

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW XXX**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2023, as  
1911 Finch Avenue West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 728 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

JOHN D. ELVIDGE  
City Clerk

(Seal of the City)

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**AMENDMENT NO. 728 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS**  
**1911 FINCH AVENUE WEST**

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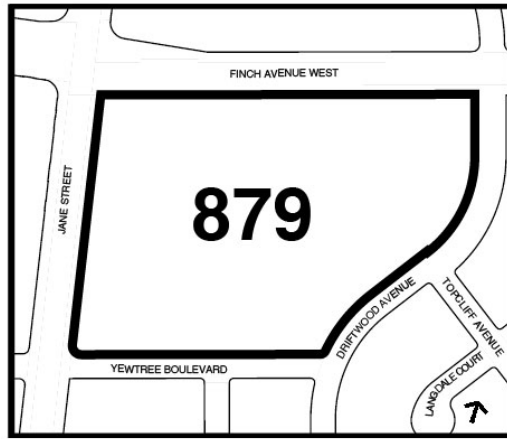
The Official Plan of the City of Toronto is amended as follows:

1. Map 3, Right-of-Way Widths Associated with Existing Major Streets, is amended by:
  - 1.1. Adding “40 metres” to the map legend;
  - 1.2. designating the planned right-of-way of Jane Street for the length of the Site to 40 metres;
  - 1.3. designating the planned right-of-way of Finch Avenue West for the length of the Site to 45 metres and over.
2. Map 16 – Land Use is amended by redesignating lands on the west side of Driftwood Avenue, south of Finch Avenue West from *Mixed Use Areas* to *Parks and Other Open Spaces – Parks*, as shown on the attached Schedule 1.
3. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following new planned but unbuilt roads:

<b>Street Name</b>	<b>From</b>	<b>To</b>
Street A	Jane Street	Finch Avenue West
Street B	Jane Street	Street D
Street C	Yewtree Boulevard	Street A
Street D	Driftwood Boulevard	Street C

4. Chapter 7, Map 24 and Map 27, Site and Area Specific Policies, is amended by adding the lands at 1911 Finch Avenue West, as shown on the map below as Site and Area Specific Policy 879.
5. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 879 for lands known municipally in 2023 as 1911 Finch Avenue West, as follows:

**879. 1911 Finch Avenue West**









- a) The vision for the lands is a sustainable, mixed-income, inclusive, vibrant, and mixed-use community at the heart of Jane Finch. Over time, new development will surround and integrate with the Jane Finch Mall until the mall may be replaced by a transit-supportive, mixed-use complete community. This community will include a range of housing options in varying tenures, unit sizes, and levels of affordability, retail, and community-serving uses. The diversity and culture of the Jane Finch community will be reflected in the design and programming of buildings, parks, the public square, open spaces, and streets. The redevelopment process will be in phases, collaborative, inclusive, and respectful of the diverse population living and working in the Jane Finch area.
- b) Overall Planning Framework
  - i. Map 1 shows the Overall Planning Structure for the redevelopment of the Jane Finch Mall.

# Map 1



1911 FINCH AVENUE WEST

File # 23 184369 WET 07 0Z

-  Site Boundary
-  Public Parks
-  Publicly-Accessible Outdoor Open Space
-  Public Square
-  Green Pedestrian Connection
-  Dedicated Cycling Facility



Not to Scale

## c) Development Phasing

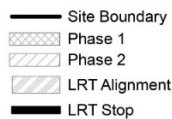
- i. Map 2 shows the Phasing for the redevelopment of the lands.

## Map 2



1911 FINCH AVENUE WEST

File # 23 184369 WET 07 0Z



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- ii. The Site will be redeveloped in phases to allow for the retention of the existing mall in whole or in part, to support the continuity of existing community-serving businesses and services, and the appropriate relocation of existing infrastructure.
- iii. The phasing of development and required infrastructure within the Site will be addressed and secured through a Plan of Subdivision and Zoning By-Law Amendment applications.

### d) Mobility

- i. A primary network of public streets, designed in accordance with City standards, will enhance connections to the surrounding area and to transit stops, and create a finer grain, urban structure of streets and blocks. The public street network is identified by a series of new streets, as depicted on Map 1.

- 1) Street A will be the primary public spine through the Site, providing key points of access to and addresses for future developments, creating relationships between the public parks and developments which abut it. Street A will have a minimum right-of-way width of 20 metres and be delivered incrementally during Phase 1B, 2, and 3.
- 2) Street B will enhance east-west connectivity across the Site and support the retail and gathering functions of the buildings and public spaces which connect to and abut it. Street B will have a minimum right-of-way width of 18.5 metres and be delivered in full no later than Phase 1.
- 3) Street C will provide a connection into the existing *Neighbourhood* south of the Site, as well as a pedestrian and cycling connection to the Public Square and Green Pedestrian Connection. Street C will have a minimum right-of-way width of 23-metre and be delivered in full no later than Phase 2.
- 4) Street D is an extension of Street B with access and frontage to the public parks. This street should be designed with safety and accessibility in mind to create a seamless connection between the parks on either side of it. Street D will have a minimum right-of-way width of 23 metres and be delivered no later than Phase 1B.

