

JANE FINCH INITIATIVE

IDEAS REPORT



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Land Acknowledgment

We acknowledge that land within the Jane and Finch area is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is today home to many diverse First Nations, Inuit, and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit and is within the Dish With One Spoon territory.

Indigenous peoples have protected and preserved this land since time immemorial. Land provides sustenance for current and future generations and traditional knowledge tells us that the choices we make today should be considered on a horizon of seven generations into the future. As we develop a new community plan for Jane and Finch, let us be informed and inspired by Indigenous traditional knowledge, and think deliberately about colonial injustices and what changes can be made to advance reconciliation.

African Ancestral Acknowledgment

We are all Treaty peoples, including those of us who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands through enslavement. We pay tribute to those ancestors of African origin and descent.

The City of Toronto is applying the Confronting Anti-Black Racism Unit's Growing in Place lens to this work. The Growing in Place Initiative aims to centre how the character of the area has been

shaped by Black leaders, culture, and informal placemaking rituals as a way to guide policy-making and planning. Through this guidance, the project aims to explore ways to use the holistic application of City policy, programming, and investment to ensure that existing Black residents are able to remain in community and benefit from new investments. These efforts aim to have a positive impact on the ability of equity-deserving groups to continue to live and prosper in Jane and Finch.

Community Acknowledgment

The City of Toronto recognizes and honours all the past and current work that has been done by local community agencies and groups around Jane and Finch. The work of the Jane Finch Initiative and the resulting Community Development Plan and land use planning framework are informed by and aim to build on and amplify the work of local community agencies and groups who have been working for many years to make Jane and Finch thrive.

The City of Toronto also acknowledges that communities of the Jane and Finch area are diverse, complex and ever-changing. The research that is going into the development of the community development plan and the land use planning framework respects community members' perspectives, knowledge and values and is informed by the Principles for Conducting Researching in the Jane Finch Community published by the Jane Finch Community Research Partnership.

1



INTRODUCTION

About this Report

The City of Toronto's Jane Finch Initiative is a resident-informed project to plan for the future of the area. Together, we are developing two companion plans – a community development plan and a land use plan – so that residents, local groups and businesses are supported as the area changes over time with the opening of the Finch West Light Rail Transit (LRT).

The City will be co-creating these plans with local communities, businesses and groups and with Indigenous communities. Over the course of 2021-2022, through a first round of community conversations, people shared their thoughts, ideas, worries and aspirations for the future.

This Ideas Report analyzes what we heard from the communities of Jane and Finch so far and proposes a series of actions that will form the basis of a second round of engagement as we develop the detailed plans. Ideas are grouped by theme and each direction is numbered and contains a short preamble that describes its intent.

CHAPTER 1 provides background information on the Initiative and the process that we have been following.

CHAPTER 2 sets out draft vision statements and guiding principles, based on what people told us during community conversations.

CHAPTER 3 communicates ideas related to land use planning.

CHAPTER 4 lays out ideas related to the Community Development Plan.

A separate report, The Jane Finch Initiative Phase 1 Engagement Summary, was prepared by the City's engagement partner, the [Jane Finch Community and Family Centre](#) (Jane Finch Centre). It summarizes the detailed input provided during the community engagement process and serves as a record of consultation.

Share Your Ideas

If you have thoughts, ideas, questions or feedback to share about this report, please get in touch. Input will be integrated into our future work. The ideas in this report have not yet been developed into City policies. They are ideas that are up for discussion, consultation and are open for input. Please share yours!

Email the City staff team at janefinch@toronto.ca or call us at 416-338-0775.

Visit our website at www.toronto.ca/janefinch to get the latest information, learn about future events, and to sign up for our email updates.

Background

Situating Jane and Finch now - change is coming

The Jane and Finch area is poised to undergo change in the years ahead. An 11-kilometre, 18-stop light rail transit (LRT) line is under construction along Finch Avenue West from the TTC's Finch West Station to Humber College, with expected completion in 2023. Four of the LRT stops – Tobermory, Driftwood, Jane/Finch and Norfinch/Oakdale – lie within the study area. The LRT will provide convenient and reliable rapid transit to area residents, businesses and institutions, bringing improved connections to the city's higher-order transit network for a part of Toronto that has been underserved.

With the arrival of the LRT, real estate market demand is expected to increase, especially within walking distance of the area's four future LRT stops. Development pressures are anticipated on larger sites within the area, the largest of which are the three malls/plazas at the Jane Street and Finch Avenue West intersection, each of which have significant surface parking.

Now is the moment to think about the choices that need to be made to shape the future of Jane and Finch. Private landowners may be making applications for new developments. As the City develops updated policies to direct the scale and form of that development, what is the community's vision for the future? What valued features in the neighbourhood need to be cherished and protected going forward? Are there long-standing issues and challenges being experienced today that need to be prioritized? How can we use the Jane Finch Initiative process to advance social equity and economic inclusion? What are the appropriate kinds of growth and development for the area? Where should we make investments in the community's assets to improve quality of life for residents? These are some of the questions that the City of Toronto – working closely with our community partner, the Jane Finch Centre – has been asking residents, businesses and community groups over the course of 2021 and early 2022.

The route of the Finch West LRT.



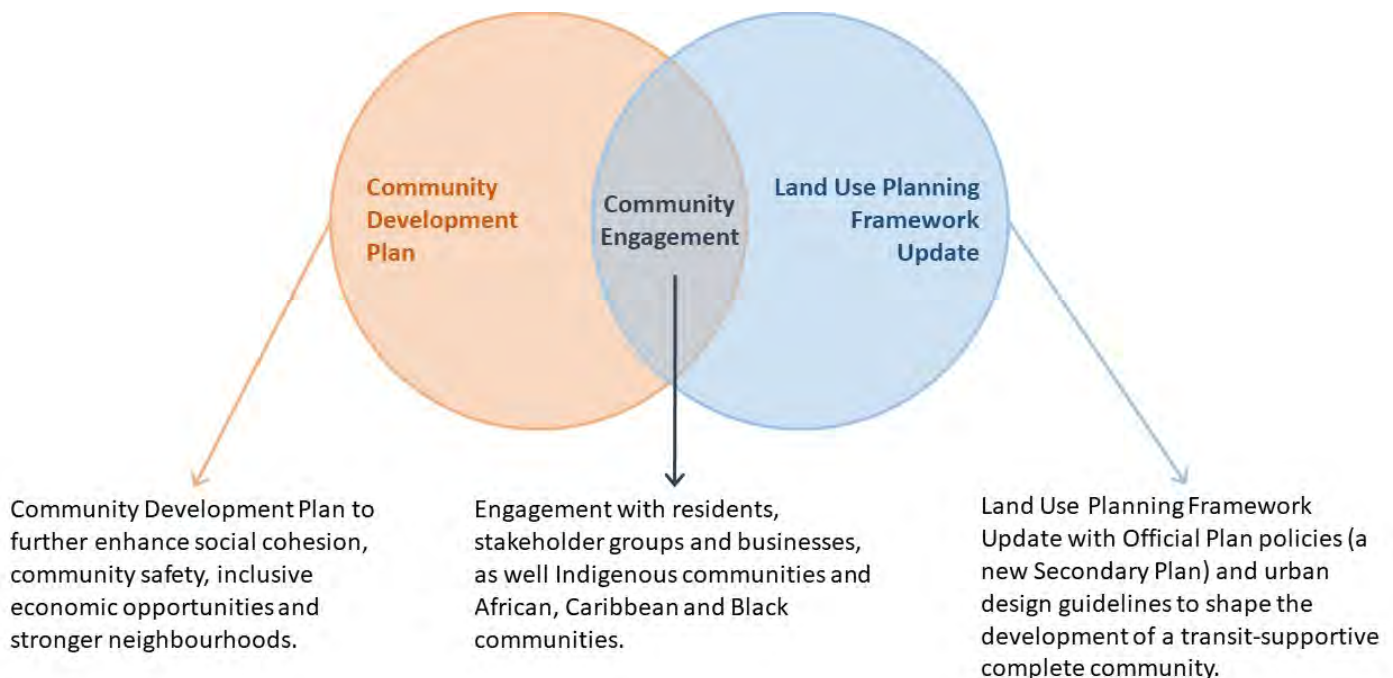
About the Jane Finch Initiative

The Jane Finch Initiative involves three integrated streams of work. The community development plan and the land use planning framework update are intended to be companion documents that will work together to further advance social equity and economic inclusion for current and future residents, manage future growth and development, and guide investment in infrastructure and services.

The Jane Finch Initiative is taking a new approach to an area-based study in that it is combining a community development planning exercise with an amendment to the Official Plan. Staff in the three City divisions – City Planning, Social Development Finance & Administration and Economic Development & Culture – are working together with other City divisions and community partners to carry out the work. The intent is that this aligned effort will result in plans that reflect diverse community aspirations for the future while leveraging actions to address unmet needs.



Aerial view of Finch Avenue West looking east.
Source: Metrolinx



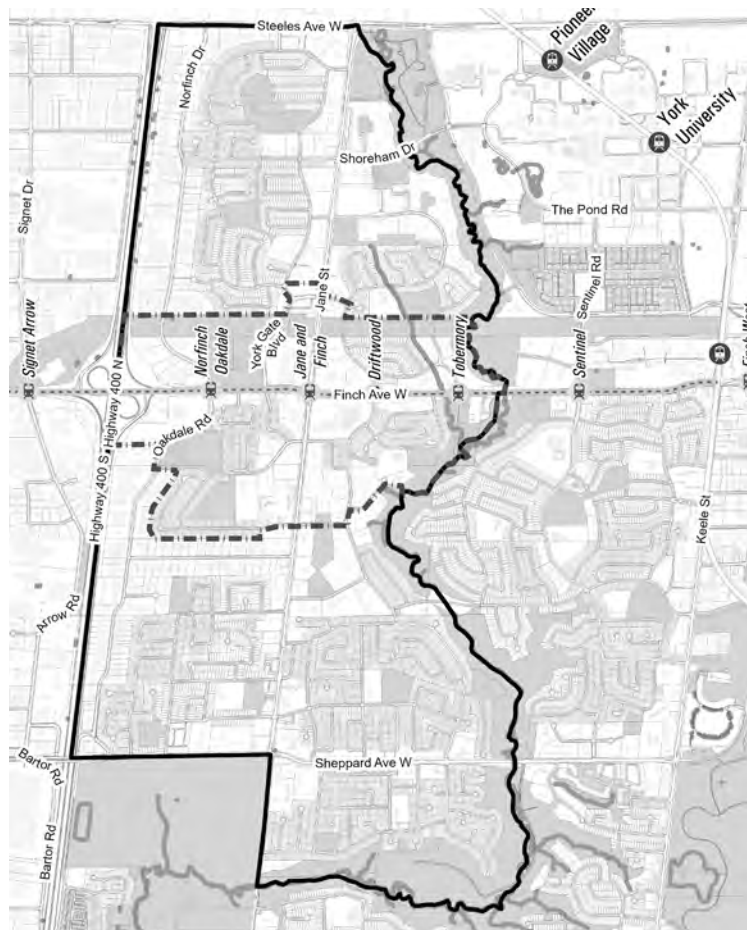
The Jane Finch Initiative's three streams of work.

Study Area

The boundaries of the study area for the Jane Finch Initiative are illustrated on the right. The black line shows the boundary of the Community Development Plan and it aligns with the areas covered by [‘Neighbourhood 24 – Black Creek’](#) and [‘Neighbourhood 25 – Glenfield-Jane Heights’](#). This area is roughly bounded by Highway 400 to the west, Steeles Avenue West to the north, Black Creek to the east, and Sheppard Avenue West and a portion of Black Creek to the south.

The proposed secondary plan area, where new Official Plan policies would apply, is a smaller area closer to the forthcoming LRT stops, shown using a dotted line on the map. This boundary, which may be adjusted during subsequent phases of work, was determined based on:

- walkability: capturing lands within a 500- to 800-metre or roughly 10-minute walking radius from planned LRT stops
- land use: capturing areas where growth and change are encouraged and/or may be desirable and warranted;
- lot sizes and ownership patterns: capturing larger parcels where development potential is greater; and
- other factors including input received during community consultations and planning analysis.



Jane Finch Initiative study area

Equity Impact Statement

Investment in the Finch West LRT line will provide convenient and reliable rapid transit to residents, businesses and institutions in Jane and Finch, improving connections to the city's higher-order transit network for a part of

the city that has been underserved. However, investment in rapid transit alone may not lead to the development of inclusive neighbourhoods along the line or leverage benefits for local communities.

Consultations during phase 1 have highlighted long-standing concerns from residents about the potential impacts of gentrification and the threat of displacement - particularly for Indigenous and Black residents and equity-deserving groups - as a consequence of the development that the transit investment is likely to stimulate. Community members have expressed a strong desire to be able to grow in place.

A set of plans developed through meaningful engagement with local communities would serve to respect and enhance what residents value about their neighbourhoods, amplify existing community-led initiatives, respond to issues facing equity-deserving groups, advance inclusive economic opportunities and invest in community improvements.

A secondary plan for Jane and Finch would shape future growth and development in the area in ways that can improve quality of life for current and future residents, informed by an understanding of the area’s heritage and sense of place. It can leverage affordable housing as well as improvements to community facilities, such as child care, recreation facilities and space for human service agencies as well as arts and culture groups. It would serve to balance residential, commercial and employment

uses that enable growth in local jobs. It would transform the existing automobile-oriented environment to one that supports walking, cycling and transit, thereby promoting better health outcomes. It would support improvements to public parks and community gathering spaces and focus on community safety.

The Community Development Plan offers the potential to recognize and enhance what residents value in their community today, and to address existing economic and social disparities between the Jane and Finch area and the rest of the city through impactful programs and services for equity deserving communities. It can also draw on the City’s Community Benefits Framework and social procurement policies to encourage local hiring and create employment, training and apprenticeship opportunities.

Through its interdivisional and participatory approach, the Jane Finch Initiative aims to advance a number of the City of Toronto’s equity strategies and commitments including the Toronto Poverty Reduction Strategy, the Toronto Strong Neighbourhoods Strategy, the HousingTO Action Plan, the Toronto Action Plan to Confront Anti-Black Racism, Tower Renewal and the new divisional strategy of Economic Development & Culture.

Phasing

The Jane Finch Initiative has three phases, with community engagement and stakeholder consultation occurring at each phase.

The Study began in 2020 and will take about three years to complete. This report summarizes findings and directions coming out of phase 1.



History

The contemporary urban landscape of the Jane and Finch area retains strong references to its long history of human use, including thousands of years of Indigenous history, a period of colonial settlement and related agricultural development, and a post-1945 period of urban development.

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land. Following the retreat of glaciers approximately 13,000 years ago, small groups moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land. Between 1300-1450 years ago, villages focused on growing food appeared in the Toronto area and became year-round settlements surrounded by crops.

The Jane and Finch area is defined on its eastern edge by Black Creek, once a source of fresh water and nourishment for Indigenous communities, and whose banks today are identified by the City of Toronto's Archaeological Management Plan as having Archaeological Potential. One of Toronto's most significant and best-documented Indigenous archaeological sites, the remains of an ancestral Wendat village dating to the mid-fifteenth century and known as the Parsons site, exists in proximity to the study area.

Following the negotiation of Treaty 13 with the Mississaugas of the Credit River First Nation



In phase 1 the following materials and reports were prepared:

- [Jane Finch Initiative Existing Conditions Background Report](#)
- [Jane Finch Consultation History](#)
- [Virtual Open House Information Boards](#)
- Phase 1 Engagement Summary Report

in 1787 and again in 1805, the British Crown moved to colonize and settle the land. The Town of York (now Toronto) was founded in 1793, and shortly after, Jane Street and Finch Avenue were surveyed as part of an expansive grid of concession roads to facilitate access to farm lots.

Through the nineteenth century and into the mid-twentieth century, the area developed into

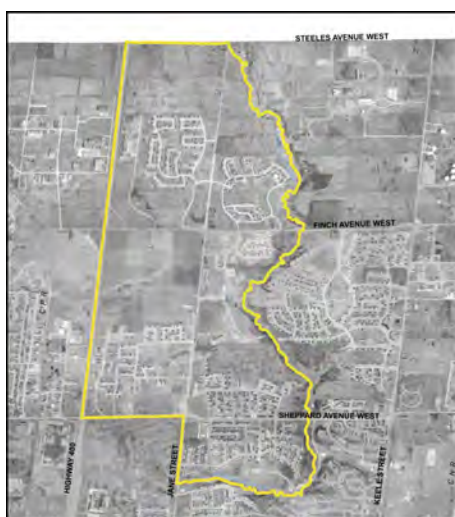
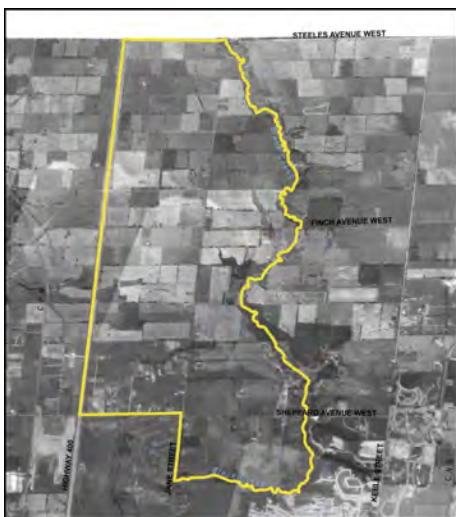
a stable farming landscape serviced by nearby villages at crossroads, including Elia (Finch and Keele), Emery (Finch and Weston) and Kaiserville (Jane and Steeles). Buildings from these former villages, and a local cemetery, are conserved as part of nearby Black Creek Village.

Most of the urban built form of Jane and Finch today dates to the 1950s, 1960s, and 1970s. The area's transformation was significantly defined by the opening of Highway 400 in 1952, the formation of a new planning regime in Metropolitan Toronto in 1953, and the planning of York University. While the university was eventually constructed on the east side of Black Creek, a portion of the lands purchased for the university between Jane Street and Black Creek, north of Finch Avenue was reserved for housing, including public housing constructed and owned by the Ontario Housing Corporation.

The Jane and Finch area became part of District 10 on the Metro Planning Board's map, and by 1962 a plan had been prepared for the area that laid out the streets, blocks and land uses, including a mix of high and low density housing; this plan continues to define the area's urban structure.

Development quickly followed at a much higher rate than projected. By the mid-1970s, much of the Jane and Finch area was developed or under development. A study commissioned by the North York Council in 1975 noted that nearly 90% of population growth expected for 1990 was already in place in 1975, and that the area was home to the highest concentration of Ontario Housing Corporation-owned family housing in Metropolitan Toronto.

As part of the Jane Finch Initiative, the City is undertaking a Cultural Heritage Resource Assessment (CHRA), involving a survey of the Jane Finch Initiative study area to identify potential heritage properties. To help inform this work, the City has engaged a local historian to lead the Community Heritage Places Project, which will identify the past and present communities in Jane and Finch and develop an understanding of how they contributed to and shaped the area.



Aerial views of the Jane and Finch area from 1954, 1965 and 1978 respectively.

Jane and Finch Today – People and Jobs

The 2016 population within the boundaries of the study area is 52,235, or roughly 2% of Toronto's total. Half of the area's population lives within walking distance, roughly an 800-metre radius, of the Jane Street and Finch Avenue West intersection.

There are 9,762 full-time and part-time jobs in the study area within 900 establishments. In a number of demographic and socio-economic indicators, the area differs significantly from Toronto as a whole. The table below illustrates these differences by providing an overview of measures for the Jane and Finch area and compares them to city-wide figures (2016 Census).



People walking across a parking lot at a retail plaza in Jane and Finch.

Measure	Jane and Finch (Neighbourhoods 24 & 25)	Toronto
Incidence of low income	28.7 %	20.2 %
Post-secondary attainment	39.0 %	69.0 %
Labour force participation	55.0 %	64.7 %
Unemployment rate	12.0 %	8.2%
4+ person households	35.0%	21.9 %
Households with children	80.1%	65.2%
Lone-parent households	41.3 %	21.2%
Renters	56.0 %	47.0 %
Immigrant population	58.9 %	47.0%
BIPOC population*	77.8%	51.5%

*BIPOC: Black, Indigenous, and People of Colour

Engaging with Indigenous Communities

Engagement with Indigenous communities is an essential step towards reconciliation and honouring Indigenous sovereignty. While the existing Indigenous population in the study area is relatively small, there is great potential for the Jane and Finch area to support Indigenous communities, restore Indigenous identity within the landscape and in public spaces, connect people to arts and culture; and build community resources and programs in the future.

Five key principles are shaping how City staff and our community partners engage with Indigenous communities – learn, reflect, respect, build relationships, and reconcile – and these are outlined in more detail in a draft [Indigenous Engagement Strategy](#).

The proposed engagement approach centres on conversations to be led by an Indigenous facilitator, supported by Elders and knowledge-keepers. Discussions will focus on the broader goals that the Initiative should achieve with a strong emphasis on youth, women, Indigenous heritage, and Indigenous-led place-making and place-keeping opportunities.

There are three groupings of communities considered within this proposed approach:

1. Treaty Holders and Original Caretakers of Tkaronto
 - Mississaugas of the Credit First Nations (Holders of Treaty 13)
 - Six Nations of the Grand River
 - Huron-Wendat First Nation
2. Urban organizations: Arts and Culture, Human Service Organizations, Business Organizations

3. Jane and Finch Indigenous Residents

- Direct engagement with Indigenous residents in Jane and Finch, including through ensuring Indigenous representation on the Community Advisory Committee.

In phase 1, the City connected with Treaty holders and traditional caretakers of the lands. Letters were sent to First Nations whose traditional territories lie within the study area to let them know about the planning work that was beginning and to begin the conversation around how they might like to stay engaged in the project.

City staff presented an overview of the Jane Finch Initiative to the City's Aboriginal Affairs Advisory Committee (AAAC) in March 2022 to raise awareness of ongoing work in the Jane and Finch area and to solicit feedback on the proposed Indigenous Engagement Strategy. Speakers to the item wanted to know how input to-date has influenced the strategy; how an Indigenous engagement consultant would be selected; and whether there would be expanded opportunities for local Indigenous residents to guide the process.



Black Creek ravine

Community Conversations

The first phase of community engagement on the Jane Finch Initiative was designed around the principles of equity, transparency and meaningful participation. The process aimed to create avenues for Jane and Finch residents and communities to actively engage in and influence the city building process.

To ensure that the engagement process would build on the area's history of community-led advocacy and to integrate lessons learned from previous public and institutional consultations in the area, a [Consultation History report](#) was compiled and posted online for public comment.

The approach to community consultation was also informed by an Equitable Community Engagement Terms of Reference co-designed with Black community leaders, through a collaboration with the City's Confronting Anti-Black Racism Unit (CABR).

The City of Toronto has partnered with the [Jane Finch Community and Family Centre](#) to facilitate community engagement for the Jane Finch Initiative.

In phase 1, a Community Advisory Committee (CAC), made up of interested members of Jane and Finch communities, was formed. People were invited to express their interest in joining the Committee through a flyer that was delivered to all 18,000 addresses in the area. The Jane Finch Centre received 50 responses from which 21 members were selected using demographic parameters to ensure that the diversity of the broader Jane Finch community was represented.

The CAC has been meeting monthly since June 2021 and CAC members adopted a Terms of Reference to set out procedures for the committee and define roles and responsibilities.



A Partnership for Consultation

The City's partnership with the Jane Finch Centre is informed by For Public Benefit: City of Toronto Framework for Working with Community-Based Not-For-Profit Organizations. This framework establishes a roadmap for respectful cooperation with community-based, not-for-profit organizations to identify and serve the needs of residents. A key pillar of the framework is "Engaging Communities", which addresses the role of not-for-profits in promoting community vitality and helping residents participate in civic life and what the City can do to better support that role. The Jane Finch Centre responded to a request for expressions of interest for a local facilitation team and has been working collaboratively with several community groups in the area to conduct engagement activities with support from City staff.

The engagement approach was open for influence with residents and stakeholders providing input as it evolved. City staff adjusted some processes, such as moving from the Webex platform to the more accessible Zoom for virtual community meetings.

This first phase of engagement brought local residents and stakeholders together for a community conversation to define the valued features of their community, establish guiding principles for the planning process, develop a shared vision for the community's future, identify key issues to be addressed through the community development plan and land use planning framework, and understand residents' lived experience.

The engagement process used a mix of methods – both virtual meetings and web-based tools – to reach a comprehensive cross-section of the community. Due to the COVID-19 public health restrictions, most engagement activities took place virtually. These included:

Public meetings

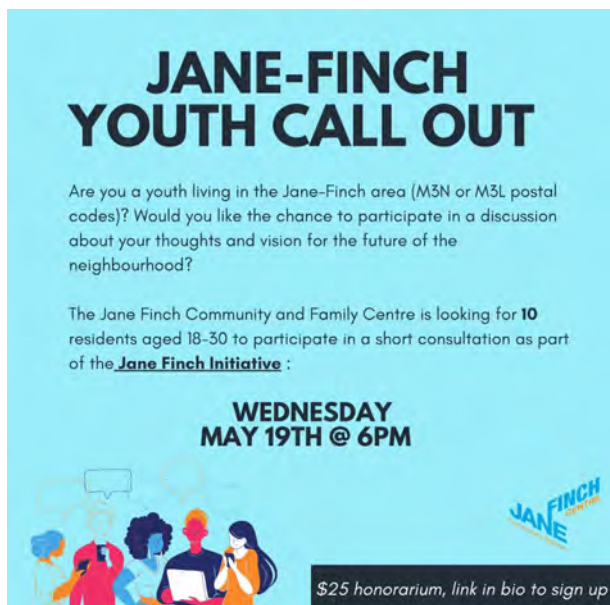
Three public meetings including a launch event in November 2020, a visioning and guiding principles workshop in May 2021 and a phase 1 review and feedback session in November 2021.

Community Advisory Committee meetings

Monthly meetings beginning in June 2021. These meetings are ongoing.

Stakeholder group meetings

- Landowners: One meeting with owners of lands within the proposed secondary plan area.
- Youth: Three meetings with youth leaders in the community.



Workshop poster produced by the Jane Finch Centre.



Ideas provided by participants at the November 2021 Virtual Public Meeting via Jamboard.

- Jane Finch Hub Organizing Committee: One consultation with the community's organizing committee for the Jane Finch Community Hub and Centre for the Arts.
- Agency Cluster: Two meetings with human service agencies that provide services and supports to residents in the area.
- Inclusive Economic Opportunities Round Table: Two meetings with groups and individuals working to further inclusive economic opportunities.
- Arts and Culture: Two meetings with groups and individuals involved in arts and culture in the neighbourhood and one-on-one follow-up interviews with five artists.
- Firgrove Revitalization: One meeting with tenant leaders of the Toronto Community Housing Firgrove community.
- Confronting Anti-Black Racism (CABR): One meeting with members of the CABR Partnership and Accountability Circle.
- Heritage: Two focus group meetings with residents having an interest in and knowledge of local heritage.

- Grassroots groups: One meeting with grassroots resident leaders and community groups.
- Local Businesses: Two meetings with local businesses and owners of commercial and industrial properties in the Jane Finch area, one of which included a discussion on the potential for establishing a Business Improvement Area organization. This consultation included a survey of area businesses.

Web-based and remote tools

- Website: a comprehensive project website containing background information on the project, summaries of events, and information about the process: www.toronto.ca/janefinch
- Virtual open house: Use of the City's web-based, asynchronous engagement platform that allowed for feedback on a series of information boards and an ideas forum, where visitors could share their thoughts on planning for the area.
- Video: a community-produced video entitled 'Valuing the Present, Imagining the Future' in which residents reflect on Jane and Finch.
- Planner office hours: availability of planning staff to talk directly with community members.

A report summarizing input received during the community engagement process has been prepared by the Jane Finch Community and Family Centre and can be found on the project website at toronto.ca/janefinch.

Consultations with City agencies, boards, and commissions:

- Toronto Community Housing: One meeting to discuss alignments between the Jane Finch Initiative and the Firgrove Revitalization process

- Toronto Transit Commission: One meeting to discuss the emerging policy directions related to mobility, seek input from the TTC and identify next steps.
- Toronto Parking Authority: One meeting to discuss the Bike Share program and opportunities to bring Bike Share to Jane and Finch.
- Toronto Public Library: One meeting to discuss updates to the York Woods library and the interest in bringing a music school to the site.

Consultations with Provincial bodies and other agencies:

- Metrolinx: Two meetings to discuss the emerging policy directions related to mobility, seek input from Metrolinx and identify next steps.
- TRCA: One meeting to discuss alignments between JFI and TRCA work and discuss opportunities to enhance ravine access and usage.

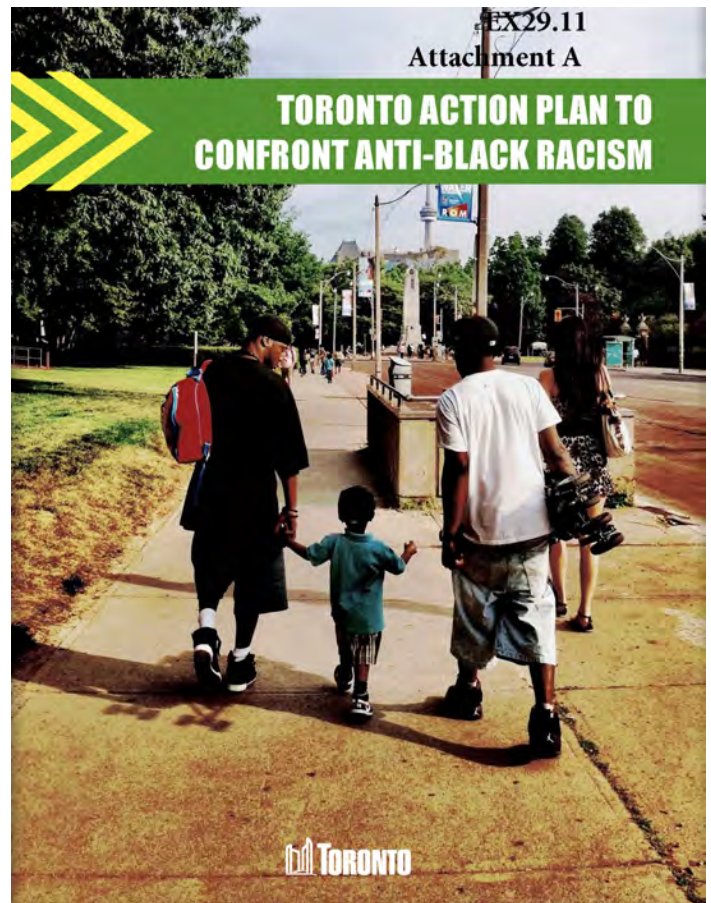
Growing in Place and the Action Plan to Confront Anti-Black Racism

The City's Confronting Anti-Black Racism (CABR) Unit oversees the implementation of the Toronto Action Plan to Confront Anti-Black Racism, adopted by City Council in 2017. The Action Plan has 80 actions and 22 recommendations for the City of Toronto to address anti-Black racism.

The CABR Unit's Growing in Place Initiative has established partnerships to research and address the destabilizing impacts that transit expansion can have among African, Caribbean and Black (ACB) residents and businesses in Toronto. This body of work includes: examining the impacts of the Eglinton West LRT on ACB businesses in Little Jamaica; highlighting the high incidence and impacts of eviction among Toronto's ACB communities; and capacity building work with community partners.

Historically, Black communities have faced significant place-based oppression catalyzed by the transatlantic "slave" trade, mass incarceration, environmental displacement, profiling, redlining and cultural extraction. These issues are further amplified by systemic racism that creates inequitable access to civic processes and barriers to meaningfully engage in city-building initiatives.

As part of the collaboration with the CABR Unit team, an Equitable Community Engagement Terms of Reference was co-designed with Black community leaders in Jane and Finch. This terms of reference recognizes these systemic inequities and was developed to guide the community engagement process for the Jane and Finch Initiative by outlining a new, more equitable approach for engaging Black residents across communities and city-building initiatives.



CABR Action Plan cover page.

2



DRAFT VISION &
GUIDING PRINCIPLES

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THE FUTURE OF

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Growing in Place

Jane and Finch residents and businesses are able to remain and thrive in the area even as it undergoes change. People are proud to live here as the area has a sense of dignity and beauty that reflects its history, diversity, culture and heritage.

Parks and Public Spaces

Jane and Finch has a beautiful, safe, connected, welcoming and well-maintained network of parks and public spaces that are easily accessible and are designed to accommodate people of all ages and abilities year-round, with good connections into the ravine trail system.

Mobility

Jane and Finch is a place where it is safe, easy and affordable for everyone to get around in all seasons on foot, on bikes, or using mobility devices. The area has wide sidewalks, excellent transit service and well-maintained streets and paths lined with healthy trees.

Heritage

In Jane and Finch, diverse communities remember, honour, and share their histories, together contributing to the area's unique sense of place. Buildings, areas, and landscapes that embody those histories and cultural heritage value are conserved for residents and future generations.

Community Services & Spaces

Jane and Finch is a community with easy access to a full and sufficient range of high-quality and well-maintained community service facilities, including community recreation, public libraries, licensed child care, and space for human service agencies. Community recreation facilities offer a range of indoor and outdoor activities.

Arts & Culture

Jane and Finch is known as a thriving, multi-cultural arts oasis. The area hosts cultural events, festivals, markets, and events of all kinds and there are ample indoor and outdoor community spaces for people to explore art and creativity and collaborate on projects and initiatives.

Housing

Jane and Finch is a place where current and future residents have good access to decent, affordable housing. Housing options include different types of buildings and also different kinds of tenure. The displacement of existing residents is mitigated using all options open to municipal policy and there are stronger policies in place to prevent tenant eviction.

Climate Action

Jane and Finch is a resilient neighbourhood where the area's ecological health and climate resilience is supported through green infrastructure, more trees, and a built environment and transportation network that supports net-zero greenhouse gas emissions.

3



LAND USE PLAN IDEAS

Introduction

The Jane and Finch area (Black Creek and Glenfield-Jane Heights) exists on the traditional territory of the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and Wendat peoples. The land that Jane and Finch is on is covered by Treaty 13. Like many parts of Toronto, Jane and Finch is a site of colonization that displaced Indigenous peoples resulting in large-scale harm that continues to shape the lives of Indigenous peoples in Toronto. Indigenous futures and visions must be centred in the planning process and updates to area-based Official Plan policies provide an opportunity to advance truth and reconciliation.

