

**Thank you for being here!** This Discussion Guide provides you with a background for the Keele Finch Plus Study, and the agenda and goals of today's Open House and Public Workshop. **Please review this guide, complete the activities and provide your feedback.**

## CONTEXT

The Keele Street and Finch Avenue West intersection is planned to have two rapid transit lines in operation by 2022. The TTC is currently completing the Toronto-York Spadina Subway Extension (TYSSE) while Metrolinx is scheduled to begin construction of the Finch Avenue West Light Rail Transit (LRT) project in 2018.

*The Keele and Finch area is identified for growth with new rapid transit. But how should the area grow and by how much? This is a key question in the Keele Finch Plus Study.*

**Keele & Finch in 1955**



*After 1955 came immigration and growth, widened roads, York University and other new agents for change.*

**Keele & Finch in 2015**



*After 2015 came subway construction and funding for a new light rail transit (LRT) line to Humber College.*

**Keele & Finch in 2045?**



*What happens after the subway and light rail transit? How should the area grow?*

## PHASE 1 COMPLETE

The first phase (Study Initiation) of Keele Finch Plus is complete. In this phase, we worked with local experts (that's you!) including residents, employers, students and property owners to understand local 'likes', 'dislikes' and desires; and how the area can be made better. We worked with technical experts to complete technical analyses, such as height limited related to the nearby Downsview Airport. The combination of your input, technical analyses, and research led to a number of emerging issues to guide the Study. A report on Phase 1 was adopted by Council in December 2016. Thank you for helping us reach that milestone!

## PROCESS

**Council  
Direction**

December 2015

**Study  
Initiation**

Spring - Fall 2016

**Plans  
& Analysis**

Winter - Fall 2017

**Implementation**

Winter 2018

**We are here**

*Public consultation will take place at each stage.*

---

## PHASE 2 UNDERWAY

A March 2017 Open House and Public Workshop kicked off Phase 2. At that meeting, we presented draft ideas about the area's future organizing elements, connections, and where to encourage growth and change. Participants provided their input on connections, types of new buildings and where they envision new development should go. This has led to a public realm concept plan that forms the basis of Phase 2's next steps.

## NEXT STEPS

We are looking at future growth options and beginning to evaluate those options. This Open House and Public Workshop is a key step in moving forward. With feedback from this meeting, we will begin to identify a preferred option or elements to include in that option.

## TODAY'S OPEN HOUSE & PUBLIC WORKSHOP

### GOALS

To present a summary of the work completed at the March 2017 meeting. To get feedback on three options for how the area may grow and change in the long term (which are based on work and feedback to date).

### AGENDA

OPEN HOUSE: 5:00 p.m. to 8:30 p.m.

PRESENTATION & WORKSHOP: 6:30 p.m.

### ACTIVITIES

**There are three activities that we would like you to participate in:**

**A. Open House: Community Services and Facilities input.** A portion of Keele Finch Plus involves understanding existing community services and facilities. We are interested in knowing how and what facilities you use, and if any facilities are missing or need improvement. Please comment about this on the comment sheets, speak with us, and/or place a sticky note on the CS&F boards.

**B. Open House: Public Realm Concept Plan input.** The Public Realm Concept Plan is the base for each of the built form options. It includes the general location of connections (streets and pathways) and the general location of the public realm elements (e.g. parks and open spaces, plazas, setbacks, etc). Please comment about this Concept Plan on the comment sheets, speak with us, and/or place a sticky note on the boards.

**C. Workshop: 'Three Options' (6:30 p.m.).** With the help of a facilitator, we will be asking you to work at tables with your friends and neighbours and other members of the community to examine three options for how the area may grow and change in the future. These options were developed with help from your input at previous events. Please provide input on:

- the connections identified in each options;
- the size, type and location of new buildings and development; and
- any other comments or feedback that you'd like to provide.

