

Attachment 3: Jane Finch Initiative - April 18, 2024 Public Engagement Event Summary

OVERVIEW

Purpose

As part of the [Jane Finch Initiative](#), City of Toronto and Jane Finch Centre staff held a public consultation event at Yorkgate Mall on Thursday, April 18, from 2:00 p.m. to 8:00 p.m. to talk to community members about:

1. maximizing economic opportunities and job growth, including for the cluster of businesses and institutions centred on Finch Avenue West and Norfinch Drive / Oakdale Road, and
2. a review of building heights in the Jane Finch Secondary Plan area.

Direction for this consultation came from a councillor motion at the statutory meeting for the [recommended Jane Finch Secondary Plan](#), which took place during the [February 26, 2024 meeting of Etobicoke York Community Council](#). A [recording](#) of the committee meeting, including the staff presentation and deputations by community members and stakeholders, can be viewed on the [meeting's agenda page](#).

To learn more about the Jane Finch Initiative, visit the project website toronto.ca/janefinch.

Outreach



City staff publicized the event through the study website, the e-update list, and Councillor Perruzza's community networks, including social media posts on Twitter and Instagram. While on-site, staff also circulated throughout Yorkgate Mall to speak with mall visitors of all ages to let them know about the consultation event and inviting them to visit the pop-up.

Event Structure

Information was presented to attendees on display boards showing area maps, built form models and policy explanations. Participants were invited to comment on sticky-notes or speak directly with staff who reflected questions and comments from attendees on sticky-notes. A [copy of these boards](#) can be viewed on the project website, www.toronto.ca/janefinch, and are included in the final section of this report beginning on page 12.

Attendance

- Approximately 114 people attended the event and staff spoke directly with about two thirds of these attendees (~76 participants). Others reviewed the information boards on display and continued their visit to the mall without commenting or asking questions. Staff from Councillor Perruzza's office attended a portion of the event as well.
- Demographics ranged widely; however, most participants were working-age and elderly people from equity-deserving groups, including African, Caribbean and Black, as well as east Asian communities. Participants were mainly area residents, both renters and homeowners, but also included people employed locally, local business owners and property owners. Some youth attending programming at the SPOT and families with young children stopped by as well.

SUMMARY

The pop-up was well attended by over 100 people who readily shared their questions and comments on the materials presented. Most engagement related to future development on large sites in the Intersection District, the challenges that large-scale neighbourhood change may have, and concerns about local capacity to accommodate growth. Many noted a strong need for more housing and the feeling that tall buildings are a means of providing a large quantity of units. Residents wanted assurances that new developments would: provide affordable housing for existing community; accommodate families; support continuity of existing local businesses and increase economic opportunities for local people; and provide a generous, comfortable, and attractive public realm. Participants also wanted to ensure that sufficient hard and soft infrastructure would be in place to safely support increased density.

There was limited engagement on the material discussing area land use designations and maximizing economic opportunities through the Secondary Plan. Many were optimistic about the opportunities area growth could spark and some wondered how local community would be prioritised in hiring for opportunities in future development and for the Finch West LRT, especially at the Metrolinx Maintenance and Storage Facility (MSF).

For a thematic breakdown of input refer to What We Heard below. A full record of comments and questions received at the pop-up is provided on page 6.

WHAT WE PRESENTED

The [information presented on the display boards](#) included an overview of:

- The project goals, timeline and the purpose of the pop-up;

- How the City plans for residential and employment density through provincially set targets;
- What makes an inclusive and transit-supportive complete community and how to leverage density to support area growth;
- Built form approaches in the recommended secondary plan for infill and large sites; and,
- How the City is planning to maximize economic opportunities and job growth in the Jane Finch Secondary Plan area, supported by the Jane Finch Community Development Plan.

WHAT WE HEARD

The following section is a thematic summary of input received at the event, organized by popularity. For a full record of comments, refer to the Full Record of Comments and Questions section below.

Planning and implementation process

Most questions and comments related to the process of change and how quickly redevelopment would be shaping the area. Some comments welcomed development but expressed desire for better coordination and expediency in construction. A few residents asked about what population estimates and characteristics the City considers when developing long-range plans. Many participants specifically wondered about the content, status and process for development applications for the mall sites at the intersection of Jane and Finch. Some people wondered how long a redevelopment process takes, when if at all the malls would be demolished and how much notice mall tenants would receive prior to demolition. Employees and business owners at Yorkgate Mall said that, while offering previous tenants first opportunity to lease new space could be helpful, most would not be able to wait and would locate elsewhere.

One participant expressed concern that the process of change will not reflect the community's input in the Secondary Planning process, citing broken trust related to the process for securing lands for the Jane Finch Community Hub and Centre for the Arts. Another person wondered who would be responsible for financing construction of the Hub once the land transfer process is complete.

Housing, affordability and tenure

Most questions and comments about housing related to a strong desire for deep affordability and curiosity about what the balance of tenure options would be in future developments. Many participants showed support for alternative housing models –

including coops, co-housing, and attainable ownership models – and were glad the Secondary Plan would encourage them. Concerned about displacement, participants wondered whether there were enforceable means to prioritize local community members in accessing affordable housing. Many wanted more rental housing and some asked whether the Secondary Plan could require the provision of varied types of tenure. This was often brought up by young people and families wanting to continue to live affordably in the neighbourhood while facing challenges of securing a mortgage and prohibitively high downpayment requirements. A couple of residents highlighted the loss of true rent control. One participant also asked about where spaces for students and unhoused community members are considered in the forthcoming area plans.

A couple of participants asked about the difference between the Jane Finch Secondary Plan process, and Toronto Community Housing's master planning processes for the Firgrove-Grassways community and the revitalization of Regent Park. Some wished that the language of the Secondary Plan could more strongly protect housing for local people, people from equity-deserving groups, low-income residents and those needing additional support due to mental or physical health status.

Built form and building heights

There was consensus about an urgent need for more housing and, generally, people saw taller buildings as a mechanism to provide more new housing units. Most participants were neutral towards tall building heights and amenable to those recommended in the Secondary Plan. Many compared heights with existing buildings in the area, such as 10 San Romanoway, and noted heights within 10 additional storeys would be acceptable. Some participants prioritized providing larger unit sizes over any concerns about building height. Comments were broadly supportive of infill development.

Comments showed support for intentional transitions in height. Most felt that building heights weren't a major concern as long as parks and sidewalks have good access to sunlight, do not have uncomfortable wind conditions and provide pedestrians with wide sky-views. Residents hoped that new buildings will provide more local retail opportunities, shared amenities and provide access to more housing. Others noted that towers offer nice views and hoped an influx of development and tall buildings would increase the value of their property. One participant noted that they would prefer to locate tall buildings away from the intersection of Jane and Finch, citing concerns about the safety of having more people at the intersection.

The few participants that showed aversion to tall buildings tended to reflect anxiety over the significant change that large site applications pose. Some of these comments expressed negative feelings regarding tall building forms due to their social history, perceptions of safety and concerns that the area cannot generally accommodate more density due to limited hard and soft infrastructure. Some of these concerns were

assuaged when staff explained the factors considered and infrastructure policies within the recommended Secondary Plan. One comment suggested that heights should be capped at 20 storeys.

Some comments also related to the design of buildings, stating desire for higher-quality materials, more interesting designs with less glass and, if possible, integrating transit station entrances within buildings.

Inclusive programming and access to services

Residents and local business owners want to ensure Jane Finch remains a vibrant place for families. Participants often discussed the desire for more access to programming and inclusive spaces, particularly for area youth and the local Spanish-speaking community. Participants hoped to see more investment in local arts and culture services, community centres, as well as children's programming and play areas.

Several participants who work at or frequent service providers in the malls were concerned about losing those spaces to displacement. They wondered about where they might go in the interim phases of development and whether spaces in new developments would remain affordable. Participants supported the approach of implementing the land use planning framework alongside the Community Development Plan, stating that land use controls are not enough to ensure an inclusive, equitable and complete community.

Density, infrastructure capacity and maintenance, and safety

Some participants felt added density would negatively impact traffic congestion, access to the malls, servicing capacity, and school capacity. A couple of comments concerned broken elevators and fire safety in tall buildings. Additionally, a couple of participants felt more density would exacerbate area safety concerns, such as vandalism and youth social tensions. One comment stated a desire for more surveillance in the area and another stated that neighbourhood car insurance rates are disproportionately high.

Some people expressed excitement about the opportunities, such as improvements to community centres and additional retail, that increased density can offer due to the investment that often accompanies growth.

Parks, open spaces and public realm

A few comments noted that parks and public spaces in the area are highly valued. Some expressed desire for more large parks and desire to retain the large green spaces around existing residential buildings and the open spaces around the malls. Some people would like to expand and enhance existing green spaces, such as the

hydro corridor, for use as community gardens and recreational space for younger residents. Some comments supported using Green Pedestrian Connections to increase accessibility between different parts of the area. Comments also focused on ensuring that spaces are accessible and comfortable for all, including those with disabilities.

Land use and local economic opportunities

Some participants were very supportive of change that brings new people, energy and economic opportunities. Local entrepreneurs hoped that as their businesses expand, there will be more opportunities to employ local people as their staff compliment grows. Many participants were looking for jobs in the area, especially at the MSF, and were happy to learn that the Jane Finch Centre would be holding an information event on May 7th about how the MSF will be staffed. One resident highlighted experiences of discrimination against racialized residents during the hiring process and many wanted to encourage organizations to hire locally. It was noted that a measure of success would be whether recent graduates are able to find jobs.

Participants were highly supportive of encouraging a greater mix of uses in the Intersection District and some felt specifically that housing would be a desirable use to add to the mall sites. Beyond this, participants did not discuss the material on land use designations or express concerns with the recommended land use designations within the Secondary Plan area.

People would like to see more grocery stores, a movie theatre, more health and medical services, youth hubs and small business incubator space in the area. Some residents wanted to see a balance of big box and local businesses coming to the area and would like more street-facing commercial space. Residents noted that they must often leave Jane Finch to access larger retailers, but they also want to ensure continuity of the area's strong, local and culturally diverse retail environment. A few participants flagged concerns about high rents for commercial space, particularly at the malls, and worry about redevelopment threatening the ability of mall tenants, including service providers and institutions, to stay in the area.

FULL RECORD OF COMMENTS AND QUESTIONS

This section contains a verbatim record of the comments and questions written on the sticky-notes posted to each information board at the event. Images of the information boards are provided in the section below entitled Information Boards. A copy of the information boards is also available on the [project website](#).

Jane Finch Initiative Pop-up Consultation – April 18, 2024 (Introduction)

- Mother of twins – here for snacks

Density targets: people and jobs per hectare

- Does the City look at population growth when developing these types of plans? Plus, how current population will be changing?
- Does the city have the ability to dictate the type of housing in new buildings (rental vs condo vs affordable housing)?
- I will be happy if more housing units come to the area and drive down prices through more supply.
- How many units will be government-owned and managed?
- Concern that youth influx will create more tension.
- We need more people to contribute to the tax base so we can have better community spaces and we also need more popular retail.
- Good plans for getting through construction; make it faster!
- I like the idea of having investment in this area because it is a good area. More properties for people to own and invest in is good for this area.

Building inclusive, transit-supportive complete communities

- 30 years is too long – will I even be here to see this change?
- How to prioritize housing for local people first?
- Live at Stong and Jane in apartment building – we should be concerned about supporting the people who live here not first and then they can take care for any new community members.
- Support for alternative housing models, glad the Secondary Plan encourages them.
- Interested in alternative housing models for young people to get into the housing market – coops, co-housing, options for homes.
- Need affordable housing – make a welcoming area – keep community.
- What's the difference between what they did at regent park and what's coming to JF?
- What's the plan for Firgrove-Grassways? Will it be the same as Regent Park?
- Happy to have more tall buildings come to Jane Finch because it will increase the value of my property.
- People are most concerned about feeding themselves and their families.
- Need to make sure future development has family sized units as well.
- Loss of rent control – not truly controlled if the same services (e.g. utilities) are not included/maintained
- Who will be financing the building of the community hub?

