



Jane-Finch Initiative

Existing Conditions Background Report

Draft for Consultation
January 2021



Jane-Finch Initiative

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Acknowledgements

The City of Toronto acknowledges that we are on 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. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

This report was prepared in collaboration with the following City Divisions and Offices:

Economic Development and Culture
Environment and Energy Division
Children's Services
Parks, Forestry and Recreation
Social Development, Finance and Administration
Toronto Catholic District School Board
Toronto District School Board
Toronto Employment and Social Services
Toronto Water
Transportation Services

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Prepared by
City of Toronto, City Planning Division, Strategic Initiatives, Policy, and Analysis
January 2021

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INTRODUCTION

This report summarizes existing conditions and aligned initiatives in the Black Creek and Glenfield-Heights neighbourhoods, which form the study area for the Jane-Finch Initiative.

The Finch Avenue West corridor is anticipated to undergo significant change and development in the coming years. An 11-kilometre, 18-stop light rail transit line (LRT) is under construction along the corridor running from the TTC's Finch West Station to Humber College, with expected completion in 2023. The LRT will provide convenient and reliable rapid transit to area residents, businesses and institutions, bringing improved connections to the city's higher-order transit network for a part of Toronto that has been underserved.

In December 2015, City Council directed staff to undertake planning studies for focus areas along the Finch Avenue West Corridor in advance of the opening of the new transit line. The intent was to leverage the public investment in transit infrastructure for the benefit of local communities. City Council identified the Keele-Finch area as the first priority for study (see [Keele Finch Plus](#)). City Council approved the Jane-Finch area as a subsequent priority for a future planning study.

In anticipation of this transit investment and the potential for growth and change in the area, several City Divisions are collaborating on a community planning exercise in the area. The purpose of the Jane-Finch Initiative is to align people- and place-focused initiatives into an integrated complete-community framework for the area, through an engagement process where residents help shape the planning of their community.

The Initiative will build upon aspects of ongoing and future work in the area. These are framed as Aligned Initiatives and summarized in section 10.



OVERVIEW

In providing an overview of existing conditions and aligned initiatives in the Jane-Finch area, this report is a starting point for the Jane-Finch Initiative. It will serve as a reference document in support of community engagement, analysis and eventually, policy development. This report is not intended to provide a needs assessment; that will be completed at a later stage.

Study Area

The boundaries of the Jane-Finch Initiative would align with the areas covered by 'Neighbourhood 24 - Black Creek' and 'Neighbourhood 25 - Glenfield-Jane Heights' to capture analysis and community consultations undertaken by the City as part of the Toronto Strong Neighbourhoods Strategy. This study area, which is illustrated in Figure 1, is roughly bounded by Highway 400 to the west, Steeles Avenue West to the north, Black Creek to the east, and Sheppard Avenue West and a portion of Black Creek to the south.

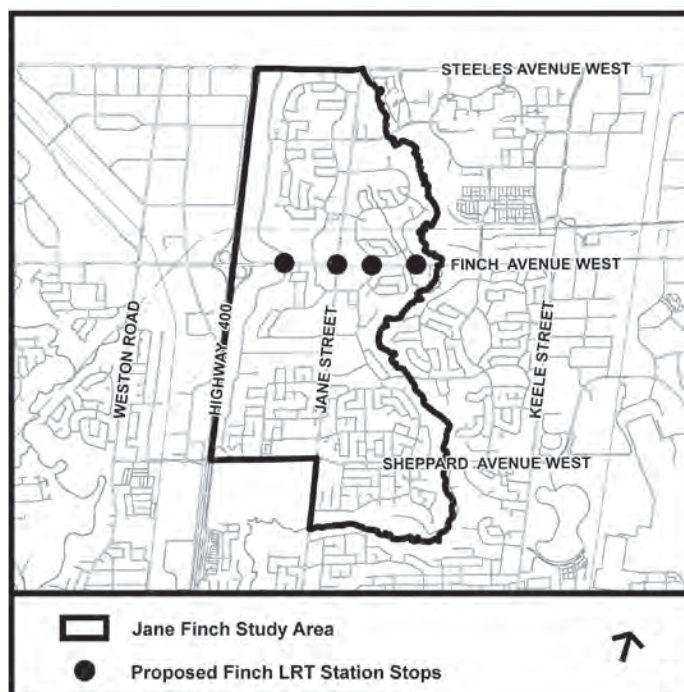


Figure 1. Jane and Finch Study area



Figure 2. The Finch West LRT runs from TTC's Finch West Subway Station to Humber College with 16 stops in between.



SETTLEMENT HISTORY

The contemporary urban landscape of the Jane-Finch area retains elements of three significant periods of its development history, including thousands of years of Indigenous history, a period of colonial settlement and agricultural development, and a post-1945 period of urban development.

The Jane-Finch area is defined on its eastern edge by Black Creek, once a source of fresh water and nourishment for Indigenous communities, and whose banks today are identified by the City of Toronto's Archaeological Management Plan as having Archaeological Potential. One of Toronto's most significant and best-documented Indigenous archaeological sites, the remains of an ancestral Huron-Wendat village dating to the mid-fifteenth century and known as the 'Parsons Site', exists in proximity to the study area.¹

Following the negotiation of Treaty 13 ("The Toronto Purchase") with the Mississaugas of the Credit River First Nation in 1787 and again in 1805, the British Crown moved to colonize the land. The Town of York (now Toronto) was founded in 1793, and shortly after, Jane Street and Finch Avenue were surveyed as part of an expansive grid of concession roads to facilitate access to farm lots. Through the nineteenth century and into the mid-twentieth century, the area developed into a stable farming landscape serviced by nearby villages at crossroads, including Elia (Finch and Keele), Emery (Finch and Weston) and Kaiserville (Jane and Steeles).² Buildings from this period, and a local cemetery, are conserved as part of nearby Black Creek Village.

The Jane-Finch area we know today is overwhelmingly a product of the 1950s, 1960s and 1970s, when the vast majority of the area's



Figure 3. Artist's rendering of the Parson's Site Huron-Wendat Nation Village in the mid-1400s (Source: Parson's Site Plaque, Heritage Toronto, 2012)

¹ An entire edition of Ontario Archaeology was focused on the Parsons Site in 1998. See The Archaeology of the Parsons Site: A Fifty Year Perspective, Ontario Archaeology volume 65/66, 1998.

