

Jane Finch Secondary Plan and Urban Design Guidelines – Supplementary Report

Date: May 27, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 7 – Humber River-Black Creek

File No.: 19 125312 WPS 00 OZ

SUMMARY

At its meeting of February 26, 2024, Etobicoke York Community Council (EYCC) convened the statutory public meeting to consider Official Plan Amendment (OPA) 633 for the Jane Finch Secondary Plan. The item was adjourned to the June 3 EYCC meeting. Staff were directed to conduct further public consultation on maximizing economic opportunities and job growth, with a focus on a potential cluster of businesses and institutions centred on Finch Avenue West and Norfinch Drive/Oakdale Road; and to undertake a review of building heights throughout the secondary plan area.

In response to the direction, staff conducted further community consultation at a public event held on April 18, 2024 at Yorkgate Mall. Staff also analyzed existing and recommended land uses centred on Finch Avenue West and Norfinch Drive/Oakdale Road and reviewed available City supports and incentive programs for retail and main street business development and employment growth. Staff then reviewed the proposed secondary plan policies and developed further recommendations, as outlined in this report, based on the analysis and consultation conducted since the plan was released.

The malls and other large sites near Finch West LRT stops, together with the 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 as a community gathering space. City Council has adopted four Protected Major Transit Station Area delineations that apply to the Jane Finch Secondary Plan area and policies in the secondary plan support the achievement of minimum densities needed to implement inclusionary zoning. Policies also facilitate the achievement of the transit-supportive densities necessary to meet Toronto's Housing Action Plan target of 285,000 homes by 2031.

It is recommended that secondary plan policies and related maps be refined to make it clear that the building heights set out in the plan are maximum limits that will not be able to be achieved on all sites. The policy intention is that, where tall buildings are

permitted, they should be developed at a range of heights, including buildings below the maximum, and should meet the built form and liveability standards set out in policy and guidelines.

To maximize economic opportunities and job growth in the plan area, it is recommended that the implementation of the secondary plan's policies on replacement of non-residential gross floor area be undertaken in collaboration with Economic Development and Culture Division, with a focus on applying City supports and incentive programs for retail and main street business development and employment growth.

To include additional locations for school safety improvements in the plan area and fix some typographical errors, it is recommended that Map 50-4 Mobility Plan and the Jane Finch Mobility and Transit Integration Strategy be updated. Further revisions for clarity and ease of interpretation are recommended including clarifying that new Mixed Use Shared Streets will have minimum right-of-way widths of 18.5 metres.

The proposed revisions are described in the comments section and are itemized in the recommendations of this report. This supplementary report carries forward recommendations 2 and 4-9 from the report dated February 7, 2024, from the Director, Community Planning, Etobicoke York District. For clarity, the full text of the policies and the maps as amended are provided in Attachments 1 and 2 to this report.

RECOMMENDATIONS

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

1. City Council adopt Official Plan Amendment 633, Jane Finch Secondary Plan, included as Attachment 1 to the report entitled Jane Finch Secondary Plan and Urban Design Guidelines – Final Report, dated February 7, 2024, from the Director, Community Planning, Etobicoke York District, with the following changes:

- a. Policy 4.1.i): add the words ", supported by community service facilities." after the words "such as garden suites and multiplexes";
- b. Policy 7.2.6.: delete the word "generally" and add the word "minimum" before the words "planned right-of-way widths";
- c. Policy 8.1.4.: at the end of the policy, add the words "Not all sites or locations within a site can accommodate the maximum scale of development anticipated in each district while also supporting liveability and a vibrant public realm. Development will be required to demonstrate that its proposed scale satisfies applicable public realm and built form policies and guidelines.";
- d. Policy 8.4.1.i) delete the words "tall buildings and mid-rise buildings." and replace with the words "mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 45 storeys.";

e. Policy 8.4.2.e): delete the words "tall buildings, mid-rise buildings and low-rise buildings." and replace with the words "low-rise buildings, mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 30 storeys.";

f. Policy 8.4.3.c): delete the words "tall buildings, mid-rise buildings and low-rise buildings." and replace with the words "low-rise buildings, mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.";

g. Policy 8.4.4.b): delete the words "tall buildings, Jane Finch Pavilion buildings and mid-rise buildings." and replace with the words "mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.";

h. Policy 8.4.5.d): delete the words "will be in the form of tall buildings, Jane Finch Pavilion buildings and mid-rise buildings." and replace with the words "will consist of mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 35 storeys.";

i. Policy 8.4.6.b): delete the words "will be in the form of tall buildings, Jane Finch Pavilion buildings and mid-rise buildings." and replace with the words "will consist of mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.";

j. Replace Map 50-4 with the revised Map 50-4: Mobility Plan showing additional areas for school safety improvements, included in Attachment 2 to this report; and

k. Retitle Map 50-6 from "Map 50-6: Heights and Transitions" to "Map 50-6: Height Limits and Transitions" and change the corresponding reference within Policy 8.1.4. by replacing the words "Map 50-6: Heights and Transitions" to "Map 50-6: Height Limits and Transitions".

