

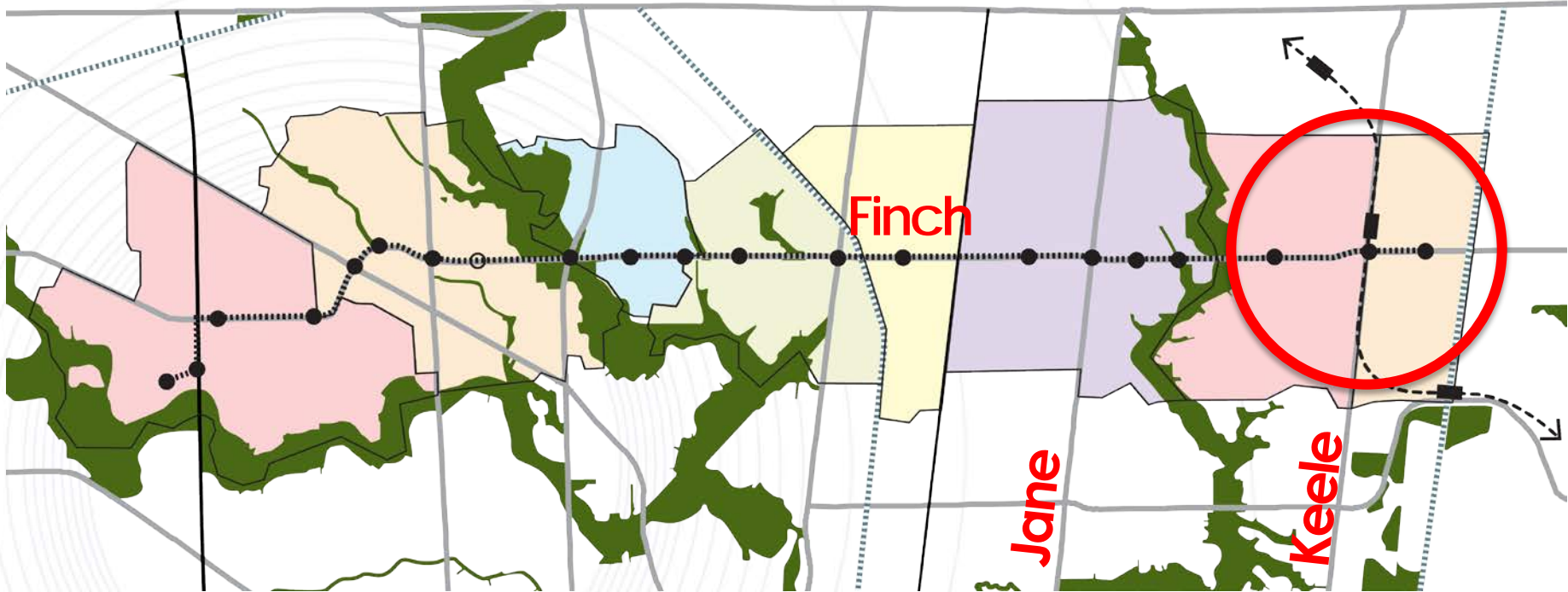
Study Overview

Keele Finch Plus Planning Study

June 21, 2016



Subway + LRT coming soon





Keele Finch **Plus**

Encouraging growth + community building



Public consultation will take place at each stage

First report to Council in November 2016



Keele Finch **Plus**

Encouraging growth + community building

- Background work began in 2016
- The name was selected by students at James Cardinal McGuigan School



Keele Finch **Plus**

Encouraging growth + community building

- **This Study is not about transit**, but about how to grow with transit
- **It's what happens next after transit is built**
- But if you have questions about transit, representatives from Metrolinx & the TTC are here



Q: Why Study this area?

A: Pressures, Changes & Direction

- Council Direction
- The stimulus of the new subway & LRT
- Market Pressure
- New Business Improvement Area (DUKE Heights)
- Neighbourhood Improvement Area (NIA)



Q: What guides the Study?