Building inclusive, transit-supportive complete communities (continued)

- Work at a kids' store and the SPOT in Yorkgate mall – spaces for kids are important.
- Please give us a Spanish community centre
- Want a movie theater!
- How do we ensure Jane Finch remains a vibrant place for families?
- Are community centres + children's programming + play being built in the plans?
- Need social programs to support resident growth.
- Worried about spaces for playing, especially with new tall buildings, plus infrastructure for schools.
- Great to see Community Development Plan includes programs for youth. Building housing is not enough.
- Make more schools so kids can be closer.
- Where can we make spaces for unhoused community members?
- Heat island effect traffic congestion with more people and buildings is unhealthy.
- Are flight paths a concern in this area in terms of building heights?
- Fire safety concerns with tall buildings
- Concerns about gentrification
- Need more police and 24-hour security.
- Seen the most violence in high-rise buildings in the neighborhood.
- Would like to see all of Palisades and Driftwood torn down to start new and remove places with stigma and past trauma and violence.
- People are kind.
- Not like downtown

Built Form in Jane Finch: Large Sites

- Any scale of neighbourhood can work if there are the right ingredients e.g. good parks, streets that are walkable etc.
- I live at San Romanoway and would be comfortable with about 10 more storeys than what's there already.
- 45 storeys are okay!
- The height of 10 San Romanoway is good – want to see tall buildings like this one.
- 42-45 stories max!
- 45 storeys is fine as long as there's sun on parks and sidewalks
- Supportive of tall buildings at 45 storeys
- I don't want to see 55 storeys at Jane and Finch!
- Like that the heights taper down away from the intersection

Built Form in Jane Finch: Large Sites (continued)

- Would rather see tall buildings away from the main intersection – greater safety concerns if there are more people at the intersection.
- Change is good and tall buildings are okay.
- We like tall buildings with more amenities for people to share like spaces to have a barbeque.
- All condos? Newer builds are too small – make the units bigger.
- Grew up in the area, work in Yorkgate Mall and go to the gym in the Jane Finch Mall – will all new buildings be condos?
- Need more affordable housing.
- More affordable housing
- Want more affordable housing.
- We need more affordable housing.
- Will student housing be incorporated into these developments?
- Displacement strategy to be part of city planning.
- Risk of losing community health spaces with redevelopment of the malls
- I'd like a rental apartment but need one sooner rather than later!
- Curious about what the proposed changes to Yorkgate Mall are.
- When will Yorkdale/Jane Finch Mall close?
- When will the plans for Jane Finch be finalized? Has the Jane Finch Mall application been approved?
- How long do projects like this take to be built out?
- Heard about the Jane Finch Mall being demolished in a news article.
- What is happening at 1 Yorkgate? Saw a sign there about a new development.
- Why do we need to build on the mall sites at all?
- Own a store in the mall – curious about redevelopment, is it condo or rental?
- Live on Elana Drive, curious about tenure of new buildings
- Are buildings going to be predominantly condo buildings?
- What type of tenure will the units be? want more rental.
- Use malls and the land they take up better – housing is a better use.
- Will there be grocery stores located at the base of buildings? Need more grocers!
- More retail in these developments – community hubs, youth programs, keep kids off the street.
- Gardens at San Romanoway are small – make them bigger.
- I would really like having a large new park to go to
- Need parkland for community not a concrete jungle.
- Happy that new development is coming to the area to make it look more attractive.
- I'm a long time resident and I'm really looking forward to the development at Jane Finch Mall it's beautiful.

Built Form in Jane Finch: Large Sites (continued)

- Like open spaces around the two large malls – concerned that it won't look nice when the malls are torn down and replaced by new buildings – example is the plaza at Finch and Weston that was torn down and replaced with rental units.
- Less glass and glazed buildings; they are not as high quality.
- Why are all the new buildings made of glass? They are boring! Use different materials.
- Integrate transit stations with new development like at the subways.

Built Form in Jane Finch: Infill Development

- 11 storeys is too small
- Heights are okay – need bigger units.
- Against height – traffic, access to the mall, servicing capacity, schools – 20 storeys max
 - Discussed Toronto District School Board's involvement in development review process and status of the Jane Finch Mall application.
 - Discussed Ontario Land Tribunal and feasibility of securing lower heights, even if recommended.
- 20% downpayment is prohibitive to ownership.
- Concerns about qualifying for a mortgage.
- Jane Finch Mall – car vandalism – being able to drive car safely while doing errands is a concern – car insurance rates in the neighbourhood are disproportionately high.
- Are there going to be rental units in the new towers?
- Green space around buildings should be preserved.
- It'll be nice to see new buildings fill in the spaces next to existing apartment buildings.
- Make spaces more accessible for people with disabilities such as buildings, malls and also parks.
- Use the hydro corridor to provide community gardens. Get children outside to play in these green open spaces.
- Accessibility with the spaces between buildings "green connections" is good to connect community.
- Need to mitigate wind.
- Can't sleep in tall buildings.
- Worried about broken elevators
- Nice views from towers – fireworks!
- Need youth spaces and mentorship to have a good childhood.

Planning for maximizing economic opportunities and growing jobs

- Would love to be able to bring some of the businesses we leave Jane Finch for into the community.
- Vulnerability of being in the malls for institutional spaces given redevelopment plans.
- Really excited about new development at the mall sites because it will be beautiful to have new buildings. Would like to have more jobs for local people.
- Variety of restaurants and mom/pop shops.
- Balance big box and local/independent business
- Would like to see more health and medical facilities in this area.
- Want to see a market area in the future to buy clothing - Mom doesn't drive and have to go to Yorkdale to shop – it's very far.
- Rent office space in Yorkgate Mall – will we have advanced notice when it may demolished?

Planning for maximizing economic opportunities and growing jobs – programs, policies and partnerships to support businesses

- Business owner from Emery Village BIA and BIA lead – very happy about investment in area because it will support my business in the Employment Areas.
- Risk of losing York Community Engagement Centre if rents go up too high – affordability is an issue even for public institutions.
- More investment in local arts and culture
- Small business incubator would be great.
- It'll be good for economy to see growth in the neighbourhood.

Inclusive employment opportunities

- Live at Lawrence west, looking for jobs in the mall.
- Need jobs and other opportunities for youth/other community members to thrive.
- Concerns regarding displacement – start of the plans is no displacement.
- Born and grew up in Jane Finch – looking to volunteer and support community – 17+ years, streaming on twitch (gamer and youtuber) – have worked at Yorkgate Mall – encourage organizations to hire Jane Finch residents.
- Discrimination against racialized residents during the hiring process.
- Looking for work as a driver.
- Looking for work.
- Will there be local hiring at the MSF?
- This plan is only cosmetic if recent university grads can't get jobs.
- BIA advocate – supportive of change that brings new people and energy to the area – LRT construction was hard but now good.

Inclusive employment opportunities (continued)

- Want to see more local job opportunities.

Inclusive entrepreneurship opportunities

- New commercial tenant in the employment areas – came from Barrie, where I couldn't get talent – now thriving.
- Street facing commercial space.
- Owner of business - Will not be coming back to mall if redeveloped.
- Own building – open when you want.
- Mall rents are too high.
- In location 20-30 years, will purchase building/ Keele-Sheppard/Keele-Finch.

INFORMATION BOARDS

This following section contains images of the information boards presented at the pop-up. A copy of the boards is available for download on the [project website](#).



Jane Finch Initiative

Pop-up Consultation – April 18, 2024

Land Acknowledgement

The land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

African Ancestral Acknowledgement

We are all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past - and those of us who came here involuntarily, particularly those brought to these lands as a result of the trans-Atlantic slave trade and slavery. We pay tribute to those ancestors of African origin and descent.

Community Acknowledgement

The City of Toronto recognizes all the past and current work that has been done by local community agencies and groups around Jane Finch. The work that is being done to develop these City of Toronto plans is deeply informed by and aims to build on and amplify the work of local community agencies and groups who have been working for many years to make Jane Finch thrive.

What is the Jane Finch Initiative?

The City of Toronto's Jane Finch Initiative is a community-informed project to plan for the future of the Jane and Finch area. We are developing a **community development plan** and a **land use plan** so that residents and businesses are supported as the area changes over time with the arrival of the Finch West LRT.

These plans will:

- advance social equity and economic inclusion
- encourage the appropriate kinds of development in the area
- guide investment in community improvements.

The City has partnered with the Jane Finch Centre for community engagement and outreach.



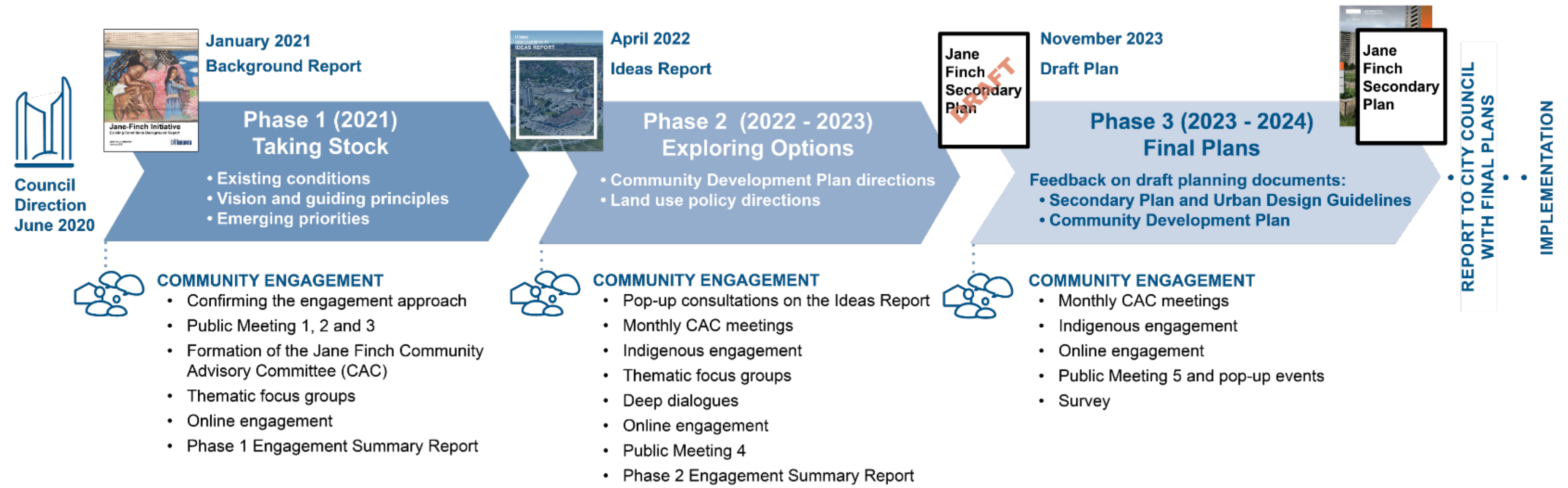
Why are we here today?

These public meeting materials are informed by **community conversations** about aspirations and ideas for the future of the neighbourhood. We've turned those ideas into policies, guidelines, principles and actions and brought them forward to committees of Council for consideration.

Direction for this consultation comes from the February 26, 2024 Etobicoke York Community Council (EYCC) meeting, where Councillor Perruzza advanced a motion to defer consideration of the recommended Jane Finch Secondary Plan and requested that staff conduct further public consultation regarding the following matters before reporting back to EYCC on June 3:

- maximizing economic opportunities and job growth, including for the cluster of businesses and institutions centred on Finch Avenue West and Norfinch Drive / Oakdale Road, and
- a review of building heights in the Secondary Plan area.

How did we get here and where are we going?



City staff will report to the June 3, 2024 Etobicoke York Community Council (EYCC) meeting with the recommended Jane Finch Secondary Plan and a supplementary report containing:

- A summary of comments received through this additional consultation period;
- existing and projected employment in the study area relative to residential growth; and
- recommendations, as appropriate, on policies within the Jane Finch Secondary Plan.



Density targets: people and jobs per hectare

Provincial Density Targets

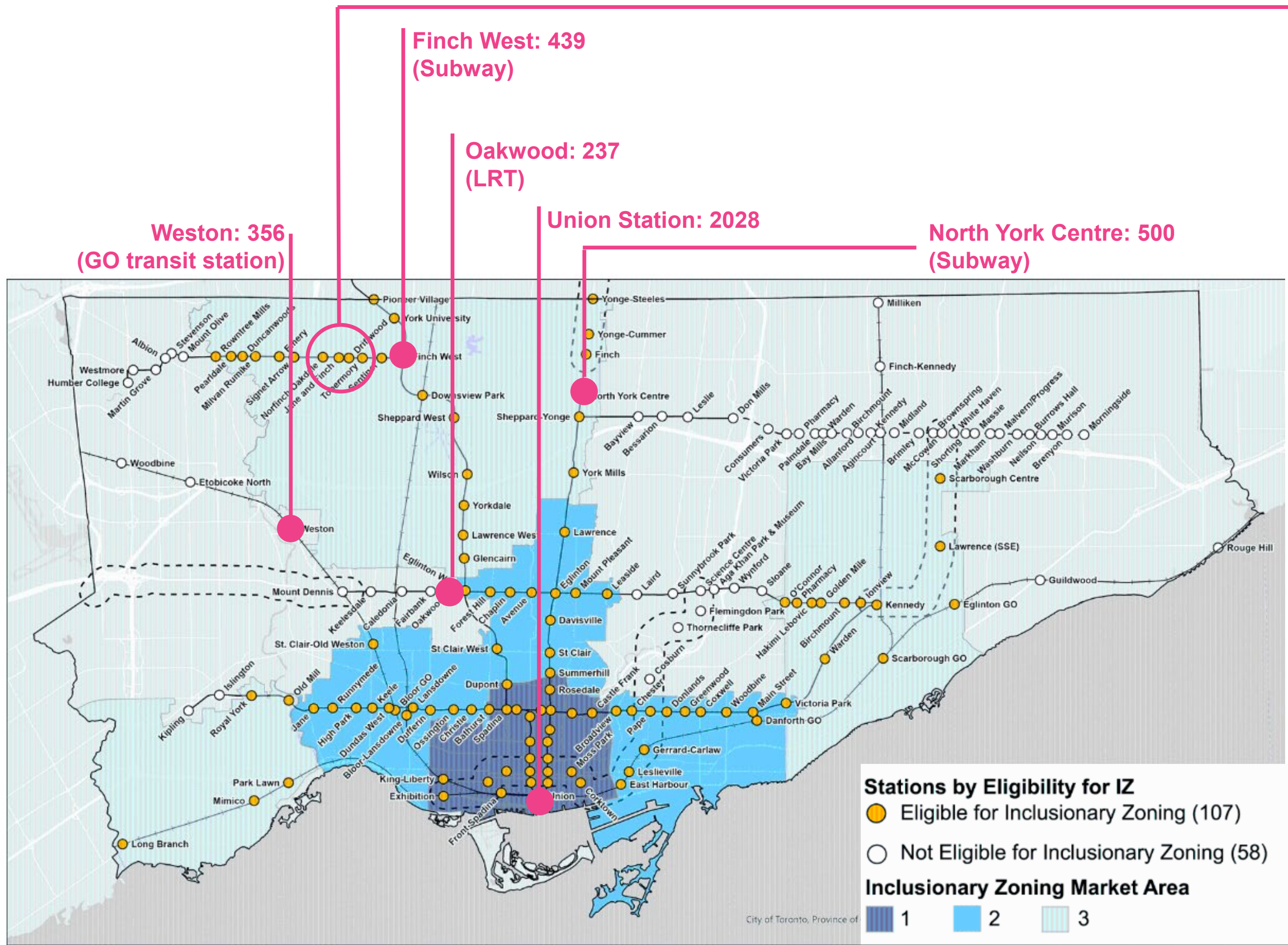
Ontario's Growth Plan for the Greater Golden Horseshoe sets minimum density targets, measured in people and jobs per hectare, for areas around transit stations and stops. Provincial policy encourages and expects municipalities to plan to exceed these minimum densities.

