

WELCOME

Purpose of Today's Meeting:

First Open House and Public Consultation

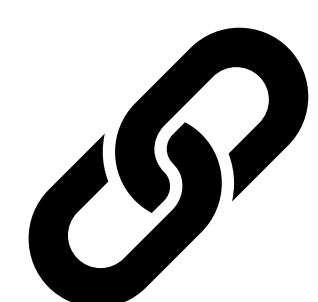
Learn about the Study, complete the activities and
provide comments

Agenda:

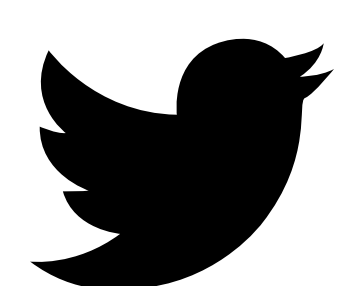
Open House 4:30 to 8:30 p.m.

Staff available to answer questions

10 minute Presentation on the hour, every hour



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Investment in rapid transit

- Subway anticipated to be open in 2017
- Light Rail Transit (LRT) anticipated to be open in 2021
- Opportunity to leverage this investment

Planning Approach work (2015)

- Direction from Council in December 2015
- Market Interest
- Identified 'Neighbourhood Improvement Area'

Looking for
more detail?

See sheet #1
at the info table.

The Growth Plan for the Greater Golden Horseshoe (Provincial Policy)

- Encourages increased residential & employment growth around transit
- Requires plans for growth to factor future community infrastructure
- Protects employment areas (such as those east of Keele Street)

Metrolinx Mobility Hub Guidelines

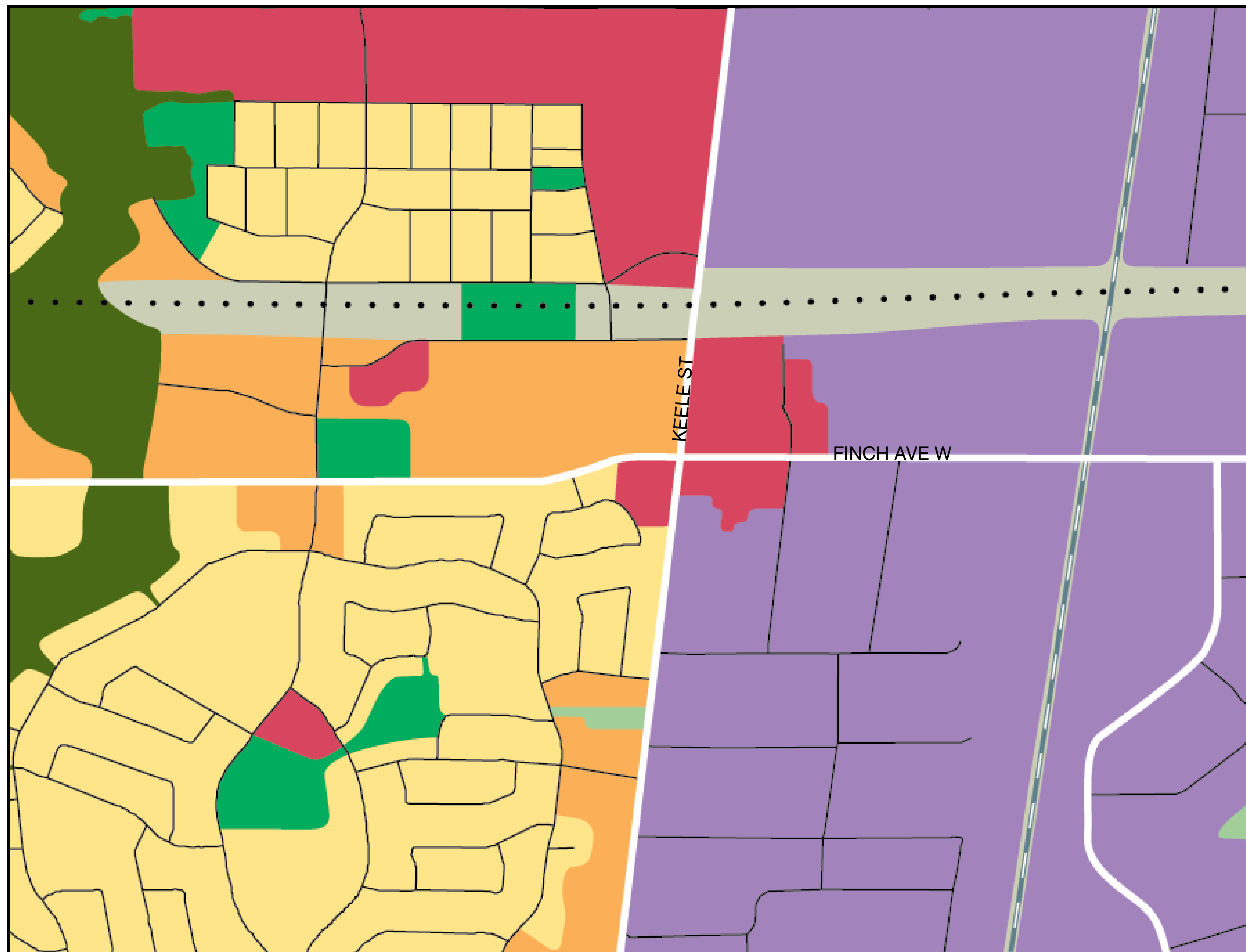
- The Keele and Finch area is an identified 'Mobility Hub (an area with 2 or more planned or existing rapid transit lines)
- The Guidelines suggest minimum density targets for Mobility Hubs

