

1911 Finch Avenue West (Jane Finch Mall) – Official Plan Amendment and Zoning Amendment Applications – Decision Report – Approval

Date: March 19, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 7– Humber River-Black Creek

Planning Application Number: 23 184369 WET 07 OZ and 23 238316 WET 07 OZ

SUMMARY

The applications propose to amend the Official Plan and create a Site and Area Specific Policy (SASP), and amend city-wide Zoning By-law 569-2013 for the lands at 1911 Finch Avenue West, the current site of the Jane Finch Mall.

The Official Plan Amendment would introduce new policies that would govern the long-term, multi-phased redevelopment of the entire site, including the location of new streets, blocks, parks and open spaces, commercial and residential uses, the delivery of new community service facilities, and the phasing of new development.

The rezoning would permit the development of Phase 1 fronting on Finch Avenue West between Jane Street and Driftwood Avenue. Six new towers are proposed, with heights ranging from 28 to 47 storeys. In total, Phase 1 proposes to deliver 2730 new residential units and 5668 square metres of non-residential gross floor area, consisting of retail spaces, community space, and a daycare, and a network of new streets, parks, and open spaces. During Phase 1, most of the Jane Finch Mall will be retained, with approximately 2500 square metres of the 22,509 square metres proposed to be demolished.

The proposed development is consistent with the Provincial Policy Statement (2020) (PPS) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan). The proposed development also conforms to the City's Official Plan and delivers key city building priorities, including:

- focusing density and growth around transit in a compact urban form;
- supporting a mix of housing forms with units of varying sizes and types;
- creating an attractive public realm that supports gathering, walking, cycling, and transit;

- creating landmark public spaces and new parks;
- supporting the creation of spaces for businesses and jobs;
- supporting new community service facilities; and;
- supporting community engagement and decision-making within the planning process.

This report reviews and recommends approval of the applications to amend the Official Plan and the site-specific Zoning By-law with holding provisions.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend the Official Plan for the lands at 1911 Finch Avenue West substantially-in-accordance with the draft Official Plan Amendment attached as Attachment 9 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1911 Finch Avenue West substantially-in-accordance with the draft Zoning By-law Amendment, which includes a Holding Provision, attached as Attachment 10 to this report.
3. City Council amend Zoning By-law 7625 for the lands at 1911 Finch Avenue West substantially-in-accordance with the draft Zoning By-law Amendment, which includes a Holding Provision, attached as Attachment 11 to this report.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
5. City Council direct the Chief Planner and Executive Director, City Planning in consultation with the local Ward Councillor and the City Solicitor to continue to work with the applicant to bring forward an in-kind community benefit offer, pursuant to 37(6) of the *Planning Act*, for the provision of new affordable rental housing and/or community service facilities, and to report back to City Council if an offer is made.
6. Prior to Site Plan Control approval for the development, City Council require the owner make efforts to secure funding and/or partnerships and/or beneficial financing arrangements in support of the provision of additional Affordable Housing through Federal (CMHC or otherwise), Provincial, and/or municipal funding programs (such as Open Door or other) to maximize the provision of Affordable Rental Housing and/or Affordable Ownership Housing on-site.
7. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental

condition to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

8. Prior to the issuance of the first above grade building permit for Phase 1B, City Council require the owner shall convey to the City and in accordance with Section 42 of the *Planning Act*, an on-site parkland dedication having an approximate size of 3500 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor, and that the remaining parkland dedication required for Phase 2 and Phase 3 will be fulfilled through an on-site parkland dedication either through a Zoning By-law Amendment application for Phase 2 and Phase 3 or a Draft Plan of Subdivision application for the lands at 1911 Finch Avenue West, whichever is first.

9. City Council approve a Development Charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation, and the Development Charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time-to-time.

10. City Council direct the Chief Planner and Executive Director, City Planning, the Executive Director, Corporate Real Estate Manager, the General Manager, Parks, Forestry and Recreation, the General Manager, Economic Development and Culture, the Executive Director, Social Development, Finance and Administration, and the General Manager, Toronto Water, in consultation with other Divisions, as required, to evaluate options to bring the public square on the south side of Finch Avenue West, east of Jane Street into City ownership and include a strategy for programming, operations, and maintenance.

11. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with other Divisions, as required, to establish a Working Group with the applicant and residents and businesses in the surrounding area to inform the design, programming, and operations of the public square, in consultation with the Ward Councillor.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on March 30, 2023. The rezoning application was submitted on August 29, 2023 and deemed complete as of January 19, 2024. A Site Plan Control application for Block 1 was submitted with the rezoning application on August 29, 2023 and was deemed incomplete. The stand-alone Official Plan Amendment application was submitted on December 22, 2023 and deemed complete as of January 19, 2024. The Planning Application Checklist Package resulting from the PAC meeting and Preliminary Summaries of the applications are available at www.toronto.ca/JaneFinchMall.

At its meeting of February 26, 2024, Etobicoke York Community Council considered Item EY11.1, a report recommending the adoption of the Jane Finch Secondary Plan (OPA 633) and associated Urban Design Guidelines. OPA 633 would provide a comprehensive planning framework for the area around the intersection of Jane Street and Finch Avenue West, including the lands subject to this application. The statutory meeting was adjourned and the item deferred until June 3, 2024. As a consequence, City Council has not yet considered the proposed Official Plan Amendment. See: [Agenda Item History - 2024.EY11.1 \(toronto.ca\)](#).

As further background, at its meeting of May 11 and 12, 2022, City Council adopted Item EY31.1, Jane Finch Initiative – Ideas Report and Phase 2 Directions. It summarized the first round of community engagement on the Jane Finch Initiative (JFI) and proposed a series of land use directions to guide a new planning framework for the area. City Council requested the Chief Planner and Executive Director, City Planning to report back with a proposed Jane Finch Secondary Plan and Urban Design Guidelines, informed by comprehensive community engagement and coordinated with City Divisions involved in the parallel Community Development Plan process. At that meeting, City Council directed City Planning to use the policy directions contained within the Jane Finch Ideas Report to evaluate current and future development applications within the study area, which includes the lands at 1911 Finch Avenue West. See: <https://secure.toronto.ca/council/agenda-item.do?item=2022.EY31.1>.

PROPOSAL

The Jane Finch Mall is located at the southeast corner of the intersection of Jane Street and Finch Avenue West. Since its doors opened in the late 1960s, the site has served as a neighbourhood landmark and a space for people to gather and connect, as well as access goods and services that meet residents' daily needs. Today, the shopping centre contains approximately 22,509 square metres of commercial uses comprising over 70 stores, 11 kiosks, and community services.

The Official Plan Amendment application would introduce new policies that would govern the long-term, multi-phased redevelopment of the entirety of the site in seven development blocks. The draft Official Plan Amendment includes policy direction related to the redevelopment of the site, specifically, the creation of four new public streets, two park blocks, open spaces, development blocks, the delivery of non-residential uses, a public square, community service facilities, affordable housing, and the introduction of

residential uses. The SASP also includes policies on the phasing of new development as the mall site evolves over time to take on an urbanized form.

The rezoning application would permit the development of the Phase 1 lands, a 3.2-hectare (32,185 square metres) area consisting of the lands fronting on Finch Avenue West between Jane Street and Driftwood Avenue. The development site is currently predominantly comprised of surface parking. The north wing of the shopping centre (approximately 2500 square metres) is proposed to be demolished during Phase 1.