Municipalities must plan to achieve the following minimum densities (people and jobs per hectare) for areas around:



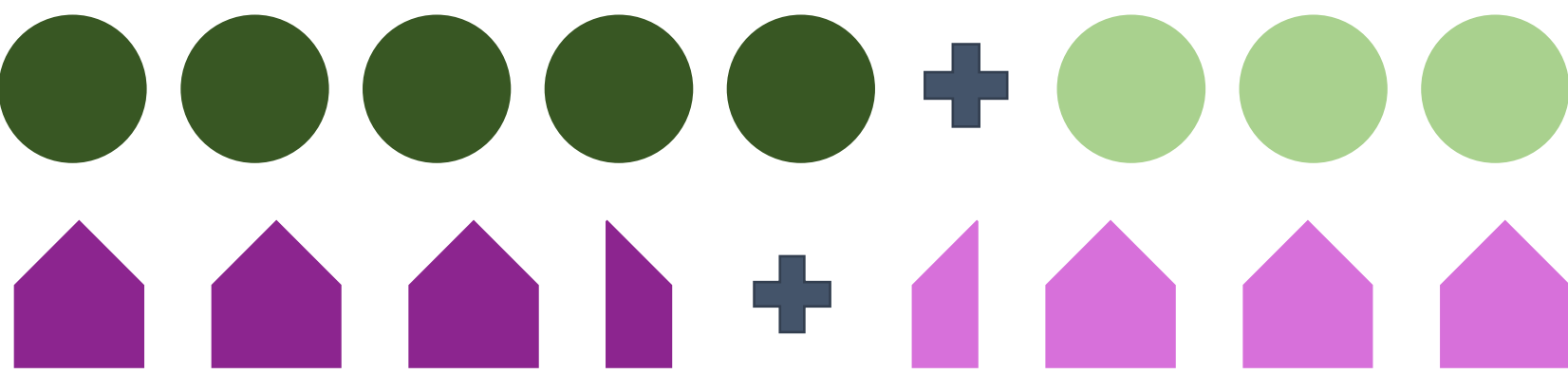
The City of Toronto is required to demonstrate that it has a transit-oriented plan to accommodate minimum density targets around planned and existing higher-order transit stations, known as Major Transit Station Areas (MTSAs). The Province allows municipalities to implement inclusionary zoning in a subset of MTSAs, known as Protected Major Transit Station Areas (PMTSAs).

Planned densities in Major Transit Station Areas in Toronto include:



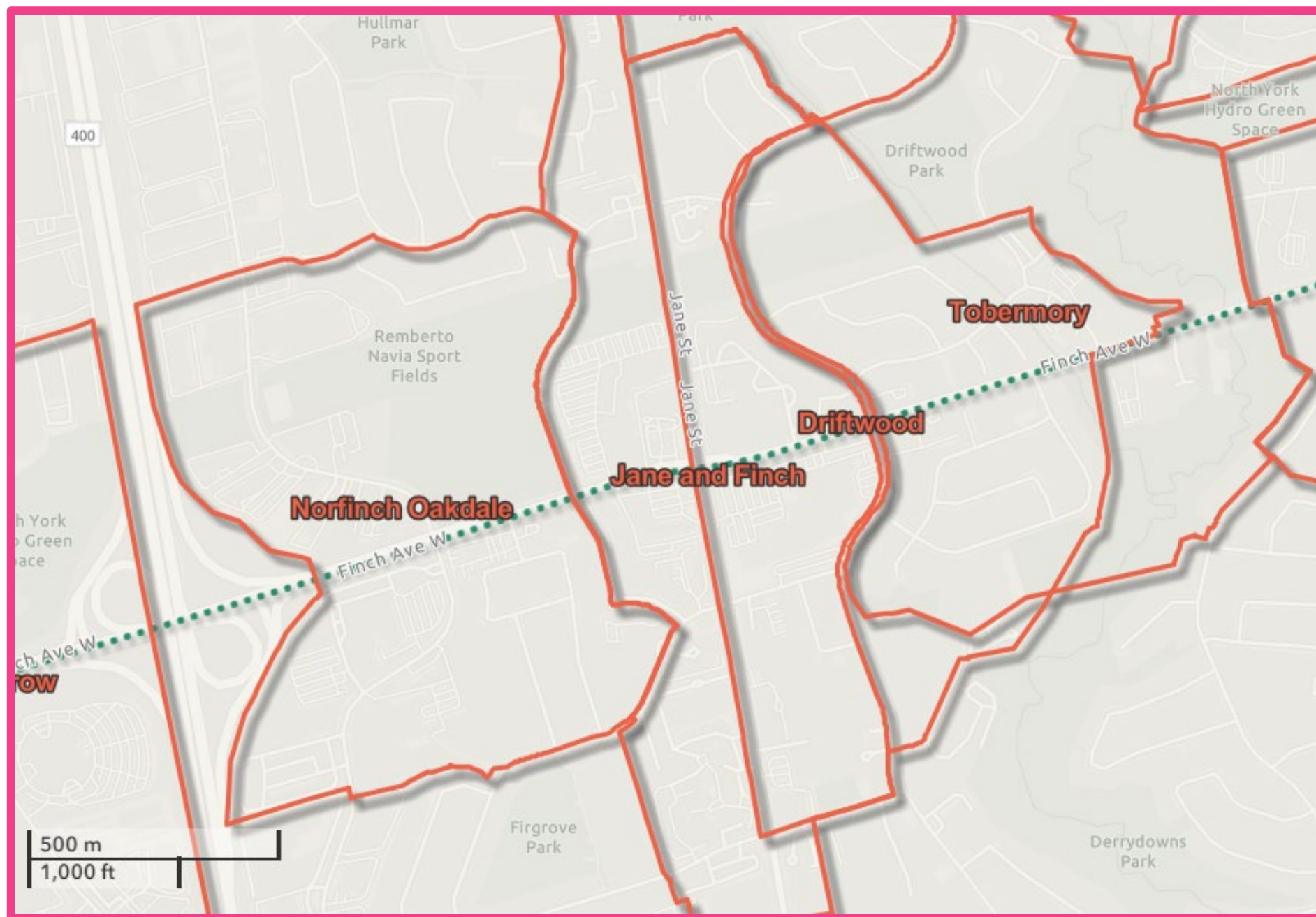
How Much Growth is Anticipated?

Currently around 50,000 people live in Jane Finch, within roughly 17,000 households. We anticipate up to 30,000 more people across a further 17,000 households over the next 30 years. The Jane Finch Secondary Plan will shape how and where this growth is accommodated.

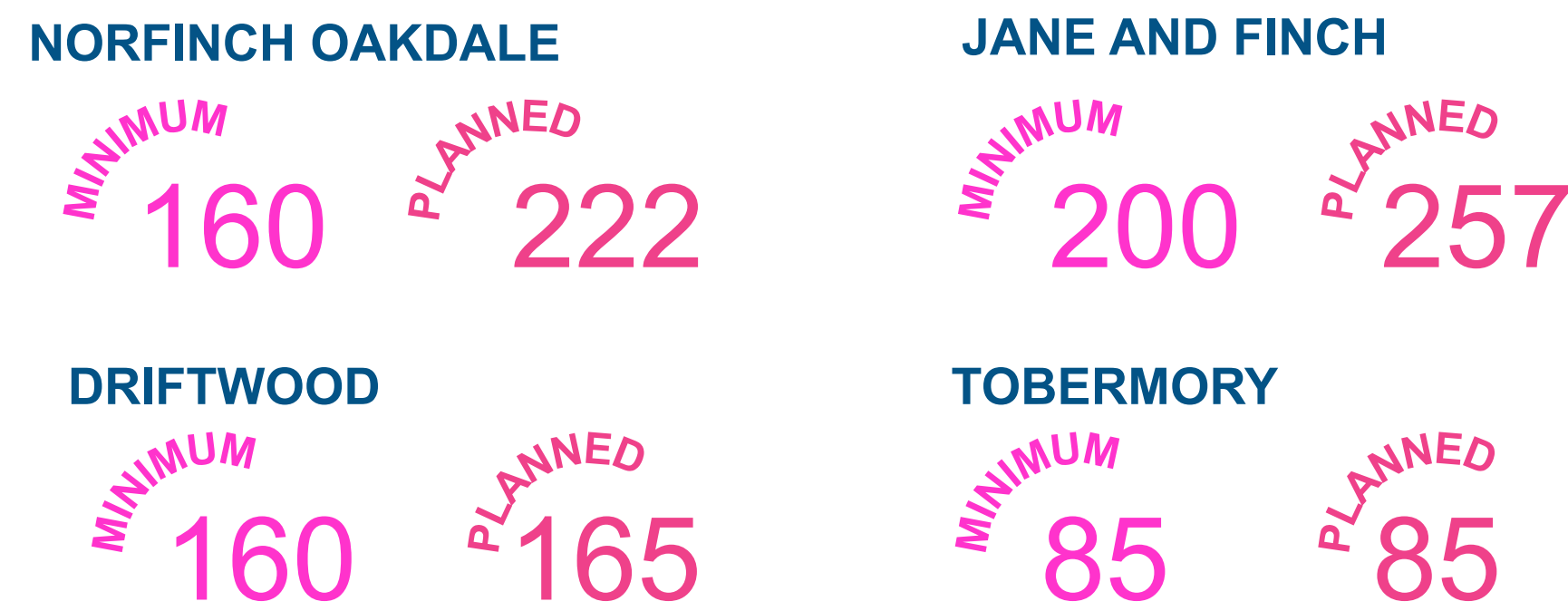


Municipal Density Targets

To implement inclusionary zoning, which requires a certain percentage of affordable housing in new residential developments, the Jane Finch Secondary Plan must plan to achieve these minimum densities around LRT stops:



Density numbers represent the number of people and jobs per hectare within the PMTSA boundary.

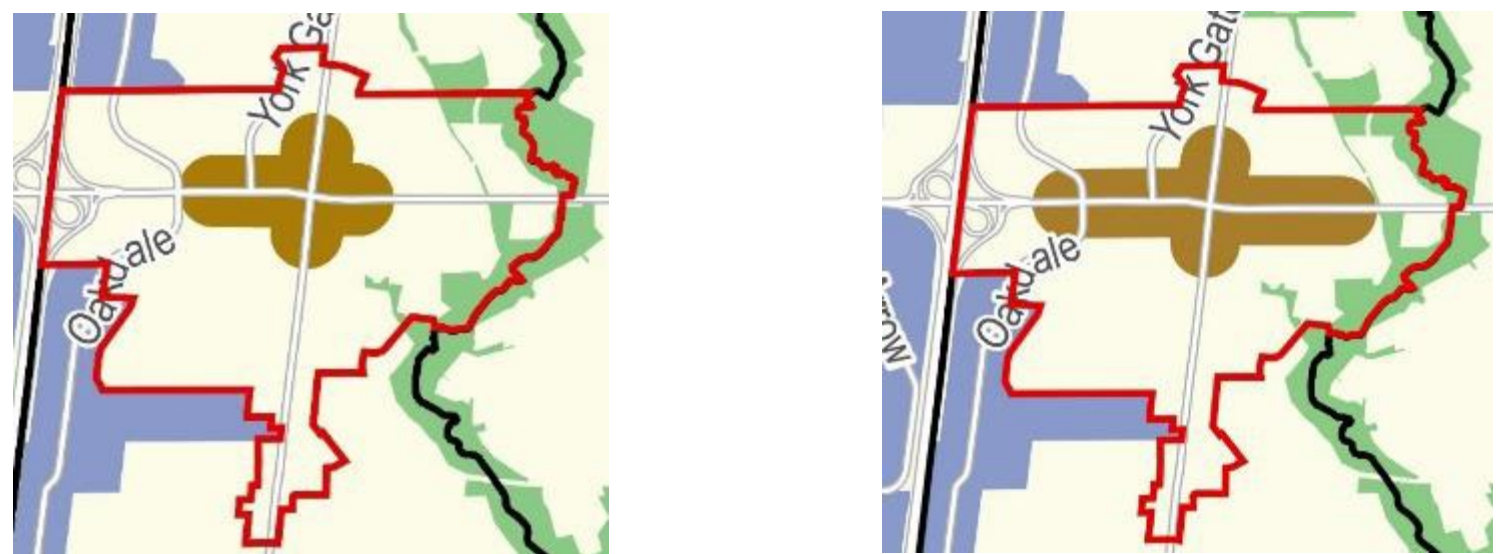


Visit toronto.ca/ourplan to learn more about the City's MTSA work.