Toronto's Official Plan, Design Guidelines & Other Documents

- Map on next display board

Looking for
more detail?
See sheet #2
at the info table.

In the Official Plan, land use and transportation are planned together.



The Official Plan is Toronto's main policy document to manage and direct physical change in the city. It's a legal document that sets out how to grow over a long period of time, covering where and how to use land.

Land Use Designations

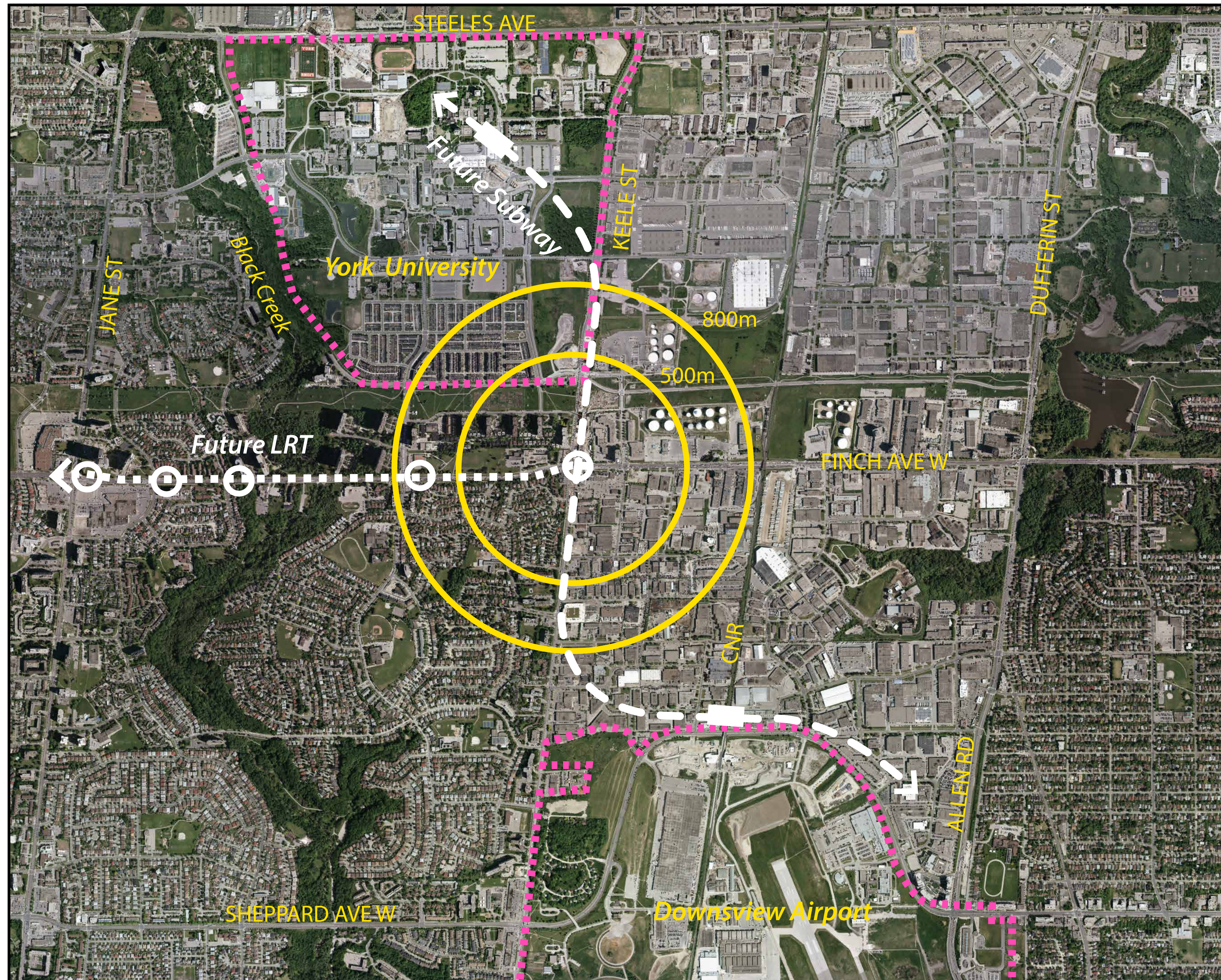
Designations that encourage stability

- Neighbourhoods
- Apartment Neighbourhoods
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Utility Corridors