Six new towers are proposed within Phase 1, with tower heights ranging from 28 to 47 storeys (varying from 90.7 to 148.8 metres). In total, Phase 1 proposes to deliver 2730 new residential units consisting of 186 studio (6.8%), 1439 one-bedroom (54.6%), 821 two-bedroom (30.1%), and 284 three-bedroom (10.4%) units. Phase 1 has 5668 square metres of non-residential gross floor area, consisting of 4703 square metres of retail distributed across Buildings A, B and C, a 500-square-metre daycare in Building C, and a 464.5-square-metre community space in Building A. Phase 1 would also deliver a public realm that encourages gathering, connecting, and socializing, including parkland, public outdoor space, and a landmark public square near the intersection of Jane Street and Finch Avenue West.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, and site plans of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/JaneFinchMall.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- 3D Modelling
- Arborist Report
- Architectural Plans
- Block Context Plan
- Civil and Utilities Plans
- Community Services and Facilities Report
- Draft Official Plan Amendment
- Zoning By-law Amendment
- Energy Strategy Report
- Geotechnical Study
- Housing Issues Report
- Hydrogeological Report
- Landscape Plans
- Pedestrian Level Wind Study

- Perspective Drawings
- Phasing Plans
- Planning Rationale
- Public Consultation Strategy Report
- Servicing Report
- Simplified Graphics
- Site and Building Sections
- Stormwater Management Report
- Sun/Shadow Study
- Survey Plans
- Toronto Green Standard Checklist
- Transportation Impact Study
- Tree Preservation Plan

POLICY AND REGULATION CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to Provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as located on *Avenues*. The land use designation for the site is *Mixed Use Areas*. See Attachment 4 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The recommended Jane Finch Secondary Plan identifies the site as part of the Intersection District. The Intersection District forms the commercial and social heart of the plan area and is envisioned to include new housing, community-serving retail and services, and an improved public realm network that supports gathering, walking, cycling, and transit. Given the scope, scale, and long-term nature of the proposal, the review of these applications has been informed by the ongoing Jane Finch Initiative process. The recommended Jane Finch Secondary Plan can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EY11.1>.

Zoning

The subject site is zoned Local Shopping Centre (C2(15)) under the former City of North York By-law 7625. The zone permits a broad range of commercial uses, specifically, shopping centres. A site-specific provision was adopted by City Council in 2014 to remove the floor space index and rear yard setback requirements. See Attachment 5 of this report for the existing Zoning By-law Map. As part of the rezoning application, the development site would be brought into city-wide Zoning By-law 569-2013.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Mid-Rise Building Performance Standards and Addendum
- Growing Up: Planning for Children in New Vertical Communities Design Guidelines (Growing Up Guidelines)
- Privately Owned Publicly-Accessible Spaces (POPS) Design Guidelines
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Percent for Public Art Program Guidelines
- Retail Design Manual
- Mall Redevelopment Guide
- Design Guidelines for 'Greening' Surface Parking Lots
- Child Care Design and Technical Guide
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The proposal is subject to Site Plan Control. A concurrent Site Plan Control application was submitted and deemed incomplete on September 27, 2023.

COMMUNITY CONSULTATION

Starting in the summer of 2021, the applicant began a privately-led consultation process to inform the development of the proposal. The innovative consultation program and a pop-up consultation space within the mall engaged more than 2000 community members, over 35 representatives of community organizations, and used more than 15

community animators through interviews, drop-in sessions, stakeholder meetings, workshops, and open community meetings.

Concurrent with the applicant's consultations, City Planning, in collaboration with various divisional partners and the Jane/Finch Centre, led comprehensive engagement during the three phases of the Jane Finch Initiative. A summary of the Jane Finch Initiative's community engagement for Phases 2 and 3 can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.EY11.1>. The key themes from the community consultations relevant to the proposal include:

- the importance of preserving affordable commercial spaces for small businesses to thrive, while introducing a wider range of shops;
- creating larger affordable family-sized rental units so that all families can access appropriate housing;
- creating a diversity of affordable housing opportunities;
- creating a permanent public square on the Jane Finch Mall site for festivals, community-organized events, and informal gathering;
- the importance of community service facilities and meeting spaces and ensuring existing facilities and spaces are replaced through redevelopment;
- improving streetscapes with lighting, artwork, and street furniture to create inviting gathering spaces along main streets.
- maintaining or expanding indoor and outdoor gathering spaces through redevelopment;
- maintaining and building upon the distinct culture, community, and atmosphere of Jane Finch through vibrant design elements and creating visually appealing gathering spaces with indoor and outdoor seating;
- commemorating sites of community movements, events, and vigils;
- invest in a comprehensive strategy to incentivize cycling;
- preserving the ability to move around the community with ease and comfort during construction; and,
- a strong desire from residents to be involved in the planning process from an early stage.

City Planning staff hosted a Community Consultation Meeting on January 9, 2024 at Toronto Public Library's York Woods Branch. Notice of the proposed development was sent to properties within the Jane Finch Initiative Study Area - an area aligning with Neighbourhood 24 (Black Creek) and Neighbourhood 25 (Glenfield-Jane Heights) that is 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. Notice was also sent to an extended area that includes properties in the area bounded by Derrydown Road to the south, Keele Street to the east, the Finch Hydro Corridor to the north and Black Creek to the west.

City Planning staff also attended a subsequent community meeting organized and led by the Ward Councillor held on February 29, 2024 at Toronto Public Library's York Woods Branch.

At the meetings, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented their development proposal. The key issues and comments from the City Planning-led community consultations are summarized as follows:

- Many participants noted the need for significant affordable housing units within both the first phase and future phases of development.
- Many participants were interested to understand the tenure of the residential units in the proposed development.
- Some participants were concerned that the proposal would provide more social housing to the neighbourhood.
- Many participants noted the importance of phasing and establishing safe and convenient access through and around the property during all phases of construction.
- Some participants were concerned with the proposed building heights.
- Some participants noted the importance of creating spaces within the building and around the site that are accessible for aging populations.
- Some participants were supportive of the potential for new businesses to open their doors under the proposed development.
- Some participants expressed a desire for more public consultation prior to a City Council decision, during Site Plan Control, and during construction.

COMMENTS

Provincial Policy Statement (PPS) and Provincial Plans

Staff have reviewed the current proposal for consistency with the PPS and conformity with the Growth Plan. The recommended proposal is consistent with the PPS and conforms with the Growth Plan.

Phasing

The full redevelopment of the Jane Finch Mall is a phased redevelopment over the long-term. Phase 1 of the redevelopment consists of three buildings consisting of six towers. New streets, development blocks, park blocks, and municipal infrastructure are to be delivered through a Draft Plan of Subdivision application. Phases 2 and 3 will occur in multiple yet-to-be-determined sub-phases. Later phases would introduce new streets, new mid-rise and tall buildings containing new housing units and non-residential uses, and new public spaces, including a new park block and a north-south pedestrian connection between the proposed public square and the *Neighbourhoods* to the south through Venetian Crescent.

The phasing plans allow for the shopping centre to be partially retained as new development occurs. Of particular importance is the phasing plan's ability to retain the existing grocery store until the final sub-phase in Phase 3 and for the mall to remain viable, well-functioning, and safe for pedestrians and shoppers as development occurs. The draft Official Plan Amendment includes a policy to deliver a new grocery store

within Block 8. In addition, the draft Official Plan Amendment requires future planning applications to include a construction management plan to ensure safe pedestrian and vehicular access, parking management, staging, and hoarding during construction.

Land Use

The applications have been reviewed against the Official Plan policies and the Mall Redevelopment Guide described in the Policy and Regulation Considerations Section of the report, as well as the policies of the Official Plan as a whole.

New development within the *Mixed Use Areas* designation is expected to create a balance of high-quality commercial, residential, institutional and open space uses in an urban, compact form. It is intended that *Mixed Use Areas* will absorb most of the anticipated increase in housing, retail, office and service employment in Toronto over the coming decades. In addition, the recommended Jane Finch Secondary Plan considers the mall to be a significant site of employment that also provides local residents with convenient and culturally-diverse shopping options. The recommended Secondary Plan includes direction on creating fine-grained retail streets and retaining non-residential gross floor area to ensure the creation of a strong commercial core and avoid displacing businesses and services.