Toronto Official Plan

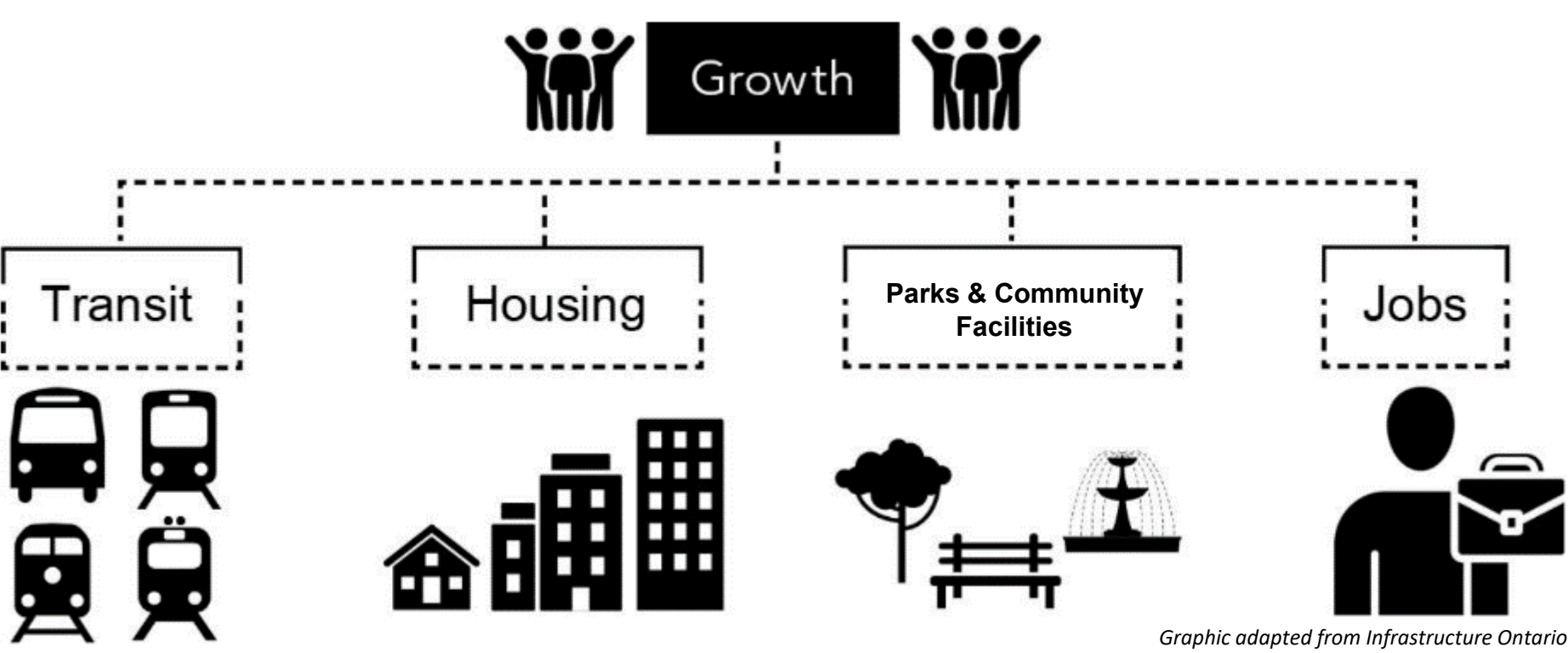
Toronto's Official Plan states that growth will be steered to areas that are well served by transit, and which have several properties with redevelopment potential. Growth areas are locations where good transit capacity can be provided along frequent bus and streetcar routes and at higher-order transit stations.

Avenues are major streets where urbanization is anticipated and encouraged to create new housing and employment opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service. A wider section of Finch Avenue West will be shown as Avenues in the proposed Secondary Plan to signal where future growth and development should occur.

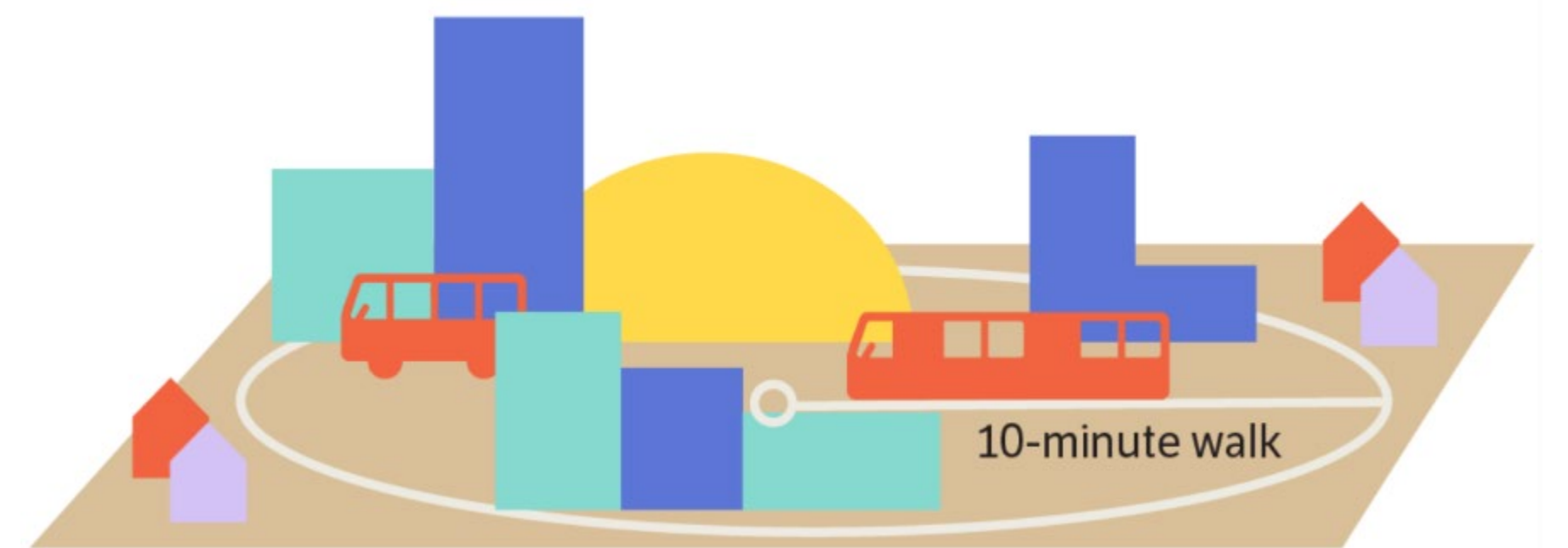


Current extent of Avenues along Finch Avenue West
Proposed extent of Avenues along Finch Avenue West

These densities are achieved through **Transit-Oriented Development** - an approach that locates growth within walking distance of rapid transit stations and stops. It means compact, walkable areas with a diverse mix of uses and incomes, at densities that support transit ridership. This allows people to access public transit quickly and conveniently from the places they live, work, learn, shop, and play.



Graphic adapted from Infrastructure Ontario



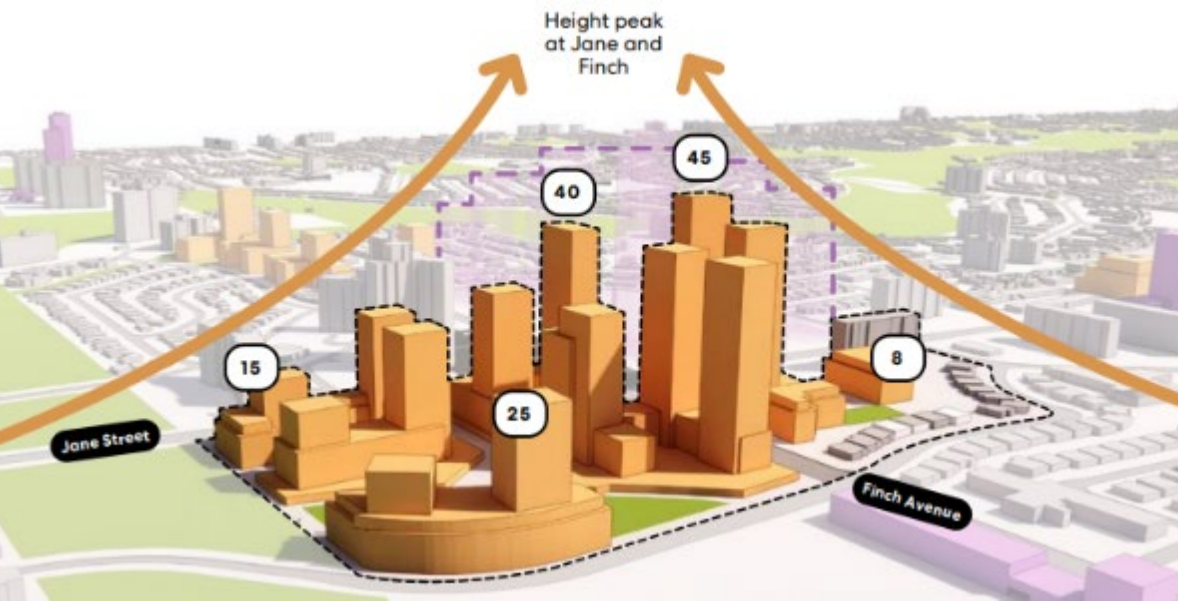


Built Form in Jane Finch: Large Sites

Large sites near Finch West LRT stops, together with infill potential along Jane Street, are opportunities to develop a significant number of new homes and additional affordable housing, within a transit-supportive complete community that has a strong commercial core and acts as a community gathering space.



Conceptual image of Jane Finch Mall redevelopment application showing new buildings and new parks.
Source: Urban Strategies Inc.



Large sites are big enough to allow for tall buildings with appropriate transition down to lower-scale areas. The heights at Jane Finch are consistent with other council-approved mall redevelopment sites ranging from 30-48 storeys.

Council-Adopted

Agincourt Mall
24 to 43 storeys

Source: Bousfields

Eglinton Square Shopping Centre
22 to 46 storeys

Source: Quadrangle Architects Ltd.

Galleria Mall
19 to 35 storeys

Source: Urban Strategies Inc.

Golden Mile Shopping Centre
25 to 48 storeys

Source: Giannone Petricone Associates

Sherway Mall
Up to 30 storeys

Source: Urban Strategies Inc.

Ongoing Review

Centrepont Mall
22 to 50 storeys

Source: Studio TLA

Cloverdale Mall
Up to 40 storeys

Source: QuadReal

Fairview Mall
18 to 58 storeys

Source: Urban Strategies Inc.

Malvern Town Centre
24 to 39 storeys

Source: IBI Architects

Scarborough Town Centre
12 to 65 storeys

Source: Sweeney & Co Architects

Woodside Square Mall
22 to 33 storeys

Source: Bousfields

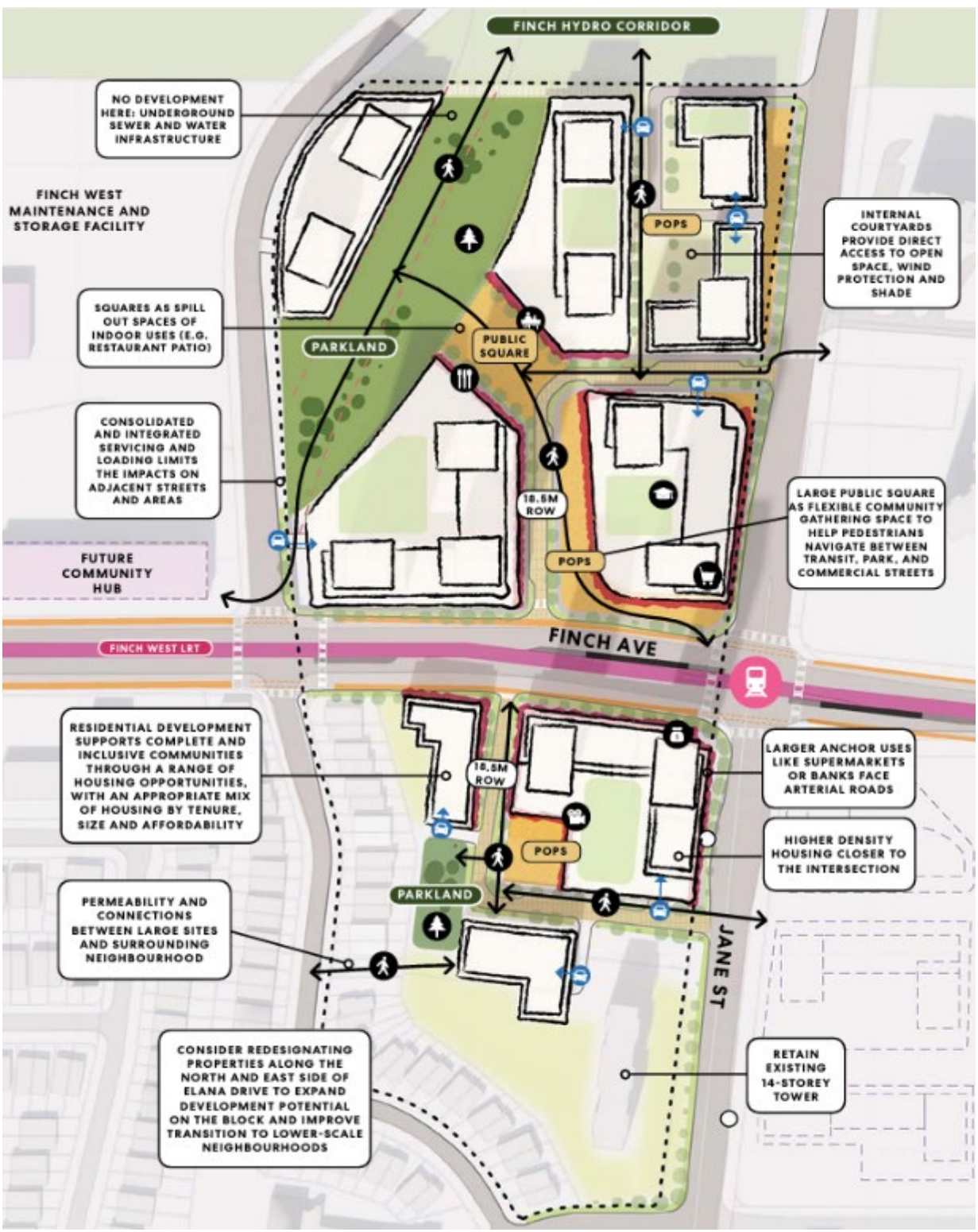
Yorkdale Mall
24 to 43 storeys

Source: Urban Strategies Inc.