Designations that encourage change

- Mixed Use Areas
- Institutional Areas
- Regeneration Areas
- Employment Areas

**Looking for
more detail?**
A copy of the Official
Plan is at the info
table & online

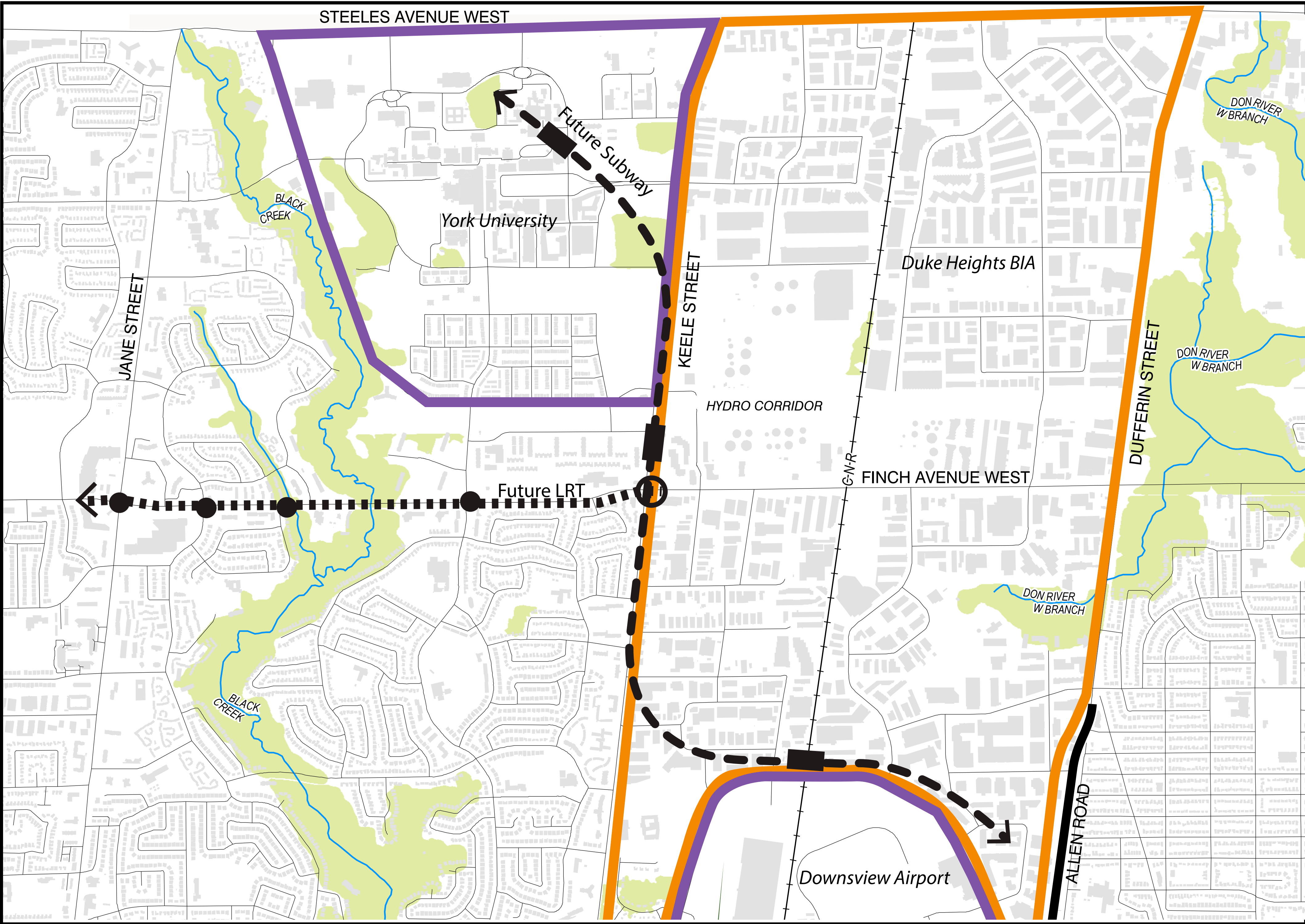


The size of the radii chosen reflect the 'major transit station area' definition in the Growth Plan for the Greater Golden Horseshoe (500m), and the definition of a Mobility Hub in Metrolinx' Regional Transportation Plan (800m)

