

Keele Finch Plus Planning Study

Drafting the Plan

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June 20, 2019



Goals of this Meeting

- To present a summary of work completed to date.
- To present draft policy directions for a Secondary Plan for the Keele and Finch area.
- To seek your input and assistance on the draft policy directions to help develop the Plan.



Agenda



4:30 p.m.

Open House Begins
Staff available for discussion



5:30 p.m. & 7:30 p.m.

Presentation (same presentation both times)



8:30 p.m.

Open House Concludes



Study Context



Keele & Finch 1955



Keele & Finch 1959



Keele & Finch 1970



Keele & Finch 2015



Keele & Finch two weeks ago...



Keele & Finch 2045?

Keele Finch Plus

Encouraging growth + community building

**Council
Direction**

December 2015

**Study
Initiation**

May - October 2016

**Plans
& Analysis**

January 2017 - Summer 2018

We are here

Implementation

Spring 2019

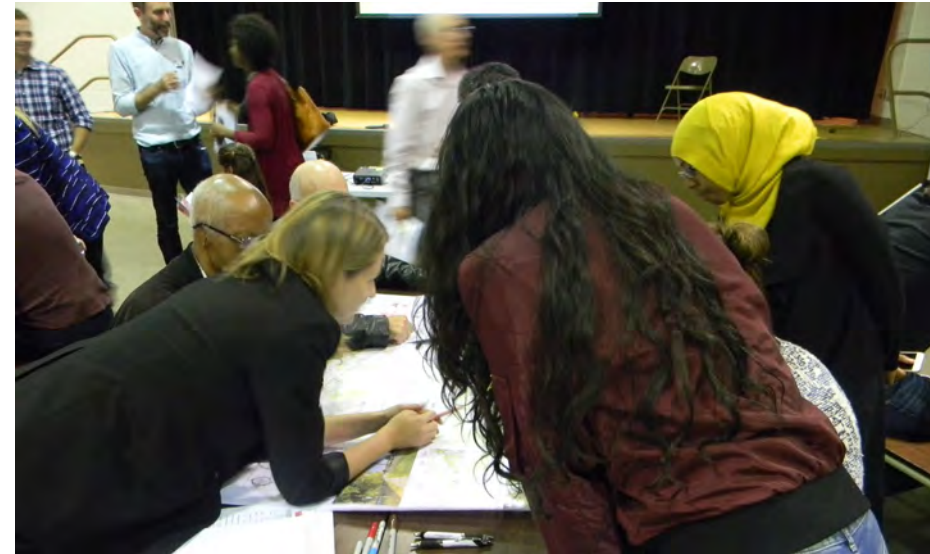
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Phase 2A Public Input