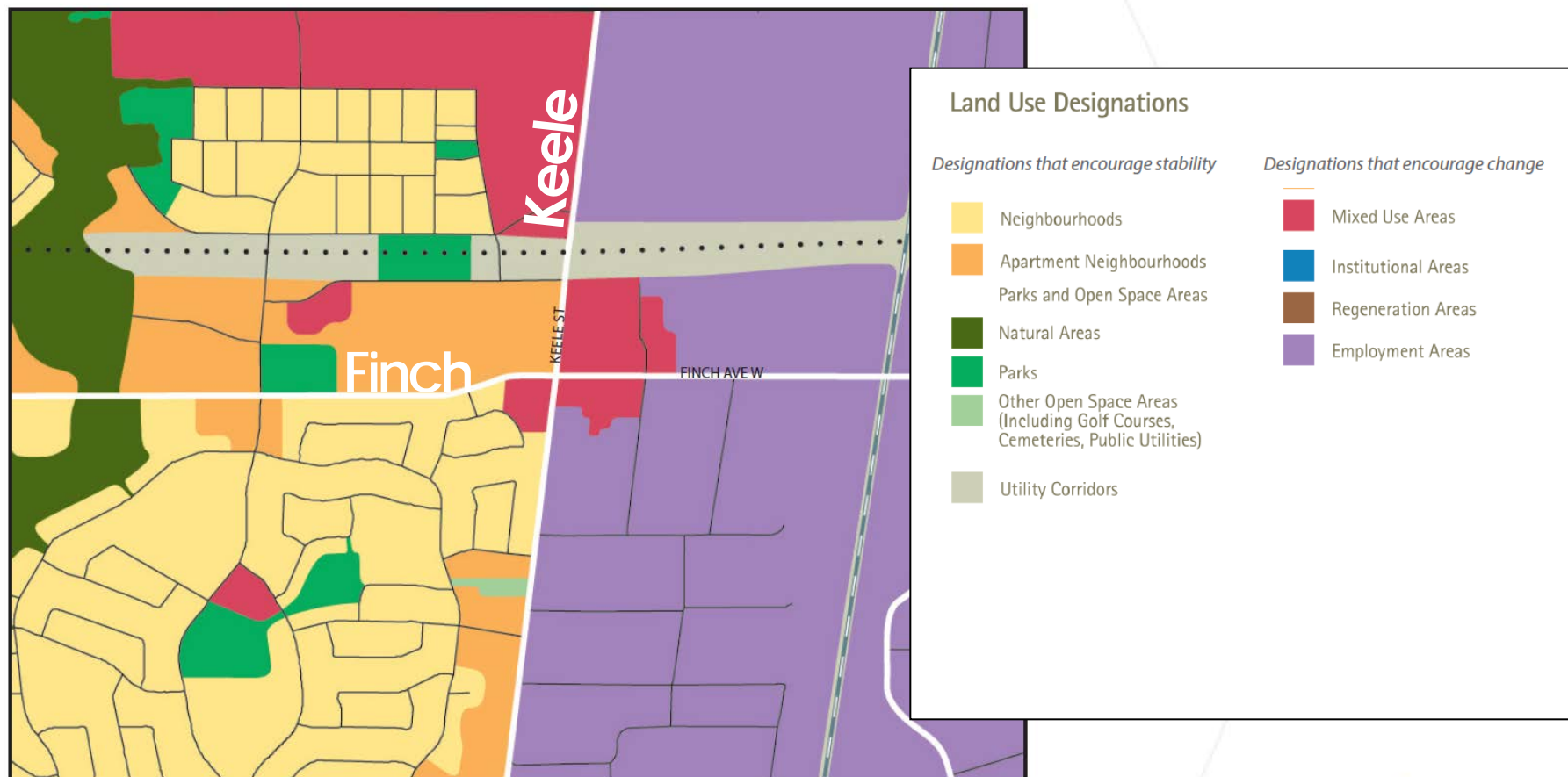
A: Existing Plans & Policy

- *Growth Plan, Mobility Hub Guidelines* tell us to create transit-supportive place
- The *Official Plan* tells us to Combine land use and transportation
- The *Official Plan* asks us to Leverage the public sector investment



