

## **Jane Finch Initiative - Ideas Report and Phase 2 Directions**

**Date:** March 29, 2022

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Wards:** Ward 7 - Humber River-Black Creek

**IBMS No.:** 19 125312 WPS 00 OZ

### **SUMMARY**

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This report provides an update from City Planning on the Jane Finch Initiative. It summarizes the first round of community engagement and proposes a series of directions to guide the next phase of work for the development of a secondary plan and associated urban design guidelines for the study area. A summary of all of the proposed directions is found in Attachment 1.

The Jane Finch Initiative is a resident-informed project to plan for the future of Jane and Finch. It is developing two integrated plans – a secondary plan and community development 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).

Through a first round of public and stakeholder engagement over the course of 2021, community members shared their thoughts, concerns and aspirations for the future of the neighbourhood. A record of these community conversations is contained in the Jane Finch Initiative Phase 1 Engagement Summary Report prepared by the City's engagement partner, the Jane Finch Community and Family Centre (Attachment 2).

The Jane Finch Initiative Ideas Report (Attachment 3) analyzes what staff heard and proposes a series of directions that will form the basis of a second round of community conversations in the upcoming phases of work. These directions are organized around the themes that will be developed into a secondary plan including land use, urban design, mobility, parks & public realm, community service facilities, heritage, housing, climate resilience and infrastructure.

A companion staff report, prepared jointly by Social Development, Finance & Administration and Economic Development & Culture, is proceeding through the Economic and Community Development Committee and will be presented along with this report at the same City Council meeting. That report contains an update on the community development plan and next steps for that parallel stream of work.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning to use the Jane Finch Initiative Ideas Report, found in Attachment 3 to this report, as the basis for a second phase of community engagement.
2. City Council direct the Chief Planner and Executive Director, City Planning to use the Jane Finch Initiative Ideas Report, found in Attachment 3 to this report, to evaluate current and future development applications within the Study Area as shown as Figure 1 of this report.
3. City Council request the Chief Planner and Executive Director, City Planning to report back with a proposed Jane Finch Secondary Plan and draft Urban Design Guidelines by the third quarter of 2023.
4. City Council request the Chief Planner and Executive Director, City Planning, the Executive Director, Social Development Finance & Administration and the General Manager, Economic Development & Culture, in collaboration with other involved divisions, to continue to implement an inter-divisional approach to the next phase of work under the Jane Finch Initiative and to align the Secondary Plan and the Community Development Plan for Jane and Finch.

## **FINANCIAL IMPACT**

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Funding to undertake the work proposed in this report and the divisional contribution to community engagement is included in the 2022 Council Approved Capital Budget for City Planning Division.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## **DECISION HISTORY**

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At its meeting of December 9, 2015, City Council adopted Item PG8.9, the Finch Avenue West and Sheppard Avenue East Corridors – Planning Study Approach, which requested the Chief Planner and Executive Director, City Planning to initiate a planning study focused on the area around Keele Street and Finch Avenue West in recognition of planned rapid transit investments – the Toronto-York Spadina Subway Extension and the Finch West LRT. Through Item PG8.9, City Council also approved two subsequent areas for future planning studies along Finch Avenue West: 1) Jane Street and Finch Avenue West; and 2) Albion Road, Kipling Avenue and Finch Avenue West.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG8.9>

At its meeting of June 29, 2020, City Council adopted Item EC12.1, Jane Finch Initiative – Community Development Plan and Updated Land Use Planning Framework, which

requested three divisions – City Planning, Social Development, Finance & Administration and Economic Development & Culture – to begin the first phase of a collaborative community planning initiative and an associated resident, stakeholder and Indigenous engagement process in the Jane and Finch area that would advance social equity and economic inclusion for current and future residents, manage future growth and development, and guide investment in infrastructure and services.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EC12.1>

## **ISSUE BACKGROUND**

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The Jane and Finch area is poised to undergo change in the years ahead. Construction on the Finch West LRT, running from the TTC's Finch West Station to Humber College, is underway with completion planned for 2023. With the arrival of the LRT, real estate investment is expected to increase, especially within walking distance of the study area's four future LRT stops. Development interest is anticipated, in particular on larger sites within the area, the largest of which are three malls with significant surface parking at the Jane Street and Finch Avenue West intersection. A rezoning application for residential intensification has already been submitted at the northwest quadrant of Jane Street and Finch Avenue West as of the timing of this report.