Phase 2B Public Input



Phase 3 Public Input



...plus this Open House & more consultation to come

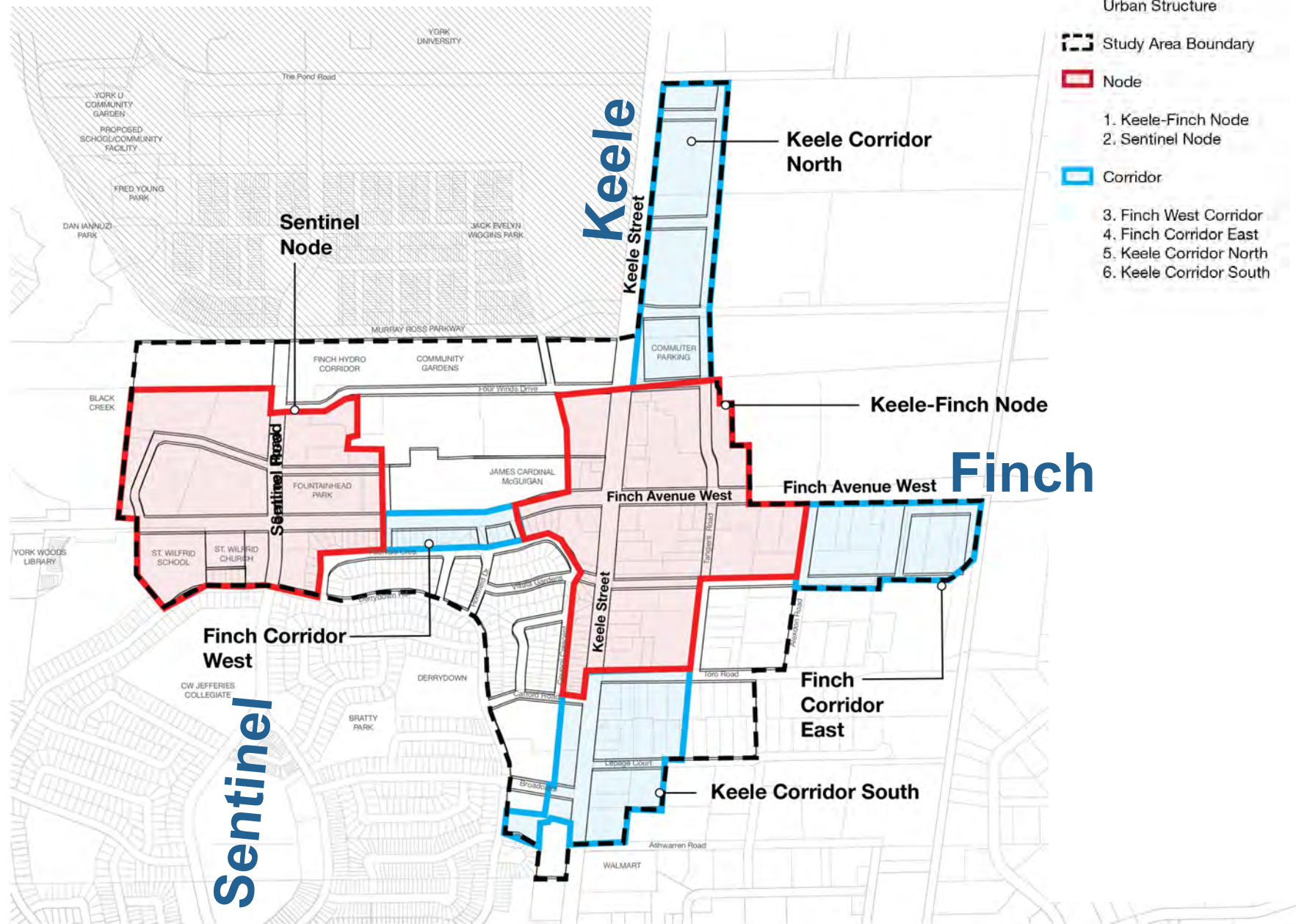
Consultation - Your Input

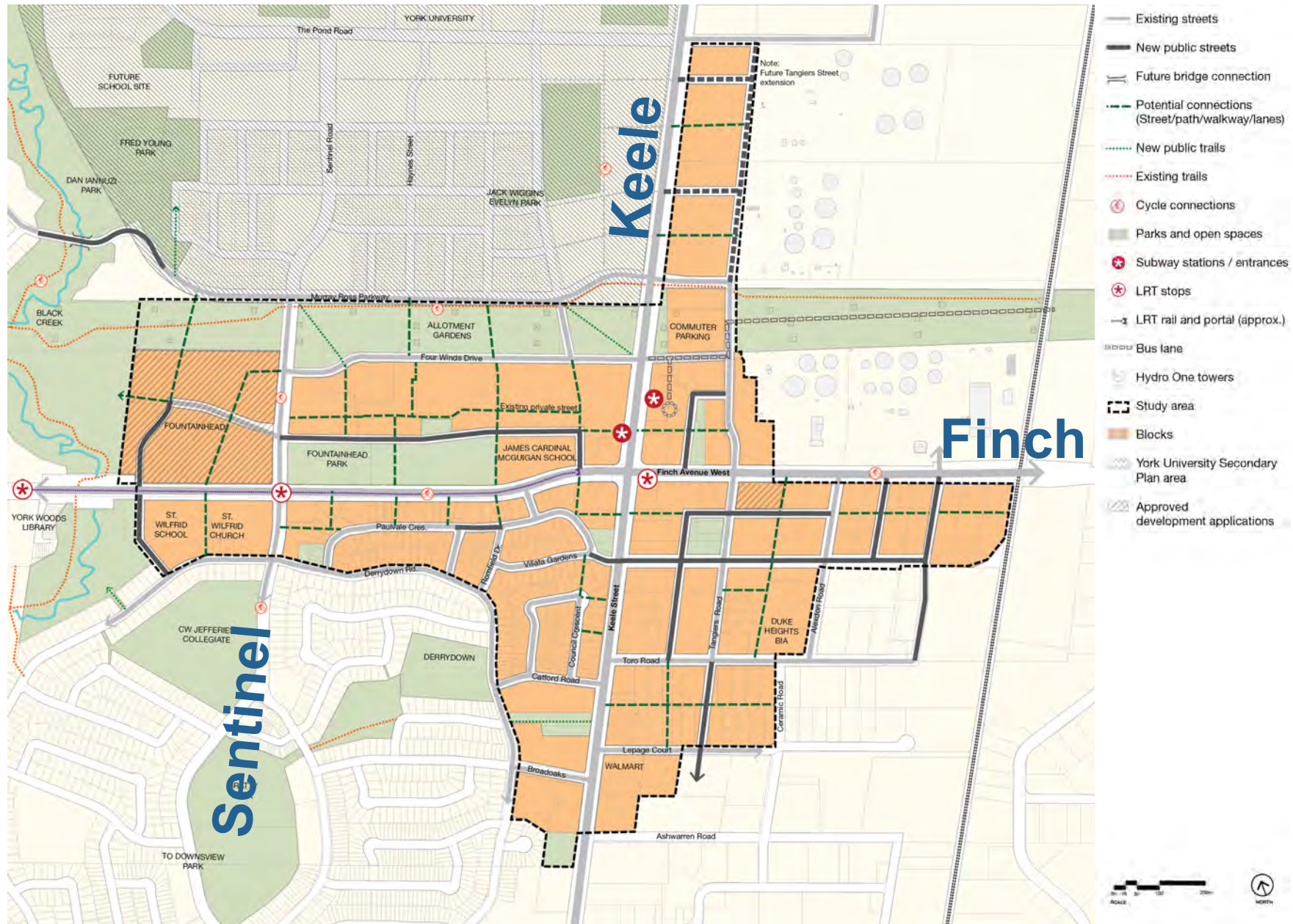
- Hundreds of people have been involved at events so far
- We consider your input and it helps make the plan better
- Consultation summaries available to view [here](#) or online
- More consultation is still to come – make sure you're on the email list or interested parties list. Sign up at the front desk.