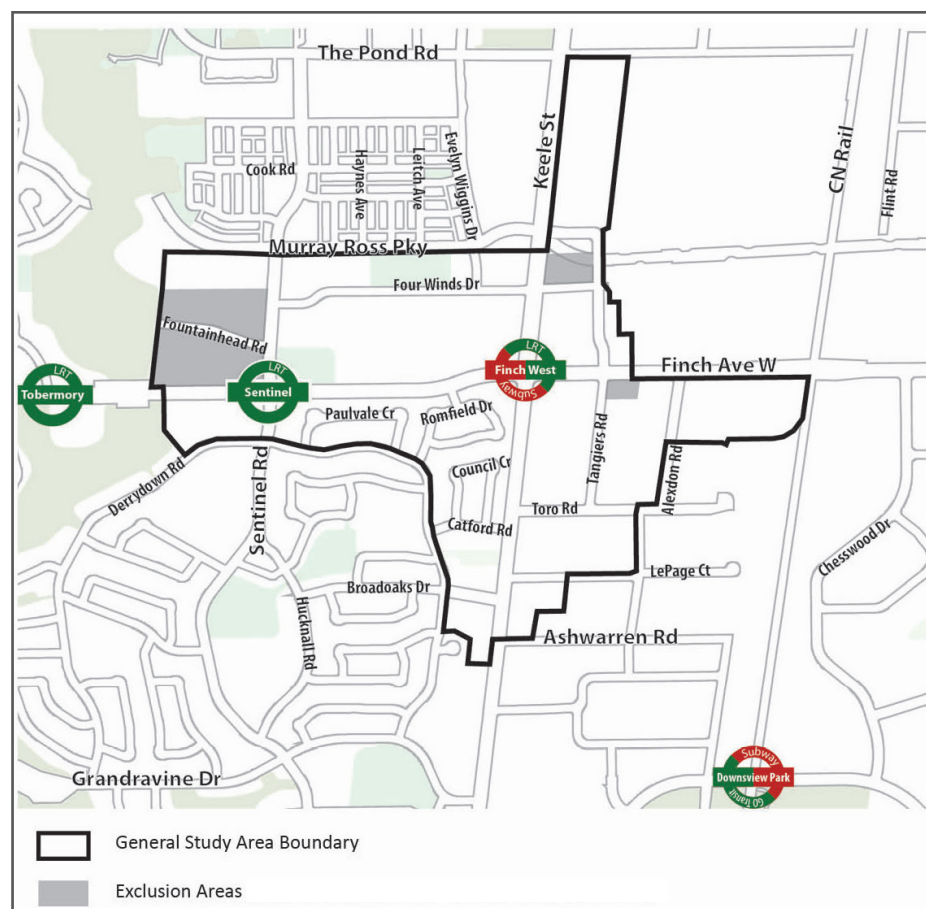
## STUDY BOUNDARIES

The Study boundaries were defined through the process. The boundaries were informed by existing policies and guidelines, land use, natural and man-made features, public input and other inputs. The presence of a subway or LRT station or stop identifies the area as a 'major transit station area' and the area is an identified 'Mobility Hub' in Metrolinx documents. The area and hub are generally defined by 500 metre and 800 metre boundaries. All of this input, including your feedback at the March 2017 Workshop, informed the boundary shown below.

### **Examples of how we used your input to inform the boundary:**

*Based on public input during Phase 1, we added the area around the future Sentinel Road LRT stop.*

*In March 2017, participants identified their 'development focus areas'. The most commonly identified areas are contained within the boundary. A display board will provide more detail on this.*



---

## COMMENTS

Feel free to use this space to provide any other comments that you wish. What did you think of the three options? Is there one you like better? Do you have a suggestion for an alternative? What did you think works well? What could be better? What community services or facilities do you use? What community services or facilities need improvement?

Tell us anything you think is important for us to know!

*Thank you!*

## MORE INFORMATION & CONTACT

You can leave your comments at the sign-in table or send your comments by email to the Project Lead **Matt Armstrong** at [matt.armstrong@toronto.ca](mailto:matt.armstrong@toronto.ca)

**WEBSITE**      **[toronto.ca/keelefinchplus](http://toronto.ca/keelefinchplus)**  
*Sign up for email updates online*

**CONTACT**      Matt Armstrong (Project Lead)  
Planner, Strategic Initiatives  
City Planning Division  
416 392 3521  
[matt.armstrong@toronto.ca](mailto:matt.armstrong@toronto.ca)