

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. **Please review this guide and the Open House materials and provide your feedback.**

CONTEXT

The Keele Street and Finch Avenue West intersection is planned to have two rapid transit lines in operation by 2023. The TTC completed the Toronto-York Spadina Subway Extension (TYSSE) in 2017 while Metrolinx has begun construction of the Finch Avenue West Light Rail Transit (LRT) project this year.

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 AND PHASE 2 COMPLETE

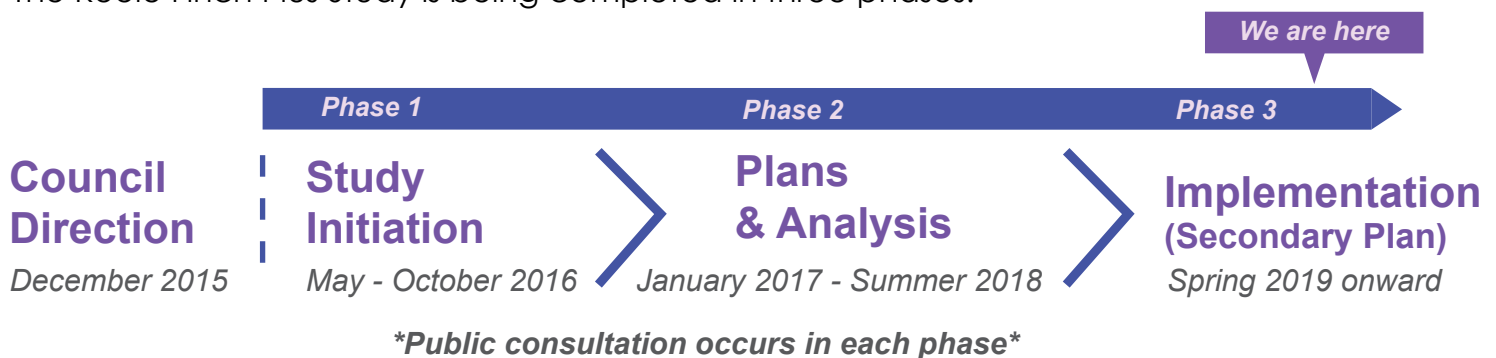
Phase 1: The first phase (Study Initiation) of Keele Finch Plus is complete. In this phase, we worked with local experts (that's you!) including residents, employers, students and property owners to understand local 'likes', 'dislikes' and desires; and how the area can be made better. We worked with technical experts to complete technical analyses, such as height limits related to nearby Downsview Airport. The combination of your input, technical analyses, and research led to a number of emerging issues to guide the Study. A report on Phase 1 was adopted by Council in December 2016. You helped us reach that milestone - thank you!

Phase 2A: A March 2017 Open House and Public Workshop kicked off Phase 2. At that meeting, we presented draft ideas about the area's future organizing elements, connections, and where to encourage growth and change. Participants provided their input on connections, types of new buildings and where new development should go. This led to a public realm concept plan that formed the basis of Phase 2B's next steps.

Phase 2B: In September 2017, an Open House and Public Workshop was held to begin Phase 2B of the Study. At that meeting, three options for how the area may grow and change in the future were presented for comment and feedback. The three options were based on all work completed to date. Using feedback received as well as further technical work in various areas of expertise (e.g. transportation, urban design), a Preferred Concept was developed along with a series of Directions to guide the development of a Secondary Plan for the area. Additionally, a more detailed noise, air quality and safety assessment was undertaken to inform land uses and other matters. The Preferred Concept and Directions were endorsed by Community Council in July 2018.

PROCESS

The Keele Finch Plus Study is being completed in three phases.



NEXT STEPS

Community Council directed City Planning to develop the Secondary Plan based on the Preferred Concept and Directions from the July 2018 Interim Report. This Open House is a key step in working toward the development of a final recommended Secondary Plan.

Tonight we are discussing the draft policy directions for a Secondary Plan. In short, this means that most of the Study work is done, and we are now discussing the details for the Plan with you for the first time! This is an exciting moment and we appreciate you being here to help us build the plan.

What is a Secondary Plan?

A Secondary Plan is a more detailed Plan that establishes local development policies to guide growth and change. It builds on the city-wide Official Plan by providing more specific context-sensitive direction in a defined area of the city. A Secondary Plan guides development while ensuring public infrastructure (such as transportation, parks and other infrastructure) is adequate and the local environment is protected.

Secondary Plans are developed in areas where growth and change is expected, anticipated or encouraged. In the Keele-Finch area, the new subway and coming LRT will stimulate growth and change. A Secondary Plan is a tool that to help ensure that growth and change is positive for the community, and is developed with input from the community and other stakeholders.

TODAY'S OPEN HOUSE

GOALS

- To present proposed Secondary Plan policy directions for your review, comment and feedback.
- To present a summary of the work completed to date as a refresher or for any participants who are new to the Study.

AGENDA

OPEN HOUSE: 4:30 p.m. to 8:30 p.m. PRESENTATION: 5:30 p.m., and repeated at 7:30 p.m.

HOW TO PARTICIPATE

You're welcome to participate in any way that you feel comfortable. The following is a suggestion to help guide you through the evening and in your review.

A. Review this Discussion Guide. This Discussion Guide provides an overview of the Study work and process and sets out how to participate.

