

William Baker Neighbourhood – Planning Submission Meeting

Duke Heights BIA

Virtual Meeting via WebEx Meetings

Thursday, February 25, 2021 1:00 – 2:30 p.m.

Participants

Duke Heights BIA (Joe Pantalone, Lia Martelluzzi)

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

Canada Lands (James Cox, Matt Miklas)

The Planning Partnership, Master Planning consultant to Canada Lands (Donna Hinde, Mike Hudson)

BA Group, Transportation Planning consultant to Canada Lands (Tony Yates, Luke Richardson)

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

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

SUMMARY OF FEEDBACK

On Thursday, February 25th, 2021 Canada Lands and members of its consultant team virtually met with the Duke Heights BIA to provide an update and answer questions about their recently submitted District Plan and development applications. The feedback and questions shared by members of the Duke Heights BIA are summarized below; responses and comments provided by Canada Lands and its consultant team are included in *italics*.

- 1. The Duke Heights BIA appreciated that their previous comments have been considered and that efforts have been made to show possible linkages to the BIA lands to the north.** They thanked Canada Lands and the team for the presentation and said changes made to the plan, in particular the block north of Transit Road shown as a development block, allow the BIA to see a path forward with possible connections to the BIA lands to the north. They said they will be advocating for connections to/through the BIA lands from other surrounding areas, including connections across the Barrie Rail Corridor and mid-block connections around Chesswood Dr. They asked if there was anyone else at the City, other than Ben DiRaimo, that Canada Lands has been speaking with as they would like to connect directly with the City to voice their interests. *James Cox confirmed that to date he's been speaking exclusively with Ben DiRaimo regarding the considerations around the north condition at William Baker.*

- 2. The BIA said that William Baker is an exciting project and they're excited to see things happening.** The Duke Heights BIA land area is immense (it's comparable in size to downtown), and it's critical that planning for William Baker also facilitate future planning for the BIA. Preservation of the natural heritage is nice. Deployment of height in the William Baker District plan is interesting, and the proximity of density to the transit station will help create an integrated vision for the area.
- 3. Support for Green Streets and concern Transit Road has been overlooked as a Green Street.** The BIA asked why the northern most road (future extension of Transit Road connecting to Grandravine Dr.) is not being shown as a Green Street connection along with the other roads illustrated as Green Streets in William Baker. *The team explained that there is an approved Environmental Assessment for Transit Road; however, with the ongoing planning for the Downsview area there will be opportunities to rethink Transit Road, including opportunities for green connections along the street.* The BIA suggested adding a green line on this road to show the aspiration of it being a Green Street connection.

The BIA said that there is a healthy right-of-way on the eastern side of Keele Street with a couple rows trees and asked if there is an intention to keep this area as a green right-of-way. *The team explained they are showing trees in the Demonstration Plan and anticipate a multi-use path on the east side of Keele.*
- 4. Interest from the BIA in better understanding the plan for seniors' housing and services.** The BIA asked if the intention is to concentrate seniors' housing in the southwest area of site, and if that means the younger generation will be in the northeast area of the site. *The team explained that William Baker is being designed as a place for all and that Canada Lands does not envision the creation of exclusive neighbourhoods/enclaves for any one population, including seniors.* The BIA then asked how services for seniors would be delivered if seniors will be living throughout the entire area. *The team explained that they envision services for all, including seniors, also being integrated throughout the entire site. They also explained that the District Plan provides the land use framework, and that Canada Lands is consulting and exploring on how best to implement that framework, including informal market-sounding with organizations that deliver seniors' housing and services.*
- 5. Interest from the BIA in ensuring connectivity throughout the area.** The BIA shared their interest in ensuring everything be interconnected from a transportation perspective, and that any opportunity to revisit the road systems in the area think about the area holistically. They shared a concern about the proposed intersection of Sheppard Ave W and Tuscan Gate, noting that they feel it compromises in the intersection by impeding entry to the BIA lands to the north. They asked if Canada Lands or its consultant team has any insights on if/how this intersection could be redesigned. *The team said the Transit Road Environmental Assessment has been completed but there may be opportunities for the City to rethink the form and function of Transit Road, including its intersection with Tuscan Gate.*