Jane and Finch is a neighbourhood that has seen successive waves of people seeking affordable housing and new communities. African, Caribbean, and Black newcomers and residents have a strong and historically rooted presence in the area having made strong contributions to the Jane and Finch area through commerce, community organizing, arts and

culture, and beyond. Black communities have also faced pronounced forms of systemic anti-Black racism that have impacted their health and overall life outcomes. This reality exists along a historical continuum in Canada marked by enslavement, intentional disenfranchisement through policy, and chronic underinvestment.

Similarly, numerous and diverse equity-deserving groups from across the world have and continue to settle in Jane and Finch, making contributions to the area while also experiencing marginalization and disinvestment. New investments in transit infrastructure, community service facilities, public space, and housing create opportunities to honour the legacies of residents that define Jane and Finch's past, present, and future. The Jane and Finch Initiative creates a foundation for change that can help ensure that the well-being, welfare, and aspirations of existing residents are supported so residents are able to grow and thrive in place.



Aerial photo of the intersection of Jane and Finch looking northeast towards San Romanoway.

Essential Ingredients for Complete Communities

Toronto's Official Plan directs us to plan for "complete communities" – places that contain all the necessary ingredients for people to live, work, shop and access services. Complete communities generally feature a diverse mix of land uses including residential and employment uses, and convenient access to local shops and services. They provide a range of housing options, including affordable housing, to accommodate all household sizes of all incomes

at all stages of life. Complete communities also provide convenient access to transportation options, parkland and open space, community service facilities and provide the physical and natural infrastructure to support it all.

The City's Official Plan policies define different land use types informing what can happen on each piece of land in order to support the creation of complete communities.

Land use policy includes broad direction in Provincial plans with detail set out in City documents

Provincial legislation, policy and plans: legal documents like the [Planning Act](#), the [Provincial Policy Statement](#), the [Growth Plan](#) and the [Ontario Heritage Act](#) set out provincial priorities and municipal requirements.

[Official Plan](#): sets out how and where the city should grow by determining appropriate land uses, directing where growth should go, conserving cultural heritage resources, encouraging different scales of development, and protecting the natural environment.

[Secondary Plans](#) (Official Plan Ch. 6): provides more detailed policy direction for areas that are expected to experience change (like Jane and Finch).

[Zoning By-laws](#): provide the regulatory standards on land use, density, building heights and setbacks, and the number and location parking spaces, among other standards.



Illustration of the policy hierarchy.

[Heritage Register](#): includes properties that have been designated for their cultural heritage value, and which will be conserved. The Heritage Register also includes properties that are "listed" – they have not been designated but City Council believes them to be of cultural heritage value or interest.

[Guidelines](#): detailed guidance on specific urban design topics such as tall buildings,

mid-rise buildings, residential units in high-rise developments, privately owned publicly-accessible spaces (POPS) and more.

Each planning document is informed by community input as well as staff and industry

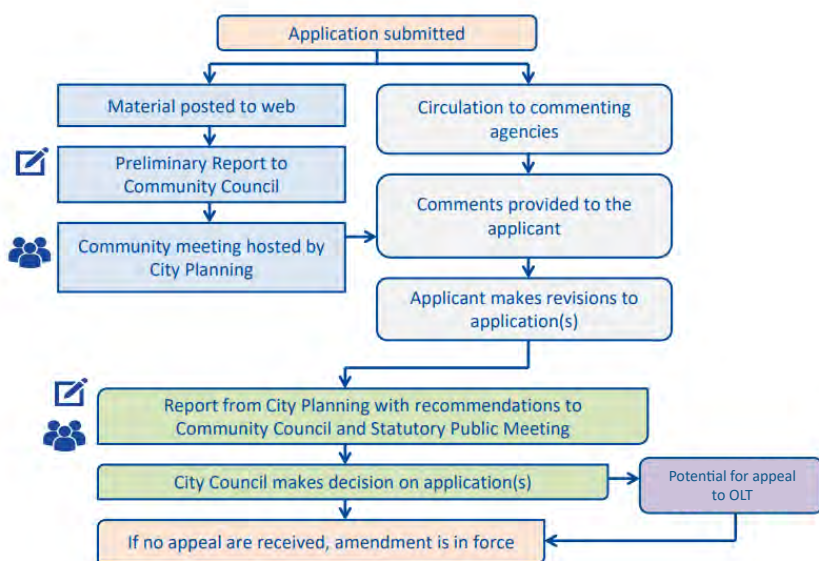
research. The Official Plan, secondary plans and zoning by-laws are statutory documents under the Planning Act and are adopted by Council. Guidelines are non-statutory documents adopted by Council that implement the Official Plan and area-specific planning frameworks.

The City receives and reviews development applications

Landowners, or their representatives, submit development applications to the City when they are seeking different development permissions for their lands. The City accepts and reviews the complete applications and provides a recommendation to City Council on the merits of the proposal. Applications are reviewed by staff within the context of the entire planning framework, from provincial policy and guidelines to Official Plan policy and guidelines.

As land use policy and guidelines are developed for the Jane and Finch area through this initiative, they will guide the way that development applications are reviewed and assessed and will inform the recommendations that staff make to City Council on development applications and investment in community improvements.

The development application process includes several opportunities for the public to have their input considered:



Growth Pays for Growth

The City's capital budget allocates funding for public infrastructure construction and improvements for residents. In addition, the City secures funding through new development

to invest in important community amenities like parks, community facilities and other neighbourhood improvements like upgrades to the streetscape.

A. Land Use, Built Form and Urban Design

Policy Intent

Jane and Finch is a beautiful and vibrant area with a distinct sense of place where people live, work, play and visit. Residents and businesses are thriving.

Discussion

Towards an Urban Structure for Jane and Finch

The urban structure that we see in Jane and Finch today evolved from the 1960s-era District 10 Master Plan. Its key features include:

- Two major arterial roads, Jane Street and Finch Avenue West – both with right-of-way widths of 36 metres – dividing the area into four quadrants.
- Each quadrant is serviced by a network of curvilinear streets creating large blocks that, typical of suburban development pattern of the mid-20th century, lack a fine grain of walkable connections within the local area.
- The area's 22 parks create a network of green spaces.
- The Black Creek ravine and a portion of the hydro corridor, containing multi-use recreational trails and significant urban forest, form part of the protected Natural Heritage System.
- Schools and community facilities, such as libraries and community centres, are fairly evenly distributed across the four quadrants.
- Residential areas include a range of housing types. High-rise and low-rise apartment buildings and townhouses are predominantly concentrated along Jane Street, as well as along Finch Avenue West to the east of Jane Street. Local streets within residential areas further from the arterial roads are lined with single- and semi-detached dwellings. The area is home to several large, master-planned communities including a concentration of different types and forms of affordable housing.
- The commercial core of the area is centred at the Jane and Finch intersection, which includes three shopping malls/plazas where residents have access to local services and retail, including supermarkets.
- An institutional-commercial cluster is situated at the intersection of Finch Avenue West and Norfinch Drive/Oakdale Road, which consists of a hospital (Reactivation Care Centre-Finch Site), assisted living and care facilities, office uses associated with the institutional sector and several hotels.
- Light industrial uses are concentrated along Norfinch Drive, Oakdale Road and Eddystone Avenue, adjacent to Highway 400. This includes a cluster along Eddystone of food-related businesses, many specializing in African and Caribbean foods.

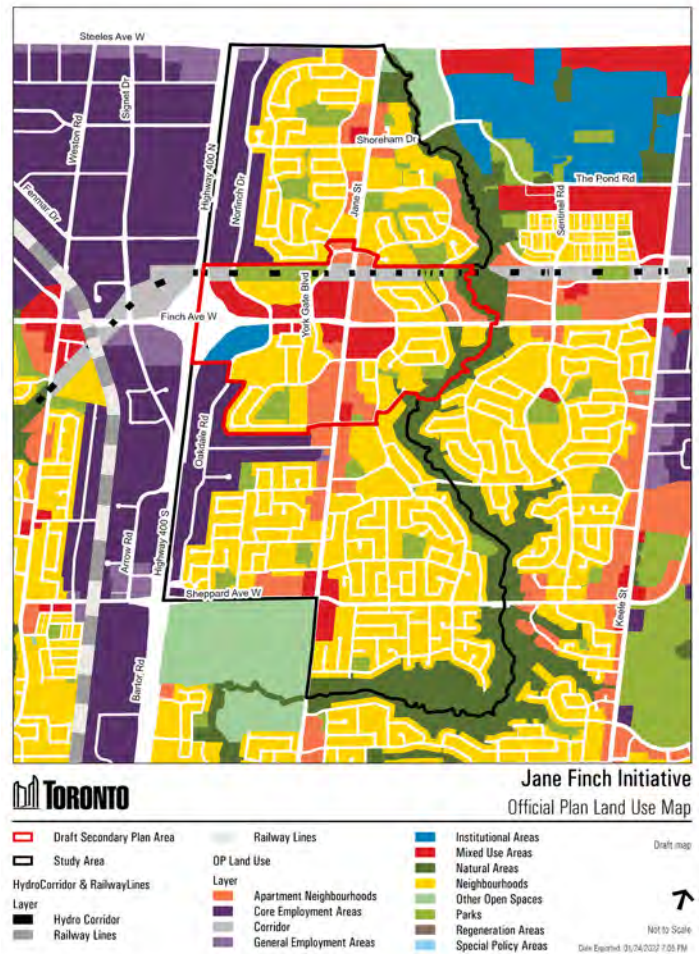
- Metrolinx's Maintenance and Storage Facility (MSF) for the Finch West LRT is located on the north side of Finch Avenue West between York Gate Boulevard and Norfinch Drive. The facility is set back 32 metres from Finch Avenue to allow for the proposed community hub and centre for the arts, with the entrance to the MSF for LRT vehicles off York Gate Boulevard.

The lands within the proposed secondary plan area are designated as Mixed Use Areas, Apartment Neighbourhoods, Neighbourhoods, Natural Areas, Parks, Institutional Areas, and Utility Corridors on Maps [13](#) and [16](#) within Chapter 4: Land Use of the Official Plan, as shown in the map on the right. Chapter 4 of the Official Plan also describes each land use designation including permitted uses.

The Official Plan emphasizes the importance of directing growth towards Avenues. The area around the Jane and Finch intersection identified as Avenues on the Official Plan's Urban Structure map ([Map 2](#)). Avenues are important corridors along major streets where urbanization is anticipated and encouraged to create new housing and employment opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for residents. Any development along the Avenues must consider how the existing character of the area can be respected and enhanced, how the streetscape and pedestrian environment can be improved, where public open space can be created and existing parks improved, where trees should be planted, and how the use of the road allowance can be optimized and transit service enhanced.

An Avenue Study is required in planning for the re-urbanization of these areas and the necessary components of such a study, including character

area analysis, will be incorporated as part of the phase 2 work.



Official Plan Land Use Map of the area.

What form should future development take?

In general, new development in the Jane and Finch area could take the form of four building types – each of which responds differently to the area's existing character and sense of place. New buildings may take the form of townhouses, low-rise apartments, mid-rise buildings and tall buildings. This is what is referred to as 'built form'.

Where larger sites can accommodate more than one building, a mix of building types can be encouraged to ensure appropriate fit and transition to surrounding areas. Good transition in scale will provide comfortable conditions to those within the new developments by ensuring privacy and access to daylight, and to those in the public realm by ensuring access to direct sunlight, sky-views and comfortable wind conditions.

Townhouse and low-rise apartment buildings provide grade-related housing in a form that is more intensive than single and semi-detached houses. They assist in providing a mix of housing options at a lower scale – generally no taller than four storeys in height. In the Jane and Finch area, these low-rise types may be designed as infill buildings on small sites or included as part of large sites to increase the range of building types.

The sizes of mid-rise buildings are informed by the width of the right-of-way onto which they front. Mid-rise developments may also provide retail or service uses on the main floor which can animate the pedestrian environment and provide connections between public and private spaces. In the Jane and Finch area, midrise buildings may be appropriate along the Avenues and other streets within Mixed Use Areas and Apartment Neighbourhoods where they are contextually appropriate and can provide transit-supportive density.

Tall buildings are the most intensive form of growth and come with both opportunities and challenges. Considerations for tall buildings include how they fit with the existing and planned context, and where the site's size, configuration and context allows for the appropriate design criteria and performance standards to be met. In the Jane and Finch area, tall buildings may be appropriate on larger mixed-use sites, and on lands surrounding major transit nodes. These areas will also become destinations for a greater



Examples of low- and mid-rise building heights that may be appropriate for the study area

mix of uses for area residents and workers with increased employment and retail opportunities. Major public realm and community infrastructure moves are anticipated to accompany any tall buildings.

Larger sites including the mall and shopping plaza sites represent significant city-building opportunities

The larger mall and shopping plaza sites near the intersection of Jane and Finch may be considered for redevelopment by the property owners. While these sites may be redeveloped in a phased manner over time, it is important to first understand their meaning for communities, including possible heritage values, and then to reimagine the whole of the sites comprehensively. This is something that will be examined in phase 2 of the Jane Finch Initiative. When developing the secondary plan for Jane and Finch, it will be important to recognize the community-serving role that these sites play. The secondary plan can support the integration of these larger sites with surrounding neighbourhoods through the creation of connected, safe and comfortable public realm networks, including new public streets, parks and open spaces, internal connections and connections to Finch West LRT stops and bus stops along Jane Street, as well as appropriate built form.

Other important considerations will be the mix of and placement of uses to support space for job growth, the interface of retail and service commercial uses and community service facilities to support existing and new populations.

The Apartment Neighbourhoods lands represent opportunities for intensification

The *Apartment Neighbourhoods* in Jane and Finch are predominately composed of residential towers, spaced apart within large open spaces containing soft landscaping, tree-covered areas and surface parking lots, with a “tower-in-the-park” character. Pending a deeper understanding of the local value of sites through the Cultural Heritage Resource Assessment and further community engagement, compatible infill



The Mall Redevelopment Guide

The [Mall Redevelopment Guide](#) provides principles and guidance for the redevelopment or intensification of these sites. It considers different scenarios including:

1. mall retained with infill on edges – where surface parking areas are intensified with new residential or commercial-office buildings, and
2. total rebuild – which involves the demolition of the entire mall with the intent of creating a more urban form.

The Guide supports the long-term redevelopment of mall sites into complete communities that include a mix of uses, are compact and transit-supportive, and provide the necessary physical and social infrastructure to meet the daily needs of residents, employees and visitors. The Guide's principles build on Official Plan policies, providing an additional layer of direction for these unique large sites.

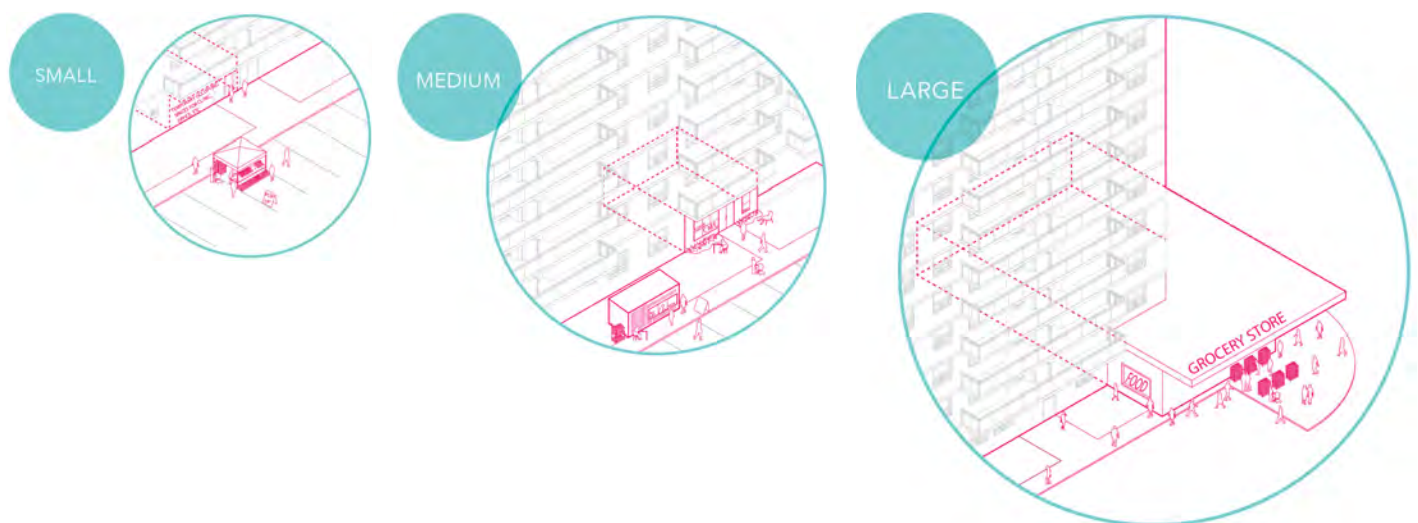
development may be appropriate on sites that have enough space to accommodate one or more new buildings while providing improved public realm and residential amenities.

On smaller sites, infill opportunities can be accommodated as an addition or a sensitive infill of an existing underutilized surface parking lot that also provides for improved landscaped open space. Whereas on larger sites, infill opportunities may require planning for new and extended public realm including new parks, streets and pedestrian connections, or shared driveways, and may require preserving significant existing landscape, recreation features and community gardens as part of integrating older apartments with new development in a manner that improves quality of life.

[Residential Apartment Commercial Zoning \(RAC\)](#) allows small-scale non-residential uses such as food markets, shops, small business, classes, community facilities and other initiatives, in apartment tower neighbourhoods. The City's [Tower Renewal](#) program is supporting property owners, community groups and residents to implement projects that take advantage of the RAC zoning, which came into force in

2016, through initiatives such as small-scale enterprises, new community service offerings, community gardens, improved and safer community spaces and pedestrian connections, among others.

In phase 1 conversations with community members, people shared both concerns and excitement about potential changes coming to the area through development. There was widespread concern about gentrification and the impacts of new development on long-term affordability and potential displacement for both residents and businesses. People also told us that they would like to see more mixed-use, mid- and high-density residential buildings with living space and places to work, and shop. People suggested that there could be more density in the form of town-homes and low-rise buildings and that the spaces between towers could be occupied with housing and small businesses. We heard that people expect high quality design and interesting architecture and that new shops and services should be easily accessible at street level.



Examples of the types and sizes of non-residential uses that might be permitted through RAC zoning.

Directions

Guide Jane and Finch to grow over time as an inclusive, transit-supportive complete community.

Future development in Jane and Finch will be built mostly on redevelopment sites and through infill and will need to both fit in with and improve the character of the surrounding area. In phase 2, we will examine the structure of the study area and devise plans, in consultation with the

community, for how it can grow over time as a transit-supportive and complete community with a mix of land uses, and a built form and public realm strategy that supports liveability.

- A1. Centre reconciliation, equity and inclusion in the development of Official Plan policies for Jane and Finch.
- A2. Develop a Structure Plan to identify key character areas or precincts including commercial and retail nodes
- A3. Develop a Parks and Public Realm Strategy that will provide direction for new parkland, parkland improvements, the locations of new streets, and the locations of public realm improvements.
- A4. Develop a Mobility and Transit Integration Strategy that identifies where streetscape improvements can be made to connect pedestrians, cyclists and mobility device users from the community to LRT and bus stops, open space, parks, trails, cycling and pedestrian networks, community facilities, and retail, services and employment destinations.
- A5. Apply the large site policies within the Official Plan (Official Plan Policy 3.2.1.9) to sites within the study area that are larger than 5 hectares so that sites are planned comprehensively and opportunities for the provision of affordable housing are maximized.



Source: Metrolinx



Require high quality urban design that supports liveability.



The liveability and enjoyment of our public spaces depends in part on the buildings that frame and support the edges of our streets, parks and open spaces. In phase 2, the following design principles will be explored through community conversations and through the development of design options for up to five 'focus areas' – representative sites within the study area where built form change is anticipated.

Comfort

Creating public spaces that ensure comfortable microclimatic conditions by protecting access to sunlight and reducing and mitigating wind as well as creating sunny streets and public spaces, considering privacy, offering openness between buildings and creating human-scaled streetscapes.

Vibrancy in the Public Realm

Ensuring that buildings – in particular the base and lower storeys of buildings – define, support, frame and contribute to an expanded, enhanced and animated public realm.

Diversity

Including a variety of built form types and scales with transitions that respect and reinforce the existing and planned context of surrounding neighbourhoods.

Safety

Contributing to spaces for people that are legible and safe, visually and physically accessible promoting casual overlook and use.

Sense of place

Understanding what elements of the current area evoke a sense of place and have community and/or heritage value that should be preserved and enhanced as change occurs.

Beauty

Encouraging the highest standard of design excellence and beauty through building design, articulation and materiality, contributing to the quality of the built environment and to local views and view corridors as well as to the area skyline, improvements to the public realm and heritage conservation.

Resilience

Encouraging new buildings that mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, contribute towards the achievement of low-carbon communities; and integrate green infrastructure.

- A6. Develop urban design and built form options for up to five focus areas defined in the draft Structure Plan and take these out for consultation with the community.
- A7. Propose policies and urban guidelines to shape development in the secondary plan area.

Strengthen the commercial core of Jane and Finch and encourage opportunities for local-serving retail and service uses to thrive.

The area's strong commercial core is centred on the intersection of Jane Street and Finch Avenue West. Within the malls and shopping plazas around this intersection are a wide range of community-serving shops, services and grocery stores that contribute to making Jane and Finch a complete community.

During community conversations, residents told us that they want grocery stores, restaurants, cafes and public markets offering healthy, affordable and culturally appropriate food options that reflect the diversity of the local communities. There is a desire to see more shops that are easy to get to on foot, by bike and on transit. Should the redevelopment of the mall and shopping plaza sites include the loss of existing

retail space, the planning framework will need to prioritize retail space replacement in a format that supports community-serving shops and services in the new development.

The City's ability to deliver on the objectives of complete communities are closely tied to its ability to secure dynamic and vibrant retail uses through the development review process. With an ongoing trend towards the redevelopment of mall sites, much of the new retail space being added in Toronto is being incorporated within the base of mixed-use buildings along main streets. The City has developed a [Retail Design Manual](#) to provide guidance on developing successful, flexible ground floor retail spaces.



- A8. Explore policy options that support the growth of community-serving, independent retail such as requiring the replacement of retail space, encouraging small-size retail spaces and/or limiting large-format retail.
- A9. Design streets in Mixed Use Areas as commercial main streets with housing above shops, providing convenient and walkable opportunities for local shopping and public gathering spaces, locations for small businesses to start up and thrive, and local employment opportunities.

Directions

Preserve existing workplaces and create space for the growth of local jobs.



Medical services and other offices at the west end of Finch within the study area.

In addition to the over 50,000 residents who live in the combined neighbourhoods of Black Creek and Glenfield-Jane Heights, the overall study area for the Jane Finch Initiative also includes a very significant concentration of over 900 business establishments with nearly 10,000 total employees. These businesses and employees are generally clustered in four distinct locations with different features:

- the core employment areas that include industrial businesses along Highway 400 (note that only those on the east side of the

highway are included in overall business and employment counts);

- the malls and retail plazas near the intersection of Jane and Finch;
- the mix of office, institutional and hotel buildings west of York Gate Boulevard along Finch Avenue West; and,
- the combined industrial and retail businesses along Eddystone Avenue including a few food businesses and lunch counters serving the local workforce as well as the broader community.

The table below is drawn from the City's Toronto Employment Survey conducted in 2019 and shows the total number of establishments and employees across sectors within the study area. The largest sector by number of employees is 'Institutional' which includes schools, daycares and places of worship. There are also a large number of employees working in several other sectors including 'Manufacturing and Warehouse', 'Office', 'Retail' and 'Service'. The largest number of establishments are the many smaller office and retail locations.

Despite the large number of workplaces within the study area, it is unclear how many owners or employees of these businesses also live within these neighbourhoods. Data are not available to

show where workers are commuting from, but data from the 2016 Census does show that at that time, only 12% of the employed residents in Black Creek and Glenfield-Jane Heights had a commute (by any mode of transportation) of 15 minutes or less, indicating that many workers are not drawn from the local population.

The overall approach to inclusive economic development that can be supported through the Jane Finch Initiative needs to be broader than ensuring the continued presence of local employers (see Chapter 4 for other directions). Nonetheless, maintaining or expanding non-residential land uses remains an important policy idea for several reasons. It is an overall goal of the City to maintain strong concentrations of workplaces across neighbourhoods and particularly those served by transit. This is a key component of complete communities that encourage the presence of workplaces in close proximity to where the labour force lives, the ability for local residents to easily secure necessary goods and services, and the availability of appropriate physical spaces for new and existing businesses.



Businesses along Eddystone Avenue.

Establishments and Employees Across Sectors

Combined Study Area	Establishments	Total Employees	Full Time Employees	Part Time Employees
Institutional	111	2,962	2,212	750
Manufacturing and Warehouse	104	1,944	1,799	145
Office	263	1,852	1,408	444
Retail	203	1,471	1,004	467
Service	189	1,263	881	382
Community and Entertainment	30	270	112	158
Total	900	9,762	7,416	2,346

The City also has long maintained the importance of preserving employment lands as part of a resilient economic base that includes manufacturing, and has in place various incentives to encourage the expansion of employment spaces including development charge exemptions and the Imagination, Manufacturing, Innovation and Technology (IMIT)

municipal tax grant for new or expanded places of employment in certain industries.

Finally, it will be important to support existing businesses to be able to remain and thrive in the area with continuity as the community undergoes change and development.

- A10. Ensure no net loss of commercial space (non-residential gross floor area) in the study area.
- A11. Encourage the expansion of commercial space (non-residential gross floor area) as part of any redevelopment in Mixed-Use Areas.
- A12. Require the phasing of development on larger sites to support continuity for community-serving businesses.

B. Parks and Public Spaces

Policy Intent

Jane and Finch has beautiful, connected, welcoming parks and open spaces.

Discussion

The public realm is a network comprised of all public and private areas to which the public has access. It includes parks and open spaces, streets, sidewalks, trails, pedestrian connections and natural areas such as ravines. It also includes 'Privately-Owned Public Accessible Spaces' or POPS and other public lands such as the grounds of schools, universities and other public institutions.

The public realm is a fundamental organizing element of the city and its neighbourhoods and is an essential ingredient of complete communities. The public realm network fosters well-connected, walkable communities and employment areas. It sets the stage for social interaction and

facilitates public life in the community. A beautiful and thriving public realm promotes resiliency, and physical and mental health. Everyone should have access to beautiful public spaces for recreation, passive use, active transportation, or just being in nature.

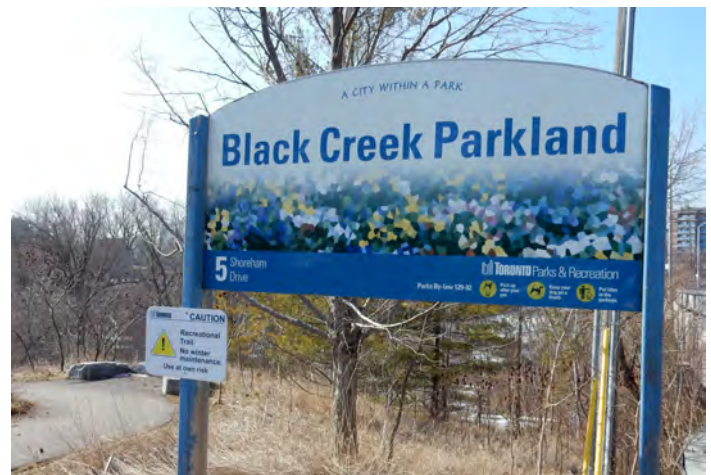


Edgeley Park adjacent to Driftwood Community Centre.

Through community conversations in phase 1, we learned from residents that parks and public spaces in Jane and Finch are some of the most loved and heavily used places in the community. People told us that they want better access to flexible outdoor and indoor public spaces to support wide range of community activities, welcoming different age and interest groups. In particular, we heard that the community wants more active recreation facilities geared towards teens and older adults. People want their public spaces to feel comfortable, safe, and welcoming with good lighting, and well-maintained facilities. People said they need improved connections to, from and through the ravine system. People also want parks to reflect the beauty, diversity and vibrancy of the communities they serve.

Building on existing policies of the Official Plan and the [Parkland Strategy](#) and the [Parks & Recreation Facilities Master Plan](#), the Jane and Finch secondary plan can guide the development of a connected, expanded and improved system of public spaces. It will put the public realm at the forefront of the plan as the organizing framework and setting for future development. The secondary plan can support meaningful opportunities for placemaking, designing public

parks and community gathering spaces that are welcoming to all, and improving community health and safety.



Images of local parks, including greenspace to the west of Brookview Middle School.

Directions

Create new parks, prioritizing areas with lower parkland provision rates and areas with walkability gaps



Pedestrians walking north along Jane Street.

Although the Jane and Finch study area as a whole is not parkland deficient, there are parts of the study area that are underserved in parks, especially the area around the intersection of Jane Street and Finch Avenue West.

Residents do not always have easy access to parks, even when they are close to green space. New parks should be located to ensure that all residents are within about a five minute walk to a park.

As new development arrives, the population will increase, and the demand and use of parks will go up accordingly. As the larger sites within the study area are redeveloped, there is an opportunity to extend the public realm into these sites including new parkland that is

programmable for a variety of activities. To grow the parks and open space network, the City can secure new parkland through the approvals process for new development. This is known as 'parkland dedication'.

- B1. Introduce new parkland around the Jane and Finch intersection where there is currently a parkland walkability gap and very low tree canopy.
- B2. Consider the potential for new parkland at the centre of the study area to be designed as a 'public square' to allow it to serve as a civic gathering space that would allow for social interaction, entertainment, cultural events and flexible programming that can enhance the daily lives of residents and workers.
- B3. Explore opportunities to create new parks in underserved parts of the study area and where growth is anticipated. This can be achieved by prioritizing on-site dedication of parkland for new development, particularly on larger sites, such as the mall sites, and on infill proposals within Apartment Neighbourhoods.
- B4. Explore opportunities to enhance existing green space to better serve communities including recognizing the character of Tower in the Park built forms where green space is a defining feature.
- B5. Seek opportunities to consolidate parkland dedications from more than one development, wherever feasible, to assemble larger park sites that can maximize parks and recreation programming.
- B6. Expand existing parks by prioritizing parkland dedication that is immediately adjacent to existing parks, where appropriate, in order to enhance their size, function, visibility, connectivity and accessibility.
- B7. Require that parkland dedications to be easily accessible in highly visible areas with prominent street frontage, contributing to a fine-grained pedestrian network. Lands should be in a size and shape that is functional and programmable with good sunlight access.
- B8. Pursue privately-owned publicly-accessible spaces (POPS) to complement the area's public parks and contribute to the overall parks and open space network (POPs will not count towards parkland dedication and do not replace the need for public parkland).

Make parks and public spaces inclusive, welcoming, accessible, safe, and fun.

Parks and other public spaces need to be accessible, safe and welcoming for everyone. The public realm is the 'commons' of the city and must offer easy and equitable access to quality

public spaces for all residents regardless of age, ability, gender identity, sexual orientation, income, race or ethno-cultural background. The secondary plan for Jane and Finch will need

to consider the needs of the diverse Jane and Finch communities in the location, design, and programming of public spaces.

The public realm can encourage active transportation when parks are designed to connect seamlessly with a network of cycling and pedestrian routes. Creating a seamless relationship between streets, parks and other elements of the public realm will be an important consideration in planning for Jane and Finch.

During community conversations, we heard that residents value public spaces because they convey a sense of community identity, especially through artist expression such as murals. People also shared that public spaces are important sites for vigils, community activism, and as places of networking and relationship building. People also told us that they do not always feel safe to gather or linger in parks due to police presence and police interactions. See Chapter 4, Community Development Plan Ideas, for

directions for improving community safety and addressing law enforcement issues through the lens of confronting anti-Black racism.



Example of a POPS.

- B9. Design new and existing parks and open spaces to accommodate, welcome and be safe for people regardless of age, ability, gender identity, sexual orientation, income, race, and ethno-cultural background.
- B10. Frame parks and other public spaces with interesting architecture, building designs and art.
- B11. Offer a range of amenities that support year-round and diverse activities including places to gather and socialize, places to stay and linger, places for active play and recreation, places for community and special events, places for public art, and places to connect with and enhance nature.
- B12. Encourage public life by providing amenities that encourage social gathering and community events such as seating, picnic facilities, public washrooms and drinking water stations.
- B13. Seek opportunities to introduce more flexible open spaces for community gathering and events, such as public plazas and squares, either in existing parks, future parks, or other publicly-accessible spaces.
- B14. Explore opportunities to enhance existing parks that are significant for their connections to community identity and cultural heritage value.

Work with community members to evaluate the quality and function of parks and public realm and determine what and where improvements should be prioritized.

The Official Plan emphasizes that, as the population grows, the maintenance of and reinvestment in the parks and public spaces we have today is as important as adding new parkland. Whether expanding the system or improving and maintaining it, it is important to consider the diverse and complex needs of people and neighbourhoods.

Residents of Jane and Finch have raised a range of issues and concerns related to the maintenance of parks and public spaces and pointed to several areas where reinvestment is needed to ensure that public space in the area is maintained to the same standard as spaces in the rest of the city. Encouraging community stewardship of parks and open spaces can help make parks more comfortable, welcoming, inclusive, safe and beautiful community spaces that encourage people to stay and enjoy them.



Black Food Sovereignty

Food security exists when all people have consistent access to enough food to meet their daily needs and preferences for an active and healthy lifestyle. The City of Toronto has developed the [Black Food Sovereignty Plan](#) to address systemic barriers that disproportionately hamper Black Torontonians' access to healthy, affordable and culturally-appropriate food. Community conversations for the Jane Finch Initiative highlighted a strong desire among residents for more opportunities to grow local food and advance local food sovereignty.

- B15. Support a community-based planning and design process for parks and public spaces.
- B16. Design public space improvements to reflect the history, diverse cultures and heritage of the community through a process of co-design. Seek input to identify where amenities may be incorporated such as seating, drinking water stations, public washrooms, garbage bins, enhanced lighting, public art and others.
- B17. Seek opportunities to introduce new active recreation facilities that are needed in the area – such as soccer/multi-use sports fields, basketball courts, outdoor skate-spots – in either new or existing parks within or close to the study area.
- B18. Build and improve pathways and trails to make them fully accessible, easy to navigate in all seasons, well-lit at night, and feel safe for all users.
- B19. Support community gardening and link to community-based food justice efforts that are encouraging uses that support urban farming, food production, food processing and distribution.
- B20. Use POPS, easements and shared-use agreements to improve access to and connectivity between existing open spaces from tower communities.
- B21. Implement the planned facility improvement projects within and close to the Jane and Finch study area within the implementation strategy for the Parks and Recreation Facilities Master Plan.