B. Review the topic-specific guides. The topic-specific guides discuss the policy directions for each topic area. These proposed policy directions are the key focus for this meeting. Your input will help shape these policy directions into final policies that will be used to guide growth and change in the area. You can take these guides home, think about them, and discuss them with friends, family, neighbours or anyone you think might be interested. You can then provide feedback on them after tonight's meeting.

C. Review the boards. The boards provide a summary and context, and supplement the guides.

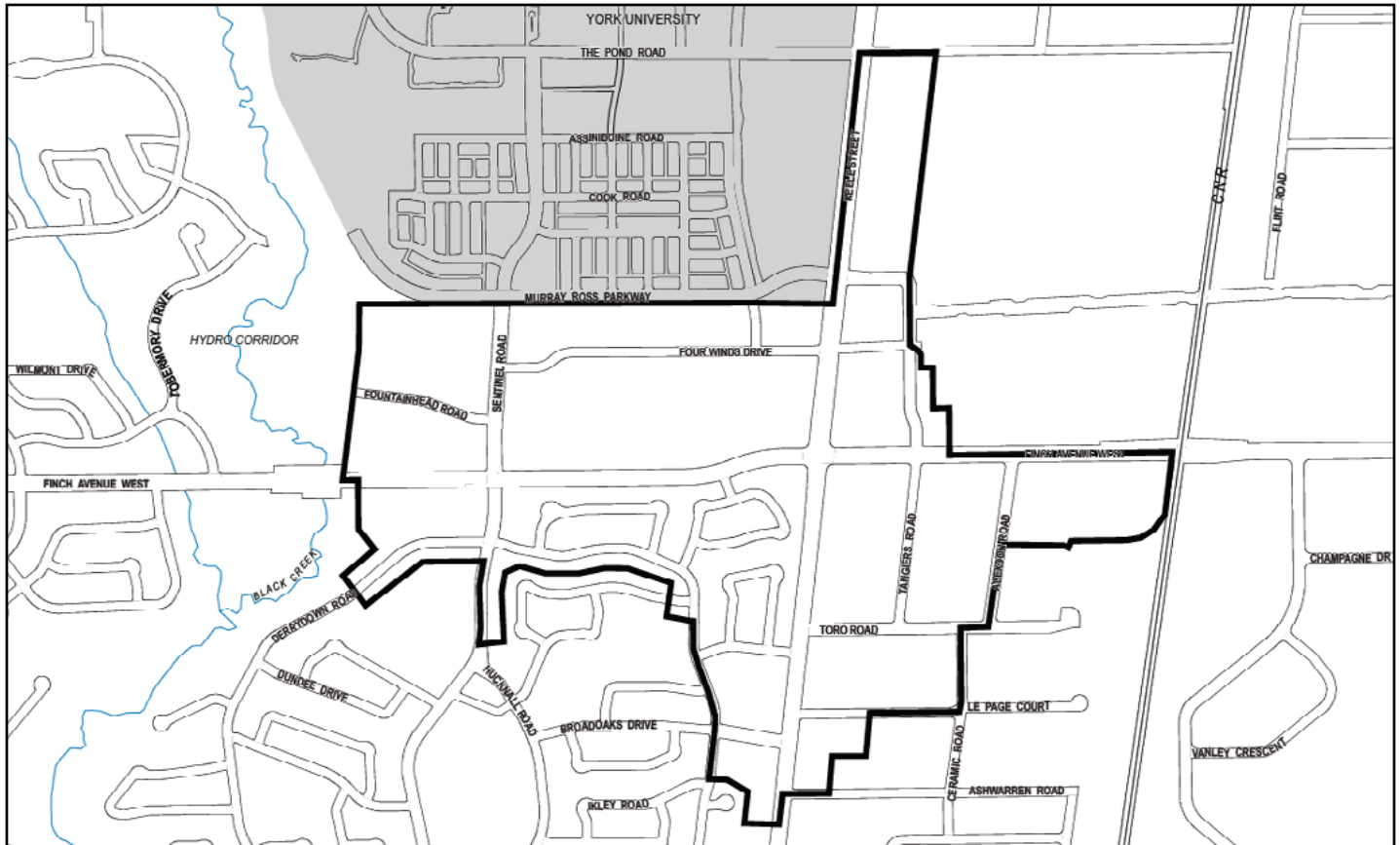
D. Speak with Staff. City Staff are here to help and here to listen. There are staff from a variety of areas of expertise who are here to help you understand the policy directions as well as to listen to and record your feedback about them.

E. Watch the Presentation. A presentation will be given two times during the evening which will set out the context for the plan, an overview of work done to date, and reiterate the purpose of the meeting.

F. Write Down Your Comments. Write down your comments and leave them at the sign-in table. If you'd like more time to review the materials, **we encourage you to provide your comments by July 10.** All materials will be online soon. Website and contact details are on the back of this page.

THE SECONDARY PLAN AREA

The Plan boundaries were defined through the process. The boundaries were informed by existing policies and guidelines, land use, natural and man-made features, public input and feedback from stakeholders. All of this input, including your feedback at earlier consultations helped to inform the boundaries.



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 by July 10, 2019.

WEBSITE

toronto.ca/keelefinchplus

Sign up for email updates online

CONTACT

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