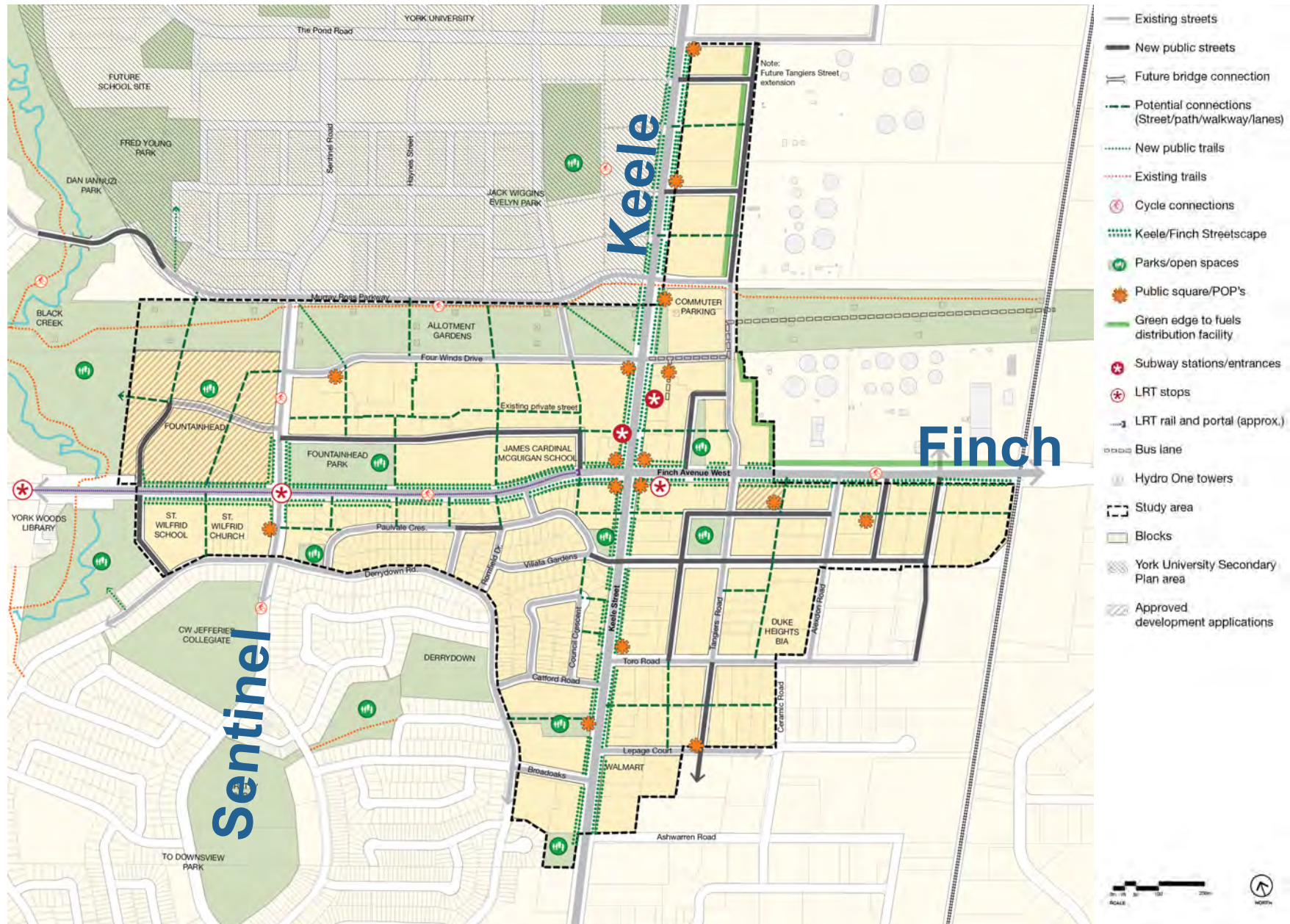
What is a Secondary Plan?

- A Secondary Plan is developed when growth & change is expected & desired in a defined area, particularly along with significant public investment (e.g. a subway & LRT)
- A Secondary Plan sets the stage for reurbanization & guides development that aligns with the Official Plan
- A Secondary Plan promotes a highly functional & attractive community & plans for appropriate transition in scale between neighbouring districts

Preferred Concept









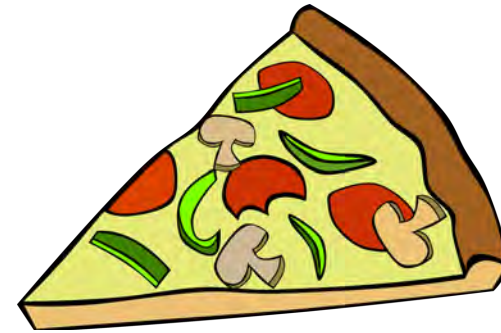
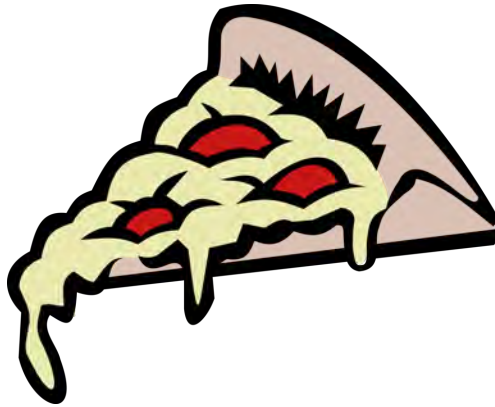


From Concept to Drafting a Plan

- A key point to note – up to this point, we have been talking about a Study. We're now going to talk about building a Plan.
- The Plan will be based on the Preferred Concept
- Draft Policy Directions for that Plan have been developed

What is a rendering?

