

**Keele Finch has a mix of uses today  
and we're expanding on that**



Office Uses with Retail



Parks and Open Space



Employment Uses



Apartment Neighbourhoods



Utility Corridor



Low Rise Neighbourhoods

**Land Use +  
Compatibility**



## Land Use Compatibility

The land use permissions in different areas, land use compatibility and direction for retail and animation

The Keele-Finch area is currently has a diverse mix of land uses. The land use direction for the area provides a balance of both residential and non-residential growth. Requirements for active, at-grade retail fronting onto Major Streets and in other locations will sustain activity and animate the public realm. The economic and business functions of the diverse industrial base east of Keele Street will be preserved and expanded, ensuring that the area remains economically competitive and prosperous. The proposed land use designations are shown on the map to the right and the proposed permitted uses are identified below.

## PROPOSED POLICY DIRECTIONS

LU1

**Mixed Use Areas "A"** permit a mix of land uses to foster a rich pedestrian experience and animate the public realm. Permitted uses include residential, office, retail and service uses, institutional uses, production studios, cultural and entertainment uses, and parks and open spaces.

LU2

**Mixed Use Areas "B"** will serve as a catalyst for job growth. Permitted uses include office, retail and service uses, institutional uses, production studios, cultural and entertainment uses, and parks and open spaces. Residential and other sensitive uses are not permitted.

LU3

**Mixed Use Areas "C"** will enhance housing diversity and choice in the area through low-rise residential intensification. Small-scale retail, service, institutional and cultural uses that meet the needs of local residents are permitted.

LU4

**Employment Areas 'A'** permit a broad mix of employment uses. Permitted uses include retail and service uses, office, institutional, cultural and entertainment uses, production studios, light industrial uses, and parks and open spaces.

LU5

**Employment Areas 'B'** permit office, institutional, cultural and entertainment uses, production studios, light industrial uses, and parks and open spaces. Small-scale retail uses that are ancillary to the principal use are permitted.

LU6

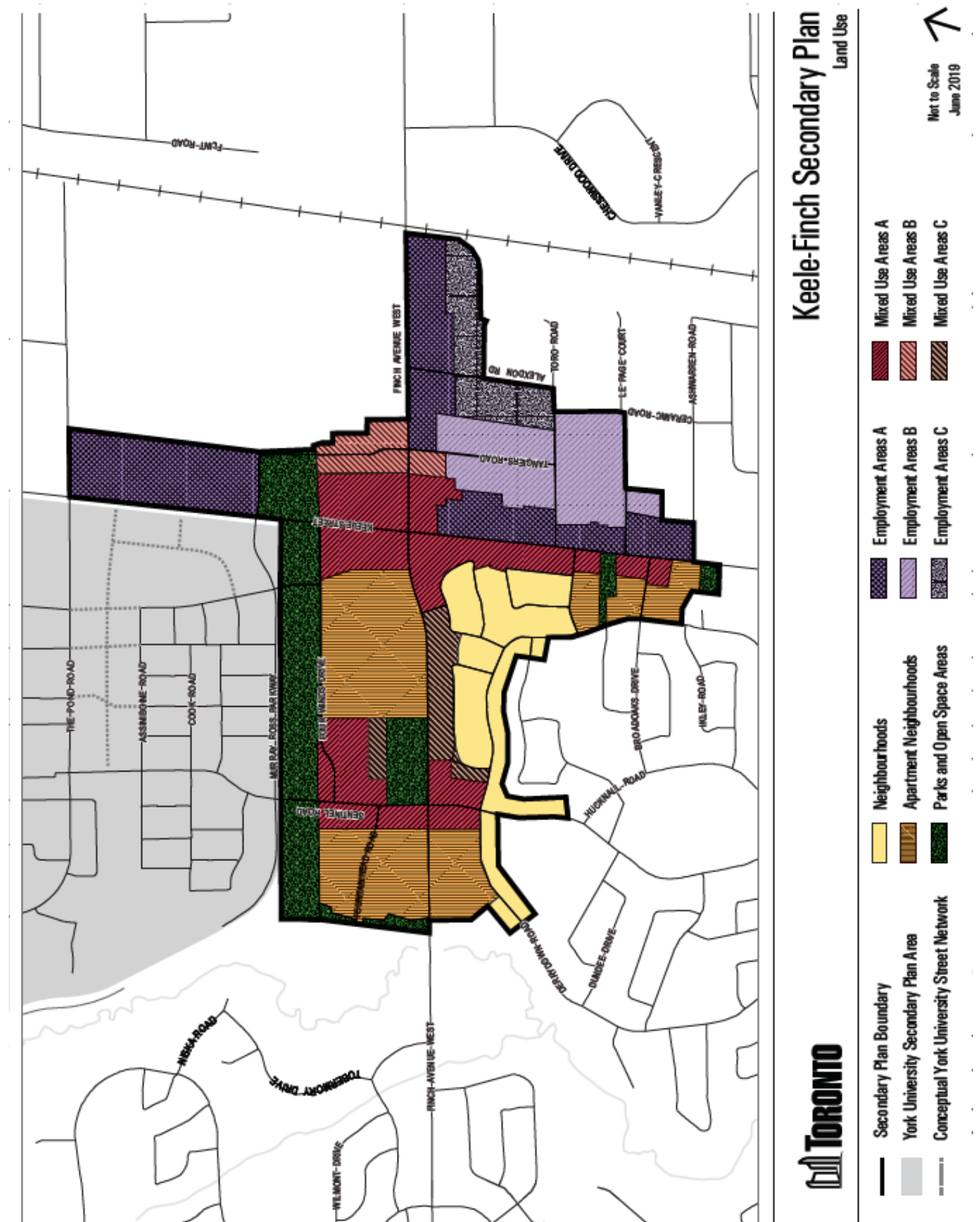
**Employment Areas 'C'** permit office, institutional uses, cultural and entertainment uses, light and medium industrial uses, self-storage warehouses, vehicle-related uses, industrial trade schools, and parks and open spaces.