Now is the moment to think about the choices that need to be made to shape the future of Jane and Finch. Through the Jane Finch Initiative, City Planning is advancing a comprehensive planning framework for lands within a 500- to 800-metre radius of the four LRT stops: Tobermory, Driftwood, Jane and Finch, and Norfinch Oakdale. The study will recommend to City Council an Official Plan Amendment that sets out policies to build on the unique history and identity of the Jane and Finch area and its cultural heritage resources to direct development for a transit-supportive complete community structured around a quality parks and public realm network with a range of suitable housing options, a balance of employment uses, new or improved community facilities and infrastructure, and enhanced connections to the natural heritage system.

### **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 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 they 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.

## COMMENTS

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This section of the report is organized as follows:

1. Study Area
2. Streams of Work and Phasing
3. Community Engagement
4. Proposed Secondary Plan Directions
5. Aligned Initiatives
6. Policy Context

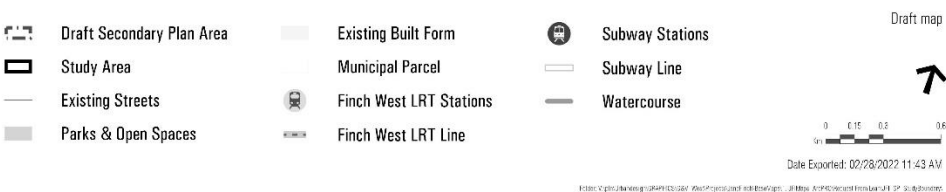
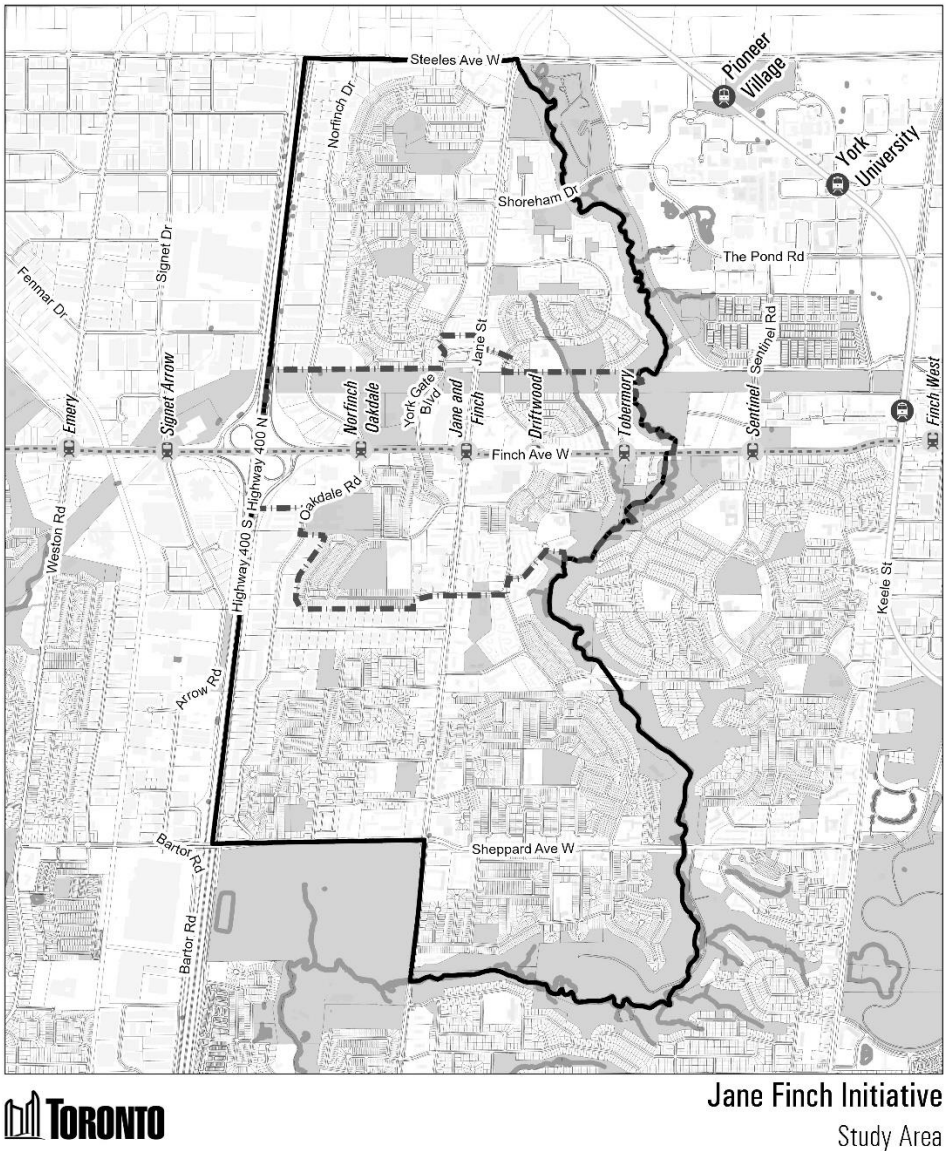
### 1. Study Area