The proposed development introduces residential uses to the site while providing a balance of uses that contribute to creating a complete community - including new open spaces (a public square, publicly-accessible open space, and new parks), retail uses, and community service facilities - to support existing and new residents and workers in the area. Within Phase 1, 5668 square metres of non-residential gross floor area is proposed throughout the development site. Numerically, the new non-residential gross floor area is twice as much as the 2500 square metres of gross floor area that will be demolished at the north wing of the shopping centre. The proposed non-residential gross floor area consists of 4703 square metres of retail distributed across Buildings A, B, and C, a 500-square-metre day nursery in Building C, and a 464.5-square-metre community space in Building A.

As subsequent phases of development proceed, the total proposed non-residential floorspace will replace just under 78 percent of the mall's 22,509 square metres of floorspace (which includes corridors and service areas). The 17,500 square metres of non-residential gross floor area will be able to accommodate a broad range of non-residential uses, including smaller retail units similar in size to those within the existing mall, and larger-format units able to accommodate chain stores, local independent businesses, and community services. The block planning work completed by the applicant was designed to maintain a grocery store on the site at all times; accordingly, the SASP includes a direction to provide a 2800-square-metre grocery store on site. Delivery could occur during the later stages of development and the phasing plan included in the SASP allows for the retention of the existing grocery store.

The Jane Finch Mall is an important shopping centre in the city; and although the plans before City Council contemplate its phased demolition, City Planning is satisfied that the recommended policy and zoning controls will allow the site to maintain its status as the commercial and social focal point of the community. The proposal may not numerically

replace the full floorspace of the mall; however, the mall serves not only as a shopping centre but also a space to gather, socialize, and connect. These elements of the mall, which are generally conducted within the corridors and at formal and informal seating areas throughout the mall would be replicated within the proposed public square, publicly-accessible open spaces, new parks, and comfortable public streets. To include these spaces, designed and delivered to, among other things, replicate the social functions in the mall, would result in a significant net gain. Based on the above analysis, the land uses proposed are appropriate given the site's context, designation, and significance to the local community and has appropriate regard for the emerging policy framework in the recommended Jane Finch Secondary Plan.

Through zoning regulations, City Planning recommends:

- controlling the total amount of non-residential gross floor area to be delivered within Phase 1 through a minimum requirement;
- maximum permitted unit sizes for retail units to facilitate the creation of smaller, fine-grained retail uses with frontages along Jane Street, Finch Avenue West, Street B, and the public square; and
- requirements for the delivery of the community space proposed in Building A and the daycare in Building C.

Through the draft Official Plan Amendment, City Planning proposes to include a minimum non-residential gross floor area requirement for the full redevelopment of the mall and direction to maintain a 2800-square metre grocery store no later than Phase 3A.

Public Realm and Streetscape

This application has been reviewed against the Official Plan policies, recommended Secondary Plan policies, the Jane Finch Initiative Ideas Report, and design guidelines described in the Policy and Regulation Considerations Section of this report.

The proposal offers a well-organized public realm network that includes new streets, new parks, a new public square, a north-south green pedestrian connection within Phase 2, new cycling infrastructure, and a comfortable pedestrian environment on Jane Street and Finch Avenue West.

New Streets

New streets form the organizing element of the plan. Within the draft SASP and draft Zoning By-law Amendment all new streets are public streets. A legible, fine-grained, and well-organized mobility network helps connect people and places, organize where new development can occur, and helps support the development of sustainable, economically vibrant and complete communities. New streets are generally proposed where current accesses to the shopping centre are located. This offers both a sense of continuity with the existing layout and the opportunity to partially maintain the mall over the medium-term and long-term as development occurs over the surface parking areas. Their organization provides addresses for new developments, promotes a grid-like network that offers safe and convenient travel options, and connections to the adjacent

Neighbourhoods (via Venetian Crescent and Topcliffe Avenue) and the southwest corner of the intersection of Jane and Finch. Rights-of-way widths for new streets vary: Streets A is recommended to be 20 metres; Street B is recommended to be 18.5 metres; and Streets C and D are recommended to be 23 metres wide. The proposal demonstrates that there is sufficient space within the right-of-way for a 6.6-metre-wide roadway, generous planting zones and pedestrian clearways, and cycling infrastructure (on Street C and D only).

City Planning considers the proposed network of new public streets acceptable. The Council recommendations, the draft SASP, and the draft Zoning By-law Amendment recommends:

- supporting the creation and design new streets as Mixed Use Shared Streets, as described in the City's Complete Streets Guidelines
- securing the location, widths, and delivery of new proposed streets; and
- applying a holding provision to restrict the use of Blocks 1, 2, and 3 until a subdivision agreement is registered to secure, among other things, the development blocks and public streets.

Jane Street and Finch Avenue West Streetscape

The streetscapes, as measured from the curb to building faces, along both Jane Street and Finch Avenue West require additional space to support the creation of Complete Streets in the near- and long-term. The current shopping centre and the surrounding area provides limited mobility options. Travelling around the site is not comfortable for pedestrians or cyclists, given the size of the parking area, the number of vehicular access points, and the absence of appropriately-sized sidewalks. This situation has been exacerbated over the past few years by the construction of the Finch West LRT, which has disrupted the movement of pedestrians, cyclists and transit users.

The recommended Official Plan Amendment support improvements to the boulevard that would:

- establish generous landscaping zones to increase the tree canopy;
- build new cycling infrastructure along Jane Street;
- enhance cycling infrastructure along Finch Avenue West;
- integrate a physical buffer between bicycle and vehicular traffic;
- establish space around transit stops locations to create comfortable areas to wait for transit; and,
- provide wide and generous pedestrian clearways.

To secure an improved pedestrian condition on Jane Street and Finch Avenue West, in alignment with the recommended Jane Finch Secondary Plan, the draft Official Plan Amendment proposes to amend Map 3 of the Official Plan to accommodate a 40-metre-wide right-of-way for Jane Street and a 45-metre-wide right-of-way for Finch Avenue West. The draft Zoning By-law Amendment accounts for the road widening and locates building footprints in a manner that does not encroach into the planned right-of-way along both streets. In total, this would require a conveyance of approximately 3.2 and 4.5 metres along parts of Finch Avenue West, which widens to beyond 45 metres at the

intersection of Jane Street and Finch Avenue West and narrows to 36 metres approximately 166 metres west of the centre point of the intersection of Driftwood Avenue and Finch Avenue West. Along Jane Street, a two-metre-wide conveyance would be required.

Parkland

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is one hectare per 600 net residential units to a cap of 15 percent of the development site as the site is greater than five hectares, with the non-residential uses subject to a two percent parkland dedication. The total parkland dedication requirement is approximately 7500 square metres and will be confirmed once the road network has been established through a plan of subdivision. To satisfy the parkland dedication requirement, two on-site park blocks with frontage along Driftwood Avenue will be conveyed in each phase. The Phase 1 Park will have an approximate size of 3500 square metres. The Phase 2 Park will fulfill the remainder of the parkland dedication requirement as determined through the future planning applications for Phases 2 and 3. The parkland dedications comply with Section 3.2.3 (Policy 8) of the Official Plan.

The configuration and locations of the two park blocks are acceptable to City Planning and Parks, Forestry and Recreation. Both parks have dual frontage on public streets, are strategically located to minimize shadow impacts to enhance their utility, and are anticipated to afford park users comfortable wind conditions year-round.

The draft Official Plan Amendment and draft Zoning By-law Amendment will:

- re-designate the park blocks from *Mixed Use Areas* to *Parks*;
- re-zone the park block to the Open Space (OR) Zone; and,
- secure appropriate building setbacks of five metres or greater from the park blocks.

The facilities, amenities, and design of the parkland will be determined through a separate process led by Parks, Forestry and Recreation, in consultation with the community and Ward Councillor.