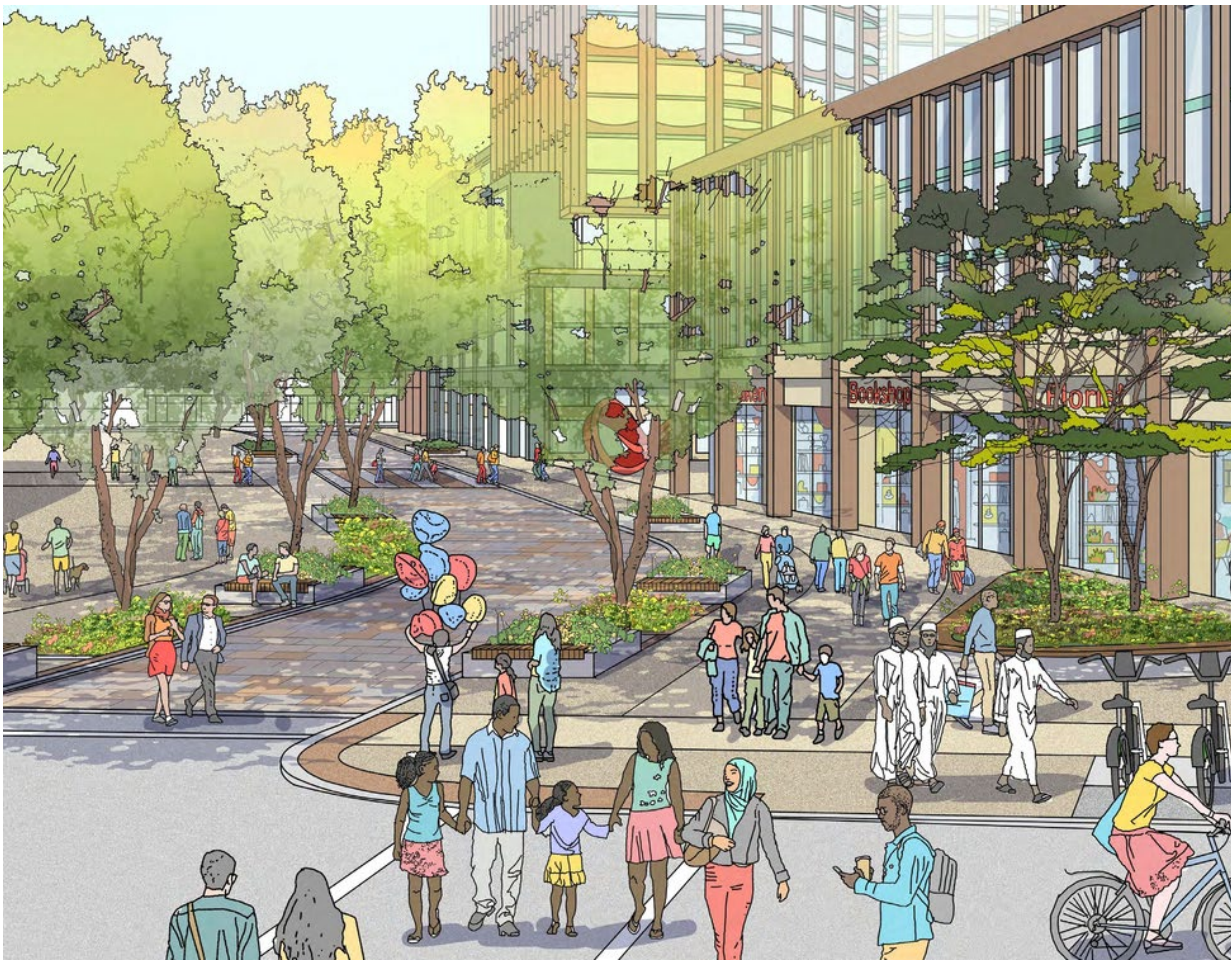
Development in the Intersection District will consist of tall buildings and mid-rise buildings.

Design priorities include:

- 1. Fine-Grained Grid** – Break up existing large land parcels into **smaller blocks** with a network of new public streets and **green pedestrian connections**
- 2. Community Open Spaces** – Locate public spaces in each quadrant of the intersection, including **new parks, and public squares** that replicate the function of Corner Commons with flexible space to be activated by the community.
- 3. Anchoring the Intersection** – Locate strong and prominent buildings with **active frontages** along with signature public spaces at the corners of Jane Street and Finch Avenue West
- 4. Transition in Scale** – Build a diversity of building types (tall and mid-rise) and scales, with transitions down in height from a **'height peak' at the corner of Jane Street and Finch Avenue West.**
- 5. Access and Servicing** – **Consolidate vehicle access** to reduce the risk of conflicts between vehicles and pedestrians or cyclists.
- 6. Ease of Implementation** – Consider the long-term build out of large sites, including scenarios where malls or plaza buildings are retained, and interim conditions to **address pedestrian access, comfort and safety.**



Demonstration plan: an example of how the area could develop over time.



Conceptual sketch of a new street on a large site showing how various public realm improvements and new publicly-accessible spaces work together.
Source: Urban Strategies Inc.

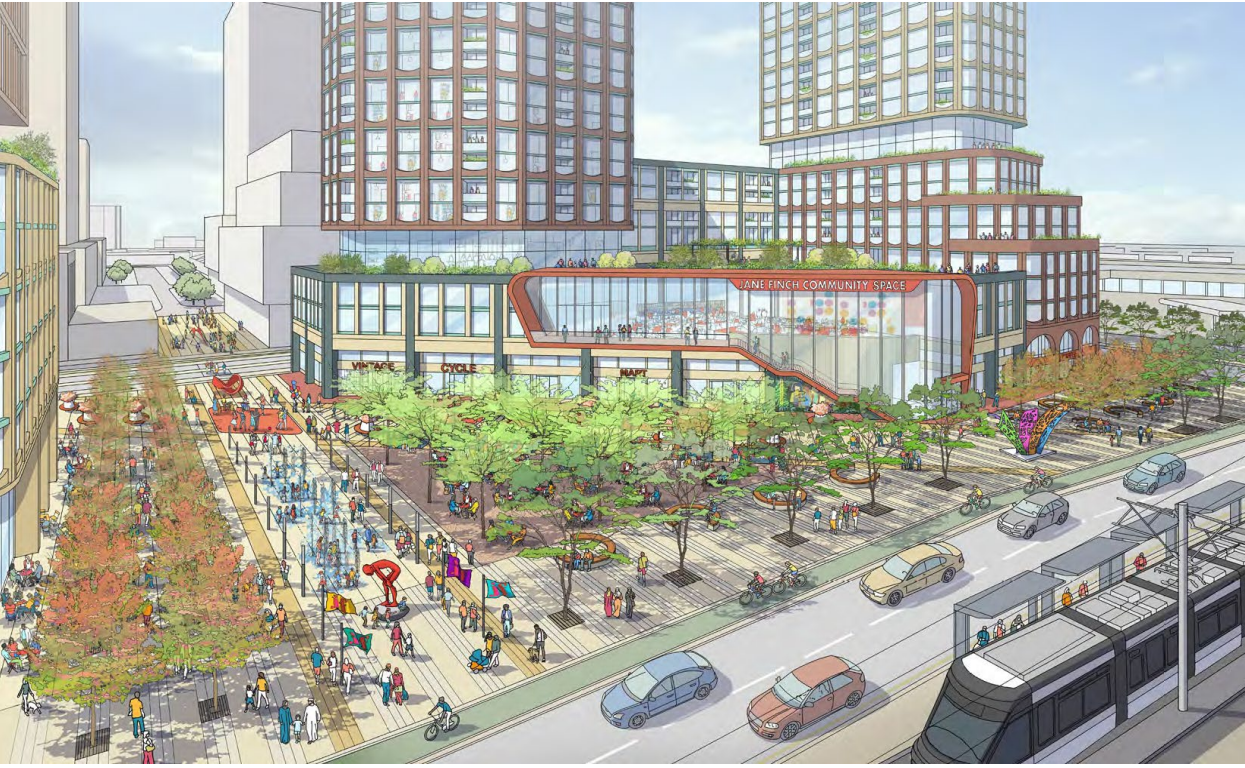
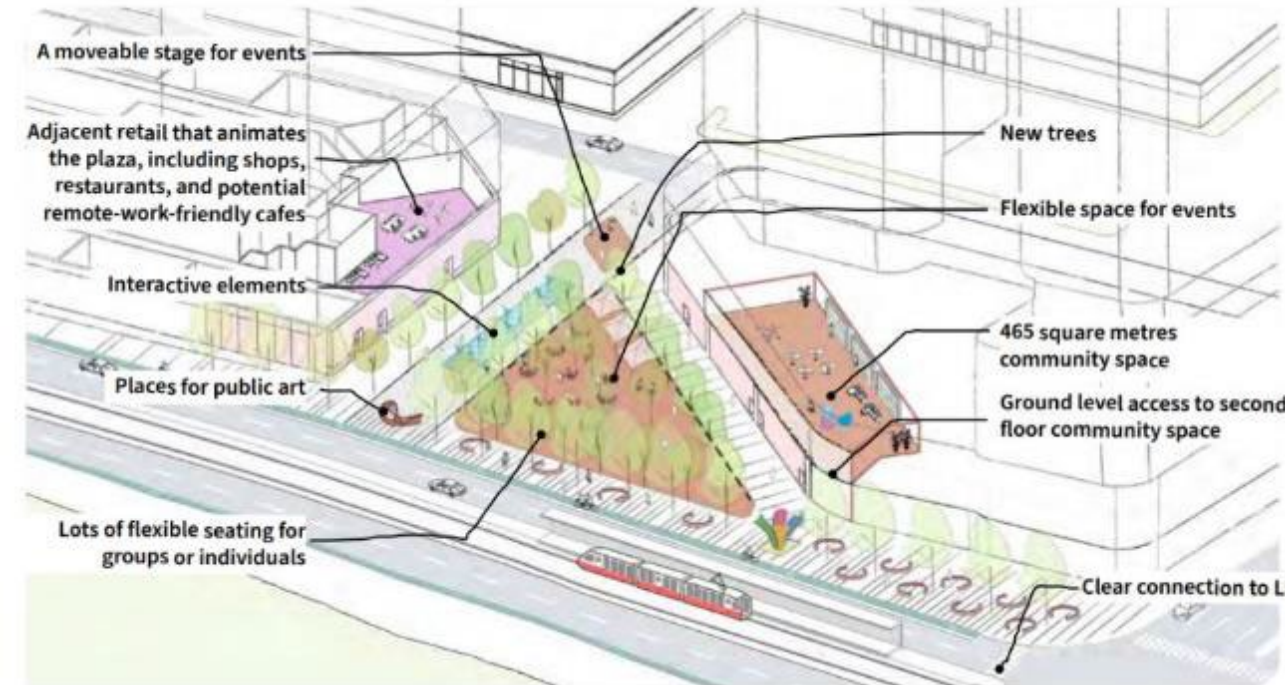
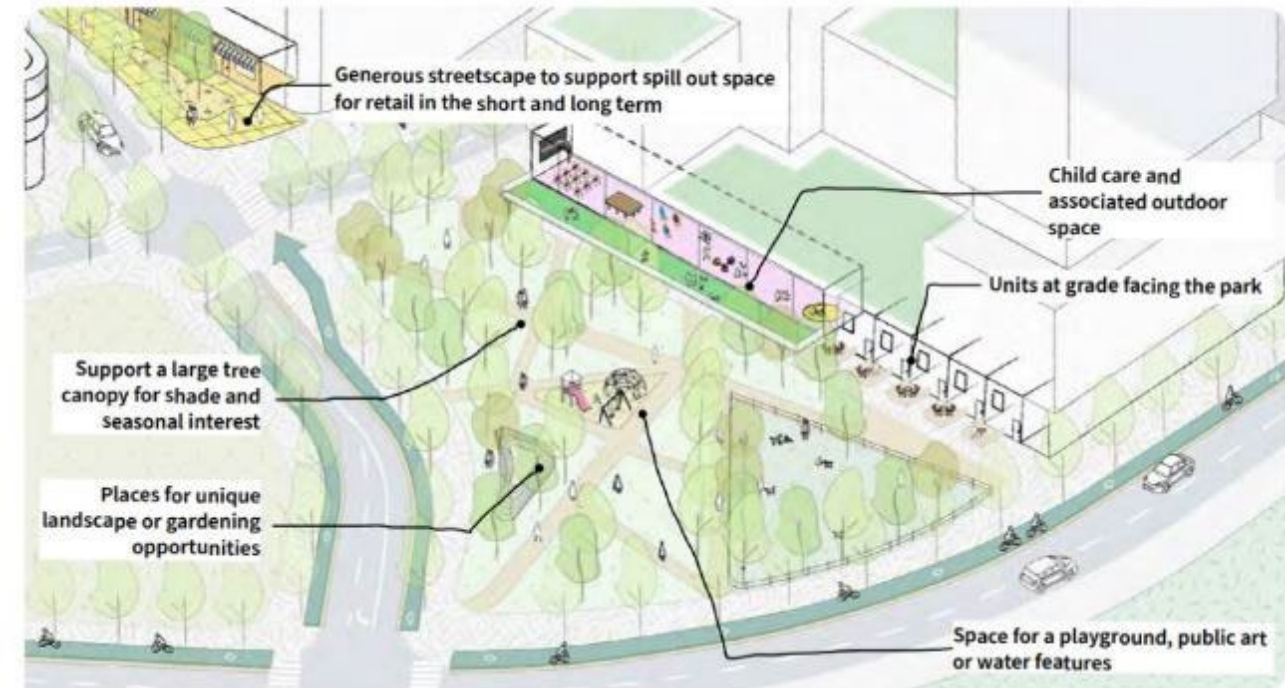


Image of proposed public square and pedestrian access to the mall at the corner of Jane and Finch
Source: Urban Strategies Inc.