² For an account of the pre-1950s development of the area, see Patricia W. Hart, *Pioneering in North York: A History of the Borough. Toronto: General Publishing Company Ltd, 1968.*

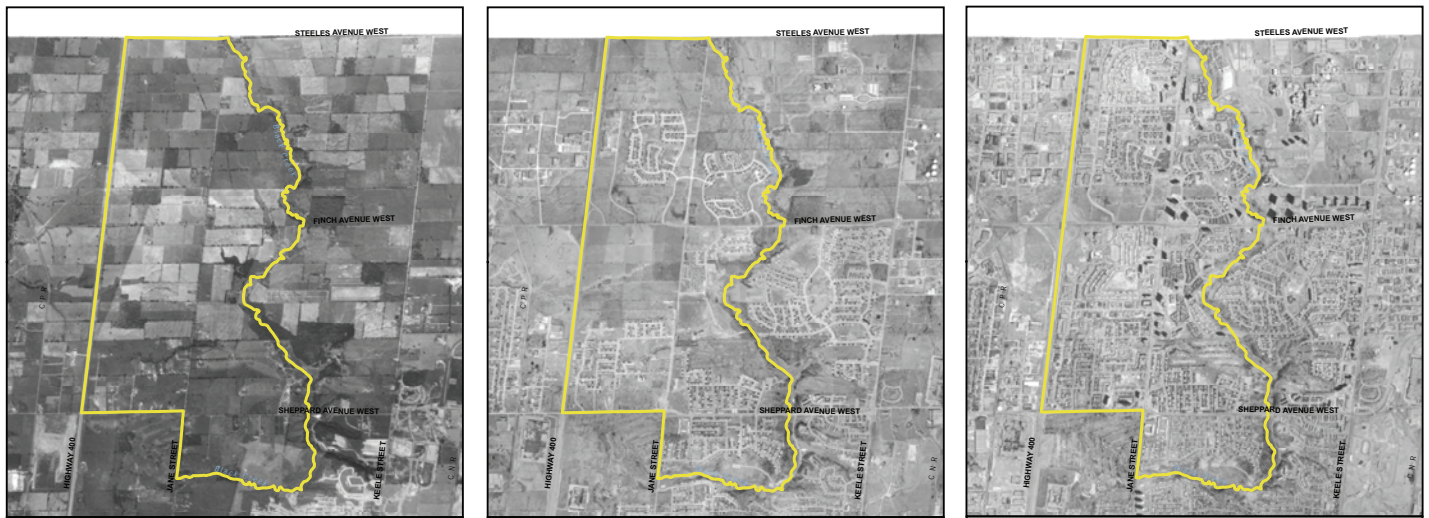


Figure 4. From agricultural uses to new suburb over a 20+ year period.

urban built form was planned and constructed. The area's transformation was significantly defined by the opening of Highway 400 (1952), the formation of a new planning regime in Metropolitan Toronto (1953), and the planning of York University. While the university was eventually constructed on the east side of Black Creek, a portion of the lands purchased for the university between Jane Street and Black Creek north of Finch Avenue, was reserved for housing, including public housing constructed and owned by the Ontario Housing Corporation.³ The Jane-Finch area became part of District 10 on the Metro Planning Board's map and by 1962 a plan had been prepared for the area that laid out the streets, blocks, and land uses, including a mix of high and low density housing, that continue to define the area's urban structure.⁴

Development quickly followed at a much higher rate than projected. By the mid-1970s, much of the Jane-Finch area was developed or under development. A study commissioned by the North York Council in 1975 noted that nearly

90% of population growth expected for 1990 was already in place in 1975, and that the area was home to the highest concentration of Ontario Housing Corporation public family housing in Metropolitan Toronto.⁵

As part of the Jane-Finch Initiative, the story of the evolution of the Jane-Finch area from the 1970s to the present, including its history of organizing to identify and meet community needs, will be documented and developed through engagement with the communities that have shaped it.

3 See Central Mortgage and Housing Corporation, "Planning Report for the Federal-Provincial North Jane Street Project, Township of North York, Toronto," 1965.

4 Metropolitan Toronto Planning Board, "District Plan 10", 1962.

5 Klein and Sears, "A review of planning policies re. lands bounded by Finch Avenue, Highway 400, the HEPC Right-of-Way and Jane Street," 1975: 21, 22.

EXISTING PHYSICAL CONTEXT

The street network in the area, developed from the District 10 master plan, includes two major arterial roads: Jane Street and Finch Avenue West, both of which have a right-of-way width of 36 metres. These two intersecting arterial roads divide the area into four quadrants, which are serviced by a network of curvilinear streets and large blocks that lack a fine grain of local connections to the surrounding area.

Parks and Community Facilities

The area has a network of 22 parks supplemented by natural areas within the adjacent Black Creek ravine and open spaces along the hydro corridor, both of which contain multi-use recreational trails. Schools and community facilities are fairly evenly distributed across the four quadrants.

Residential

Residential areas include a range of housing types. High-rise and low-rise apartment buildings and townhouses are predominantly concentrated along the Jane Street corridor, as well as along the Finch Avenue West corridor to the east of Jane Street. The local streets within residential areas further from the arterial roads are lined with single- and semi-detached dwellings.

Commercial, Institutional and Light Industrial

The commercial core of the area is centred at the Jane Street and Finch Avenue West intersection, which includes the Jane-Finch Mall and Yorkgate Mall where residents have access to local services and retail, including a supermarket.

An institutional-commercial cluster is situated at the intersection of Finch Avenue West and Norfinch Drive/Oakdale Road, which consists of a hospital (Reactivation Care Centre-Finch Site), assisted living and care facilities, office uses associated with the institutional sector and several hotels.

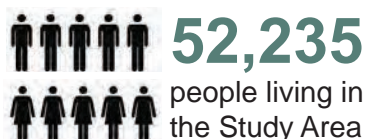
Light industrial uses are concentrated along Norfinch Drive, Oakdale Road and Eddystone Avenue, adjacent to Highway 400.

Metrolinx's Maintenance and Storage Facility (MSF) for the Finch West LRT is to be located on the north side of Finch Avenue West, between York Gate Boulevard and Norfinch Drive. The facility would be set back 32 metres from Finch Avenue to allow for future community facilities, with the entrance to the MSF for LRT vehicles off York Gate Boulevard.



