

City Clerk's Office
Registrar Secretariat
Toronto City Hall
100 Queen Street West 2nd Floor
Toronto, ON, M5H 2N2

Tel: 416-394-8101
Fax: 416-293-2980
E-mail: RegistrarCCO@toronto.ca
Web: www.toronto.ca/council

NOTICE OF PUBLIC MEETING
To be held by the Etobicoke York Community Council
(Under the Planning Act)

City-initiated Official Plan Amendment for the Jane Finch Secondary Plan
Application Number: 19 125312 WPS 00 OZ

Location of Properties: Properties in the area generally bounded by Highway 400 to the west; the Finch Hydro Corridor and portions of Yorkgate Boulevard and Strong Court to the North; Black Creek to the east; and portions of Black Creek, London Green Court, Yorkwoods Gate, Grandravine Drive, Wedge Court, Frith Road, Eddystone Avenue to the south.

Date: February 26, 2024
Time: 9:30 a.m. or as soon as possible thereafter
Place: Council Chamber, Etobicoke Civic Centre, 399 The West Mall, and by Video Conference

PROPOSAL

On May 11-12, 2022, City Council requested that the Chief Planner and Executive Director, City Planning report back with a proposed Jane Finch Secondary Plan and Urban Design Guidelines as part of the Jane Finch Initiative. The proposed Secondary Plan and Urban Design Guidelines update the planning framework for the area to encourage appropriate growth and development in the area and guide investment in community improvements.

The Jane Finch Initiative has been a three-phased study culminating in the updated planning framework as well as the Jane Finch Community Development Plan, which will advance social equity and economic inclusion for current and future residents. A comprehensive community engagement and stakeholder consultation process was carried out in each phase of work.

The Study is now complete, and the City of Toronto is proposing an amendment to the City's Official Plan. This amendment would include a new Jane Finch Secondary Plan to be considered by Etobicoke York Community Council at the date and time above, for recommendation to City Council.

BACKGROUND INFORMATION

Detailed information regarding the proposal, including background information and material, and a copy of the proposed Official Plan Amendment may be obtained by contacting Zahra Joseph-Wilson, Planner 416-338-0775, or by e-mail at Zahra.Joseph-Wilson@toronto.ca.

A hard copy of the proposed Official Plan Amendment will be available for review at Etobicoke York Civic Centre on February 6, 2024.

Further information can be found at www.toronto.ca/JaneFinch.

Official Plan Amendment 633 – Jane Finch Secondary Plan

The Jane Finch Secondary Plan (OPA 633) provides a detailed planning framework to guide and shape development in the Secondary Plan area. It establishes a long-term vision and city-building goals for the area, along with area-specific land use policies that would provide the basis for future zoning by-law amendments. The Secondary Plan includes policy direction that would:

- Redesignate certain lands in proximity to light rail transit (LRT) stops to *Mixed Use Areas* and *Apartment Neighbourhoods*. All other land uses remain in accordance with the Official Plan;
- Extend the *Avenues* along the Finch West LRT route;
- Expand right-of-way widths for Jane Street and Finch Avenue West to accommodate an enhanced public realm and planned higher-order transit in the case of Jane Street;
- Guide the development of an inclusive, transit-supportive complete community along with the community facilities and infrastructure to support growth;
- Support the development of new housing and ensure a diversity of housing including types, forms, tenures and affordability;
- Balance residential and non-residential growth to support a complete community with local job opportunities that mitigates businesses displacement;
- Expand and improve the public realm including through new parks, public squares, Indigenous place-keeping, parkland expansion priorities, landscaped setbacks, pedestrian connections and expansion of the urban forest;
- Support safe walking, cycling and transit use by identifying locations for improved connections including new streets, cycling routes, trail extensions, school safety improvements, and intersection improvements;
- Identify locations for retail in the community, including priority retail streets supporting a vibrant mixed-use core near the intersection of Jane Street and Finch Avenue West;
- Identify policy districts within the area and provide detailed built-form policies with performance standards to support growth around an expanded and enhanced public realm;
- Promote social equity, economic inclusion, arts and culture and access to food;
- Encourage building and design practices that reduce local greenhouse gas emissions, promote climate resilience, and enhance biodiversity; and
- Be supplemented by Urban Design Guidelines providing further guidance on shaping buildings to support a liveable and vibrant public realm.

