

Re: PH19.1

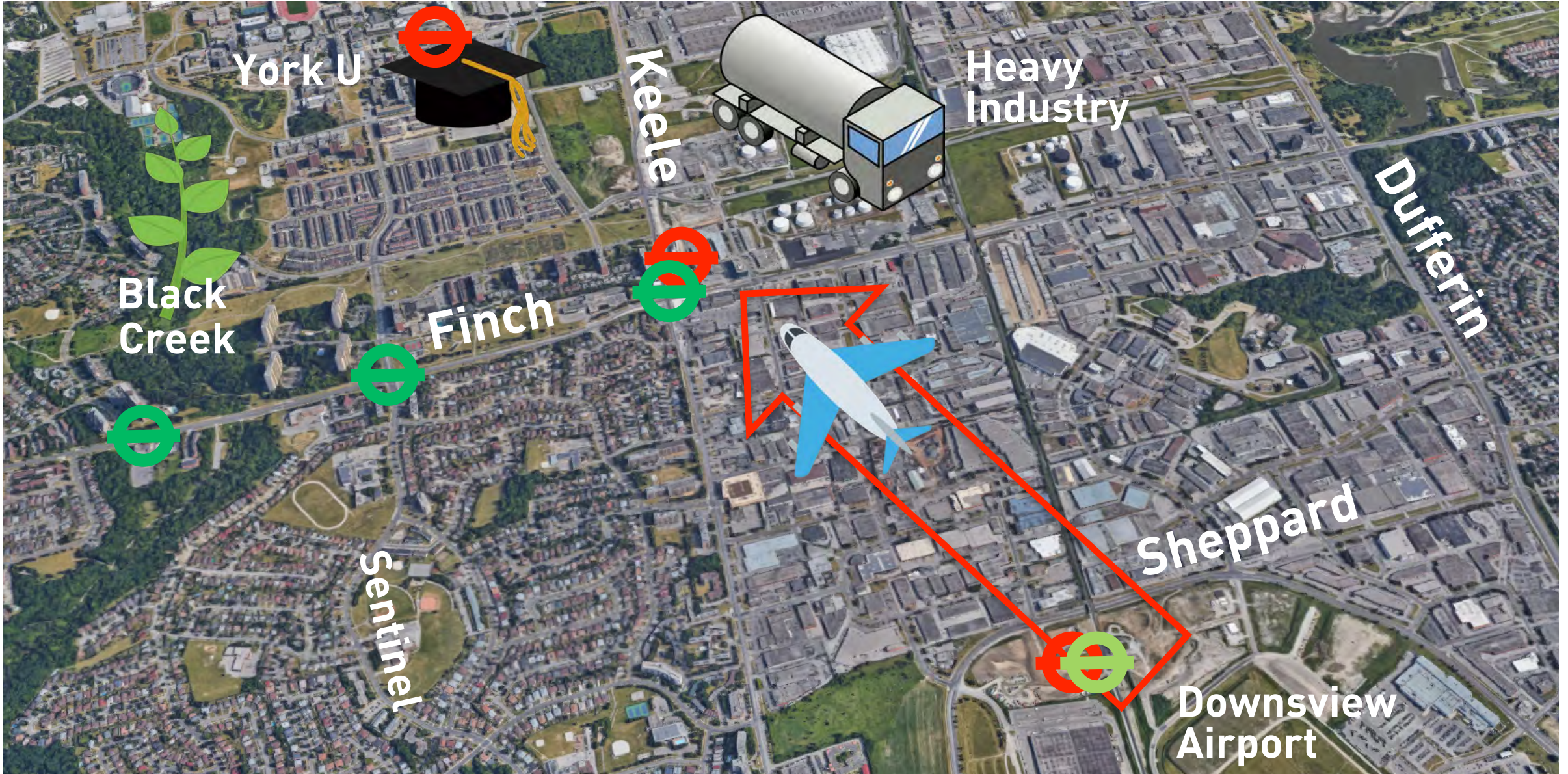
# Keele Finch Plus Planning Study - Final Report

