

Study Overview

Keele Finch Plus Planning Study

Open House & Public Workshop
Presentation at 6:30 p.m.

September 28, 2017



Study Context



Keele & Finch 1955



Keele & Finch 1970



Keele & Finch 2015



Keele & Finch 2045?



Phase 2



Keele Finch **Plus**

Encouraging growth + community building

Process (projected)

**Council
Direction**

December 2015



**Study
Initiation**

Spring - Fall 2016



**Plans
& Analysis**

Winter - Fall 2017

We are here



Implementation

Winter 2018



Phase 2A Plans & Analysis

- Develop options or concepts on how the area can evolve based on Phase 1
- Evaluate those options
- Test and refine those options
- Seek the assistance of the public and stakeholders in this



Phase 2B Preferred Direction

- Through the evaluation in Phase 2A, a preferred option or concept will be identified
- A recommendation of this option or concept will be put before Council



Phase 2 Public Input (underway)

Engagement

- Open House & Public Workshop (March 7, 2017)
- 'Planners in Public Spaces' (PiPS) events (one complete, more to come)





March 7 Workshop

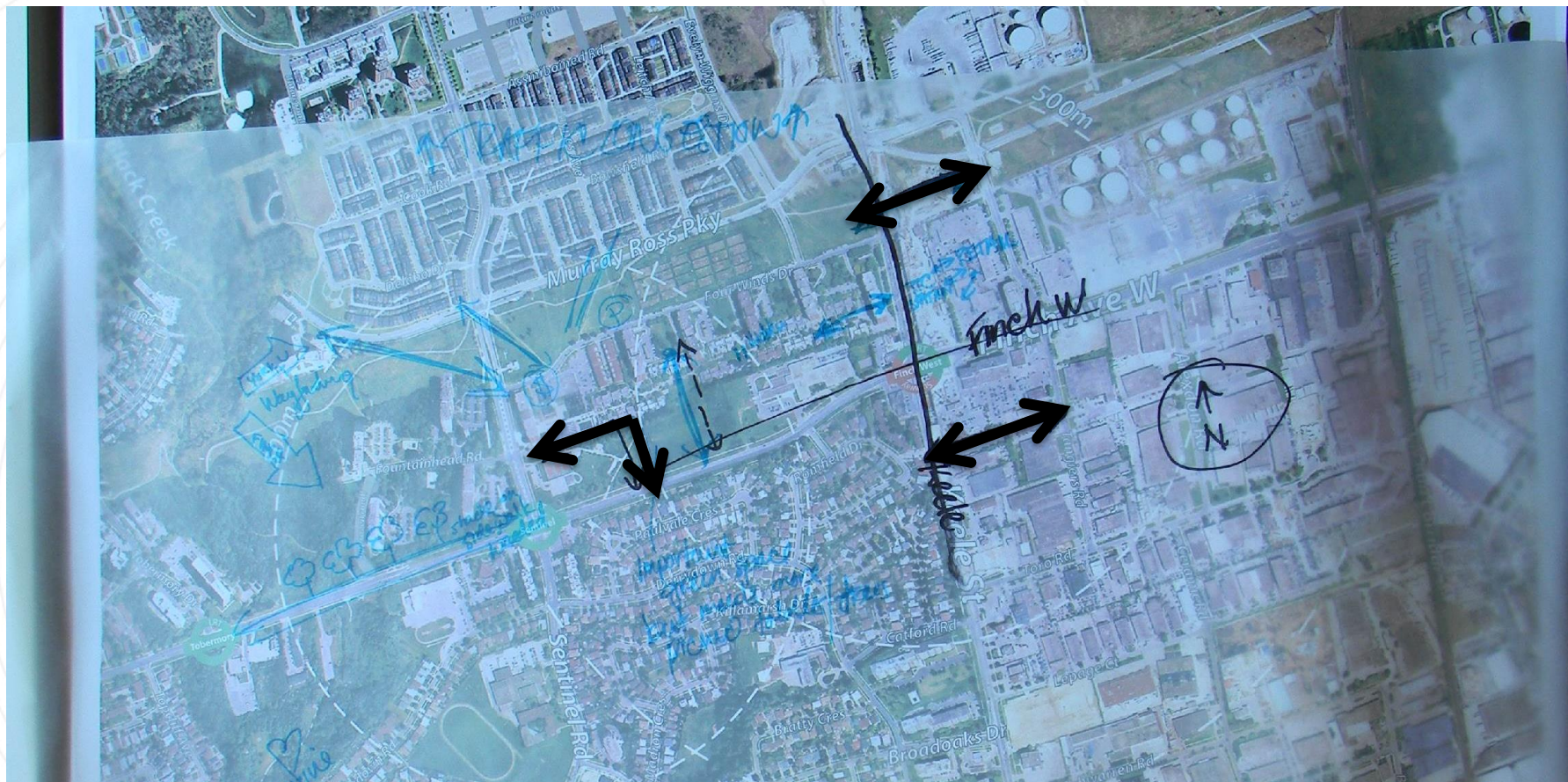
Phase 2 - Connections



An example of results from the March 7 workshop



Phase 2 - Connections



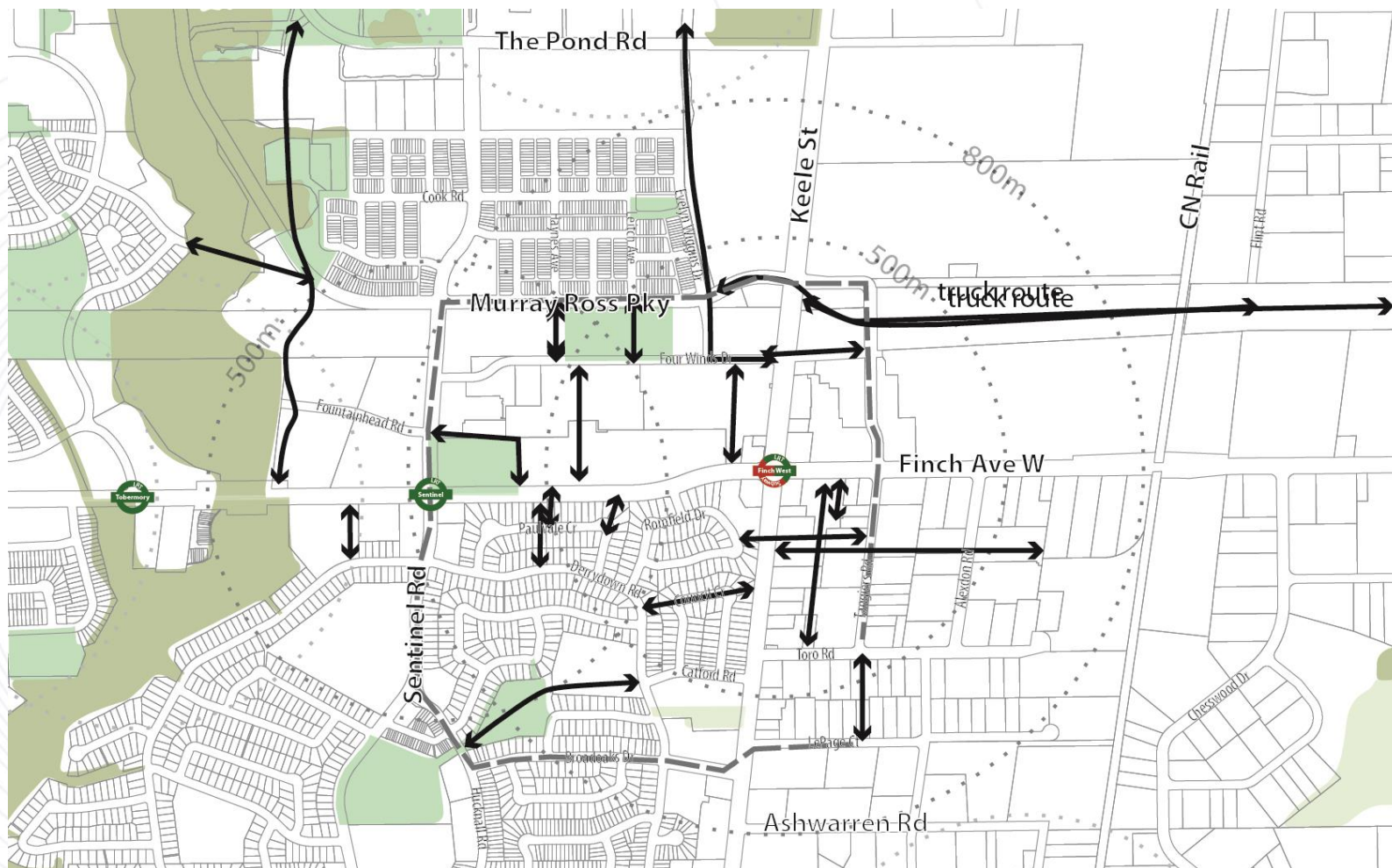
We digitized your responses
Black arrows were streets

This is an aerial photograph of a residential neighborhood with several handwritten annotations in blue and black ink. The map shows a grid of streets including Black Creek, Minnie Ross Pkwy, Sentinel Rd, and Broadmoor Dr. A scale bar indicates 500m. A circled 'N' with an arrow points towards the top right. Blue arrows and lines highlight specific areas and intersections, with labels like 'INTERSECTION' and 'Black W' written in blue. A black arrow points from the center towards the bottom left. The map also shows a large green area on the left, possibly a park or sports field, and a large industrial area on the right with several large white storage tanks.

