.

The William Baker District Plan represents good planning by promoting and enabling the development and evolution of the William Baker District into a vibrant and contemporary mixed use community. The District Plan implements the Guiding Principles intended to create a resilient and sustainable neighbourhood and a place for all, providing a range of housing options for a range of incomes and ages, establishing a Neighbourhood Focus area to support community life, designing a well-connected network of mobility options and establishing parks and the Natural Heritage — Woodlot as the central focus for the neighbourhood.

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