The boundaries of the Jane Finch Initiative study area align with Neighbourhood 24, Black Creek and Neighbourhood 25, Glenfield-Jane Heights. This study area is shown in solid black line on Figure 1 (page 14), 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 initial boundaries of the secondary plan area are shown in dotted black line on Figure 1. This boundary is based on criteria including walkability (500- to 800-metre walking radius from planned LRT stops), land use (areas where growth and change

may be desirable and warranted), lot sizes and ownership patterns (larger parcels where development potential is greater), and other factors that arise during community consultations or planning analysis. The boundaries of the secondary plan study area may be adjusted based on community input and analysis conducted during phase 2.

Figure 1: Jane Finch Initiative Study Area



## 2. Streams of Work and Phasing

In June 2020, City Council requested that the heads of three divisions, City Planning, Social Development, Finance & Administration (SDFA), and Economic Development & Culture (EDC), work collaboratively with other divisions and agencies on a participatory community planning exercise in Jane and Finch. It involves three integrated streams of work:

- Comprehensive engagement with residents, stakeholder groups and businesses to identify needs, priorities and aspirations (jointly by all three divisions);
- A community development plan that advances people-focused initiatives to build social inclusion, community safety, inclusive economic opportunities and a strong neighbourhood (led by SDFA and EDC); and
- An update to the land use planning framework with Official Plan policies and design guidelines to shape development, and identify the community facilities and infrastructure needed to support existing and future populations (led by City Planning).

The initiative has three phases. We are currently at the end of Phase 1. Each phase is informed by comprehensive community engagement.

Phase 1: Taking Stock (2020-2021)	Phase 2: Exploring Options (2022)	Phase 3: Final Plans (2023)
<ul style="list-style-type: none"> <li>• Background Report</li> <li>• Vision and Guiding Principles</li> <li>• Developing policy ideas</li> </ul>	<ul style="list-style-type: none"> <li>• Urban design options</li> <li>• Draft Secondary Plan</li> <li>• Draft Community Development Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Final plans</li> </ul>

## 3. Community Engagement

The first phase of engagement on the Jane Finch Initiative was designed around the principles of equity, reciprocity, 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 and was informed by an Equitable Community Engagement Terms of Reference co-designed with Black community leaders in collaboration with the City's Confronting Anti-Black Racism Unit (CABR). The approach includes offering honoraria in recognition of the time and the personal, professional and emotional labour that people spend providing their input. Many of the consultation events were also enhanced by the participation of community facilitators retained through the Jane Finch Centre. Community facilitators helped to create an environment that allowed the free exchange of thoughts and ideas.

Through an open Request for Expressions of Interest process, the City of Toronto partnered with the [Jane Finch Community and Family Centre](#), the local United Way anchor agency, to facilitate community engagement for the Jane Finch Initiative. This builds on the principles set out in [For Public Benefit: City of Toronto Framework for Working with Community-Based Not-For-Profit Organizations](#), which addresses the role

of local organizations in promoting community vitality and helping residents participate in civic life.

A Community Advisory Committee made up of interested members of Jane and Finch communities was formed in mid-2021. 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 and Finch communities were represented. Members span a range of ages and most have self-identified as being members of one or more equity-deserving groups.