We digitized your responses
Blue arrows were pathways



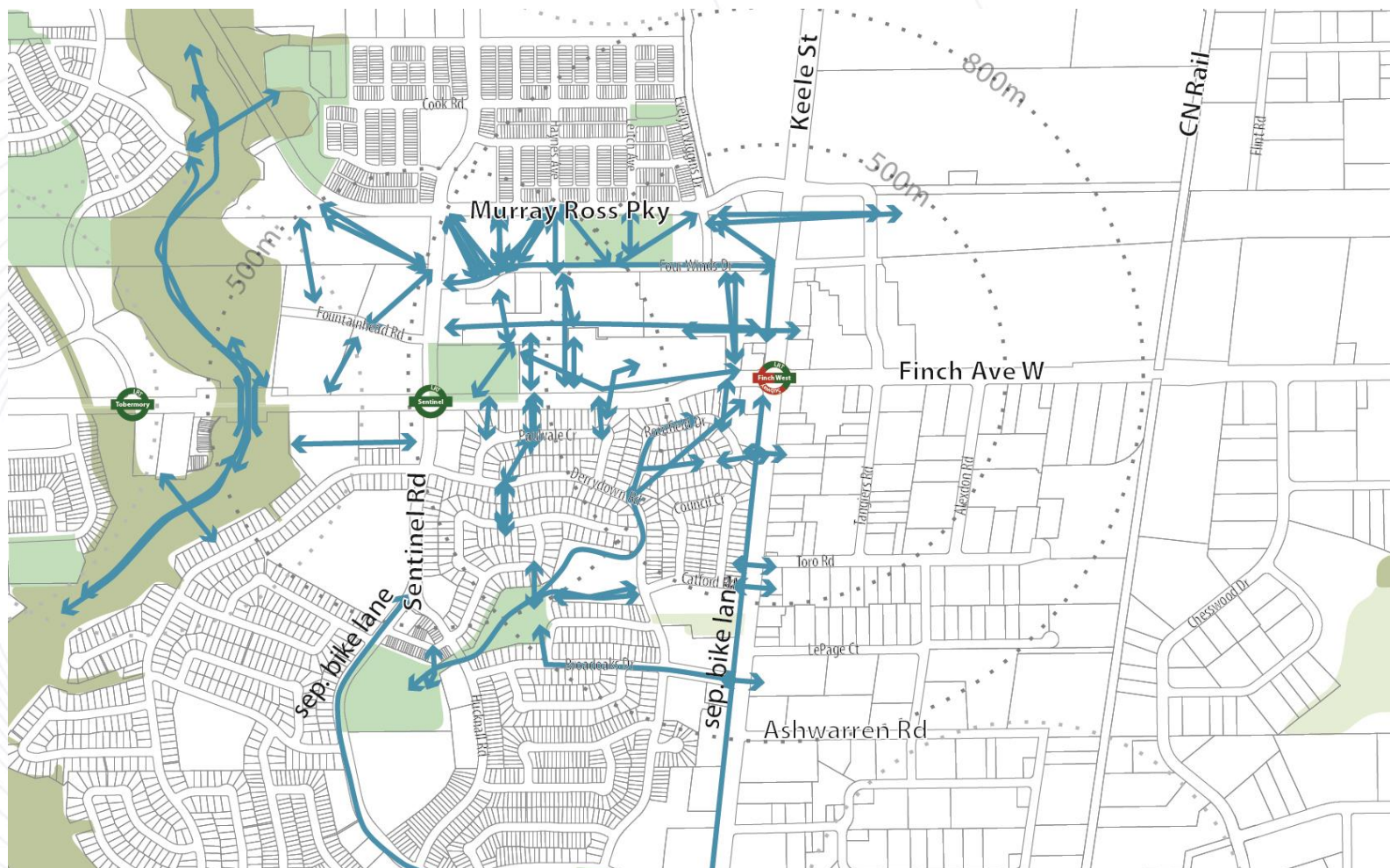
Phase 2 – Connections - Streets



All the March responses on one map



Phase 2 – Connections – Paths



All the March responses on one map

Public Realm Concept Plan



Your input helped create this concept