Existing Policy

- Official Plan





Green Outer circle:
800m

Purple Inner circle:
500m



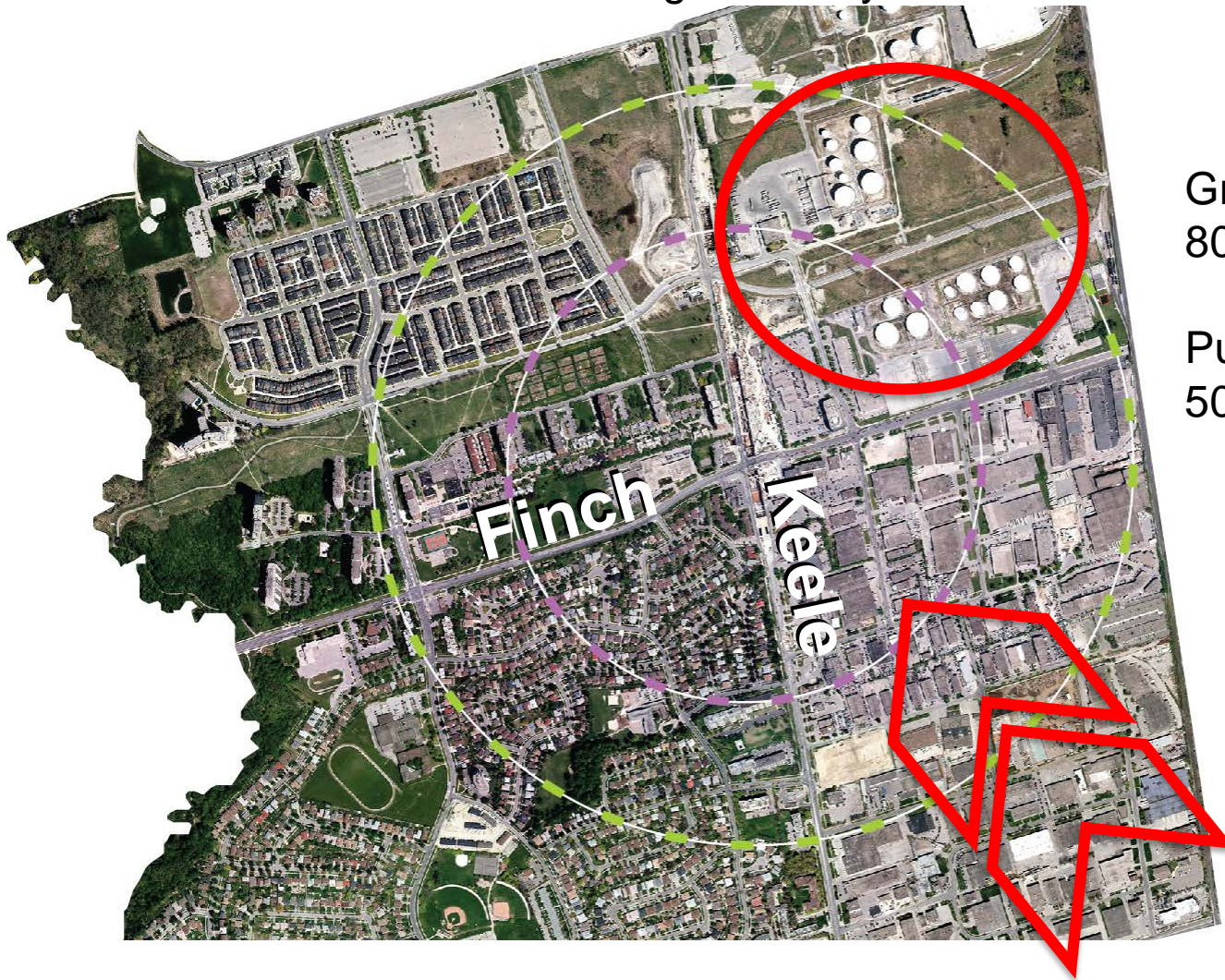
Q: What guides the Study?

A: Local context

- Airport Hazard Area
- Local industry and employment uses



Large Industry



Green Outer circle:
800m

Purple Inner circle:
500m

Flight Path of
Downsview Airport



“Sensitive Uses” such as housing and schools need to be kept some distance away from some employment uses and industry

The flight path means that building heights need to be kept below a certain threshold



Direction Summary

- Guidance encouraging growth and to leverage the public investment



We need to grow, but...

- How do we grow in a way that benefits existing residents and businesses?
- How do we leverage the transit investment for the community and city?



What's working now? What could be better?

- We're looking for input from you.



Example: employment areas

- New building and employment area investment





Example: employment areas

- But what's it like to walk there?





