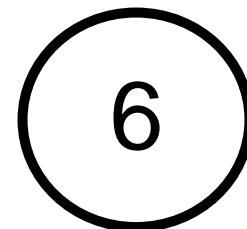


## District Plan Bulletin Series

# District Plan Submission & Next Steps



November 2020

*This is the sixth in a 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 related to the future of the William Baker Neighbourhood and the process of developing their District Plan Submission to the City of Toronto.*

### Overview

In early 2021, following two years and three phases of community consultation, Canada Lands will submit the proposed William Baker District Plan (for the entire William Baker neighbourhood) and rezoning and subdivision applications (for Phase One of the neighbourhood) to the City of Toronto for review. The proposed District Plan and applications will then be reviewed and refined, as necessary, following consultation with the community, and in collaboration with the City of Toronto.

During the review period, which is anticipated to take approximately two years, the City will lead public consultation, informed by the Public Consultation Strategy Report submitted by Canada Lands with the Proposed District Plan.

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

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Post-submission community consultation and the Public Consultation Strategy Report	p. 3
Supporting studies that will be submitted with the proposed District Plan	p. 4
Expected Community Benefits	p. 4

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#### **For more information contact:**

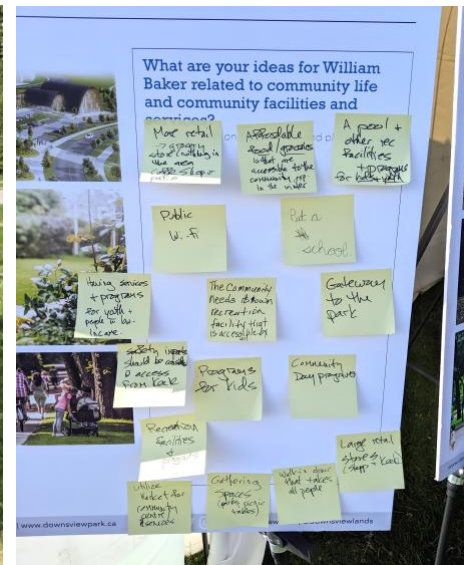
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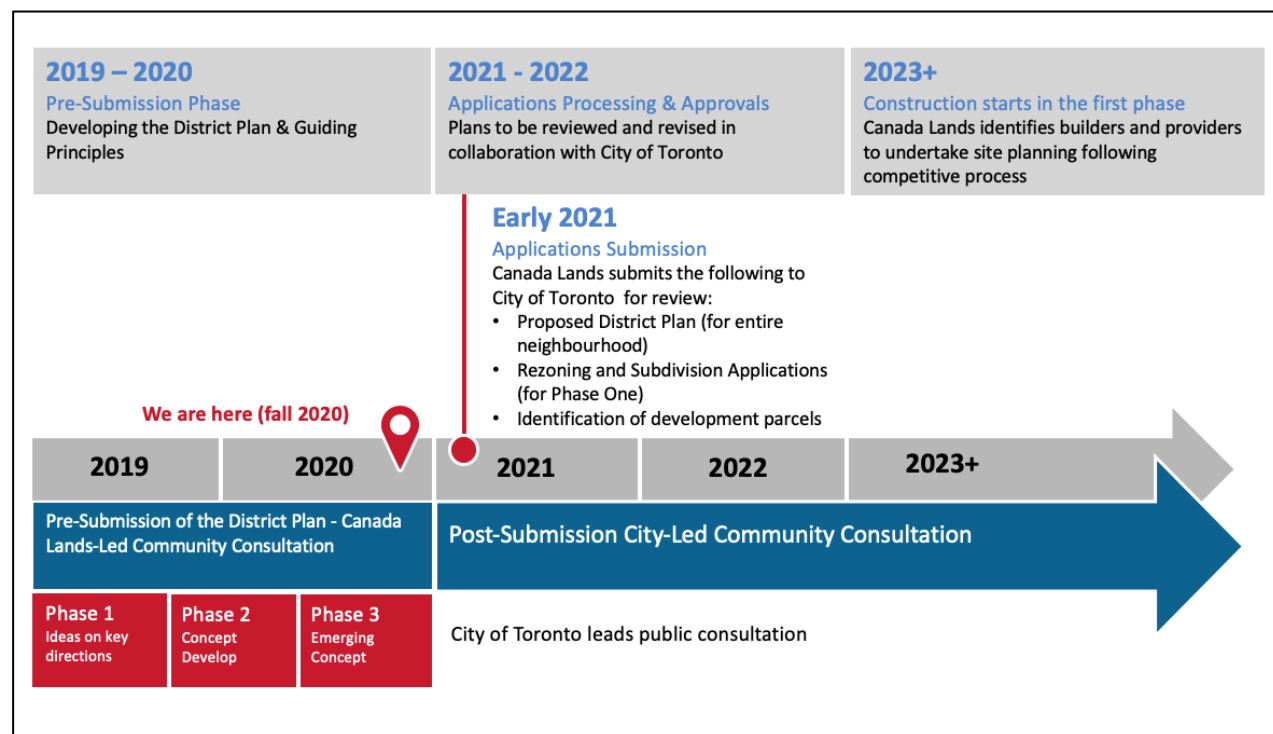
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## Pre-submission community consultation