2. City Council adopt the Jane Finch Urban Design Guidelines, included as Attachment 2 to the report dated February 7, 2024, from the Director, Community Planning, Etobicoke York District.

3. City Council direct the Chief Planner and Executive Director, City Planning to use the Jane Finch Secondary Plan and Jane Finch Urban Design Guidelines in the evaluation of all current and new development applications within the Secondary Plan area.

4. City Council adopt the Jane Finch Parks and Public Realm Strategy, included as Attachment 3 to the report dated February 7, 2024, from the Director, Community Planning, Etobicoke York District and direct the General Manager, Parks, Forestry and Recreation, the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning, to use the strategy to advance parks and public realm initiatives within the Jane Finch Initiative study area.

5. City Council adopt the Jane Finch Mobility and Transit Integration Strategy, included as Attachment 4 to the Supplementary Report, dated May 27, 2024, from the Director, Community Planning, Etobicoke York District and direct the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning, to use the strategy to advance mobility initiatives in the Jane Finch Initiative study area.

6. City Council adopt the Jane Finch Community Service Facilities Strategy, included as Attachment 5, to the report dated February 7, 2024, from the Director, Community Planning, Etobicoke York District, and direct the Executive Director, Social Development, Finance and Administration, the General Manager, Economic Development and Culture, the General Manager, Parks, Forestry and Recreation, the General Manager, Children's Services, and the City Librarian, Toronto Public Library Board, in consultation with the Toronto District School Board and the Toronto Catholic District School Board, to use the strategy to inform future capital planning.

7. City Council adopt the Jane Finch Secondary Plan Servicing Capacity Assessment included as Attachment 7 to the report dated February 7, 2024, from the Director, Community Planning, Etobicoke York District, and direct the General Manager, Toronto Water and the Chief Engineer and Executive Director, Engineering and Construction Services to use the study in the review of development applications.

8. City Council request the Chief Planner and Executive Director, City Planning to bring forward amendments to Zoning By-law 569-2013 containing regulatory and performance standards to implement the land uses for the Jane Finch Secondary Plan.

9. City Council direct the Chief Planner and Executive Director, City Planning to work with the General Manager, Economic Development and Culture to support a broad range of commercial uses and employment growth within the Jane Finch Secondary Plan area, particularly in implementing policies 5.1.2., 5.1.3. and 5.1.4. of the Jane Finch Secondary Plan, through the promotion and application of existing City of Toronto supports and incentive programs for retail and main street business development and employment growth.

10. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.

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.

COMMENTS

This section is organized as follows:

1. Summary of additional community consultation
2. Changes to the recommended Jane Finch Secondary Plan

3. Analysis of land uses to maximize economic opportunities and job growth
4. Business development and employment growth
5. Existing and projected employment in the study area

1. Summary of additional community consultation

Staff from City Planning and Economic Development and Culture, together with the Jane Finch Centre, hosted a public consultation event at Yorkgate Mall on the afternoon and evening of April 18, 2024. A summary of the event and feedback received is included as Attachment 3 to this report.

Staff shared materials explaining how the City plans for the development of inclusive, transit-supportive complete communities in response to density targets set by the Province and City Council and the policies of the Official Plan. Materials also demonstrated how different building typologies and heights can fit into their surrounding contexts and explained how the City can leverage density to support community benefits including affordable housing, parks, streetscape improvements, and community service facility expansions and improvements. Staff from Economic Development and Culture were present to discuss how land use planning can support economic opportunities and job growth and how to access business development tools including supports for main street retail businesses in the Jane Finch area, supported by the Jane Finch Community Development Plan.

The event was well attended with over 100 people stopping by to share their feedback, comments and questions. Most people were interested in discussing the development of the large sites in the Intersection District, the challenges associated with large-scale change, and the area's capacity to accommodate growth. Many people noted a strong need for more housing and felt that tall buildings are a reasonable means of providing a large number of new housing units. Residents expressed a strong desire for new development to provide affordable housing for existing community members; accommodate families; support continuity of existing local businesses and increase economic opportunities; and provide a generous, comfortable, and attractive public realm. Participants also wanted assurance that sufficient hard and soft infrastructure would be in place to safely support increased density.

Staff invited people to share their thoughts on the recommended building heights in each district. Several people had concerns about the heights and these were related to having continued access to the malls, concerns around traffic, questions over whether there would be adequate water and wastewater servicing, and worries around capacity of local schools to accommodate the change in population generated by new development. While a few participants expressed dislike for any tall buildings, for the most part, people's concerns around heights were alleviated when staff explained the various processes in place to ensure that addressing traffic impacts, water and sewer servicing and school capacity considerations are an integral part of the development review process.