Example: transportation

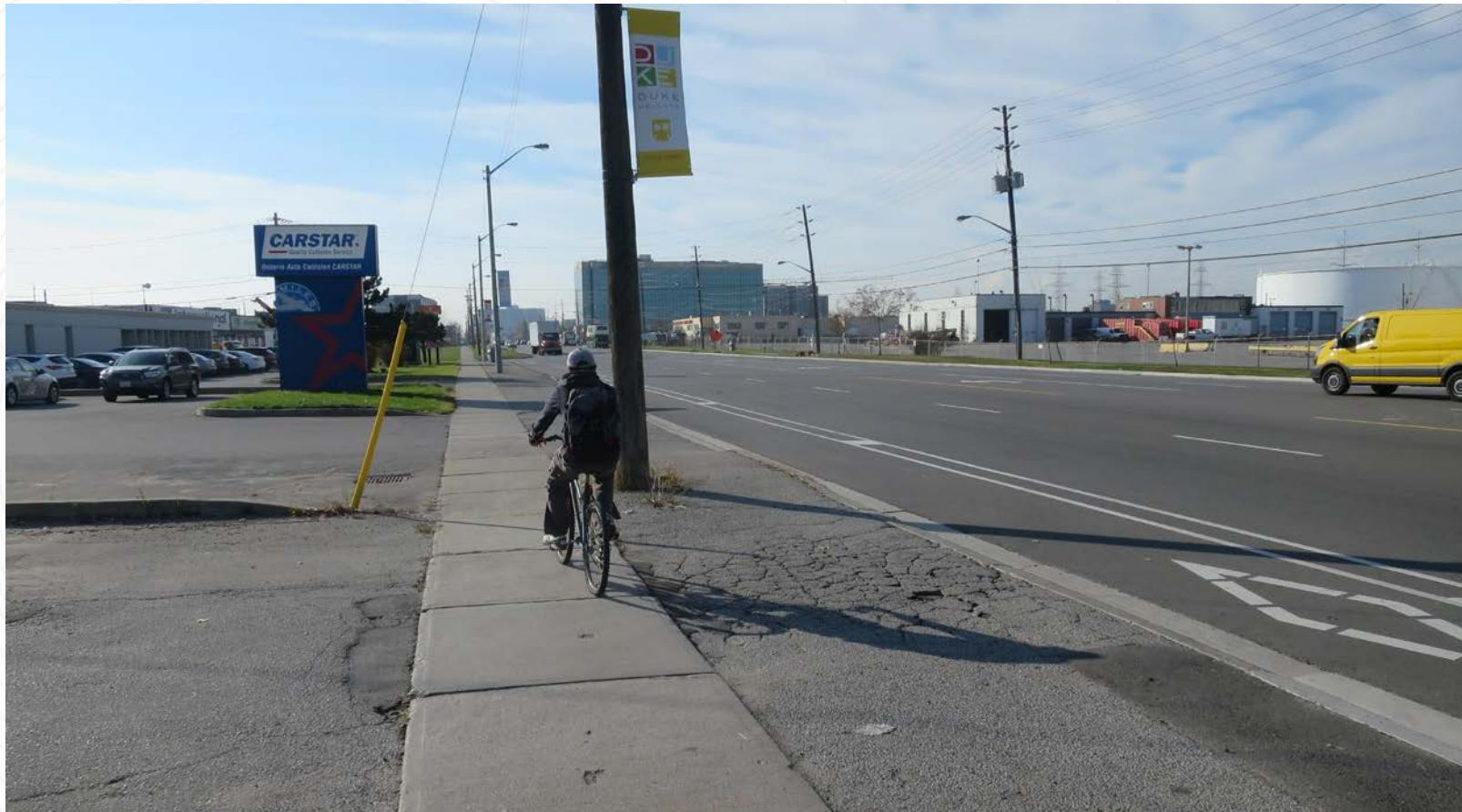
- There are bike lanes





Example: transportation

- But do they feel safe to use?





Example: open space

- Large green space in the community





Example: open space

- But how well is it working?



Where is everyone?



We need to grow, **AND**

- Do so in a way that benefits existing residents and businesses.
- Leverage the transit investment for the community and city.
- There are a few activities today where we'll ask for your help in doing this.



Determining the Public Interest



Facts & Figures

Details of development proposal, physical context



Planning Policies

Provincial Policy Statement, Growth Plan, Official Plan



Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Municipal Board, Committee of Adjustment



People

Applicant, City Departments & Agencies, Local Community, Other Stakeholders

City Planning Evaluation & Recommendation



Keele & Finch 1955



Keele & Finch 2015



Keele & Finch 2045?