DEMOGRAPHICS

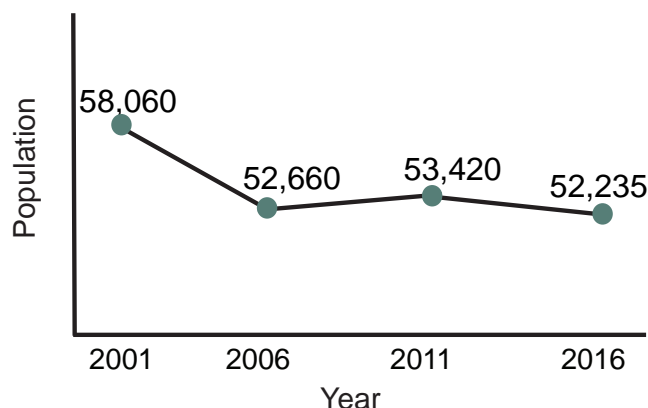
POPULATION TRENDS



people living in the Study Area

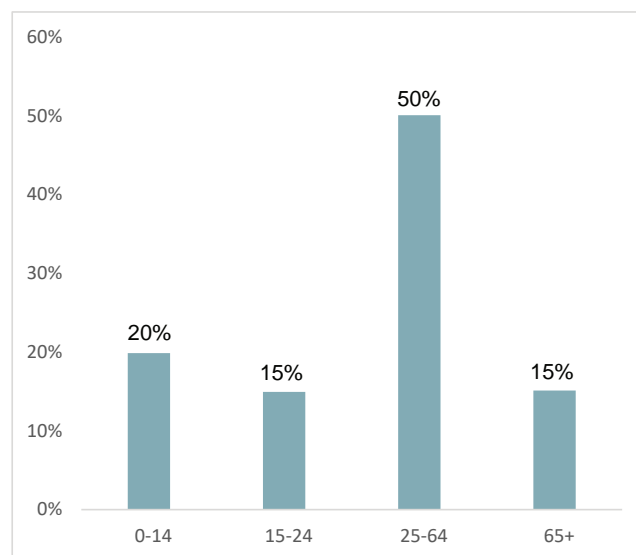
This represents approximately 2% of Toronto's population.

A STABLE POPULATION



Following a period of decline in the early 2000s, the population in the area has remained stable since 2016.

A YOUTHFUL COMMUNITY



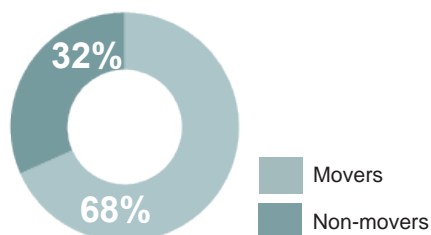
35% of the area's population is under the age of 25, compared to 27% city-wide.

50% of the area's population 25-64 years old

Half the population is working age, which is lower than the city-wide rate of 57%.

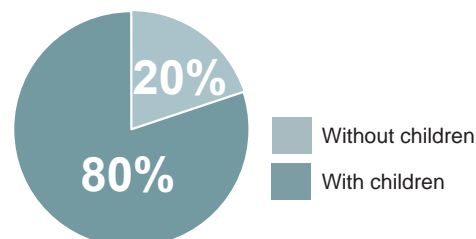
HOUSING AND HOUSEHOLDS

LOWER RATES OF RESIDENTIAL MOBILITY



32% of residents moved into the area in the 5 year period between 2011-2016, compared to 41% city-wide.

MANY FAMILIES WITH CHILDREN



Eighty percent of households have children living at home. This is higher than the city-wide average of 65%.

LESS NEW CONSTRUCTION OVER 10 YEARS



About 1% or 180 dwellings were constructed between 2006-2016, which is lower than the city overall, where 13% of dwellings were constructed in the same period.

1%

64% of dwellings (10,945) in Jane-Finch were built between 1961-1980

HIGHER PROPORTION OF IMMIGRANTS

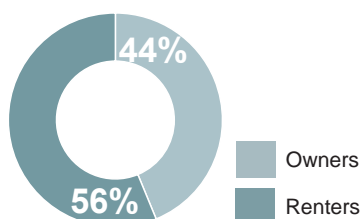


59% of residents in the Jane and Finch area are immigrants to Canada, which is higher than the city-wide rate of 47%.

59%

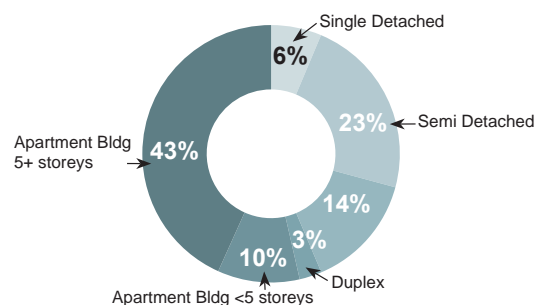
The majority of immigrants in the area are from Vietnam, Italy, Guyana, Jamaica, the Philippines, Iraq and Nigeria.

A HIGH PROPORTION OF RENTERS



More than half (56%) of the occupied dwellings in the study area were rented. This is higher than the city-wide average of 47% of dwellings are rented.

A DIVERSITY OF HOUSING TYPES



Although a majority of dwelling units are in apartment buildings (53%), there is a mix of housing types in the Jane-Finch area, including single detached (6%), semi-detached (23%), and row houses (14%).

LARGE HOUSEHOLD SIZES

Household Size	Jane-Finch	Toronto
1 person	21%	32%
2 persons	25%	30%
3 persons	19%	16%
4+ persons	35%	22%

54% of households have 3 or more persons, compared to 38% for the city as a whole.

INCOME

AVERAGE HOUSEHOLD INCOME LOWER



JANE-FINCH

\$60,997

CITY OF TORONTO

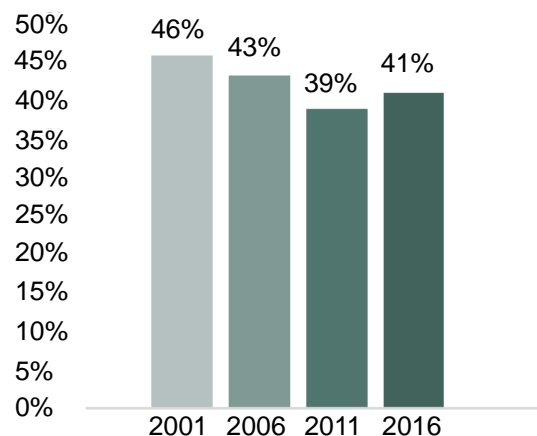
\$102,721

The average household income in the Jane and Finch study area is lower than the city-wide average.