LU7

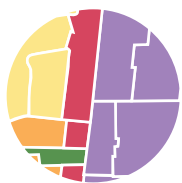
The **Apartment Neighbourhoods** are existing residential areas comprised of primarily residential uses. Institutional uses, cultural uses, and parks and open spaces are permitted along with small-scale retail and service uses on the first floor of buildings.

LU8

The **Neighbourhoods areas** are existing residential areas made up of low-rise buildings and residential uses. Single detached houses, semi-detached houses and duplexes are permitted. Locally-serving institutional uses, and parks and open spaces are also permitted.







## Land Use Compatibility

The interface between the Employment Areas will be carefully managed to both support continued industrial uses and high-quality living and working environments.

A key strength of the Keele-Finch area is the concentration of industrial uses east of Keele Street. However, the interface between heavier industrial uses and mixed-use and residential areas needs to be carefully managed to ensure high-quality living and working environments for people and ensure the continued viability and longevity of the provincially-significant industrial uses.

Generally, noise impacts from industrial operations have been shown to be within acceptable limits set out by the Province. More detailed noise studies for mixed-use developments with sensitive uses may still be required at the rezoning or Site Plan Control stage to ensure appropriate mitigation is provided at the expense of the development proponent.

## PROPOSED POLICY DIRECTIONS

**LU9**

As part of complete applications for proposals consisting of residential uses or other sensitive uses, detailed Noise Studies and Air Quality Assessment Studies may be required. Where such a study or studies are required, the City will retain a qualified consultant at the expense of the applicant to peer review the study(ies). The City will also consult with area industrial operators and provide the study or studies, where applicable, for their review and comment.

**LU10**

A landscaped buffer that is no less than 20 metres wide flanking the east property limit of 1270 Finch Avenue West as part of any redevelopment to provide a green edge to the fuel distribution facility to the east and provide an appropriate interface. The landscaped buffer will consist of a mix of deciduous and coniferous tree planting and shrubs. No development will be permitted within the landscaped buffer.

**LU11**

All new buildings with sensitive uses will be required to have an evacuation plan in place.

**LU12**

Where sensitive land uses are permitted, suitable warning clauses will be included in purchase and sale agreements advising residential purchasers of:

- a) the proximity of heavy industrial uses with associated heavy truck traffic; and
- b) the proximity of the Downsview Airport and potential impacts.

**LU13**

New medium or heavy industrial operations within the vicinity of residential and mixed-use areas will be required to submit detailed noise and air quality reports, or other environmental reports as appropriate, at the development review stage and implement appropriate source mitigation measures to reduce/minimize impacts of the industrial operations. Noise attenuation walls adjacent to public streets will be avoided. Where a noise attenuation wall is required it will be attractive and contribute to high-quality public realm.