The phase 1 engagement process ran from November 2020 to December 2021. It used a mix of methods including meetings and web-based tools in an effort to reach a comprehensive cross-section of the community. Due to the COVID-19 public health restrictions, engagement activities took place virtually.

### **Indigenous engagement:**

- Treaty holders and traditional caretakers: Connected with First Nations groups whose traditional territories lie within the study area to raise awareness about the planning work underway and to start the conversation about how each group would like to be engaged.
- Aboriginal Affairs Advisory Committee: Staff sought input from the committee on the draft Indigenous engagement strategy.
- The Community Advisory Committee includes members identifying as First Nations, Inuit or Métis.

### **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 (CAC) 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.
- 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 tools:**

- Website: A comprehensive project website containing background information on the project, summaries of events, and information about the process: [www.toronto.ca/janefinch](http://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.

The engagement process during phase 1 engaged directly with over 450 people.

### **What we heard:**

Key issues coming out of the community conversations in phase 1 include:

- Prioritizing the unmet needs of existing communities when planning for growth and change;
- Addressing issues of housing affordability and displacement;
- Providing a new park near the intersection of Jane and Finch, as well as making all parks and public spaces safe and accessible;
- Creating an accessible, transit-supportive community with improvements to pedestrian and cycling infrastructure;
- Maintaining and enhancing existing community service facilities to meet evolving needs and leveraging new development for community benefits;
- Investing in and providing additional programs for all demographics, especially newcomers, seniors, youth, children and people living with a disability;
- Improving access to food including space and support for community-led food initiatives like gardens, community farms and other infrastructure to support food sovereignty;
- Providing free access to Wi-Fi, tech equipment and programs;
- Providing affordable, accessible and consistent spaces for grassroots groups, non-profit organizations and social enterprise initiatives to carry out their work;
- Supporting local arts & culture programming by creating opportunities for local artists, promoting art in public spaces, and improving access to space and resources for artists/the arts; and
- Advancing climate action through net-zero carbon planning, public realm enhancements and encouraging energy retrofits.



A report providing a detailed summary of input received during the community engagement process has been prepared by the Jane Finch Centre and can be found in Attachment 2.

#### **4. Proposed Secondary Plan Directions**

Chapter 3 of the Jane Finch Initiative Ideas Report (Attachment 3) sets out proposed policy directions for the development of a secondary plan. The secondary plan will make direct reference in policy text to the Community Development Plan in order to embed and integrate commitments to reconciliation, confronting anti-Black racism, equity and inclusion that both plans aim to advance.

Proposed actions aim to centre reconciliation, equity and inclusion in the development of Official Plan policies for Jane and Finch.

**Land Use, Built Form and Urban Design:** Directions for land use, built form and urban design focus on supporting the development of Jane and Finch as an inclusive, transit-supportive complete community. Staff aim to develop clear, community-informed strategies for urban structure, parks & public realm, mobility and built form options. Directions include retaining a mix of non-residential space in *Mixed Use Areas* to support economic vitality and encouraging the phasing of development on larger sites to allow for continuation of community-supporting uses as change occurs.

**Parks and Public Spaces:** Directions for parks and public space focus on investing in existing parks, addressing parkland provision and walkability gaps and creating a vibrant and thriving public realm. Directions include creating a new park near the Jane and Finch intersection and designing new parks and park improvements with community input to ensure that they are welcoming, safe and accessible to all users. Directions also aim to build and improve connections to parks, public spaces and the ravine system, and to ensure that new and existing streets support public life with generous boulevards that can accommodate street trees, and other amenities that enhance livability and climate resilience.

**Mobility:** Directions for mobility aim to centre equity as a central issue in transportation infrastructure planning. Directions include creating complete streets that will accommodate all users in all seasons, creating a more walkable area and improving cycling infrastructure including providing access to Bike Share which the area currently lacks. Directions also include prioritizing access to new and improved transit infrastructure and supporting efficient goods movement through the implementation of the Finch West Goods Movement Plan.

**Heritage:** Building on the work being done through the Jane Finch Cultural Heritage Resource Assessment, directions for heritage include conserving significant buildings, landscapes, and views that are important to the heritage of Jane and Finch and contribute to the area's sense of place, and ensuring that the cultural heritage of communities in Jane Finch informs and enhances plans for the future.