 Secondary Plan Areas

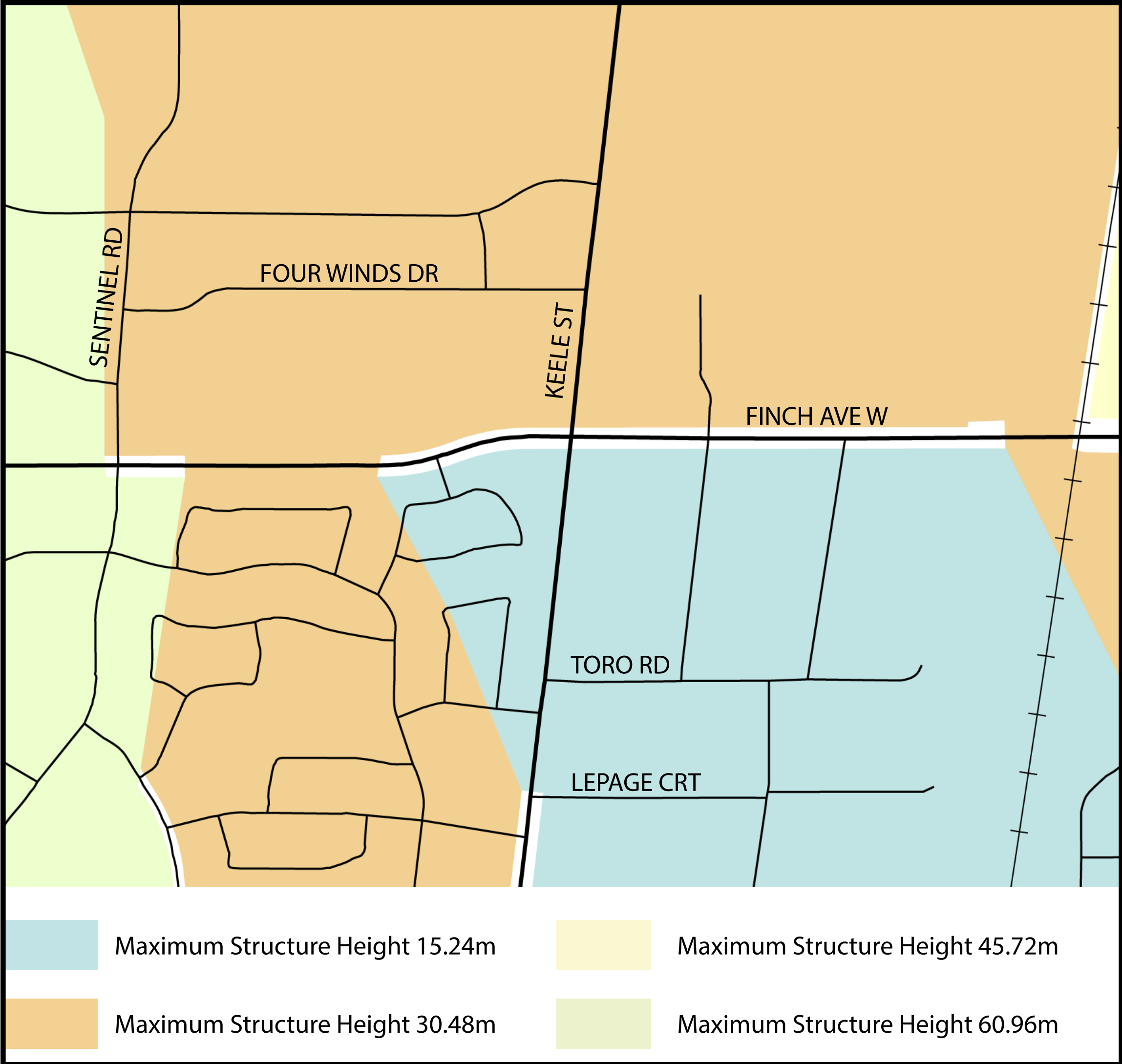


The Keele and Finch area contains a **high proportion of low-rise and low-density development**, with some taller buildings on large parcels of land. Employment uses (office, commercial, warehousing and industry) are mostly located east of Keele Street in low-rise, low-density forms. Some mid-rise office exists along Finch Avenue West.



- Key Map
- Secondary Plan Areas
 - Duke Heights BIA

Existing employment uses, including large industries, such as large fuels storage and distribution facilities



Airport Hazard Area Map excerpt from the existing North York By-law (Schedule D of By-law 7625)



We are here

Council Direction

December 2015

Study Initiation

Spring - Fall 2016

- Demographic, employment profiles
- Real estate market scan
- Case studies of other corridors
- Planning Approach to determine Study Schedule

