

William Baker Neighbourhood – Phase Three Consultations

Duke Heights BIA

Virtual Meeting via WebEx Meetings

Wednesday, November 4, 2020

1:00 - 2:30 pm

Participants

Duke Heights BIA (Joe Pantalone, Lia Martelluzzi)

Gladki Planning (Robert Walter-Joseph), consultant to the Duke Heights BIA

Canada Lands (James Cox, Victor Simone)

Office of Councillor James Pasternak (Aytakin Mohammadi, Adam Steiner)

The Planning Partnership (Donna Hinde) consultants to Canada Lands

BA Group (Amy Jiang) consultant to Canada Lands

Swerhun Inc. (Nicole Swerhun, Matthew Wheatley), consultants to Canada Lands

This summary was written by Swerhun Inc. and was shared with participants for review prior to being finalized. The summary provides a review of the key topics discussed in the conversation; it is not intended to be a verbatim transcript.

SUMMARY OF FEEDBACK

On Wednesday, November 4th, 2020, Canada Lands and members of its consultant team virtually met with the Duke Heights BIA as part of Phase Three of the William Baker Neighbourhood consultation process. The Canada Lands team presented the Emerging District Plan Land Use Concept for the future neighborhood and sought the feedback on the material presented. The feedback shared by the BIA is summarized below.

1. **The Duke Heights BIA was pleased with the emerging plan.** They said that they like the city-building approach, the phasing, and they applauded the transit-oriented development near the north-east corner of the site. They discussed the benefits that complete communities like William Baker can offer to the adjacent Duke Heights employment area, particularly in relation to affordable housing, connectivity (including the north-south path connection through the woodlot), etc. There was excitement for the future development of the site.
2. **The only item tempering the BIA's support for the emerging District Plan was concern about the lack of a proposed connection from William Baker to the Duke Heights BIA area to the north.** A potential connection had been shown on the William Baker display boards shared during Phase 2 of the consultation, but they were surprised that this extension north is no longer shown on the concept. The BIA:

- expressed concern that this gives the BIA the impression that their feedback regarding the importance of this connection hasn't been considered in the development of the emerging District Plan materials;
- requested that Canada Lands show the BIA's aspirational extension of the new north-south road in the William Baker District (that now stops at the intersection with Transit Road) north beyond Transit Road to the edge of the William Baker District (the red boundary line currently on the concept) and even beyond the William Baker District boundary into the BIA area;
- noted that this aspirational road extension is supported in the Keele-Finch Study, and encouraged the Canada Lands team to review this study;
- requested that Canada Lands consider showing a mix of uses on all four corners of the intersection of the north-south road and Transit Road (recognizing that having a mix of uses on the north side of this intersection is part of the BIA's vision for the future of the area); and
- Duke Heights BIA through Robert, their planning consultant from Gladki and Associates, provided information to show there is enough depth within the prescribed northern boundary of the William Baker lands to accommodate both the beginning of the northern road extension (that would be "aspirational" but could be shown in its eventual possible dimensions) and the suggested two building parcels on the north side of Transit Road.

Canada Lands appreciates the Duke Heights BIA's participation and feedback through the various phases. Following the previous meeting with Duke Heights, Canada Lands acknowledged that it had a discussion with City Planning regarding the sliver of land at the north of William Baker adjacent to the employment area, which resulted in Canada Lands and the City agreeing that the appropriate land use for this land would be determined through the City application process. This was reflected in a note and labelling on the plan.

In terms of next steps, Canada Lands committed to reviewing the Keele Finch Study again, following up with City staff, and connecting back to the BIA before the District Plan Application submission.