**Housing:** Housing is a central issue at Jane and Finch and directions aim to use the suite of existing policies and programs to address displacement, improve and protect

existing rental housing and create new affordable housing. Family-sized housing will be encouraged and affordable housing will be prioritized as part of new development, with higher expectations for publicly-owned land. Community-led housing initiatives will be supported.

**Community Service Facilities:** Directions for community service facilities include working closely with other divisions and agencies to ensure that service levels are maintained and existing facilities are preserved and enhanced. The area lacks sufficient licensed child care spaces to meet current needs and, in leveraging community benefits through development, the provision of non-profit child care will be prioritized.

**Arts & Culture:** Directions for supporting arts and culture in Jane and Finch centre on supporting the creation of the Jane Finch Community Hub and Centre for the Arts on lands acquired by the City at 2050 Finch Avenue West, exploring the opening of a music school at the York Woods library and preserving and enhancing opportunities for local artists as change occurs. Further directions for supporting a thriving arts scene will be laid out in the accompanying Community Development Plan.

**Climate Action:** Directions build on existing City strategies such as TransformTO and requirements such as the Toronto Green Standard. Directions will encourage low carbon and climate resilient buildings and infrastructure including: planning for net zero emissions buildings, increasing biodiversity through landscape design and planting, increasing sustainable transportation options, and adapting to extreme weather by increasing tree canopy and green infrastructure, particularly in areas with low tree equity scores.

**Water & Sewer Infrastructure:** Directions include working with Toronto Water to identify and plan for necessary infrastructure improvements to support growth.

## 5. Aligned Initiatives

### Toronto Action Plan to Confront Anti-Black Racism

Through the Growing in Place initiative, the [Confronting Anti-Black Racism](#) unit is working with the staff team to address the destabilizing impacts of gentrification on Black communities and businesses, and to improve opportunities for Black residents to engage in the planning process for Jane and Finch. The [Toronto Action Plan to Confront Anti-Black Racism](#) outlines 80 actions and 22 recommendations for the City to undertake over five years. Several of the recommendations have a bearing on the Jane Finch Initiative and are being integrated into staff's work with the community, including:

- Recommendation 19: Increase opportunities for Black Torontonians to participate in City decision-making;
- Recommendation 20: Make City spaces more accessible and welcoming to Black Torontonians;
- Recommendation 21: Invest in Black arts and culture; and
- Recommendation 22: Provide public education on issues of anti-Black racism in Toronto.

## **Toronto Heritage Survey**

The [Toronto Heritage Survey](#) (THS) conducts research and community engagement to develop an understanding of the historical development of neighbourhoods across the City, and to identify potential heritage resources. The results of the Toronto Heritage Survey guide long-range planning decisions, support transparent review of development applications, and further a number of policy goals beyond land-use planning, including ensuring that the Toronto Heritage Register reflects the values, histories and experiences of all of its citizens.

## **Our Plan Toronto**

[Our Plan Toronto](#) is the five-year Official Plan review process, which is mandated by the Province of Ontario, to satisfy conformity requirements set out in the Growth Plan for the Greater Golden Horseshoe (2020). It is identifying where growth should go, and what is needed to support healthy, complete communities. This process includes planning for Major Transit Station Areas (MTSAs), including four stops on the Finch West LRT that fall within the Jane Finch Initiative secondary plan area. MTSAs are required to be planned for transit-oriented development with specific density targets within an area that represents an approximate 10-minute walk to the transit stop. Planning for MTSAs is linked to the provision of Inclusionary Zoning in certain new developments.

## **Jane Finch Community Hub and Centre for the Arts**

In May 2021, City Council authorized staff ([GL22.10](#)) to enter into an agreement of purchase and sale with Metrolinx for acquisition of a portion of the Finch West LRT Maintenance and Storage Facility (MSF) site – a 32-metre setback at 2050 Finch Avenue West – for use as this proposed community facility. Corporate Real Estate Management, in consultation with Social Development Finance and Administration, CreateTO and the appropriate City divisions are in consultation with the community, through the Jane Finch Hub Organizing Committee, on a terms of reference and community consultation approach for the development of the site and will report back with recommended steps by end of the second quarter of 2022.