- B22. Design new public spaces that facilitate effective maintenance (i.e., durable materials, paths wide enough for snow clearing, durable litter bins, etc.).
- B23. Seek opportunities to include green infrastructure and elements which enhance ecological and hydrological functions, support habitat development, and promote biodiversity within parks and the broader public realm where appropriate, using the Green Streets Technical Guidelines.

Explore opportunities to celebrate Indigenous cultures and histories in public spaces.



Stops along the Huron-Wendat Trail within the hydro lands north of Finch Avenue West.

The public realm can tell the story of a place through, for example, street names, public art, interpretive features and other local design elements. Public places and spaces have the potential to advance reconciliation by acknowledging Indigenous historical presence and by celebrating contemporary Indigenous presence and cultures. There are opportunities to create places in the public realm to support Indigenous cultural and ceremonial practices. During community conversations, we heard that there is a lack of information about Indigenous history and culture in public spaces and that there are opportunities to make improvements.

- B24. Continue to pursue consultation, collaboration and partnerships with Indigenous communities in the planning, design and development process in Jane and Finch.
- B25. Explore opportunities through engagement with Indigenous communities for parks and public space improvements and protection of natural heritage to reflect and celebrate Indigenous identities and histories and be welcoming and supportive of Indigenous cultural practices.

Protect the Black Creek Ravine, invest in improvements to the trail system and crossings, and connect Jane and Finch to the City's wider ravine system.

Toronto has a network of ravines providing an important natural environment system that connects the Oak Ridges moraine to Lake Ontario carrying water, wildlife and people through the province's most densely urbanized area. Ravines are treasured as one of our city's greatest assets. They connect us with nature, with history and with Indigenous heritage. They are rich in biodiversity, provide many ecological

benefits and are a place to enjoy nature amid urban life.

The Jane and Finch community is situated on the western edge of the Black Creek ravine. Throughout community conversations in phase 1, residents indicated that they value the ravine and its trail network as a retreat to nature and as a recreational asset. The community would like

better access to the ravine and to feel safe while visiting it.

Growth, development and climate change will put pressure on the Black Creek ravine. It will be critical to balance protection of the natural environment with human use and identify investments needed to ensure that everyone in Jane and Finch can enjoy this extraordinary place for generations to come. The Jane Finch Initiative can build on the Toronto Ravine Strategy, which is working towards a ravine system that is a natural, connected sanctuary essential for the health and well-being of the city, where use and enjoyment support protection, education and stewardship. Taking into consideration input received from the community, there is an opportunity to enhance

connections to, through and across the ravine, address concerns around safety, make needed investment in trails, bridges and pedestrian amenities and better connect the community through continuous walking and cycling routes to the wider ravine system across the city.



Areas within the Black Creek ravine.

- B26. Provide visual and physical connections between public spaces, parks and trails with pathways and trails connecting destinations within and surrounding the neighbourhood with clear connections and wayfinding to the wider city.
- B27. Work with partners such as the Toronto Region Conservation Authority (TRCA) and Evergreen to implement ravine and trail improvement projects, including:
- enhancing ravine access while managing and reducing user impacts and protecting and restoring ecological features in the Upper Black Creek Priority Investment Area.
 - building the proposed northerly extension of the existing Black Creek Trail, just north of Shoreham Drive, as part of the Northwest Cultural Trail project.
 - designing and building the Loop Trail, a continuous, 81-kilometre circular walking and cycling route that will pass through Jane and Finch along the Finch Hydro Corridor and Huron-Wendat Trail connecting the Jane and Finch area to the Humber River and Don River ravine systems and the waterfront.
 - filling in other trail gaps and formalize existing informal trails (desire lines) to make them more accessible and safe for use, where appropriate.

Create streets that function as community gathering spaces and are animated through local-serving businesses.

Toronto's streets comprise more than 25 percent of the city's land area and serve to move both people and goods. Beyond their role in mobility, streets are important places where people meet, gather, socialize and have shared experiences.

Shopping streets contribute to vibrant and walkable neighbourhoods, provide local employment opportunities and animate streetscapes by being the interface between the public realm and the built environment.

Expanding the network of retail streets to areas of growth that lack historic main streets can create important community spaces. In addition to their role in the mobility network, streets should be designed as safe, beautiful and vibrant community spaces with conditions that support the planting and growth of healthy trees.

Toronto's concession road grid is a major organizing element of the city that the Official Plan seeks to maintain, improve and recognize in public design initiatives. Two intersecting concession roads – Jane Street and Finch Avenue West – form the heart of the Jane and Finch community. The Official Plan already recognizes portions of these streets as Avenues, providing opportunities for mixed use development with a street that can perform a “main street” role and become meeting places for local neighbours and the wider community.

Through our phase 1 engagement, residents have expressed a desire for a vibrant street life

with easy access to local shops, services and restaurants. People have also told us that the transit riding experience can be improved along Jane Street with better design of bus stop waiting areas to make them more comfortable, safe and welcoming. The importance of the design of streets and public spaces was highlighted in community conversations around safety, policing and gun violence. Ensuring that meaningful community input is sought when assessing design options for public spaces will be essential to addressing these concerns.



- B28. Recognize the public realm as the organizing element for the Jane and Finch secondary plan and the starting point for building a transit-supportive complete community that supports community identity, public life, health, liveability, social equity and quality of life.
- B29. Require new development, especially on large sites, to deliver a fine-grain public street grid network scaled for pedestrian movement and experienced as safe public spaces, in addition to providing important links within a multi-modal transportation network.
- B30. Design streets with generous public boulevards through setbacks that allow for a vibrant public realm and pedestrian amenities such as street trees, landscaping, pedestrian-scale lighting, seating and places to linger.
- B31. Encourage development and the design of streets to provide green infrastructure and above- and below-grade growing space to support the planting and long-term health of street trees.
- B32. Strengthen the relationship between streets and parks to ensure the integration of pedestrian and cycling networks and to form a cohesive, connected and safe public realm.
- B33. Focus public realm placemaking investments at transit stops along Jane Street to create gathering spots, support wayfinding, and improve the transit experience.
- B34. Seek to minimize surface parking and where it does remain introduce improvements for safe pedestrian movement.

C. Mobility

Policy Intent

Jane and Finch is a place where it is easy, affordable and safe for everyone to get around in all seasons.

Discussion

To support the development of a secondary plan for Jane and Finch, the City is examining the transportation network in and around the study area to determine where improvements can be made with the arrival of Finch West LRT and in relation to development that may follow this transit investment.

Emphasis will need to be placed on how people access new station stops along the LRT route, as well as bus stops on Jane Street. Improving these local connections is crucial for helping people get to and from their home or workplace without needing to use a car. In transportation planning this is referred to as the ‘first and last mile’ and the focus is on improvements to sidewalks, pedestrian connections and cycling facilities, as well as the introduction of bike sharing.

Improving connections to transit for pedestrians and cyclists and encouraging these active modes of transportation for short trips between key destinations in the area should be a cornerstone of the Jane and Finch mobility directions. Ensuring seamless connections between modes of travel and transit routes is another important consideration.

Guiding the development of a fine-grain mobility network, including laying out a connected, safe, grid-like network of streets and sidewalks on large sites within the study area, can contribute to making the community more walkable, bikeable and transit-supportive.

By advancing a complete streets approach, the secondary plan can recognize that, although streets may have varying priorities, all new and existing streets should accommodate a variety of modes of transportation in a way that is safe and comfortable for people of all ages and abilities, while also recognizing the role of streets as public spaces that support community life and economic activity.

New bike lanes and improved pedestrian connections will be introduced along Finch Avenue West as part of the Finch West LRT construction providing important east-west connections. Connections into the Black Creek ravine, along with improvements and expansions to multi-use trails in these natural areas, should be examined through next steps in the planning process.



Directions

Centre equity in planning for mobility in Jane and Finch.

The 2019 National Survey of Housing states that transportation is the #2 cost for Canadian households with approximately 19% of total spending. Several City policies and strategies, including the Toronto Poverty Reduction Strategy and the Toronto Strong Neighbourhood Strategy, highlight the need for the provision of cost effective mobility solutions, with particular regard to equity-deserving groups.

In Toronto, low-income families and individuals are more likely to live in the inner suburbs, like Jane and Finch, which were originally designed to be served primarily by cars. However, low-income people in these areas often rely on transit to get to work or to school. Jobs are often low-paying shift work with irregular schedules that do not always match transit availability and may require travelling to other jurisdictions, including transfers to another transit system. High transit fares in relation to income require

that people spend a significant portion of their earnings getting to and from work. Unreliable and uncoordinated bus services require them to spend more time commuting, or risk losing their jobs. If people with lower incomes, who rely on transit, are not able to afford monthly passes on the first day of the month, they use cash or tokens (now discontinued) for necessary errands such as picking up a child from daycare, visiting the doctor, or going to the grocery store, which can add up to even higher travel costs.

Often people have to make choices about how and where they can travel. Applying an equity lens to the consideration of mobility conditions goes beyond an understanding of transportation and transit infrastructure; it also considers existing demographic data including data related to race, and socio-economic conditions as they relate to mobility.

- C1. Support the TTC and Metrolinx in developing fare policies that are equitable and address the needs of all customers, especially equity-deserving groups.
- C2. Improve multi-modal connections and reduce travel times to and from Jane and Finch.
- C3. Improve multi-modal access to key local and regional destinations, including employment, education, retail and services.
- C4. Research and investigate the feasibility of Universal Basic Mobility / transportation subsidy programs in Jane and Finch.
- C5. Encourage the collection and analysis of mobility-related data based on race and other demographic grounds.
- C6. Ensure that the existing transportation infrastructure is in a state of good repair and that there is a four-season maintenance program, including prioritizing sidewalks and bike routes as well as streets.
- C7. Ensure that safety and good access is a high priority during construction of the Finch West LRT and future infrastructure improvements.

Create Complete Streets.

The Official Plan, supplemented by the [Complete Streets Guidelines](#), recognizes that there is a link between how we design our streets and the wellbeing of people, the health of our communities and the strength of our economy. Our streets serve a multitude of roles, functions and users. Streets are places where people meet and community comes together. They are the front door of businesses, institutions and parks. And they form the essential mobility networks that should move people and goods safely and efficiently.

A complete streets approach considers and balances the different and competing roles that

our streets play. It reinforces that streets should safely accommodate all people – whether they are walking, using a mobility device, cycling, using transit or in cars – and also supports and enhances local neighbourhood context and character. Making streets safe, beautiful and vibrant places, while also creating efficient links into a multi-modal transportation system, is a primary objective of the complete streets approach.

The vision of complete streets is to create ‘streets for people’, ‘streets for placemaking’ and ‘streets for prosperity’.



Examples of complete streets with green infrastructure and space for all types of users from pedestrians to cars.

- C8. Use the Toronto Complete Streets Guidelines to consider the needs of all users and uses of the right-of-way and in the development of short-, medium- and long-term improvements to the public realm.
- C9. Transform Finch Avenue West, Jane Street, and other important streets within the study area into complete streets.
- C10. Use the Complete Streets methodology, together with the Mall Redevelopment Guide, as the basis for planning and design of streets and blocks in the development of large sites.

Create a more walkable Jane and Finch.

As people move around, most will be pedestrians for at least a portion of their daily journey. The pedestrian network in Jane and Finch consists of sidewalks, paths, multi-use trails, and pedestrian crossings, as well as informal routes through open spaces and across parking lots. The [Toronto Walking Strategy](#) aims to make our city and its neighbourhoods places that invite movement on foot. It is a blueprint aimed at building a physical environment with vibrant streets, parks, and public spaces at the neighbourhood level where people will choose to walk more often. The strategy envisions a city where high-quality walking environments are seamlessly integrated with public transit, cycling and other sustainable modes of travel. It also focuses on the environmental, health and social benefits of walking.

The [Vision Zero Road Safety Plan](#) was adopted by City Council to move toward eliminating traffic-related fatalities and serious injuries on Toronto's streets. The Plan prioritizes the safety of our most vulnerable road users – pedestrians, school children, older adults and cyclists – using a data-driven and targeted approach, focusing on locations where improvements are most needed. It acknowledges that fatalities and serious injuries on our roads are preventable, and makes a commitment to reduce traffic-related deaths and injuries to zero.

For people with disabilities, the built environment imposes obstacles limiting an ability to move about freely and safely without worry. Toronto's [Accessibility Design Guidelines](#) are intended to address the needs of people experiencing conditions that constrain their ability to access their environment, including mobility, sight, hearing or cognitive considerations. Opportunities exist to set a foundation for a barrier-free and accessible Jane and Finch, optimizing independent access for people with disabilities and also improving access for all. Walking infrastructure should be safe and accessible for everyone of all abilities and at all stages of life.

Vision Zero and accessibility are fundamental equity lenses for the planning and design of mobility networks in Jane and Finch, recognizing that the community has unique transportation-related issues, needs and aspirations.



A pedestrian crossing Jane Street.

- C11. Prioritize the pedestrian experience in planning for Jane and Finch to improve walkability and enhance connectivity between destinations such as transit routes and stations, schools, community centres, libraries, child care centres, shopping areas, places of employment and parks and open space networks, including the ravine.
- C12. Enhance comfort, accessibility, convenience and safety in the pedestrian network through wide sidewalks, adequate pedestrian clearways and sufficient setbacks from curb to building face that will provide room for streetscape enhancements and pedestrian amenities such as street trees, street furniture, lighting, green infrastructure, bicycle parking and strategic opportunities for placemaking.

- C13. Create appropriately scaled development blocks for large sites that encourage walkability with a network of streets, parks, mid-block connections and interior concourses.
- C14. Implement the Vision Zero Road Safety Plan in Jane and Finch using a data-driven and community-informed approach to target locations where improvements are most needed.
- C15. Evaluate informal connections through the Finch West Hydro lands and other green and open spaces, looking for opportunities to improve pedestrian amenities.
- C16. Evaluate the feasibility of Seniors Safety Zones and encourage their inclusion in Jane and Finch.
- C17. Enhance the Finch Hydro Corridor Trail as both a destination and key walking and cycling route.
- C18. Align improvements to the trails system with broader trails initiatives including the Northwest Cultural Trail, a 28km active transportation and cultural route, portions of which lie within the study area, and the Loop Trail, a priority project of the Ravine Strategy that will be a continuous, 81-kilometre off-road, multi-use ring trail connecting the Humber River and Don River ravine systems, the waterfront and neighbourhoods along the Finch hydro lands.

Improve conditions for cycling.

The City's [Cycling Network Plan](#) builds on the existing network of cycling routes to connect gaps in the current network, grow the network into new parts of the city, and renew existing parts of the network to improve safety. These goals are accompanied by corresponding objectives and indicators for measuring and evaluating success.

Many of the bike routes shown in the long-term cycling network vision have not yet undergone a feasibility review. They are included in the network because the cycling analysis demonstrates value, but assessing every route's technical feasibility at this stage is not possible. In some cases, immediately parallel routes score well and are included to capture all possibilities. In these cases, further analysis and consultation will confirm the preferred route(s) as they are brought forward to the near-term implementation program. Building out the cycling network in Jane Finch to fulfill the long-term vision of the Cycling Network Plan will be a priority.



A cyclist travelling along a sidewalk.

As part of the Jane Finch Initiative, working closely with the cycling group within Transportation Services Division, additional cycling facilities will be identified to serve existing and future demand taking into account the growth that is expected. Making

cycling infrastructure safer, more convenient, more accessible and more inviting will be a key principle. Improvements will be focused on creating connections to key destinations, including transit stops, and creating an uninterrupted network within the study area.

Improvements to cycling facilities should include bike parking, bike sharing and bike repair. In our

community consultations, we heard that while there are some well-connected areas to travel by bike, there are also a lot of missing links where cycling feels unsafe. The lack of bike-sharing facilities and associated bike repair businesses in the area was noted as being an obstacle to making cycling feel feasible, safe and welcoming for more people.

- C19. Identify and map additional priority cycling routes that build on the Cycling Network Plan to achieve a connected cycling network for Jane and Finch that is safe, convenient and comfortable for cyclists of all abilities.
- C20. Require future development to be supportive in building safe cycling routes and securing places to park bikes, especially on development sites near transit stops and key destinations.
- C21. Work with Toronto Parking Authority to locate Bike Share facilities within the study area near transit stops, at key community destinations and in other key locations in the community.
- C22. Include cycling infrastructure on new streets, and on streets undergoing construction where opportunities arise.
- C23. Connect Jane and Finch to the broader city-wide cycling network with links, including to York University, Downsview Park and to the Humber River trail system.

Continue to improve transit.

With the arrival of the Finch West LRT and its direct connection to the Line 1 Yonge-University subway, Jane and Finch is about to become one of the most transit-connected areas of the city. This is an important investment for an area that has been underserved in the past.

Jane Street is among the busiest surface transit routes operated by the TTC. Local and express bus ridership along totals approximately 45,000 riders daily. Jane Street is identified on Map 4 (Higher Order Transit Corridor) and Map 5 (Surface Transit Priority Network) of the Official Plan which positions it for improvement of transit conditions.



A light rail vehicle.
Source: Metrolinx

The TTC's RapidTO: Bus & Streetcar Priority program aims to move people more efficiently on transit by improving reliability, speed and capacity on some of the busiest bus routes in the city. More reliable bus routes with increased capacity will improve access to employment, health care and community services, as well as improve transit equity. The RapidTO project team is currently developing a series of design alternatives for introducing rapid bus transit to Jane Street, on the roughly 10 kilometres from Steeles Avenue West to Eglinton Avenue West. Community consultation is set to begin for this project.



- C24. Provide good pedestrian and cycling connections to transit stops and stations.
- C25. Require new development to be planned and oriented to support transit use.
- C26. Make transit stops welcoming, safe, comfortable for all to use.
- C27. Align the Jane Finch Initiative with the RapidTO program which aims to enhance bus transit along Jane Street by providing transit priority solutions that improve the reliability of service.

Introduce Travel Demand Management approaches to encourage sustainable transportation choices.

Travel Demand Management (TDM) is about encouraging people to take fewer and shorter trips by car to reduce congestion, energy consumption and pollution. Transportation planning in the past often focused on supply-side solutions, in other words, identifying additional transportation capacity needed to satisfy forecasted travel demands. By contrast, TDM places an emphasis on changing travel behaviour to modify and reduce demand for vehicular travel within the city. TDM is most effective when it is supported by complementary actions in the key areas of land use planning and

public transit improvements, both of which are currently advancing in Jane and Finch.



- C28. Develop Travel Demand Management (TDM) strategies for Jane and Finch to guide the planning and design of new development and related infrastructure that may include measures such as introducing bicycle and pedestrian programs to decrease the need for short local trips taken by car, creating a jobs/housing balance, supporting opportunities to work from home, reducing parking standards, providing Bike Share stations, encouraging ride-sharing and car-sharing, promoting public transit and potentially introducing priority bus lanes on TTC's Jane Street routes.

C29. Explore planning and design options for the public realm within new development to provide direct and safe walking and cycling connections to transit stops and stations.

Support efficient and safe goods movement while reducing truck traffic on Finch Avenue West.

The construction of the LRT is transforming Finch Avenue West into a transit-oriented street that will necessitate turning restrictions and other modifications to this east-west route, adjacent roads and highway access points. These changes will affect how businesses ship their goods and make freight deliveries.

In recognition of the transformation along Finch Avenue West, the City is conducting the Finch West Goods Movement Transportation Master Plan (TMP) to address the future shipping and freight delivery needs in the study area while considering the safety and efficiency of travel for commuters, transit users, cyclists and pedestrians.

The TMP is being prepared in accordance with the Municipal Class Environmental Assessment (EA) process. It will recommend infrastructure improvements and outline an implementation strategy. The study will identify and prioritize short-term (0-3 years), medium-term (5+ years), and long-term (10+ years) improvements to the transportation network.

With the Jane and Finch area's position near two major Highways (Hwy 400 and Hwy 407) and situated between two significant employment areas (Duke Heights and Emery Village), the TMP recognizes that goods movement is important and needs to be accommodated while transit-supportive city building proceeds. More information can be found on the Finch West Goods Movement Plan [web page](#).



C30. Encourage improvements to goods movement that target safety and accessibility on key pedestrian, cycling and transit routes in Jane and Finch, including within employment areas adjacent to Highway 400.

C31. Implement the emerging directions from the Finch West Goods Movement Study to identify alternative truck routes and goods movement measures that can divert heavy truck traffic off of Finch Avenue West as it begins to function as a street oriented to transit, walking and cycling.

D. Heritage

Policy Intent

The diverse cultural heritage resources of communities in Jane and Finch are recognized, conserved and celebrated as vital contributors to a sense of place, economic prosperity, and healthy and equitable communities.

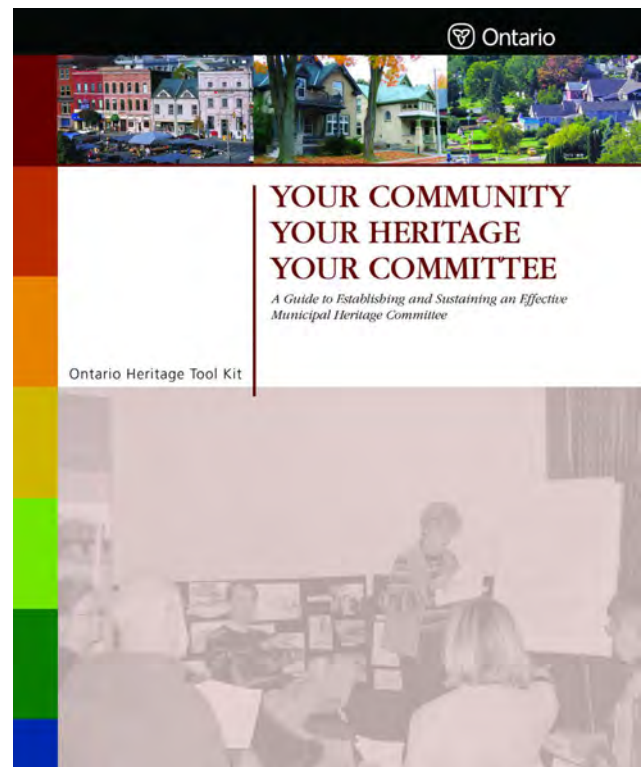
Discussion

As noted in the [Ontario Heritage Tool Kit](#), cultural heritage can take many forms, including oral histories, art, music, festivals and vigils, as well as buildings, structures, monuments, and geographic areas. Cultural heritage can enrich us, inspire us and guide us forward to build vibrant, liveable communities for future generations.

The Jane Finch Initiative includes developing an understanding of the cultural heritage of Jane Finch communities, and integrating that cultural heritage into plans for the future. The primary tool to understand cultural heritage resources is a Cultural Heritage Resource Assessment (CHRA), currently being conducted by the City.

CHRAs conduct historical research and community engagement to first develop an understanding of the historic context of an area. The Jane Finch CHRA has engaged heritage consultants to explore the development history of the area, explaining how the buildings and landscapes of the area came to be, and how they relate to one another. A second consultant has been engaged to produce an understanding of how past and present communities have shaped and used those buildings and landscapes, and to understand which buildings and landscapes might be valued by communities as heritage resources.

The understanding of cultural heritage resources in Jane and Finch resulting from this work must be informed by the lived experience and knowledge of the communities who call the



A chapter from the Ontario Heritage Toolkit.

area home. Through phase 1, the Jane Finch Initiative has organized many opportunities to listen to communities, and what we have heard is being integrated into the heritage work, as well as its many other parts. Listening will continue, including through Heritage Focus Groups, composed of individuals knowledgeable of the area's history and the heritage of its communities.

Aspects of the area's cultural heritage that are closely tied to specific places will inform a second critical aspect of the Jane Finch Cultural Heritage Resource Assessment – identifying

properties with potential cultural heritage value that can be considered for conservation through the Ontario Heritage Act or other land use tools. Identifying places with cultural heritage value is an important first step in ensuring that we can preserve our heritage and support growth. Historic places can play a crucial role in maintaining a sense of place, while a mix of historic and modern development plays a role in attracting the innovation and investment that support our economy. As part of sustainable urban development, heritage planning can also be leveraged as a tool to strengthen social participation, encourage inclusive communities, and support diverse cultural economies.

The [Ontario Heritage Act](#) regulates, among other things, how municipal councils can identify and protect heritage resources within municipal boundaries. The Act defines heritage resources as real property, including buildings, structures, monuments, and landscapes that have cultural heritage value or interest to a community, including an Indigenous community. Section 27 of the Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act, as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

[Ontario Regulation 9/06](#) sets out the criteria for evaluating properties to be designated under the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical/associative value and contextual value.

The Official Plan speaks to the importance of the City's cultural heritage resources, including buildings and landscapes, and contains policies related to its conservation. The Official Plan identifies cultural heritage resources as an important component of sustainable development and place-making whose preservation is essential to the character of our city. It directs that potential and existing properties of cultural heritage value or interest will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

Following the Official Plan's direction, the Jane Finch CHRA will apply provincial criteria, drawing on an understanding of the area's historic context and further community engagement, to evaluate all properties in the study area for their cultural heritage value or interest. A list of identified properties with heritage potential will inform the development of policies in both the community development plan and land use plan, so that those policies can integrate heritage properties into plans for the future. The Jane Finch CHRA will also propose the best tools to conserve properties identified as having heritage potential.



Jamboard responses from the second Heritage Focus Group.

Going beyond the identification of properties, the Jane Finch CHRA will also consider heritage resources that may not be tied to a specific place. To date, City staff have heard from the community about the value of cultural diversity to the identity and heritage of Jane and Finch. Staff have also heard about the importance of public institutions and safe spaces such as libraries and schools, sites of vigils and annual commemorative events, community advocacy, and the arts.

Directions

Conserve significant buildings and landscapes that reflect the cultural heritage values and histories of Jane and Finch's communities.

The Ontario Heritage Act provides municipalities with a policy framework for identifying and protecting properties with cultural heritage value or interest through designation under Part IV or Part V. Heritage properties can be valued on the basis of their tangible qualities, such as their design or contribution to a streetscape, and as vessels of intangible qualities, such as places of gathering and cultural activity.

Residents of Jane and Finch have, and will continue to, provide insight into places that represent community history and identity, such as apartment towers, community housing, schools, community centres, restaurants, and green spaces.

- D1. Properties identified as having potential cultural heritage value will be considered, through further evaluation, for inclusion on the municipal Heritage Register.
- D2. Properties designated under the Ontario Heritage Act (Part IV and Part V) will be conserved and maintained, and considered as cultural assets within Jane and Finch.
- D3. Explore site-specific approaches for properties on the Heritage Register to address their unique characteristics and conserve their cultural heritage value.
- D4. Important views and landscapes within Jane and Finch that are important to its sense of place will be identified and protected.
- D5. The adaptive reuse of heritage buildings for civic and cultural uses will be encouraged.

Ensure that the cultural heritage of communities in Jane and Finch informs and enhances plans for the future.

Consideration of an area's historic evolution and cultural heritage values is an integral part of the planning process. Community members have shared the histories of informal gathering spaces in Jane and Finch, such as basketball courts and parking lots that have been used for community organization, activism, and vigils. They have spoken about the cultural importance of parks and open spaces; landscapes of sport and recreation, such as cricket pitches, are valued sites for connecting and building social capital. Community murals in the area are a significant medium for expressing culture and creativity.

The rich cultural diversity of Jane and Finch, particularly demonstrated through restaurants, has also been highlighted as central to its sense of place.

In addition to the community conversations that have already taken place, there are opportunities to further identify businesses, institutions, and organizations that are significant to the heritage of Jane and Finch. Events and activities identified by communities as significant to the heritage of Jane Finch should be identified and, where possible, supported.

While the Ontario Heritage Act enables the conservation of tangible elements of buildings and landscapes with cultural heritage value, the Jane Finch Initiative will explore additional tools for supporting and enhancing the cultural heritage of Jane Finch that is important to communities.



Parsons Site plaque, located at Murray Ross Parkway and Sentinel Road, providing information on the Indigenous history of the area.
Source: Heritage Toronto.



Left: The house of John Charles Snider, lot 19, concession 4 West, York (west of Keele, south of Finch) - 1930
Right: The Palisades apartment building in 1978, Keith Beaty,
Source: Toronto Public Library

- D6. Understanding and consideration of Jane and Finch's cultural heritage will be interwoven throughout the Jane Finch Initiative.
- D7. Public art and installations that are important to the community should be conserved.
- D8. Future public art and installations should continue to consider and support the specific values of Jane and Finch's communities, as reflected, in part, by the results of the CHRA.
- D9. Identify opportunities to support businesses, organizations, events, and activities that contribute to the area's heritage and cultural identities.

E. Housing

Policy Intent

Jane and Finch is a place where current and future residents have good access to adequate, affordable and appropriate housing.

Discussion

In conversations with communities, housing affordability for both rental and ownership housing was a strong concern. People told us that they are concerned about the quality of existing housing and about maintenance issues as well as rent increases and evictions. People shared concerns about the upkeep and vacancy rates in Toronto Community Housing communities. Overall, there is a concern that the Finch West LRT, and the associated development that it will bring, will cause displacement of existing residents who feel they have few options for accessing decent, affordable housing.

The City of Toronto plays an important role in ensuring the provision of a diverse range of housing in neighbourhoods across the city in terms of building form, tenure and affordability. Housing needs for individuals and families vary across the housing spectrum, which ranges from emergency shelters to supportive housing, seniors housing, social housing (including rent-geared-to-income housing), affordable housing and market rental and ownership housing.

The [HousingTO 2020-2030 Action Plan](#) is the City's blueprint for action across the full spectrum of housing needs and is centered on a human-rights based approach to housing. The Action Plan recognizes that good quality, affordable housing is the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and the country as a whole. The Action Plan identifies a number of policies, programs and initiatives to

be advanced across City divisions that, taken together, will make a transformative impact on the city's housing supply over the coming decade.

City Planning contributes to the implementation of the HousingTO Action Plan. Through development review, the division is responsible for implementing Official Plan policies that help secure new affordable housing, protect existing rental housing stock and encourage new rental housing.



HousingTO
2020 - 2030 Action Plan



December 2019

HousingTO Action Plan document cover.

City Planning, working collaboratively with the City's [Housing Secretariat](#) and other municipal divisions and partners, conducts research and analysis to develop and recommend policy that meets the city's future housing needs. Our work helps preserve and increase the city's affordable

housing stock. With the limited supply of new rental housing and rising home ownership costs, a priority is placed on preserving, replenishing and growing rental housing in Toronto.

In November 2021, City Council adopted new [Definitions of Affordable Housing](#) through Official Plan Amendment 558. The previous definitions of affordable housing were based on average market rent—the average rent paid by current tenants, by unit type, in purpose-built rental buildings across Toronto. The new definitions implement City Council’s direction as part of the HousingTO Action Plan to develop income-based definitions for affordable housing. The updated definitions refer to the household income required such that affordable rent would cost no more than 30 per cent of a household’s income.

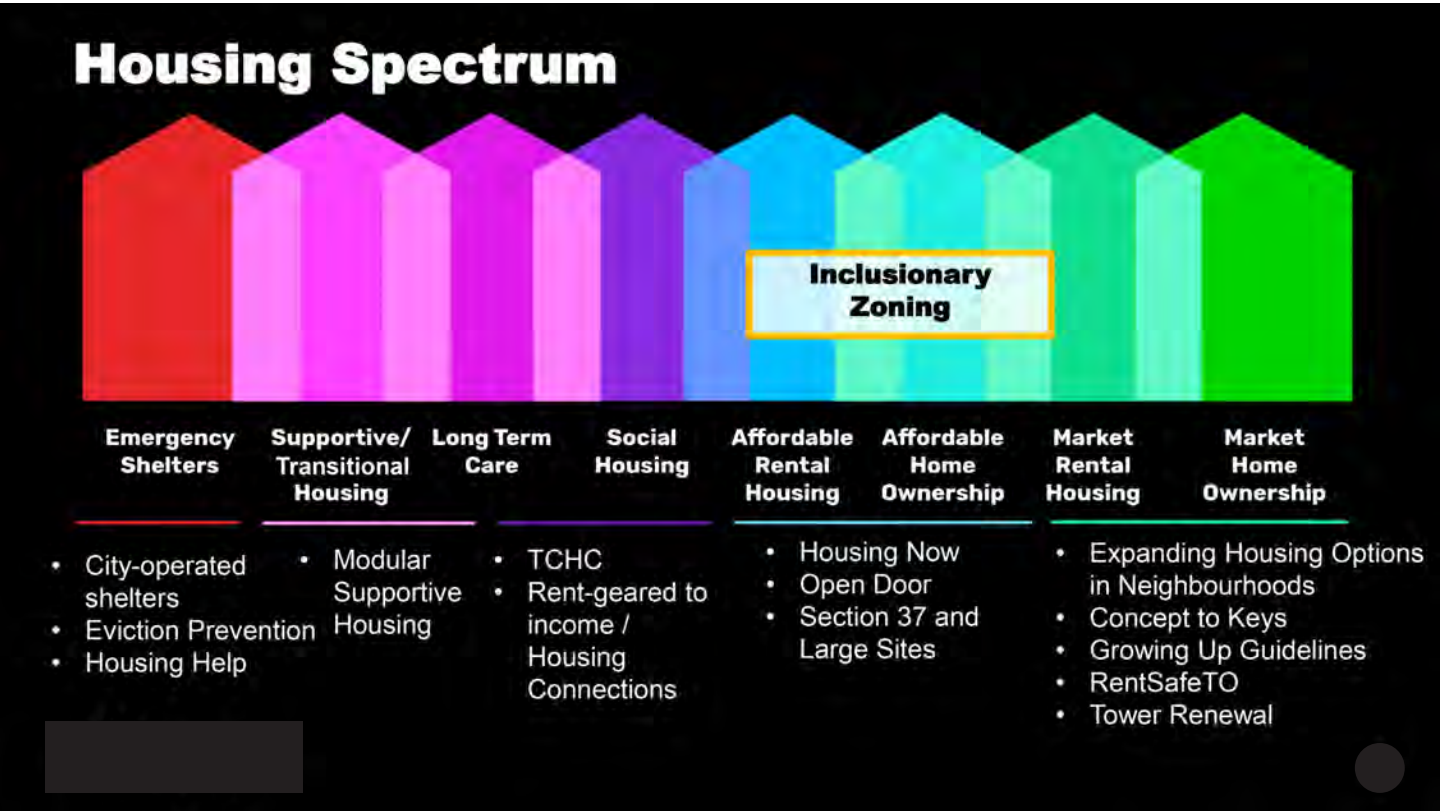
Given that housing issues are prevalent in neighbourhoods across Toronto, the City’s approach is to develop and implement housing

policies and related programs on a city-wide basis. Local-area policies can supplement these city-wide policies through secondary plans like the one being developed for Jane and Finch.