Public Square and Publicly-accessible Open Spaces

A public square is a unique open space with high visibility and access that allows it to serve as a gathering space supporting various types of social interaction, entertainment, cultural events, and flexible programming. The recommended Jane Finch Secondary Plan, acknowledging and building off of the community's experience with the Corner Commons, requires a public square near the southeast corner of the intersection of Jane Street and Finch Avenue West.

The proposed public square would utilize an existing nine-metre-wide Toronto Water sewer easement to create a 1845 square metre public square in Phase 1 between Building A and B. The public square responds to the community's desire to create a space for celebrating the community's history and identity while being scaled to

accommodate a broad range of community-led social and cultural programming. The public square is proposed to offer landscaping (outside of the Toronto Water easement) and outdoor furniture, comfortable spaces during the spring and summer, and clear sightlines. The public square also offers potential space for public art and the ability to host community events, provide year-round activation, and become a landmark gathering space for the community. The public square will be secured through the draft Official Plan Amendment, subsequent rezonings, and Site Plan Control applications.

Immediately south of the public square is proposed a 13-metre-wide green pedestrian connection. The recommended Jane Finch Secondary Plan contemplates a green connection in this location to create a direct, convenient pedestrian connection from Venetian Crescent to the intersection of Jane and Finch and the LRT stop. The pedestrian connection also sits above the Toronto Water sewer easement and would facilitate the creation of a hardscaped open space animated by retail uses to the east and west. The open space is proposed to include outdoor furniture, landscaping, direct sightlines, and public art. The proposed pedestrian connection will be secured through the draft Official Plan Amendment, subsequent rezonings, and Site Plan Control applications.

City Planning accepts and supports the public square and publicly-accessible open spaces proposed. The spaces are appropriately sized to support the local community and represent a positive element of the proposal. Recommendation 11 of this report directs City Planning, in partnership with other City Divisions, to evaluate options for the public acquisition and operation of the public square and report back to City Council. To embed the community's voice into the facilities, amenities, and design of the public square, the Council recommendations direct City Planning to create a working group consisting of local residents and businesses, the owner's representatives, and City Planning staff to inform the design, programming, and operations of the public square. The proposed publicly-accessible open spaces within Phases 2 and 3 will be conceptually identified through the SASP. Their precise location, size, design, and programming will be secured through a subsequent rezoning and Site Plan Control applications.

Tree Preservation

City of Toronto by-laws protect trees that are situated on both private and City property. The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). Additionally, City Council has adopted the objective of increasing the existing 28 percent tree canopy coverage to 40 percent.

The applicant submitted a Tree Inventory and Preservation Plan Report and Landscape Plan in support of the application. The report proposes to preserve seven City trees and remove 46 City and privately-owned trees during Phase 1.

The Landscape Plan shows the planting of 57 new trees during Phase 1: 47 in the City's right-of-way and 10 on private property. Staff find the proposed tree removals and replantings to be acceptable, pending the review of an application for tree removal. City staff note the dedication of large park blocks will offer further opportunities for tree

planting. Through Site Plan Control, staff will seek additional tree plantings of large-growing deciduous trees on the site.

Density, Height, Massing

Official Plan policies direct growth to *Centres, Avenues, Employment Areas*, and the *Downtown*. The site is also located within a Protected Major Transit Station Area (PMTSA), with a minimum density of 200 people and jobs per hectare and a recommended planned density of 257 people and jobs per hectare. It is at these locations where the Official Plan contemplates intensification that can leverage transit expansion, cycling infrastructure, servicing, employment opportunities, and social infrastructure to support new development and new residents and jobs in denser forms. Specific policy direction is further provided for new development in *Mixed Use Areas*. New development is required to locate and mass new buildings to provide a transition between areas of different development intensity and scale, such as lower scale *Neighbourhoods*, and limit shadow impacts on *Neighbourhoods*, streets, parks, and open spaces in an effort to provide an attractive, comfortable, and safe public realm.

The recommended Jane Finch Secondary Plan recommends a height peak of generally 45 storeys at the intersection of Jane and Finch intended to establish transit-supportive densities around major transit station areas. The Secondary Plan establishes variation in building heights for built form located at the intersection of Jane Street and Finch Avenue West, with a height peak of generally 45 storeys for the tallest buildings located closest to the intersection, transitioning down in height and scale to parks and lower-scaled areas. Supported by built form standards including, among other things, minimum tower separation distances of 30 metres or greater, maximum base building heights to support appropriate pedestrian scale along *Major Streets* and new retail streets, sunlight access and thermal comfort on streets, parks, and open spaces, the Jane Finch community is envisioned to welcome new growth in well-designed, transit-supportive, inclusive forms.

The application to guide the redevelopment of the full site proposes seven new buildings with mid- and high-rise elements. Tower heights within the first phase of development range from 28 storeys at the intersection of Finch Avenue West and Driftwood Avenue to 47 storeys at the corner of Jane Street and Finch Avenue West. Through discussions with the applicant, City Planning are recommending redistributing building heights as follows:

Building Heights Table (Phase 1):

Building	Tower	Original Submission	Recommended	Difference
Building A	Tower A1	43 storeys (138 metres)	43 storeys (138 metres)	None
	Tower A2	50 storeys (157.65 metres)	47 storeys (148.8 metres)	-3 storeys -8.85 metres

Building	Tower	Original Submission	Recommended	Difference
Building B	Tower B1	45 storeys (145.4 metres)	45 storeys (145.4 metres)	None
	Tower B2	35 storeys (115.46 metres)	36 storeys (118.4 metres)	+1 storey +2.95 metres
Building C	Tower C1	37 storeys (117.7 metres)	39 storeys (123.6 metres)	+2 storey +6.5 metres
	Tower C2	27 storeys (87.75 metres)	28 storeys (90.7 metres)	+1 storey +2.95 metres

Numerically, City Planning supports the distribution of heights within the Phase 1 and generally supports the hierarchy of heights in later phase as it aligns with the emerging policy framework for the area and supports transit-supportive densities in a manner that is also generally consistent with other mall redevelopments and major transit station areas across the city. The proposed towers are varied in height and configuration, and would be massed and located to maximize sunlight on the proposed parks and public spaces while creating visual interest in the skyline. At the corner of Finch Avenue West and Jane Street and flanking the public square, the proposed tall buildings would serve as landmark buildings that provide a view terminus and signal a major transit node in the area. The proposed tower placement would help preserve views to and from the surrounding community and maintain access to sunlight, daylighting and privacy for residents. The proposed tower separation distances would all exceed 30 metres, more than the 25-metre standard in the Tall Building Design Guidelines.

Massing Table (Phase 1):

	Building A		Building B		Building C	
Tower	Tower A1	Tower A2	Tower B1	Tower B2	Tower C1	Tower C2
Base building	3 storeys (13.85 metres) and 8 storeys (29.95 metres)		4 (18.36 metres) and 6 (24.7 metres)		1 storey (8.8 metres) and 6 storeys (24 metres)	
Tower height	43 storeys (138 metres)	47 storeys (148.8 metres)	45 storeys (145.4 metres)	36 storeys (118.4 metres)	39 storeys (123.6 metres)	28 storeys (90.7 metres)

	Building A		Building B		Building C	
Tower floorplate	750 square metres	750 square metres	750 square metres	750 square metres	750 square metres	750 square metres
Tower separation	36.5 metres		45.1 metres		36.9 metres	
	-	30.7 metres		30 metres		-

The base buildings are well-articulated, transition in height towards the *Neighbourhood* on Driftwood Avenue, and are scaled and massed to reinforce a fine-grained pattern of storefronts. Proposed base buildings should be articulated with high quality materials that contribute to sustainability, durability and longevity and support neighbourhood fit and a high-quality pedestrian experience. Horizontal and vertical variations in the façade will reduce the perceived scale and mass of buildings while reinforcing a more fine-grained pattern of distinct storefronts and residential uses.