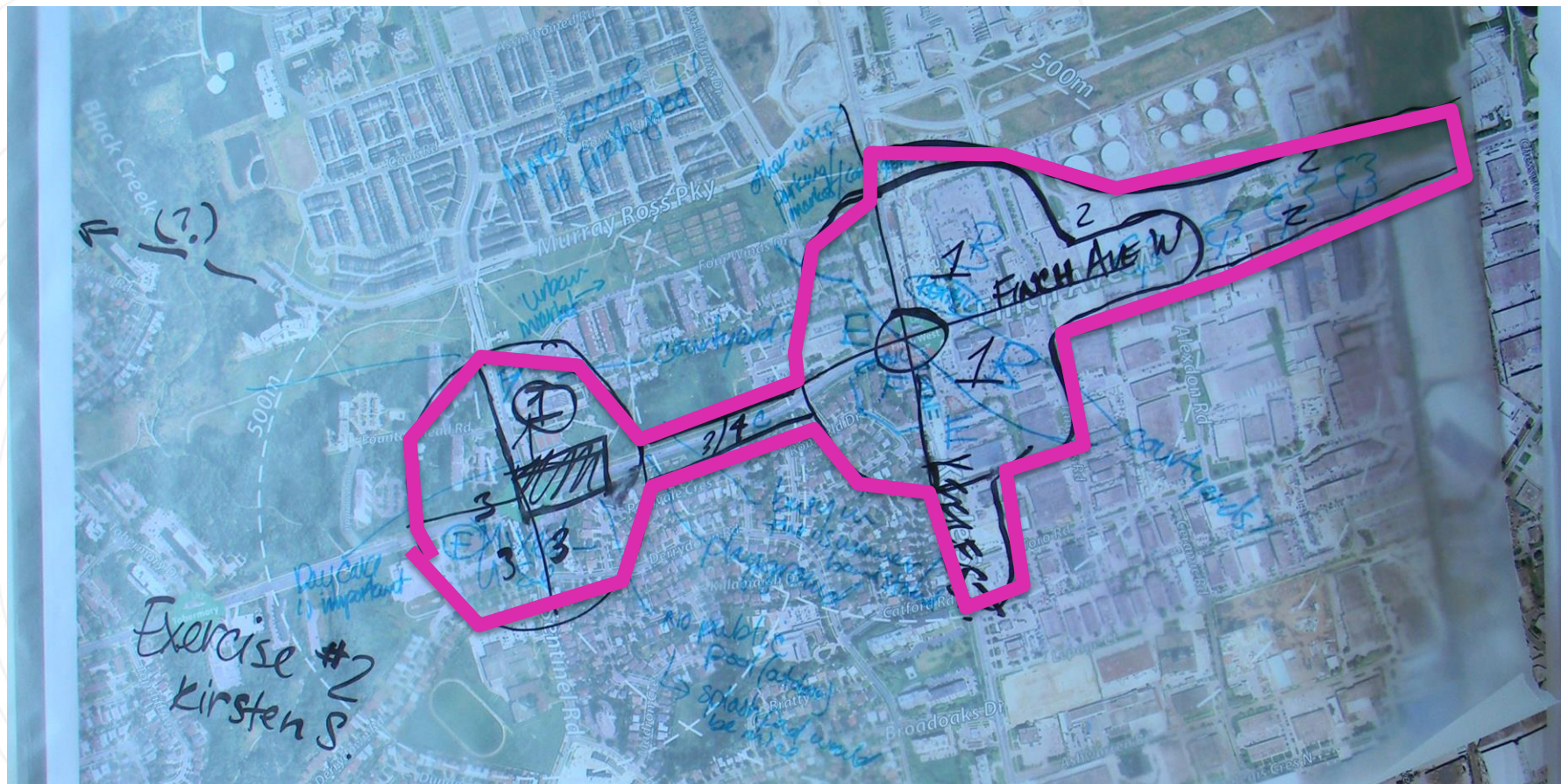
Phase 2 – Development Focus



An example of results from the March 7 workshop



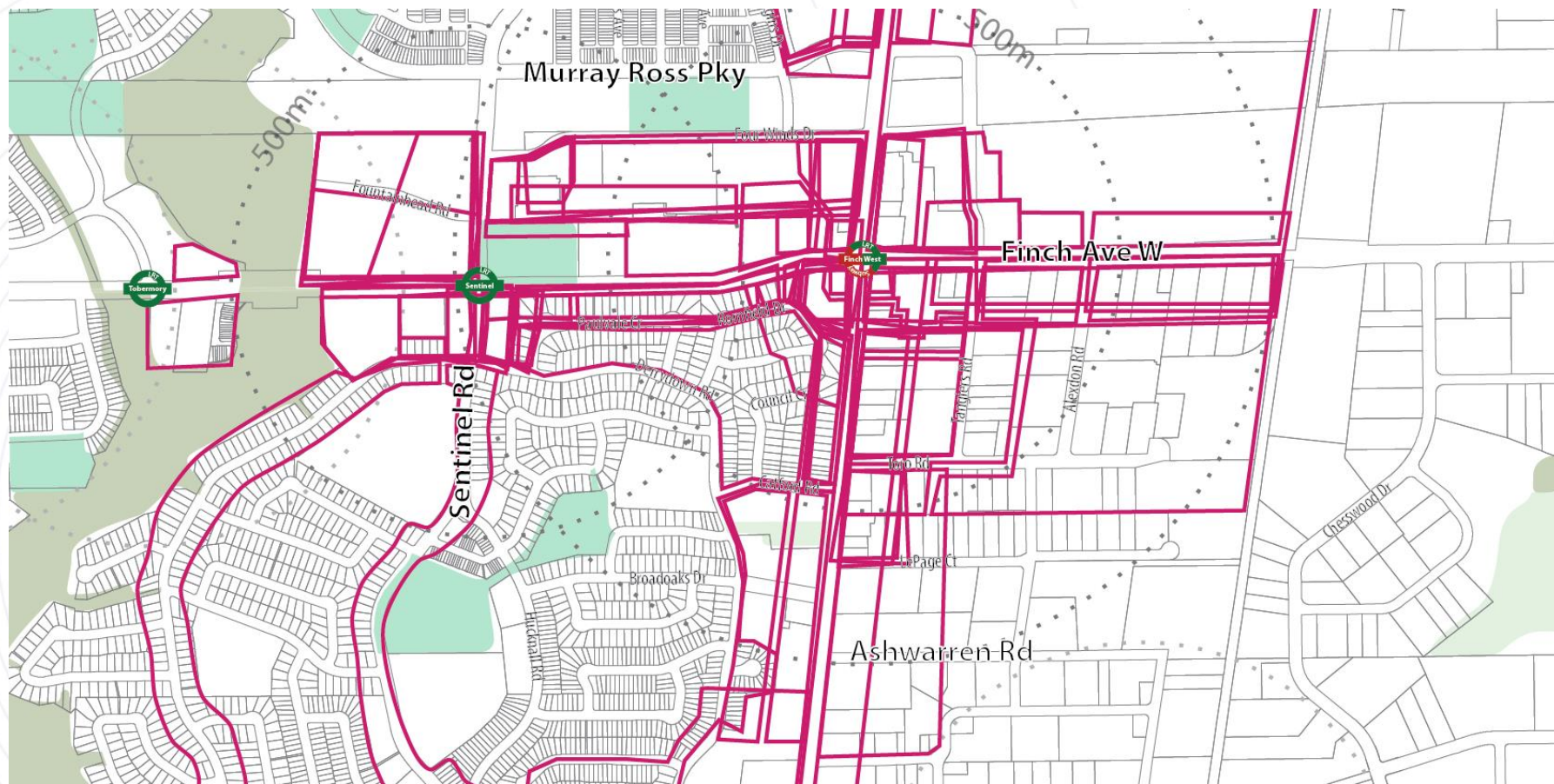
Phase 2 – Development Focus



We digitized your responses



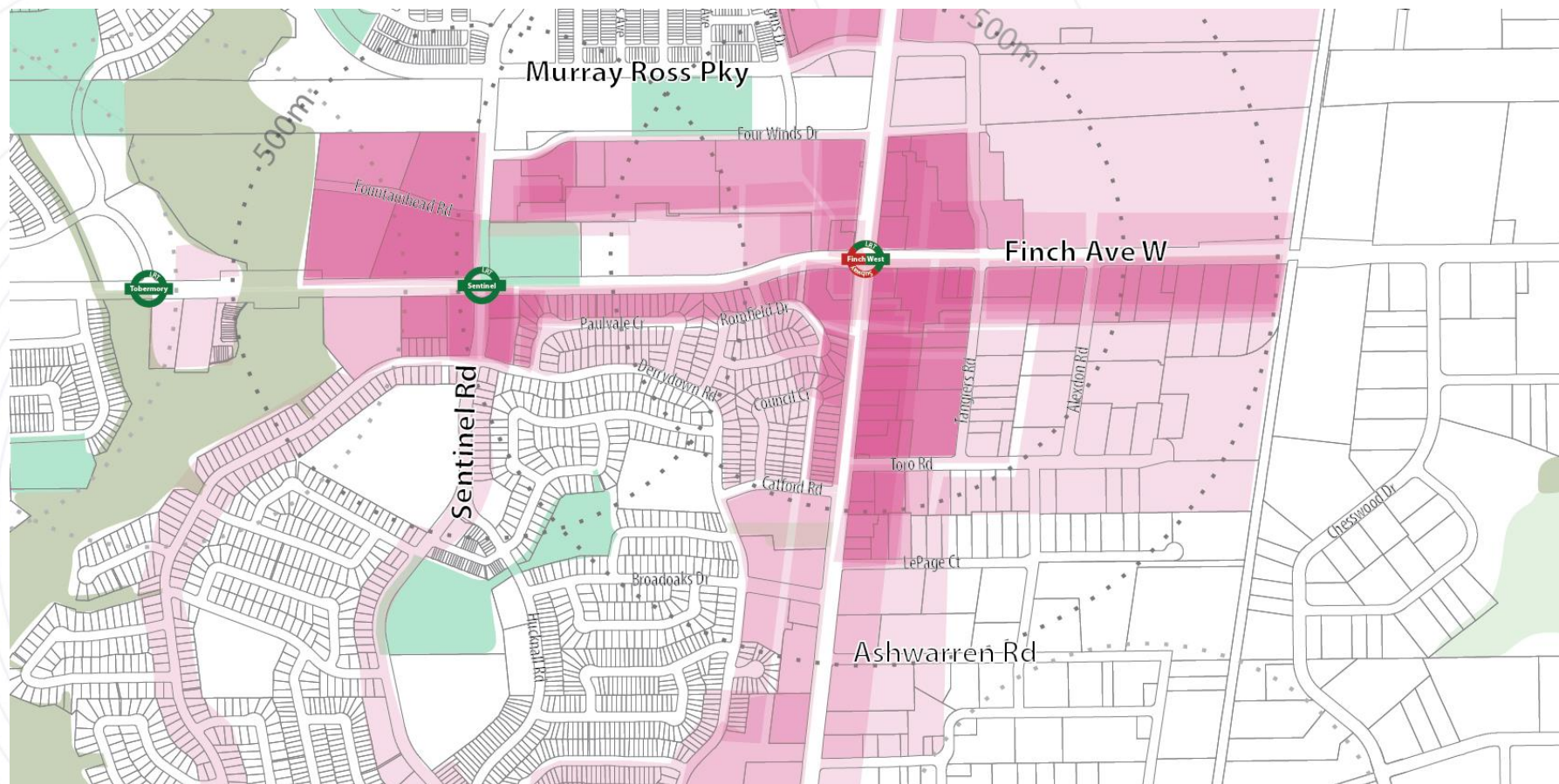
Phase 2 – Development Focus



All the responses on one map (outlines)