Applying City-Wide Housing Policies in Jane and Finch

Development applications in Jane and Finch will need to conform to a number of existing, in-force city-wide housing policies in the Official Plan and housing-related by-laws, including:

Rental Replacement — When there is a proposal to demolish six or more rental units to build something else, this policy requires that those rental units are replaced in the new development and existing tenants are compensated and provided with the right to return at similar rents. See Official Plan Policy 3.2.1.6.



Dwelling Room Policy – Also referred to as ‘Multi-Tenant Housing’, this policy requires developments proposing to demolish six or more dwelling rooms to replace the same amount of residential gross floor area as dwelling rooms or rental studio units with similar rents for a period of at least 15 years, along with appropriate tenant relocation and assistance. People who live in dwelling rooms are often vulnerable and may include households with low incomes, seniors on fixed incomes, newcomers to the city, and students. See Official Plan Policy 3.2.1.11.

Dwelling Room means a room used as living accommodation that is available for rent and that is not self-contained. A dwelling room may contain private bathroom or cooking facilities, but not both. A dwelling room, for the purposes of this policy, excludes living accommodation exempted from the application of the Residential Tenancies Act, or successor legislation.

Social Housing Replacement – This policy protects the supply of social housing units which include rent-geared-to-income units provided by Toronto Community Housing or other housing providers such as housing cooperatives and neighbourhood service organizations. Development applications that propose to demolish six or more social housing units must replace the same number, size and type of social housing units (‘like-for-like’ replacement). A tenant relocation and assistance plan is required and typically includes the right to return to a replacement unit at similar rent, moving to an alternative unit during redevelopment and supports to help move. See Official Plan Policy 3.2.1.7.

Rental intensification – On sites where a new building is proposed on the same lot as an existing rental building that has six or more rental units, this policy allows the City to secure the tenure of the existing rental building for at least 20 years and improvements to benefit the tenants of the existing rental building (e.g. new amenities, improvements to the laundry room,

Revitalization of TCHC properties

The TCHC **Firgrove-Grassways** community, located south of the Jane and Finch intersection, is currently being revitalized. A Zoning By-law Amendment application and a Draft Plan of Subdivision have been submitted proposing to establish nine blocks and five public roads that will result in six new buildings, the retention of two existing buildings, a community centre, and a public park. The development is to include market housing, new affordable rental housing and replacement social housing units. The revitalization would result in the demolition and replacement of 236 social housing units and the retention of 152 social housing units.

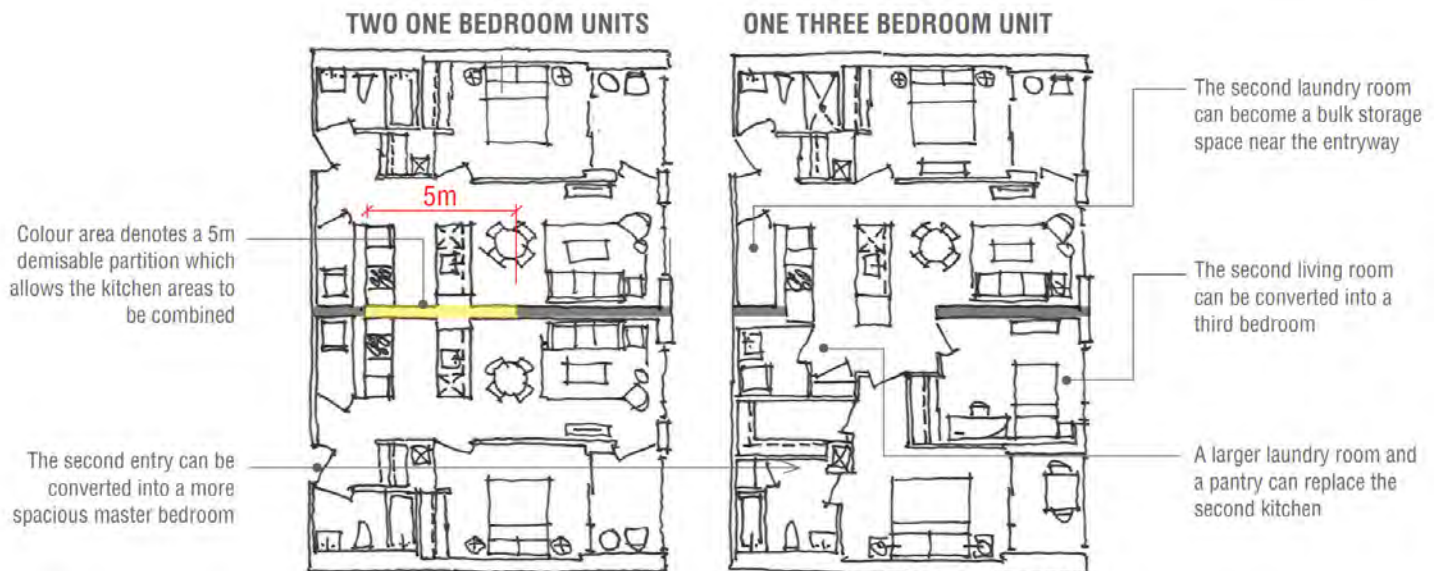
In 2021, improvements to the retained buildings were completed and included masonry repairs, new insulation and over cladding, replacement of windows, doors and roofs, lighting upgrades, mechanical upgrades and interior amenity space renovations at 5 Needle Firway.

At the City Council meeting of February 2 and 3, 2022, Council adopted a motion put forward by Councillor Perruzza asking CreateTO, the City’s real estate management agency, to investigate options for housing renewal and public realm improvements for the **Edgeley Village** neighbourhood.

accessibility-related improvements) without pass-through of costs to tenants. See Official Plan Policy 3.2.1.5.

Large Sites – This planning policy allows the City to secure new affordable housing as a community benefit when a development proposes additional density beyond as-of-right zoning permissions. The Large Site policy requires affordable housing as the first priority community benefit (under Section 37 of the Planning Act) on sites larger than five hectares. See Official Plan Policy 3.2.1.9.

Planning for Children in New Vertical Communities is a Council-adopted urban design guideline document that directs how new development can better support housing for families. It provides guidance on the proportion



Example of flexible unit configurations with folding walls and pocket doors from the Growing Up Guidelines.

and size of larger units recommended in mid-rise and tall buildings that include 20 residential units or more. The guidelines encourage residential buildings to provide a minimum of 25% large units, of which 10% should be three-bedroom units and 15% should be two-bedroom units. The guidelines also recommend ideal unit sizes for these family-sized units.

New Policy Initiatives

There are a number of new policy initiatives on housing affordability that, if adopted and/or when implemented, would shape new development in Jane and Finch. These include:

Inclusionary Zoning – This new policy is in force and will begin to be implemented later this year. It requires that certain developments provide a minimum percentage of affordable housing, secured for 99 years. The policy applies to new development applications submitted after September 18, 2022 that are located in a Protected Major Transit Station Area (PMTSAs). Inclusionary zoning requirements would apply in the Jane Finch area once PMTSAs, currently being delineated by the City, are approved by the Minister of Municipal Affairs and Housing.

Inclusionary zoning would require new condominium developments generally located within 500-800 metres of Finch West LRT stations and proposing 100 or more units or at least 8,000 square metres of residential gross floor area to provide 5% of the total residential gross floor area as affordable rental housing or 7% of the total residential gross floor area as affordable ownership housing. The webpage of Toronto's [Official Plan Review](#) provides opportunities for the public to provide input on PMTSAs.

Protected Major Transit Station Areas

Protected Major Transit Station Areas (PMTSAs) are areas within an approximate 500-800 metre radius of a transit station or stop (subway, LRT or GO station) representing a roughly 10-minute walk. To be designated a PMTSA, the City has to delineate the boundaries of the area and set out a planning framework with minimum densities that is to be approved by the Province. This process is underway for the transit stops along the Finch West LRT including three of the four stops within the study area: Driftwood, Jane and Finch and Norfinch/Oakdale.



Expanding Housing Options in Neighbourhoods

– This policy initiative would allow for more options for low-rise housing in residential neighbourhoods to meet the needs of our growing city and create a more equitable, sustainable city. It is working to expand opportunities for “missing middle” housing forms in Toronto, ranging from duplexes and triplexes to garden suites and low-rise apartment buildings.

Housing Initiatives Underway

The following are highlights on the range of housing initiatives underway across City Divisions to increase the supply of affordable rental housing, streamline access to affordable housing, support the renewal and revitalization of existing social housing and rental towers, and support tenants facing renovations:



Open Door Affordable Housing Program – The Open Door program accelerates affordable housing construction by working with non-

profit providers and private sector housing developers to create affordable housing at a faster pace. Through the program the City waives development charges, planning and building fees, provides property tax exemptions, and provides capital funding. The program has been particularly successful in supporting non-profit housing providers in leveraging affordable housing opportunities on their lands. Many of these projects provide housing at deeper levels of affordability and secure the affordability of the housing for between 40 to 99 years.

Housing Now – This initiative leverages City-owned lands to stimulate the development of affordable rental housing within transit-oriented, mixed-income, mixed-use, complete communities. On average, 30% of the new housing on each Housing Now site would be affordable and maintained as affordable housing for 99 years. Alongside the affordable housing, these developments also contribute other community assets such as child care facilities, space for community agencies, local parks and open spaces that will be added to neighbourhoods across the city.

Modular Housing Initiative – This initiative is building small-scale infill housing while providing a rapid, dignified response in connecting people experiencing homelessness with homes and appropriate supports to help them achieve housing stability. Modular housing, which is essentially prefabricated housing, is built off-site in a factory and transported to the site for assembly.

Renovictions Policy –The City is developing a renovations policy framework building on lessons learned from other jurisdictions and recognizing municipal authority and permissions. Elements of the policy being considered include tenant support and capacity building; assessing and leveraging city authorities to deter renovations; assessing landlord eligibility for city programs and/or incentives; establishing a

housing-at-risk working table; intergovernmental advocacy and collaboration; collaborating with the housing sector; and ongoing evaluation and improvement of policies and programs.

Eviction Prevention Handbook

The City has developed a [handbook](#) to help tenants navigate the general eviction process including what to look out for, templates to use and an overview of tenants' rights. The handbook is available in multiple languages.

[Multi-Unit Residential Acquisition Program](#) (MURA) – MURA protects existing affordable homes by providing grant funding and incentives like exemptions from property taxes and application fees, to qualified non-profit and Indigenous housing providers to support them in purchasing and renovating existing market rental properties for permanent affordable housing. The primary objective of the program is to remove properties from the speculative housing market thereby improving housing stability for current and future tenants.

Directions

Use the suite of existing and forthcoming policies and programs to address displacement, improve and protect existing rental housing and create new affordable housing.

A secondary plan for Jane and Finch, which will form part of the Official Plan, will build on and establish a foundation for implementing city-wide housing policies – as outlined in the discussion section above – while also advancing additional area-specific policies to address the specific local context.

- E1. Continue to apply the Official Plan's in-force housing-related policies to development applications within Jane and Finch to ensure the provision and protection of affordable and rental housing.
- E2. Advance community consultation around the delineation of Protected Major Transit Station Areas along the Finch West LRT which will enable the application of inclusionary zoning policies to new development.

Provide for a diversity of housing types, forms, tenures and affordability.

As the area changes over time, a diversity of housing types, forms, tenures and affordability should be achieved to support a complete community and healthy housing mix.

- E3. Develop policy specific to the needs of Jane and Finch communities to encourage a diverse supply of housing types and forms, including affordable ownership and rental housing.

Require a range of housing, including affordable housing, on large sites as they are redeveloped.

The City has experienced an increase in planning applications seeking to redevelop large mall sites through the city. These sites generally feature low-rise commercial buildings and large areas of surface parking on generous, contiguous lots.

Large sites, particularly those near transit, offer the opportunity to create a more dense urban fabric and achieve a broad range of city building and policy goals such as the provision of a wide variety of housing types, including affordable housing and rental housing. The secondary plan area includes three mall sites located on the corners of Jane Street and Finch Avenue West.



Example of townhouses along Finch Avenue West.

- E4. Use all available municipal policy and programs tools to prioritize and maximize the provision of affordable housing as large sites are redeveloped.
- E5. Explore all opportunities to combine Official Plan policies and affordable housing programs to amplify the supply and extend and deepen the affordability of units.

Support larger households and require family-sized units in new buildings.

Given the number of large households, families with children and lone-parent families in the study area, family-sized units should be encouraged to address and improve housing suitability. Policies should also support high-quality living environments including requirements for storage, operable windows, balconies and indoor and outdoor amenity spaces suitable for a range of household sizes, including families with children.

Large sites, particularly those near transit, offer the opportunity to create a more dense urban fabric and achieve a broad range of city building and policy goals such as the provision of a wide variety of housing types, including affordable housing and rental housing. The secondary plan area includes three mall sites located on the corners of Jane Street and Finch Avenue West.

- E6. To achieve a balanced mix of units types and sizes, and to support the creation of housing suitable for larger households, build on the Planning for Children in New Vertical Communities urban design guidelines and its background research to assess the potential to advance policy requiring larger developments in Jane and Finch to:
 - include a minimum percentage of total number of unit as two-bedroom and three-bedroom units;

- build minimum sizes for two-bedroom and three-bedroom units;
- include features supporting quality living environments such as storage space; operable windows; bedrooms with closets and balconies or terraces;
- include indoor and outdoor amenity spaces for the use of residents which are suitable for a range of unit types, including amenity areas suitable for families and pet owners.

Encourage multi-unit housing and additional units in Neighbourhoods.

The study area includes some neighbourhood areas zoned Residential Semi-Detached (RS Zone), which generally only permit detached and semi-detached houses to be built. While there are a number of existing high-rise apartment buildings, about 43% of the existing housing stock in the Jane and Finch area is located in single-detached, semi-detached and row houses. There are opportunities to expand the types of housing that are permitted in these areas to offer more options of housing size, tenure and affordability.



Example of multi-unit housing in the study area.

- E7. Align the Jane Finch Initiative with planning work underway through the Enhancing Housing Options in Neighbourhoods (EHON) initiative that is exploring the introduction of gentle density in existing low-rise housing in residential Neighbourhoods to increase housing supply and encourage a range of housing options while creating a more equitable and sustainable city.

Identify priority improvements for rental intensification sites.

In community consultations, many residents expressed their desire to have the City do what it can to improve existing rental housing before accommodating new development. Given the number of older apartment buildings in the study area, with many buildings ranging from 40-60 years old, there are opportunities to leverage new development to improve the existing rental housing stock through the application of OP

policy 3.2.1.5 on rental intensification.

The required upgrades and improvements to existing buildings should be informed by community consultation, particularly with existing tenants, and be integrated with Community Development Plan initiatives, such as Tower Renewal.

- E8. Work with existing tenants' groups and other relevant stakeholders to identify needed improvements to existing buildings to ensure that community voices are heard when new amenities or improvements are secured as a condition of redevelopment or through Tower Renewal.

Prioritize affordable housing on publicly-owned land.

Housing affordability, including creating home ownership opportunities for low and moderate income families, was raised as a key concern through community consultation. While inclusionary zoning is expected to apply to new developments on privately-owned land within the future Protected Major Transit Station Areas around Finch West LRT stops, the land use planning framework can also prioritize achieving affordable housing on publicly-owned land where development is appropriate.



Example of multi-unit housing in the study area.

E9. Prioritize affordable housing in the redevelopment of publicly-owned land.

Support community land trusts and co-ops in retaining and securing new affordable housing.

Community Land Trusts (CLTs) are member-based non-profit organizations that acquire and manage land for community benefit. Activities can range from creating and preserving affordable housing or commercial spaces, to securing community gardens or green spaces. CLTs often partner with non-profit developers or community services to achieve their goals. CLTs help to build community by increasing neighbourhood participation, investment and local decision making. In Toronto, high

land values present a key challenge in land acquisition but two examples have found success and support in recent years: the Parkdale Neighbourhood Land Trust and the Kensington Market Community Land Trust. As part of work on the Jane Finch initiative, including within the Community Development Plan, the City could also look for opportunities to support the creation of a Jane Finch community land trust.

E10. Consult with community members and stakeholder groups and undertake research to explore supporting community land trusts and co-ops in retaining and securing new affordable housing.

Align the Jane Finch Initiative to capital infrastructure planning for shelter and housing supports.

The City's Shelter, Support & Housing Administration (SSHA) division is the service manager for homelessness services in Toronto. The Division's top priority is to ensure that vulnerable people can access temporary accommodation when they need it, and that permanent housing options are available,

accessible and sustainable. The largest part of the division's portfolio is the funding and oversight of social housing in Toronto which includes direct management of access to subsidized housing through a centralized waiting list. SSHA also directly operates emergency and transitional shelter and 24-hour

respite programs; provides street outreach in the downtown core; and helps people avoid eviction through case management and housing assistance.

People experience homelessness in all areas of Toronto. Etobicoke York represents 15% of the total number; 14% of those in shelters and 24% of those living outdoors. There are no permanent shelters located in the Jane Finch study area, however, there are programs located nearby including Downsview Dells, located at 1651 Sheppard Avenue West, and one temporary shelter located in the study area that was opened to support physical distancing in response to Covid-19.

SSHA will develop a three year Capital Infrastructure Strategy (2022-2024) for both City-owned and agency-owned sites with City funded programs/services for people experiencing homelessness. A longer-term capital infrastructure strategy will enable the division to identify key service gaps, align capital planning with the City's long-term housing and homelessness plan, initiate conversations with Councillors around shelter capital planning, and focus efforts for targeted, proactive engagement in relevant neighbourhoods.

E11. Work with Shelter, Support and Housing Administration as they undertake their first Capital Infrastructure Strategy that will guide shelter infrastructure planning, to address needs and opportunities that may arise in Jane and Finch.

Examples of different types of housing in the study area.



F. Community Service Facilities

Policy Intent

Jane and Finch is a community with easy access to a full range of well-maintained community services and facilities.

Discussion

Community Service Facilities (CSF) are publicly accessible, non-profit facilities and places where City Divisions, agencies and boards, and school boards deliver programs and services such as public libraries, child care and recreation centres, public schools and human services. These facilities support people in meeting their social needs and enhance people's well-being, health and quality of life.

Planning for complete communities is a key objective of the overall planning process and community service facilities that support a range of programs and services are essential components. These facilities are essential to building community capacity and serve as neighbourhood focal points where people gather, learn, socialize and access services.

Toronto's Official Plan sets out a policy framework for identifying community CSF needs in the land use planning process. This involves undertaking two steps: 1) a CSF background study, which is an examination of existing conditions, and 2) a CSF strategy, which is a more detailed assessment of needs and investment requirements for areas experiencing significant growth or change.

During the first phase of the Jane Finch Initiative, City Planning completed a CSF background study. It is a comprehensive inventory and analysis of existing conditions for each of the five major community service sectors – schools, libraries, child care, community recreation and human services – in or around the study

area. Data was gathered from City Divisions and partner agencies, as well as through consultations with City staff, local service providers and residents.



Driftwood Community Recreation Centre.



Domenico Di Luca Community Recreation Centre.

Directions

Maintain and enhance existing community service facilities and build new facilities as appropriate to meet evolving needs.

Community service facilities are essential to fostering complete communities and need to be planned to address needs of existing residents in Jane and Finch and the requirements associated with future growth.

As the study moves into its second phase, a key next step will be for City staff to work with Divisions, boards, agencies, community service providers and residents to confirm facility capacity and identify both existing gaps in, and future needs for, community service facility space to support existing and future residents at Jane and Finch.

- F1. Develop a comprehensive community service facilities strategy for Jane and Finch in the next phase of study work to address unmet needs of existing residents and identify capital investments needed to support future growth.
- F2. Plan new community service facilities to be supported by a well-designed public realm and be located in highly visible, safe, convenient and accessible locations with strong pedestrian, cycling and transit connections.

Leverage development to achieve community benefits.

It is anticipated that applications for development from property owners on key sites in the Jane and Finch area may be received by the City while the Jane Finch Initiative planning process is still underway. The owners of Jane Finch Mall, for example, have created a community engagement process to inform their own planning for the future of the mall site and may apply to redevelop the site before the secondary plan is in force. When an application is received

while a planning study is underway, the emerging directions of this planning study ought to inform the review of the application and City staff's recommendations to Council.

Development can contribute to new and improved facilities, either on-site or off-site, to accommodate growth that achieves the desired complete-communities outcome.

- F3. As development occurs, work collaboratively and transparently with applicants to inform the secondary plan for Jane and Finch and to leverage investment in community services and facilities that meet the identified emerging priorities for the area.
- F4. As development occurs, focus on ensuring that any existing non-profit community service facility space displaced through redevelopment is replaced in new development.
- F5. For development that is phased, require the construction of community service facilities as part of the first phase of development.

Collaborate with school boards as they plan for education facilities to support growth and community services.

Public school facilities and sites play an important role as learning institutions and also as integral community resources providing play areas and green and open spaces that support the community.

The Official Plan recognizes that school sites and facilities have a broader role to play than education alone. They provide needed support and services for the families of students (e.g., the co-location of child care), provide safe play space for neighbourhood children and their green and open spaces are generally well-used by community members when school is not in session. These facilities contribute to the broader provision of community services by functioning as vital community hubs and as gathering space for families.

In the Jane and Finch study area, there are 12 Toronto District School Board (TDSB) school facilities: 11 elementary and 1 secondary. The Toronto Catholic District School Board (TCDSB) has 6 elementary school facilities, with the secondary school student population in the study area being served by three high schools located just outside the area.

School boards have responsibility for planning their own sites and facilities and conduct ongoing evaluation and monitoring to do so. The City of Toronto supports them in this process and

circulates all development applications to the TDSB and the TCDSB for review and comment, as well as to inform their own capital planning processes. The City also involves the boards in long-range planning studies such as the Jane Finch Initiative.

Currently, all TDSB and TCDSB schools in the study area are operating within acceptable capacity.

In community conversations we heard about the importance of before- and after-school programs for families as well as a need for tutoring and youth programs. People shared concerns about needing updated technology in schools and wanted to see more programs that promote student leadership and mentorship.



St. Charles Garnier Catholic School

- F6. Work collaboratively with the TDSB and the TCDSB as the Jane Finch Initiative progresses into its next phase and considers how to shape and guide future growth.
- F7. Explore potential shared-space partnerships or models for community agencies to access available space in local public school facilities.

Collaborate with the Toronto Public Library to inform improvements to community libraries as vital community spaces.

Public libraries are safe and welcoming community hubs that provide resources for learning, culture, health, leisure, entertainment and work. The Toronto Public Library (TPL) provides vital space, resources, and services across Toronto's neighbourhoods that enrich learning and skills development.

Toronto's public libraries, spread geographically around the city through branches and available through an online portal, enable lifelong learning through their collections of print and digital materials supported by professional staff who help residents seek new opportunities and develop their knowledge and skills.

The Toronto Public Library's (TPL) has 100 branches: 81 neighbourhood branches, 17 district branches and two Research/Reference libraries and service centres. The TPL's service delivery model defines neighbourhood and district branch service as follows:

- Neighbourhood branches provide general informational and recreational collections and services for adults and children in areas with populations ranging from 25,000 to 50,000. The primary service area of Tier 1 facilities fall within a 1.6-kilometre radius. Neighbourhood branches are designed to be between 10,000 to 20,000 square feet as appropriate to the collection size and ancillary services offered.
- District branches provide more comprehensive recreational and informational collections, as well as reference collections, along with a broad range of community programs and services to diverse populations. Libraries classified as a Tier 2 facility serve an area of 2.5 kilometers and a minimum of

100,000 people. District branches target a minimum size of 25,000 square feet.



Jane Sheppard Library

The Jane/Sheppard Library is a 'neighbourhood branch'. The Jane/Sheppard branch is currently below the ideal size for a neighbourhood branch at 7,000 square feet. The York Woods Library is a 'district branch' with many residents in the surrounding catchment area travelling to use its larger collections and service and facility offerings. The branch plays a vital role in the community by providing multi-purpose space for various uses, such as classes, studying, multilingual services, and cultural or arts events. It is also home to a youth hub.

The TPL is governed by a board, appointed by Toronto City Council, that is comprised of both citizens and members of Council. Libraries' service standards are aimed at building vibrant community hubs that provide neutral, convenient space to residents of all ages and backgrounds. TPL has its own planning function and is responsible for planning library facilities to support its mandate and service delivery.

In 2019, City Council approved the TPL Facilities Master Plan (FMP) providing a detailed

analysis of TPL's real estate portfolio, a long-range demographic analysis of catchment areas, a review of various planning studies, an assessment of the important drivers for 21st century library service, and key stakeholder and public consultation. A core goal of the FMP is to create an evidence-based prioritization tool to evaluate capital needs and investment decisions at the branch level as the city grows.

Improvements to York Woods Branch are currently underway entailing a major renovation including an interior redesign, upgrades to the theatre and reprogramming to meet current needs. TPL staff will be updating the FMP and the Jane Finch Initiative will inform this important planning work for the library system. During community consultations, residents spoke of the importance of the theatre space at York Woods library and shared concerns that the programs and spaces at the library before renovation were often limited or not accessible to local residents.

York Woods Library Capital Project

The TPL's Facilities Master Plan (FMP) prioritized the York Woods district branch for improvements. The library is now closed to accommodate the renovation. The branch was identified in the FMP as being in poor condition and the \$11.75 million renovation will include an interior redesign and renovation of the ground and second floors, as well as upgrades to the theatre. The renovation will revitalize the interior space, and update programming to support and enhance service delivery needs. The redesign will maximize opportunities for flexible or adaptable spaces, and will include a Digital Innovation Hub, Kids Stop, and Discovery Zone. State of good repair issues related to retrofitting, as well as building and infrastructure upgrades will also be addressed. The renovation will also provide a new multipurpose program space for newcomer services, co-sponsored programs, and partnerships. While the branch is closed, the TPL is providing services in a 3,000 square-foot space in the concourse level of Yorkgate Mall at the northwest corner of Jane and Finch.



York Woods Library before (left) and during (right) renovation.

- F8. Work collaboratively with Toronto Public Library capital planning staff, as the Jane Finch Initiative moves into its detailed planning stage and next round of public consultation, to inform the upcoming iteration of TPL's Facilities Master Plan.

Make the building of new child care spaces in Jane and Finch a priority.

There are 16 licensed child care centres in the study area, providing a total of 1,430 spaces. The largest proportion of these spaces is for school age (31%) and preschool (27%) children, followed by kindergarten (23%), toddlers (12%) and infants (7%). In 2020, 49 new child care spaces opened at St. Augustine Catholic School, providing spaces for 10 infants, 15 toddlers and 24 pre-schoolers.

EarlyON Child and Family Centres offer free programs to parents/caregivers and their children from birth to six years of age. These centres welcome all families to participate in programs that help strengthen adult-child relationships, support parent education, and foster healthy child development. Qualified professionals can help families and caregivers find support, get advice, make personal connections and access a network of resources. There are nine EarlyON Child and Family Centres in the study area. Program capacities vary among the sites, with a few large community-based programs and a number of medium- and small-size programs supporting families and children in the Jane and Finch community.

There are plans for two new child care centres in the study area:

- Stanley Public School. Located at 75 Stanley Road within the school facility, this centre will have 62 spaces and is expected to open in 2022.
- The Firgrove Early Learning & Child Care Centre will be replaced as part of the Firgrove Grassways community revitalization project being undertaken by Toronto Community Housing. The facility will be expanded with 16 new pre-school spaces, to a total of 62 spaces. The expected completion date is 2024.

Toronto's Licensed Child Care Growth Strategy 2017-2026 aims to provide enough licensed spaces to serve 50% of children aged 0 to 4 by 2026. In order to achieve this target, the study area will need additional child care spaces.



EarlyON child care centre located in Jane Finch Mall.

The area is currently under-served by child care spaces and this has been identified as a priority that needs to be addressed. Any growth coming into the area will place additional pressure on an already over-stretched system of licensed child care facilities.

During the phase 1 community consultation, residents raised concerns about a lack of access to affordable child care spaces and programs in the neighbourhood. The Black Creek and Glenfield-Jane Heights neighbourhoods are both identified by Children's Services as a high priority for child care expansion with enough licensed spaces to serve 20-29% of children aged 0 to 4. Additional resources will be required to meet the target of serving 50% of children 0 to 4 as outlined in the Licensed Care Growth Strategy.

- F9. Work with Children's Services Division to identify opportunities to expand the number of non-profit licensed child care spaces to meet current needs and accommodate future growth in the study area.
- F10. Encourage development to include a non-profit child care facility where it can be accommodated on the site.

Work with Parks, Forestry & Recreation division to identify opportunities to expand or enhance community recreation facilities.

Community recreation facilities are active spaces that inspire and support participation in physical activity, social activity and learning. They are owned, operated and maintained on a not-for-profit basis by the City of Toronto, through the Parks, Forestry & Recreation Division.

Recreation facilities may be provided in indoor or outdoor settings (some of which are operated seasonally). Indoor recreation facilities include community recreation centres (which can contain multi-purpose rooms, gymnasiums, fitness facilities and walking tracks), indoor pools, indoor playgrounds, arenas and curling rinks. Outdoor recreation facilities include outdoor pools, artificial ice rinks and skate trails, wading pools and splash pads, sports fields, tennis courts, basketball courts, bocce courts, lawn bowling greens, dog off-leash areas, bike parks, and skateparks.

In 2017, the City Council adopted the [Parks and Recreation Facilities Master Plan 2019-2038](#) (FMP). It is a 20-year plan for investment in new and improved recreation facilities. It included an assessment of conditions and needs across the city including within the Jane and Finch study area. The FMP is guided by the principles of quality, sustainability, innovation, and equity and seeks to address three major goals:

- renew and upgrade existing facilities;
- address gaps and growth-related needs (identify current and future facility gaps based on existing and projected

population, and create new facilities where needed); and

- work with others to maximize opportunities for partnerships and leverage investments.

An [Implementation Strategy for the Parks and Recreation Facilities Master Plan](#), adopted by City Council in October 2019, identifies specific types of recreation facilities required by geography (ward, district, or citywide) and time period: short term (2019-2023), medium term (2024-2028), and long term (2029-2038), in order to address recreation service level gaps throughout the city.

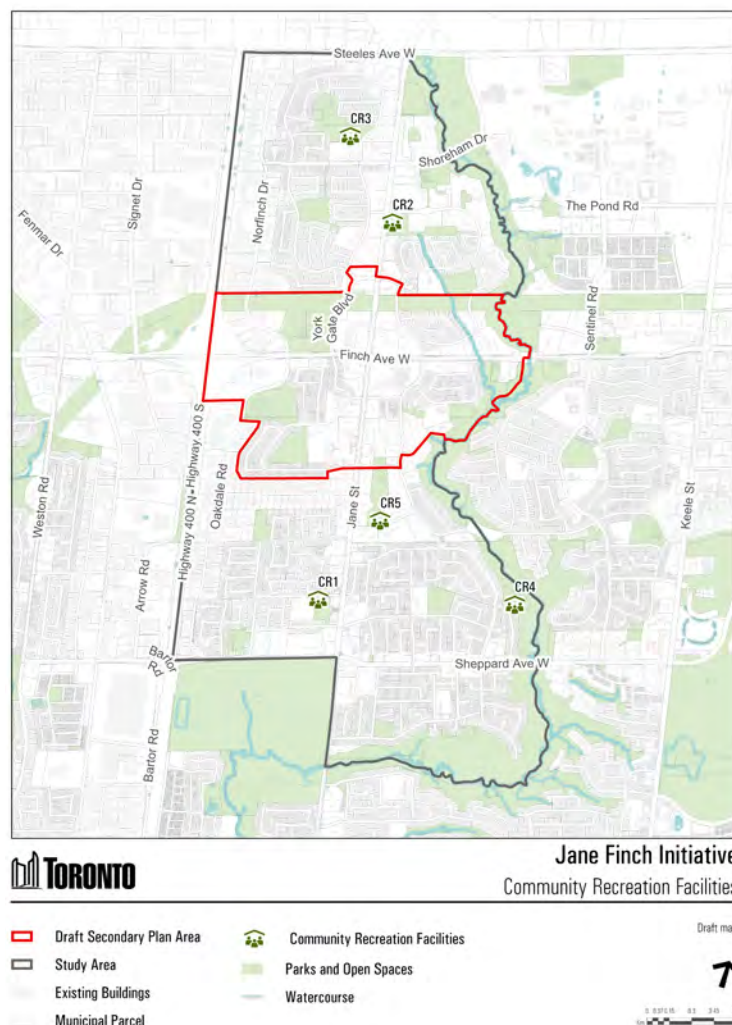
Community recreation centres (CRCs) are important pieces of community infrastructure. They offer a variety of registered and drop-in programs as well as spaces that are available for spontaneous use. Access to space in these public facilities supports community engagement, health and fitness. Community recreation centres play a critical role in supporting poverty reduction and building strong neighbourhoods. During emergencies, CRCs can also offer places of refuge for local residents and a staging area for the provision of support services. Thirty-eight community centres within the city offer free programming, as well as some free permitting for non-profit groups. These include two CRCs in the study area: Driftwood CRC and Oakdale CC.

There are four community recreation centres in the study area with a variety of indoor and outdoor facilities. All of the CRCs contain

gymnasiums and outdoor swimming facilities, and three of them contain multi-purpose room space. All of the centres in the area are mid-sized with a service radius of approximately two kilometres.



Top: Driftwood Community Recreation Centre
Bottom: John Booth Memorial Arena



Locations of community recreation centres throughout the study area.

New Community Recreation Centres

The FMP identifies the Western North York Community Recreation Centre as a planned new community recreation centre facility (CRC). It will be located at 60 Starview Lane, adjacent to St. Basil-the-Great College, a TCDSB high school. This new CRC project is currently in the design stage and is estimated to be completed in 2025. The facility will be about 77,000 square feet in size and include a pool, multipurpose space, a gymnasium, and a licensed child care facility. It will provide service to the southwestern quadrant of the study area near Sheppard Avenue West and Highway 400.