## **Music School at York Woods Library**

In February 2022, City Council adopted a motion, [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 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.

## **RapidTO**

The City is working with the Toronto Transit Commission to introduce surface transit priority measures on select routes. [RapidTO](#) is examining a proposed Jane Street route between Eglinton Avenue West (future Mount Dennis Light Rail Transit Stop) and Steeles Avenue West (Pioneer Village subway station).

## **ConnectTO**

[ConnectTO](#) is bringing affordable broadband connections to priority communities, including Jane and Finch.

## **Toronto Community Housing (TCH) Revitalization**

The [Firgrove-Grassways revitalization](#) in Jane and Finch includes replacement of 236 RGI units, up to 600 market units and 107 net new affordable units.

## **Tower Renewal**

The City's [Tower Renewal](#) program is helping owners of older apartment towers, including those in Jane and Finch, to make building improvements and revitalize the surrounding community.

## **Finch West Goods Movement Plan**

The [Finch West Goods Movement Plan](#) is nearing completion. With the forthcoming Finch West LRT, it will recommend strategies that address the future shipping and freight delivery needs while considering the safety and efficiency of travel for commuters, transit users, cyclists and pedestrians.

## **6. Policy Context**

### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy-led system. Any decision of City Council is required to be consistent with the Provincial Policy Statement (2020) (PPS), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the Growth Plan) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial plans may be found on the Ministry of Municipal Affairs and Housing website: [Land use planning | ontario.ca](#). The [Ontario Heritage Act](#) is the key provincial legislation for the conservation of cultural heritage resources in Ontario.

The Growth Plan directs that municipalities plan for forecasted growth to be accommodated in complete communities, defined as "places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts." The Growth Plan also directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

Planning for Major Transit Station Areas (MTSAs): The Growth Plan requires that municipalities plan to achieve minimum density targets on lands within MTSAs. MTSAs are generally defined as the area within an approximately 500- to 800-metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next Municipal Comprehensive Review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how these lands will achieve appropriate densities. The Jane Finch area contains four planned major transit stations along the Finch West LRT, which may be identified as MTSAs through a future MCR.

Planning for Provincially Significant Employment Zones: The Growth Plan contains policies pertaining to provincially significant employment zones (PSEZs). PSEZs are areas defined by the Ministry of Municipal Affairs and Housing for the purpose of long-term planning for job creation and economic development. The conversion of PSEZs can only occur during a municipally-initiated MCR. The Jane and Finch area includes a portion of a Provincially Significant Employment Zone (Zone #11) which runs generally along Highway 400 from Highway 401 to Steeles Avenue.

## **Toronto Official Plan**

The Official Plan is a comprehensive policy document that guides development in the city, providing direction for managing the size, location and built form compatibility of different land uses, the identification and conservation of cultural heritage resources, and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes a municipality's Official Plan as the most important document for its implementation. Official Plan policies related to building complete communities, including the conservation of cultural heritage resources and environmental stewardship, are applicable to any planning study and development application in any area of the city. Official Plan policies may be found here: [Official Plan – City of Toronto](#)

Lands fronting onto Jane Street and Finch Avenue West in the vicinity of the intersection are identified as *Avenues* on Map 2 - Urban Structure of the Official Plan. *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 community residents. An Avenue Study is required in planning for the reurbanization of these areas and the necessary components of such a study will be incorporated as part of the phase 2 work. The lands within the study area are designated as *Mixed Use Areas, Apartment Neighbourhoods, Neighbourhoods, Natural Areas, Parks, Institutional Areas, Core Employment Areas, and Utility Corridors* on Maps 13 and 16 within Chapter 4: Land Use of the Official Plan. These land use maps can be found here: [Official Plan Maps – City of Toronto](#)

## **CONCLUSION AND NEXT STEPS**

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This report seeks City Council direction to use the Jane Finch Initiative Ideas Report (Attachment 3) as the basis for a second phase of community engagement and to report back with a proposed Jane Finch Secondary Plan and draft Urban Design Guidelines by the third quarter of 2023.

Phase 2 of the Jane Finch Initiative will begin in the second quarter of 2022. It will include the following next steps:

- On-going comprehensive public engagement;
- Drafting a secondary plan for Jane and Finch;
- Drafting of urban design guidelines; and
- Ongoing alignment with other initiatives outlined in section 5 above.