Minor modifications to the right-of-way widths of new streets will not require an amendment to this Site and Area Specific Policy.

- ii. New streets will be designed as Mixed Use Shared Streets. Mixed Use Shared Streets can have a flexible design to accommodate different modes of travel, uses, and seasons.
- iii. Despite the right-of-way width of “45 metres and over” for the length of the Site, as shown for "Finch" on Map 3, Right-of-Way Widths Associated with Existing Major Streets of the Official Plan, a conveyance in fee simple to the City for nominal that is achieving a boulevard condition of at least 9.5 metres along the frontage of Phase 1B and achieving at least 8.6 metres along the frontage of Phase 1C where the boulevard is narrowest, is deemed to satisfy Section 2.2 (Policy 3) of the Official Plan.

e) Cycling

- i. Cycling facilities will be introduced along Yewtree Boulevard and Driftwood Avenue, as depicted on Map 1, to connect the intersection of Finch Avenue West and Driftwood Avenue along the east and southern edges of the Site towards the Jane Street/Yewtree Boulevard intersection.

- ii. The expansion of the bike share network is encouraged through the provision of bike share stations and electrical connections.

f) Green Pedestrian Connection

- i. A Green Pedestrian Connection will connect Street C with the Public Square and to the LRT stop to the north as conceptually shown on Map 1:

- ii. The Green Pedestrian Connection will:

- 1) be a publicly accessible space;
- 2) have a healthy tree canopy and/or other landscaping, where possible;
- 3) be designed as a place for people to gather and socialize, and rest;
- 4) have clear and direct sight lines for the entire route;
- 5) be well lit, safe, and universally accessible and free of obstructions; and,
- 6) be lined with active ground-level uses in adjacent buildings such as residential entrances or amenity spaces, active office uses, retail, restaurant, and community spaces; and,
- 7) protect for an easement atop Toronto Water's linear sub-surface infrastructure and will be free and clear below and above grade. For clarity, permanent buildings and structures will not be permitted.

g) Public Square

- i. The planned location for the Public Square is conceptually shown on Map 1 and will be delivered through Phase 1A and Phase 1C.

- ii. In addition to the policies for Public Squares found in Chapter 3 of the Official Plan, the following policies shall also apply and in the case of any conflict, the policies in the Site and Area Specific Policy will prevail.

- iii. The Public Square will be designed to:

- 1) provide flexible open space that supports community-programmed events; and,
- 2) include access to features supporting community programming, such as public wifi, electrical outlets and other features.

h) Parkland

- i. *Parks* will be delivered in a timely manner and at the earliest phase of a development to support existing and future residents. New public parkland will be required to support and meet the needs of residents, employees, and the broader community.
- ii. There will be two *Parks* on the Site:
  - 1) A public park will be provided in Phase 1B with an approximate size of 3,500 square metres and with frontage on Driftwood Avenue, Street D, and Street A, as shown on Map 1; and,
  - 2) A public park will be provided in Phase 2, as shown on Map 1. Any over-dedication of parkland in Phase 1 will be credited against the parkland dedication requirement for Phases 2 and 3.
- iii. The size of the *Parks* will be subject to:
  - 1) An alternative parkland dedication rate of 1 ha per 600 units will be applied to the Site for residential development and for the residential portion of mixed-use development. The parkland dedication requirement will not exceed 15 percent of the Site (excluding public roads).
  - 2) The non-residential portion of the Site (excluding public roads) will be subject to a 2 percent parkland dedication.
- iv. Zoning by-laws will require development located within proximity to existing and planned parks to achieve appropriate setbacks between the park and building face to address fire separation requirements and to ensure any exterior building features and amenities can be provided, serviced, and maintained wholly on the Site without impacts to the adjacent park.

i) Urban Forest

- i. The Site will retain and expand the urban forest and increase the tree canopy by:
  - 1) protecting mature and native trees, wherever possible;
  - 2) planting trees throughout development sites and in the public realm, wherever possible;
  - 3) providing a suitable volume of soil for every tree to support large-growing shade trees in parks and public realm; and,



- 4) relocating utilities, where feasible, to ensure required soil volumes for street trees.

