

February 17th, 2022.

Wilson Village BIA

Dear Mayor and Members of Council,

**Re: William Baker Neighbourhood – Wilson Village BIA**

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Please consider this letter of support from the Wilson Village BIA for the proposed William Baker Neighbourhood Development. The Wilson BIA consists of 292 local businesses between Dufferin and Keele. We would like to share the following points in support of the project:

- **The BIA supports initiatives in the District Plan.** The subsequent rezoning and subdivision approvals which follow in 2022 will greatly benefit the community and provide a wide range of amenities that are proposed in the William Baker applications. Canada Lands has taken the time to listen and respond to the community over the last few years through its community consultation process. The William Baker Neighbourhood represents a great opportunity to deliver a legacy and a unique community to Downsview. The members of the BIA have participated in several consultations and support the current proposals.
- **The William Baker Neighbourhood will help establish and strengthen connections to the Wilson Village BIA lands and businesses.** It is important to establish connections between the future neighbourhood and surrounding area, including Downsview Park, to businesses within the Wilson Village BIA. The BIA approves of the plans for the proposed new pedestrian and cycling gateway bridge connection and would endorse additional opportunities, where appropriate.
- **The BIA is in support of protecting and enhancing the woodlot.** The BIA is thrilled about the plans to enhance the woodlot, which include protecting and adding native species, and creating pedestrian trail connections throughout the proposed ecological park and around the woodlot. It is important to ensure that protection plans are established prior to commencement of the development. The woodlot provides a lasting natural greenspace for the community. It is essential.
- **The BIA supports mixed-use housing options, including seniors housing.** Providing mixed housing options that can serve the community's needs is important in creating a diverse community. Mixed-use and higher density developments should be located in busier areas such as the northeast corner of Keele and Sheppard. The BIA feels it is important for the location of the residential development to be close to existing and future amenities such as commercial development and the future Downsview community centre.
- **Areas for improvement.** Suggestions for improvement include the following:
  - Designating "Street A" as a safe pedestrian and bike-friendly street that includes traffic calming measures. The roadway must be shared by all – not just cars.
  - Including the woodlot in the first phase of development in order to ensure it is protected throughout the entirety of the project.
  - A community centre/space is critical

The Wilson Village BIA is excited to see the project progress and appreciate the ongoing community consultation. Should you have any questions, please do not hesitate to contact Paul Di Prospero at [info@wilsonbia.com](mailto:info@wilsonbia.com)

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Kyriakopoulos', with a long, sweeping horizontal stroke extending to the right.

Anthony Kyriakopoulos, Wilson Village BIA Chair  
On behalf of The Wilson Village BIA Board of Directors