Phase 2 – Development Focus

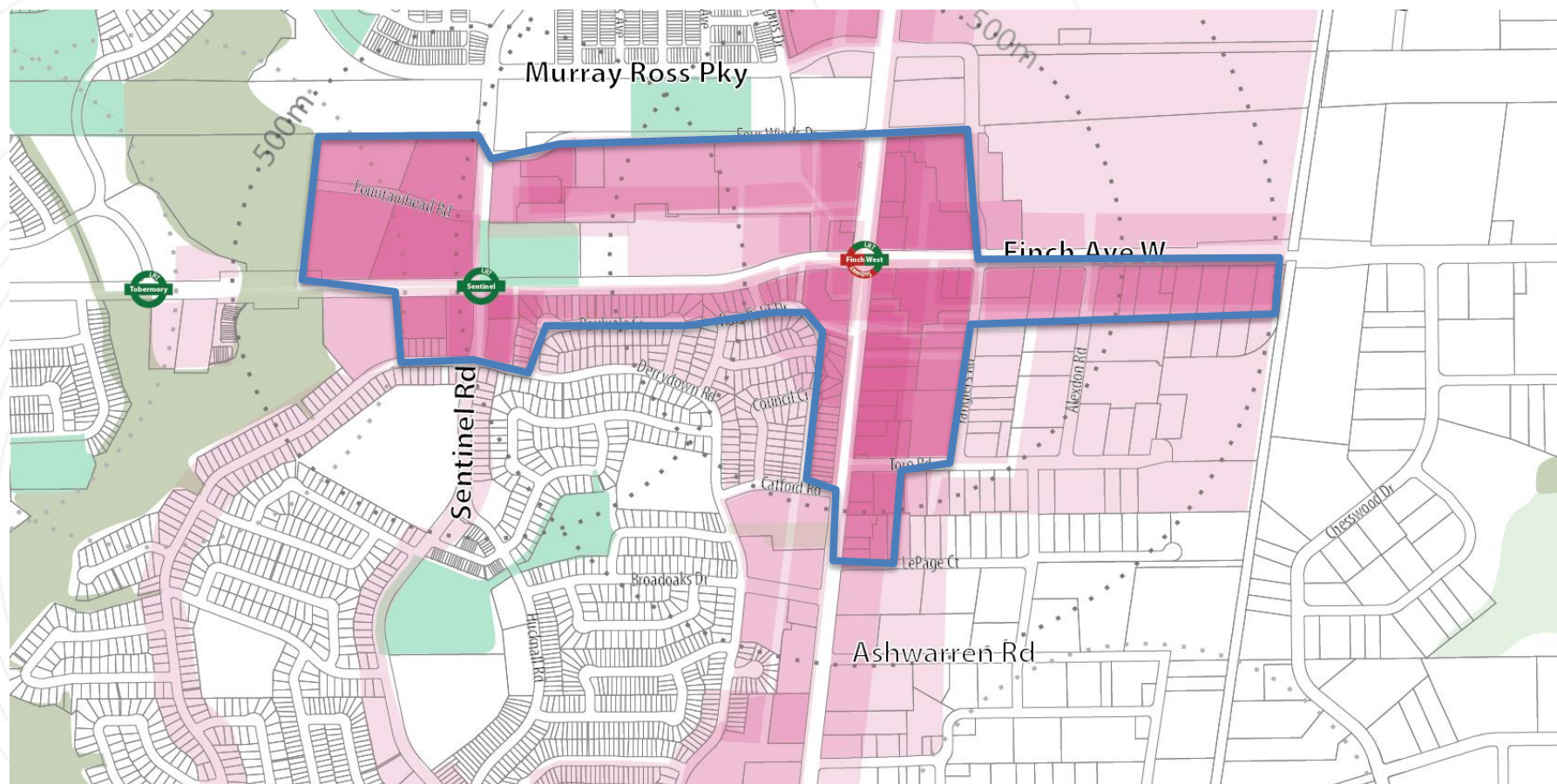


All the responses on one map (15% transparency)

More frequently identified areas show darker



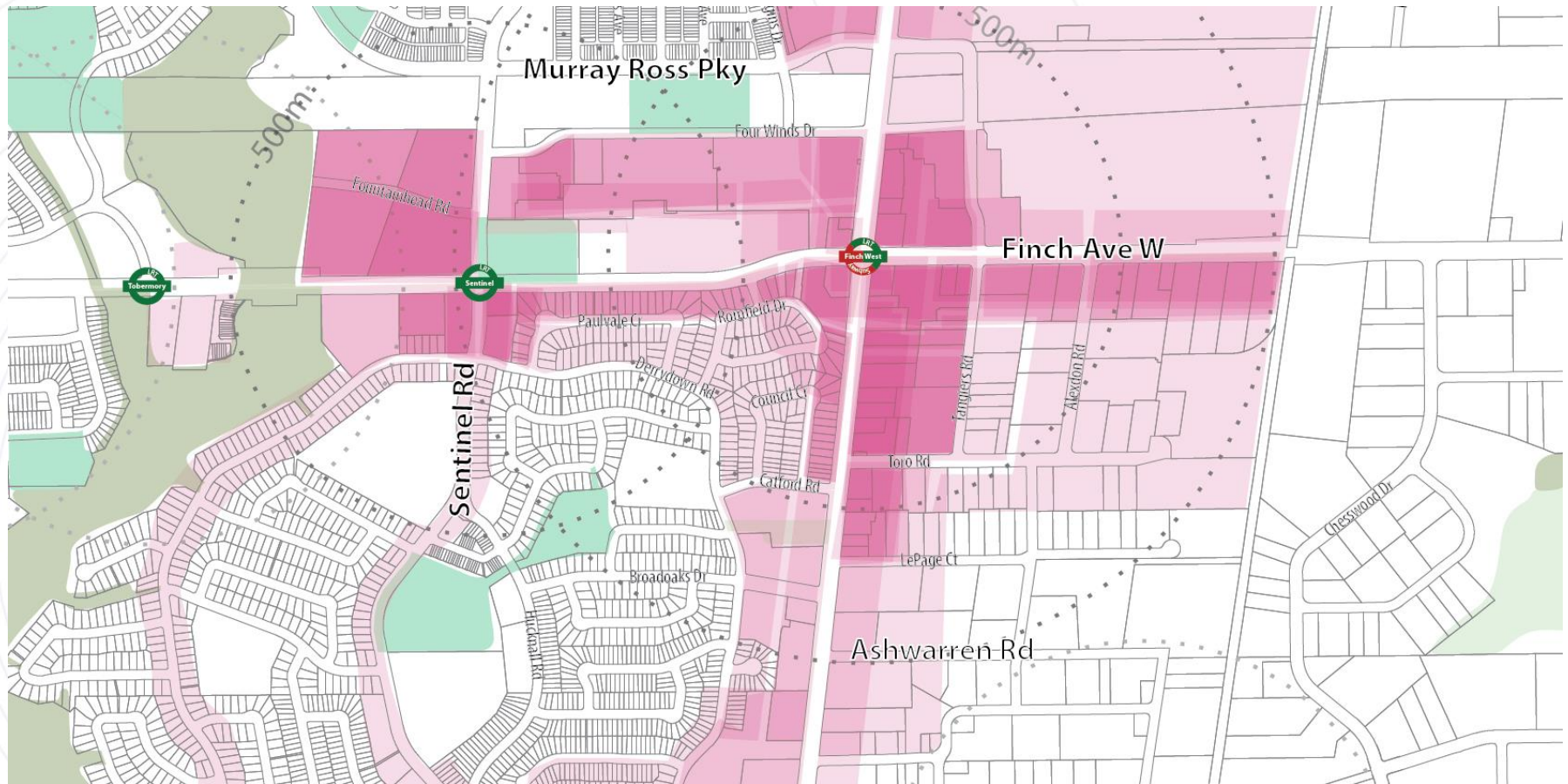
Phase 2 – Development Focus



*The highlighted area informed the focus for options.
Greater public consensus near stations and along major streets.*



Phase 2 – Building Preferences



In March, we asked what kinds of buildings should go in the area you identified?