j) Built Form

- i. A maximum total density of 4.99 times the area of the Site, inclusive of public streets and road widenings, is appropriate to support transit-oriented development. The maximum total density may be achieved only if:
  - 1) new developments conform to the policies of the Official Plan and the policies contained in this Site and Area Specific Policy;
  - 2) new developments are scaled and massed to support a height peak generally not exceeding 45 storeys closest to the intersection of Jane and Finch and progressively transitioning down in height, scale, and massing towards the *Neighbourhoods* to the east of Driftwood Avenue and to the south of Yewtree Boulevard;
  - 3) base buildings generally do not exceed eight storeys in height, up to a limit of 27.0 metres, with a stepback above the sixth storey, except on Street B, C, and the western portion of Street A which connects to Street C where base buildings of tall buildings will generally not exceed six storeys in height;
  - 4) tall buildings have tower floorplates generally no greater than 750 square metres, excluding inset or projecting balconies;
  - 5) development located within proximity to existing and planned *Parks* are located and designed to maximize sunlight on a substantial majority of the *Parks* during the spring and fall equinoxes and to minimize shadowing on parks to enhance and preserve their utility;
  - 6) buildings integrate wind mitigation measures in the form of architectural features such as canopies, overhangs, recessed building entrances and building articulation throughout the Site, including a chamfered southwest corner for the west tower in Phase 1C to reduce wind channeling at grade level in the public square Finch Avenue West; and,
  - 7) buildings are designed with a variety of high-quality materials and colour palettes reflective of the community and that contribute to the sustainability, durability, longevity, and resilience of buildings.

k) Enhancing Safety

- i. Pedestrian-scale lighting is encouraged in areas adjacent to the public realm and around transit waiting areas.
- ii. Development will be designed and sited to avoid unsafe entrapment areas, and the placement of building supports, columns, walls, barriers, or obstructions in any publicly accessible area of the Site, including applicable setbacks.

l) Retail

- i. To maintain the Site's role as a retail anchor within the community, a minimum of approximately 17,500 square metres of non-residential gross floor area will be maintained on the Site at full build out.
- ii. Ground floor frontages along Finch Avenue West, Jane Street, and Street B, C, and the western portion of Street A will include only retail and service uses, with exceptions for:
  - 1) compact lobbies;
  - 2) publicly accessible institutional or community uses that animate the space at grade; and,
  - 3) vehicle entry points, unless a vehicle entry point is possible on another street or laneway. Where placement of vehicle entry points on new streets cannot be avoided, they will be consolidated to minimize their impact and improve the safety and attractiveness of the public realm.
- iii. At-grade non-residential units on all streets will:
  - 1) have main entrances accessed directly from the street;
  - 2) be of a high-quality design with flexible space that allows for adaptability over time;
  - 3) provide generous floor-to-ceiling heights of a minimum of 4.5 metres;
- iv. At-grade non-residential units on Street B, C, and the western portion of Street A which connects to Street C will:
  - 1) contribute to a fine-grained pattern of narrow building frontages with multiple entrances to support multiple businesses;
  - 2) have a maximum frontage of 15.0 metres; and,
  - 3) include small-scale units of generally 100 square metres.

- v. Large format retail space with a gross floor area of 3,500 square metres or more is permitted only where the development has frontage on Jane Street or Finch Avenue West. Large format retail is encouraged to support active ground floor uses through measures such as:
  - 1) locating larger stores on the second level or above or below grade, with appropriately scaled and visible lobby areas;
  - 2) wrapping larger stores with smaller retail units around the perimeter of the building to support a fine-grain rhythm of the street;
  - 3) designing retail units to include multiple entrances; and/or,
  - 4) ensuring direct access to entrances from the public sidewalk and keeping views into and out of the retail space open and clear.
- vi. Block planning and phasing will allow a grocery store with a minimum size of 2,800 square metres to be accommodated on Site during all phases of development.

m) Community Services and Facilities

- i. Existing community service facilities within the mall will be renewed through redevelopment, wherever possible.
- ii. The total gross floor area of the Community Services Facilities will be replaced on-site.
- iii. Community Services Facilities will be delivered in a timely manner and at the earliest possible sub-phase, where possible, to support existing and future residents.
- iv. Community Services Facilities are permitted to be integrated with private developments and are encouraged to be located in the ground floor of buildings to establish a socially-oriented and inviting interface with the public realm throughout the Site. Where Community Services Facilities may not be able to be located on the ground floor of a building or may not be desirable in that location, direct access to the ground floor of a building may be considered.
- v. Priorities for Community Services Facilities for the area include:
  - 1) childcare facilities in Phase 1B and 3; and,
  - 2) a community space in Phase 1A.