HOUSING LESS AFFORDABLE ESPECIALLY FOR RENTERS

30%+ of Income spent on Shelter Costs- Tenant Households



HIGHER RATES OF LOW INCOME



JANE-FINCH

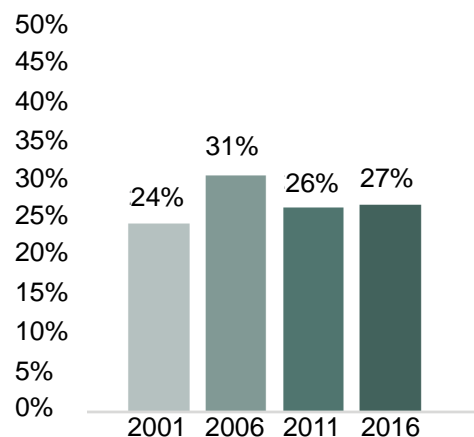
29%

CITY OF TORONTO

20%

The incidence of low income status after tax in 2016 was higher in the Jane-Finch area than city-wide.

30%+ of Income spent on Shelter Costs - Owner Households



41% of renters in the Jane-Finch area spend more than 30% of their household income on shelter costs, compared to 47% city-wide.

27% of owners in the Jane-Finch area spend more than 30% of their household income on shelter costs, which is comparable to the city-wide rate (27%).

EMPLOYMENT AND EDUCATION



4,000 of these jobs are within walking distance (800 meters) of the intersection of Jane and Finch.

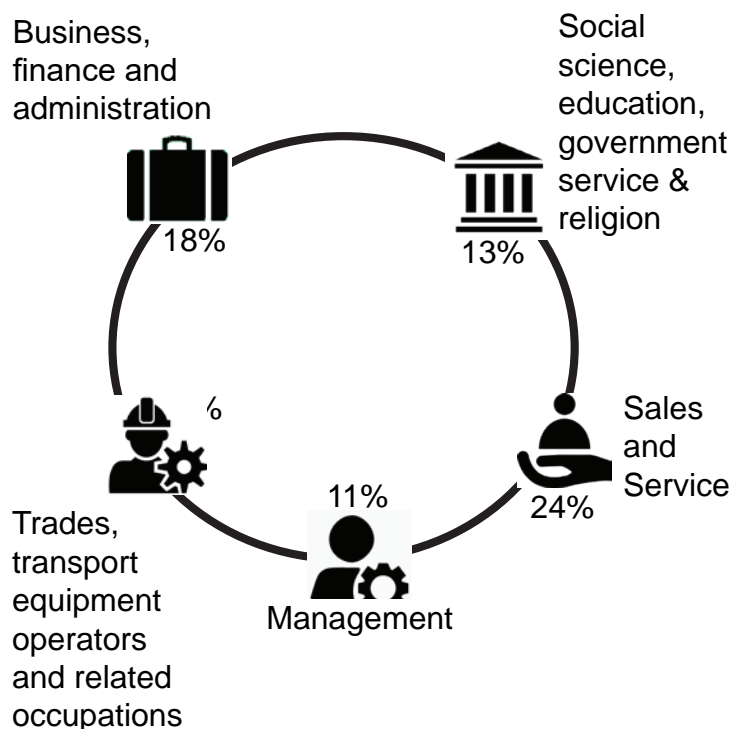
LOWER RATES OF POST-SECONDARY EDUCATION



39%

39% of residents in the study area have a post-secondary certificate, diploma or degree. This is lower than the city-wide rate of 69%.

TOP 5 OCCUPATIONS BY SECTOR, 2017



LOWER LABOUR PARTICIPATION RATES



55%

Participation rate refers to the share of the working-age population that is working or looking for work. 55% of the working-age population in the Jane-Finch area are actively engaged in the labour market, compared to 65% city-wide.

HIGHER UNEMPLOYMENT RATE THAN THE CITY



12%

The unemployment rate in the Jane-Finch area is higher than the city-wide rate of 8%.



COMMUNITY SERVICES AND FACILITIES

Community services facilities provide a foundation for a diverse range of programs and services that support communities, contribute to quality of life and act as neighbourhood focal points where people gather, work, learn, and socialize.

Community facilities are publicly accessible, non-profit facilities and places where City divisions, agencies and boards, as well as school boards deliver programs and services. This includes child care centres, libraries, recreation facilities, schools and community space for human service

agencies. Community facilities support a strong network of programs and services that are essential to building community capacity as well as fostering complete communities.