Downsview CRC is a new growth-related facility identified in the FMP. The timing for building this facility is estimated to be between 2030 and 2034. It would be a large multi-purpose CRC with a multi-tank indoor pool, gymnasium and other activity and support spaces. Staff have initiated preliminary planning to identify an appropriate location. Its 2.5-kilometre service area would serve the southeastern quadrant of the study area.

Community Recreation Facilities	Size (ft ²)	Amenities	Notes
Domenico Diluca Community Recreation Centre 25 Stanley Road	12,896	gymnasium • outdoor pool • 3 meeting rooms • kitchen	Offers a variety of recreational programming for everyone from preschool to older adults. Domenico Diluca CRC is located in Stanley Park, which also includes a baseball diamond and tennis courts.
Driftwood Community Recreation Centre 4401 Jane Street	24,994	• gymnasium • outdoor pool • 7 multipurpose rooms • kitchen	This is a free centre . This location has some youth-specific programming . Offers drop-in and registered programs. The Driftwood CRC grounds include a basketball court and playground.
Northwood Community Centre 15 Clubhouse Court	36,200	• gymnasium • 5 multipurpose rooms • 3 kitchens • weight room • outdoor pool • lounge • meeting room	Offers registered and drop-in programs and is a popular site for meetings, banquets and recreation programs. The Northwood CC grounds include a playground and back onto Northwood Park.
Oakdale Community Centre 350 Grandravine Drive	10,000	• gymnasium • outdoor pool • 2 multipurpose rooms • kitchen • preschool	Offers registered and drop-in programs This is a free centre . This location has some youth-specific programming . Oakdale CRC is located in Oakdale Park, which also includes a basketball court and playground.
John Booth Memorial Arena 230 Gosford Boulevard	30,591	• Indoor ice pad • 3 multipurpose rooms	Features a skate pad with a ticket booth, two meeting rooms, washrooms and a parking lot. Elm Park soccer field is located next to John Booth Memorial Arena.

Based on a geographic gap analysis, the area is currently well-served by CRCs, gymnasias and outdoor pools. Comments from the community during public consultation events has emphasized the important role that these local facilities play, providing opportunities for physical activity, socializing and community building. Driftwood CRC was mentioned repeatedly as an important asset where residents could go to meet friends, learn new skills and participate in programs and activities.

All of the indoor recreation facilities in the study area have capital improvements planned in the 2021-2030 Parks Forestry & Recreation Capital Budget and Plan or have undergone improvements in recent years (e.g. Northwood Community Centre).

The following facilities have been identified as having needs that warrant further examination during phase 2 of the Jane Finch Initiative. These geographic gaps are consistent with

comments raised by members of the community who indicated that people typically have to travel outside of the community to access such facilities. There are currently no indoor pools within the study area. The FMP also identifies the outdoor pools at Northwood Community Centre and Oakdale Community Centre outdoor pool as potential candidates for repurposing into

other community uses over time. There are no outdoor ice pads currently located in the study area, to supplement the existing indoor arena. It should be noted that the FMP recommends construction of a new outdoor ice pad in Humber River-Black Creek (Ward 7) to address this gap, targeted for development in 2022-2024.

- F11. Work closely with Parks, Forestry and Recreation Division during phase 2 of the Jane Finch Initiative to further examine community recreation facilities needs and identify investments, such as for an indoor pool and outdoor ice pad, needed to address existing gaps and anticipated growth pressures.
- F12. Ensure that plans for new and improved recreation facilities are informed by community needs and interests.
- F13. Make recommendations to the five-year review process of the Implementation Strategy for the Parks and Recreation Facilities Master Plan.

Maintain and enhance space for human service agencies as redevelopment occurs.

Human Services contribute to the health, social, and economic wellbeing of Toronto's communities. They are broadly categorized into the following sectors: housing, homeless services; health promotion; food banks, multi-service organizations, employment services and skills training; youth services; settlement services; community development; and information and referral.

Human Services are often delivered by non-profit community-based organizations and form an important part of the network of community services and facilities that serve the study area. These agencies work in partnership with local residents groups, various City divisions, including Social Development, Finance and Administration and Toronto Employment and Social Services (TESS) and government agencies including Toronto Public Health, Toronto Public Library as well as public school boards to deliver needed assistance and support to individuals, families and vulnerable populations within the local community.

There are about 40 community agencies involved in the provision of human services within the study area; many of which work in partnership with City divisions. These agencies have raised concerns about a lack of appropriate, accessible, stable and affordable space to carry out their work and deliver their programs.

A survey of local agencies shows that many of them operate out of rented office space, and many of these spaces are aging or not optimally accessible. They deliver programs on-site as well in local schools, community centres, places of worship and libraries. Some of the agencies surveyed commented that there are challenges to accessing existing spaces such as local schools and post-secondary institutions. Several agencies indicated that there has been a steady increase in demand for their programs and services and some reported that they may face space challenges in the future as demand for programs and services continues to grow.



TESS facilities at Yorkgate Mall.

Agencies of all types indicate that rising rents and the risk of displacement are ongoing challenges faced by both agencies and residents in the Jane Finch area. Stabilizing service providers through permanent locations and consistent funding streams were seen as potential mitigation measures. There was interest in community-owned and community-run space(s) to ensure more stability for agencies.

Agencies were also interested in the idea of sharing spaces with other non-profit organizations to integrate service delivery and reduce costs. Participants of an agency-focused discussion referenced that the COVID-19 pandemic has illustrated that many critical services (especially those related to health) were provided by outside groups who did not necessarily have space to access in the community.

The key message from agencies is that more space is needed to deliver programs and services as well as for the community to gather

and hold events. Spaces for youth and seniors were mentioned as particular needs.

There are currently two significant facilities offering employment and social service supports within the study area. These facilities are located inside the two large indoor malls. As part of any redevelopment of the mall sites, a proper phasing plan that includes a retention strategy will be needed to ensure employment and social service supports are not at risk of displacement.

The City's Toronto Employment and Social Services (TESS) Division provides employment supports, financial benefits through Ontario Works and social supports to people living in the city. There is one TESS office in the study area; the Yorkgate Employment and Social Services office located in the York Gate Mall. This office relocated from 1117 Finch Avenue West in 2018. The Yorkgate office is approximately 44,000 square feet and is shared with the Ontario Disability Support Program, offering a dual delivery site and serves clients in the M9L, M9M, M3J, and M3N postal codes.

JVS Toronto, Employment Source Jane Finch, is a non-profit organization offering employment and training services within the Jane Finch Mall located. Two programs are offered here; Youth Employment Services and Ontario Employment Services, providing comprehensive employment and job search services including assessments, resume preparation and training opportunities.

- F14. Prioritize the creation of community space that includes more affordable and stable multi-purpose space for non-profit human service agencies, accessible and welcoming spaces for youth, gathering spaces for seniors; and affordable space for artists.
- F15. Focus on ensuring that there is no net loss of space for human service agencies due to redevelopment, with particular attention to agencies operating in local malls that are so essential to social development and inclusive economic opportunities for residents.

G. Arts & Culture

Policy Intent

Art and culture are all around and are supported, celebrated and encouraged.

Discussion

Jane and Finch is home to artists of every description. Arts and culture was a key theme during phase 1 of community engagement; it was addressed through dedicated meetings and was spoken about often in broader consultations as something critical to the community and to community-building.

Access to community space is a key priority identified by residents through the Jane Finch Initiative. Community members expressed a need for more spaces for arts programming as well as general program spaces, gallery spaces, music recording studios, festival and events spaces and flexible work spaces for organizations. In community conversations, people shared aspirations for Jane and Finch to be seen and celebrated as one of Toronto's arts and culture destinations.

In 2014 the City assessed the state of cultural spaces across the city in its [Making Space for Culture](#) study. At the time, there were seven facilities that provide space for arts and culture programming within the study area. Outdoor spaces are needed to host local events and festivals; and those that exist could be enhanced to include performance areas.

York Woods library is a hub of creative activity, but the theatre space has been hard to access and book and is currently closed for renovation. Access to indoor space remains a challenge for groups seeking multipurpose and more specialized arts spaces like galleries, theatres, dance studios and recording studios in the community.

In February, 2022, City Council adopted [MM39.16](#), Establishing a Music School at York Woods Library, endorsing the building of a music school at the site of the York Woods Library and directing relevant City divisions to explore its feasibility and begin community consultations. This motion is in response to inquiries from the Community Music Schools of Toronto who have expressed interest in – and have retained funding for – building a music school to serve the Jane and Finch community.



Corner Commons music event. Credit: David Mejia Monico

In 2019, a [Feasibility Report](#) for the Jane Finch Community Hub and Centre for the Arts was completed by the Community Action Planning Group and the Jane Finch Community and Family Centre, in consultation with the community and the City. It establishes a vision, programming and concept design with respect to a future community hub at 2050 Finch Avenue West, the southern portion of the Finch West LRT maintenance and storage facility fronting on to Finch Avenue West between Norfinch Drive

and York Gate Boulevard.

The current momentum towards realizing this facility is a product of grassroots, resident-led and volunteer organizing within the Jane and Finch community. Community advocacy resulted in Metrolinx reducing the footprint of its maintenance and storage facility and making a commitment, on behalf of the Province, to allocate a 32-metre setback along the entire frontage of the property for community use. The feasibility report identifies a vision for a community-driven, community-operated multi-purpose facility that supports creative, social, recreational, and entrepreneurial programs for residents of the area and beyond.

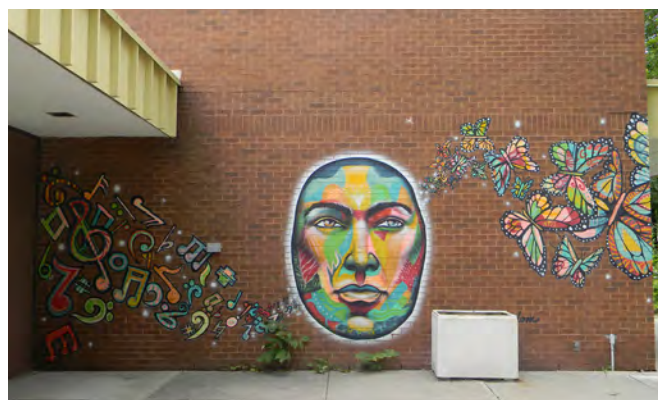
In May, 2021, City Council authorized the City to enter into an agreement of purchase and sale with Metrolinx for the acquisition of the portion of the property intended for the Community Hub and Centre for the Arts



Left: Theatre space within Yorkwoods Library (Source: Toronto Public Library); Right: Mural on the facade of Driftwood Community Recreation Centre

(CHCA). City Council also directed Corporate Real Estate Management – in consultation with Social Development Finance and Administration, CreateTO and the appropriate City divisions – to work with the community’s Hub Organizing Committee on the development of a joint implementation strategy and public consultation approach for the proposed CHCA. It is anticipated that City staff will report to City Council with an update on this work in the second quarter of 2022.

This work responds to recommendation 36 from the Toronto Office of Recovery and Rebuild, as set out in the City Manager’s November 2020 report to City Council, [EX17.1](#), “Towards Recovery and Building a Renewed Toronto”, which calls for improved access to space for not-for profit groups and vulnerable community agencies in neighbourhoods outside the downtown core.



Directions

Build space for arts and culture to thrive in Jane and Finch.

- G1. Implement land use permissions to facilitate the development of the Jane Finch Community Hub and Centre for the Arts at 2050 Finch Avenue West.
- G2. Incorporate the findings and recommendations as appropriate from the Jane Finch Initiative into the detailed design work on the Jane Finch Community Hub and Centre for the Arts and the surrounding public realm.
- G3. Explore options for community groups to gain access to affordable space through the City’s Community Space Tenancy program.

- G4. Engage with communities to identify which pieces of public art have cultural heritage value, which sites would be appropriate for future new artworks, and which specific public artworks are valued and should be conserved.
- G5. Explore opportunities for local artists to be engaged in the creation of community murals, and public art as part of the development or redevelopment process.
- G6. Work with the Toronto Public Library and other City divisions to realize plans for a music school on the site of the York Woods library.

H. Climate Action

Policy Intent

Existing and new development, streetscapes, parks, open spaces and infrastructure are designed to support achieving net zero emissions, climate adaptation and resilience by reducing greenhouse gas emissions, supporting biodiversity and reducing vulnerability to extreme weather.

Discussion

Our climate is changing. In Toronto, we are anticipating fewer but more intense rainfall events in the spring and summer, more heat waves during summer months, and winters that are generally warmer and milder. To adapt to these changes within the Jane and Finch area, we will need to design buildings, infrastructure and landscapes to be resilient to new weather patterns.

To help mitigate climate change and respond to the climate emergency, the City of Toronto has adopted several strategies and tools that will inform the development of the secondary plan for Jane and Finch. These include:

- [TransformTO](#), Toronto's ambitious strategy to reduce community-wide greenhouse gas emissions in Toronto to net zero by 2040 – 10 years earlier than initially proposed.
- [Toronto's Resilience Strategy](#) that builds on existing and planned efforts to make Toronto's people and neighbourhoods, built environment, and decision-making processes more resilient.
- [Toronto Green Standard](#), sustainable design requirements for new private and City-owned developments. Version 4 of the Toronto Green Standard becomes mandatory on May 1st, 2022 and will continue to advance requirements for low-carbon and resilient new development and infrastructure. All new buildings and sites regulated by TGS (all dwellings with five units or more) will be required to provide trees and green infrastructure, green streets and energy efficient buildings. All buildings must be designed for net-zero emissions by 2028.
- [Net Zero Emissions Strategy](#) part of Toronto's [Development Guide](#), is an existing requirement for large development applications requiring early identification of opportunities to integrate local energy solutions that are efficient, low carbon and resilient.

- [Green Streets Technical Guidelines](#) provide guidance, standards and selection tools for the planning, design, integration and maintenance of a range of green infrastructure options appropriate for the City's street types and conditions.

As lands are redeveloped, there is an opportunity to improve the resilience of the community with a focus on environmental sustainability. In phase 2 of the Jane Finch Initiative, we will take stock of existing conditions within the study area with respect to energy use, climate adaptation and resilience. Data sets could include energy use from the existing buildings, existing canopy cover, canopy change over time, permeable/impermeable surfaces, status of the natural heritage resources in the study area, flood risk data, basement flooding, and heat risk.

Directions

Encourage new development to build better and plan for net zero emissions.

Roughly 90% of CO₂ emissions in Toronto are the result of burning fossil fuels to heat buildings and move us around. However, Ontario's electricity grid is over 90% emissions free; therefore Toronto's most direct path to net zero emissions is electrification of buildings and transportation.

New infill development presents an opportunity to undertake this 'fuel-switching' at scale. Tower neighbourhoods in the Jane and Finch area have the potential to capitalize on advances in district energy technology. District energy systems distribute thermal energy to multiple buildings in an area or neighbourhood, and can:

- deliver economies of scale, allowing large emissions reductions at a lower cost than individual building systems;
- enable the use of less carbon-intensive energy sources such as solar thermal,

sewer heat recovery, and/or ground heat; and

- attract private investment and support local economic development.

The City of Toronto leads by example by ensuring all new City-owned buildings achieve net-zero emissions now.

Increasing mode-share of public transit and active transportation is the top priority when it comes to reducing emissions related to transportation. The City will play a role in deploying charging infrastructure in public parking lots and on-street, but the fastest route to carbon-neutrality will rest on ensuring that public transit is accessible and affordable, communities are walkable, and cycling infrastructure is abundant and safe to use for all ages and abilities.

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| H1. | Encourage development to meet or exceed the highest performance level of the Toronto Green Standard (TGS) and achieve zero emissions. |
| H2. | Encourage applicants to pursue local energy solutions in their developments through feedback on the Net Zero Emissions Strategy that is required as part of the development application process. |

- H3. Encourage low-carbon heating and cooling in new developments through the use of renewable thermal energy sources, such as wastewater heat, at both the building and district-scale.
- H4. Encourage the provision of electric vehicle charging infrastructure in existing buildings and in public parking areas.

Encourage the retrofit of existing buildings.

For existing buildings, residential towers of three or more storeys that are looking to improve energy efficiency are eligible for low-interest loans through the [High-Rise Retrofit Improvement Support Program](#) (Hi-RIS). Fixed interest loans are available to improve everything from lighting to insulation in existing residential towers.

A key climate action strategy is to effectively improve, repair, enhance and reuse existing structures, rather than wasting their materials by adding them to landfill and then using new materials to build.

- H5. Encourage deep retrofits, including electrification, of existing buildings as a condition of new construction on-site.
- H6. Implement strategies to increase the [diversion of waste](#) from landfills within multi-unit residential buildings, which typically have much lower rates of recycling and composting compared to single family houses.

Design streets and public spaces for adaptation and resilience.

Both public and private outdoor spaces can help fight climate change – both on the carbon reduction side through low carbon landscapes, planting trees and gardens and by creating safe and comfortable spaces for people to be outside during the heat waves we experience now and under a future climate of greater extremes.

Toronto's urban forest is a critical component of the city's green infrastructure. In addition to enhancing city streetscapes and providing habitat within parks, ravines, and natural areas, trees provide valuable ecosystem services that improve the quality of life in the city. These ecosystem services include carbon sequestration, pollution removal, energy savings and avoided runoff. Planning for the expansion

of the tree canopy across the secondary plan area will require the co-ordination of multiple City divisions including transportation, water and energy infrastructure to minimize conflicts with tree planning and identifying locations that optimize public benefit.

City Council has adopted Toronto's target of 40 per cent tree canopy cover by 2050. The introduction of a tree equity approach to planning at the neighbourhood scale will help to address inequitable distribution of the urban forest to help reach the city-wide target. The Tree Equity Score is a description of the tree canopy gap with an equity lens. It looks at actual access and interaction with the tree canopy experienced at the human scale. This approach

use existing canopy and population density to determine the canopy target or opportunity, then applies evenly-weighted equity factors or needs assessment to determine a Tree Equity Score for each neighbourhood. This is a very human-scale approach to resilient city-building. This approach identifies “low tree equity” neighbourhoods where targeted interventions can be prioritized to help reach Toronto’s city-wide canopy target. The tree equity score can help cities assess how well they are delivering equitable tree canopy cover to all residents.

To mitigate the impact of extreme weather, plans need to be in place to both manage stormwater to reduce flood risk and to mitigate heat. Opportunities should be explored in Jane and Finch to create ‘Green Streets’. These are roads or streets that incorporate green infrastructure, which includes natural and human-made elements such as trees, and low impact development stormwater infrastructure that

provide ecological and hydrological functions and processes.

Supporting biodiversity

Biodiversity and seasonal movement of migrating species can be supported by creating habitats, planting a variety of non-invasive species at-grade and on rooftops, and designing buildings to be bird friendly.



A garden in the Black Creek ravine.

- H7. Design a public realm network that is transit-supportive by providing pedestrian and cycling infrastructure that encourages active transportation.
- H8. Require development to plan for extreme weather through the integration of green infrastructure including adequate soil volume for new trees, retention of 100 per cent of rainfall and snowmelt.
- H9. Plan for streetscape improvements to provide adequate soil volume for each tree, as informed by design standards developed by the City, including the Toronto Green Standard.
- H10. Plan streetscape improvements to minimize urban heat island impacts by providing opportunities for shade, maximizing the use of soft landscaping and the use of reflective surface materials.
- H11. Encourage development to incorporate biodiversity where possible through building design and landscaping.
- H12. Identify parts of the study area that are more vulnerable to extreme heat and/or with low tree equity and prioritize these areas for investment in trees on both public and private land.
- H13. Plan to for the incorporation of green infrastructure in the design of parks and streets and in improvements to other aspects of the public realm.

I. Water & Sewer Infrastructure

Policy Intent

Existing and new development is accommodated by water and sewer infrastructure that supports plans for future growth and development, and is resilient to extreme storm events.

Discussion

The Jane and Finch area is served by a complex system of underground infrastructure that provides water supply, wastewater conveyance and treatment, and drainage & stormwater management.

Existing Infrastructure

Watermains distribute water to meet domestic water demands from private properties. The Jane and Finch study area is mainly serviced by a 1500-mm diameter watermain transmission running east-west along Finch Avenue West and south on Oakdale Road, and a 1500-mm diameter watermain transmission within the hydro corridor north of Finch Avenue West. Local properties in the area are serviced by a watermain distribution network ranging from 150 mm to 600 mm in diameter.

Much of the sewer system in the area is considered a 'separated' sewer system. The separated sewer system consists of 1) local sanitary sewers designed to convey wastewater discharged from residential, commercial and industrial uses, and 2) local storm sewers designed to collect stormwater runoff generated from private and public properties during minor storm events.

Based on the drainage divides in the area (roughly along Jane Street), the local sanitary sewer system outlets into larger trunk sewers located along the ravines of Black Creek and Humber River tributaries. These trunk sewers ultimately convey wastewater for treatment to the Humber Treatment Plant, roughly 15 kilometres

to the south at 130 The Queensway near Lake Ontario. The local storm sewer system follows a similar drainage divide, directly discharging stormwater runoff from the area via outfalls into Black Creek and Humber River tributaries. In addition to the network of storm sewers, under major storm events, stormwater is also designed to be conveyed via existing overland flow routes (e.g., local roads and streets, private easements, etc.), which follow the topography of the area, to nearby watercourses/tributaries.



Humber River Wastewater Treatment Centre.

Water and sewer infrastructure typically follow the public road right-of-way and is also often buried along the ravine system and/or along hydro corridors. However, due to site and grading constraints, public water and sewer infrastructure may often be located on private properties, governed by legal easement agreements between the private landowner and the City.

Public sanitary and storm sewer infrastructure traverses the Jane-Finch Mall site and this will be a key consideration for future planning and new streets and blocks.

Condition Assessment and Impact of Growth

As part of the City's Basement Flooding Protection Program, the City has conducted Environment Assessments (EA) in three Basement Flooding Areas (BFA) that service the study area: BFA-13, BFA-14 and BFA-45. It is noted that the proposed secondary plan area is covered by BFA-13 and BFA-14. These EA studies have identified opportunities and recommendations for infrastructure improvements to the local sanitary and storm sewer systems to reduce the potential risk of basement flooding in the area during extreme storm events.

In addition, in 2020, Toronto Water completed the Black Creek Drainage Area Servicing Improvements Class EA Study to assess capacity constraints and mitigation alternatives in the Black Creek trunk under extreme storm. This scope of this study included on a much larger sewershed (5,500 ha) stretching from Steeles Ave to the North to St Clair Avenue to the south. Recommended improvements include new relief trunk sewers and combined sewer overflow tanks to reduce water levels in the trunk, reduce sewer overflows from the trunk and ensure the accommodation of future population growth (i.e., at minimum 2041 projections). The study recommendations are also expected to provide enhanced capacity benefits to properties in the Jane and Finch area.

Recommendations from the EA studies are prioritized, funded and implemented through Toronto Water's Capital Works process to align with State-of-Good-Repair and Level-of-Service improvement programs.

Until EA study recommendations are implemented, development growth in the Jane and Finch area may identify specific servicing needs due to localized population density at the parcel-scale and/or non-growth related site-specific development factors and constraints (e.g., building construction impacting fire flow needs, foundation drainage discharge, etc.). In order to confirm and ensure adequate sewer and watermain capacity is available at the local system scale, the City's development application and review process requires that certain development applications include a Servicing Report that identifies:

- the impact of the proposed development on municipal servicing infrastructure (watermains, storm and sewage sewers);
- necessary improvements to municipal servicing infrastructure required to support the proposed level of development; and,
- mitigation measures to minimize any negative impacts.

In preparing Servicing Reports, applicants are expected to review best available information (e.g. growth estimates) at the time of application, to confirm how completed EA study recommendations may apply to their site's specific conditions, if localized sewer or watermain upgrade needs are identified.



A stormwater outfall.

What is a Class Environmental Assessment?

Municipal Class Environmental Assessment process is an approved approach to satisfying requirements of the Environmental Assessment Act specifically tailored to municipal infrastructure. It promotes good environmental planning by determining and managing the potential effects of a project prior to implementation. It aims to balance economic, social, cultural and natural environmental needs. The process includes identifying the problem or opportunity to be addressed, developing and evaluating a range of alternative solutions, providing opportunities for public input and identifying a preferred solution.

Directions

Implement water infrastructure improvements needed to support growth and climate resilience.

- I1. Work with Toronto Water to identify any planned water and sewer infrastructure improvements required to accommodate population and employment growth, as well as mitigate extreme wet weather events.
- I2. Require a Servicing Report as part of certain development applications to determine the overall impact on local municipal service capacities related to water, wastewater and stormwater, and to determine necessary improvements and mitigation measures needed to support the proposed level of development.



COMMUNITY
DEVELOPMENT PLAN
IDEAS

J. Social Development

Policy Intent

Prioritize community actions and partnerships that will support Indigenous, Black, and equity-deserving residents and their ability to remain, grow, and thrive in the Jane and Finch community.

Discussion

A Community Development Plan is built on resident and community assets. A plan recognizes that neighbourhoods have community leaders with capacity, non-profit organizations partners, local resident networks and institutional partners that have filled in the structural gaps to services and supports for decades. For the communities in the Jane and Finch area, the creation of a Community Development Plan will accompany the Jane and Finch Secondary Plan to create a rare opportunity. It is an opportunity to use social and economic investment tools to address historically-rooted inequities and build on the wealth of community assets and resilience to sustain Jane and Finch communities.

Alongside and in alignment with a land use

plan, the social development component of the Community Development Plan can support the community sector and community members into the future. More specifically, new social development models that work alongside inclusive economic development measures and public realm enhancements can consolidate the City's actions and honour diverse legacies and aspirations of residents.

The Community Development Plan can also leverage the [Reconciliation Action Plan](#) and advance the City's commitments to truth and reconciliation. In particular, the Community Development Plan can explore opportunities for Indigenous land stewardship and contribute to the larger conversations around the Land Back movement.

Directions

Prioritize and centre equity-deserving groups.

The Jane and Finch area is significant in both its diversity of residents and also in the way legacies of colonialism and racial inequity have shaped the health and life outcomes of residents. The Community Development Plan can be modeled on addressing key gaps and inequities that Indigenous, Black, and equity-deserving groups identify. The Plan can leverage existing City policy frameworks to build on the immense assets and strengths that groups have consolidated over time to meet ongoing challenges. The [Toronto Action Plan to Confront](#)

[Anti-Black Racism](#) and [TO Prosperity: Toronto Poverty Reduction Strategy](#) provide policy levers that can be used to support the development of a comprehensive equity-focused community Development Plan for Jane and Finch.

The Community Development Plan will leverage the Confronting Anti-Black Racism Unit's Growing in Place initiative focused on addressing gentrification and Black displacement in communities with high numbers of Black residents.

The Jane and Finch area has been continually shaped by the arrival of diverse newcomers from across the globe. While newcomers can face intense barriers including structural racism, discrimination, stigma, and challenges entering the employment sector there is a long legacy of newcomers offering their immense assets, skills, strengths, and achievements up in service of the Jane and Finch neighbourhoods. The local business, community, and health sectors, for example, are often powered by the immense contributions of newcomers. While powering key sectors in our city, newcomers also face higher rates of on-the-job abuse, experience higher rates of underemployment and inadequate pay, a lack of tailored settlement support and services, and overall job precariousness. The [Toronto Newcomer Strategy 2022 -2026](#) has a vision for newcomers to have a sense of belonging, well-being and connectedness; and that they feel safe, supported, welcomed and engaged. The Toronto Newcomer Strategy and other complimentary City frameworks can be

leveraged to increase and improve collaboration with partners working with newcomers in Jane and Finch.

Social development policies and strategies in concert with strong economic developments and public realm investments can enhance the lived experience of diverse groups of newcomers in Jane and Finch. Community development models can foster collaboration and new actions that are sensitive to the diverse circumstances and lived experience of newcomers based on immigration status, official language ability, and intersecting identities related to race, gender, age, +2SLGBTQI, disability, faith, and mental health. In particular, long term social development planning that is future-oriented and anticipates the arrival of new groups of newcomers and residents to the area can ensure that Jane and Finch area is adequately resourced to meet the needs and support the aspirations of new residents making a home in Jane and Finch.

- J1. Advance the development of a community development plan that anchors Indigenous, Black, and equity-deserving residents' ability to remain, benefit, and thrive in the context of neighbourhood change by leveraging strategies like the Reconciliation Action Plan and the Toronto Action Plan to Confront Anti-Black Racism.
- J2. Explore alignments with the Black Food Sovereignty strategy to identify actions and partnership models for mutual community land stewardship and ownership for Black residents and organizations (i.e. land trusts).
- J3. Consult Indigenous communities, partners, organizations and leaders to explore opportunities for Indigenous land stewardship
- J4. Leverage lessons from the City and community COVID-19 pandemic response to enhance recovery and resilience.
- J5. Work with City and community partners to identify opportunities for equity-driven climate mitigation, resilience, and adaptation.
- J6. Explore community investment models that support existing Indigenous, Black and equity-deserving residents with complex needs.
- J7. Leverage the Toronto Newcomer Strategy 2022-2026 and Newcomer Access Plans to address the unique needs of Jane and Finch newcomer communities and explore

partnership opportunities that support foresight-oriented newcomer planning based on emerging global trends.

- J8. Work with Indigenous, Black, and equity-deserving resident-led organizations and resident leaders to identify specific actions to advance small-scale organizers and resident-led mutual aid mechanisms.
- J9. Identify opportunities to embed accessibility and universal design to employment, information and communication, public spaces, programs and services.
- J10. Work with City divisions and partners to explore opportunities for providing affordable and quality non-profit licensed childcare in ways that will impact the well-being and economic outlook of low income Indigenous, Black and equity-deserving households.

Prioritize people with disabilities.

According to Statistics Canada, 22% of Canadians (age 15+) identify as disabled with broad acknowledgement that true figures are likely higher. Over 400,000 Torontonians identify as disabled and experience barriers created by planning, service provision, and programming centring the abled. People with disabilities and in particular children and youth living with disabilities require specific and place-based supports and investment. The City of Toronto's Multi-Year Accessibility Plan 2020-2024 offers an opportunity to apply a critical accessibility-focused lens to the creation of the Jane and Finch Community Development Plan. Equally, through Adapted and Inclusive Recreation the City has improved accessible community programs, parks, playgrounds and programming. Toronto Accessibility Design Guidelines and Accessibility Upgrades Initiative have also improved the physical accessibility of public buildings, parks, and open spaces.

Social development actions can help enhance the potential positive impacts that public realm transformation can have on the lived

experience of people with disabilities with a particular focus on children and youth with disabilities. Intentional coordinated action, community partnerships, and program reviews can better centre the experiences of people with disabilities. The Community Development Plan can also help foster new insights into the lived experience of people with disabilities, creating the foundations for longer term sustainable action and community partnership. Additional existing equity-focused policy frameworks and strategies can ensure that an intersectional lens is applied to a focus on people disabilities in the Community Development Plan.



- J11. Identify new partnerships and existing community initiatives that centre people with disabilities.

- J12. Explore City and community partnerships that will advance the removal of barriers and improve accessibility for people with disabilities with a strong focus on children and youth with disabilities and their caregivers.
- J13. Ensure that resident-led groups supporting people with disabilities are centred in community development plan governance models and future phases of the community engagement process.
- J14. Identify actions and partnerships that enhance the accessibility infrastructure in City-run and owned spaces.
- J15. Identify City policy levers and investments to help expand affordable and accessible non-profit licensed child-care options for children with disabilities.

Improve access to space.

Community spaces provide a critical site for residents, community leaders, community groups and not-for-profits providing needed supports to the Jane and Finch community. Community spaces foster community building, promote stronger relationships between residents and help create a strong sense of place. At the same time Indigenous, Black and equity-deserving groups, newcomers, +2SLGBTQI, and seniors can often experience indoor and outdoor community space as inaccessible, unsafe, and unwelcoming. Jane and Finch residents have a long and documented history of advocating for improved indoor and outdoor public space. Community spaces that are informal or not shaped by intentional holistic planning and design principles can fall short of contributing to the public good and advancing truth, reconciliation, racial justice, and equity. New and increased investments in the area create a significant opportunity to explore the ways that indoor and outdoor community spaces can be made accessible and equitable.

The following areas for social development investment will feature strongly in the City's ongoing engagement efforts:

Supporting Grassroots Groups & Not-For-Profits

Social development actions and coordinated action to promote community development

can play a critical role in reshaping community groups and not-for-profit actors' access to space. In particular, City-run facilities and or centres can become sites of intervention in the creation of intentional community access plans. Collaborative plans can improve the way Indigenous, Black, and equity-deserving communities and community groups experience community spaces. Through more intentional engagement, the City can facilitate the creation of more intentional accessibility strategies for community spaces firstly through City-run spaces and secondly through partnership with non-City owned public spaces. In this way the City can work alongside community partners to make community spaces more accessible to community group and not for profits that have had limited access. The Toronto Strong Neighbourhoods Strategy 2020 through its emphasis on Jane and Finch as a Neighbourhood Improvement Area has invested in supporting grassroots groups, and not-for-profits in the development and enhancement of community spaces.



Access for All Ages

In concert with the secondary plan, the Community Development Plan actions can help animate, develop, and program indoor and outdoor spaces in ways that increase opportunities and availability for all ages. This is particularly important to ensure that seniors from Indigenous, Black, and equity-deserving groups are able to age in a place that is accessible and built with seniors lived experience as a priority. The City can also work with community partners and actors to assess the overall accessibility of spaces with an emphasis on ensuring that people of all ages are able to equitably benefit from indoor and outdoor spaces. The Toronto Seniors Strategy 2.0 has identified 27 recommendations spanning the topics of health, housing, transportation, employment & income and access to information; all with the ultimate goal of fostering an age friendly and equitable city. Similarly, the City's Youth Development Unit host a series of initiatives focused on supporting Black and equity-deserving youth. Both strategies can be leveraged to ensure a strong focus on promoting increased availability of community spaces for youth and seniors.