- vi. Community Service Facilities are encouraged to provide free, publicly accessible Wi-Fi, including within adjacent outdoor open spaces, to provide equitable access to the internet and technology.

n) Housing

- i. To achieve a balanced mix of housing, a full range of housing options, including affordable housing, will be provided in all phases of development. A mix of building types, unit types and sizes to accommodate a variety of households will be provided.
- ii. To achieve a balanced mix of residential unit types and sizes, development containing residential units will include:
  - 1) A minimum of 15 per cent of the total number of units as two-bedroom units;
  - 2) A minimum of 10 per cent of the total number of units as three-bedroom or greater units; and
  - 3) an additional 15 per cent of the total number of units being a combination of two-bedroom and three 3-bedroom or greater units.
- iii. Residential units will include, where appropriate, storage space, operable windows, bedrooms that contain closets and an operable window on an exterior wall, and balconies or terraces.
- iv. The owner will 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) so as to maximize the provision of Affordable Rental Housing and/or Affordable Ownership Housing on-site.
- v. If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the Site, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail over affordable housing requirements contained in this Site and Specific Policy.

o) Community Benefits

- i. Community Benefits will be provided to support redevelopment of the Site and be secured through Zoning By-law Amendment and Site Plan Control applications. In-kind provision of Community Benefits in lieu of the Community Benefits Charge should reflect priorities identified by the community, with the community benefit related to affordable housing, and community service facilities being the priority.

p) Public Art

- i. Public Art is encouraged to contribute to the character of the Site by enhancing the quality of public spaces and places that are publicly accessible. The art themes should express community heritage, identity, and cultural diversity of the Jane Finch community while creating a sense of place.
- ii. Prior to final Site Plan Approval for the first sub-phase of each Phase on Map 2, the owner will prepare a Public Art Strategy to ensure that any public art is provided in a co-ordinated manner to enhance and humanize the public realm, taking into consideration issues of public use, scale, coherence, visibility, safety, and the urban design objectives of this Policy. The Public Art Strategy will:
  - 1) specify the types and range of public art;
  - 2) include locational criteria to identify suitable areas for public art;
  - 3) include street signage, wayfinding, and landscaping;
  - 4) reflect the history and vibrancy of the Jane Finch community and facilitate expression of community heritage, community identity, cultural diversity, and community values of pride, sustainability and connectivity, and other themes that will contribute to a sense of place; and,
  - 5) provide opportunities for the local arts community and local artists to participate in the provision of public art.

q) Implementation Tools

- i. Zoning By-law Amendment
  - 1) Development of the lands will not proceed prior to the enactment of an implementing Zoning By-law Amendment that reflect this Site and Area Specific Policy.
  - 2) A complete application for Site-Specific Zoning By-law Amendment and/or Site Plan Control will include:
    - a) details on how the proposed development responds to the Jane Finch Community Development Plan, including its anti-displacement strategy;
    - b) a Public Consultation Strategy Report that includes a record of community consultation conducted prior to the submission of a formal planning application;

- c) a Housing Plan that identifies the unit mix and sizes of affordable housing units and how affordable housing requirements will be met in all phases of development.

ii. Holding (H) Symbol

- 1) In order to appropriately sequence development within each phase and otherwise address the provisions of this Site and Area Specific Policy, any implementing Zoning By-law may define and incorporate a Holding (H) symbol pursuant to Section 36 of the *Planning Act*. When a Zoning By-law has been enacted with a Holding (H) symbol, the By-law will specify both the uses of lands and buildings that are permitted upon the removal of the Holding (H) symbol by amendment to the By-law and any uses, including existing uses, interim uses, and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.
- 2) The Zoning By-law will define and incorporate the conditions that must be satisfied prior to the removal of the Holding (H) symbol. In addition to the conditions identified in Section 5.1.2., Policy 2 of the Official Plan, conditions to be met prior to the removal of the holding provision may include:
  - a) submission of a Housing Plan, which identifies the unit mix, unit sizes, and how affordable housing requirements will be met, will be required in Phase 1;
  - b) execution of a subdivision agreement to the satisfaction of the Chief Planner pursuant to Section 51 of the *Planning Act*;
  - c) relocating the existing sanitary sewer and storm sewer.
- 3) The City will remove the Holding (H) symbol from all or some of the lands, only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51 and 53, Section 118 under the *Lands Title Act*, and the *City of Toronto Act*.

iii. Draft Plan of Subdivision

- 1) New development will not proceed without the approval by the City of Draft Plan(s) of Subdivision, which implement(s) new streets and blocks.

- 2) Registration of Plan of Subdivision may occur in phases corresponding to and consistent with the intent of this Site and Area Specific Policy and Zoning By-law for the lands.
  - 3) Division of land will be in conformity with this Site and Area Specific Policy and will create land parcels that facilitate development consistent with the intent of this Site and Area Specific Policy.
- r) Nothing in the Plan will prevent the continued use of the Site for a mall and any related, associated, or accessory uses, facilities, and services.

Schedule 1



Official Plan Land Use Map #16

1911 Finch Avenue West

File # 23 184369 WET 07 02



Not to Scale  
Extracted: 03/13/2024