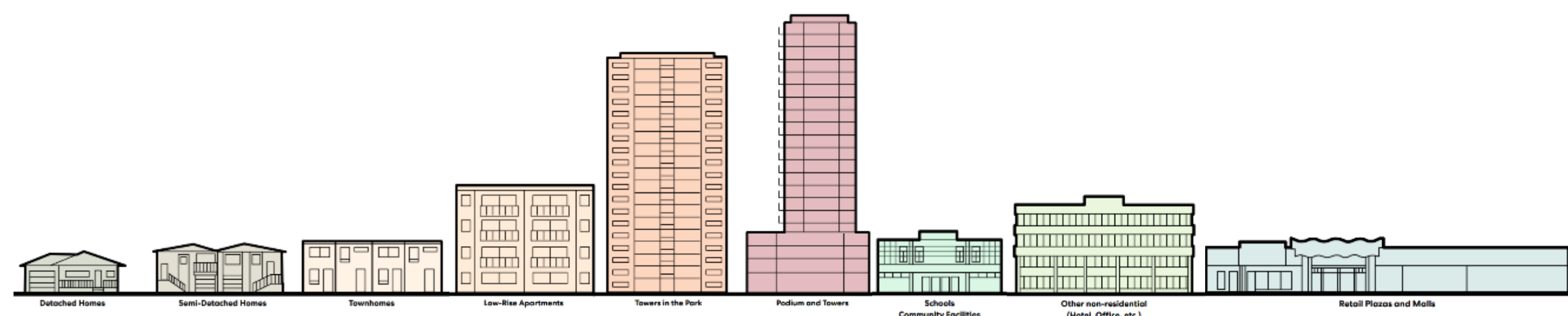
Proposed plans for public square at the corner of Jane and Finch.
Source: Urban Strategies Inc.



Sketch showing proposed new child care space and public park near Driftwood Avenue.
Source: Urban Strategies Inc.



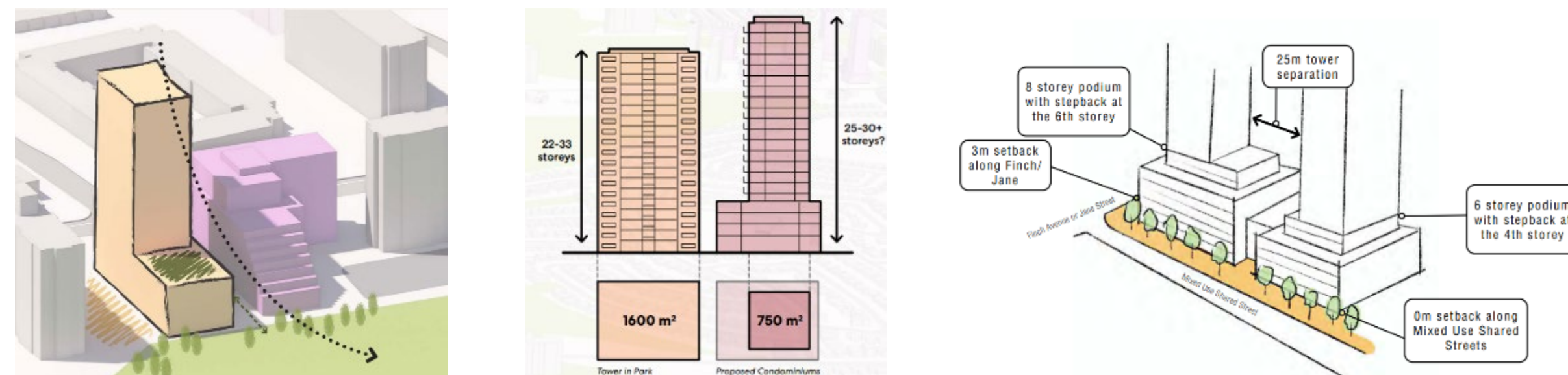
Built Form in Jane Finch: Infill Development



Built form in Jane Finch contains a mix of types, scales, densities, and heights.

What is infill development?

Infill development refers to the construction of buildings or other facilities on previously unused or underused land within an existing built-up area. Infill can mean development on parking lots, as well as adding buildings on existing residential or commercial lots.



In designing infill buildings, we need to consider factors such as:

- Providing new housing units, including affordable units
- Preserving open space and creating new pedestrian connections
- Distance between buildings to allow sunlight in units and on public realm, sky views, privacy
- Reinforcing the local and community character of an area
- Providing new amenities like open spaces, new shops, and/or streetscape improvements
- Creating and reinforcing pleasant experiences for people walking and cycling nearby
- Appropriate transition of heights to areas of lower scale

Jane Street District

The Jane Street District will intensify to include new or infill buildings compatible with the area's existing 'tower in the park' character. Soft landscaped areas will be preserved and the tree canopy will be expanded.

Development in the Jane Street District will consist of tall buildings, Jane Finch Pavilion buildings and mid-rise buildings.

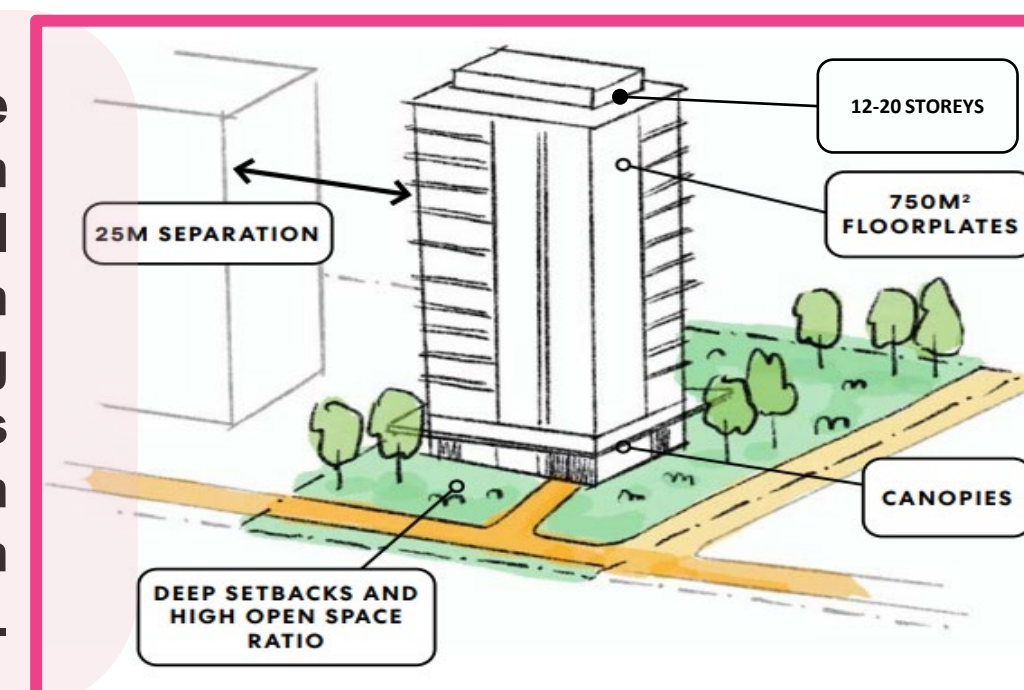
Norfinch District

The Norfinch District will develop as a mixed-use node with a new, centrally located park. This district will continue to have significant non-residential uses such as hotels, retail, office and medical facilities. **Development in the Norfinch District will consist of tall buildings, mid-rise buildings and low-rise buildings.**

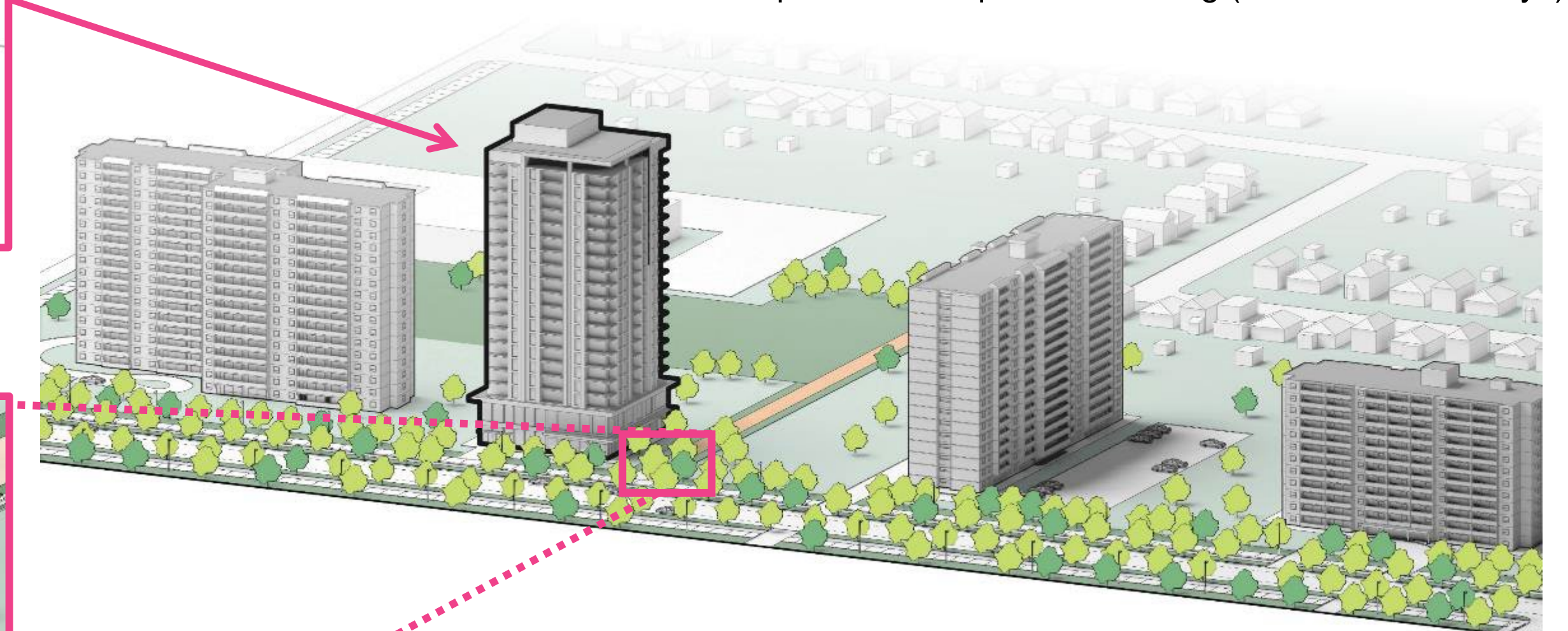
Finch District

The Finch Avenue District will intensify to include new mixed-use buildings with space for new businesses along a walkable east-west Green Spine. **Development in the Finch Avenue District will consist of tall buildings, mid-rise buildings and low-rise buildings.**

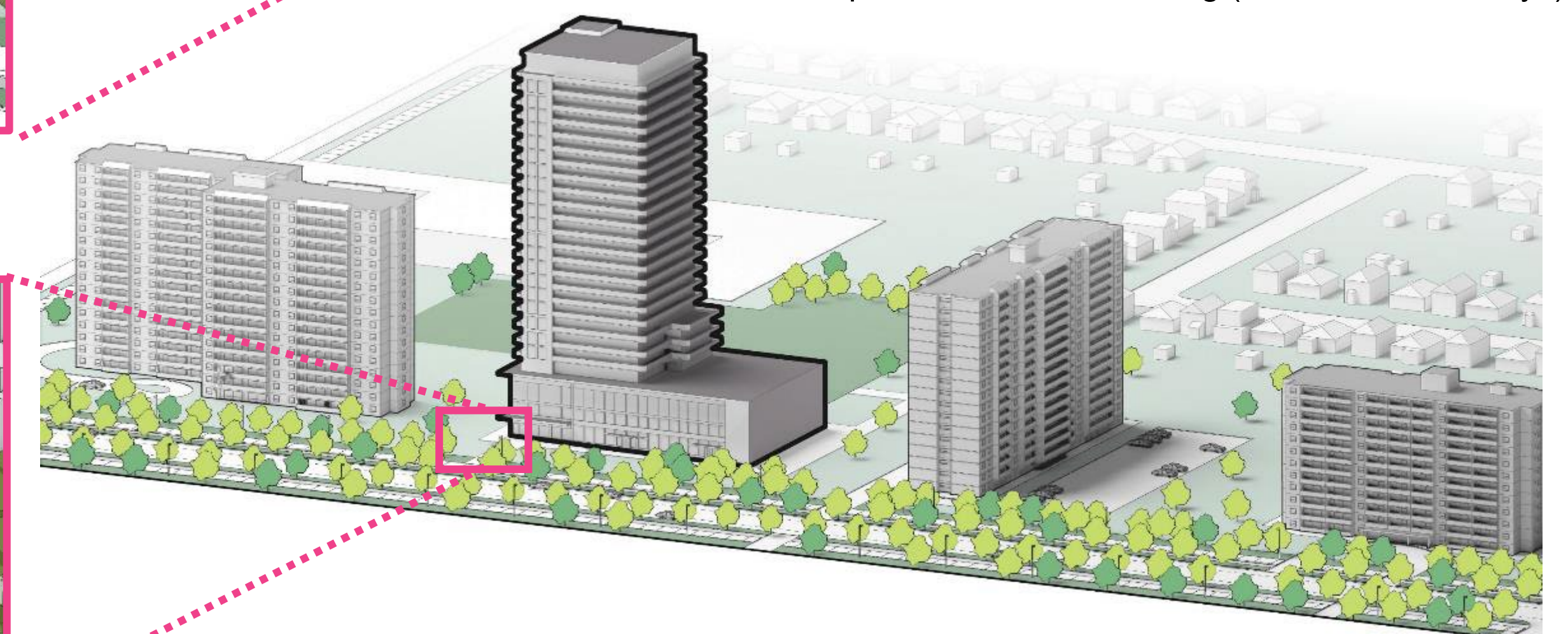
Infill development can take several forms – Jane Finch Pavilion, mid-rise or tall buildings. The Jane Finch Pavilion is a Tall Building that stands distinctly on its own surrounded by open landscaped space (shown right).