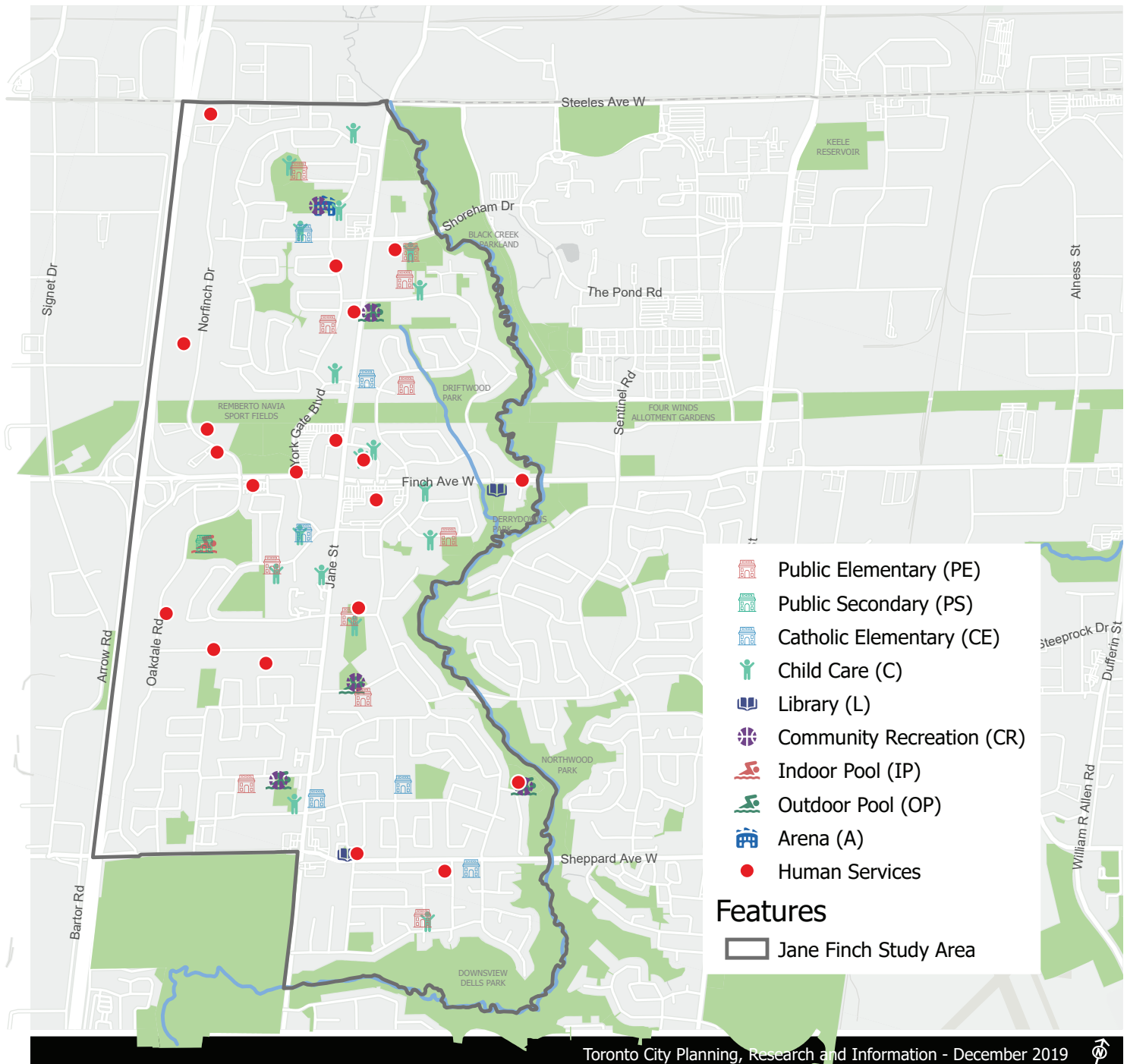


Figure 5. Community services and facility locations in the study area

SERVICE AND FACILITY INVENTORY

SCHOOLS

There are a total of 18 schools in the area operated by the Toronto District School Board (TDSB) and the Toronto Catholic School Board (TCDSB).

Toronto District School Board (TDSB)

The Toronto District School Board operates 11 elementary schools and one secondary school in the study area. Based on 2017 data (refer to the table in Appendix 3), the total capacity of the elementary schools is 4,980 pupil spaces and 1,461 pupil spaces in the secondary school. Westview Centennial High School is the only secondary school in the area, with a total enrollment of 892 pupils in 2017. The 11 elementary schools had a total enrollment of 3,739 students in 2017.

In June 2018, the TDSB published its Long-Term Program and Accommodation Strategy (LTPAS), which provides an approach to program and accommodation planning with a ten-year timeframe. No capital priority projects have been identified for the study area. The LTPAS identifies studies to address key accommodation issues of underutilization and reduce facilities (Pupil Accommodation Reviews).

The LTPAS identifies several planned projects and/or studies in area, including:

(a) Grade Change Study, exploring expanding Blacksmith PS from a JK-5 to a JK-8 school undertaken in 2018-2019.

(b) Boundary Change Studies:

- Exploration of a boundary change to address underutilization at Shoreham Public Sports and Wellness Academy and overutilization at Driftwood Public School to be undertaken in 2021-2022.



Figure 6. Shoreham Drive PS (Source: ERA Architects, 2010)



Figure 7. Jane Junior High School (Source: North York Modern, by ERA Architects, 2010)

- Exploration of a review of the shared attendance area that is currently directed to either Driftwood Public School or Topcliff Public School to determine a single home school. To be undertaken in 2023-2024.
- Exploration of a boundary change between Topcliff Public School and Yorkwoods Public School to balance enrolment between the two schools, and to determine an appropriate location to accommodate proposed residential development nearby. To be undertaken in 2023 -2024.

- Exploration of a review of the shared attendance area between Stanley Public School and Calico Public School to determine a single home school. Study date to be determined.

Enrollment projections provided by the TDSB in June 2018 identify potential enrollment pressure at Driftwood school with a projected utilization rate of 97% in 2027. Conversely, several schools in the study area are under-utilized, with current utilization rates below 65%, including Blacksmith Public School, Shoreham Public Sports and Wellness Academy, Westview Centennial High School, Firgrove Public School, and Calico Public School.

Existing Programming Needs

The Learning Opportunities Index (LOI) ranks each school based on measures of external challenges affecting student success. According to the 2017 LOI ⁶, some schools in the study area are ranked near the top of the list of the total 471 elementary schools and 108 secondary schools, indicating a greater presence of external challenges affecting student success. Yorkwoods Public School (1), Shoreham Public Sports and Wellness Academy (2), Firgrove Public School (4) and Driftwood Public School (6) are local schools that appear among the 10 highest ranked schools. Westview Centennial Secondary School (1) is the highest ranked secondary school in the city.

All of the elementary schools are part of the TDSB Model Schools for Inner Cities initiative which seeks to collaborate with students, teachers, families and communities in spurring positive change, student achievement and well-being in the community.

Toronto Catholic District School Board (TCDSB)

The Toronto Catholic District School Board (TCDSB) operates six elementary schools in the study area. The total capacity of these elementary schools is 2,993. The six schools have a 2019/2020 enrolment of 2,874. There are no TCDSB high schools in the area.

According to the TCDSB's framework to assess school capacity, utilization rates that exceed 100% are considered to be schools that are over-capacity. Currently, four (4) of the six (6) TCDSB schools in the area are under-capacity.

In addition, St. Augustine concluded significant capital work this year. The work was carried out in 2 phases:

Phase 1 – Childcare addition as well as the addition of 4 kindergarten classrooms (completed in 2015).

Phase 2 – New gym and 5 additional regular classrooms as well as renovations to create 3 additional childcare rooms (completed in 2019).

6 TDSB. Learning Opportunities Index. Retrieved from: <https://www.tdsb.on.ca/Portals/research/docs/reports/LOI2017.pdf>

LIBRARIES

The Toronto Public Library (TPL) provides vital space, resources, and services across Toronto's communities that enrich learning and skills development.

The Toronto Public Library Service Delivery Model states that libraries' service standards are aimed at building vibrant community hubs that provide neutral, convenient space to residents of all ages and backgrounds.⁷

The study area is served by two public libraries, York Woods District Library and Jane-Sheppard Neighbourhood Library.

The York Woods library, located west of Sentinel Road along Finch Avenue West, is a two-storey, 42,176 square-foot facility that includes a 13,625 square-foot theatre. The branch plays a vital role in the community by providing multipurpose space for various uses, such as programming, studying, multilingual services, theatre, and cultural or arts events. It is also home to a youth hub.

The Jane-Sheppard Branch is a one-storey, 7,000 square-foot facility that contains a meeting room, a study room and offers a variety of programs. The branch was relocated from the Jane and Sheppard Mall to its current location on Sheppard Avenue West just east of Jane Street in 2009.

York Woods Library Capital Project

TPL's Council-approved Facilities Master Plan (FMP) is a document to guide and inform capital planning improvements and investments.