Phase 2 – Building Preferences





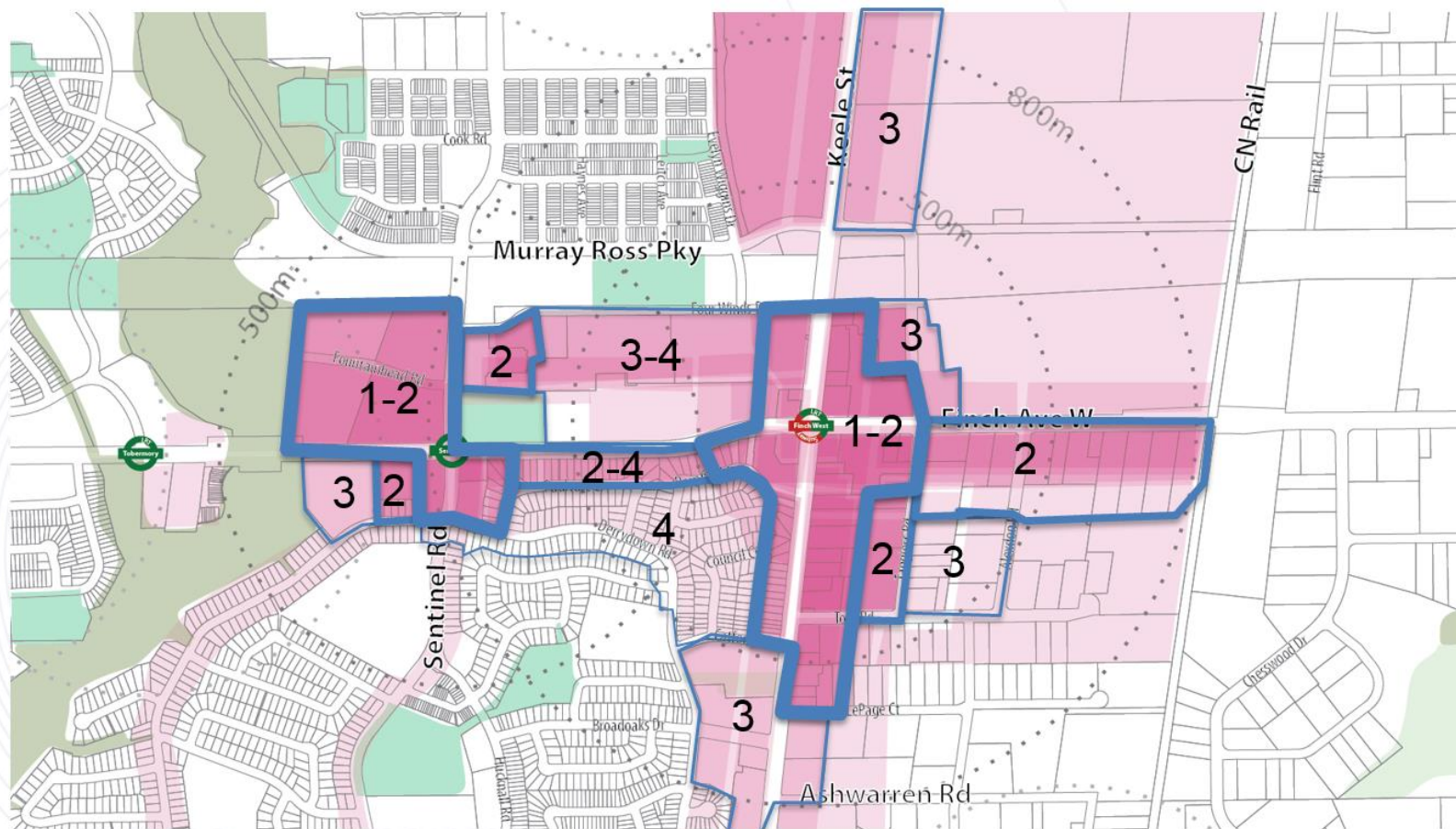
Phase 2 – Building Preferences



An example of results from the March 7 workshop



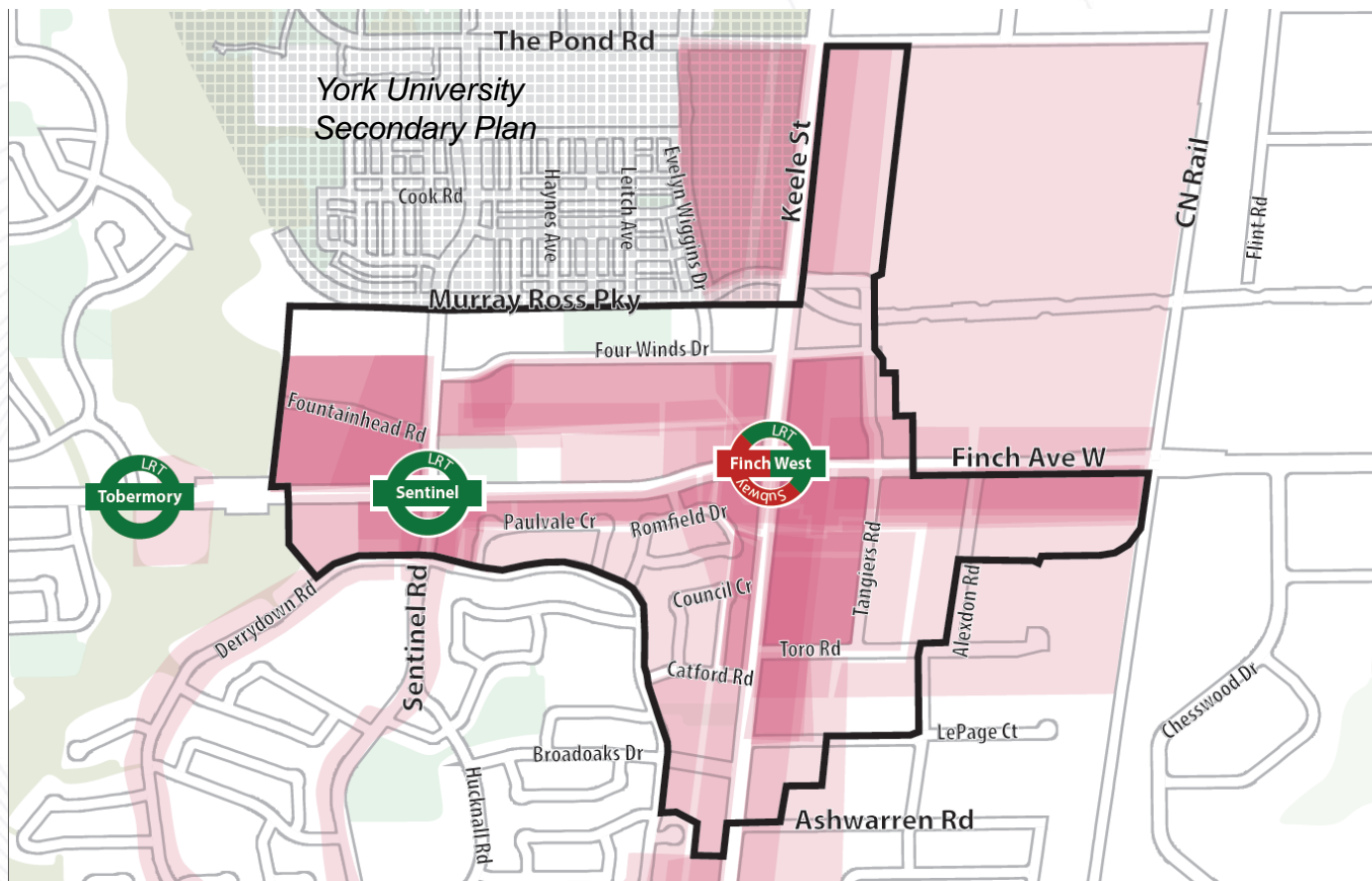
Phase 2 – Building Preferences



**note that only employment uses will be considered in
Employment Areas*



The Study Area



Your input helped define the Study Area



Tonight's Workshop



Phase 2A Plans & Analysis

- Evaluate options for how the area can evolve
- Test and refine those options
- Seek the assistance of the public and stakeholders in this



Phase 2B Preferred Direction

- Through the evaluation in Phase 2A, elements of a preferred option will be identified. *This starts today.*
- A recommendation of this option will be put before Council. *This will be early next year.*



Phase 2B Preferred Direction

- Through the evaluation in Phase 2A, elements of a preferred option will be identified
- A recommendation of this option will be put before Council

Starts today!

Early next year



Today!

- Three Activities:
 - Open House: Community Services & Facilities
 - Open House: Public Realm Concept
 - **Workshop: 'Three Options'**



About the Options

- Based on
 - research
 - technical assessment, and
 - public input at every stage (thank you!)
- Developed with assistance of consultants



About the Options

- They are **drafts**
 - If you **like** what you see, that's great! But **tell us why**.
 - If you **don't like** what you see, that's great! But **tell us why**.