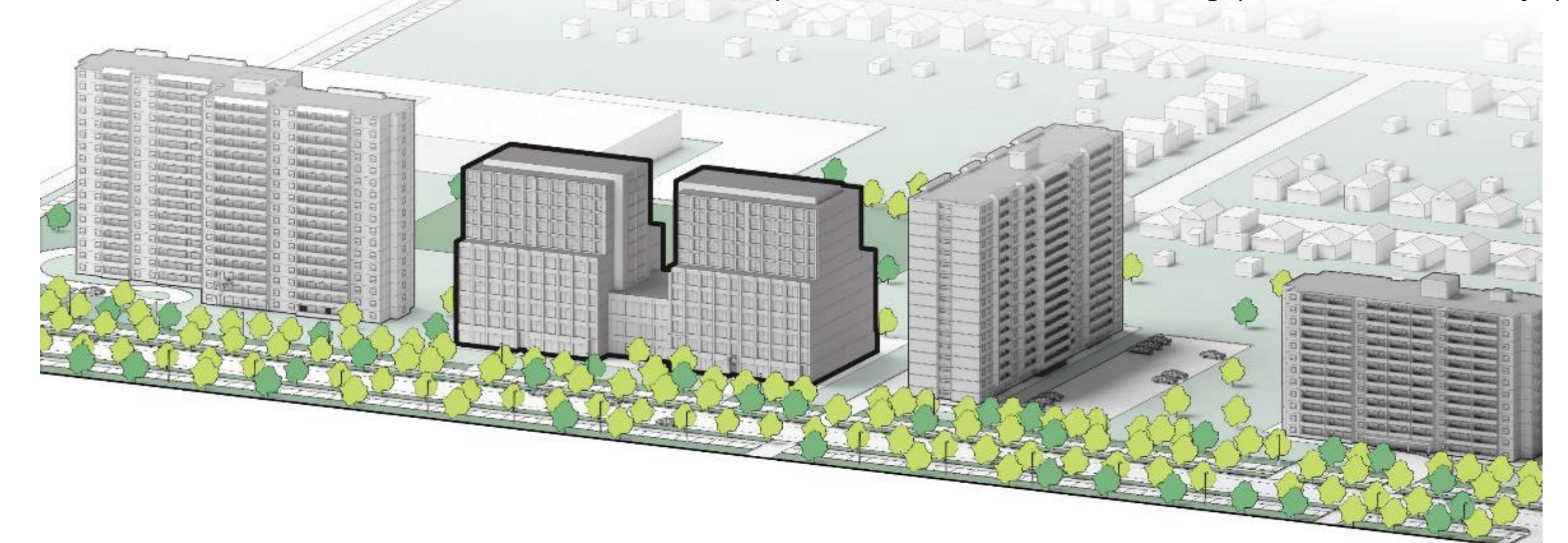
Infill development with a pavilion building (maximum 20 storeys)



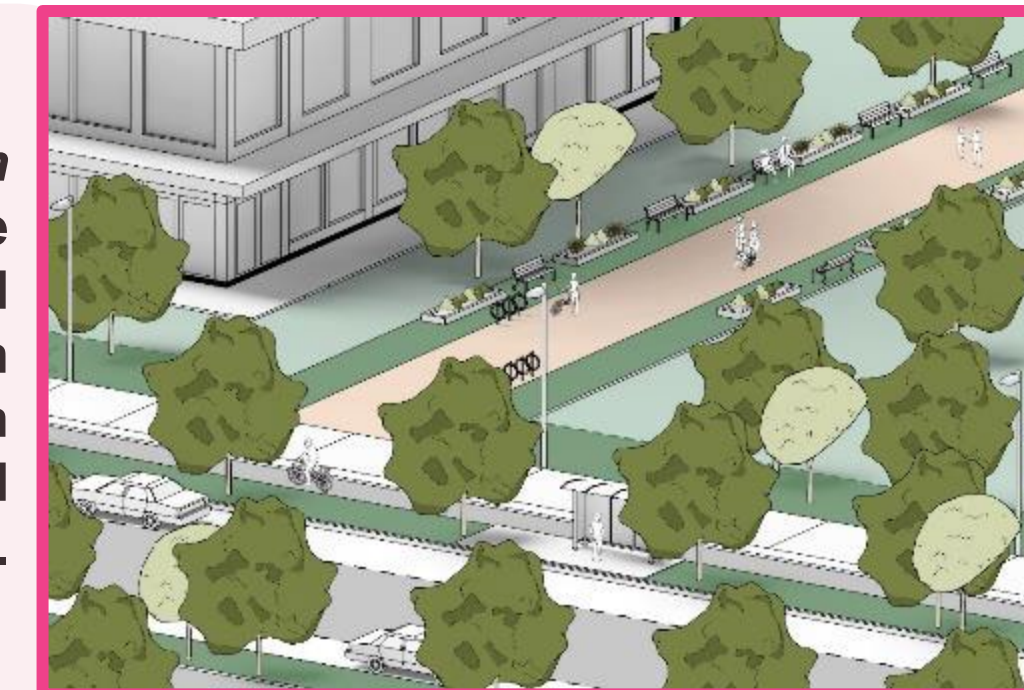
Infill development with a tall building (maximum 25 storeys)



Infill development with a mid-rise building (maximum 11 storeys)



Green Pedestrian Connections improve access between a site and the areas around it, such as to parks and open spaces, school-yards and low-rise residential areas.



The **Green Spine** helps connect pedestrians safely and directly from front entrances of buildings to sidewalks and provides opportunities to create areas to sit and gather





Planning for maximizing economic opportunities and growing jobs

What can the Jane Finch Secondary Plan do?

Land use designations are set in Toronto's Official Plan. They describe where housing can be built, where stores, offices and industry can locate and where a mix of uses is desired.

What can a land use plan do to maximize economic opportunities and job growth?

1. Set permissions for use of lands.
2. Encourage the development of complete communities where people can meet all their daily needs within a short distance, without needing to drive.
3. Require that as residential uses are introduced or intensified, existing non-residential space is replaced.
4. Enhance walking and cycling connections between jobs and transit.

Toronto's Official Plan

Industrial districts and suburban office parks are designated Employment Areas, reflecting the broad objective of retaining our Employment Areas as places of business and developing and intensifying job growth within these areas, especially those areas that can be reached by transit.

Another location for future job growth are Institutional Areas, where our hospitals, university and college campuses can reinforce the new economy linkages needed to sustain Toronto's economic future.

Four land use designations accommodate most of the increased jobs and population anticipated by the Plan's growth strategy: Mixed Use Areas, Employment Areas, Regeneration Areas and Institutional Areas.

Existing Land Use Designations



Neighbourhoods	Gentle residential growth
Apartment Neighbourhoods	
Mixed Use Areas	Designation for residential and job growth
Institutional Areas	
Regeneration Areas	Designations for job growth
General Employment Areas	
Core Employment Areas	
Natural Areas	Open spaces and utilities
Parks	
Other Open Space Areas (including Golf Courses, Cemeteries, Public Utilities)	
Utility Corridors	

Recommended land use designations in Jane Finch Secondary Plan area





Planning for maximizing economic opportunities and growing jobs

Programs, policies and partnerships to support businesses



City of Toronto business development tools

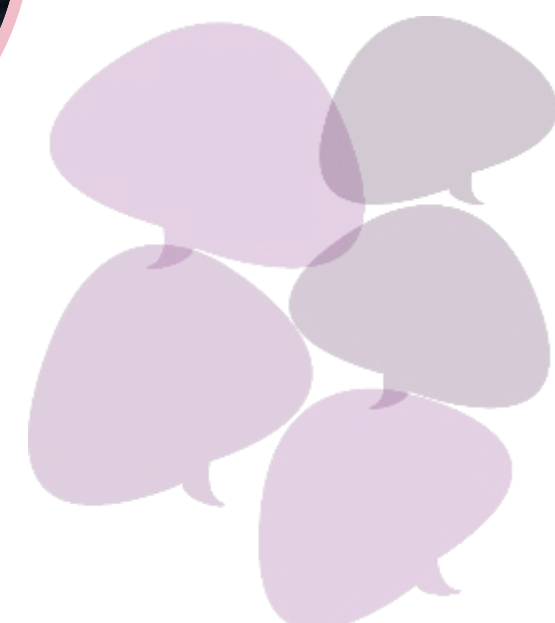
- **Competitive cost of business supported through incentives**
IMIT, Creative Co-Location Facilities Property Tax Subclass etc.
- **Development Support**
Gold Star Concierge and industrial/commercial development exemptions
- **Leveraging key relationships**
Connect networks of businesses to support strategic sectors and employment
- **Support Entrepreneurship**
Host events and forums and offer individual advice to small business entrepreneurs including business plan review, connections to mentors, information about grants etc.

Supports for main street retail businesses

- **Starter Company Plus and Summer Company Grants**
Assist eligible entrepreneurs to build their small business, through business training, advisory and mentoring services and micro-grants.
- **Commercial Façade Improvement Program**
Offers grants for improvements to exterior building façades.
- **Commercial Space Rehabilitation Grant Program**
Provides funding for interior renovations to properties that are vacant or at risk of vacancy.
- **CaféTO Property Improvement Program**
Restaurants, bars and cafes are eligible for grants to create or improve outdoor dining areas.

- **Leveraging Partnerships**
 - Anchor institution commitments to commercialization supports and social procurement.
 - Private landowner commitments to develop space for business/employment where permitted and encouraged by land use designations.
- Further elaborated in **Jane Finch Community Development Plan Action Areas**
 - Inclusive Employment Opportunities
 - Inclusive Entrepreneurship Opportunities

- **Main Street Innovation Fund**
Offers funding for organizations to address main street challenges, engage in innovative place-making and animate main streets to support business recovery and success.
- **Transit Expansion Construction Mitigation Grant Program**
Supports business areas impacted by major transit expansion-related construction.
- **Outdoor Mural and Street Art Program**
Provides funding for murals in commercial districts.
- **Toronto Business Improvement Area Office**
Staff are available to meet with groups of local businesses to discuss the BIA model and the process to establish a BIA.



Which of these tools should be used to support economic growth in Jane Finch? Is anything missing?

Inclusive Employment Opportunities

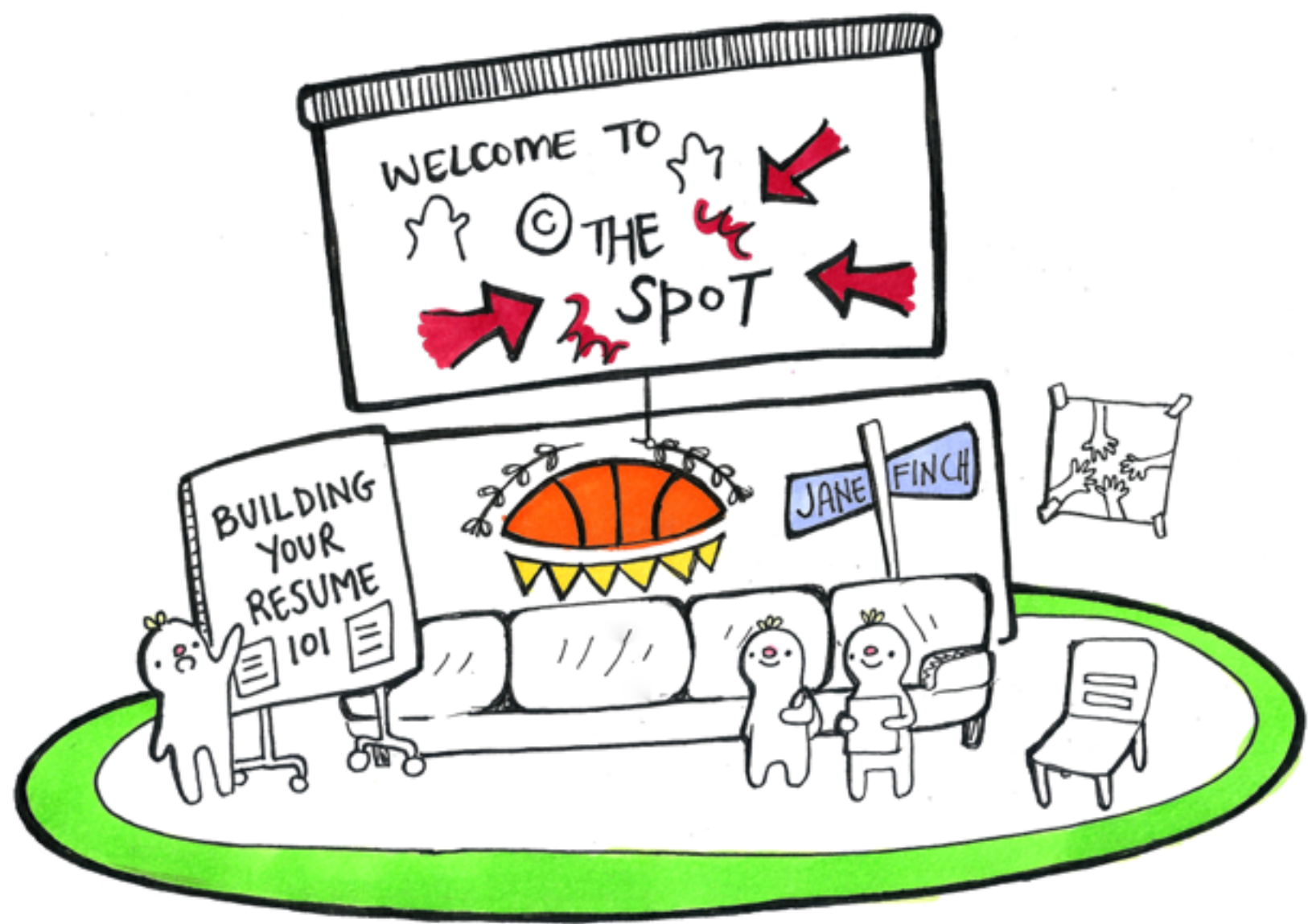


Illustration by: Mindy Huynh

The Community Development Plan aims to advance a vision for inclusive employment opportunities in Jane Finch through key actions. The vision is one that we hope to align with your vision for the community. What does this vision mean to you?