Planning and Housing Committee  
December 8, 2020



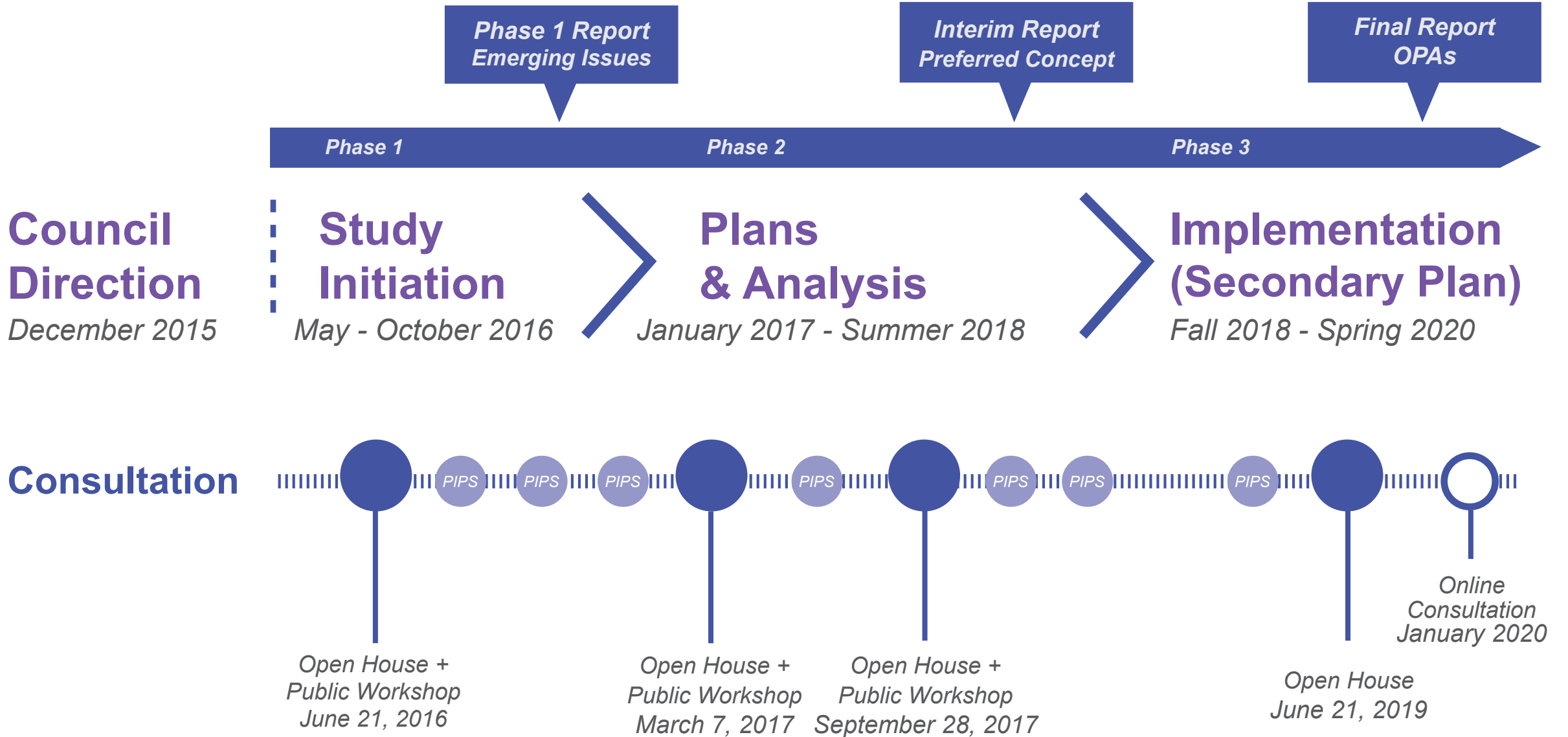


# Keele Finch Area

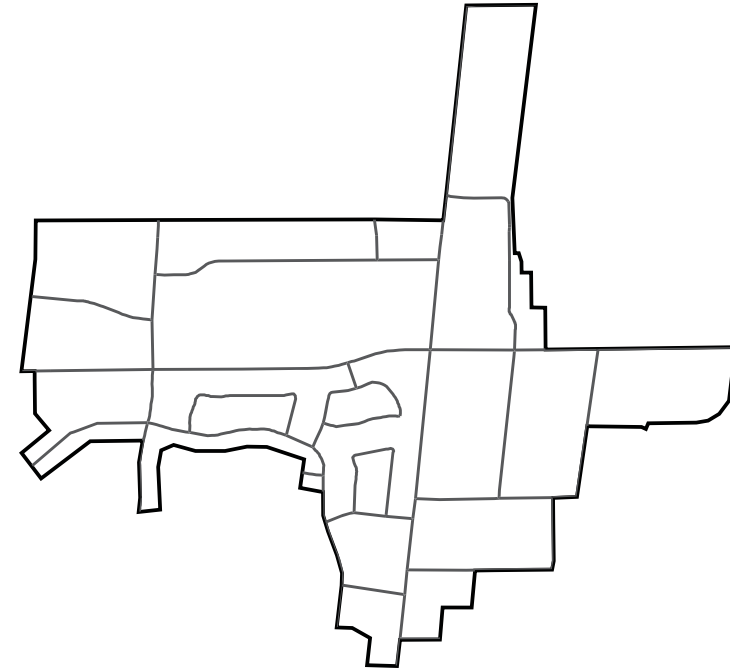
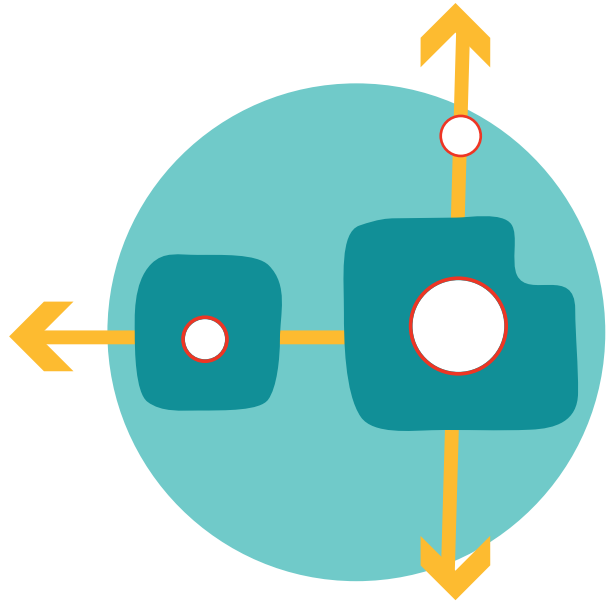




# Process and Consultation



# Keele Finch Official Plan framework



## **Protected Major Transit Station Areas OPA**

Delineation

Minimum Density Targets

Authorized Uses of Land - Map 16

Minimum Densities (FSIs)

