

**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 Consultation. **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 2021. 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 2017.

*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 now complete. In this phase, we worked with local experts (that's you!) including residents, businesses, students and visitors to understand local 'likes', 'dislikes' and desires; and how the area can be made better. We also worked with technical experts to get a better understanding of:

- the existing transportation conditions;
- height limits related to the operational needs of nearby Downsview Airport; and
- the impacts of heavy industrial uses as it relates to land uses (e.g. how close should residential uses be to heavy industry?).

The combination of public input, technical assessment and research led to a number of emerging issues to guide the Study. These were included in the Staff Report that was adopted by Council on December 13, 2016. Thank you for helping us reach that milestone!

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## NEXT STEPS: PHASE 2

Phase 2 of the Study is called “Plans and Analysis”. Working with you, it is in this phase where we will identify future growth options and criteria to evaluate those options. Phase 2 is underway now, and this Open House and Public Workshop is a key step in moving forward.

## TODAY’S OPEN HOUSE & PUBLIC WORKSHOP

### GOALS

To educate and inform you of coming transit and the implications of new transit. To spread the word about the Study and encourage involvement. To present a summary of the work completed to date in the three ‘threads’ of research, technical assessment and public input. To get your thoughts and input on where new connections may be needed and where growth can be accommodated.

### AGENDA

OPEN HOUSE: 5:30 p.m. to 9:00 p.m.

PRESENTATION & WORKSHOP: 6:30 p.m.

### ACTIVITIES

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

**A. Emerging Principles Survey.** Based on the results of Phase 1 work, including your input, we have identified 10 principles to guide the study. We would like your input on these principles to help us get them right. If you have suggestions to make them better, or if we have missed something, please let us know! [There is a table set up for you to take the survey.](#)

**B. The ‘Local Urban Structure’ Workshop. (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 help us:

- identify key features of the area, such as parks and other important places;
- locate new connections and pathways that may be needed in the long term; and
- identify where growth should be encouraged, including where the most intensive development should be directed (and where it shouldn’t be directed).

We’ll provide some ideas to get you started. We will also ask you to think about what new buildings may look like and where they could be located. This workshop is a brainstorming exercise, but it must be grounded by what we heard and what we learned through Phase 1. Reference materials will be at your table as a resource and a facilitator will be able to help answer your questions.

# PROCESS

The Keele Finch Plus Study has three key stages, with **public consultation at each stage**. The Study will take approximately two years to complete. Phase 1 is complete.



## STUDY BOUNDARIES

The Study boundaries will be defined through the process. The boundaries will be 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, as shown in the map.

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

Participants told us that they would like to see new development including offices at this intersection along with amenities such as shops and cafes. Participants also told us that existing green spaces here, such as Fountainhead Park, should be protected.



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## COMMENTS

Feel free to use this space to provide any other comments that you wish. How would you like to see the area change? Where should new buildings go? What's really great about the area? What could be better? What buildings, stores, services or facilities would you like? 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)**  
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