Addressing the Digital Divide

There is a digital divide in Toronto. Toronto has Canada's fastest growing internet infrastructure but 34% of low income, newcomer, single caretaker, Black, and equity-deserving groups worry about paying their internet bills. Quality internet speed, affordability and household access to internet-enabled devices shape this divide. Seniors in particular experience intense challenges related to access to quality, accessible and affordable internet. The dramatic digital shift during the COVID-19 pandemic has reinforced and deepened the impact of this divide. Through partnership with community agencies, housing providers, community groups and City agencies, social development actions can support increased and equitable access to free WIFI, affordable devices, and technical programming for lower income, newcomer, single caretaker, Black, and equity-deserving groups. The City's ConnectTO program has identified key areas where investment is required to address the digital divide, including the Jane and Finch area; and will be creating a strategy to provide free public WIFI in City parks and squares, starting with those located in Neighbourhood Improvement Areas. The program aims to leverage and connect City assets (i.e. fibre, buildings, right of way, etc.) as the City's contribution to the program to unlock public asset value.

- J16. Collaboratively develop actions focused on providing safe space and access to Indigenous, Black, racialized and newcomer +2SLGBTQI community groups and not for profits.
- J17. Leverage City strategies like the Toronto Strong Neighbourhoods Strategy and private sector development to increase the scope and diversity of community-owned and run spaces in the area to ensure their accessibility for groups including but not restricted to children and youth with disability, seniors, and residents with mental health challenges.

- J18. Conduct inventories of indoor and outdoor community spaces as a contribution to a proactive accessibility strategy for Indigenous, Black, and equity-deserving youth and seniors.
- J19. Explore actions and community partnerships to enhance accessibility in City-run and/or funded spaces.
- J20. Collaborate with partners to identify opportunities for increased capital and infrastructure investments (i.e. parks, hubs, greenspaces, activity rooms, sports pads) focused on greater accessibility for all ages.
- J21. Identify City strategies and community partnerships that can be levered to enhance in-home access to affordable high-speed internet for lower income, newcomers, single care takers, Black, and, other equity-deserving groups.
- J22. Engage housing providers to identify opportunities for improved access to affordable high-speed internet and easily accessible technical programming at and around housing.
- J23. Work in partnership with City and community partners to enhance high speed internet and technological programming at existing new indoor and outdoor spaces.
- J24. Explore opportunities for collaboration between the City, or City entities, and the private sector to digitally connect underserved areas in Jane and Finch to enhance the City-wide high-speed broadband network.
- J25. Work with Children's Services Division to identify opportunities to prioritize access to non-profit licensed child care spaces for Black, Indigenous and equity-deserving groups.

Advance food justice and sovereignty.

The Jane and Finch area has a strong history of advancing community-owned and -led food security and food sovereignty initiatives to support lower income and food insecure households. Jane and Finch also has a documented history of disproportionate levels of food insecurity that in particular affects lower income Indigenous, Black, and equity-deserving groups. The City's TO Prosperity: Poverty Reduction Strategy has placed strong emphasis on increasing access to affordable, nutritious, and culturally appropriate food for Torontonians living on low incomes through various City supports and partnership mechanisms. More recently, the City's Toronto Black Food Sovereignty Plan focused on addressing the structural challenges to food security and health through a Black food ecosystems approach. Both

strategies provide important policy frameworks that can help guide and shape the Community Development Plan.

Additional social development actions, existing City strategies and public assets create unique opportunities to enhance and establish new community-owned and -led food spaces. They also provide an opportunity to explore new forms of local communal land ownership and land tenure opportunities that can catalyze local food sovereignty and advance community-owned urban farming schemes. The creation of a Jane and Finch community development model offers an opportunity to envision holistic supports for food systems transformation and space development that can become a replicable model for other neighbourhoods.

- J26. Identify opportunities for alignment with the [Reconciliation Action Plan](#) to improve access to traditional foods and medicines through Indigenous land stewardship.
- J27. Identify actions, projects and partnerships to enhance Black food sovereignty.
- J28. Identify actions, projects and partnerships to enhance food justice for equity-deserving groups.
- J29. Explore funding opportunities and partnerships for Black food sovereignty centres and food justice centres for equity-deserving groups.
- J30. Explore opportunities for community land ownership and community asset ownership for growing and processing locally grown food.
- J31. Conduct a jurisdictional scan for models of establishing community-based food co-ops.
- J32. Identify opportunities for the activation of lands, both public and private, for Black-led community food sovereignty initiatives.
- J33. Identify opportunities for the activation of lands, both public and private, for community food justice initiatives led by equity-deserving groups.
- J34. Explore opportunities to support community-owned and community-serving facilities or projects related to food sovereignty (i.e. community kitchens, co-operative grocers etc.)

Promote community safety and well-being.

Despite Jane and Finch residents' immense contributions to the city, the Jane and Finch area has a history of stigmatization and institutional and structural marginalization. This stigma has often ignored the significant strengths, assets, organizing, and talent that area holds. Community members have reported intensified racial profiling and harmful encounters with authorities. Black communities in Jane and Finch and across Toronto have a long history of advocating for alternatives to policing that promote community-led safety and well-being and many Jane and Finch resident-led initiatives have been on the vanguard of community safety approaches and violence prevention. In July 2021, City Council adopted SafeTO, Toronto's 10 Year Community Safety and Wellbeing Plan.

[SafeTO](#) aims to bring about a safer Toronto and advance community safety by working collaboratively across sectors, communities, and

governments. In its first year of implementation, in one of SafeTO's key priority actions and a part of the City's commitment to policing reform, the City will launch the Toronto Community Crisis Service. This community-led response will offer important learnings that can be applied to the creation of the Community Development Plan. Through alignments with the SafeTO and Toronto Community Crisis Service, the Community Development Plan can identify the health and well-being needs – and the supports they require – of diverse communities on a more local level. The Community Development Plan can work with community champions and people with lived experience whose expertise can be leveraged to inform more holistic approaches to community safety and well-being. The City can leverage existing safety and well-being policy frameworks to also identify new opportunities for expanded support and programming in the Jane and Finch area.

- J35. Align the Community Development Plan with existing strategies that promote holistic approaches to community-led safety and well-being (i.e. TO Wards Peace, Toronto Community Crisis Service Pilot)
- J36. Leverage existing City policies and approaches to promote increased locally-led safety and well-being in the area.
- J37. Collaborate with existing groups and networks leading long-term safety and well-being planning and coordination in the Jane and Finch area.

Address gentrification and displacement.

New investments in infrastructure, transit, and housing can adversely affect the potential for lower income Indigenous, Black, equity-deserving, and newcomer residents to remain in the Jane and Finch area. An overall lack of housing affordability, the increased pressures of gentrification on communities and established residents, and the potential for mass displacement are real issues that must be addressed. Jane and Finch community groups have been actively engaged in developing and advancing solutions to address the threat of gentrification and displacement. The City's interdivisional approach to addressing the pressures of infrastructure projects on Black communities in Little Jamaica provide an opportunity to learn from experiences of how new investments impact Black and equity deserving groups in other parts of the city.

The Community Development Plan will identify City strategies and policies that can be leveraged to address gentrification and displacement. The Jane and Finch Initiative can be a pilot for this model.



- J38. Learn from City processes of developing and establishing a cultural district program in Little Jamaica and in other areas.
- J39. Explore the creation of policy frameworks that specifically aim to address the impacts of gentrification and displacement.
- J40. Identify opportunities to prioritize access to existing and new affordable housing for individuals and families of Black, Indigenous and equity-deserving groups in the Jane and Finch area.
- J41. Identify opportunities for in-depth and long-term research focused on issues of gentrification and displacement.

Leverage planned investments to create opportunities for community.

The Jane and Finch area will benefit from key investments in significant community institutions. The City has the opportunity to partner with communities to ensure that new infrastructure investments are accompanied by complimentary resourcing for community funding and resources.

These new infrastructure investments are as follows:

- **Toronto York Woods Library:** Toronto Public Library through new resources and supports has redesigned and renovated the York Woods Library.
- **Jane and Finch Community Hub and Centre for the Arts:** The City has entered into an agreement with Metrolinx land at 2050 Finch Avenue West for the proposed Jane and Finch Community Hub and Centre for the Arts.

- **Firgrove-Grassways Revitalization:** Toronto Community Housing Corporation has launched the revitalization of the Firgrove-Grassways Community.
- **School of Music:** New opportunities for investments in arts and culture include interest from Community Music Schools of Toronto to establish a Jane and Finch site and program.

These new large capital investments in Jane and Finch create the opportunity for coordinated, collaborative and complimentary actions through the Community Development Plan to magnify their positive impacts. The Plan can also advance a vision of neighbourhood support that aligns these new investments with the leadership and vision forwarded by Jane and Finch residents.

J42. Explore a coordinated City and community partner strategy that aims to leverage key capital investments.

K. Arts & Culture

Policy Intent

Jane and Finch is home to a thriving and supportive arts and culture community, with engaging local events and opportunities for local artists.

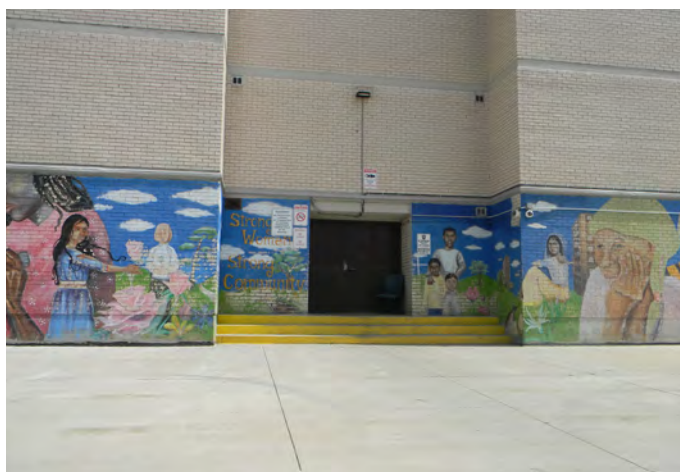
Discussion

Through a Community Development Plan, the City will explore opportunities to provide support for local artists and arts organizations to thrive in the community. Jane and Finch is home to an engaged and passionate artistic community that includes visual artists, musicians, performers and event organizers that range from grassroots to the more established.

Dedicated and accessible arts space in the community is in short supply, and is a much-needed resource to ensure that artists and arts organizations are able to not only survive, but flourish. Organizations need a home base to operate from, indoor and outdoor spaces to activate with events, festivals and classes. These creative spaces are key to civic engagement, welcoming community members to take part in the arts, as program participants or audience members. They also function to develop performers, administrators and audiences in the community, and thereby build local capacity over the longer term.

Tangible expressions of local arts and culture – be they community murals, local arts programs or events and especially artists able to tell the community's stories – are a signal of community well-being. Opportunities for artistic expression can bridge gaps, engaging community members who are isolated, and provide spaces for necessary dialogue and discussion. COVID-19 has continued to expose the inequities in service, funding, supports and opportunities across Toronto, with equity-deserving communities like Jane and Finch being disproportionately affected. Providing

opportunities for artists, arts organizations and residents to experience arts and culture locally can be a way to build community.



Murals at San Romanoway at the northeast corner of Jane and Finch.

Funding to support artists and arts projects continues to be largely concentrated in the city's downtown neighbourhoods. Toronto Arts Council's (TAC) [interactive map](#) reflects the reality that the vast majority of TAC

funded activities take place in downtown neighbourhoods. The funding disparities between downtown neighbourhoods and inner suburban areas are significant, making it challenging for local organizations to achieve sustainability, let alone grow. Artists from equity-deserving communities consistently report feeling excluded from arts funding, and that the grant application process is inaccessible. There is a common perception that professional training is required to apply for arts grants and that Eurocentric art forms are prioritized for funding. Additionally, concerns exist that legacy arts institutions, who receive the great majority of public art funding, are neither sufficiently accessible to nor reflective of communities like Jane and Finch. Such dynamics exist as municipal, provincial and federal funding agencies have not prioritized outreach to socio-economically and spatially marginalized communities.

Opportunities for artists to grow and develop their skills in their neighbourhood are vitally important. In community conversations, local

artists and creatives identified time and again that they need to leave the community to access arts programming, education and professional development programs. Creating a transparent ladder of opportunity that connects to the city's broader arts ecosystem will foster an environment where art and creative industries are seen as viable career paths for local Jane and Finch residents.

Through community consultations and conversations, we also heard that people need additional support and resources to nurture the growth and sustainability of Jane and Finch artists, organizations and events. Arts and culture was a key theme during phase 1 of the community engagement process. One Arts and Culture themed consultation was held, followed by a survey that invited broader feedback and response. A second meeting was held with local artists and organizations to reflect back on feedback from the initial meeting. Arts and culture was referenced in broader consultations as something critical to the community and to community-building.

Directions

Increase access to arts and culture funding opportunities.

From 2017-21, Toronto Arts Council (TAC) funding for projects based in Ward 7 was \$721,576, with \$45,946 allocated to organizations in the M3N postal code. Efforts have recently been made to address this historic imbalance. In 2015, TAC created a series of Strategic Programs with targeted investment in projects happening in Toronto's inner suburbs and in 2020 TAC launched a new Black Arts Program as well as a targeted outreach plan to increase access to TAC grants in the inner suburbs with a special focus on Black artists. TAC's Black Arts Program includes an operating stream for Black-led organizations. Recent analysis of City of Toronto support to cultural

development in inner suburban communities has highlighted that more could still be done. The Nordicity Report on the Evaluation of the Impact of Increases to City of Toronto Cultural Grants from 2012 – 2016, stated that accelerating access for arts groups in inner suburban communities to TAC operating funding should also be a priority, in addition to the targeted outreach and investment. The report also identified that City cultural funding is concentrated in the downtown core and that new efforts must be made to redistribute funding in service of both access and equity goals as well as to ensure municipal cultural resources are invested in artists and organizations relevant to

newcomer and younger populations to aid in the overall sustainability of Toronto's arts sector. TAC funding for programs in Ward 7 is similar to that of other inner suburban neighbourhoods – with few grants being awarded to artists with a Jane and Finch postal code as compared to neighbourhoods in downtown wards. More than half of the TAC funding allocated in Ward 7 has been awarded to the Arts Gallery of

York University (AGYU), an institution that is relatively well-resourced when compared to more grassroots organizations. AGYU focuses a portion of its programming on engaging local Jane and Finch artists, with recent programming called Art on My Mind that invited local performers to be part of a song writing and poetry residency that also featured a showcase.

- K1. Explore opportunities to make arts and culture grant application processes more accessible, to build trust and relationships over time, and to reduce barriers to applicants.
- K2. Investigate partnering with Toronto Arts Council to create more opportunities for local artists to learn about funding opportunities by working with multi-level arts and culture funders to host local information sessions and to provide enhanced support for local applicants.
- K3. Develop City-led cultural investments that support community building through arts and culture, that may differ from the objectives of peer-adjudicated, arm's length arts councils.
- K4. Work with arts funders to accelerate access to operating and project funds for organizations led by and serving equity-deserving communities, as well as socio-geographically marginalized communities.
- K5. Work to provide local artists from equity-deserving groups paid opportunities to be part of City grants adjudication panels.
- K6. Examine the allocation of arts funding in Toronto through Economic Development and Culture's 2022 Community Cultural Development Review, with a goal to provide more support in inner suburban neighbourhoods.

Foster sustainable local arts and culture organizations and programming for community members of all ages.

Artists and arts organizations need stability, support and opportunities to thrive. This includes connecting to a broader arts community and networks as well as the creation of opportunities for local residents to experience art in their community. A 2017 [study](#) done by the National Center for Arts Research found that people were 80% less likely to attend an arts event that was 1.6 km away from their home. The need for barrier-free arts programming at a hyperlocal level is critical to engaging people to take part in arts and culture. This need for hyperlocal arts

and culture programming has been laid bare over the course of the COVID-19 pandemic, with lockdowns and isolation highlighting the need for local access to programs, and local organizations equipped to respond to needs of the community.

In addition to TAC funding, one of the City's primary vehicles for supporting cultural development outside the city core is the network of Local Arts Service Organizations (LASOs). Toronto's six LASOs - Arts Etobicoke, East

End Arts, Lakeshore Arts, North York Arts, Scarborough Arts and UrbanArts - deliver arts programming, cultural events, and economic development opportunities to artists and residents in communities that are underserved and in inner suburban neighbourhoods. With operating support from the City, the LASOs are committed to providing inclusive and accessible, free or low cost quality arts programming, while responding to each communities' unique needs.

ward system in 2018, the catchment areas of the LASOs subtly changed, with Ward 7 moving from North York to Etobicoke-York. Given the broad geographic areas that the LASOs serve, and their limited resources, an unintended consequence of this shift has been limited reach by the LASOs into the Jane and Finch area. North York Arts has continued to offer programming in the community, and Arts Etobicoke has worked to engage people in the ward as well.

When Toronto shifted from a 44 ward to a 25

- K7. Investigate a pilot of a satellite office for an existing Local Arts Serving Organizations, staffed by local community.
- K8. Explore potential for City programs like Cultural Hotspot or Nuit Blanche (i.e. Nuit Neighbourhood) to happen in Jane and Finch.
- K9. Assess the best mechanisms to advance cultural development in Jane and Finch, working with Local Arts Serving Organizations to ensure that programming and opportunities are provided to residents in Ward 7.
- K10. Consider the role of museums, galleries and other spaces to advance cultural development in Jane Finch.

Connect local artists and creatives with resources and professional development opportunities to advance careers in the arts and creative industries.

Canada's creative industries are growing faster than the rest of the economy. Ontario, and by extension, Toronto's creative industries, which include film, music and digital media, as well as wider creative industries such as advertising and graphic design, contribute billions to the provincial economy every year. It is critical to create viable opportunities for young people to gain employment in the creative industries.

The City works with partners to create pathways that engage young people in programming, training opportunities and mentorships. Community-based training and partnerships with post-secondary education institutions and industry are key to ensuring that a ladder of

opportunity exists for young people who are seeking employment in the creative industries. Programs like ArtworksTO provide opportunities for youth media artists who are members of equity-deserving groups and/or 2SLGBTQ+ to gain professional experience, skills and network in the media arts industry. This program is a partnership between the City, Neighbourhood Arts Network, The Remix Project, and Ontario College of Art & Design University. The City also provides support to industry initiatives, like ADVANCE, Canada's Black Music Business Collective.

The City's Youth Cultural Incubators Stabilization Initiative (YCISI) was developed in 2019, with

a goal to enhance the growth and long-term sustainability of Toronto's small/mid-sized youth-led arts organizations serving youth. Organizations participating in the YCISI seek to provide youth facing barriers to economic and cultural inclusion with educational and leadership opportunities to develop skills and talents for careers and businesses in the creative industries. Through this initiative, the City recognizes the strength and the potential of youth cultural organizations and their impacts and numerous achievements, including a critical role in the incubation and development of new Toronto creative talent. The City provides organizations in YCISI with funding

and customized workshops and professional learning opportunities to grow organizational sustainability. A model like this could be investigated to look at how to better support organizations in Jane and Finch.

In community conversations, artists and creatives have said that there need to be clear pathways to careers in the arts. So often, creative pursuits end up being a side hustle, and there is a strong desire on the part of local artists and creatives to make their dreams a reality and to understand what tangible pathways exist to realize careers in the creative industries.



Murals at the entrance of one of San Romanoway's towers at the intersection of Jane Street and Finch Avenue West.

- K11. Identify ongoing resources, partnership and mentorship commitments to advance local arts and culture opportunities and programming.
- K12. Explore ways to better connect Jane and Finch artists and creatives to mentorship and employment opportunities through programs like ArtworksTO, Live Arts Mentor and the Production Assistant Training Program.
- K13. Build on existing work by the City and arts and culture organizations to strengthen links between community-based training options, post-secondary education institutions, and creative industries.
- K14. Identify ongoing resources, partnership and mentorship commitments to connect local equity-deserving artists and creatives to career development opportunities in creative industries.
- K15. Identify ongoing resources, partnership and mentorship commitments to advance local arts and culture opportunities and programming.

Work to advance the City’s ten-year Toronto Public Art Strategy and create opportunities for local artists to lead public art projects in the community and activate local spaces with festivals.

There are a number of murals in the Jane and Finch community that residents have expressed are significant to the area’s cultural heritage. Murals are painted on both interior and exterior walls; these public art pieces have been created by various artists, including local youth, emerging and professional artists. The mural Towards a Higher Journey (TAHJ) painted by Ekliptz (270 Firgrove) honours community members who have been lost to gun violence. Two murals on the Jane and Finch Boys and Girls Club Youth Centre, by graffiti artist Phade, depict notable athletes and musicians from this area, including Anthony Bennett (first Canadian to be chosen as the number one pick in the NBA draft), Jessie Reyez (Juno Award winning singer-songwriter), Glenn Lewis (Grammy nominee and Juno Award-winning singer-songwriter) and Junior Cadougan (basketball player).

Looking ahead, there is an opportunity to build on the success of these projects and explore the creation of new public art works in a variety of media in the Jane and Finch community. During public consultations for the Toronto Public Art

Strategy (2020-2030), many residents described wanting to see a broader range of art works in communities outside the downtown core, including ephemeral, temporary artwork, event-based and performative artwork, new media, as well as socially-engaged artistic practices. There were also suggestions to explore opportunities to engage diverse artists, including emerging artists, through mentorship programs.

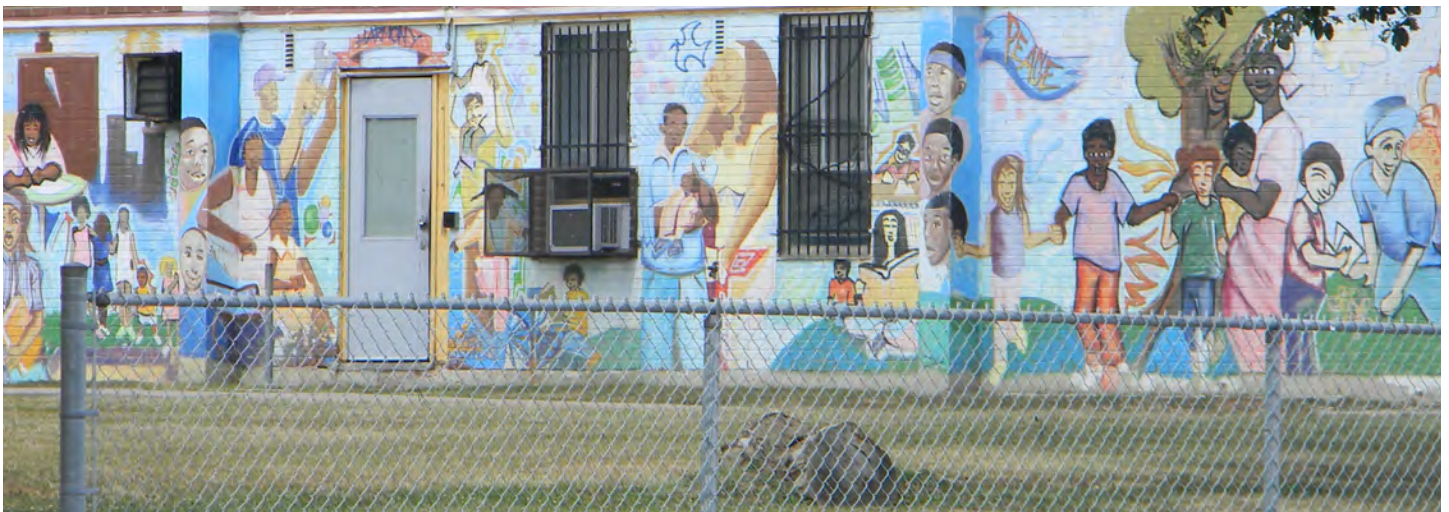
The Public Art Strategy puts forward a vision to empower creativity and community, everywhere. This is a vision for a city committed to public art, accessible to all, that reinforces neighbourhood character, embraces excellence in design, and advances the careers of local artists. Public art continues to be leveraged as a tool for community development, civic engagement, tourism and urban design, and has created opportunities for artists to advance their professional practice. To achieve the goals of the strategy, the City delivers three core public art programs – the City of Toronto Public Art and Monuments Collection, the Percent for Public Art Program, and StreetARToronto (StART).



The City's Economic Development & Culture division recently created a Cultural Festivals Funding Program (CFFP) designed to support the development of the festival sector in a manner that is accessible, transparent and accountable. The program provides financial support to recurring cultural festivals whose programming supports city-building, focuses on engaging with the people of Toronto, serves Toronto residents across the city, and promotes opportunities for emerging artists, Indigenous artists, and artists from other groups. There are three streams of funding available through this program.

At community meetings, residents have stated that they want to see local murals preserved, given their significance to the community. We also heard that community members would like to see more public art, and opportunities for local artists to lead public art projects. Community members have also expressed a desire to continue to be able to host local festivals and events, and need ongoing support and space to do so.

- K16. Advance the City's Public Art Strategy, focused on preserving existing public art.
- K17. Work to develop opportunities for equity-deserving artists to be engaged in creation of community murals and public art.
- K18. Connect local equity-deserving artists to StreetARToronto and investigate potentials for local workshops and mentorships to support emerging artists.
- K19. Explore the potential for the creation of new public art work in the community.
- K20. Explore opportunities, funding and space for local festivals.
- K21. Share existing resources to support event organizers.



Support the development and creation of local art spaces and connect arts organizations to existing resources.

The 2014 Making Space for Culture was a long-term planning project led by the City in collaboration with Lord Cultural Resources in association with R. E. Millward + Associates. The study was conducted to assess the state of cultural spaces in efforts to ensure a sustainable and affordable supply of city-wide cultural spaces. Based on the Making Space for Culture report, there are seven facilities that provide space for arts and culture programming in the Jane and Finch study area, the majority of which are multi-purpose rooms, and not dedicated art spaces. Accessible, affordable and flexible multi-purpose space in the community is in limited supply. More specialized arts spaces, like galleries, theatres and dance floors in the community are also in very limited supply. Additional outdoor spaces are needed to host local events and festivals, and those that exist could be enhanced to better suit the needs of arts and culture organizations and event organizers.

In recent years, community members, working with the Jane Finch Centre, developed a creative approach to place-making with Corner Commons, a gathering space in the parking lot of the Jane Finch Mall that hosts programming including artist residencies. There may be additional opportunities for creative use of space, but access and affordability are key considerations. Local arts organizations are actively searching for flexible, safe space to work out of and to use for programming.

In response to a 2014 commitment on the part of Metrolinx to include a community benefits program for major transit infrastructure projects in Toronto, the Community Action Planning Group (CAPG) engaged community in discussions about the Maintenance and Storage Facility planned for the community as part of the Finch West LRT. From 2017 to 2019, the Jane Finch Centre collaborated with CAPG to facilitate a comprehensive and inclusive community engagement process to develop the vision, programming, and concept design for a proposed new community hub and centre for the arts in Jane and Finch. This process included focus groups, workshops, surveys, information tabling, field trips, and community forums, through which residents and partners provided information about neighbourhood assets, needs, and priorities. A Stakeholder Advisory Group was created to provide regular feedback and guidance during the process and broaden community ownership of the project.

Toronto Arts Council's Animating Toronto Parks and Artists in the Library grants programs have partnerships with Parks, Forestry and Recreation, Toronto Public Library and Black Creek Community Farm to provide opportunities for local artists to undertake residencies and collaborative programming in the Jane-Finch community.

- K22. Support the development of an implementation strategy for the proposed Jane Finch Community Hub and Centre for the Arts.
- K23. Support consultation process for the development of a new site for the Community Music Schools of Toronto in Jane and Finch.
- K24. Broker relationships with local spaces to provide access for arts organizations.
- K25. Investigate access to affordable space through the City's Community Space Tenancy program.

L. Inclusive Employment Opportunities

Policy Intent

Jane and Finch residents have access to stable and well paid job opportunities, including with local employers, and are supported to further develop qualifications and access job openings.

Discussion

The primary determinant of economic prosperity for Toronto residents and communities continues to be access to good jobs and career paths. While the Toronto economy as a whole has generally been thriving over the past several decades, economic outcomes have not correspondingly improved in many parts of the city. Based on data from Statistics Canada, job seekers living in the Jane and Finch area have faced significant barriers as compared to the overall Toronto population in securing stable, full-time work and relatively high wages.

Through phase 1 community engagement, participants have clearly identified a vision statement that public and private investments in Jane and Finch result in good jobs and training opportunities for local residents. Community members have made a point to emphasize the impact of a lack of employment opportunities for youth but have noted the need for good jobs across labour force age categories. It has also been clear that the COVID-19 pandemic has especially impacted workers in parts of the city including Jane and Finch where case rates were higher and common occupations may not have allowed for working from home and/or did not provide adequate supports for sickness or dependent care.

The labour market outcomes for residents of Jane and Finch are related to the industries and occupations that they are most frequently employed in. The tables below indicate the most common employment industries for Jane and Finch residents and for the Toronto workforce

as a whole (as of the 2016 Census), with some significant differences. While Jane and Finch residents commonly work in industries including manufacturing, construction and transportation, these industries rank much lower for the city's workforce as a whole. Conversely, the largest industry category for the overall city workforce (professional, scientific and technical services) is not among the top seven industries for residents of the JFI study area.



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Top employment industries for JFI study area residents and overall Toronto workforce

JFI Study Area	Labour Force	Percentage of Total
Manufacturing	4,325	20.1%
Retail trade	2,570	12.0%
Health care and social assistance	2,020	9.4%
Administrative and support, waste management and remediation services	1,890	8.8%
Construction	1,880	8.7%
Accommodation and food services	1,630	7.6%
Transportation and warehousing	1,440	6.7%

Toronto	Labour Force	Percentage of Total
Professional, scientific and technical services	175,685	12.2%
Health care and social assistance	143,250	10.0%
Retail trade	141,540	9.8%
Finance and insurance	120,005	8.3%
Educational services	110,280	7.7%
Accommodation and food services	106,905	7.4%
Manufacturing	105,285	7.3%

*Source: Statistics Canada, Census 2016

Despite the importance of labour market opportunities, the ability of municipal government to directly influence the availability of good jobs is limited. Investments and hiring needs are generally considered to be highly dependent on global economic dynamics with similar labour market trends found across peer regions. The City of Toronto has some policies and programs to support business growth. To that end, this JFI ideas report includes policy directions to maintain space for businesses and jobs, and to support entrepreneurship. However, thriving local businesses within the JFI study area do not necessarily translate to increased employment opportunities for local residents. This report therefore also includes various directions, described below, to investigate further how the City of Toronto can support employment opportunities for local residents, even though existing policy levers are limited.

The actions proposed to be pursued in subsequent phases of work include looking at the City's ability to engage with local employers. Many employers across the city have stated their desire to find qualified candidates including

local youth and residents from equity-deserving communities, and to provide good career pathways, but have pointed to difficulties in reaching these candidates. There is possibly an opportunity for City staff to use limited resources to collectively engage employers, for example through a future association of local businesses, to assess employer needs and commitments. Even when primary policy levers rest with the provincial government, City staff and community partners may be able to suggest ways for local employers to connect with local job candidates and contribute to enhanced economic opportunity. Additionally, business incentive programs provided by different orders of government provide some additional leverage to require employment commitments from employers, as with the City's IMIT property tax rebate.

Further, governments have much more ability to directly influence their own hiring practices and so this section also includes directions related to leveraging community benefits hiring and training on public sector capital projects.

Whether jobs are available with local employers or not, there is clearly a need for governments to provide education and workforce development supports to help residents qualify for employment opportunities and to support labour force members when they face other barriers. When employers have pointed to a skills mismatch between the qualifications required in job openings and the qualifications held by job seekers, different orders of government and publicly supported agencies have sought to assess the situation and bridge gaps that bring these two sides of the labour market together. Here again, the City of Toronto has a limited role. Still, the JFI offers an opportunity to assess the City's ability to offer improved information about available supports, new or improved approaches to workforce intermediation for select employment sectors, and/or clearly advocate where these goals can be advanced by other governments and stakeholders.

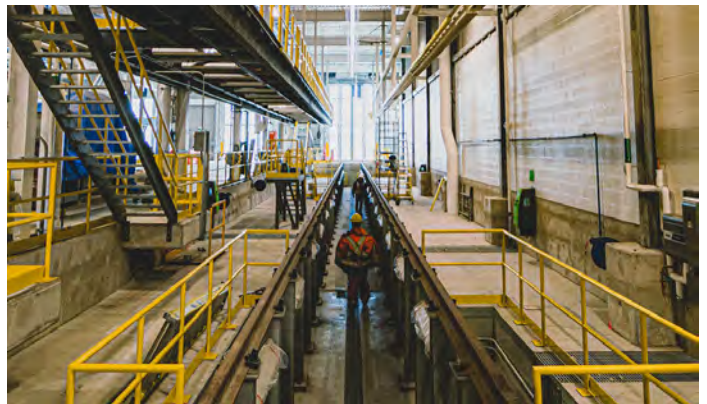
Directions

Encourage employers to outreach to local candidates and accredited workforce development agencies, and to provide improved measures of job quality and career pathways.

In phase 1 engagement, local residents have pointed out that a large concentration of businesses in the immediate vicinity does not necessarily result in inclusive employment opportunities for local job seekers. It has also been a theme of engagement that City supports for businesses, including Business Improvement Areas (BIAs), have benefitted businesses and led to investment in many parts of Toronto. Yet the needs of local residents are not the same as those of local businesses. To deliver inclusive economic development, some residents have advised that business supports should be accompanied by efforts to encourage businesses to provide increased employment opportunities via good jobs and career pathways.

Recent outreach has indicated interest among businesses to form a Black Creek BIA and

Finally, all of these directions to support inclusive economic opportunities in Jane and Finch will follow some of the principles explained under the Social Development section above (section J) including the need to prioritize opportunities and investments for equity-deserving groups. Future actions will also build on and support previous and ongoing work by community organizations and will prioritize resident participation in decision-making.



Source: Metrolinx

to use it to invest in things like streetscape improvements, local festivals and advocating for a more supportive local business climate. The local Councillor's office and City staff have initiated early feasibility meetings with these interested businesses and local stakeholders. A BIA is a voluntary association of property owners and commercial operators in a given geographic area. Nonetheless, community engagement participants have suggested that if the City is to support a new BIA in Jane and Finch, it could provide a forum to engage employers collectively to consider the broader needs of Jane and Finch communities.

Another model of City of Toronto support for employers to engage with the needs of their surrounding communities is provided by the City's Imagination, Manufacturing, Innovation

and Technology (IMIT) property tax grant program, which offers a rebate on property taxes payable for new construction or renovation of workplaces in certain target industries. In return for this tax grant, recipient landowners and tenant companies must satisfy an employment requirement that can be achieved through the implementation of various initiatives. Properties in the study area can currently apply for the IMIT tax rebate if they are undertaking eligible construction or renovations that will increase the number of certain types of jobs onsite.