- Conduct research & take stock of the area

Plans & Analysis

Fall 2016 - Spring 2017

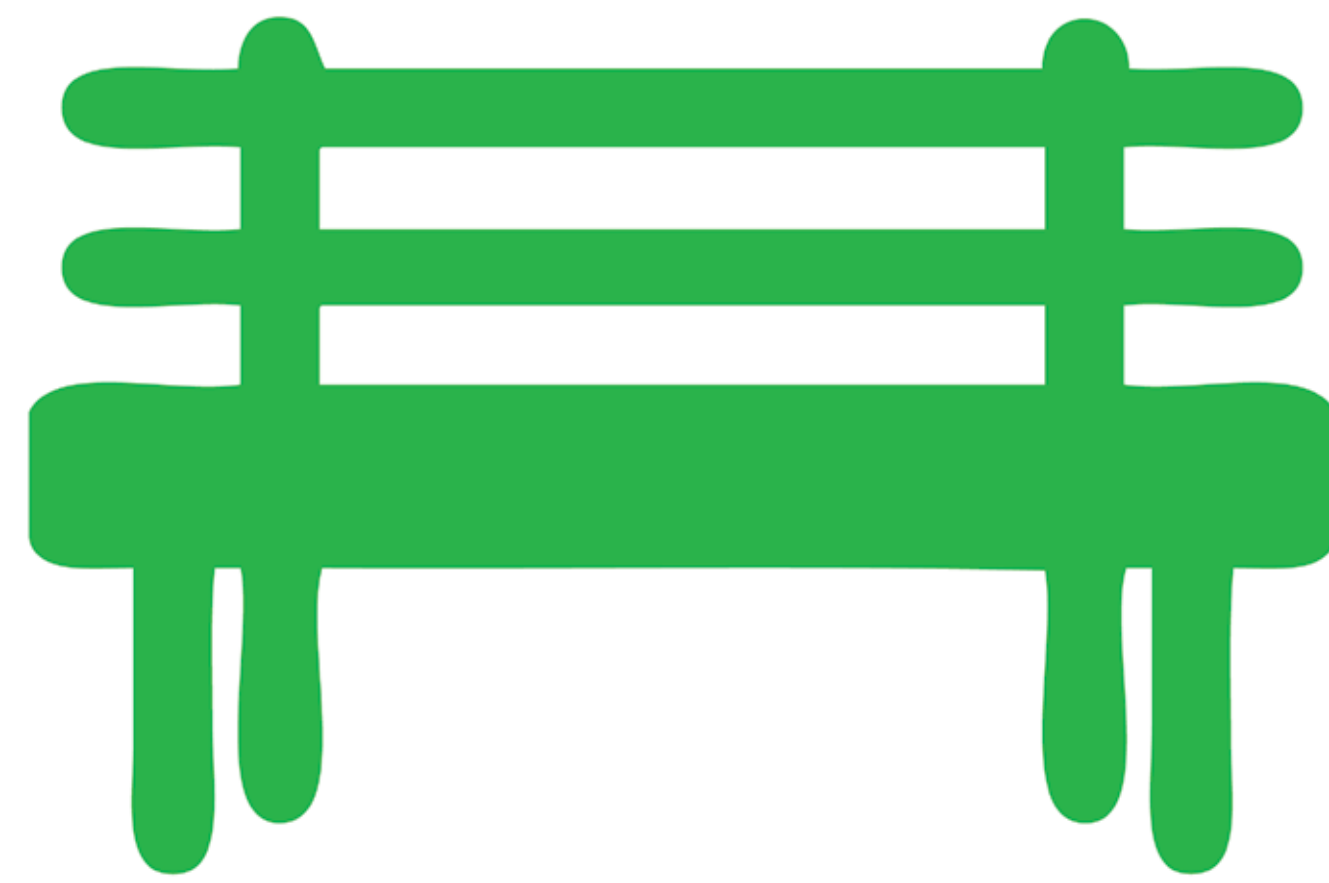
- Examine results of the Study Initiation
- Develop options for moving forward (such as for public spaces, transportation including the pedestrian experience and the size and location of buildings, etc)
- Evaluate these options & select preferred option

Implementation

Summer - Fall 2017

- With Preferred Option selected, work to develop the implementing measures to make the plan 'real'
- Measures could include new Official Plan Amendments, guidelines or new zoning, as examples