About the Options

- They are **long term (30+ years)**
- They are about **possibilities, not impositions**
 - Example: if you own a house and want to keep it the same, that's up to you.

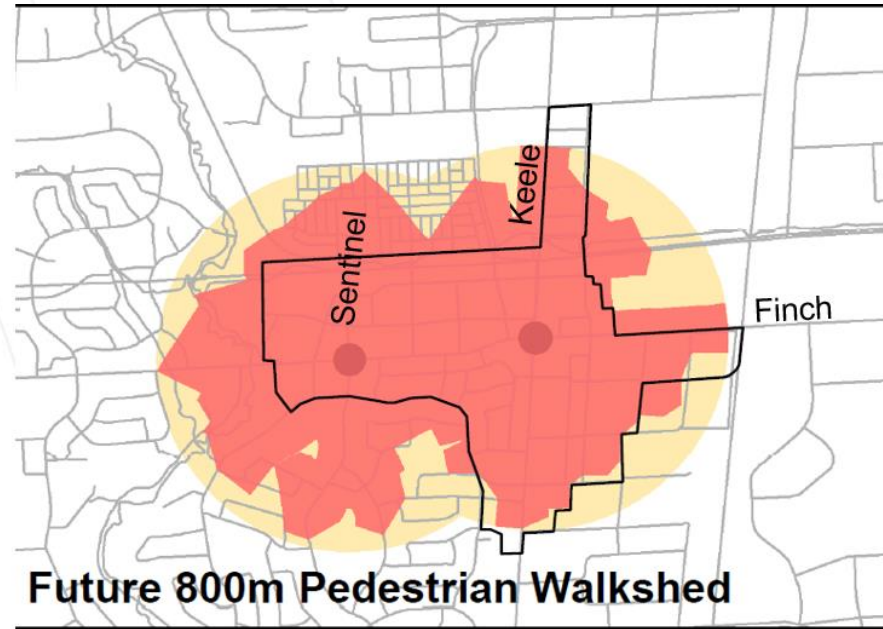
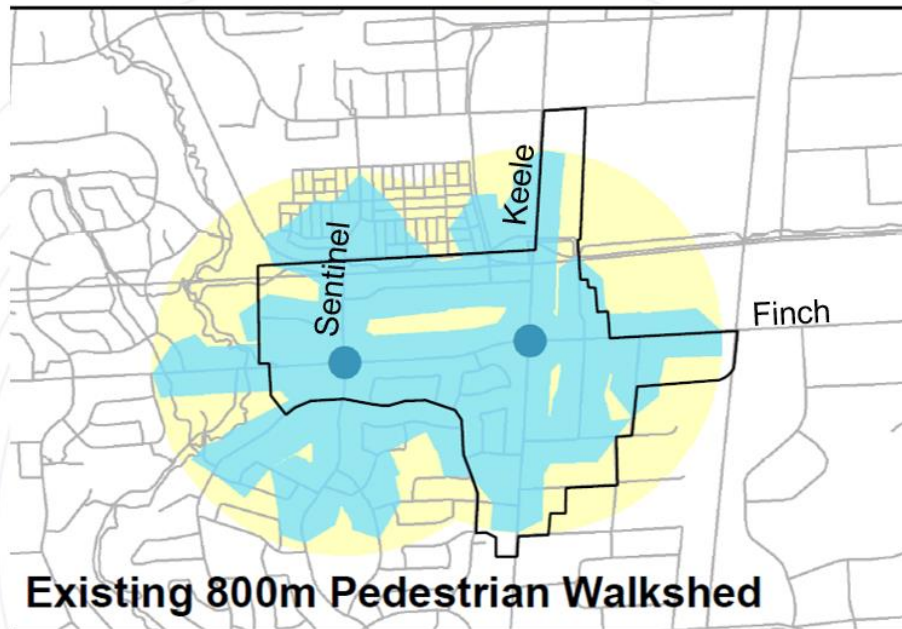


About the Options - Connections

- Better connections to key destinations, including the transit stations, shopping and services, parks and open spaces, and key destinations such as York University
- Improved area circulation, especially for walking and cycling
- All streets are informed by the City of Toronto's Complete Street Guidelines



About the Options - Connections



The areas in blue (existing) and red (the public realm concept plan) show the area you can get to in a **10 minute walk** to/from the future transit stations. The red area is much larger.



About the Options - Connections



Shared streets



Neighbourhood streets



Employment streets

There are different streets for different purposes. Future streets will follow Complete Streets Guidelines



About the Options – Public Realm

- All options include conceptual locations for new parks
- Conceptual locations for plazas and POPS
- Streetscapes in all options would be improved, such as through wider sidewalks and street trees



About the Options - Concepts

- Keele and Finch is a main 'retail and commercial node'
- Sentinel and Finch mostly geared to residential development, with some retail
- Keele Street would evolve to have more retail and services
- All conceptual buildings follow City of Toronto Urban Design Guidelines

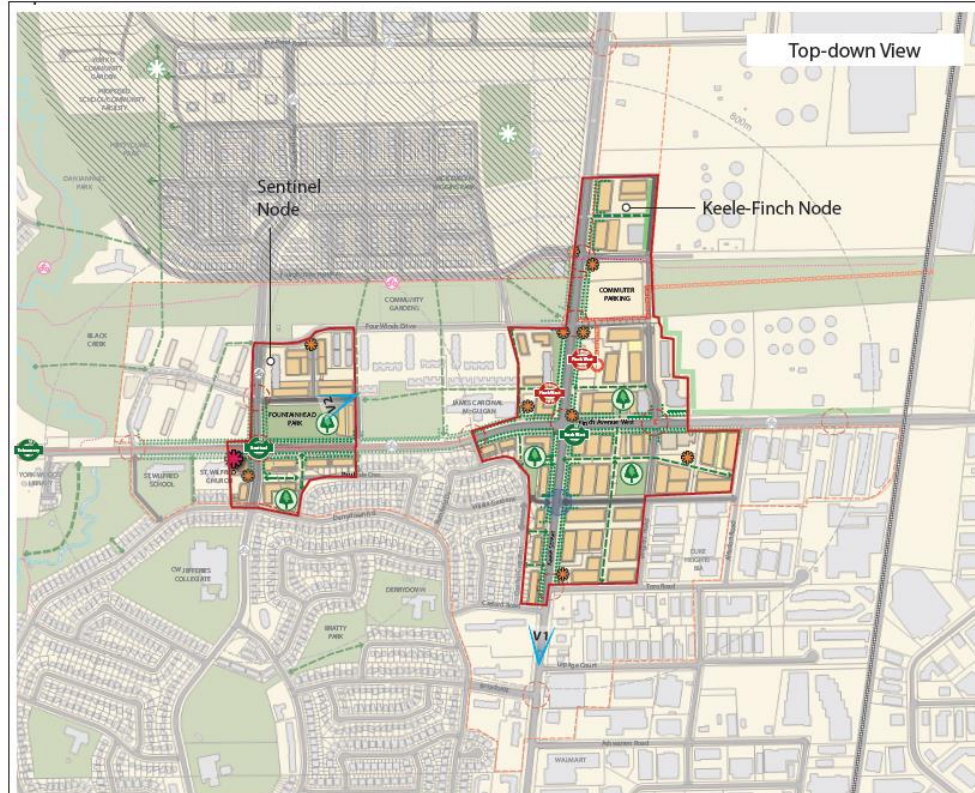
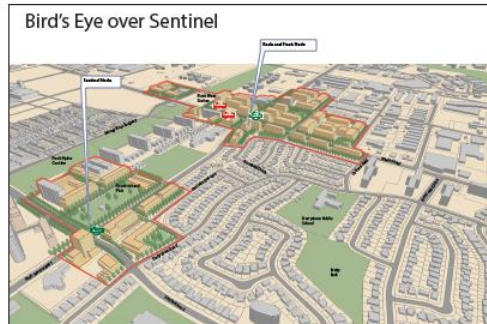
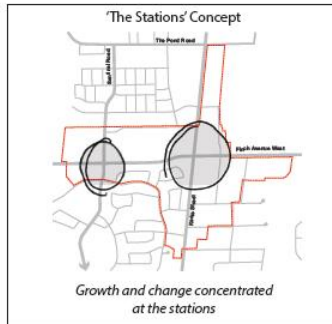


About the Options

- For each option, you will see:



