

Info Sheet #2: What Guides this Study?

Provincial policy guides growth and development in the province of Ontario. The **Provincial Policy Statement** and the **Growth Plan for the Greater Golden Horseshoe** (the 'Growth Plan') are two documents that set out where and how to grow. The Growth Plan encourages increased residential and employment growth around rapid transit stations, such as those that will soon be in operation at Keele and Finch. But it also requires this growth to factor in community infrastructure that may come with this growth. It requires municipalities to identify areas to be protected for employment, which the City of Toronto has done by identifying '*employment areas*', such as those east of Keele Street. This protection of employment areas means that there will be no consideration of future residential uses through the Keele Finch Plus Study on areas designated *Employment Areas* in the City's Official Plan.

The Provincial Policy Statement is available at www.mah.gov.on.ca/Page215.aspx

The Growth Plan for the Greater Golden Horseshoe is available at: www.placestogrow.ca

Metrolinx, which is a regional body responsible for planning and operating transit lines throughout the Greater Golden Horseshoe, created a document called '**The Big Move**'. The Big Move is a Regional Transportation Plan and identifies areas called 'Mobility Hubs'. Mobility Hubs, of which Keele and Finch is one, are areas 800 metres around two or more rapid transit lines with an anticipated minimum future transit trips. These areas are encouraged to accommodate more jobs and residents in order to support the investment in transit and the efficient operation of the transit lines. To assist municipalities in studying and planning Mobility Hubs, Metrolinx created **Mobility Hub Guidelines** which provides guidance on creating study boundaries and target densities, as examples.

The Big Move is available at: www.metrolinx.com/thebigmove

The Mobility Hub Guidelines are available at: www.metrolinx.com/mobilityhubs/en/

The City's Official Plan is the City of Toronto's only statutory document. It implements the Provincial Policy Statement and Growth Plan by setting city direction for how to grow, over a long period. It covers where and how to use land. The Official Plan is the key policy document for all planning within Toronto and all development must conform to it. The Official Plan envisions a safe city that evokes pride, passion and a sense of belonging – a city where people of all ages and abilities can enjoy a good quality of life. A city with:

- Vibrant neighbourhoods that are part of complete communities;
- Affordable housing choices that meet the needs of everyone throughout their life;
- A comprehensive and high quality transit system that lets people move around the city quickly and conveniently;

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- A strong and competitive economy with a vital downtown that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all;
- Clean air, land and water;
- Green spaces of all sizes and public squares that bring people together;
- A wealth of recreational opportunities that promote health and wellness;
- A spectacular waterfront that is diverse and beautiful;
- Cultural facilities that celebrate the best of city living; and
- Beautiful architecture and excellent urban design that astonish and inspire.

The Official Plan is available on www.toronto.ca/planning/sipa and navigating to "Official Plan".

The City also has guidelines, including Urban Design Guidelines. These Guidelines are an important part of the Official Plan implementation strategy and advance policies, goals and objectives of the Plan and help translate these directions into desired outcomes for the design of streets, parks, open spaces and buildings. As examples, there are Guidelines for tall buildings, mid-rise buildings, townhouses, and for the creation of complete streets.

Urban Design Guidelines are available on www.toronto.ca/planning/urbandesign and clicking on "Design Guidelines" in the left column.