There was little feedback received from participants about the role of land use designations in maximizing economic opportunities and job growth. Many participants were optimistic about the economic and job opportunities that growth could spark and

some inquired about how local residents would be prioritized in hiring related to future development, particularly for the Finch West LRT and at the Metrolinx Maintenance and Storage Facility located within the secondary plan area.

2. Changes to the recommended Jane Finch Secondary Plan

Based on the analysis and consultation conducted since the secondary plan was released, this report recommends changes to selected policies in the Jane Finch Secondary Plan.

Revisions to clarify recommended building height ranges:

Staff conducted additional public consultation and reviewed all the policies and maps in the recommended secondary plan pertaining to building heights.

Secondary plan policies include a height peak of generally 45 storeys at the intersection of Jane Street and Finch Avenue West. They also set general height limits in storeys for each district, with policies outlining where the tallest elements may be appropriate, and indicating the direction of transition to areas of lower scale.

Staff continue to recommend the height limits contained in the Jane Finch Secondary Plan. The sites in the Intersection District are large enough to accommodate appropriate transition from the recommended height peak down to areas of lower scale. While staff acknowledge that some members of the public do not support the addition of tall buildings in the area, many more expressed their support for change, and acknowledged that the provision of new housing, particularly affordable housing, is an important consideration. The recommended heights in the plan area are supported by the requirement to plan to meet minimum density targets, set by the Province within the Growth Plan for the Greater Golden Horseshoe, and by City Council's adoption of policies for Major Transit Station Areas which implement an intensification strategy that directs development and prioritizes growth where transit and other infrastructure currently exists or is planned. They also support achievement of the City's HousingTO 2020-2030 Action Plan and Housing Action Plan target of 285,000 homes by 2031.

The enjoyment of our public spaces depends in part on the buildings that frame and support the edges of our streets, parks and open spaces. Design principles including comfort, vibrancy, diversity, safety, beauty and resilience should be considered as new development is proposed. Policies in the secondary plan do not support maximum recommended building heights on all sites within a district. The plan includes a series of performance standards to guide and shape development so that it contributes to meeting these design principles. Performance standards include transition in scale, minimum tower separation distances, setbacks, stepbacks, and streetscape improvements that limit the sites and locations where the highest recommended heights may be achieved. Secondary plan policies have been refined to clarify that building heights within a district should vary and will include building heights below the maximum as required to support liveability.

To clarify the policy intent with respect to building heights, it is recommended that some policies be refined as follows: (proposed text changes in **bold**).

General Built Form

Existing: 8.1.4 Height limits for each district and direction to progressively transition down in scale are shown on Map 50-6: Heights and Transitions.

Proposed: 8.1.4 Height limits for each district and direction to progressively transition down in scale are shown on **Map 50-6: Height Limits and Transitions. Not all sites or locations within a site can accommodate the maximum scale of development anticipated in each district while also supporting liveability and a vibrant public realm. Development will be required to demonstrate that its proposed scale satisfies applicable public realm and built form policies and guidelines.**

The Intersection District

Existing: 8.4.1.i) Development in the Intersection District will consist of tall buildings and mid-rise buildings.

Proposed: 8.4.1.i) Development in the Intersection District will consist of **mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 45 storeys.**

Norfinch District

Existing: 8.4.2.e) Development in the Norfinch District will consist of tall buildings, mid-rise buildings and low-rise buildings.

Proposed: 8.4.2.e) Development in the Norfinch District will consist of **low-rise buildings, mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 30 storeys.**

Finch Avenue District

Existing: 8.4.3.c) Development in the Finch Avenue District will consist of tall buildings, mid-rise buildings and low-rise buildings.

Proposed: 8.4.3.c) Development in the Finch Avenue District will consist of **low-rise buildings, mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.**

Jane Street District

Existing: 8.4.4.b) Development in the Jane Street District will consist of tall buildings, Jane Finch Pavilion buildings and mid-rise buildings.

Proposed: 8.4.4.b) Development in the Jane Street District will consist of **mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.**

San Romanoway and Palisades District

Existing: 8.4.5.d) Development in the San Romanoway and Palisades District will be in the form of tall buildings, Jane Finch Pavilion buildings and mid-rise buildings.

Proposed: 8.4.5.d) Development in the San Romanoway and Palisades District **will consist of mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 35 storeys.**

Tobermory District

Existing: 8.4.6.b) Development in the Tobermory District will be in the form of tall buildings, Jane Finch Pavilion buildings and mid-rise buildings.