The TPL's FMP prioritized the York Woods district branch for improvements. The library is now closed for about two years to accommodate the renovation. The branch is identified in the FMP as being in poor condition. The \$11.75



Figure 8. York Woods Library (Source: City Planning)

million renovation will include an interior redesign and renovation of the ground and second floors, as well as upgrades to the theatre. The emphasis of the work will focus on the revitalization of the interior space, and reprogramming to support and enhance service delivery needs. The redesign will maximize opportunities for flexible or adaptable spaces, and will include a Digital Innovation Hub, Kids Stop, and Discovery Zone. State of good repair issues related to retrofitting, as well as building and infrastructure upgrades will also be addressed. The renovation will also provide a new multipurpose program space for newcomer services, co-sponsored programs, and partnerships.

During the branch closure, the TPL will provide services in a 3,000 square-foot space in the concourse level of the Yorkgate Mall at the northwest corner of Jane and Finch. The Yorkgate Mall houses many institutional/community service tenants currently. There are also plans to embed librarians within the community at various locations.

The Jane-Sheppard branch is identified in the FMP as a relatively new neighbourhood branch in good condition. There are currently no plans for the renovation, relocation or expansion of this branch. The branch will be held in a good state of repair.

⁷ Toronto Public Library. (2017). Staff Report: Service Delivery Model. Retrieved from <https://www.torontopubliclibrary.ca/content/about-the-library/pdfs/board/meetings/2017/jun19/17-service-delivery-model-combined.pdf>

CHILD CARE

There are eight non-profit, five commercial and four City-operated child care centres located in the study area, providing a total of 1,586 spaces. The largest proportion of these spaces is for school age (32%) and preschool (27%) children, followed by kindergarten (23%), toddlers (11%) and infants (7%). A new child care centre located at St. Augustine Catholic School opened in January 2020, providing spaces for 26 kindergarten and 30 school age children.

Toronto's Council-approved Licensed Child Care Growth Strategy 2017-2026 has a vision to serve 50% of children aged 0-4 by 2026. Ward 7, within which the study area is mostly located, is identified as a high priority for child care expansion with enough licensed spaces to serve 20-29% of children aged 0-4 years old. Additional resources will be required to meet the target of serving 50% of children 0-4 as outlined in the Licensed Care Growth Strategy.

EarlyON

EarlyON Child and Family Centres offer free programs to parents/caregivers and their children from birth to six years of age. These centres welcome all families to participate in quality programs that:

- help strengthen adult-child relationships,
- support parent education, and
- foster healthy child development.

Qualified professionals can help families and caregivers find support, get advice, make personal connections and access a network of resources.

These Centres were previously known under four different names: Ontario Early Years Centres, Parenting and Family Literacy Centres, Better Beginnings Better Futures Programs and family resource programs.

There are ten EarlyON Child and Family Centres in the study area providing a total of 216.5 hours of drop-in service per week. Program capacities vary among the sites, with a few large community based and a number of medium and small size programs supporting families and children in this community.

SHELTER SUPPORT

There are currently no shelters located in the Jane-Finch Initiative study area. However, there are programs located nearby:

- Downsview Dells, located at 1651 Sheppard Avenue West, is a shelter for men experiencing homelessness or men who are at risk of losing their housing, and who wish to abstain from the use of drugs and alcohol.
- Salvation Army Islington Seniors' Shelter at 2671 Islington Avenue, for men and women aged 55+ who are experiencing homelessness.
- Youth Without Shelter, located at 6 Warrendale Court, is an emergency residence and referral agency providing shelter and support programs for youth experiencing homelessness, between ages 16-24.

Two temporary pandemic response shelter hotel programs are also set up near the study area due to the COVID-19 pandemic.

RECREATION



Figure 9. Driftwood Community Centre (view from Jane Street) (Source: City Planning)

There are four (4) community recreation centres (CRCs) and one arena in the Study Area. All of the CRCs contain gymnasiums and outdoor swimming facilities, and three of the CRCs contain multipurpose room space. The centres also offer a variety of programs for the community.

Parks and Recreation Facilities Masterplan

In November 2017, City Council adopted the Parks and Recreation Facilities Master Plan 2019 – 2038 (FMP), reinforcing the City's commitment to providing high quality parks and recreation facilities for all residents. The FMP is a 20-year strategic framework to guide planning and investment for new parks and recreation facilities throughout the city. The Implementation Strategy for the Parks and Recreation Facilities Master Plan 2019-2038 was unanimously adopted by City Council on October 29, 2019.

The plan identifies the Western North York Community Recreation Centre as an approved community recreation centre (CRC). This new CRC project is currently in the design stage and has an estimated completion date of spring 2024. The facility will be approximately 77,000 square feet in size and may include an aquatic centre (pool), multipurpose space, a gymnasium, and licensed child care facility. It will provide service to the southwest corner of the Study Area, around the intersection of Sheppard Avenue West and Highway 400.

The FMP also recommends that the Northwood Community Centre outdoor pool and the Oakdale Community Centre outdoor pool be evaluated for potential repurposing into facilities that have more demand (no timeline or funding is associated with the evaluation of these pools at this time).

A summary of the amenities contained within the 4 CRCs and the arena is shown below.

Community Recreation Facilities	Size (ft ²)	Amenities
Domenico Diluca Community Recreation Centre	12,896	<ul style="list-style-type: none"> Gymnasium Outdoor pool 3 meeting rooms Kitchen
Driftwood Community Recreation Centre (CRC)	24,994	<ul style="list-style-type: none"> Gymnasium Outdoor pool 7 multipurpose rooms Kitchen
Northwood Community Centre	36,200	<ul style="list-style-type: none"> Gymnasium 5 multipurpose rooms 3 kitchens Weight room Outdoor pool Lounge Meeting room
Oakdale Community Centre	10,000	<ul style="list-style-type: none"> Gymnasium Outdoor pool 2 multipurpose rooms Kitchen Preschool
John Booth Memorial Arena	30,591	<ul style="list-style-type: none"> Indoor ice pad 3 multipurpose rooms

Table 1. Community Recreation Facilities and amenities in the Jane-Finch area

IN FOCUS

Proposed Community Hub and Centre for the Arts



Figure 10. Conceptual Design for the Community Hub and Centre for the Arts (Source: Feasibility Study Draft Report, Project Team). Note: design is preliminary, and therefore subject to change.

The future site of the Maintenance and Storage Facility (MSF) for the Finch West LRT adjacent to Yorkgate Mall presents an opportunity for community use in the area (Figure 10). Collectively, local organizations, community partners, and residents advocated for land on the MSF site be used for a community hub and centre for the arts. Metrolinx has agreed to convey a 32-metre deep and 274-metre long setback for a community hub and centre for the arts.