Public consultation will take place at each stage



Public Places



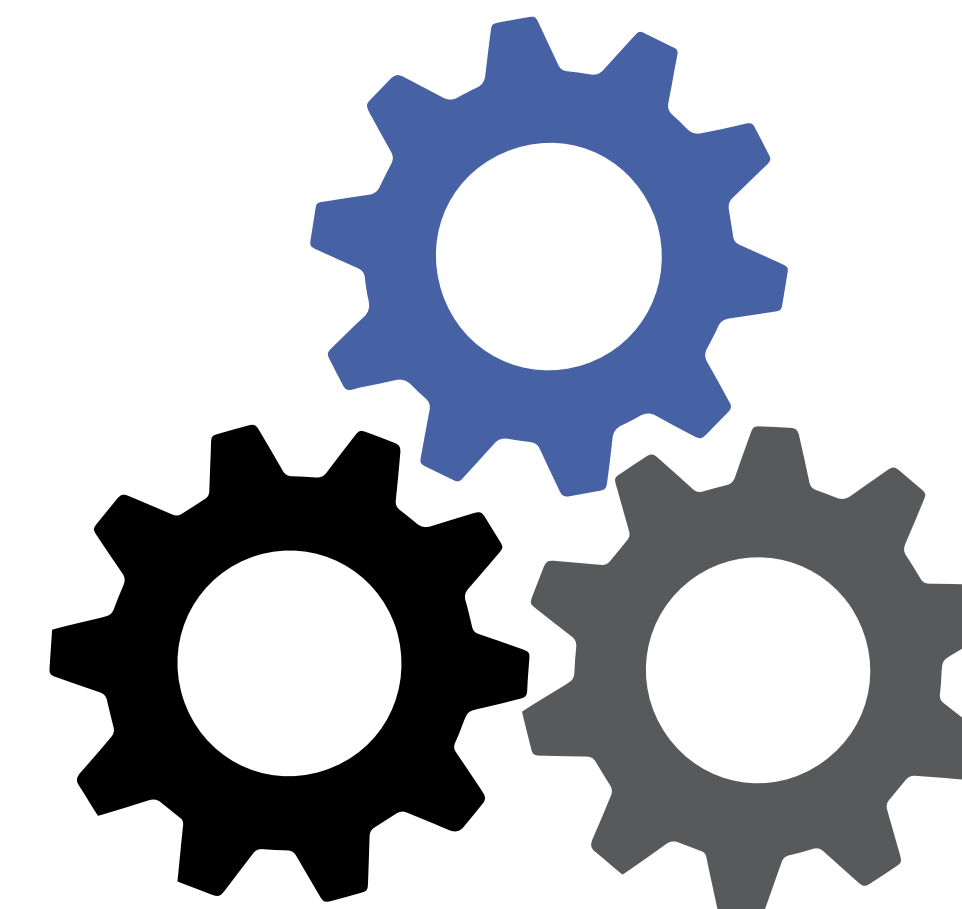
Building Design



Community Services



Smart Mobility



Working Together

**Are there other building blocks that we need to think about?
Please let us know what you think.**

**Looking for
more detail?**
See sheet #3
at the info table.

**New rapid transit,
including the subway & LRT
will encourage change & growth.**

**But how should the area change
and by how much?**

Answering this question **with your help
will take approximately 2 years.**

We're just **getting started.**

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?

Activity #1

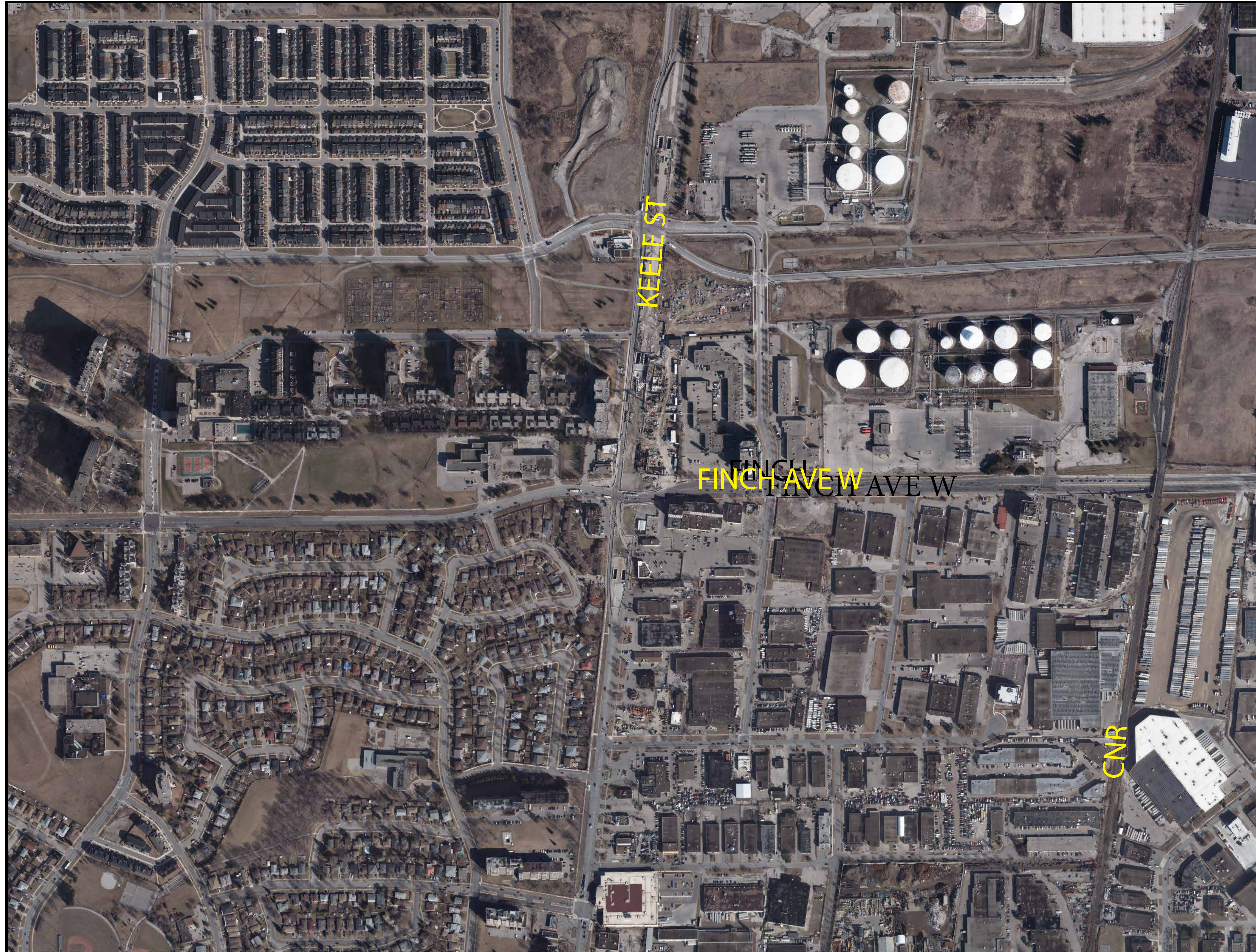
What areas do you currently like or enjoy? What areas do you not like or think could be improved?