Over an approximately two-year period, from early 2019 to late 2020 Canada Lands led a three-phased community consultation process to inform the development of the proposed District Plan for the future William Baker Neighbourhood. In Phase One consultation, Canada Lands sought feedback on key directions and guiding principles for the District Plan. During Phase Two consultation, Canada Lands shared and sought feedback on three emerging concept options. In Phase Three consultation, the final phase, Canada Lands is sharing and seeking feedback on the emerging concept prior to submitting the proposed District Plan to the City of Toronto for review. As shown in the graphic below, City-led community consultation will continue during the review period to help inform the final District Plan. Further details about the pre-submission community consultation process, including the materials shared and summaries of the feedback received, are available on the project website at [www.williamsbakerneighbourhood.ca](http://www.williamsbakerneighbourhood.ca).



## Anticipated timeline for the William Baker Neighbourhood



## Public Consultation Strategy Report & Post-Submission Community Consultation

Canada Lands is [required](#) to submit a Public Consultation Strategy Report (PCSR) to the City of Toronto as part of their District Plan submission. This statutory requirement is included in the *Provincial Planning Act* (as amended on July 1, 2016) and supports proactive thinking about who could be impacted by a proposal and ensuring that the public’s voice is heard, evaluated, and recorded as part of the application review process. At a minimum, the PCSR will include:

**A summary of the pre-Submission Consultation led by Canada Lands:** This will reflect the process followed and information shared during all three phases of consultation, as well as the feedback received and how that influenced the Canada Lands’ submission.

**Purpose of Post-Submission Consultation:** What Canada Lands wishes to accomplish in engaging and consulting with the public regarding the proposed District Plan.

**Key Messages:** Key messages Canada Lands would like conveyed to the public during the post-submission consultation process with regard to the proposed District Plan.

**Desired Outcomes:** What Canada Lands hopes to achieve / accomplish by the end of the consultation process.

**Scope of Consultation – Area(s) of Impact:** The proposed District Plan’s geographic area of impact.

**Proposed Audiences:** A demographic profile of the geographic area of impact, including identification of the target audiences, community members and stakeholders who may be interested and/or impacted by the development of the William Baker Neighbourhood.

**Matters to be Addressed:** A list of matters to be brought forward for discussion and consultation.

**Communication & Consultation Strategy:** Tools, methods, and techniques for contacting and engaging audiences including how the public consultations will be advertised.

**Evaluation & Feedback:** Methods for evaluating the public consultation held during the review and revision of the proposed District Plan.

Other instructions from the City of Toronto include specific direction on:

- **Notification**, including who is invited to public consultation meetings/events/activities once Canada Lands' complete application submission has been received by the City; Canada Lands attendance at the public consultation meeting/event/activity and their role; and a minimum notice period for any consultation activities.
- **Note taking**, including deadlines for summaries of feedback received at any consultation activities completed once Canada Lands' application has been received by the City; and contact information for attendees of consultation activities.

## Supporting Studies

In addition to the Public Consultation Strategy Report described above, a number supporting studies will be submitted to the City of Toronto for review to support the District Plan submission. The studies that will be submitted include:

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

These studies will all be available for the public to review and provide feedback on as part of the City-led, post-submission consultation process.

## Community Benefits in the William Baker Neighbourhood

The District Plan will set out the physical framework to enable the incorporation of a range of potential community benefits. Community Benefits in the William Baker neighbourhood are proposed to include:

**Preservation of the woodlot;**

**Affordable housing**, including options for seniors;

**A daycare;**

**Retail and commercial uses** (where permitted by the City's Secondary Plan), including those geared to seniors; and

**A new bridge for pedestrians and cyclists**, replacing the old car-bridge across Sheppard.

In addition:

- Discussions with the Toronto Catholic District School Board are underway with a goal of locating an **elementary school in the neighbourhood**
- Lands at the southeast corner of Keele and Sheppard have been offered to the City by Canada Lands for a **community centre**