## **Secondary Plan OPA**

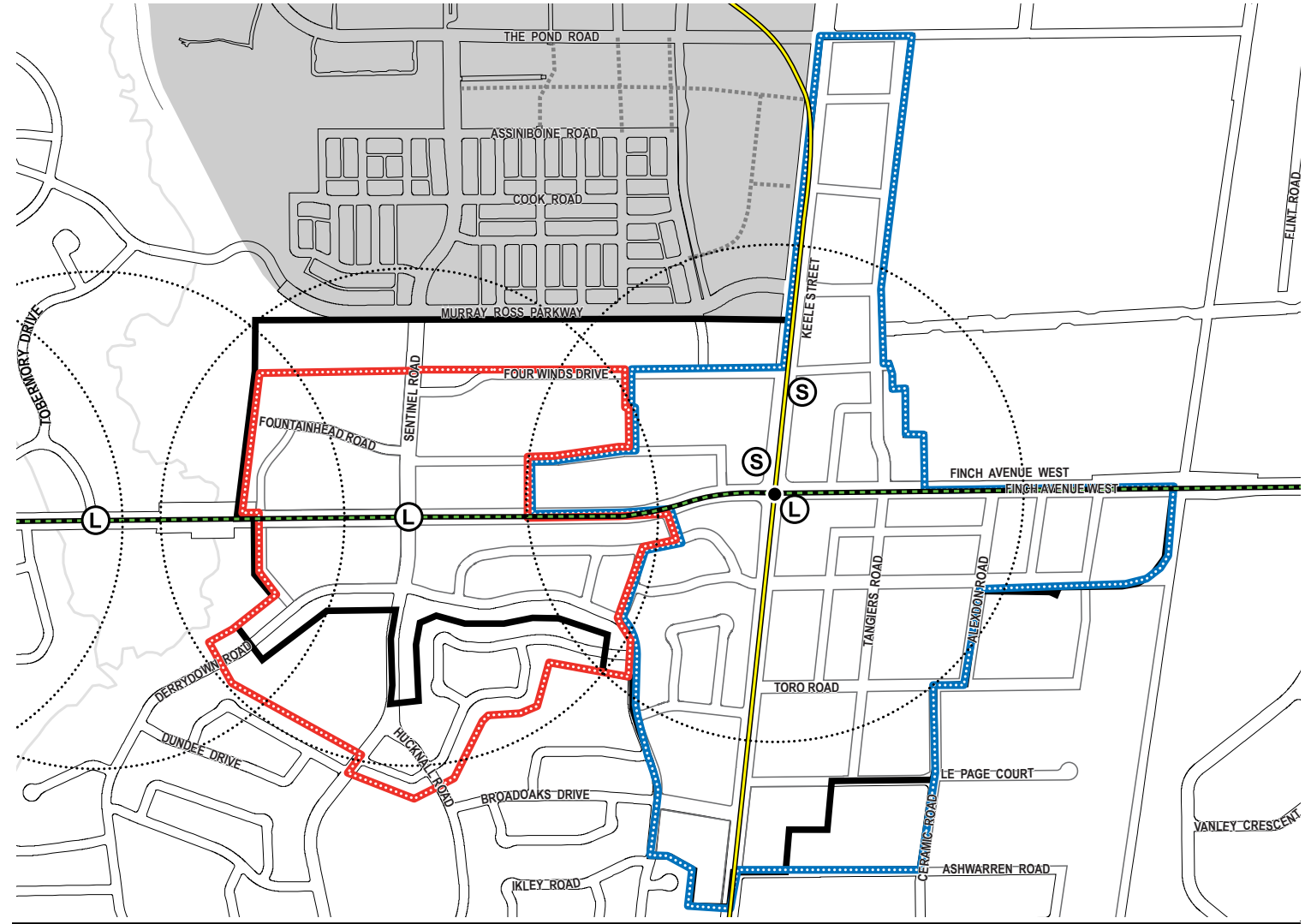
New Secondary Plan

Right-of Way Widening -  
Map 3 and Schedule 1

New Streets - Schedule 2

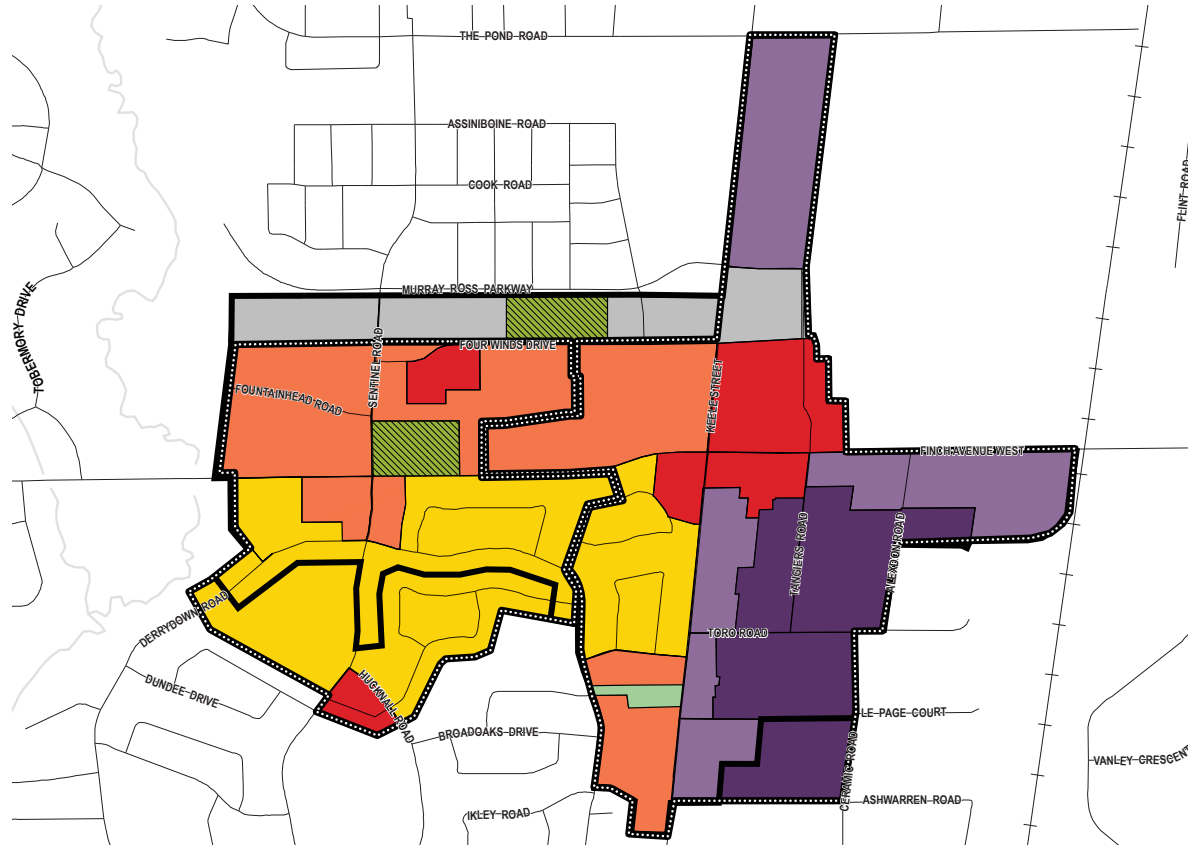
# Protected Major Transit Station Areas (PMTSAs) OPA

- Two PMTSAs are proposed to be delineated as a separate OPA that is subject to provincial approval that meet the Planning Act requirements