Using the nearby map, please **place green dots on the areas you like or enjoy.**
Similarly, **place red dots on areas that you like less or think could be improved.**
If you like, use a sticky note to explain your selection.

Activity #2

Where should we encourage growth and investment in the Keele and Finch area?

Using the nearby map, please **place green dots on the areas that you would encourage growth.**
Similarly, **place red dots on areas that you think should remain stable.**
If you like, use a sticky note to explain your selection.



Walking

Wider and Greener Sidewalk



Visible Sidewalk



Better Street Design

Landscaped Median



Green Bump Out with Multi-purpose Parking



Green Traffic Calming



Cycling

Bicycle Parking



Cycle Track



Shared Mobility

Ecomobility Hub





Street with Storefronts

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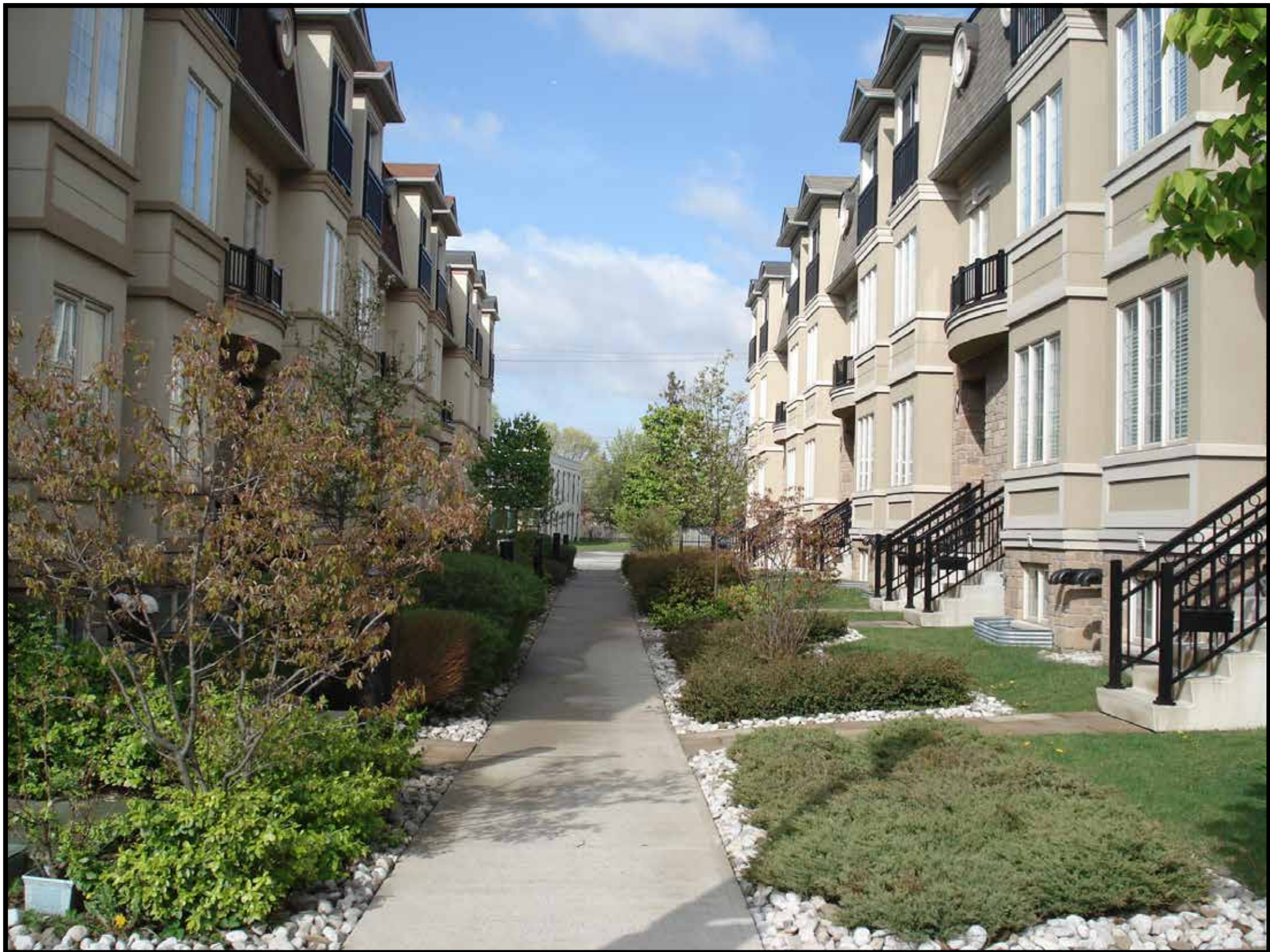
Street with Street Trees and Landscaping