The Jane Finch Initiative is a community-driven project founded on three core principles: Indigenous Reconciliation, Equity for Black and Other Deserving Groups, and Resourceful Partnerships and Engagement. These principles guide eight action areas, one of which is Inclusive Employment Opportunities. The long-term vision for this action area was informed by extensive community engagement.

VISION:

- A Jane Finch community where residents have improved economic outcomes via stable and well-paid job opportunities, including with local employers, and are supported to further develop qualifications and access job openings.

ACTIONS: SHORT-TERM (0 - 5 YEARS)

Opportunities for local hiring:

- Assess opportunities for equity-based community benefits plans in development projects in the Jane Finch Initiative study area. This includes both City-led community benefits initiatives and private sector-led projects.
- To achieve inclusive employment opportunities through community benefits plans, leverage the City's Community Benefits Toolkit, which includes Workforce Intermediary model, templates and other resources. Share materials to support voluntary commitments to Community Benefits employment and training by public and private sector employers (including developers, anchor institutions, members of BIAs etc.).
- Prepare resources to help achieve/exceed local employment requirement as part of any nearby Imagination, Manufacturing, Innovation and Technology (IMIT) applications.
- Seek commitments related to employment/training opportunities for local residents with TTC and Metrolinx including at the Finch West LRT Maintenance and Storage Facility (MSF).
- Publicize and support York U community collaboration and commitments to local hiring.

Other supports for job seekers:

- Publicize and facilitate intake to City-supported education/training programs (eg. Production Assistant training program, etc.)
- Establish Yorkgate Toronto Employment & Social Services (TESS) Access and Resource Centre (ARC) mandate and tie to other Jane Finch Initiative goals (eg. make space available for employer and training program information sessions).
- Explore City support for collective impact employment initiatives.
- See also employment related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

ACTIONS: MID-TERM (5 - 10 YEARS)

Explore ongoing planning, collaboration and partnership initiatives:

- Support TCHC community economic development plans as part of Firgrove redevelopment.
- Establish additional workforce intermediary model(s) in JF and strengthen local workforce development network.
- Deepen connections between Yorkgate Toronto Employment & Social Services (TESS) centre and other Employment Ontario agencies to maintain functions (job fairs etc.) that have been delivered in the past.
- Establish connections with school board and local high schools to support co-op placements, Specialist High Skills Major programs, etc.
- Support employment-focussed social enterprises to respond to opportunities through the City's Social Procurement Program and other strategic procurement.
- Support the formation of new employment-focussed social enterprises and social entrepreneurs.
- Continue to seek workforce development commitments in City-led and private sector-led projects, through equity-based community benefits plans.
- See also employment related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

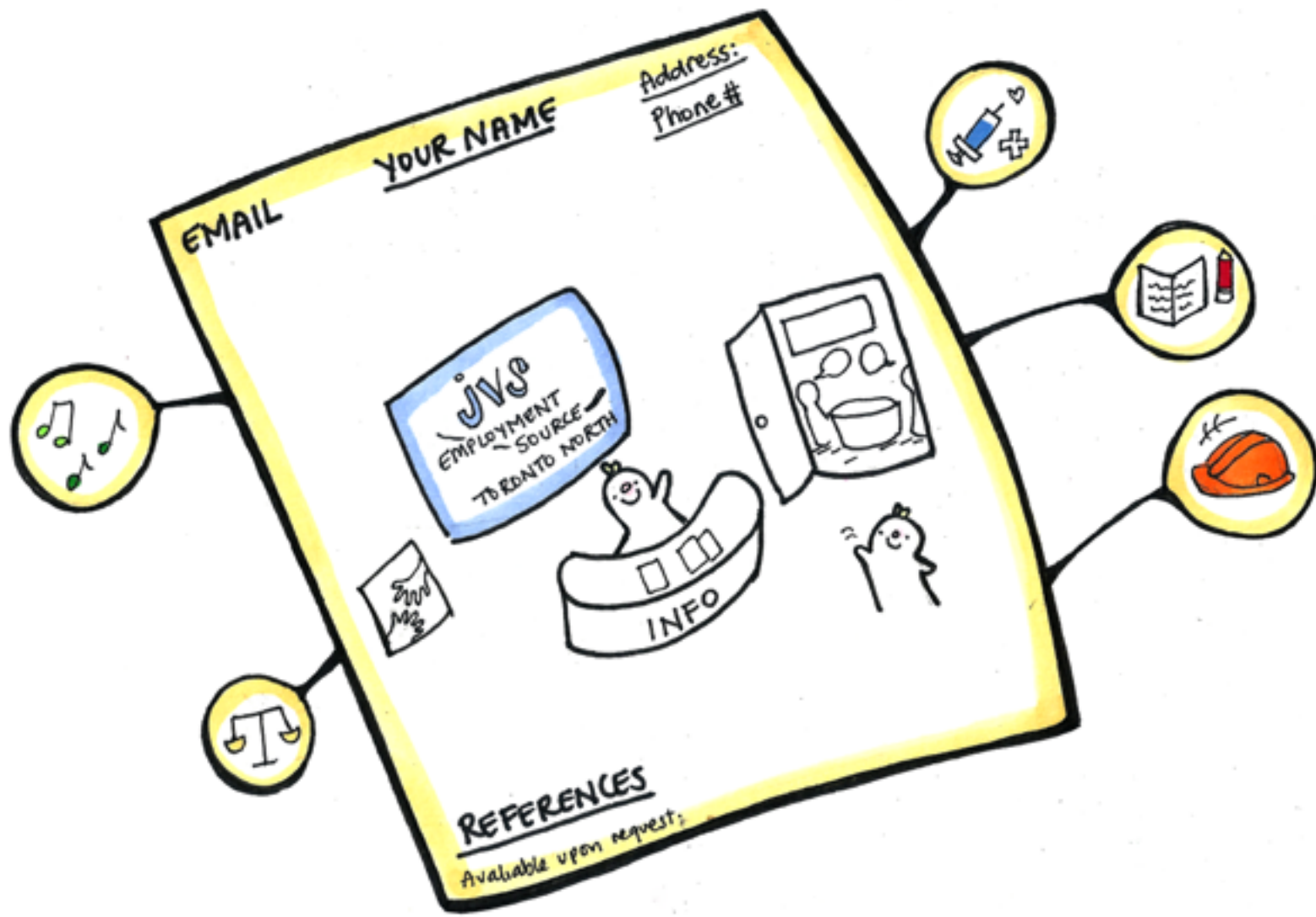


Illustration by: Mindy Huynh

Questions

Are these actions drafted correctly?

We want to hear from you about the language we are using. We also want to know how we might ensure that this action is strong and has the right focus.

How do we ensure that the actions make the right impact?

Ultimately, we aim to make a real impact. If we want this action to have real impact, what do we need to know?

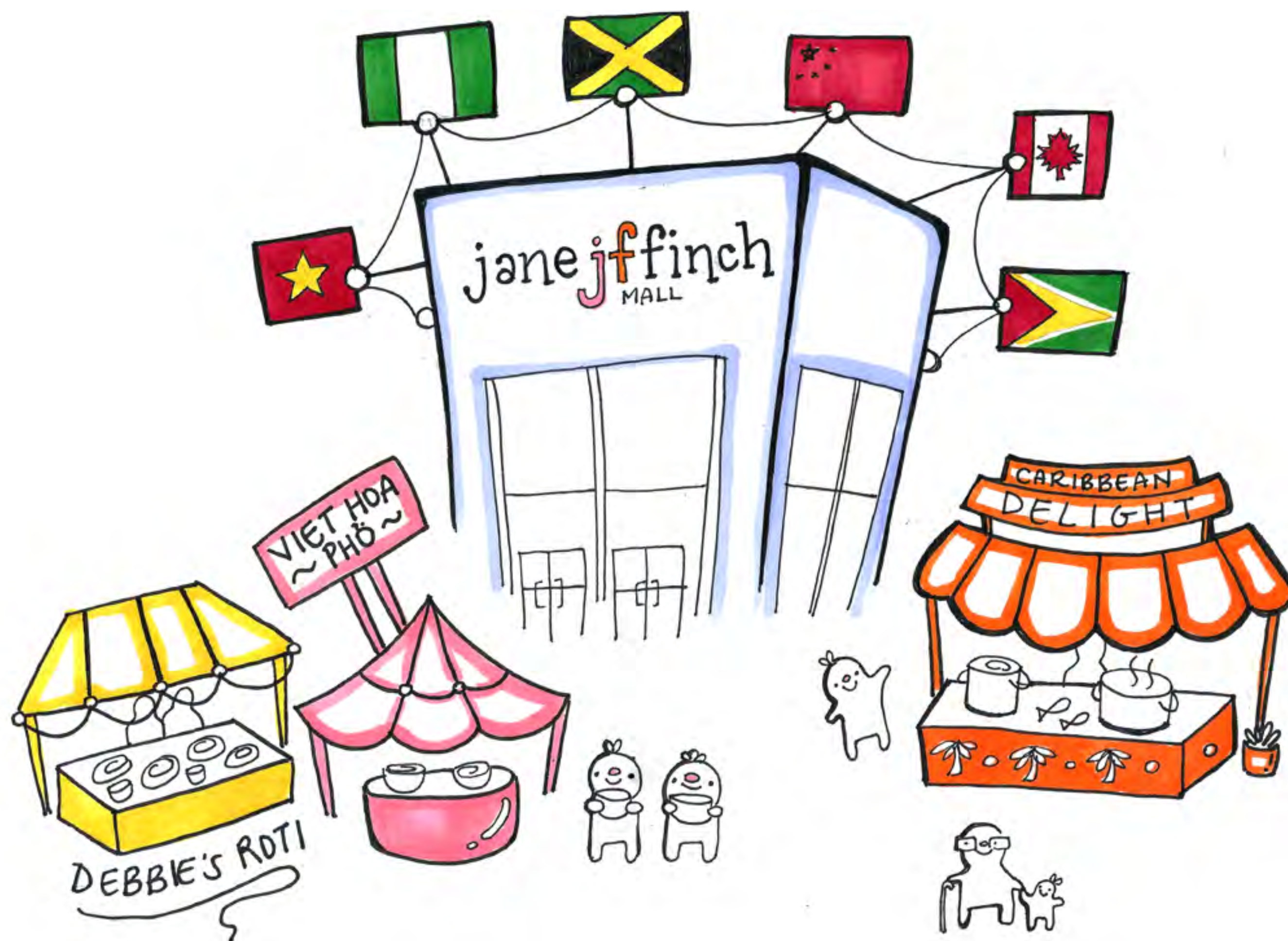


Illustration by: Mindy Huynh

Inclusive Entrepreneurship Opportunities

The Community Development Plan aims to advance a vision for inclusive entrepreneurship opportunities in Jane Finch through key actions. The vision is one that we hope to align with your vision for the community. What does this vision mean to you?

The Jane Finch Initiative is a community-driven project founded on three core principles: Indigenous Reconciliation, Equity for Black and Other Deserving Groups, and Resourceful Partnerships and Engagement. These principles guide eight action areas, one of which is inclusive entrepreneurship opportunities. The long-term vision for this action area was informed by extensive community engagement.

VISION:

- A Jane Finch community where residents are supported to start and grow businesses within and beyond the community and have access to appropriate and affordable space; and that, in turn, businesses located within the Jane Finch community provide key goods and services for residents.

ACTIONS: SHORT-TERM (0 - 5 YEARS)

City of Toronto entrepreneurship supports:

- Deliver and publicize City of Toronto Entrepreneurship Services forums and resources in Jane and Finch.
- Provide additional Entrepreneurship Services programming and advisory services (from York Woods library).
- Outreach to local resident candidates to attend City's Small Business Forum as delegates.
- Outreach to local candidates to connect to incubator spaces/programs (eg. Toronto Fashion Incubator, North York Food Hall etc.)
- Run promotion drive for certified diverse supplier lists.
- See also entrepreneurship related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

ACTIONS: MID-TERM (5 - 10 YEARS)

Explore ongoing planning, collaboration, and partnership initiatives:

- Further develop connections between entrepreneur clients in Jane and Finch and City- supported programs like the Black Innovation Program at DMZ and Black Entrepreneurship Alliance.
- Develop collaborative outreach to healthcare facilities, MSF, Humber, York, TTC, TCHC etc. to evaluate current and possible future commitments to social/local procurement.
- Partner with business associations to support legacy/ diverse businesses (eg. Main Street Recovery and Rebuild Initiative in Little Jamaica).
- Collaborate with partner organizations (e.g. United Way Inclusive Local Economic Opportunity) to explore possibility of joint venture enterprises and market accelerator programs.
- See also entrepreneurship related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

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