

EY11.1: Jane Finch Secondary Plan and Urban Design Guidelines – Final Report



Etobicoke York Community Council
February 26, 2024



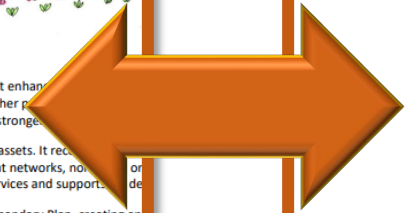
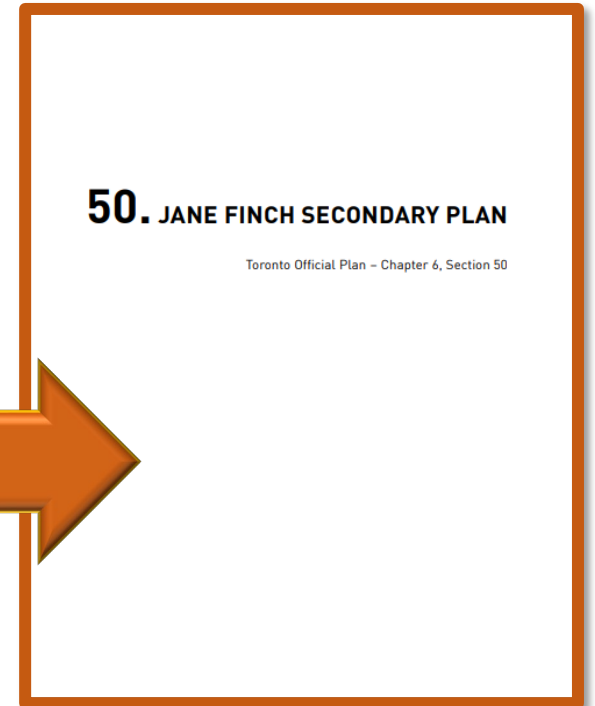
Why a Jane Finch Secondary Plan?

- Growing development interest with the arrival of the Finch West LRT.
- The plan encourages appropriate kinds of growth to support the development of new housing, including affordable housing, and new jobs near transit.
- The plan supports the continuation of existing businesses and creates conditions for job growth.



Two Companion Plans

- Jane Finch Community Development Plan is moving on to City Council's March 20-22 meeting
- The secondary plan leverages benefits from development to serve social and economic goals of existing and future residents and workers.



Community Consultation facilitated by the Jane/Finch Centre

- 30 monthly meetings with the **Community Advisory Committee**
- Five **public meetings**, in-person and virtual
- 16 community **pop-up events**
- Four '**deep dialogues**' on Community Development Plan themes
- 15 **one-on-one interviews** with community members
- **Project website** hosting background info, engagement summaries and a virtual open house platform
- Three **surveys**, including one tailored to businesses
- 27 **e-updates** to ~375 subscribers
- **Stakeholder meetings** with landowners, youth, local organizations and advocacy groups, tenant leaders, local businesses



Shaping growth in new housing and jobs

Intersection District

Commercial and social heart of the community supporting new housing in a range of building typologies with walkable grid, new parkland and public squares as community gathering spaces

Norfinch District

Mixed-use node with new central park, tall and mid-rise buildings, and a balance of residential and non-residential space

Jane Street District

Infill development within existing apartment neighbourhoods with tall, pavilion and mid-rise buildings along a Green Spine

