TO: North York Community Council – City Clerk's Office-Secretariat
        Toronto City Hall
        100 Queen Street West
        Toronto, ON M5H 2N2
        nycc@toronto.ca

Date: June 08, 2022

Subject: William Baker District Plan and Phase 1 Development Application (at NYCC Meeting on July 8, 2022)

Dear Ms. Amoroso, Mr. Chair and Members of the North York Community Council

I am writing this letter, on behalf of the DUKE Heights BIA, to express our support for the proposed William Baker District Plan and Phase 1 Development Application.

Duke Heights Business Improvement Area, located between Dufferin St, Steeles Ave W, Keele St. and Sheppard Ave W, is home to more than 2,500 businesses and 32,000 employees. It is our strong belief that the new proposed Plan and Development Application will generate a host of benefits for the entire community, particularly:

1) Assuring a protected woodlot and public parkland on approximately 40% of the area (both to be transferred to City ownership);
2) Providing a complete neighbourhood, with added retail and office space which will create new jobs and economic opportunities, as well as planning for a housing supply of 1100-1400 units, including affordable housing; and
3) Proposing a reasonable FSI of 1.9 (in this Phase) in 11 development blocks, ranging from 4 to 30 storeys.

Our BIA has continuously participated in the consultative process by Canada Lands of this City-building effort, including the March 30th Community Meeting, where the proposal received widespread support.

In conclusion, the proposal has gone through an extensive consultation process with the resulting outcome representing good planning. We strongly believe that the new William Baker Neighbourhood compliments our employment area and business community to its north, as well as the existing neighbourhoods to its west.

Sincerely,

Dr. Lew Pliamm,
Chair, DUKE Heights BIA

cc.   Councillor James Pasternak, Ward 6 York Centre
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        James Cox, Canada Lands, Acting Regional Director, Real Estate
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