**OPTION 1:
'THE STATIONS'**



- Urban Design Framework**
- Parks and open spaces existing
 - Potential new/improved parks
 - Proposed City Parkland
 - Plazas/POPs - new/proposed
 - Keele/Finch Streetscape
 - Subway stations / entrances
 - LRT stops
 - LRT rail and portal (approx.)
 - Bus lane/connection - future
 - Existing streets
 - Streets (approved/ under construction)
 - New public streets
 - Potential Connections (Street/path/walkway/lanes)
 - Existing signalized intersection/ crosswalk
 - Potential signalized intersection
 - Trails
 - Cycle connections
 - Planned/approved buildings
 - Proposed buildings
 - Tall building site
 - Green edge to fuels distribution facilities
 - Study Area
 - York University Secondary Plan Area



'The Stations' Concept



Growth and change concentrated at the stations

Bird's Eye over Sentinel



Bird's Eye over Keele



The name of the Option

KeeleFinchPlus
Encouraging growth • community building

OPTION 1:
'THE STATIONS'



View 1: Along Keele

Location depicted by this symbol

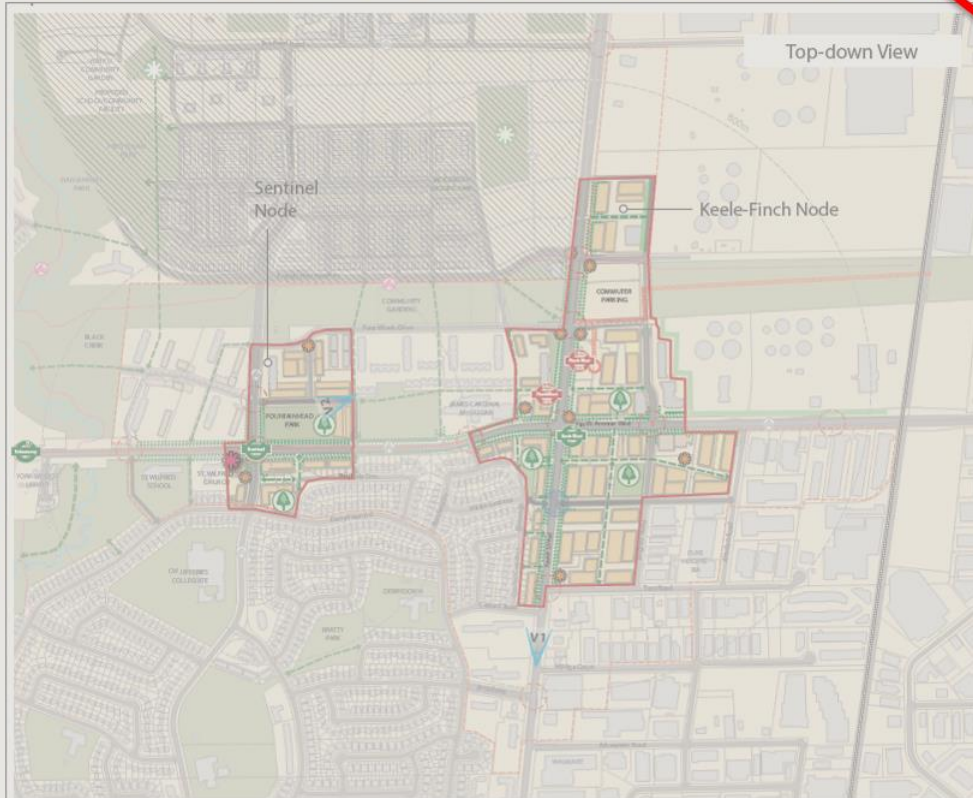


View 2: Fountainhead Park

Location depicted by this symbol



Top-down View



- Urban Design Framework
- Parks and open space (existing)
 - Potential new/improved parks
 - Proposed City Parkland
 - Plazas/POPs - new/proposed
 - Keele/ Finch Streetscape
 - Subway stations / entrances
 - LRT stops
 - LRT rail and portal (approx.)
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'The Stations' Concept



Growth and change concentrated at the stations

Bird's Eye over Sentinel



Bird's Eye over Keele



The concept for the option

Keele Finch Plus
Building growth + community building

OPTION 1:
'THE STATIONS'



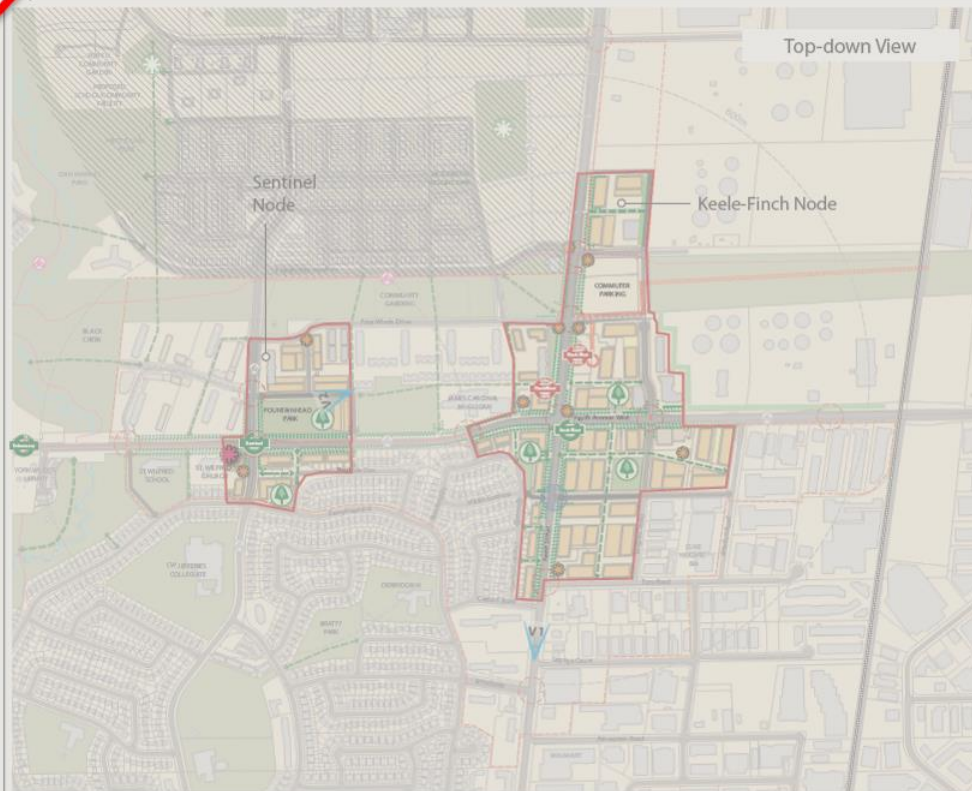
View 1: Along Keele

Location depicted by this symbol



View 2: Fountainhead Park

Location depicted by this symbol



Top-down View

Urban Design Framework

- Parks and open spaces existing
- Potential new/improved parks
- Proposed City Parkland
- Plaza/POPs - new/proposed
- Keele/ Finch Streetscape
- Subway stations / entrances
- LRT stops
- LRT rail and portal (approx.)
- Bus lane/connection - future
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'The Stations' Concept



Growth and change concentrated at the stations

Bird's Eye over Sentinel



Bird's Eye over Keele



A top-down view of the option (with a legend)

Keele
Finch **Plus**
Rethinking growth • community building

OPTION 1:
'THE STATIONS'



View 1: Along Keele

Location depicted by this symbol



View 2: Fountainhead Park

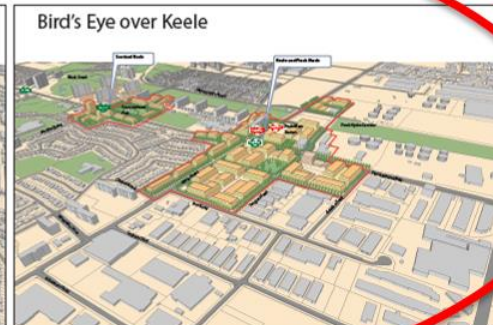
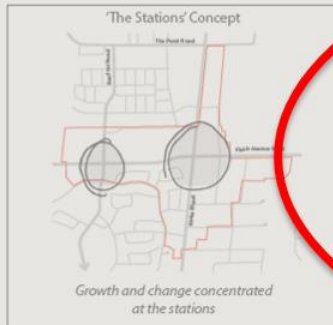
Location depicted by this symbol