In 2017, the Jane/Finch Community and Family Centre, Community Action Planning Group (CAPG), and a team of community facilitators initiated a community engagement process to help inform a vision and programming for the hub. Funding was secured for a feasibility study, and the hub is currently in the conceptual design phase.

Some program spaces identified as needs include: a theatre, a dance and recording studio, multimedia rooms, art spaces (e.g. gallery), a multipurpose gym, a community kitchen and an indoor swimming pool.

HUMAN SERVICES AND COMMUNITY AGENCIES

Human Services contribute to the health, social, and economic wellbeing of Toronto's communities and are broadly categorized into the following sectors: housing, homeless services, food banks, large multi-service organizations, employment, training and settlement, community development, planning, and information and referral. Human Services are often delivered by non-profit community-based organizations and form an important part of the network of community services and facilities that serve the study area.

These agencies work in partnership with local residents groups, various City divisions and government agencies including Toronto Public Health, Toronto Employment and Social Services, Toronto Public Library, public school boards along with Social Development, Finance and Administration. Locally-based agencies and resident groups play an important role in identifying community services and facility needs, information sharing and delivering needed assistance to individuals, families and vulnerable populations in the local community.

Community Agencies

There are a number of organizations operating in the community that play a vital role in engaging residents and providing opportunities for youth. Some of these groups include Success Beyond Limits, Community Action Planning Group (CAPG), Grow our Grassways, Jane-Finch.com, Jane-Finch Action Against Poverty (JFAAP), Jane-Finch Concerned Citizens Organization (JFCCO), and Jane-Finch Housing Coalition (JFHC).

Employment and Social Services

Toronto Employment and Social Services (TESS) is a City of Toronto division that provides employment supports, financial benefits and social supports to people living in the city. The Yorkgate Employment and Social Services location is a branch of TESS which supports jobseekers and administers financial benefits such as Ontario Works. The drop-in service centre is located in Yorkgate Mall in a shared space with its government partner, the Ontario Disability Support Program (ODSP). The service centre has a number of community partners including the TDSB, Humber Community Employment Services, the Centre for Addiction and Mental Health (CAMH), and the University of Toronto.

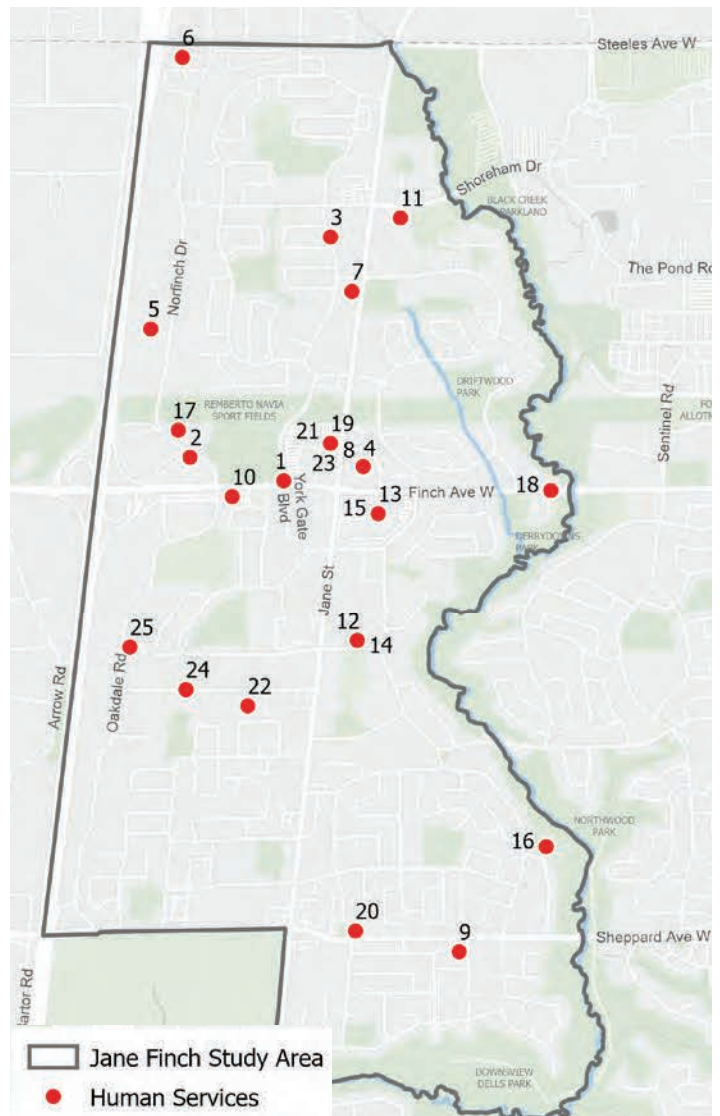


Figure 11. Community Agencies and services in the Jane-Finch area.

EDUCATION AND HEALTHCARE INSTITUTIONS

Reactivation Care Centre

The Finch Reactivation Care Centre, the former Humber River Regional Hospital, is located in the western portion of the study area adjacent to Highway 400 (Figure 12). The hospital and its emergency department closed in 2016. The facility has since reopened as a transitional facility providing services to patients who no longer need acute care and are awaiting transition to a convalescent or Long-term Care facility. The transition facility serves patients from hospitals within the Central Local Health Integration Network (LHIN).



Figure 12. Reactivation Care Centre

Universities

The only university located in the vicinity of the study area is York University. Yorkgate Mall contains the York University TD Community Engagement Centre, a partnership between York University and the Jane-Finch community. The Centre supports York University's commitment to build a more locally engaged university by facilitating mutually beneficial collaboration between York University and the community. The core activities of the Centre include:

- Facilitating resource and knowledge exchange;
- Providing support for attaining post-secondary education;
- Strengthening community-university collaborations;
- Providing experiential learning opportunities; and
- Advancing academic innovation and community based research.



Figure 13. York University TD Community Engagement Centre (left) and Seneca College, Yorkgate Campus (right), both located in Yorkgate Mall (Source: City Planning)

Colleges

Yorkgate Mall is the location of Seneca College's Yorkgate Campus, which offers degree, diploma and certificate programs (many with experiential learning opportunities), as well as academic upgrading for youth and adults, and personal support services programs.

Humber College's North Campus is located approximately eight kilometres west of the study area. The campus offers programs to over 19,000 students and is the western terminus for the Finch West LRT.



PARKS AND PUBLIC REALM

The parks and public realm network in the Jane-Finch area is integral to quality of life and community well-being. Public spaces support social gathering, recreational activities, and promote mental and physical health.

