



January 23, 2024

**Via Email ([nycc@toronto.ca](mailto:nycc@toronto.ca))**

North York Community Council  
North York Civic Centre  
5100 Yonge Street  
Toronto, ON M2N 5B7

**Re: Arbo Neighbourhood (formerly William Baker), 1350 Sheppard Avenue West  
Subdivision Application 21 119572 NNY 06 SB  
Public Meeting on January 24, 2024**

Canada Lands Company CLC Limited (“Canada Lands”) is very pleased to be seeking approval of our application for Draft Plan of Subdivision for Phase 1 of our Arbo (formerly “William Baker”) Neighbourhood. This is an important step in the delivery of much-needed housing (both market and 20% affordable), along with key community benefits including two new public parks, the dedication of a natural heritage woodlot, and a significant financial contribution to the future Downsview Community Recreation Centre.

### **Application Status**

The application preparation process started in early 2019 and included a rigorous and comprehensive consultation strategy undertaken by Canada Lands and its consultant team. This consultation process included a series of public open house sessions, pop-up consultations, meetings with various local stakeholder groups and online feedback.

Our team has worked diligently with our stakeholders and City staff to evolve the vision and details for the Neighbourhood since the formal application submission in early 2021, which included both a Zoning By-law Amendment and a Draft Plan of Subdivision application. Building on our zoning approval in Summer 2022, we now have a plan that is supported by the community and that contributes significantly to the urban fabric of the City of Toronto.

We have reviewed the Staff Report, dated January 10, 2024. A critical component of the report is the set of Conditions of Draft Plan Approval, on which we have been diligently working with City staff to finalize. While we are generally in agreement with the intent of the conditions, we have raised concerns with specific language, including timing, logistics, and implementation costs, however we had not had an opportunity to review the revised Conditions, included with the Staff Report until Monday, January 22, 2024. We look forward to continuing to work with City staff to resolve these concerns.



### **Next Steps**

Canada Lands is being pushed from all directions to enable housing opportunities as quickly as possible, a goal we all share. While we continue to progress where we can and are trying to avoid delays as much as possible, we would appreciate support from North York Community Council to facilitate this process.

To that end, we respectfully request a meeting between Canada Lands and relevant City staff prior to City Council's review of this item in early February, so that we can facilitate resolution to all outstanding items as efficiently as possible.

We look forward to continuing our work together with the City and moving forward with the Arbo Neighbourhood as an important community building initiative.

Please contact the undersigned if you have any questions or require any additional information.

Yours truly,

David Anselmi  
Regional Director, Real Estate (Central)

Cc: Councillor James Pasternak, Ward 6  
David Sit, Director, Community Planning  
Shelly Cham, Manager, Community Planning