Top-down View

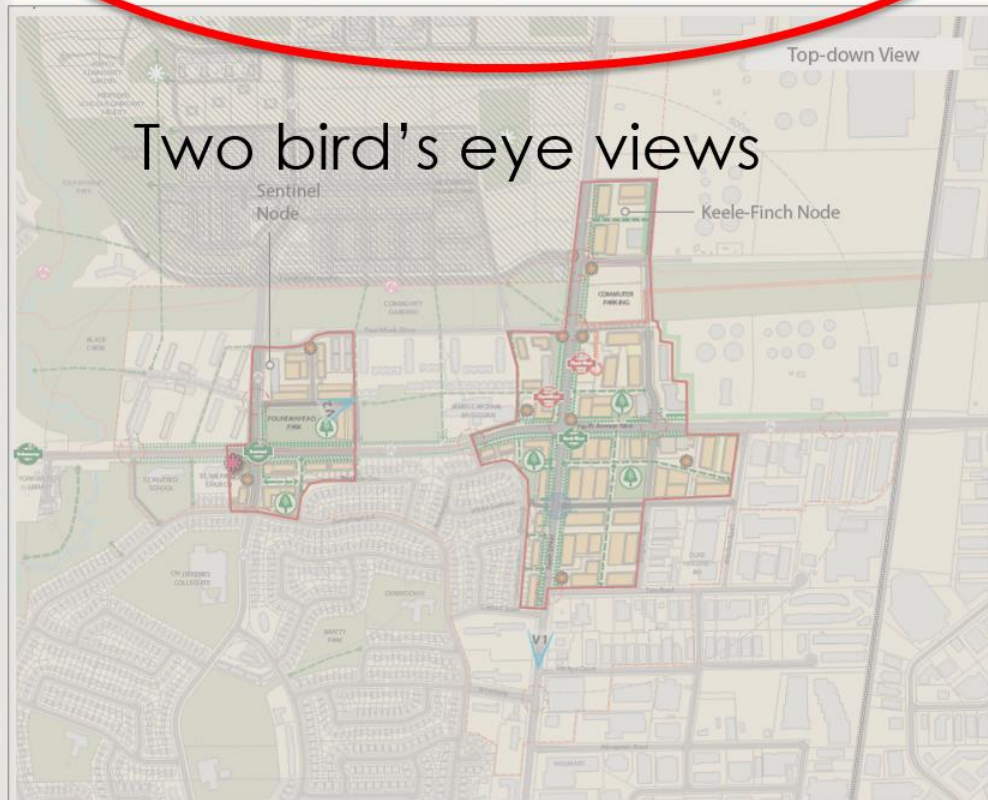
- Urban Design Framework
- Parks and open spaces existing
- Potential new/improved parks
- Proposed City Parkland
- Plazas/POPS - newly proposed
- Keele/Finch Streetscape
- Subway stations / entrances
- LRT stops
- LRT rail and portal (approx.)
- Bus lane/connection - future
- Existing streets
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Keele
Finch
Plus
Encouraging growth • community building

OPTION 1:
'THE STATIONS'



- Urban Design Framework
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Bird's Eye over Sentinel



Bird's Eye over Keele



Keele Finch Plus
Enriching growth • community building

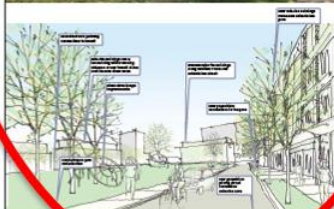
OPTION 1:
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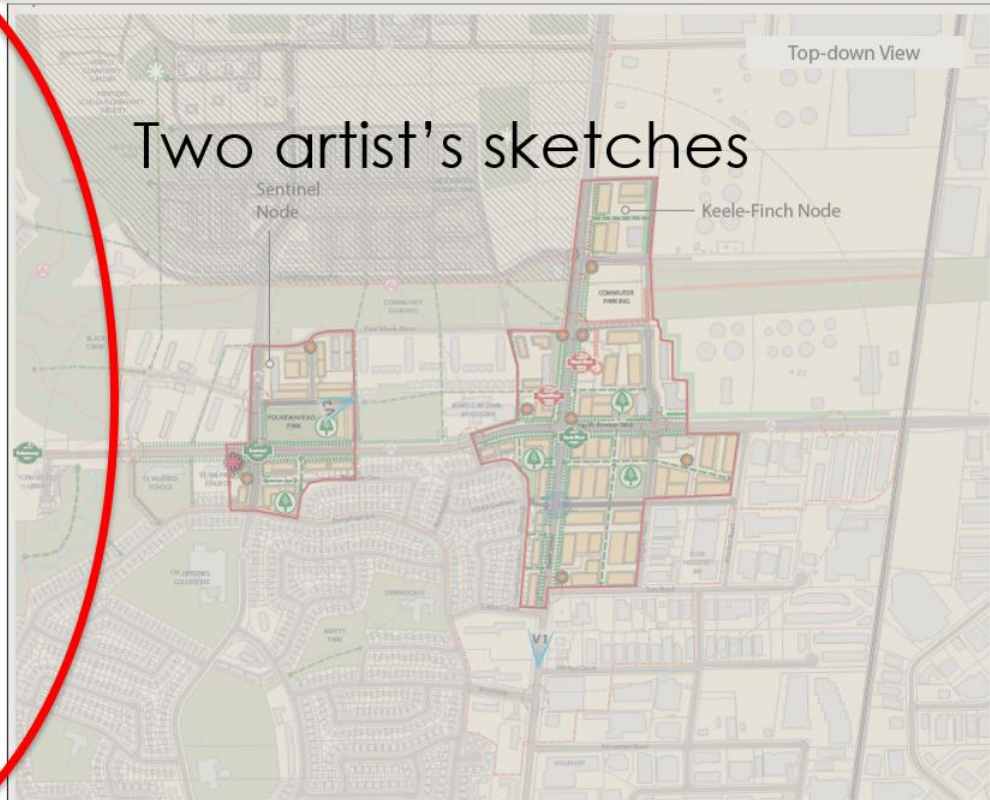
View 1: Along Keele Location depicted by this symbol



View 2: Fountainhead Park Location depicted by this symbol



Two artist's sketches



Top-down View

- Urban Design Framework
 - Parks and open spaces existing
 - Potential new/improved parks
 - Proposed City Parkland
 - Plazas/POPs - new/proposed
 - Keele/Finch Streetscape
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Some of the options
will look similar.

**To help distinguish them, we
have highlighted areas in
colours – look for different
coloured outlines or call-out
boxes.**



There is also a supplement that will be provided.

Some of the questions you may have might be answered in that document.

For example, the existing views are in that supplement.



Exercise

- One option at a time will be brought to your table
- After you have reviewed each option (15 min), we will ask your table to mention one thing you like and one thing you dislike about the option
- Write on the images or tell your facilitator:
 - What you like about the option and why?
 - What you don't like about the option and why?
 - If we missed anything?
 - Did we interpret your input from last meeting correctly?
 - Anything else you'd like to provide?



Option 1 – ‘The Stations’

- Growth and change is concentrated at the stations
- Least opportunity for improvements to the public realm and to circulation
- Least impact to existing neighbourhoods



Please think about...

- **Connections:** what do you think of the network? Are there any connections missing?
- **Public realm:** what do you think of the 'greening' ideas, including parks, open spaces, and plazas? Do you have suggestions?
- **Buildings and placement:** what do you think of the building types and locations? Should they be larger or smaller, or be located somewhere else?



Option 2 – ‘Nodes & Corridors’

- Growth and change at stations and along Keele and Finch
- Keele imagined as a retail / service / commercial, with Finch residential (between Keele and Sentinel)
- More improvement to connectivity and circulation than Option 1



Please think about...

- **Connections:** what do you think of the network? Are there any connections missing?
- **Public realm:** what do you think of the 'greening' ideas, including parks, open spaces, and plazas? Do you have suggestions?
- **Buildings and placement:** what do you think of the building types and locations? Should they be larger or smaller, or be located somewhere else?



Option 3 – ‘Main Streets’

- Growth and change to support the development of ‘main streets’
- Both Keele and Finch imagined as ‘main streets’ with retail and services (retail / services / restaurants on the ground level with residential above on the west side of Keele and south side of Finch west of Keele)
- Most improvement to public realm, circulation and connectivity
- Most impact on existing neighbourhoods



Please think about...

- **Connections:** what do you think of the network? Are there any connections missing?
- **Public realm:** what do you think of the 'greening' ideas, including parks, open spaces, and plazas? Do you have suggestions?
- **Buildings and placement:** what do you think of the building types and locations? Should they be larger or smaller, or be located somewhere else?



Report Back



Thank you!

**Please stay involved.
Sign up for email updates at:
www.toronto.ca/keelefinchplus**