Sun, Shadow, Wind

The Official Plan and the Tall Building Design Guidelines seek to ensure that new buildings are designed to maintain access to sunlight and maximize thermal comfort on surrounding streets, parks, and open spaces. The Official Plan contains policies that speak to developments limiting their shadow impacts on parks and the public realm. Specifically, Section 3.2.3 (Policy 3) requires developments to minimize their shadow impacts on parks and open spaces to preserve their utility. This is in part achieved by limiting shadow impacts from new buildings.

The Sun/Shadow Study submitted in support of the applications demonstrate shadow impacts on the proposed parks have been minimized. Phase 1 of the proposed development would cast shadow on the Phase 1 park at 6:18 p.m. on March 21 and September 21, with no shadows on existing neighbouring parks on March 21 and September 21. As the balance of the site is redeveloped, the Sun/Shadow Study demonstrates the utility of the parkland blocks are compromised by shadows, caused almost entirely by a tall building proposed in Phase 2. As future rezoning applications for Phases 2 and 3 are submitted, the Official Plan and recommended policies of the Jane Finch Secondary Plan policies will ensure the heights of mid-rise and tall buildings in the later phases of redevelopment maximize access to sunlight on parks, open spaces, and streets.

The Pedestrian Level Wind Study submitted in support of the application concludes there would be some adverse and uncomfortable wind conditions in and around the public square during the spring and fall. During the summer months, the Pedestrian Level Wind Study showed that the public square would only be suitable for walking through. The draft SASP includes policy direction regarding pedestrian level wind mitigation. The applicant has subsequently implemented built form changes - specifically by chamfering an edge of Building B adjacent to the public square - that are anticipated to ameliorate forecasted wind conditions. Wind mitigation features, such as

canopies, overhangs, recessed building entrances and building articulation, will also be integrated into new buildings. Detailed wind studies will be required during future phase Zoning applications, as well as at the Site Plan Control stage, at which point mitigation measures can be implemented through the approved plans and drawings.

Staff are satisfied that the resulting incremental shadows on the public realm and public spaces are limited and minimized. Public spaces within and around the site are anticipated to provide pedestrians and users access to sunlight and comfortable wind conditions to support the comfortable use of such spaces.

Affordable Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. Section 3.2.1 (Policy 9) prioritizes the provision of affordable housing on sites generally greater than five hectares. Under the previous Section 37 density bonusing framework, the standard implementation of this policy was for the provision of 10 percent of the new residential units in the development as affordable housing for a period of at least 15 years. The CBC limit of four percent of the land value has further reduced the amount of affordable housing the City can secure.

The site's significant size, location and introduction of new residential units provides an opportunity to deliver affordable housing. The Housing Issues Report submitted by the applicant acknowledges that Section 3.2.1 (Policy 9) applies to the application and notes that the provision of affordable housing is a key component of the proposal, but does not include a specific unit count, mix or phasing strategy.

While no specific amount of affordable housing is proposed within the applicant's submission material, the delivery of a meaningful amount of affordable housing on this site is an essential component of building complete communities and is required to meet Official Plan affordable housing city-building objectives.

Through discussion with the applicant, the applicant has proposed to secure a minimum number of units in the range of one to one-and-a-half percent of the total new units as an in-kind CBC contribution towards affordable housing. The affordable housing terms would prioritize long-term affordability and provide deeper rents through the Official Plan income-based definition of affordable rental housing. The draft Official Plan Amendment includes policy direction for the owners to work to secure additional funding to increase the number of affordable units. This report recommends continuing such discussions to determine the precise terms of such an in-kind contribution of affordable housing on the site.

While Inclusionary Zoning is yet able to be implemented, it could still apply to subsequent phases of development, pending provincial approval of Protected Major Transit Station Areas.

Unit Mix and Size

The development proposes to provide a total of 2730 new residential units, consisting of 186 studio (6.8 percent), 1493 one-bedroom (52.7 percent), 821 two-bedroom (30.1 percent), and 284 units with three or more bedrooms (10.4 percent).

In terms of unit mix, the proposed development meets the Growing Up Guidelines and would accommodate the needs of all households, including multi-generational households with children. Moreover, it responds to the work of the Jane Finch Initiative, which notes the need to support larger households and family-sized units in new buildings across the Black Creek and Glenfield-Jane Heights neighbourhoods. Units proposed in Phase 1 of this development vary in layout and size from an average size of 41.3 to 89.9 square metres depending on the unit type. As the detailed design of the site progresses, staff will work with the applicant to increase the number of two- and three-or-more-bedroom units that exceed 87 and 100 square metres, respectively.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The proposal has been carefully organized and phased to enable the transition from a shopping centre to a more mixed-use character over time while providing social infrastructure that contributes to a complete community. A series of community amenities in each development phase would help support the transition. Within Phase 1, the proposal incorporates a new 500-square metre daycare in Building C, and a 464.5-square metre community space in Building A. The community space is envisioned to be a community managed, operated, and programmed space supported by capacity funding provided by the applicant. The above matters would not be provided as an in-kind CBC contribution.

Capacity-Building and Economic Development

The Planning Rationale submitted in support of the application details the landowners' commitment to establish and fund a new partnership with a compensated Cultural Opportunities Committee comprised of residents and the ownership team to review and comment on major public-oriented design and public art opportunities arising from the redevelopment of the mall. A second compensated committee, the Economic Opportunities Committee, is envisioned to be made up of residents, the ownership team, and partner representatives. The committee will advise on major projects identifying opportunities for local hiring or apprenticeship. City Planning supports the applicant's commitment to involve and fund local community and initiatives.

Pet Friendly Development

Given the rise in dog-owning populations, the owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building to accommodate future residents' needs. This will help alleviate the pressure on public parkland. Staff will work with the applicant to secure on-site pet amenities during the Site Plan Control review process.

Vehicle Access, Parking and Loading

The consolidated Transportation Impact Study submitted in support of the application assessed loading, parking, and transportation impacts resulting from the proposed development.

The first phase of development utilizes the existing surface parking areas. In the place of 609 surface parking spaces currently serving the existing shopping centre is proposed three new buildings housing people and business, public spaces, a new network of public streets, and cycling infrastructure. The proposal responds to travel characteristics, which are forecasted to change due to transit improvements along Finch Avenue West, planned transit improvements on Jane Street, and the evolving character of retail and large-format shopping centres.

Vehicle access for developments within Phase 1 would be provided along Street A (Building B and C) and Street B (Building A). The draft Zoning By-law Amendment includes performance standards related to access; however, the detailed design of these entrances will be secured through future Site Plan Control applications.

The recommended supply of automobile and bicycle parking and loading spaces for Phase 1 are consistent with the requirements of Zoning By-law 569-2013. The detailed design of bicycle parking, vehicle parking, and loading areas will be secured through a Site Plan Control application.

Subsequent phases and sub-phases will require Zoning By-law Amendment applications, which will establish standards related to transportation matters.

Road Widening

Transportation Services staff have advised that the Official Plan requirement for a 23- and 27-metre right-of-way width for this portion of Driftwood Avenue between has not been satisfied and conveyances for road widening are required. The irregular conveyance has an approximate width of 0.4 metres at Finch Avenue West and gradually widens to a width of approximately 1.44 metres towards Yewtree Boulevard.

In addition to the road widening requirements along Driftwood Avenue, the draft Official Plan Amendment recommends widening Jane Street and Finch Avenue West to a right-of-way width of 40 and 45 metres and over respectively.

The exact details regarding conveyance requirements will be secured through a Draft Plan of Subdivision application or Site Plan Control applications for each phase or sub-phase of development. With respect to the widening of Jane Street and Finch Avenue

West in particular, the draft Official Plan Amendment proposes amendments to Map 3 of the Official Plan. The draft Zoning By-law Amendment accounts for the road widening and locates building footprints in a manner that does not encroach into the planned right-of-way.