Overall, municipal government and community organizations' ability to influence private sector hiring decisions and job quality is narrow as companies are required only to meet the minimum requirements of provincial labour laws. In consultations, we heard that this is an issue, particularly in cases where large employers rely on temporary workers. Considering

and advancing the City's ability to influence employment opportunities despite limited policy levers is therefore identified here as an important policy direction to be pursued through subsequent phases.

In many cases Toronto-based employers have signalled a desire or willingness to look for local job candidates and to work through accredited workforce development agencies. Many employers have taken up industry-wide goals of more inclusive hiring and the development of career pathways. A new BIA and concentrations of employers, such as in the malls in the study area, provide possible channels to connect with employers collectively. In phase 2 work, City staff and community partners will explore what is possible to encourage local employers to provide more economic opportunity and what policies, programs and partnerships could be most impactful.

- L1. Consider how to effectively stay in touch with employers and how they can be encouraged to provide quality jobs, career pathways and draw on local and equity-deserving candidates even where municipal government authority is limited.
- L2. Explore how City of Toronto business supports can secure corresponding commitments from eligible employers such as with the employment requirement attached to the City's City's Imagination, Manufacturing, Innovation and Technology property tax grant.

Explore community benefits hiring and training opportunities in public sector infrastructure projects.

As compared to its ability to influence private sector employers, the City of Toronto clearly has more direct authority over its own hiring practices and contracts. Improved inclusive economic development is a key objective of the City's recently developed Community Benefits Framework and of community benefits clauses attached to City-funded projects. Although there are not any specific City capital projects with approved budgets upcoming in the study area, City investments and contracts are continually

being developed and implemented with the potential to incorporate community benefits hiring and training as part of future projects.

Additionally, other public sector entities and agencies have begun to incorporate community benefits hiring and training as part of their own capital projects. This includes the Finch West LRT led by the provincial transit agency Metrolinx. The City of Toronto has been clear that its Community Benefits Framework

does not cover other orders of government or other public agencies who might make commitments to community benefits as the City has no jurisdiction or leverage over these entities. Nonetheless, the Jane Finch Initiative provides an opportunity to engage the provincial government (and affiliated agencies) to explore the broader application of community benefits and to share best practices.

Finally, community organizations within the study area have direct understanding of community needs and have led discussion and advocacy related to community benefits models. There is therefore an opportunity for the City to learn from existing research and engage with community partners to advance community benefit hiring.

- L3. Forecast and consider hiring opportunities related to upcoming City capital projects in the study area, and consider how community benefits hiring can be incorporated in these projects. Consider in particular upcoming City capital projects related to the Jane Finch Initiative including improvements to parks, public realm, water and broadband infrastructure.
- L4. Engage provincial government agencies to explore opportunities for community benefits hiring and social procurement as part of their capital projects and purchasing, and share best practices.
- L5. In an ongoing way, work with local organizations actively conducting research and advocacy for more community benefits hiring.

Invest in education including ongoing STEAM and skilled trades training, employment skills and certification programs for residents.

As a clear suggestion for Jane Finch Initiative policies and programs, community engagement participants have stated that government needs to work with agencies and private entities to invest in education, skills development and career pathways. All Toronto residents can benefit from support to develop qualifications and establish connection points to employers with job vacancies.

Publically accessible and free educational programming can provide significant supports for diverse residents across Jane and Finch. Ensuring that Jane and Finch residents are able to grow and thrive in a neighbourhood experiencing heightened investment will depend on expanding educational and professional development opportunities for residents to

realize personal and communal aspirations. STEAM (Science, Technology, Engineering, the Arts and Mathematics) education, skilled trades training, employment skills and certification programs that future proof residents and place Indigenous, Black, and equity deserving residents on the cusp of new reskilling and employment opportunities are crucial.

The City does not directly deliver employment upskilling and education programs. Education and training are a provincial responsibility as are the majority of workforce development supports that focus on soft skills or employment readiness. Nonetheless, through subsequent phases of the Jane Finch Initiative, City staff can engage with community partners and local education institutions to amplify and complement

education and training supports in Jane and Finch and assess gaps in preparing residents for job and entrepreneurship opportunities. By leveraging influence and relationships the City

can explore new ways to enhance opportunities for upskilling, employment, training, and future forward educational programming.

- L6. Work with community partners to assess STEAM education, skilled trades training, and other employment skills programming in Jane and Finch to identify gaps and opportunities for the City to amplify and support the lead of other orders of government and funders.
- L7. Identify opportunities for City, community, and private sector partnerships to promote the participation of Indigenous, Black, and equity-deserving groups in training related to growth sectors including ICT, green tech and creative industries.

Assess and strengthen workforce development supports in Jane and Finch.

In addition to education, training and certification programs, job seekers also require broader workforce development supports (including soft skills) and connection points to employers informed by good labour market information. The bulk of workforce development support across the city is provided by not-for-profit service agencies, funded by the provincial government and/or large community-based organizations. The federal government has also been involved to different degrees in the establishment of workforce development supports and transfers substantial funding to provincial government through Labour Market Development Agreements, the Canada Social Transfer and other mechanisms.

The City provides a range of supports including access to computers that assist job seekers, connections to Employment Ontario organizations, and navigation supports for

programs and services, through several Access and Resource Centres, with a focus on recipients of Ontario Works. The Toronto Employment and Social Services (TESS) Division runs these centres in different parts of the city including one in Yorkgate Mall within the study area. The City is currently trying to assess its role in the context of provincial plans regarding employment services transformation across Ontario regions, and much remains to be determined.

Despite this uncertainty, it is an important Community Development Plan policy direction to look at the network of workforce development supports in the area and, in subsequent work, for the City to help address gaps and opportunities. One specific idea is to explore the potential of a local workforce intermediary to bridge local candidates to hiring and training opportunities, including those specific to community benefits projects.

- L8. Assess the network of workforce development supports available to residents of Jane and Finch with a focus on any gaps identified by community members.
- L9. Support the City's role in the local workforce development network through the services provided by the local TESS Access and Resource Centre.
- L10. Explore the potential of a local workforce intermediary in Jane and Finch to support hiring and training opportunities including community benefits.

M. Inclusive Entrepreneurship Opportunities

Policy Intent

Jane and Finch residents are supported to start and grow businesses within and beyond the community and have access to appropriate and affordable space.

Discussion

Another inclusive economic opportunity theme that has been widely shared through community engagement has been the need to support local entrepreneurs to start and grow their business. It has been difficult to locate and get feedback from potential entrepreneurs who do not yet have a place of business and a business address where they can be contacted. However the importance of small business development opportunities has been consistently raised by community members.

The City supports business start-ups through a variety of means including training programs and information services, many of which are now offered online. City staff provide assistance with business registration; business plan review; small business funding availability; business permits and licences; importing and exporting; and mentoring and networking opportunities. Outside of the COVID-19 pandemic, they also regularly offer business seminars in different locations. The City's Entrepreneurship Services unit has also supported the construction and operation of incubation and business development spaces including the Indigenous Centre for Innovation and Entrepreneurship that is slated to open in late 2023.

Over the course of the pandemic, the City has implemented a variety of programs to help small business owners mitigate the impacts of restrictions and changing customer patterns. These include several programs introduced as part of the Toronto Main Street Recovery and Rebuild Initiative. Among new supports

are a commercial space rehabilitation grant and a partnership with the Black Business and Professional Association to provide technical assistance to small businesses in Little Jamaica, including area branding, marketing and e-commerce solutions. Most of these recovery and rebuild programs are already available to Jane and Finch-based businesses while others, like the Little Jamaica partnership, could inform Jane Finch Initiative recommendations and plans. The City has also recently approved a new property tax sub-class that will lower commercial property taxes payable for many small businesses across Toronto.



The Jane and Finch Community Development Plan can help ensure that local entrepreneurs trying to start businesses are aware of and can access support programs. New policies and programs can also be developed through the next phases of work. In conversations with community members, people have pointed to the need for business start-up spaces, whether in incubators with subsidized space or in affordable

storefronts and offices. Additional research could also help identify types of businesses that local entrepreneurs are wanting to launch, along with appropriate supports. For example, commercial kitchen space could support caterers currently using home kitchens, and artists form a large sub-category of small business owners and entrepreneurs that can be supported through a variety of actions listed under the arts and culture theme above (see Section K). Lastly, procurement by other businesses and institutions, either as part of construction projects or for various goods and services, could help establish key first clients for local supplier businesses.



Directions

Promote awareness and accessibility of City of Toronto business supports.

The City offers a variety of programs to support business entrepreneurs. Prior to the pandemic, City advisors had also been working to expand the reach of their services with a focus on equity through things like business forums in different neighbourhoods. There has also been a recent focus on support for Black entrepreneurs through the Mayor's Black Business Roundtable and collaborative work with the Black Business and Professional Association in the Little Jamaica neighbourhood. The development of a Community Development Plan provides an opportunity to gauge awareness of programs

available to potential entrepreneurs in Jane and Finch, and to further build awareness by marketing them.

Additionally, several organizations in or close to the study area are providing supports to entrepreneurs and business start-ups. Through subsequent phases of work, City staff can engage with these organizations to consider partnerships and potentially tailor City entrepreneurship support services to better address local needs.

- M1. Help build awareness of City of Toronto business support programs and ensure that they are accessible to Jane and Finch residents.
- M2. Work with existing organizations supporting local entrepreneurs, including those with a focus on equity-deserving groups, youth and newcomers, and consider partnerships to deliver programming that is accessible within the community.

Help secure affordable and appropriate space for business start-ups and locally owned small businesses.

One of the primary considerations for business start-ups is being able to secure affordable, appropriate space. This becomes even more of an issue in locations where land values and rents are increasing. To address this need for space, different support programs have been developed by different orders of government. For example, business incubators sometimes combine subsidized space with other advisory supports, but may only offer space for a limited time as they encourage companies to 'graduate' out. The City has supported business incubators in different ways but is not well-suited to act as either a property developer or a landlord.

By definition, it can be difficult to establish contact with informal or not yet established businesses but subsequent phases of JFI work can seek to establish the space needs of local entrepreneurs and consider possible spaces and resources to meet these needs. Some of this discussion might overlap with planning for the land that has been dedicated to a Jane Finch Community Hub and Centre for the Arts, which, depending on community vision and ongoing development, could include business development space. More broadly, the City and other stakeholders can consider where else space for start-up businesses could be created or made more accessible, and what policy and funding levers are available.

- M3. Support the development of an implementation strategy for the proposed Jane Finch Community Hub and Centre for the Arts including for any space envisioned by community within it that could be available to start-up enterprises.
- M4. Engage with private sector, institutional and community organization partners to identify potential spaces within or near the study area for business incubation and entrepreneurship supports.

Maintain space to accommodate locally owned, independent and community serving businesses.

Many elements of the Jane Finch Initiative policy ideas presented here and informed by extensive community engagement relate to concern about possible displacement of existing communities as neighbourhoods grow and change over time. As explained under the Social Development theme above (section J) it is an important policy direction of the Community Development Plan to address issues of housing affordability, gentrification, and displacement through new and existing policies. Although residential displacement is especially of concern, it has also become clear that neighbourhood change can

lead to commercial displacement and the loss of businesses and storefronts that communities rely on.

Phase 1 community engagement has focussed in large part on what residents currently value about their neighbourhood. Among the amenities that people have pointed to are the malls and retail plazas which serve as gathering places and allow residents to find key goods, services and food options nearby. Office buildings within the neighbourhood also include necessary services like doctor's and dentist's offices.

Recently, both the COVID-19 pandemic and the construction of the Finch West LRT have created challenges for local businesses. Transit construction has clearly impacted traffic patterns and made navigation on main roads, especially Finch Avenue West, more difficult. Once the LRT is complete, and even if pandemic impacts diminish, residents and local businesses alike have expressed a concern about commercial displacement. The new transit line and anticipated development in the neighbourhood can have an impact on land values and rents which can exert pressure on existing businesses.

Looking ahead to the next phase of work, the land use planning framework chapter of this report includes a proposed action (A8) to “Explore policy options that support the growth of community-serving, independent retail such as requiring the replacement of retail space, encouraging small-size retail spaces and/or limiting large-format retail.” The proposed action below additionally commits City staff and

partners to explore other novel tools to maintain space that can accommodate locally-owned, independent and community serving businesses. For example, this work could build on existing City of Toronto strategies and policies related to the availability of key goods and services like food and financial services. There could also be particular supports for businesses owned by and serving equity-deserving Toronto residents as is discussed in the City’s Action Plan to Confront Anti-Black Racism and is being advanced in planning work underway along Eglinton Avenue West.

This policy direction acknowledges community concerns and proposes that in addition to maintaining opportunities for office and retail uses through land use permissions, additional policies and programs may be useful to maintain and support the establishment and growth of small and independent businesses that serve a local customer base.

M5. Explore possible policies or incentives to maintain space that can accommodate locally owned, independent and community serving businesses as part of redevelopment.

Promote social/local procurement.

As with community benefits approaches that leverage large public infrastructure projects or contracts to create inclusive economic development, the concept of social procurement is intended to leverage large-scale purchasing of goods and services to support supplier companies facing various barriers. The City has implemented a Social Procurement Program that requires City divisions to include at least one quote from a supplier that is majority owned by equity-deserving people and/or is certified as a social enterprise. This applies to purchases of a very wide range of products from uniforms to consulting services. The City has also encouraged public sector ‘anchor’ institutions

to adopt similar policies through the AnchorTO network.

This social procurement concept can be advanced with possible benefits for the Jane and Finch area entrepreneurs if they are not already aware of certified diverse supplier lists or upcoming procurement contracts. Additionally, through the AnchorTO network, the City of Toronto can continue to encourage and share best practices with other public sector institutions to help them consider how procurement can supply their needs while also providing benefits to surrounding communities.

- M6. Consider ways to identify and provide outreach and assistance to diverse supplier companies to qualify for and have access to City of Toronto procurement contracts.
- M7. Support local ‘anchor’ institutions and businesses in or near the study area to further develop their own social procurement policies and practices.

Support social enterprises that provide necessary products and services while also advancing employment and ownership opportunities.

As explained above in section J it is an important policy direction of the Community Development Plan to invest in spaces for food access and community-led food initiatives. This reflects a broader theme that, while governments have little ability to influence which businesses are located in any given area or what they choose to sell, community well-being relies on access to certain products. Several phase 2 proposed actions relate to food security including identifying opportunities to invest in Indigenous and Black food sovereignty initiatives; exploring opportunities for community asset ownership focused on growing and processing locally grown food; and researching models for the establishment of community based food co-ops and urban farming projects.

Several of these food-related directions imply ‘social enterprise’ models that produce key goods and services while also advancing employment and ownership opportunities. Social enterprises are businesses that produce various products but have additional goals beyond maximization of revenues. These goals could include hiring workers facing various barriers, advancing environmental sustainability, or providing products where other enterprises don’t see a viable return on investment.

Therefore, in addition to the food access and space for start-up and local-serving business actions listed previously, this section adds a policy direction related to support for social enterprises. Social enterprises need not

only be food related. For example, financial social enterprises could help address Toronto City Council’s recent direction to support the development of alternatives to ‘payday lenders’ charging very high interest rates for short term loans. Additionally, bicycle-related social enterprises have provided training to bike mechanics while also offering affordable maintenance services. Several social enterprises currently exist in Jane and Finch including some related to food production and others in the construction sector that aim to provide employment and training opportunities to local youth.

The City has supported social enterprises by including them as eligible for the Social Procurement Program. While the City does not otherwise have an established policy or program to directly support the formation of social enterprises, the idea that it could help achieve multiple objectives in Jane and Finch has been raised through community engagement. It is a policy direction to be carried into the next phases to further study some of these models and support concept development and start-up needs.

- M8. Develop sector analysis that indicates how key goods and services could be provided by social enterprises including food and financial services.
- M9. Explore the potential for the City to support the concept development and start-up needs of social enterprises.
- M10. Engage anchor institutions that have worked with social enterprises to learn from best practices.



York University and Reactivation Care Centre are important local institutions.

N. Resources, Partnerships and Governance

Policy Intent

Jane Finch Initiative policy ideas are developed and implemented with adequate resources and build on partnerships between the City of Toronto, community members, community agencies, institutions, and private sector and collaborative decision making that prioritizes community members.

Discussion

Any new policies or programs to be introduced through a Jane and Finch Community Development Plan will require a corresponding resource commitment and plan. In this sense the Community Development Plan will be somewhat different from the updated land use planning framework that is being developed in tandem. The land use policies implemented through a new Secondary Plan, when enacted, are intended to provide direction to any development applications that may come forward.

The Community Development Plan will be a living plan that consistently evaluates and updates work in the neighbourhood to foster economic and social opportunities, and will require an ongoing commitment in terms of resources for staff and program funding. City Council has endorsed the comprehensive approach and important goals of the Jane Finch Initiative and staff anticipate that Council will be supportive of corresponding resource requirements. Outlined below are key areas of resourcing needed to advance the community development plan.

Directions

Develop an evaluation matrix for community actions and funding and advance a community-based research agenda.

Funding is needed to provide critical supports for communities addressing critical issues in Jane and Finch. To ensure that community development actions, partnerships, and funding actually make strong contributions to change it is critical that the City, in partnership with community actors, define new ways to monitor, evaluate, and learn from the Community Development Plan implementation process. Critical learnings must be captured through this process. Renewed engagement in the neighbourhood and the creation of Jane and Finch focused Community Development Plan

will require equal investments in the monitoring, evaluation, and learning frameworks and approaches that can surface the holistic impact, challenges, and restraints of the connected plans. The Community Development Plan can also align with community and academic partners committed to pursuing community based research agendas exploring the long term impacts of Jane and Finch land use and Community Development Plan on Indigenous, Black, and equity deserving groups in Jane and Finch.

- N1. Explore best practices and co-lead with community partners the creation of a shared monitoring, evaluation, and learning framework that can support both City and community partner learning needs.
- N2. Explore the creation of annual learning symposiums that foster collaborative analysis of evaluation findings and shared learning opportunities between the City, community partners, and residents.
- N3. Establish key metrics of inclusive economic development in Jane and Finch and develop a research agenda to track changes over time.
- N4. Explore opportunities to support and/or leverage community partner and research partners research focused on the Jane and Finch area.
- N5. Identify opportunities to co-develop new research initiatives that align with the community development plan monitoring and evaluation framework.

Prioritize community decision-making and collaborative structures.

An important point that has been raised through phase 1 consultations is that many of the possible policy directions or support programs have already been studied and advanced by community-based organizations. Rather than implementing new City of Toronto initiatives, community members have strongly suggested engaging with and supporting existing organizations and programs. Through community conversations, residents and groups also spoke about the need for collaborative decision making structures that ensure that Jane and Finch plan and its advancement aligns with the residents' ongoing work and vision for the neighbourhood.

The City, has for the last ten years, explored, co-created, and established diverse forms of community participation and accountability spaces that enhance the City's capacity to advance the plan alongside community actors. The Community Development Plan can draw on well-established strategies and city participation and accountability structures to support existing and/or co-create models unique and relevant to the Jane and Finch area. Ultimately, the Community Development Plan is intended to be a collaborative initiative with ownership and responsibility for action held by the City, community members, community agencies, institutions, and private sector. The success of the plan will be realized through all partners playing a significant role in the delivery.

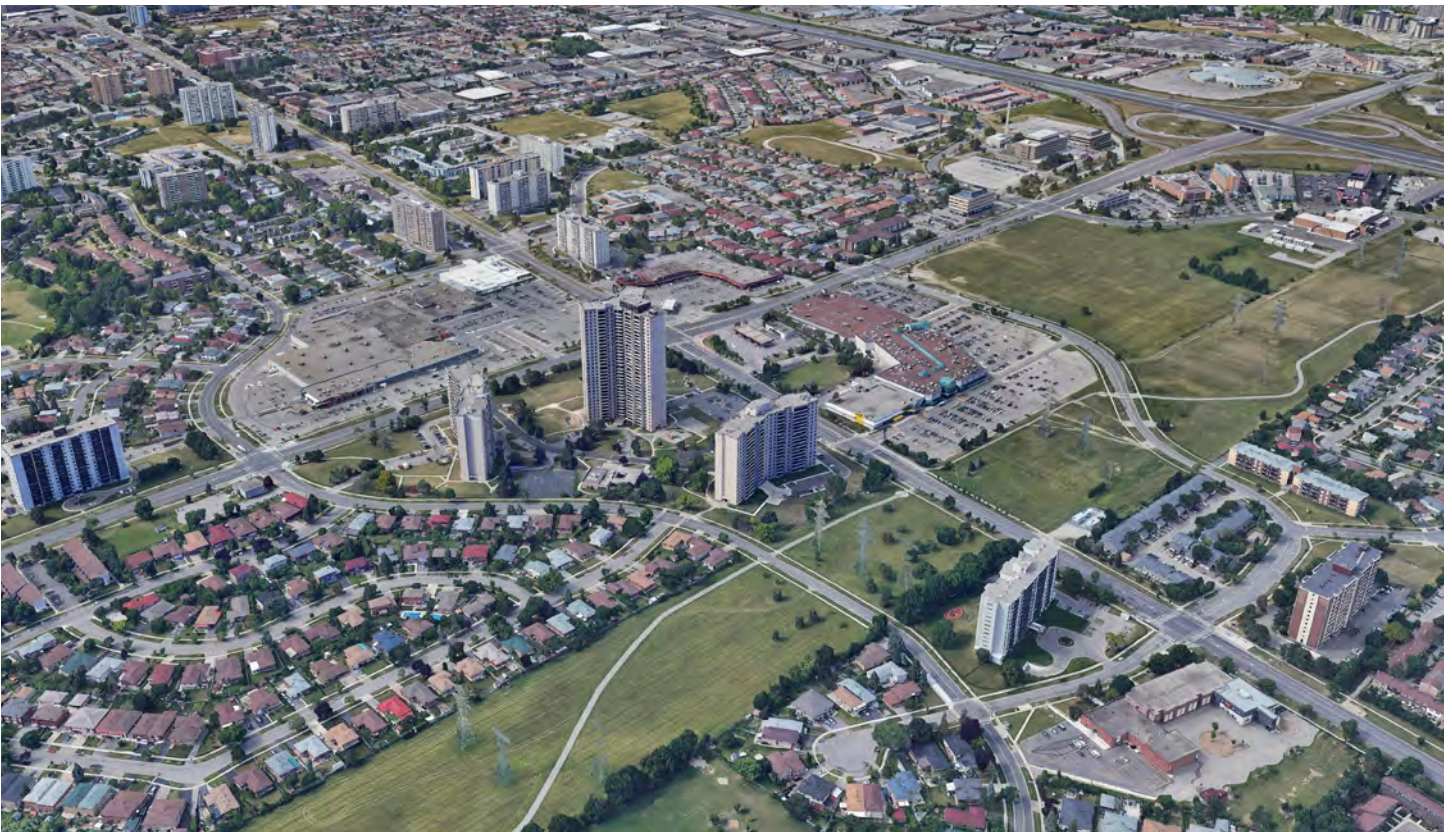
- N6. Conduct internal City environmental scan of community participation and accountability mechanisms to identify best practices.
- N7. Leverage City policy and strategies to foster increased collaboration between residents, resident led groups, and community organizations and private developers leading development in the area.

Prioritize a strategically aligned resource strategy.

Unlike the land use plan, the impact of the Community Development Plan depends on the resources dedicated to supporting this unique and new model. The City will explore opportunities to provide resources to the Community Development Plan while also identifying collaborative funding opportunities that can complement new and existing City actions and engagements in the area.

One possible model for consideration is the creation of philanthropic/foundations group that would operate in the same ways Business Improvement Area (BIA) bodies operate. This is one example of the ways that the City can explore new and innovative resource strategies to support the implementation of the Community Development Plan and ensure new supports to community partners.

- N8. Develop a Jane Finch Initiative Community Development Plan resource commitment aligned with the plan's policies and recommended actions.
- N9. Consider the creation of a standing community funders table for the community sector.
- N10. Explore the creation of a long-term City and City funding partner resourcing strategy for Jane and Finch and consult with potential partners and funders on resourcing promising short- and medium-term initiatives.





APPENDICES

A1. Draft Vision Statements

Guiding Principles and Processes

Jane and Finch is a place where the process of neighbourhood change is transparent, collaborative and responsive. Community input and feedback is incorporated into decision-making and outreach strategies. Community members are recognized and respected as partners. Policies and recommendations prioritize equity, with a specific focus on impacts for Black, Indigenous and other equity deserving groups.

Policies and recommendations consider how best to serve the existing communities while building something great for the future. Policies and recommendations are informed by a good understanding of the area's history and the experiences of communities including in advocacy for good planning, infrastructure and resources. Learning from the past is a first step to policy development. As the area changes, there are near-term gains and successes for the existing communities.

Growing in Place and City Life

Jane and Finch is a beautiful, inclusive, vibrant and unique place to live, work, and visit and where existing residents and businesses are thriving.

Existing residents and businesses are able to remain and thrive in the area even as it undergoes change. Existing and new spaces and facilities are designed to serve the needs of existing residents and businesses as a first priority, as well as new arrivals. As a part of the city where creativity is nurtured and flourishes, Jane and Finch is portrayed positively in the media and on social media. People are proud to live here as the area has a sense of dignity and beauty that reflects its history, diversity, culture and heritage.

Jane and Finch is a complete community with a diverse range of housing, jobs, shops, restaurants, community facilities and services that meet the needs of local residents. Retail uses are thriving and there are community-serving shops of all sizes that are easy to get to on foot, by bike and on transit. There are grocery stores, restaurants, cafes and public markets offering healthy, affordable and culturally appropriate food options that reflect the diversity of local communities. The existing vibrancy of the community is maintained even as change happens.

Parks and Public Spaces

Jane and Finch has beautiful, connected, welcoming parks and open spaces.

Parks are located in prominent and easily accessible locations and are designed and programed in

ways that encourage people to stay and enjoy them. They are designed to accommodate people of all ages and abilities year-round by providing places to gather and socialize, places to stay and linger, places for active play and recreation, places for public art, and places to connect with and enhance nature. Pathways and trails connect destinations within and surrounding the neighbourhood with clear connections to the wider city. They are fully accessible, easy to navigate in all seasons, well-lit at night, and feel safe for all users. Public spaces of all kinds reflect the history, diverse cultures and heritage of the community, and acknowledge the history of Indigenous cultures in Black Creek.

Everyone feels welcome, comfortable and safe in the area's parks and open spaces. There is a healthy and growing tree canopy to support ecological health and public spaces are framed by interesting architecture.

Mobility

Jane and Finch is a place where it's easy and affordable for everyone to get around in all seasons.

Sidewalks are wide, fully accessible, well-maintained and lined with healthy street trees. Streets and other connections are beautiful and well-maintained. Transit is frequent, reliable, not overcrowded, and offers connections to destinations throughout the area and all parts of the region. Transit stops have ample comfortable, safe and welcoming places to sit and there are safe, easy and convenient places to cross roads. There are bike rental stations, bike repair shops, and safe bicycle lanes. Bike Share is widely available and convenient throughout the community.

Community members using bicycles, scooters, mobility devices, strollers and carts can get around easily in all seasons. Sidewalks, cycling facilities and trails are safe, well-maintained, and offer connections to transit stops, destinations and the ravine system with appropriate facilities at both ends of the trip. During construction, high-quality pedestrian links are made a priority; they are easy to find, well-maintained and are fully accessible. Roads, sidewalks and pathways are repaired quickly before people get injured or need to complain.

Heritage

In Jane and Finch, diverse communities remember, honour, and share their histories, together contributing to the area's unique sense of place. Buildings, areas, and landscapes that embody those histories and cultural heritage value are conserved for residents and future generations.

In Jane and Finch, Indigenous heritage is respected in a holistic and inclusive manner and integrated into the present and future. The area continues to build on its legacy of deep commitment to community organization and social equity. Buildings valued by residents for their association

with community development such as libraries, schools, and representative examples of planned affordable housing are conserved and enhanced as the area continues to evolve. Existing public realm and landscapes of cultural heritage value such as parks and recreational trails, and spaces of informal social gathering, such as plazas and parking lots that are important to the community, are maintained and enhanced. Jane and Finch's diverse communities continue to sustain and foster artistic practices, social events, and cultural activities that reflect and express the area's identity. Longstanding businesses such as restaurants are supported and recognized for their importance to the area's history. Interpretive programming honours and encourages public awareness of the significance of Jane and Finch's stories within the history of Toronto.

Community Service Facilities

Jane and Finch is a community with easy access to a full range of well-maintained community facilities and services.

The area has community centres and facilities with well-maintained, up-to-date equipment. New community services, spaces and facilities are planned to be in prominent and easily accessible locations. Community recreation centres offer a range of indoor and outdoor activities such as skating, swimming, places to exercise and play sports, and community kitchens. Outdoor recreation facilities include improvements and expansion of facilities for basketball, soccer, beach volleyball, skateboarding, and outdoor gyms. There is reliable public wifi in convenient locations, accessible, free/affordable spaces for grassroots and community groups to use and safe, accessible, wifi-enabled spaces where youth and students can gather and study. There are spaces to accommodate large community gatherings and events such as concerts and festivals. There are community garden programs with associated jobs, learning opportunities, programs for youth and supports. There are more spaces in the area for non-profit organizations to deliver programs and services.

Arts & Culture

Art and culture are all around and are supported, celebrated and encouraged.

Jane and Finch is known as an arts oasis that is authentic and multi-cultural. The area hosts cultural events, festivals, markets, and events of all kinds. There are ample community spaces where people can explore art and creativity and collaborate on projects and initiatives. The Jane-Finch Community Hub and Centre for the Arts is built, community-led and flourishing with programming and spaces that meet the community's aspirations and needs. Opportunities to engage in arts and cultural activities are accessible to community members of all ages and local artists and arts organizations are aware of how to access funding and resources to support their work.

Housing

Jane and Finch is a place where current and future residents have good access to decent, affordable housing.

Housing options include different types of buildings and unit types such as townhouses, and mid-rise buildings as well as towers, where appropriate. Housing options also include different kinds of tenure such as cooperative housing, co-living spaces, rental housing and ownership housing. The displacement of existing residents is mitigated using all options open to municipal policy and there are stronger policies in place to prevent tenant eviction. There are pathways to home ownership that allow existing community members to become owners. Expanded housing options in neighbourhoods are permitted and as new buildings are built, improvements to existing buildings on the same sites are secured. Existing tenants are well-informed about upcoming changes in the area and their input is integrated into the plans. The history and present circumstances around housing issues are understood. People researching these issues are supported and policy-makers and the public understand the issues.

Climate Action

Jane and Finch is a resilient neighbourhood where area's ecological health and climate resilience is supported through green infrastructure, more trees, and a built environment and transportation network that supports net-zero greenhouse gas emissions.

Social development and inclusive economic development

Jane and Finch is a place that is full of opportunities and the supports necessary for people and businesses to thrive.

Social Development

Community members participate in local decision making throughout and beyond each phase of the Jane Finch Initiative. Resources are made available for local community leadership and participation and resources are identified to implement, evaluate and publically present prioritized community actions. Community members have increased access to education programs and employment service support providers to connect with job opportunities. Community members have increased access to healthy, culturally diverse and affordable food. Community members have increased access to good healthcare, including mental health supports, in their own languages. Children and youth have safe, accessible, affordable places to gather, play and learn. Childcare spaces are plentiful and

affordable. Seniors have supports and are supported in receiving access to services. Tenant's rights are protected and tenants have clear, accessible ways to access information about their rights. Community members are not subject to over-policing or racial profiling. Resources are identified to support community-led solutions to community violence and gun violence. Neighbourhood-specific participatory research and advocacy is supported with resources and partnerships and community members have one clear and easy way to access services and supports.

Inclusive Economic Development

Public and private investment and development results in good jobs for local residents. Capital investments and other procurement by the public sector includes local employment and training opportunities and business opportunities for local suppliers. Large private employers are encouraged to hire local job candidates, and provide career pathways. Local organizations are able to provide support to local jobseekers to upgrade qualifications and access employers/job opportunities. Local businesses are thriving and there is a diverse mix of shops, restaurants and community services. Local entrepreneurs are supported to start and grow their businesses through a range of programs and resources, and access to affordable commercial space. Community members have supported access to banking services and reasonable credit options.

A2. SUMMARY OF PROPOSED ACTIONS

LAND USE PLAN IDEAS

Land Use, Built Form and Urban Design

Guide Jane and Finch to grow over time as an inclusive, transit-supportive complete community.

- A1. Centre reconciliation, equity and inclusion in the development of Official Plan policies for Jane and Finch.
- A2. Develop a Structure Plan to identify key character areas or precincts including commercial and retail nodes
- A3. Develop a Parks and Public Realm Strategy that will provide direction for new parkland, parkland improvements, the locations of new streets, and the locations of public realm improvements.
- A4. Develop a Mobility and Transit Integration Strategy that identifies where streetscape improvements can be made to connect pedestrians, cyclists and mobility device users from the community to LRT and bus stops, open space, parks, trails, cycling and pedestrian networks, community facilities, and retail, services and employment destinations.
- A5. Apply the large site policies within the Official Plan (Official Plan Policy 3.2.1.9) to sites within the study area that are larger than 5 hectares so that sites are planned comprehensively and opportunities for the provision of affordable housing are maximized.

Require high quality urban design that supports liveability.

- A6. Develop urban design and built form options for up to five focus areas defined in the draft Structure Plan and take these out for consultation with the community.
- A7. Propose policies and urban guidelines to shape development in the secondary plan area.

Strengthen the commercial core of Jane and Finch and encourage opportunities for local-serving retail and service uses to thrive.

- A8. Develop urban design and built form options for up to five focus areas defined in the draft Structure Plan and take these out for consultation with the community.
- A9. Propose policies and urban guidelines to shape development in the secondary plan area.

Preserve existing workplaces and create space for growth of local jobs.

- A10. Ensure no net loss of commercial space (non-residential gross floor area) in the study area.
- A11. Encourage the expansion of commercial space (non-residential gross floor area) as part of any redevelopment in Mixed-Use Areas.
- A12. Require the phasing of development on larger sites to support continuity for community-serving businesses.

Create new parks, prioritizing areas with lower parkland provision rates and areas with walkability gaps.