## **CONTACT**

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## **SIGNATURE**

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Michael Mizzi, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Summary of directions from Ideas Report  
Attachment 2: Jane Finch Centre report on Phase 1 Engagement  
Attachment 3: Jane Finch Initiative Ideas Report

Attachment 1: Summary of directions from Ideas Report

Action No.	Proposed policy directions and actions
<b>A. Land Use, Built Form and Urban Design</b>	
Guide Jane and Finch to grow over time as an inclusive, transit-supportive complete community.	
A1	Centre reconciliation, confronting anti-Black racism, 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	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.

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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.
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.
<b>B. Parks and Public Spaces</b>	
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.



<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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.

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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.	

Action No.	Proposed policy directions and actions
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	<p>Work with partners such as the Toronto Region Conservation Authority (TRCA) and Evergreen to implement ravine and trail improvement projects, including:</p> <ul style="list-style-type: none"> <li>• Enhancing ravine access while managing and reducing user impacts and protecting and restoring ecological features in the Upper Black Creek Priority Investment Area.</li> <li>• Building the proposed northerly extension of the existing Black Creek Trail, just north of Shoreham Drive, as part of the Northwest Cultural Trail project.</li> <li>• 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.</li> <li>• Filling in other trail gaps and formalize existing informal trails (desire lines) to make them more accessible and safe for use, where appropriate.</li> </ul>
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.

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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.
<b>C. Mobility</b>	
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.

Action No.	Proposed policy directions and actions
C10	Use the Complete Streets methodology, together with the <a href="#">Mall Redevelopment Guide</a> , 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.
Improve conditions for cycling.	

Action No.	Proposed policy directions and actions
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.

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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.	
C31	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.
C32	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.
<b>D. Heritage</b>	
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.

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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.
<b>E. Housing</b>	
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.
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.	



Action No.	Proposed policy directions and actions
E6	<p>To achieve a balanced mix of units types and sizes, and to support the creation of housing suitable for larger households, build on the <a href="#">Planning for Children in New Vertical Communities</a> urban design guidelines and its background research to assess the potential to advance policy requiring larger developments in Jane and Finch to:</p> <ul style="list-style-type: none"> <li>• Include a minimum percentage of total number of unit as two-bedroom and three-bedroom units;</li> <li>• Build minimum sizes for two-bedroom and three-bedroom units;</li> <li>• Include features supporting quality living environments such as storage space; operable windows; bedrooms with closets and balconies or terraces;</li> <li>• 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.</li> </ul>
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.	

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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.
<b>F. Community Service Facilities</b>	
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	

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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 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.
<b>G. Arts &amp; Culture</b>	
Build space for arts and culture to thrive in Jane and Finch.	

<b>Action No.</b>	<b>Proposed policy directions and actions</b>
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 <a href="#">Community Space Tenancy</a> 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.
G6	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.
G7	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.
<b>H. Climate Action</b>	
Encourage new development to build better and plan for net zero emissions.	
H2	Encourage development to meet or exceed the highest performance level of the Toronto Green Standard (TGS) and achieve zero emissions.
H3	Encourage applicants to pursue local energy solutions in their developments through feedback on the <a href="#">Net Zero Emissions Strategy</a> that is required as part of the development application process.
H4	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.
H5	Encourage the provision of electric vehicle charging infrastructure in existing buildings and in public parking areas.
Encourage the retrofit of existing buildings.	
H6	Encourage deep retrofits, including electrification, of existing buildings as a condition of new construction on-site.

Action No.	Proposed policy directions and actions
H7	Implement strategies to increase the <a href="#">diversion of waste</a> 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.	
H8	Design a public realm network that is transit-supportive by providing pedestrian and cycling infrastructure that encourages active transportation.
H9	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.
H10	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.
H11	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.
H12	Encourage development to incorporate biodiversity where possible through building design and landscaping.
H13	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.
H14	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.
<b>I. Water &amp; Sewer Infrastructure</b>	
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.

Attachment 2: Jane Finch Centre report on Phase 1 Engagement (Provided separately as a PDF).

Attachment 3: Jane Finch Initiative Ideas Report (Provided separately as a PDF).