Servicing

A Functional Servicing and Stormwater Management Report was submitted in support of the application. The servicing review is complemented by a Servicing Capacity Analysis completed by Toronto Water to support the recommended Jane Finch Secondary Plan can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.EY11.1>.

The proposed development would be serviced by existing storm and sanitary sewers located within the Toronto Water easement and new storm and sanitary sewers within the new public streets. The City's Wet Weather Flow Management Policy identifies performance objectives for runoff from new development sites including water quantity, quality and water balance. The applicant is required to provide hydrant testing results to confirm there is adequate flow and water pressure within the municipal water distribution. Further, detailed design review is required to satisfy Toronto Water requirements for connected services within the Toronto Water easement.

Improvements and connections to municipal infrastructure will be further reviewed and refined through future Draft Plan of Subdivision and Site Plan Control applications. In addition, City Planning is recommending holding provisions within Phase 1 to address servicing capacity requirements through a revised Functional Servicing Report. In addition, holding provisions will be required for subsequent phases of development to relocate the existing sewer easement to align with Venetian Crescent.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the *Planning Act*, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the draft Zoning By-law Amendment, are satisfied. Section 5.1.2 of the Official Plan and the draft SASP contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the draft Zoning By-law Amendment include:

- registration of a Plan of Subdivision;
- construction of or securing of new public streets;
- the provision of new affordable rental housing;
- a Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services; and,
- a Transportation Impact Study accepted by the General Manager, Transportation Services.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard (TGS)

Council has adopted the four-tier TGS. The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives and are expected from this applicant given the size and prominence of the site. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

CONCLUSION

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. The proposal is consistent with the PPS (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Furthermore, the proposal conforms to the Official Plan, particularly as it relates to:

- focusing density and growth around transit in a compact urban form;
- supporting a mix of housing forms with units of varying sizes and types;
- creating an attractive public realm that supports gathering, walking, cycling, and transit;
- creating landmark public spaces and new parks;
- supporting the creation spaces for businesses and jobs;
- supporting new community service facilities; and,
- supporting community engagement and decision-making within the planning process.

Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Michael Mizzi
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Official Plan Amendment Application Data Sheet
- Attachment 2: Zoning By-law Amendment Application Data Sheet
- Attachment 3: Location Map
- Attachment 4: Existing Official Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Site Plan (Phase 1)
- Attachment 7: Site Plan (Full Redevelopment)
- Attachment 8: Draft Official Plan Amendment (Attached under separate cover)
- Attachment 9: Draft Zoning By-law 569-2013 Amendment (Attached under separate cover)
- Attachment 10: Draft Zoning By-law 7625 Amendment (Attached under separate cover)

Attachment 1: Official Plan Amendment Application Data Sheet

Municipal Address: 1911 Finch Avenue West **Date Received:** December 22, 2023

Application Number: 23 238316 WET 07 OZ

Application Type: Official Plan Amendment

Project Description: Stand-alone Official Plan Amendment application to facilitate the long-term, multi-phased redevelopment of the Jane Finch Mall.

Applicant	Agent	Architect	Owner
Urban Strategies 197 Spadina Ave. Toronto, ON M5T 2C8	Emily Reisman 197 Spadina Ave. Toronto, ON M5T 2C8	BDP. Quadrangle 8 Spadina Ave. Suite 2100 Toronto, ON M5V 0S8	Brad-Jay Investments Ltd. 3100 Steeles Ave. W. Toronto, ON L4K 3R1

EXISTING PLANNING CONTROLS

Official Plan Designation: <i>Mixed Use Areas</i>	Site Specific Provision: N
Zoning: C2(15)	Heritage Designation: N
Height Limit (m): 9.2	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 68,273.50 Frontage (m): 328.73 Depth (m): 220.46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	22,509	0	0	0
Residential GFA (sq m):	0	0	325,383	325,383
Non-Residential GFA (sq m):	22,509	0	17,500	17,500
Total GFA (sq m):	22,509	0	340,348	340,348

Lot Coverage Ratio (%): N/A Floor Space Index: 4.99

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	325,383.5	0
Retail GFA:	16,633	0
Office GFA:	0	0
Industrial GFA:	0	0

Institutional/Other GFA: 964.5 0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:	0	0	4,636	4,636
Total Units:	0	0	4,636	4,636

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	-	-	-	-
Total Units:	-	-	-	-	-

Parking and Loading

Parking Spaces: - Bicycle Parking Spaces: 2,109 Loading Docks: -

CONTACT:

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Daniel.Hahn2@toronto.ca

Attachment 2: Zoning By-law Amendment Application Data Sheet

Municipal Address: 1911 Finch Avenue West Date Received: August 4, 2023

Application Number: 23 184369 WET 07 OZ

Application Type: Rezoning

Project Description: Stand-alone Zoning By-law Amendment to permit the development of Phase 1 fronting on Finch Avenue West between Jane Street and Driftwood Avenue. Six new towers are proposed, with heights ranging from 28 to 47 storeys. In total, Phase 1 proposes to deliver 2,730 new residential units and 5,668 square metres of non-residential gross floor area, consisting of retail spaces, community space, and a daycare, and a network of new streets, parks, and open spaces. During Phase 1, most of the Jane Finch Mall will be retained, with approximately 2,500 square metres of its 22,509 square metres proposed to be demolished.

Applicant	Agent	Architect	Owner
Urban Strategies 197 Spadina Ave. Toronto, ON M5T 2C8	Emily Reisman 197 Spadina Ave. Toronto, ON M5T 2C8	BDP. Quadrangle 8 Spadina Ave. Suite 2100 Toronto, ON M5V 0S8	Brad-Jay Investments Ltd. 3100 Steeles Ave. W. Toronto, ON L4K 3R1

EXISTING PLANNING CONTROLS

Official Plan Designation: *Mixed Use Areas* Site Specific Provision: N

Zoning: C2(15) Heritage Designation: N

Height Limit (m): 9.2 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 32,185.60 Frontage (m): 328.73 Depth (m): 82.99

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	22,509	0	14,889.30	14,889.30
Residential GFA (sq m):	0	0	191,198.40	191,198.40
Non-Residential GFA (sq m):	22,509	0	5,667.60	5,667.60
Total GFA (sq m):	22,509	0	196,866	196,866
Height - Storeys:	1	0	43, 47, 45, 36, 39, 28	43, 47, 45, 36, 39, 28

Height - Metres:	6	0	138, 148.8, 145.4, 118.4, 123.6, 90.7	138, 148.8, 145.4, 118.4, 123.6, 90.7
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Lot Coverage Ratio (%)	46	Floor Space Index:	6.1
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	191,198.40	0
Retail GFA:	4,703.10	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	964.50	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:	0	0	2,730	2,730
Total Units:	0	0	2,730	2,730

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	186	1,439	821	284
Total Units:	-	186	1,439	821	284