Proposed: 8.4.6.b) Development in the Tobermory District **will consist of mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.**

The title of Map 50-6: Heights and Transitions is revised to reflect the intention that building heights will range below the maximum. Revised title: **Map 50-6: Height Limits and Transitions.**

Revisions to incorporate new information on school safety improvements:

After this item was deferred on February 26, 2024, staff received an additional memo from the consulting team with recommendations for school safety improvements around Toronto Catholic District School Board sites. It is recommended that this memo be incorporated as an addendum to the Jane Finch Mobility and Transit Integration Strategy and that the additional locations for school safety improvements be added to Map 50-4: Mobility Plan in the secondary plan.

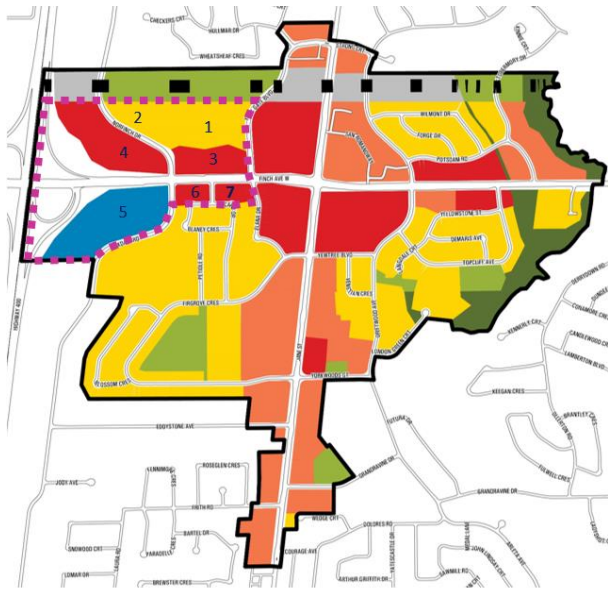
Revisions for clarity and ease of interpretation:

Several proposed changes to the Jane Finch Secondary Plan are designed to improve clarity of recommended policies or fix minor errors. These include:

- Clarifying that new Mixed Use Shared Streets in the Intersection District and Norfinch District should have minimum right-of-way widths of 18.5 metres. The original policy wording could have allowed for right-of-way widths below 18.5 metres which may not accommodate the generous pedestrian clearways and landscaping zones envisioned in the Jane Finch Mobility and Transit Integration Strategy.
- Minor typographical changes to the Jane Finch Mobility and Transit Integration Strategy to fix numbering errors on the images.

3. Analysis of land uses to maximize economic opportunities and job growth

Staff were directed to explore maximizing economic opportunities and job growth within the Jane Finch Secondary Plan area and a potential cluster of businesses and institutions centred on Finch Avenue West and Norfinch Drive/Oakdale Road. In response, staff analyzed the strengths, weaknesses, opportunities and threats associated with applying different land use designations to each district or parcel, focusing on the sites centred on Finch Avenue West and Norfinch Drive/Oakdale Road:



1. Metrolinx Maintenance and Storage Facility
2. Monsignor Fraser lands, 45 Norfinch Drive
3. Jane Finch Community Hub and Centre for the Arts lands, 2050 Finch Avenue West
4. Norfinch District
5. Health District
6. 2065 Finch Ave: Oakdale Medical Building
7. 2045 Finch Ave West: Hawthorne Place Care Centre

The analysis found that the recommended land use designations, together with policies in the Jane Finch Secondary Plan and associated actions within the Jane Finch Community Development Plan, fully support economic opportunities and job growth. The secondary plan requires that development resulting in the displacement of businesses and services generally provide for the replacement of non-residential gross floor area through redevelopment. No changes to the recommended land uses are proposed. Key points of the analysis are:

- Expansion of *Avenues* and *Mixed Use Areas*: The recommended OPA 633 redesignates lands to *Mixed Use Areas* and extends the *Avenues* overlay along the Finch West LRT route and within Major Transit Station Areas to support new housing and jobs near transit.
- Metrolinx Maintenance and Storage Facility lands: The existing employment-related use is secured for the long term and is permitted under the existing land use designation. No residential uses are contemplated on the site.
- Monsignor Fraser lands, 45 Norfinch Drive: This facility offers adult secondary school education, alternative education, and transition to work programs. Its use is permitted under the current land use designation. No residential uses are contemplated on the site.
- Jane Finch Community Hub and Centre for the Arts lands, 2050 Finch Avenue West: This future community hub is envisioned for this site, which is permitted under the current land use designation. No residential uses are contemplated on the site.
- Norfinch District: This is envisioned as a mixed-use district with new parkland and significant non-residential uses such as hotels, retail, office and medical facilities integrated within new development. Lands in this district are within the Norfinch Oakdale Protected Major Transit Station Area and are designated *Mixed Use Areas* which permits residential uses necessary to meet minimum density targets.
- Health District: Existing hospital-related uses are permitted under the current Institutional land use designation. A wide range of health-related uses including

offices, labs, and associated commercial uses are permitted. No residential uses are contemplated or permitted on these lands.