- B1. Introduce new parkland around the Jane and Finch intersection where there is currently a parkland walkability gap and very low tree canopy.
- B2. Consider the potential for new parkland at the centre of the study area to be designed as a 'public square' to allow it to serve as a civic gathering space that would allow for social interaction, entertainment, cultural events and flexible programming that can enhance the daily lives of residents and workers.
- B3. Explore opportunities to create new parks in underserved parts of the study area and where growth is anticipated. This can be achieved by prioritizing on-site dedication of parkland for new development, particularly on larger sites, such as the mall sites, and on infill proposals within Apartment Neighbourhoods.
- B4. Explore opportunities to enhance existing green space to better serve communities including recognizing the character of Tower in the Park built forms where green space is a defining feature.
- B5. Seek opportunities to consolidate parkland dedications from more than one development, wherever feasible, to assemble larger park sites that can maximize parks and recreation programming.
- B6. Expand existing parks by prioritizing parkland dedication that is immediately adjacent to existing parks, where appropriate, in order to enhance their size, function, visibility, connectivity and accessibility.
- B7. Require that parkland dedications to be easily accessible in highly visible areas with prominent street frontage, contributing to a fine-grained pedestrian network. Lands should be in a size and shape that is functional and programmable with good sunlight access.
- B8. Pursue privately-owned publicly-accessible spaces (POPS) to complement the area's public parks and contribute to the overall parks and open space network (POPs will not count towards parkland dedication and do not replace the need for public parkland).

Make parks and public spaces inclusive, welcoming, accessible, safe, and fun.

- B9. Design new and existing parks and open spaces to accommodate, welcome and be safe for people regardless of age, ability, gender identity, sexual orientation, income, race, and ethno-cultural background.
- B10. Frame parks and other public spaces with interesting architecture, building designs and art.
- B11. Offer a range of amenities that support year-round and diverse activities including places to gather and socialize, places to stay and linger, places for active play and recreation, places for community and special events, places for public art, and places to connect with and enhance nature.
- B12. Encourage public life by providing amenities that encourage social gathering and community events such as seating, picnic facilities, public washrooms and drinking water stations.
- B13. Seek opportunities to introduce more flexible open spaces for community gathering and events, such as public plazas and squares, either in existing parks, future parks, or other publicly-accessible spaces.

- B14. Explore opportunities to enhance existing parks that are significant for their connections to community identity and cultural heritage value.

Work with community members to evaluate the quality and function of parks and public realm and determine what and where improvements should be prioritized.

- B15. Support a community-based planning and design process for parks and public spaces.
- B16. Design public space improvements to reflect the history, diverse cultures and heritage of the community through a process of co-design. Seek input to identify where amenities may be incorporated such as seating, drinking water stations, public washrooms, garbage bins, enhanced lighting, public art and others.
- B17. Seek opportunities to introduce new active recreation facilities that are needed in the area – such as soccer/multi-use sports fields, basketball courts, outdoor skate-spots – in either new or existing parks within or close to the study area.
- B18. Build and improve pathways and trails to make them fully accessible, easy to navigate in all seasons, well-lit at night, and feel safe for all users.
- B19. Support community gardening and link to community-based food justice efforts that are encouraging uses that support urban farming, food production, food processing and distribution.
- B20. Use POPS, easements and shared-use agreements to improve access to and connectivity between existing open spaces from tower communities.
- B21. Implement the planned facility improvement projects within and close to the Jane and Finch study area within the implementation strategy for the Parks and Recreation Facilities Master Plan.
- B22. Design new public spaces that facilitate effective maintenance (i.e., durable materials, paths wide enough for snow clearing, durable litter bins, etc.).
- B23. Seek opportunities to include green infrastructure and elements which enhance ecological and hydrological functions, support habitat development, and promote biodiversity within parks and the broader public realm where appropriate, using the Green Streets Technical Guidelines.

Explore opportunities to celebrate Indigenous cultures and histories in public spaces.

- B24. Continue to pursue consultation, collaboration and partnerships with Indigenous communities in the planning, design and development process in Jane and Finch.
- B25. Explore opportunities through engagement with Indigenous communities for parks and public space improvements and protection of natural heritage to reflect and celebrate Indigenous identities and histories and be welcoming and supportive of Indigenous cultural practices.

Protect the Black Creek Ravine, invest in improvements to the trail system and crossings, and connect Jane and Finch to the City's wider ravine system.

- B26. Provide visual and physical connections between public spaces, parks and trails with pathways and trails connecting destinations within and surrounding the neighbourhood with clear connections and wayfinding to the wider city.
- B27. Work with partners such as the Toronto Region Conservation Authority (TRCA) and Evergreen to implement ravine and trail improvement projects, including:

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- enhancing ravine access while managing and reducing user impacts and protecting and restoring ecological features in the Upper Black Creek Priority Investment Area.
- building the proposed northerly extension of the existing Black Creek Trail, just north of Shoreham Drive, as part of the Northwest Cultural Trail project.
- designing and building the Loop Trail, a continuous, 81-kilometre circular walking and cycling route that will pass through Jane and Finch along the Finch Hydro Corridor and Huron-Wendat Trail connecting the Jane and Finch area to the Humber River and Don River ravine systems and the waterfront.
- filling in other trail gaps and formalize existing informal trails (desire lines) to make them more accessible and safe for use, where appropriate.

Create streets that function as community gathering spaces and are animated through local-serving businesses.

- B28. Recognize the public realm as the organizing element for the Jane and Finch secondary plan and the starting point for building a transit-supportive complete community that supports community identity, public life, health, liveability, social equity and quality of life.
- B29. Require new development, especially on large sites, to deliver a fine-grain public street grid network scaled for pedestrian movement and experienced as safe public spaces, in addition to providing important links within a multi-modal transportation network.
- B30. Design streets with generous public boulevards through setbacks that allow for a vibrant public realm and pedestrian amenities such as street trees, landscaping, pedestrian-scale lighting, seating and places to linger.
- B31. Encourage development and the design of streets to provide green infrastructure and above- and below-grade growing space to support the planting and long-term health of street trees.
- B32. Strengthen the relationship between streets and parks to ensure the integration of pedestrian and cycling networks and to form a cohesive, connected and safe public realm.
- B33. Focus public realm placemaking investments at transit stops along Jane Street to create gathering spots, support wayfinding, and improve the transit experience.
- B34. Seek to minimize surface parking and where it does remain introduce improvements for safe pedestrian movement.

Mobility

Centre equity in planning for mobility in Jane and Finch.

- C1. Support the TTC and Metrolinx in developing fare policies that are equitable and address the needs of all customers, especially equity-deserving groups.
- C2. Improve multi-modal connections and reduce travel times to and from Jane and Finch.
- C3. Improve multi-modal access to key local and regional destinations, including employment, education, retail and services.
- C4. Research and investigate the feasibility of Universal Basic Mobility / transportation subsidy programs in Jane and Finch.
- C5. Encourage the collection and analysis of mobility-related data based on race and other demographic grounds.

- C6. Ensure that the existing transportation infrastructure is in a state of good repair and that there is a four-season maintenance program, including prioritizing sidewalks and bike routes as well as streets.
- C7. Ensure that safety and good access is a high priority during construction of the Finch West LRT and future infrastructure improvements.

Create Complete Streets.

- C8. Use the Toronto Complete Streets Guidelines to consider the needs of all users and uses of the right-of-way and in the development of short-, medium- and long-term improvements to the public realm.
- C9. Transform Finch Avenue West, Jane Street, and other important streets within the study area into complete streets.
- C10. Use the Complete Streets methodology, together with the Mall Redevelopment Guide, as the basis for planning and design of streets and blocks in the development of large sites.

Create a more walkable Jane and Finch.

- C11. Prioritize the pedestrian experience in planning for Jane and Finch to improve walkability and enhance connectivity between destinations such as transit routes and stations, schools, community centres, libraries, child care centres, shopping areas, places of employment and parks and open space networks, including the ravine.
- C12. Enhance comfort, accessibility, convenience and safety in the pedestrian network through wide sidewalks, adequate pedestrian clearways and sufficient setbacks from curb to building face that will provide room for streetscape enhancements and pedestrian amenities such as street trees, street furniture, lighting, green infrastructure, bicycle parking and strategic opportunities for placemaking.
- C13. Create appropriately scaled development blocks for large sites that encourage walkability with a network of streets, parks, mid-block connections and interior concourses.
- C14. Implement the Vision Zero Road Safety Plan in Jane and Finch using a data-driven and community-informed approach to target locations where improvements are most needed.
- C15. Evaluate informal connections through the Finch West Hydro lands and other green and open spaces, looking for opportunities to improve pedestrian amenities.
- C16. Evaluate the feasibility of Seniors Safety Zones and encourage their inclusion in Jane and Finch.
- C17. Enhance the Finch Hydro Corridor Trail as both a destination and key walking and cycling route.
- C18. Align improvements to the trails system with broader trails initiatives including the Northwest Cultural Trail, a 28km active transportation and cultural route, portions of which lie within the study area, and the Loop Trail, a priority project of the Ravine Strategy that will be a continuous, 81-kilometre off-road, multi-use ring trail connecting the Humber River and Don River ravine systems, the waterfront and neighbourhoods along the Finch hydro lands.

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Improve conditions for cycling.

- C19. Identify and map additional priority cycling routes that build on the Cycling Network Plan to achieve a connected cycling network for Jane and Finch that is safe, convenient and comfortable for cyclists of all abilities.
- C20. Require future development to be supportive in building safe cycling routes and securing places to park bikes, especially on development sites near transit stops and key destinations.
- C21. Work with Toronto Parking Authority to locate Bike Share facilities within the study area near transit stops, at key community destinations and in other key locations in the community.
- C22. Include cycling infrastructure on new streets, and on streets undergoing construction where opportunities arise.
- C23. Connect Jane and Finch to the broader city-wide cycling network with links, including to York University, Downsview Park and to the Humber River trail system.

Continue to improve transit.

- C24. Provide good pedestrian and cycling connections to transit stops and stations.
- C25. Require new development to be planned and oriented to support transit use.
- C26. Make transit stops welcoming, safe, comfortable for all to use.
- C27. Align the Jane Finch Initiative with the RapidTO program which aims to enhance bus transit along Jane Street by providing transit priority solutions that improve the reliability of service.

Introduce Travel Demand Management approaches to encourage sustainable transportation choices.

- C28. Develop Travel Demand Management (TDM) strategies for Jane and Finch to guide the planning and design of new development and related infrastructure that may include measures such as introducing bicycle and pedestrian programs to decrease the need for short local trips taken by car, creating a jobs/housing balance, supporting opportunities to work from home, reducing parking standards, providing Bike Share stations, encouraging ride-sharing and car-sharing, promoting public transit and potentially introducing priority bus lanes on TTC's Jane Street routes.
- C29. Explore planning and design options for the public realm within new development to provide direct and safe walking and cycling connections to transit stops and stations.

Support efficient and safe goods movement while reducing truck traffic on Finch Avenue West.

- C30. Encourage improvements to goods movement that target safety and accessibility on key pedestrian, cycling and transit routes in Jane and Finch, including within employment areas adjacent to Highway 400.
- C31. Implement the emerging directions from the Finch West Goods Movement Study to identify alternative truck routes and goods movement measures that can divert heavy truck traffic off of Finch Avenue West as it begins to function as a street oriented to transit, walking and cycling.

Heritage

Conserve significant buildings and landscapes that reflect the cultural heritage values and histories of Jane and Finch's communities.

- D1. Properties identified as having potential cultural heritage value will be considered, through further evaluation, for inclusion on the municipal Heritage Register.
- D2. Properties designated under the Ontario Heritage Act (Part IV and Part V) will be conserved and maintained, and considered as cultural assets within Jane and Finch.
- D3. Explore site-specific approaches for properties on the Heritage Register to address their unique characteristics and conserve their cultural heritage value.
- D4. Important views and landscapes within Jane and Finch that are important to its sense of place will be identified and protected.
- D5. The adaptive reuse of heritage buildings for civic and cultural uses will be encouraged.

Ensure that the cultural heritage of communities in Jane and Finch informs and enhances plans for the future.

- D6. Understanding and consideration of Jane and Finch's cultural heritage will be interwoven throughout the Jane Finch Initiative.
- D7. Public art and installations that are important to the community should be conserved.
- D8. Future public art and installations should continue to consider and support the specific values of Jane and Finch's communities, as reflected, in part, by the results of the CHRA.
- D9. Identify opportunities to support businesses, organizations, events, and activities that contribute to the area's heritage and cultural identities.

Housing

Use the suite of existing and forthcoming policies and programs to address displacement, improve and protect existing rental housing and create new affordable housing.

- E1. Continue to apply the Official Plan's in-force housing-related policies to development applications within Jane and Finch to ensure the provision and protection of affordable and rental housing.
- E2. Advance community consultation around the delineation of Protected Major Transit Station Areas along the Finch West LRT which will enable the application of inclusionary zoning policies to new development.

Provide for a diversity of housing types, forms, tenures and affordability.

- E3. Develop policy specific to the needs of Jane and Finch communities to encourage a diverse supply of housing types and forms, including affordable ownership and rental housing.

Require a range of housing, including affordable housing, on large sites as they are redeveloped.

- E4. Use all available municipal policy and programs tools to prioritize and maximize the provision of affordable housing as large sites are redeveloped.

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- E5. Explore all opportunities to combine Official Plan policies and affordable housing programs to amplify the supply and extend and deepen the affordability of units.

Support larger households and require family-sized units in new buildings.

- E6. To achieve a balanced mix of units types and sizes, and to support the creation of housing suitable for larger households, build on the Planning for Children in New Vertical Communities urban design guidelines and its background research to assess the potential to advance policy requiring larger developments in Jane and Finch to:
- include a minimum percentage of total number of unit as two-bedroom and three-bedroom units;
 - build minimum sizes for two-bedroom and three-bedroom units;
 - include features supporting quality living environments such as storage space; operable windows; bedrooms with closets and balconies or terraces;
 - include indoor and outdoor amenity spaces for the use of residents which are suitable for a range of unit types, including amenity areas suitable for families and pet owners.

Encourage multi-unit housing and additional units in Neighbourhoods.

- E7. Align the Jane Finch Initiative with planning work underway through the Enhancing Housing Options in Neighbourhoods (EHON) initiative that is exploring the introduction of gentle density in existing low-rise housing in residential Neighbourhoods to increase housing supply and encourage a range of housing options while creating a more equitable and sustainable city.

Identify priority improvements for rental intensification sites.

- E8. Work with existing tenants' groups and other relevant stakeholders to identify needed improvements to existing buildings to ensure that community voices are heard when new amenities or improvements are secured as a condition of redevelopment or through Tower Renewal.

Prioritize affordable housing on publicly-owned land.

- E9. Prioritize affordable housing in the redevelopment of publicly-owned land.

Explore opportunities to support community land trusts and co-ops in retaining and securing new affordable housing.

- E10. Consult with community members and stakeholder groups and undertake research to explore supporting community land trusts and co-ops in retaining and securing new affordable housing.

Align the Jane Finch Initiative to capital infrastructure planning for shelter and housing supports.

- E11. Work with Shelter, Support and Housing Administration as they undertake their first Capital Infrastructure Strategy that will guide shelter infrastructure planning, to address needs and opportunities that may arise in Jane and Finch.

Community Service Facilities

Maintain and enhance existing community service facilities and build new facilities as appropriate to meet evolving needs.

- F1. Develop a comprehensive community service facilities strategy for Jane and Finch in the next phase of study work to address unmet needs of existing residents and identify capital investments needed to support future growth.
- F2. Plan new community service facilities to be supported by a well-designed public realm and be located in highly visible, safe, convenient and accessible locations with strong pedestrian, cycling and transit connections.

Leverage development to achieve community benefits.

- F3. As development occurs, work collaboratively and transparently with applicants to inform the secondary plan for Jane and Finch and to leverage investment in community services and facilities that meet the identified emerging priorities for the area.
- F4. As development occurs, focus on ensuring that any existing non-profit community service facility space displaced through redevelopment is replaced in new development.
- F5. For development that is phased, require the construction of community service facilities as part of the first phase of development.

Collaborate with school boards as they plan for education facilities to support growth and community services.

- F6. Work collaboratively with the TDSB and the TCDSB as the Jane Finch Initiative progresses into its next phase and considers how to shape and guide future growth.
- F7. Explore potential shared-space partnerships or models for community agencies to access available space in local public school facilities.

Collaborate with the Toronto Public Library to inform improvements to community libraries as vital community spaces.

- F8. Work collaboratively with Toronto Public Library capital planning staff, as the Jane Finch Initiative moves into its detailed planning stage and next round of public consultation, to inform the upcoming iteration of TPL's Facilities Master Plan.

Make the building of new child care spaces in Jane and Finch a priority.

- F9. Work with Children's Services Division to identify opportunities to expand the number of non-profit licensed child care spaces to meet current needs and accommodate future growth in the study area.
- F10. Encourage development to include a non-profit child care facility where it can be accommodated on the site.

Work with Parks, Forestry & Recreation division to identify opportunities to expand or enhance community recreation facilities.

- F11. Work closely with Parks, Forestry and Recreation Division during phase 2 of the Jane Finch

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Initiative to further examine community recreation facilities needs and identify investments, such as for an indoor pool and outdoor ice pad, needed to address existing gaps and anticipated growth pressures.

- F12. Ensure that plans for new and improved recreation facilities are informed by community needs and interests.
- F13. Make recommendations to the five-year review process of the Implementation Strategy for the Parks and Recreation Facilities Master Plan.

Maintain and enhance space for human service agencies in Jane and Finch as redevelopment occurs.

- F14. Prioritize the creation of community space that includes more affordable and stable multi-purpose space for non-profit human service agencies, accessible and welcoming spaces for youth, gathering spaces for seniors; and affordable space for artists.
- F15. Focus on ensuring that there is no net loss of space for human service agencies due to redevelopment, with particular attention to agencies operating in local malls that are so essential to social development and inclusive economic opportunities for residents.

Arts & Culture

Build space for arts and culture to thrive in Jane and Finch.

- G1. Implement land use permissions to facilitate the development of the Jane Finch Community Hub and Centre for the Arts at 2050 Finch Avenue West.
- G2. Incorporate the findings and recommendations as appropriate from the Jane Finch Initiative into the detailed design work on the Jane Finch Community Hub and Centre for the Arts and the surrounding public realm.
- G3. Explore options for community groups to gain access to affordable space through the City's Community Space Tenancy program.
- G4. Engage with communities to identify which pieces of public art have cultural heritage value, which sites would be appropriate for future new artworks, and which specific public artworks are valued and should be conserved.
- G5. Explore opportunities for local artists to be engaged in the creation of community murals, and public art as part of the development or redevelopment process.
- G6. Work with the Toronto Public Library and other City divisions to realize plans for a music school on the site of the York Woods library.

Climate Action

Encourage new development to build better and plan for net zero emissions.

- H1. Encourage development to meet or exceed the highest performance level of the Toronto Green Standard (TGS) and achieve zero emissions.
- H2. Encourage applicants to pursue local energy solutions in their developments through feedback on the [Net Zero Emissions Strategy](#) that is required as part of the development application process.

- H3. Encourage low-carbon heating and cooling in new developments through the use of renewable thermal energy sources, such as wastewater heat, at both the building and district-scale.
- H4. Encourage the provision of electric vehicle charging infrastructure in existing buildings and in public parking areas.

Encourage the retrofit of existing buildings.

- H5. Encourage deep retrofits, including electrification, of existing buildings as a condition of new construction on-site.
- H6. Implement strategies to increase the [diversion of waste](#) from landfills within multi-unit residential buildings, which typically have much lower rates of recycling and composting compared to single family houses.

Design streets and public spaces for adaptation and resilience.

- H7. Design a public realm network that is transit-supportive by providing pedestrian and cycling infrastructure that encourages active transportation.
- H8. Require development to plan for extreme weather through the integration of green infrastructure including adequate soil volume for new trees, retention of 100 per cent of rainfall and snowmelt.
- H9. Plan for streetscape improvements to provide adequate soil volume for each tree, as informed by design standards developed by the City, including the Toronto Green Standard.
- H10. Plan streetscape improvements to minimize urban heat island impacts by providing opportunities for shade, maximizing the use of soft landscaping and the use of reflective surface materials.
- H11. Encourage development to incorporate biodiversity where possible through building design and landscaping.
- H12. Identify parts of the study area that are more vulnerable to extreme heat and/or with low tree equity and prioritize these areas for investment in trees on both public and private land.
- H13. Plan to for the incorporation of green infrastructure in the design of parks and streets and in improvements to other aspects of the public realm.

Water & Sewer Infrastructure

Implement water infrastructure improvements needed to support growth and climate resilience.

- I1. Work with Toronto Water to identify any planned water and sewer infrastructure improvements required to accommodate population and employment growth, as well as mitigate extreme wet weather events.
- I2. Require a Servicing Report as part of certain development applications to determine the overall impact on local municipal service capacities related to water, wastewater and stormwater, and to determine necessary improvements and mitigation measures needed to support the proposed level of development.

Social Development

Prioritize and centre equity-deserving groups.

- J1. Advance the development of a community development plan that anchors Indigenous, Black, and equity-deserving residents' ability to remain, benefit, and thrive in the context of neighbourhood change by leveraging strategies like the Reconciliation Action Plan and the Toronto Action Plan to Confront Anti-Black Racism.
- J2. Explore alignments with the Black Food Sovereignty strategy to identify actions and partnership models for mutual community land stewardship and ownership for Black residents and organizations (i.e. land trusts).
- J3. Consult Indigenous communities, partners, organizations and leaders to explore opportunities for Indigenous land stewardship
- J4. Leverage lessons from the City and community COVID-19 pandemic response to enhance recovery and resilience.
- J5. Work with City and community partners to identify opportunities for equity-driven climate mitigation, resilience, and adaptation.
- J6. Explore community investment models that support existing Indigenous, Black and equity-deserving residents with complex needs.
- J7. Leverage the Toronto Newcomer Strategy 2022-2026 and Newcomer Access Plans to address the unique needs of Jane and Finch newcomer communities and explore partnership opportunities that support foresight-oriented newcomer planning based on emerging global trends.
- J8. Work with Indigenous, Black, and equity-deserving resident-led organizations and resident leaders to identify specific actions to advance small-scale organizers and resident-led mutual aid mechanisms.
- J9. Identify opportunities to embed accessibility and universal design to employment, information and communication, public spaces, programs and services.
- J10. Work with City divisions and partners to explore opportunities for providing affordable and quality non-profit licensed childcare in ways that will impact the well-being and economic outlook of low income Indigenous, Black and equity-deserving households.

Prioritize people with disabilities.

- J11. Identify new partnerships and existing community initiatives that centre people with disabilities.
- J12. Explore City and community partnerships that will advance the removal of barriers and improve accessibility for people with disabilities with a strong focus on children and youth with disabilities and their caregivers.
- J13. Ensure that resident-led groups supporting people with disabilities are centred in community development plan governance models and future phases of the community engagement process.
- J14. Identify actions and partnerships that enhance the accessibility infrastructure in City-run and owned spaces.

- J15. Identify City policy levers and investments to help expand affordable and accessible non-profit licensed child-care options for children with disabilities.

Improve access to space.

- J16. Collaboratively develop actions focused on providing safe space and access to Indigenous, Black, racialized and newcomer +2SLGBTQI community groups and not for profits.
- J17. Leverage City strategies like the Toronto Strong Neighbourhoods Strategy and private sector development to increase the scope and diversity of community-owned and run spaces in the area to ensure their accessibility for groups including but not restricted to children and youth with disability, seniors, and residents with mental health challenges.
- J18. Conduct inventories of indoor and outdoor community spaces as a contribution to a proactive accessibility strategy for Indigenous, Black, and equity-deserving youth and seniors.
- J19. Explore actions and community partnerships to enhance accessibility in City-run and/or funded spaces.
- J20. Collaborate with partners to identify opportunities for increased capital and infrastructure investments (i.e. parks, hubs, greenspaces, activity rooms, sports pads) focused on greater accessibility for all ages.
- J21. Identify City strategies and community partnerships that can be levered to enhance in-home access to affordable high-speed internet for lower income, newcomers, single care takers, Black, and, other equity-deserving groups.
- J22. Engage housing providers to identify opportunities for improved access to affordable high-speed internet and easily accessible technical programming at and around housing.
- J23. Work in partnership with City and community partners to enhance high speed internet and technological programming at existing new indoor and outdoor spaces.
- J24. Explore opportunities for collaboration between the City, or City entities, and the private sector to digitally connect underserved areas in Jane and Finch to enhance the City-wide high-speed broadband network.
- J25. Work with Children's Services Division to identify opportunities to prioritize access to non-profit licensed child care spaces for Black, Indigenous and equity-deserving groups.
- J26. Identify opportunities for alignment with the [Reconciliation Action Plan](#) to improve access to traditional foods and medicines through Indigenous land stewardship.

Advance food justice and sovereignty.

- J27. Identify actions, projects and partnerships to enhance Black food sovereignty.
- J28. Identify actions, projects and partnerships to enhance food justice for equity-deserving groups.
- J29. Explore funding opportunities and partnerships for Black food sovereignty centres and food justice centres for equity-deserving groups.
- J30. Explore opportunities for community land ownership and community asset ownership for growing and processing locally grown food.
- J31. Conduct a jurisdictional scan for models of establishing community-based food co-ops.
- J32. Identify opportunities for the activation of lands, both public and private, for Black-led community food sovereignty initiatives.

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- J33. Identify opportunities for the activation of lands, both public and private, for community food justice initiatives led by equity-deserving groups.
- J34. Explore opportunities to support community-owned and community-serving facilities or projects related to food sovereignty (i.e. community kitchens, co-operative grocers etc.)

Promote community safety and well-being.

- J35. Align the Community Development Plan with existing strategies that promote holistic approaches to community-led safety and well-being (i.e. TO Wards Peace, Toronto Community Crisis Service Pilot)
- J36. Leverage existing City policies and approaches to promote increased locally-led safety and well-being in the area.
- J37. Collaborate with existing groups and networks leading long-term safety and well-being planning and coordination in the Jane and Finch area.

Address gentrification and displacement.

- J38. Learn from City processes of developing and establishing a cultural district program in Little Jamaica and in other areas.
- J39. Explore the creation of policy frameworks that specifically aim to address the impacts of gentrification and displacement.
- J40. Identify opportunities to prioritize access to existing and new affordable housing for individuals and families of Black, Indigenous and equity-deserving groups in the Jane and Finch area.
- J41. Identify opportunities for in-depth and long-term research focused on issues of gentrification and displacement.

Leverage planned investments to create opportunities for community.

- J42. Explore a coordinated City and community partner strategy that aims to leverage key capital investments.

Arts & Culture

Increase access to arts and culture funding opportunities.

- K1. Explore opportunities to make arts and culture grant application processes more accessible, to build trust and relationships over time, and to reduce barriers to applicants.
- K2. Investigate partnering with Toronto Arts Council to create more opportunities for local artists to learn about funding opportunities by working with multi-level arts and culture funders to host local information sessions and to provide enhanced support for local applicants.
- K3. Develop City-led cultural investments that support community building through arts and culture, that may differ from the objectives of peer-adjudicated, arm's length arts councils.
- K4. Work with arts funders to accelerate access to operating and project funds for organizations led by and serving equity-deserving communities, as well as socio-geographically marginalized communities.
- K5. Work to provide local artists from equity-deserving groups paid opportunities to be part of City grants adjudication panels.

- K6. Examine the allocation of arts funding in Toronto through Economic Development and Culture's 2022 Community Cultural Development Review, with a goal to provide more support in inner suburban neighbourhoods.

Foster sustainable local arts and culture organizations and programming for community members of all ages.

- K7. Investigate a pilot of a satellite office for an existing Local Arts Serving Organizations, staffed by local community.
- K8. Explore potential for City programs like Cultural Hotspot or Nuit Blanche (i.e. Nuit Neighbourhood) to happen in Jane and Finch.
- K9. Assess the best mechanisms to advance cultural development in Jane and Finch, working with Local Arts Serving Organizations to ensure that programming and opportunities are provided to residents in Ward 7.
- K10. Consider the role of museums, galleries and other spaces to advance cultural development in Jane Finch.

Connect local artists and creatives with resources and professional development opportunities to advance careers in the arts and creative industries.

- K11. Identify ongoing resources, partnership and mentorship commitments to advance local arts and culture opportunities and programming.
- K12. Explore ways to better connect Jane and Finch artists and creatives to mentorship and employment opportunities through programs like ArtworksTO, Live Arts Mentor and the Production Assistant Training Program.
- K13. Build on existing work by the City and arts and culture organizations to strengthen links between community-based training options, post-secondary education institutions, and creative industries.
- K14. Identify ongoing resources, partnership and mentorship commitments to connect local equity-deserving artists and creatives to career development opportunities in creative industries.
- K15. Identify ongoing resources, partnership and mentorship commitments to advance local arts and culture opportunities and programming.

Work to advance the City's ten-year Toronto Public Art Strategy and create opportunities for local artists to lead public art projects in the community and activate local spaces with festivals.

- K16. Advance the City's Public Art Strategy, focused on preserving existing public art.
- K17. Work to develop opportunities for equity-deserving artists to be engaged in creation of community murals and public art.
- K18. Connect local equity-deserving artists to StreetARToronto and investigate potentials for local workshops and mentorships to support emerging artists.
- K19. Explore the potential for the creation of new public art work in the community.
- K20. Explore opportunities, funding and space for local festivals.
- K21. Share existing resources to support event organizers.

Support the development and creation of local art spaces and connect arts organizations to existing resources.

- K22. Support the development of an implementation strategy for the proposed Jane Finch Community Hub and Centre for the Arts.
- K23. Support consultation process for the development of a new site for the Community Music Schools of Toronto in Jane and Finch.
- K24. Broker relationships with local spaces to provide access for arts organizations.
- K25. Investigate access to affordable space through the City's Community Space Tenancy program.

Inclusive Employment Opportunities

Encourage employers to outreach to local candidates and accredited workforce development agencies, and to provide improved measures of job quality and career pathways.

- L1. Consider how to effectively stay in touch with employers and how they can be encouraged to provide quality jobs, career pathways and draw on local and equity-deserving candidates even where municipal government authority is limited.
- L2. Explore how City of Toronto business supports can secure corresponding commitments from eligible employers such as with the employment requirement attached to the City's City's Imagination, Manufacturing, Innovation and Technology property tax grant.

Explore community benefits hiring and training opportunities in public sector infrastructure projects.

- L3. Forecast and consider hiring opportunities related to upcoming City capital projects in the study area, and consider how community benefits hiring can be incorporated in these projects. Consider in particular upcoming City capital projects related to the Jane Finch Initiative including improvements to parks, public realm, water and broadband infrastructure.
- L4. Engage provincial government agencies to explore opportunities for community benefits hiring and social procurement as part of their capital projects and purchasing, and share best practices.
- L5. In an ongoing way, work with local organizations actively conducting research and advocacy for more community benefits hiring.

Invest in education including ongoing Science, Technology, Engineering, the Arts and Mathematics (STEAM) and skilled trades training, employment skills and certification programs for residents.

- L6. Work with community partners to assess STEAM education, skilled trades training, and other employment skills programming in Jane and Finch to identify gaps and opportunities for the City to amplify and support the lead of other orders of government and funders.
- L7. Identify opportunities for City, community, and private sector partnerships to promote the participation of Indigenous, Black, and equity-deserving groups in training related to growth sectors including ICT, green tech and creative industries.

Assess and strengthen workforce development supports in Jane and Finch.

- L8. Assess the network of workforce development supports available to residents of Jane and Finch with a focus on any gaps identified by community members.
- L9. Support the City's role in the local workforce development network through the services provided by the local TESS Access and Resource Centre.
- L10. Explore the potential of a local workforce intermediary in Jane and Finch to support hiring and training opportunities including community benefits.

Inclusive Entrepreneurship Opportunities

Promote awareness and accessibility of City of Toronto business supports.

- M1. Help build awareness of City of Toronto business support programs and ensure that they are accessible to Jane and Finch residents.
- M2. Work with existing organizations supporting local entrepreneurs, including those with a focus on equity-deserving groups, youth and newcomers, and consider partnerships to deliver programming that is accessible within the community.

Help secure affordable and appropriate space for business start-ups and locally owned small businesses.

- M3. Support the development of an implementation strategy for the proposed Jane Finch Community Hub and Centre for the Arts including for any space envisioned by community within it that could be available to start-up enterprises.
- M4. Engage with private sector, institutional and community organization partners to identify potential spaces within or near the study area for business incubation and entrepreneurship supports.

Maintain space to accommodate locally owned, independent and community serving businesses.

- M5. Explore possible policies or incentives to maintain space that can accommodate locally owned, independent and community serving businesses as part of redevelopment.

Promote social/local procurement.

- M6. Consider ways to identify and provide outreach and assistance to diverse supplier companies to qualify for and have access to City of Toronto procurement contracts.
- M7. Support local 'anchor' institutions and businesses in or near the study area to further develop their own social procurement policies and practices.

Support social enterprises that provide necessary products and services while also advancing employment and ownership opportunities.

- M8. Develop sector analysis that indicates how key goods and services could be provided by social enterprises including food and financial services.
- M9. Explore the potential for the City to support the concept development and start-up needs of social enterprises.

Appendix 2

M10. Engage anchor institutions that have worked with social enterprises to learn from best practices.

Resources, Partnerships and Governance

Develop an evaluation matrix for community actions and funding and advance a community-based research agenda.

- N1. Explore best practices and co-lead with community partners the creation of a shared monitoring, evaluation, and learning framework that can support both City and community partner learning needs.
- N2. Explore the creation of annual learning symposiums that foster collaborative analysis of evaluation findings and shared learning opportunities between the City, community partners, and residents.
- N3. Establish key metrics of inclusive economic development in Jane and Finch and develop a research agenda to track changes over time.
- N4. Explore opportunities to support and/or leverage community partner and research partners research focused on the Jane and Finch area.
- N5. Identify opportunities to co-develop new research initiatives that align with the community development plan monitoring and evaluation framework.

Prioritize community decision-making and collaborative structures.

- N6. Conduct internal City environmental scan of community participation and accountability mechanisms to identify best practices.
- N7. Leverage City policy and strategies to foster increased collaboration between residents, resident led groups, and community organizations and private developers leading development in the area.

Prioritize a strategically aligned resource strategy.

- N8. Develop a Jane Finch Initiative Community Development Plan resource commitment aligned with the plan's policies and recommended actions.
- N9. Consider the creation of a standing community funders table for the community sector.
- N10. Explore the creation of a long-term City and City funding partner resourcing strategy for Jane and Finch and consult with potential partners and funders on resourcing promising short- and medium-term initiatives.