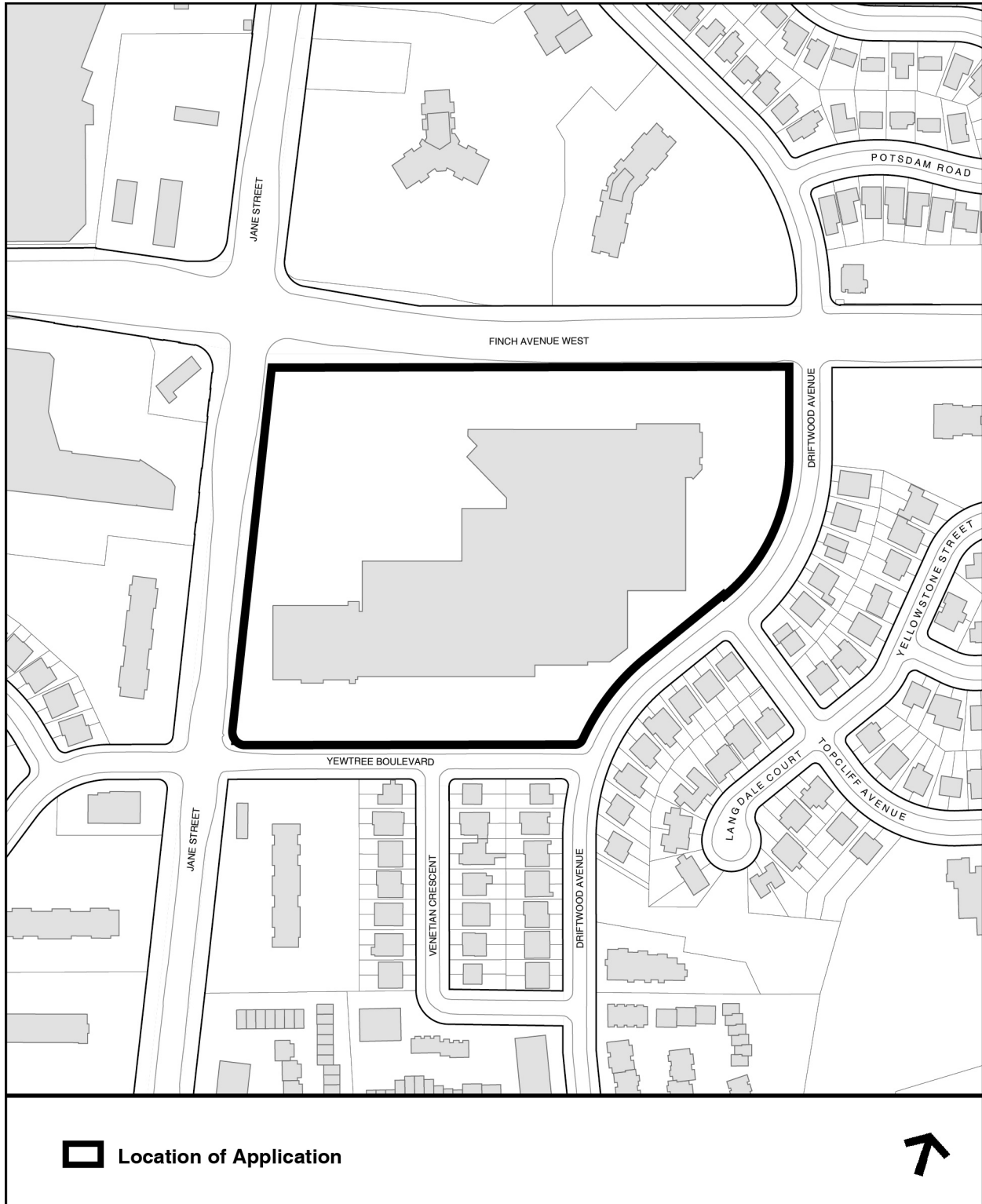
Parking and Loading

Parking Spaces: 400 Bicycle Parking Spaces: 2,109 Loading Docks: 7

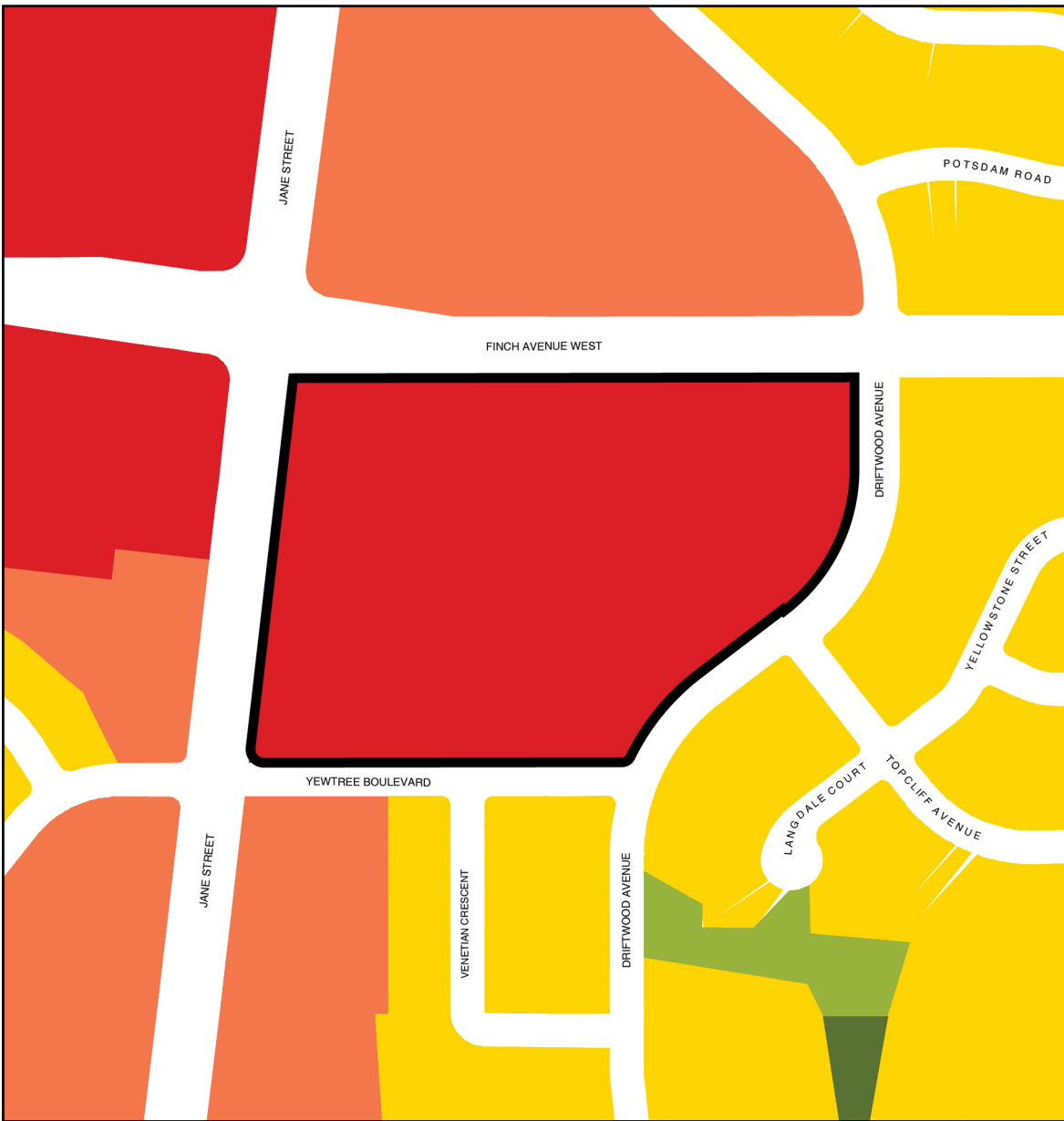
CONTACT:

Daniel Hahn, Planner
 416-394-8071
 Daniel.Hahn2@toronto.ca

Attachment 3: Location Map



Attachment 4: Existing Official Plan Land Use Map



Official Plan Land Use Map #16

1911 Finch Avenue West

File # 23 184369 WET 07 0Z



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Not to Scale
Extracted: 08/08/2023