- 2065 Finch Avenue West, Oakdale Medical Building: Existing medical-related commercial uses are permitted under the *Mixed Use Areas* land use designation. Development resulting in the displacement of businesses and services would be required to provide for the replacement of non-residential gross floor area through redevelopment.
- 2045 Finch Avenue West, Hawthorne Place Care Centre: This existing long-term care facility is permitted under the *Mixed Use Areas* land use designation. Development resulting in the displacement of businesses and services would be required to provide for the replacement of non-residential gross floor area through redevelopment.

4. Business development and employment growth

The Jane Finch Secondary Plan encourages the development of a complete community that sees employment and non-residential space growing alongside new residential units. Currently, many of the land parcels within the plan area are designated as *Mixed Use Areas* and *Institutional Areas*, which allow for commercial activities and employment growth. The secondary plan also requires that existing non-residential space be replaced as residential uses are introduced or intensified.

Beyond these policies and permissions, the City offers a variety of supports and incentives for business development and employment growth. A summary of these programs was provided at the public engagement session on April 18, 2024 and the feedback received was positive.

Support for Large-Scale Commercial and Industrial Business Development:

Among the business retention and expansion services potentially available to large-scale commercial and industrial employers in the Jane Finch area is the Imagination, Manufacturing, Innovation and Technology (IMIT) business incentive. This program offers a property tax rebate for new building construction and/or building expansion in targeted sectors, although it will likely be replaced later in 2024 with a new City-wide Community Improvement Plan allowing for Tax Increment Equivalent Grants, following City Council direction. The City also offers a Gold Star concierge program which fast tracks new industrial/commercial developments (which may also be exempt from development charges).

Support for Smaller-Scale Retail Businesses and Service Providers:

There are a variety of programs and services offered for smaller-scale retail businesses and service providers that could be retained in or attracted to mall spaces and future mixed-use commercial developments. These supports are referenced in the Inclusive Entrepreneurship Opportunities action area of the Jane Finch Community Development Plan. Examples include: the Commercial Façade Improvement Program, which offers grants for improvements to exterior building façades; the Commercial Space Rehabilitation Grant Program, which provides funding for interior renovations to properties that are vacant or at risk of vacancy; the CaféTO Property Improvement Program under which restaurants, bars and cafes may be eligible for grants to create or

improve outdoor dining areas; and the Transit Expansion Construction Mitigation Grant Program, which supports business areas impacted by major transit expansion-related construction.

Other Supports for Main Street Business Development:

To support main street business development, various supports are made available through the Economic Development and Culture (EDC) Division. Some examples are:

- the Main Street Innovation Fund, which provides funding for placemaking and main street animation to support business recovery and success;
- the Outdoor Mural and Street Art Program, which provides funding for murals in commercial districts;
- expert advice provided to local businesses interested in the Business Improvement Area (BIA) model through the BIA Office; and
- one-to-one entrepreneurship services, including business plan review, connections to mentors, and access to various entrepreneurship events and forums.

Staff also leverage key relationships to foster connections across business sectors to support sector growth and job opportunities. For example, staff support the growth of the health technology sector and are available to work with companies within that sector to find suitable space and to understand relevant City policies and programs.

Neighbourhood Retail and Services:

As part of its Expanding Housing Options in *Neighbourhoods* work program, which is a set of initiatives and strategies to introduce gentle intensification within designated *Neighbourhoods* in a form that makes efficient use of land, infrastructure and existing services, the City is conducting public consultation on allowing a broad range of retail, services and office uses on major streets as well as smaller-scale retail and café uses in the interior of *Neighbourhoods*. If implemented, this initiative would allow for the addition of small-scale retail, service and office uses meant to support walkable and complete communities within the Low-Rise Neighbourhood District of the Jane Finch Secondary Plan area, further supporting a healthy balance of people and jobs.

Finally, the Jane Finch Community Development Plan emphasizes the role of partner organizations and institutions and their capacity to support local employment and entrepreneurship. For example, York University offer business commercialization spaces and services and can support local employers through their significant procurement.

Through this report, staff recommend that City supports and incentive programs for retail and main street business development and employment growth be applied throughout the Plan Area in accordance with policies 5.1.2., 5.1.3. and 5.1.4. of the Jane Finch Secondary Plan, which read:

- 5.1.2. A broad range of non-residential uses including office, institutional, creative industries, retail and other commercial uses are encouraged within *Mixed Use Areas* to support the development of Jane Finch as a complete community with local job opportunities.

- 5.1.3. Development in *Mixed Use Areas* resulting in the displacement of businesses and services will generally provide for the replacement of non-residential gross floor area through redevelopment.
- 5.1.4 Development within *Mixed Use Areas* is encouraged to provide a net gain of non-residential gross floor area.