San Romanoway and Palisades District

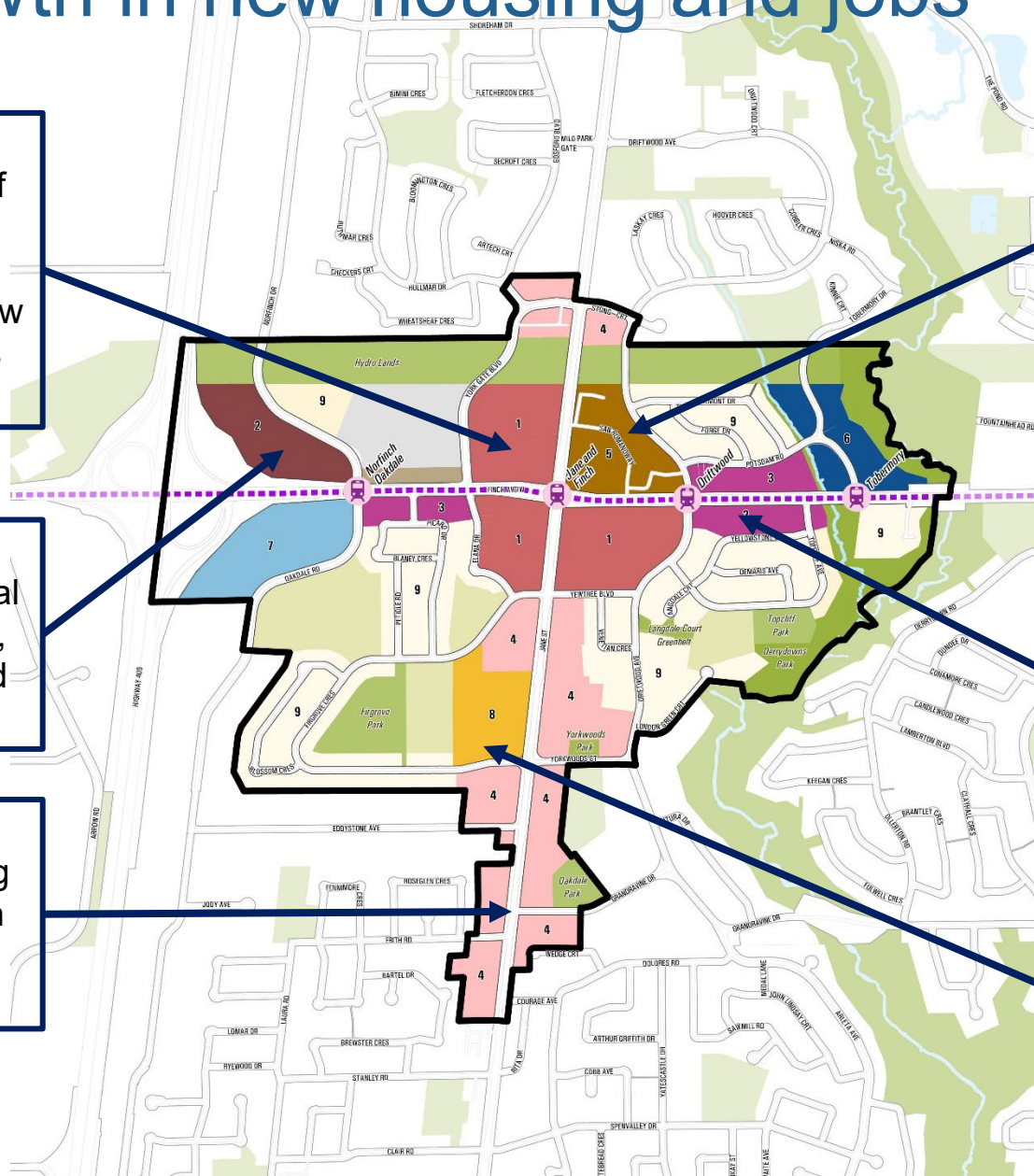
Infill development through tall, pavilion and mid-rise buildings will support the area's tower-in-the-park green and open space character and include small-scale retail, service and community-serving uses

Finch Avenue District

Mixed-use intensification near LRT stops and along the Avenue, through primarily midrise and some tall buildings, with green, walkable public realm and improved connections from LRT stops into adjacent neighbourhoods

Firgrove Grassways District

Revitalization site for Toronto Community Housing



Land use to support balanced growth

- Redesignating to Mixed Use Areas (red) along the LRT route
- Excluded Core Employment lands (purple) from the secondary plan area to protect them from conversion pressure
- Maintaining the existing Institutional Areas (blue)
- Maintaining the existing Apartment Neighbourhoods (orange) designation along Jane Street



TORONTO
 Official Plan Amendment #633
Jane Finch Secondary Plan
 Schedule 2: Revisions to Map 13,16 - Land Use Plan

Lands Subject to Redesignation	Hydro Corridor	Apartment Neighbourhoods
Utility Corridor	Institutional Areas	Mixed Use Areas
	Neighbourhoods	General Employment Areas
	Core Employment Areas	Parks