- Example: please draw us a slice of pizza with pepperoni

























Bill 108

- Bill 108 amends 13 pieces of legislation:
 - **Planning Act**
 - **Development Charges Act**
 - Education Act
 - Endangered Species Act
 - Environmental Assessment Act
 - Environmental Protection Act
 - Cannabis Control Act
 - Labour Relations Act
 - **Local Planning Appeal Tribunal Act**
 - Occupational Health and Safety Act
 - **Ontario Heritage Act**
 - Workplace Safety and Insurance Act
 - Conservation Authorities Act

The Province has not issued regulations needed to fully understand the implications of the legislation

Bill 108 – Community Infrastructure

Previous Tools

- **Development charges** to help pay for infrastructure
- **Section 37** Community Benefits in exchange for increases in height and density
- **Section 42/51** Conveyance of land for park purposes (2/5% and alternative requirement for residential uses)

Bill 108

- **Section 37 replacement: Community benefit charge** up to a maximum specific rate (e.g. capped) to be established by the Province

- OR -

- **Limited Section 42/51** Conveyance of land for park purposes up to 2% for commercial/industrial and 5% of the site area for all other purposes. Repeal of alternative requirement

Growth Plan

- Any Keele-Finch Plan must conform to the Growth Plan
- Some key changes in May 2019:
 - Identification of Provincially Significant Employment Zones (PSEZs)
 - Ability to delineate Keele-Finch's major transit station areas outside of a Municipal Comprehensive Review process, provided that they are delineated as Protected Major Transit Station Areas (PMTSAs)
 - The proposed policy directions meet the Growth Plan and ready a future Secondary Plan for delineation of MTSAs

Growth Plan

- Major Transit Station Areas:
 - Must be delineated to reflect a 500-800m radius
 - Must be planned to achieve minimum population and job targets (200 people and jobs/hectare around the Finch West Subway Station and 160 people and jobs/hectare around the Sentinel LRT station)
- Protected Major Transit Station Areas:
 - Required to address Growth Plan requirements, **be provincially approved with no potential for appeal**, and:
 - Delineate boundaries and minimum targets as for MTSAs;
 - Identify permitted land uses within the area; and
 - Provide minimum densities (e.g. Floor Space Index)

Today's Open House

- We're presenting the draft policy directions and looking for input on them from you, including if any are missing
- You should have a copy of the draft policy directions in your hand outs and they are displayed in the Phase 3 area
- Please speak with staff in each zone and/or write down your comments. You're welcome to take more time by bringing the handouts home and sending us your comments later

What happens next

- We will compile your comments and create a consultation summary. The summary will be posted online.
- Your comments will help inform the development of a draft Secondary Plan.
- We will consult with agencies, stakeholders, City Divisions and the Province on the draft Secondary Plan.
- We are considering moving forward with a Secondary Plan that contains Protected Major Transit Station Areas (see the boards).

What happens next

- We will post the draft Secondary Plan online for you to view and comment.
- We will notify you when the draft Secondary Plan is available for review. Please sign up for the email updates online or at the front desk.