5. Existing and projected employment in the study area

According to the 2021 Census, around 50,000 people live within the Jane Finch study area boundary, within roughly 17,000 households. The growth analysis for Jane Finch was undertaken as part of the Land Needs Assessment, a component of the Municipal Comprehensive Review of the Official Plan. That analysis identified the potential for up to 30,000 more people living in the study area, across a further 17,000 households, over the next 30 years.

Employment projections were also created as part of the growth analysis of the Land Needs Assessment. The employment projection boundaries represent a larger geographic area for infrastructure planning purposes, and are not fully aligned with either the Jane Finch Study Area or the Jane Finch Secondary Plan Area. As of 2023 (the most recent year available), there were 16,525 jobs in the general Jane Finch area that most closely aligns with the employment projections boundaries. The Land Needs Assessment identified the potential for up to 20,800 jobs in the same area by 2051, an increase of 4,275 jobs.

CONCLUSION

With the arrival of the Finch West LRT, the Jane Finch area is poised to transform into a denser, more walkable, more transit-supportive community with new housing including affordable housing.

While consideration of the Jane Finch Secondary Plan was deferred, staff conducted further community consultation on building heights and on maximizing economic opportunities, analyzed existing and recommended land uses, reviewed the proposed secondary plan policies and developed further recommendations.

Recommended policy refinements make it clear that, where tall buildings are permitted, they should be developed at a range of heights, including buildings below the maximum, and should meet the built form and liveability standards set out in policy and guidelines.

To maximize economic opportunities and job growth in the plan area, it is recommended that the implementation of the secondary plan's policies on replacement of non-residential gross floor area be undertaken in collaboration with Economic Development and Culture Division, with a focus on applying City supports and incentive programs for retail and main street business development and employment growth.

The Jane Finch Secondary Plan builds on the public investment in transit infrastructure to guide growth and change in ways that respect and honour the area's diversity and vitality. Adoption of the recommended Secondary Plan, Urban Design Guidelines and

supporting strategies and advancing their vision and implementation through the area's development applications would be an important step in shaping an inclusive, beautiful and complete community well into the future.

CONTACT

Leah Birnbaum, MCIP, RPP, Senior Planner, Strategic Initiatives, Policy & Analysis, City Planning, 416-392-0878, Leah.Birnbaum@toronto.ca

Dan Rosen, Policy Development Officer, Policy and Research, Economic Development and Culture, 416-397-7486, Dan.Rosen@toronto.ca

SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Full Text of Secondary Plan Policies Recommended to be Amended

Attachment 2: Secondary Plan Maps Recommended to be Amended

Attachment 3: Jane Finch Initiative April 18, 2024 Public Engagement Event Summary (under separate cover)

Attachment 4: Revised Jane Finch Mobility and Transit Integration Strategy (under separate cover)

Attachment 1: Full Text of Secondary Plan Policies Recommended to be Amended

The following provides the full text of the sections of Amendment 633 to the Official Plan of the City of Toronto as proposed to be amended through adoption of this report's recommendations. This list is provided for convenience and ease of reference and does not constitute the entirety of OPA 633.

Policy 4.1.i) will be amended to read:

4.1. Map 50-2: Districts Plan, identifies nine policy areas, reflecting existing and planned context, to shape where and how development will occur: ...

i) The Low-Rise Neighbourhood District will undergo gentle intensification through the addition of new low-rise building types such as garden suites and multiplexes, supported by community service facilities. Development will be encouraged to expand low-rise housing options, together with small-scale retail, service and office uses primarily serving area residents.

Policy 7.2.6. will be amended to read:

New streets shown on Map 50-4: Mobility Plan in the Intersection District and the Norfinch District will have minimum planned right-of-way widths of 18.5 metres.

Policy 8.1.4. will be amended to read:

Height limits for each district and direction to progressively transition down in scale are shown on Map 50-6: Height Limits and Transitions. Not all sites or locations within a site can accommodate the maximum scale of development anticipated in each district while also supporting liveability and a vibrant public realm. Development will be required to demonstrate that its proposed scale satisfies applicable public realm and built form policies and guidelines.

Policy 8.4.1.i) will be amended to read:

Development in the Intersection District will consist of mid-rise and tall buildings. Tall building heights will range generally from 15 to 45 storeys.

Policy 8.4.2.e) will be amended to read:

Development in the Norfinch District will consist of low-rise buildings, mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 30 storeys.

Policy 8.4.3.c) will be amended to read:

Development in the Finch Avenue District will consist of low-rise buildings, mid-rise buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.

Policy 8.4.4.b) will be amended to read:

Development in the Jane Street District will consist of mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.

