

The public realm will be **enhanced, improved and expanded** to accommodate more people and increased use in a way that reflects the proposed objectives to transform the Keele-Finch area into an **urban, transit-supportive place**.

Some of these improvements will come with **higher-order transit investment**, with further improvements to be secured, where possible, through both **public and private actions**.

A range of policy directions are proposed to ensure that both **public and private actions** will create an **active and vibrant pedestrian environment**, where **people can shop, work, dine and stroll**.



Public Realm



Public Realm

The places and spaces that people have access to - streets, parks, open spaces, and civic spaces

The public realm will be enhanced, improved and expanded to accommodate more people and increased use in a way that reflects the Plan's objectives to transform the Keele-Finch area into an urban, transit-supportive place. Some of these improvements will come with higher-order transit investment, with further improvements to be secured through both public and private actions. In all instances, the quality of the public realm must be high to support the area's evolution as a vibrant destination, particularly for pedestrians, cyclists and transit users.

POLICY DIRECTIONS - MAJOR STREETS

PR1

Keele Street, Sentinel Road, and Finch Avenue West are priority streets for public realm improvements. These streets will play a role in the identity of the area. Landscaping, tree planting and street furniture will provide an improved public realm that reflects these streets' civic importance.

PR2

Keele Street will be a scenic and retail main street. It will be improved by introducing dedicated cycling infrastructure; providing space for a double row of trees and landscaping; providing a wide, and unobstructed pedestrian clearways that should generally be no less than three metres.

PR3

- Finch Avenue West will have four different characters along its length, consisting of:
- a) west of Sentinel Road where the street will be a green, scenic street that creates a prominent green gateway and promenade to the river valley;
 - b) between Sentinel Road and Romfield Lane where the street will have park-like qualities and a more residential character while still providing wide sidewalks and space for landscaping;
 - c) between Romfield Lane and Tangiers Road where the street will have a main street character with buildings set close to the property line, street trees, wide sidewalks and additional space to accommodate pedestrians; and
 - d) west of Tangiers Road where the street will be an important employment street, primarily serving office, warehouse, light manufacturing and other industrial uses.

PR4

Sentinel Road north of Finch Avenue West is one of five, green gateway streets into York University. The street will be designed and improved to accommodate a double row of street trees, wide pedestrian clearways and cycling infrastructure on both sides of the street with tree planting within a wide landscaped median. Buildings will be sufficiently setback from Sentinel Road to preserve existing mature trees and enable enhanced landscaping and tree planting.



Keele-Finch Secondary Plan Public Realm Plan



Net to Scale
June 2019

Secondary Plan Boundary
Major Public Streets
New Streets
Trails

Major Open Spaces
1 Fountainhead Park
2 Black Creek Valley
3 Finch Hydro Corridor

Parks & Open Spaces
Conceptual Parks
Gateway Public Squares
Conceptual POPS
(Privately-Owned Publicly Accessible Spaces)

Existing and Potential Active Building Edge
Area for Streetscape Improvement
New/Improved Connection

PROPOSED POLICY DIRECTIONS - MAJOR OPEN SPACES

- PR5** Black Creek Valley, a significant natural heritage feature, will be enhanced through stewardship initiatives and new and/or improved formal crossings to support regeneration of the Valley.

- PR6** The City will work in partnership with applicable agencies to improve and/or expand the open space function of the Finch Hydro Corridor.

- PR7** Additional and improved pedestrian and cycling connections through and across the Huron-Wendat Corridor Trail are identified on the Public Realm Structure map.

- PR8** Improvements will be undertaken to improve the utility of Fountainhead Park, provide enhanced programming and provide additional space for community gatherings and events.

PROPOSED POLICY DIRECTIONS - NEW PARKS AND OPEN SPACES

- PR9** New parks and public spaces will be secured to support new residents and workers. Conceptual new parks and open spaces are identified on the Public Realm Plan. The precise size, location and shape of new parks and open spaces will be determined as part of the development review process.

- PR10** New parks and open spaces within development blocks should be located in the southern portion of the blocks and/or oriented to minimize shadow impacts from nearby buildings.

- PR11** At least one new park will be secured east of Keele Street and south of Finch Avenue West that will be visible, but not front onto, the area's Major Streets.

- PR12** New parks will be sized and configured to accommodate a range of locally-oriented active and passive recreation opportunities.

PROPOSED POLICY DIRECTIONS - STREETSCAPES

- PR13** Improvements to streetscapes for streets identified on the Public Realm Plan will be prioritized and secured as part of development, where possible.

- PR14** Primary and Secondary Streets with planned rights-of-way of 23 metres or less will have a pedestrian right-of-way of between five to six metres to accommodate a wide pedestrian clearway and a planting and street furniture zone.

- PR15** Primary Streets with planned rights-of-way of 27 metres, as shown on Street Widths Map, will minimize the travel portion of the street and corner radii while accommodating vehicular lanes to support goods movement, on-street parking and turning lanes where required.

- PR16** Laneways, mews, or driveways will be wide enough to accommodate two-way vehicular traffic and designed to support pedestrian and cycling movement.