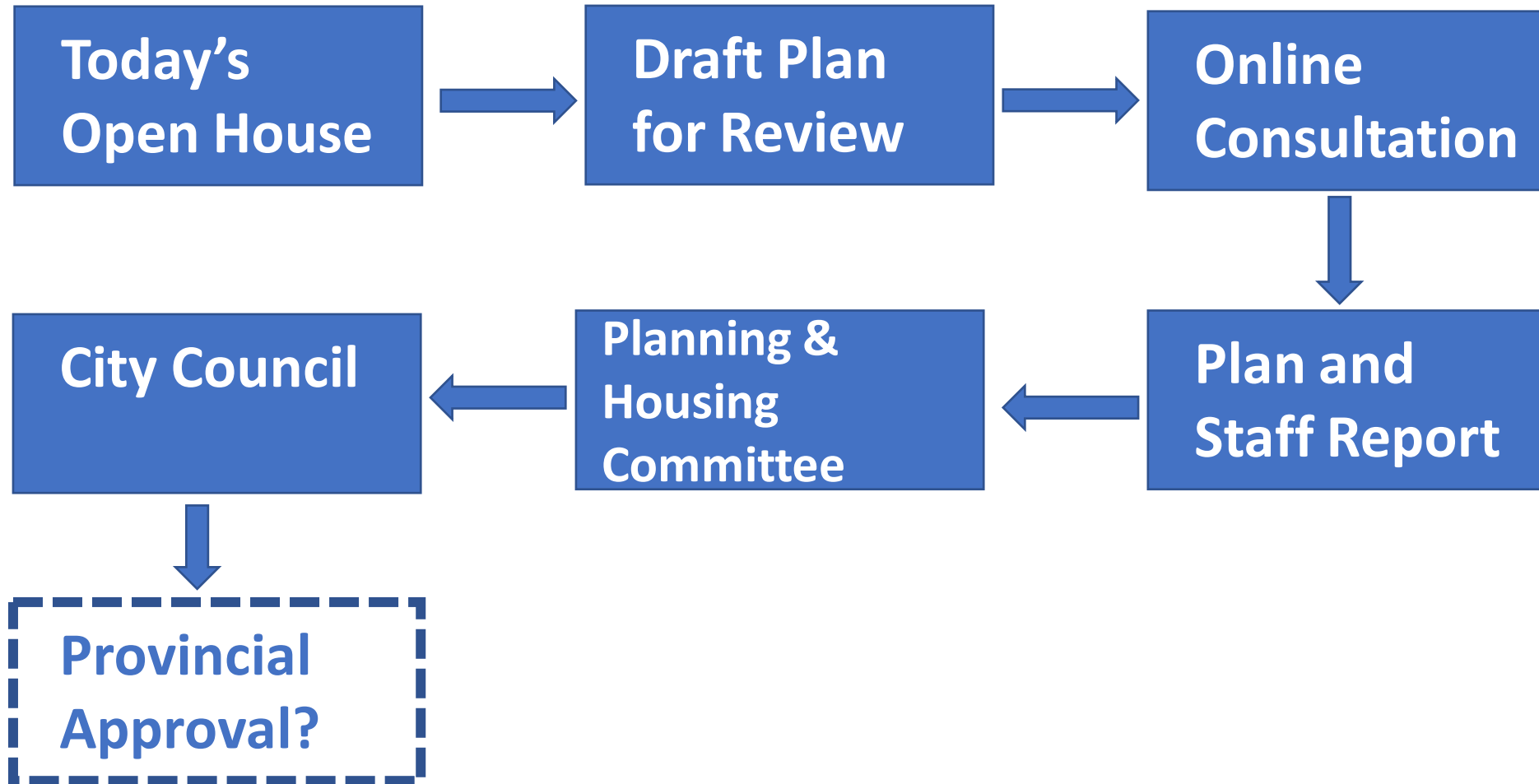
What happens later

- We will update the draft plan based on what we hear and write a report.
- There will be a Statutory Public Meeting. If you want to be notified of this meeting, you must provide your mailing address and can do that at the sign in desk.
- There may be a Statutory Public Open House if the decision is made to move forward with a Protected Major Transit Station Area (PMTSA).

What happens later

- We anticipate a report and plan will be presented to Council in late 2019.
- The report will first be discussed at Planning and Housing Committee (PHC). If PHC decides to, it may then send it onward to City Council.

Simplified Process Summary



Help us develop the Plan!

- **Now it's your turn!** Please review the draft policies in your handout.
- Provide comments and use the codes to identify which draft policy you're referring to.
- Speak with staff if you have any questions. I'll also be here throughout the evening if you want to chat.

Thank you!

Please stay involved.

www.toronto.ca/keelefinchplus





**(slides below this are here to
assist with answering questions)**

Examples from Finch West Station

Please plant trees
Also ensure roads can handle traffic.

- Consider airspace - better utilization
of airspace, maximize benefit
to taxpayer

- if want destination, area should be
able to built up

- more retail/plazas/commercial activity
- support higher residential

- "Please plant trees. Also ensure roads can handle traffic"
- "Consider airspace, better utilization of airspace, maximize benefit to taxpayer. If want destination, area should be built up."
- "more retail/plazas/commercial activity. Support higher residential."

Determining the Public Interest