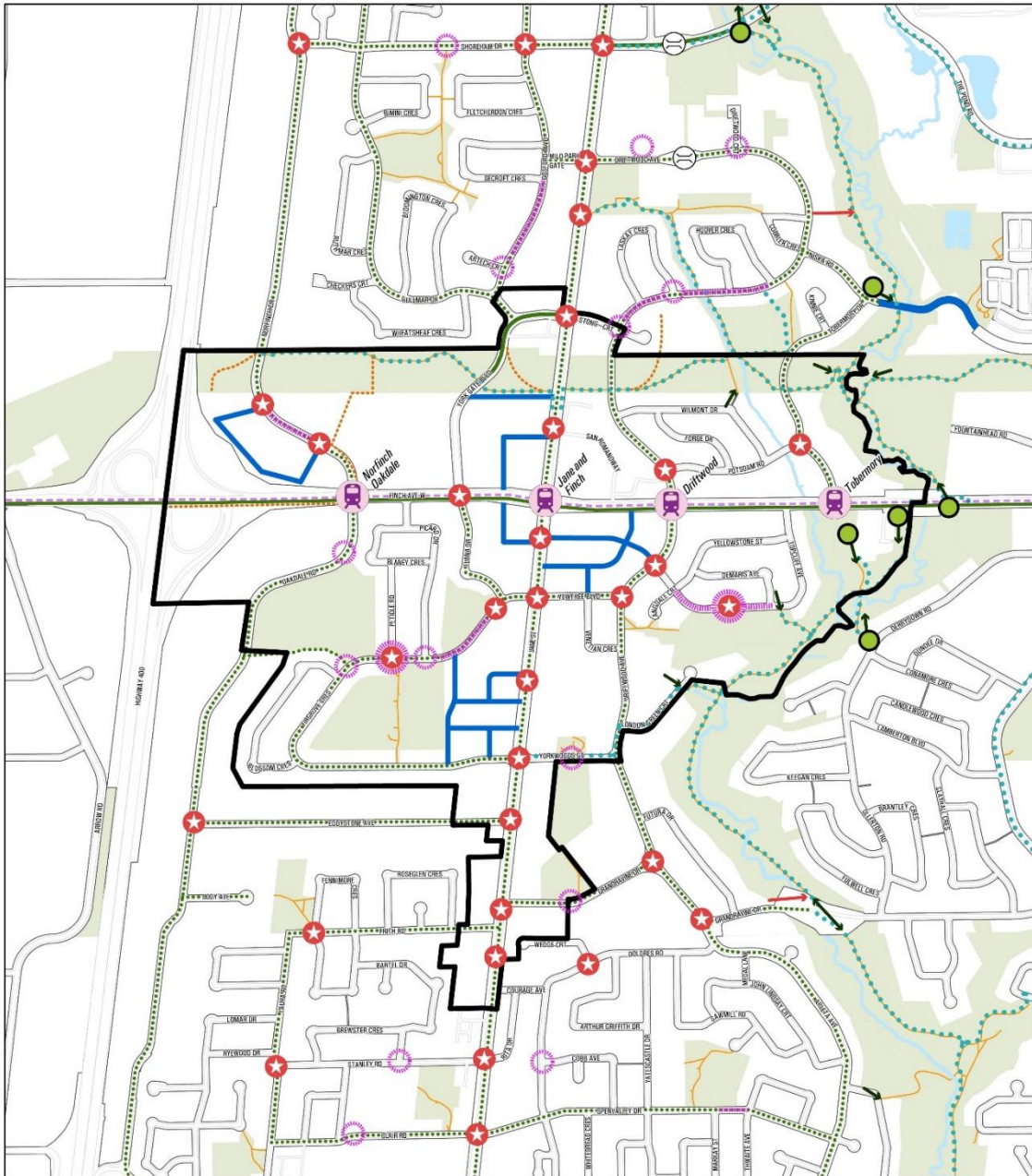
Policy 8.4.5.d) will be amended to read:

Development in the San Romanoway and Palisades District will consist of mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 35 storeys.

Policy 8.4.6.b) will be amended to read:

Development in the Tobermory District will consist of mid-rise buildings, Jane Finch Pavilion buildings, and tall buildings. Tall building heights will range generally from 15 to 25 storeys.

