

# Developing a District Plan for William Baker



April 2020

*This is the second in series of Bulletins being produced by Canada Lands, with the support of their consultant team, to synthesize key topics discussed and respond to community questions from the first two phases of the consultation process.*

## **This Bulletin includes information about:**

- What a District Plan is;
- What informs the design of the neighbourhood;
- Approved and emerging directions for the District Plan;
- Ideas being explored through the District Plan; and
- What is typically included in a District Plan as well as the studies, strategies and reports that may be required as part of the District Plan.

## **What is a District Plan?**

District Plans outline area specific development principles and guidelines at a level of detail not possible within the Secondary Plan. These principles and guidelines form the bridge that allows the City of Toronto to move from Official Plan policies to Zoning By-Law provisions. District Plans are intended to provide a context for coordinated development, a framework for potential public realm improvements and a tool to evaluate a development's conformity with the Official Plan.

## **What Informs the design of the neighbourhood?**

The design of the William Baker neighbourhood is informed by approved and emerging directions (i.e. provincial policy, the approved City of Toronto Downsview Area Secondary Plan, public inputs and Canada Lands priorities). The approved and emerging directions and ideas to explore listed on the next page are derived directly from the approved City of Toronto Downsview Area Secondary Plan.

## Approved and emerging directions for the District Plan

- Protection of the woodlot
- Substantial park space
- Location of the roads
- Connection to Transit Road
- Pedestrian bridge connection
- Mixed use and neighbourhood-serving retail
- Range of building types that includes low, mid and high rise throughout the neighbourhood
- Apartment Neighbourhoods
- In the order of 3550 residential units
- Multi-use pathway connecting to Downsview Park
- Creation of “green streets”

## District Plans will typically include:

- a. A description of the intended character and the key elements of the District;
- b. Structure and block plans;
- c. Context plan showing how the public roads and parks and open space network will be integrated with surrounding lands, including pedestrian and bicycle connections;
- d. The land use mix;
- e. Conceptual building locations and massing;
- f. How elements of the Structure Plan are being addressed; and
- g. Phasing.

## Ideas to Explore

- Function of the park/woodlot
- Nature of pedestrian bridge connection
- Distribution, type and height of buildings
- Location and opportunities for neighbourhood-serving uses such as retail/service commercial, community amenities, and mixed use buildings
- Location and distribution of affordable and seniors housing.
- Location of pedestrian trails, bicycle routes, and/or multi-use path

## The following studies, strategies and reports may be required as part of the District Plan:

- a. Sustainability strategy (Community Energy Plan);
- b. Natural heritage impact study;
- c. Affordable housing strategy;
- d. Community services and facilities strategy;
- e. Urban design guidelines;
- f. Planning brief;
- g. Public Consultation Report;
- h. Functional servicing reports;
- i. Stormwater management reports;
- j. Transportation impact studies; and
- k. Stage 2 Archaeological Assessment.

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## For more information contact:

Canada Lands Company

James Cox, Senior Director, Real Estate,  
Ontario

[jcox@clc.ca](mailto:jcox@clc.ca) or 416-214-1304

OR

Independent Facilitation Team – Swerhun Inc.

Matthew Wheatley

[mwheatley@swerhun.com](mailto:mwheatley@swerhun.com) or 416-572-4365

[www.williambakeneighbourhood.ca](http://www.williambakeneighbourhood.ca)