PURPOSE OF PUBLIC MEETING

Etobicoke York Community Council will receive input and review the Official Plan Amendment and any other material placed before it, to make recommendations on the Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can attend the meeting in person or follow the meeting at www.youtube.com/TorontoCityCouncilLive.

MAKE YOUR VIEWS KNOWN

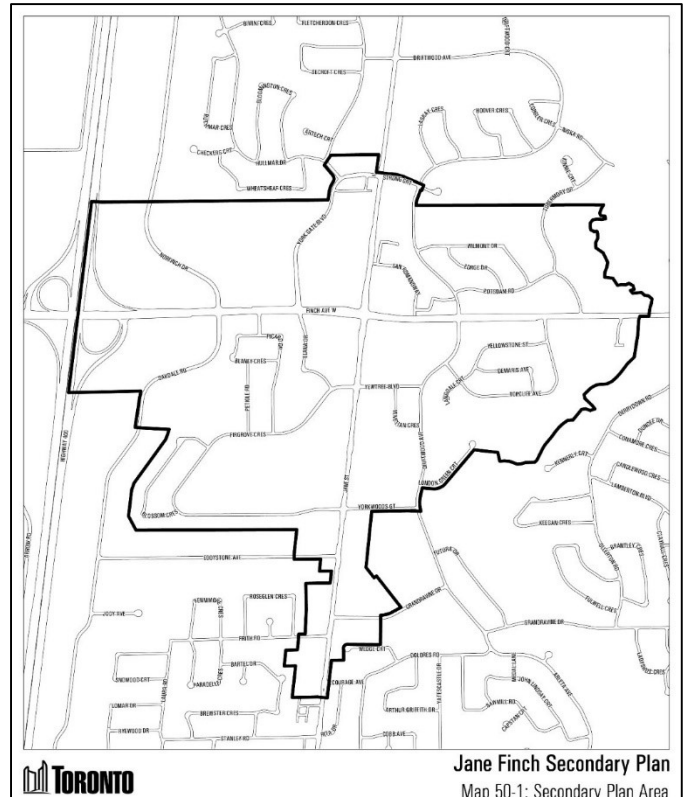
You are invited to make representations to the Etobicoke York Community Council to make your views known regarding the proposal. You may send written comments by e-mail to etcc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address the Etobicoke York Community Council in person, by video conference or by telephone, to make your views known regarding the proposal. To do so, please register by e-mail to etcc@toronto.ca or by phone at 416-397-4579, no later than **12:00 noon on February 25, 2024**. If you register, we will contact you with instructions on how to participate in the meeting.

The Etobicoke York Community Council may request you to file an outline of your presentation with the Clerk.

For more information about matter, including information about appeal rights, please contact: **City Clerk Attention: Nancy Martins, Administrator Etobicoke York Community Council City Hall, 100 Queen Street West, 2nd Floor Toronto ON, M5H 2N2 Phone: 416-397-4579, Fax: 416-392-2980, E-mail: etcc@toronto.ca.**

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail etcc@toronto.ca.



FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the passing or refusal of the proposed Official Plan Amendment, you must make a written request to the City Clerk Attention: Nancy Martins, Administrator, Etobicoke York Community Council at the address, fax number or e-mail set out above.

Official Plan Amendment Appeal: If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is passed or refused, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submission at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is passed or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

People writing or making presentations at the public meeting: The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it – such as your postal address, telephone number or e-mail address – available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at: <https://www.toronto.ca/city-government/public-notices-bylaws>.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on January 30, 2024.

John D. Elvidge
City Clerk