Attachment 2: Secondary Plan Maps Recommended to be Amended



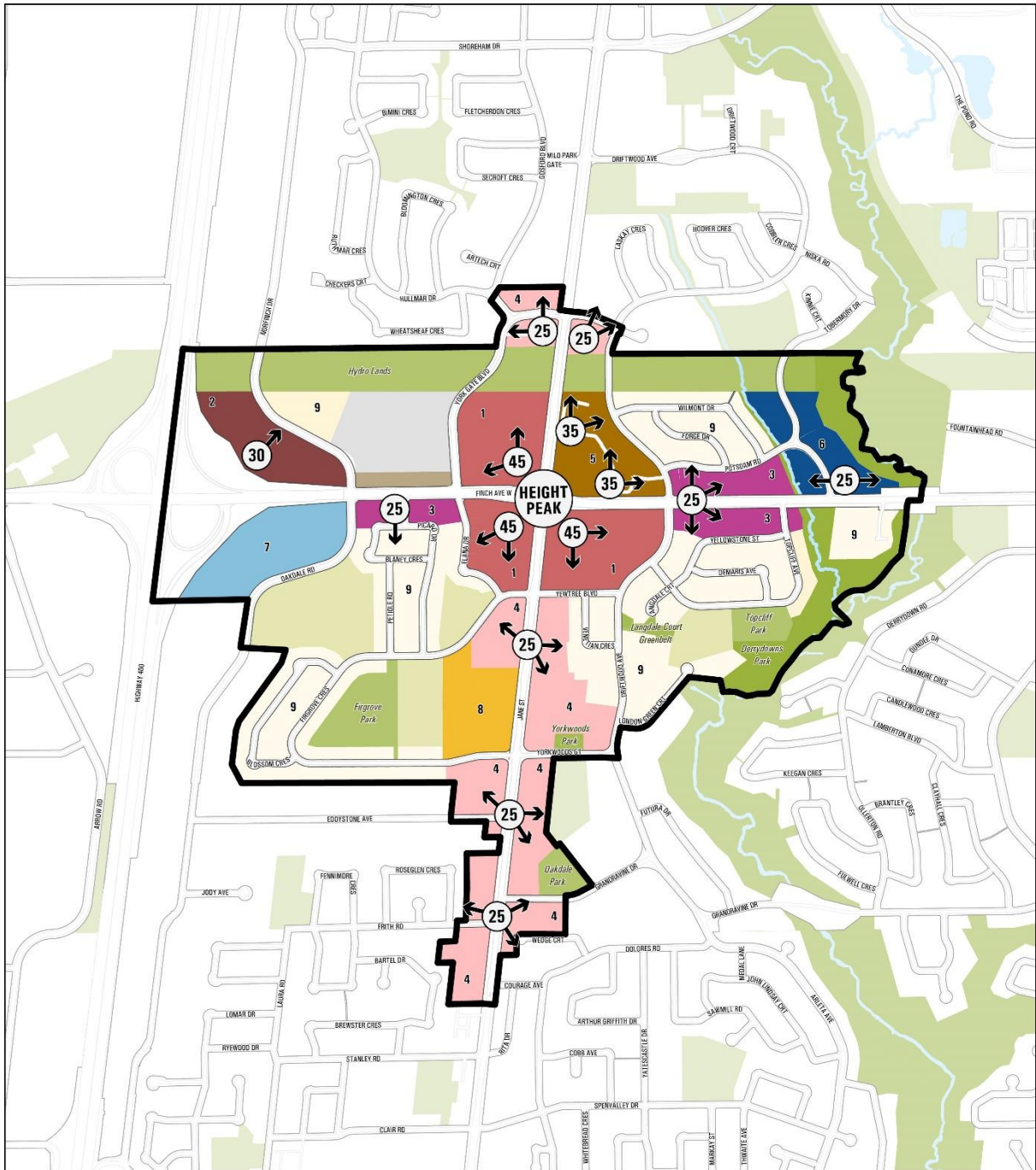
Jane Finch Secondary Plan

Map 50-4: Mobility Plan

Jane Finch Secondary Plan Boundary	Transit Line 6 Finch West LRT Stops Line 6 Finch West LRT	Trails / Pedestrian Existing Trails Existing Pedestrian Bridges Future Trail Extensions	Cycling Existing Cycling Routes Cycling In Development Cycling Proposed
Existing Parks & Open Spaces	Improvement / Streets New Streets Intersection Improvements School Safety Improvements	Existing Ravine Access Proposed New Ravine Access Proposed Improvements to Existing Ravine Access	
Watercourse			



Not to Scale



Jane Finch Secondary Plan Map 50-6: Height Limits and Transitions

- | | | |
|--|---------------------------------|---|
| Jane Finch Secondary Plan Boundary | General Height Limit in Storeys | Districts |
| Jane Finch Community Hub and Centre for the Arts lands | Direction to Transition Down | 1. The Intersection |
| Finch West LRT Maintenance and Storage Facility | | 2. Norfinch District |
| Parks and Open Spaces | | 3. Finch Avenue District |
| Watercourse | | 4. Jane Street District |
| | | 5. San Romanoway and Palisades District |
| | | 6. Tobermory District |
| | | 7. Health District |
| | | 8. Firgrove-Grassways District |
| | | 9. Low-Rise Neighbourhood District |



Not to Scale