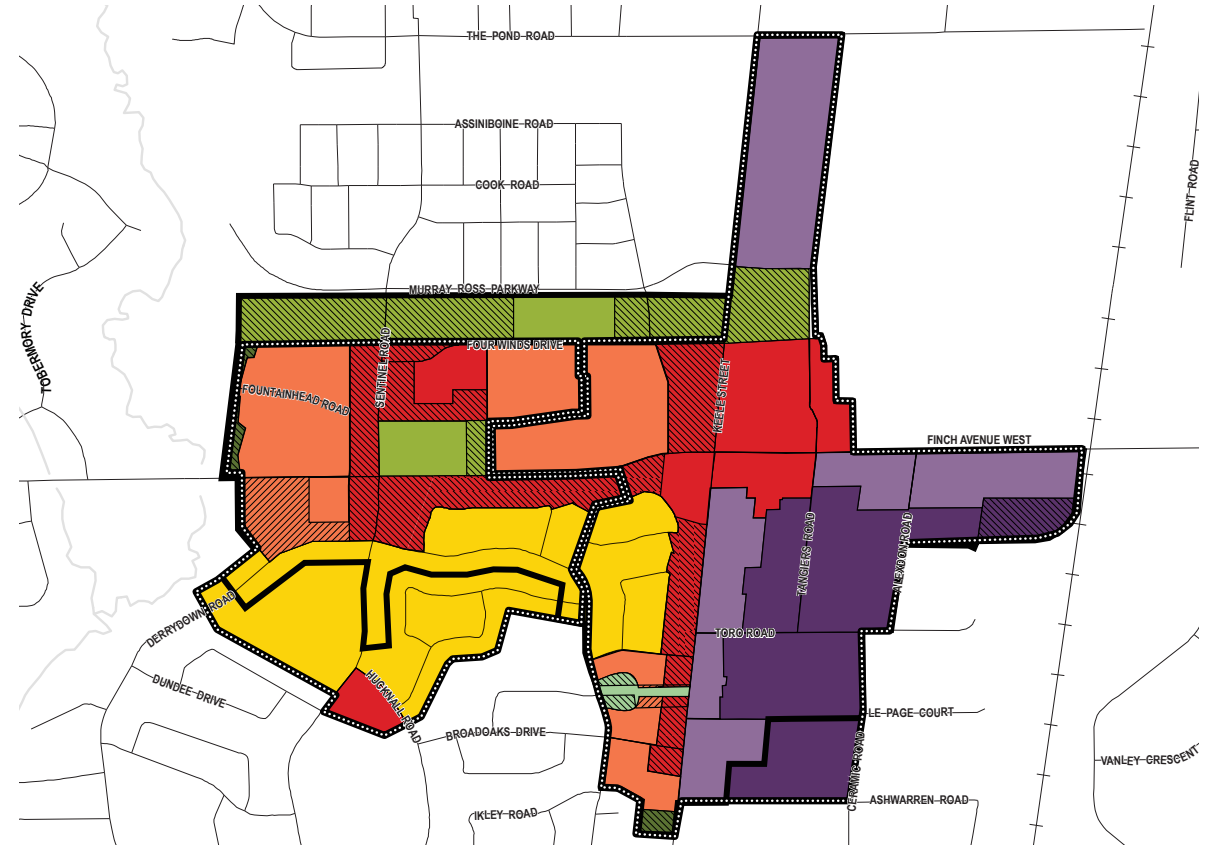


# Map 16 Land Use Redesignations

## Current Land Use Designations



## Proposed Land Use Designations



 Transit Station Area Delineations  
 Secondary Plan Boundary

 Neighbourhoods  
 Apartment Neighbourhoods  
 Mixed Use Areas  
 Natural Areas

 Parks  
 Other Open Spaces  
 General Employment Areas  
 Core Employment Areas

 Proposed Redesignations



# Keele Finch Secondary Plan



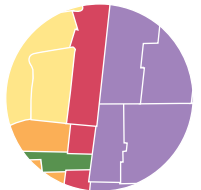
## Objectives

To define what is to be achieved and measure success



## Area Structure

The underlying framework for the area's transformation over time and character of different areas



## Land Use

The land use permissions in different areas, land use compatibility and direction for retail and animation



## Public Realm

The places and spaces that people have access to - streets, parks, open spaces, and civic spaces



## Mobility

The area's mobility system consisting of transit, public streets, walking and cycling, goods movement and parking



## Built Form and Development Criteria

Direction for the siting and design of buildings and how tall buildings will be



## Housing

The type of housing units to be achieved and direction for residential units and amenity



## Community Service Facilities

Essential services to support people's health, well-being and quality of life



## Implementation

The planning and financial tools that will be used to implement the Secondary Plan



# Building Heights - Keele Finch Node

## Map 9 - Maximum Height Limits



## Potential Additional Height





# Building Heights - Sentinel Node

## Map 8 - Maximum Height Limits



## Potential Additional Height







## Housing

The PMTSA OPA enables Inclusionary Zoning. The Secondary Plan includes policy directions that:

- requires publicly-owned land to be used in a manner that supports housing affordability
- requires developments to include a range of tenure, including purpose-built rental housing
- requires a minimum percentage of 2-bedroom (15%) and 3-bedroom units
- identifies benchmark unit sizes for the 2- and 3-bedroom units



## Recommendations

- City Council **adopt the Protected Major Transit Station Areas OPA**
- City Council authorize the Chief Planner and Executive Director **seek approval of the Minister** of Municipal Affairs and Housing of the Protected Major Transit Station Areas OPA under Section 17 of the Planning Act pursuant to Section 16(15) of the Planning Act
- City Council **adopt the Keele Finch Secondary Plan Amendment**
- City Council direct the City Solicitor to **withhold the Bill for the Secondary Plan Amendment** until the Minister of Municipal Affairs and Housing makes a decision on the Protected Major Transit Station Area OPA and confirmation that the Secondary Plan does not require any changes as a result
- City Council classify **the lands designated Mixed Use Areas east of Keele Street** as a Class 4 Noise Areas pursuant to the MECP Publication NPC-300
- City Council direct the Chief Planner to **review the Zoning By-laws** for the Keele Finch Secondary Plan area to comply with the OPAs when the OPAs are in full force and effect