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

1911 Finch Avenue West

File # 23 184369 WET 07 0Z

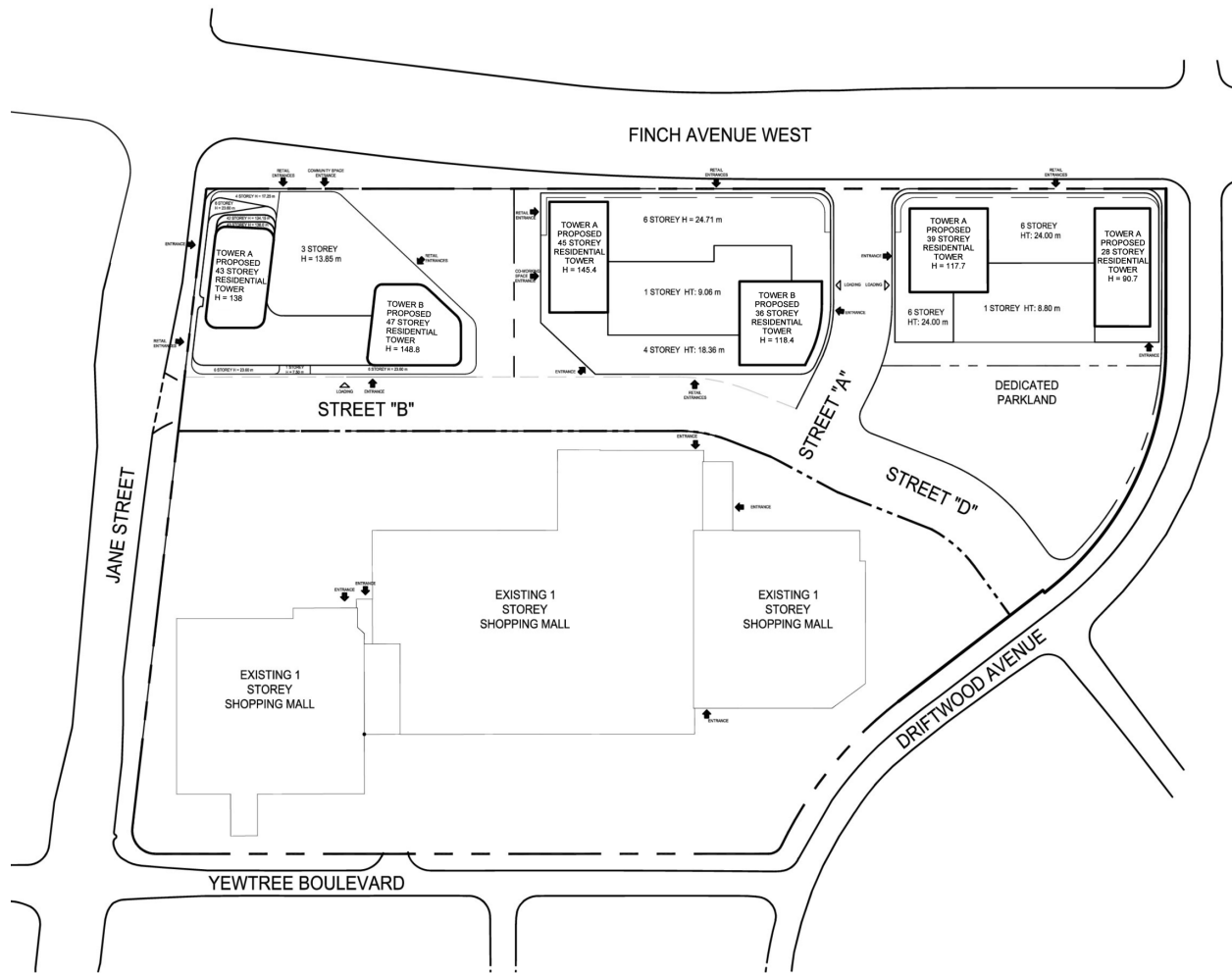
- Location of Application
- RD** Residential Detached
- RS** Residential Semi-Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- RAC** Residential Apartment Commercial

- CL** Commercial Local
- CR** Commercial Residential
- O** Open Space

- See Former City of North York By-law No. 7625
- R4** One-Family Detached Dwelling Fourth Density Zone
- RM5** Multiple-Family Dwellings Fifth Density Zone
- C2** Local Shopping Centre Zone
- O1** Open Space Zone

↑
Not to Scale
Extracted: 08/08/2023

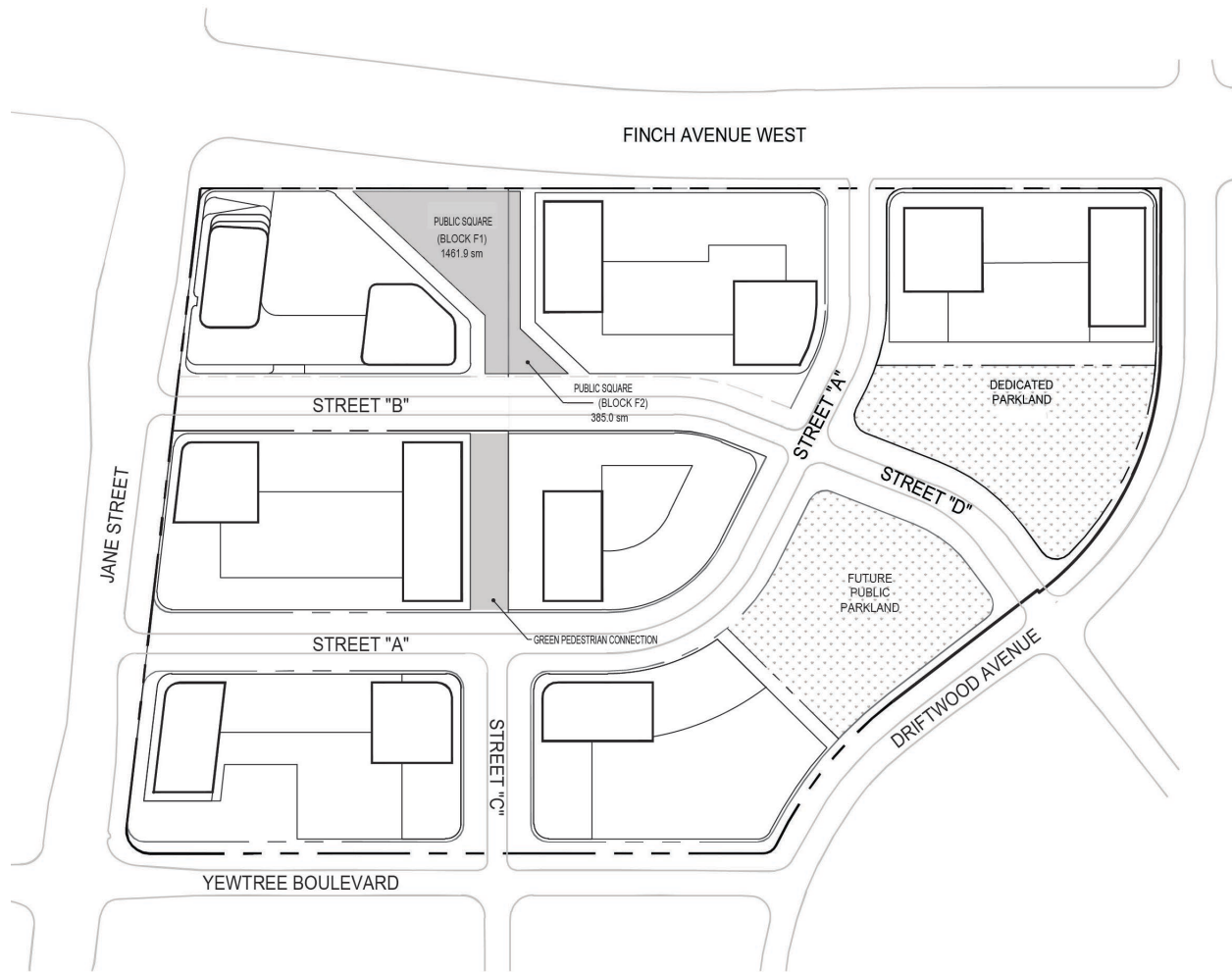
Attachment 6: Site Plan (Phase 1)



Site Plan



Attachment 7: Site Plan (Full Redevelopment)



Site Plan



Attachment 8: Draft Official Plan Amendment

(Attached under separate cover.)

Attachment 9: Draft Zoning By-law 569-2013 Amendment

(Attached under separate cover.)

Attachment 10: Draft Zoning By-law 7625 Amendment

(Attached under separate cover.)