↑
Not to Scale

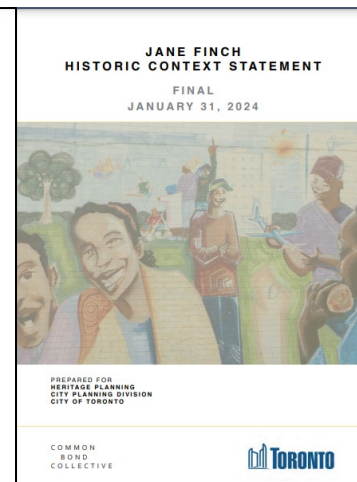
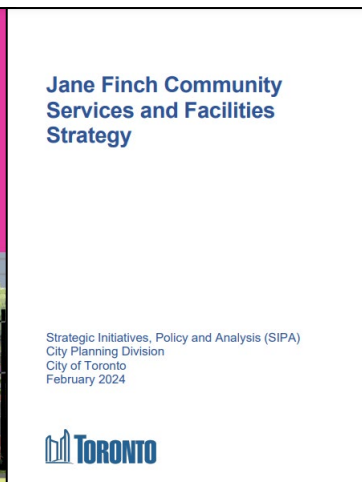
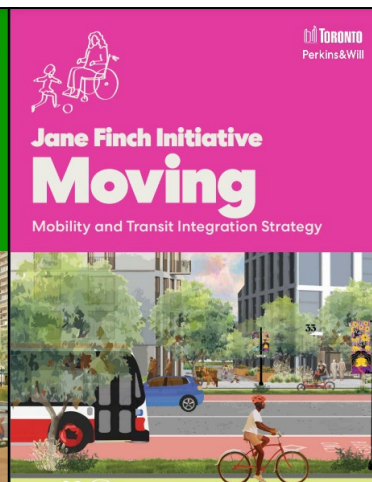
Community Development

- Encouraging **early community engagement** by applicants
- **Growing in place**: requiring that applicants demonstrate how their proposal responds the **anti-displacement strategy**
- Policies on **inclusive economic development**, and provision of space to support **arts & culture**
- Developing the **Jane Finch Community Hub and Centre for the Arts**
- **Community Service Facilities priorities** include:
 - Licensed non-profit **childcare spaces**
 - Community **agency space** eligible for the CST
 - Revitalization of **Driftwood Community Rec. Centre**
 - **Oakdale Community Recreation Centre** identified as a strong candidate for future investment



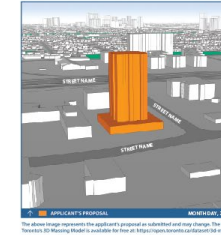
EYCC Staff Report Attachments

1. Jane Finch Secondary Plan
2. Urban Design Guidelines
3. Parks and Public Realm Strategy
4. Mobility and Transit Integration Strategy
5. Historic Context Statement
6. Community Service Facilities Strategy
7. Servicing Capacity Assessment (Toronto Water)
8. Summary of Community Engagement (Jane/Finch Centre)
9. Summary of Indigenous Engagement (Innovation Seven)
10. Policy Context



Next Steps

- Using the plan to shape applications in the area
- Zoning Bylaw amendment to support implementation of the Secondary Plan.
- Ongoing collaboration between divisions to align development application review and capital budgeting with the Community Development Plan and the Community Partnership Circle.



PUBLIC MEETING
Public meeting information will be posted on this sign when available.
File # 17 123456 STE 30 OZ



XXX Storeys
XXXX Metres



XXXX Residences
XXXX m² Retail



XXX Cars
XXX Bikes

A change is proposed for this site.
The City has received an application to change the Official Plan and Zoning By-Law to allow the construction of a residential building with retail at street level.

Applicant: ABC Holdings Incorporated & XYZ Ontario Limited
Address: 123 Any Street & 456 Busy Boulevard

For more information about this application or to tell us what you think:



COMMUNITY PLANNING
Planner's Name
416-39X-XXXX
email@toronto.ca



APPLICATION INFORMATION CENTRE
alc.to/approved_ur



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