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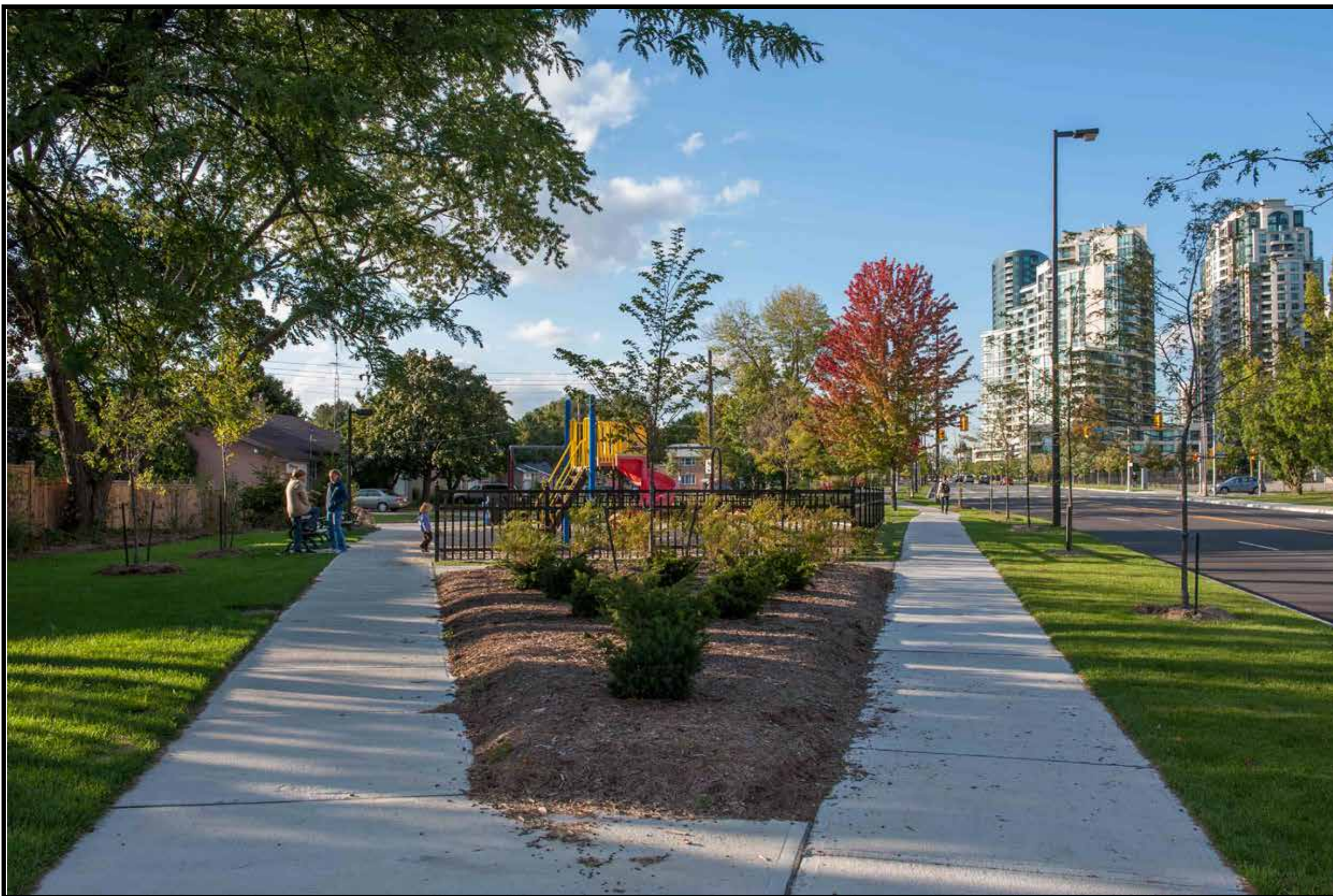
Urban Park

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Midblock Pedestrian Connection

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Park with Playground

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Thank you!

Thank you for your attendance and participation today.

Please stay involved

and please sign up for the email list.

You can do this at the nearby computer on the website.

**If someone you know may be interested,
please tell them about the study.**



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Hope to see you at a future consultation!