PARKS

There is an interconnected public open space system comprised of parks, ravines, and pedestrian and bike trails along Black Creek, as well as a variety of outdoor recreation facilities such as sports courts throughout the study area. The majority of the bikeway facilities are multi-use pathways running adjacent to Black Creek and the hydro corridor north of Finch Avenue West. There is one quiet-street cycling route south of the Jane and Finch intersection on London Green Court. Furthermore, based on the variability of park provision in the area, impending development opportunities and transit expansion will necessitate improved access to greenspace in the Jane-Finch community. Please refer to Appendix 4 for maps displaying the service areas for parks and recreation facilities.

There are a total of 22 parks totaling to 2,006,772 square metres of parkland that are entirely or partially within the Jane-Finch area that are accessible to the area's population (Figure 14).

There are currently no ongoing or planned City-initiated parkland acquisitions within the study area, and no active development applications that are generating new parkland. Appendix 4 demonstrates that there is currently a mix of active and passive recreation opportunities within and surrounding the study area.

The City's Parkland Strategy is aligned with the Parks, Forestry and Recreation's Facilities Master Plan (FMP). It focuses on planning for the park system, and is founded on the following themes:

- Securing improvements to new parkland and park expansions to support growth and address gaps
- Improving access and function of existing parkland system



Figure 14. Parks and Open Space System in Jane and Finch Study area (Source: City Planning, Graphics and Visualization)

- Improving connectivity between parks and open spaces
- Ensuring that parks are inclusive places through the removal of barriers to accessibility

Population growth, employment, and development, among other factors, can all place pressure on park provision. The City of Toronto uses a per capita calculation to determine parkland provision rates and to further assess how provision rates will change. According to the City's Parkland Strategy methodology, the city-wide average parkland provision rate is 28 square metres of parkland per person. The provision level in the majority of the study area is greater than 28 square metres of parkland

per person (so it is equal to or greater than the city-wide average). However, this provision level varies, as a provision gap exists in the north-west and south-west quadrants of the study area.

While the city-wide provision rate is predicted to decrease to 23.5 square metres of parkland per person, the 2033 forecast demonstrates that the parkland provision level in the study area will remain steady as the area evolves. The provision level is projected to generally remain steady, but this will change as residential and employment uses and permissions increase and there may be a need for new and/ or improved parkland as growth occurs.

Ravine Strategy

The Toronto Ravine Strategy guides future ravine management, use, enhancement, and protection. Under this Strategy, the ravine parkland system along Black Creek may provide an opportunity for investment and improvement to protect and enhance these natural areas.



Figure 15. Shoreham Park, Jane and Finch (Source: City Planning)

PUBLIC REALM

The public realm includes streets, parks, and privately-owned publicly-accessible open spaces (POPS).

A number of public realm improvements have been identified as a part of the work to be done for the Finch West LRT. Notable planned improvements include at-grade separated pedestrian crossings, improvements between Finch Avenue West and the hydro corridor along Norfinch Drive, and streetscape and public realm enhancements as identified in the Finch West Streetscape Plan and streetscape guidelines. Enhancements include tree planting infrastructure, street furniture, and aesthetic enhancements to areas around Highway 400, and street lighting poles and fixtures, among others. Plans may also include the integration of public art in improvements to the public realm and transportation networks.

Privately-owned-publicly-accessible spaces (POPS)

POPS are vital spaces that enhance urban life and contribute to placemaking. There are currently no POPS in the study area, but these spaces are still key components of the public realm network. Consideration of these spaces is important given that future growth and construction of the LRT may necessitate the provision of new POPS.

Other Open Spaces

Other open spaces include community gardens, cemeteries, school yards, and laneways. Within the study area, there is open space between Norfinch Drive and Yorkgate Boulevard, as well as schoolyards at several schools, including Driftwood PS, Brookview MS, and Topcliff PS. There is also an extensive amount of natural open space in the Jane-Finch area.

Mobility Greenways

Mobility Greenways are protected pathways typically found between the road and the sidewalk that can serve as rain gardens to mitigate the impacts of wet-weather events. Work is being done to explore the implementation of these corridors in the northwestern quadrant of the city. In June 2019, the Infrastructure and Environment Committee (IEC) requested that staff complete a report by the end of 2019 with an Implementation Strategy for the provision of enhanced mobility infrastructure and stormwater protection along sections of Finch Avenue, Kipling Avenue, and Jane Street.

Public Space Incubator Project - Corner Commons

Public Space Incubator is a program led by Park People and funded by the Ken and Eti Greenberg and Balsam Foundation.

Led by the Jane-Finch Centre, Corner Commons is an upcoming project in the study area that will consist of a pop-up public gathering space on the parking lot of the Jane-Finch Mall located at the southeast corner of the Jane-Finch intersection (Figure 16). The project was pivoted to an online format in the spring of 2020 due to the COVID-19 pandemic.

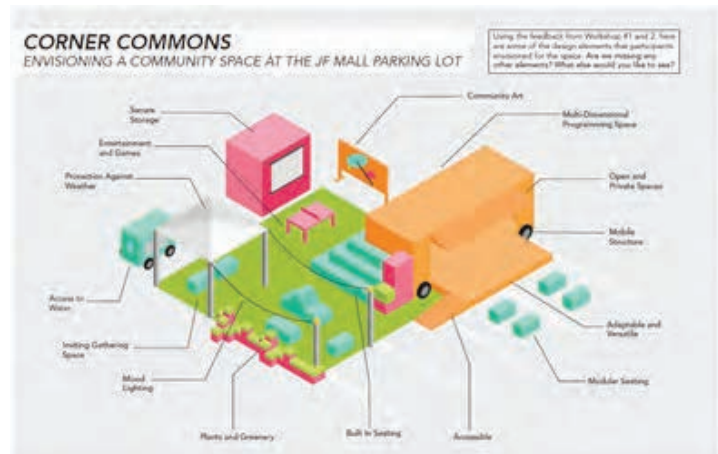


Figure 16. Corner Commons Community Space (Source: Jane and Finch Community and Family Centre)



TRANSPORTATION AND MOBILITY

The Jane-Finch study area is served by several bus routes and can be accessed from the Yonge-University subway line. Car ownership and transit usage are prevalent among residents, and the majority of trips are made for work or school.

ROAD NETWORK

Every street owned by the City of Toronto is given a classification with the exception of public laneways. Arterial roads provide the major corridors for traffic movement including surface transit. Arterial roads are also important for pedestrians and cyclists. Collector roads serve to collect and distribute traffic between local and arterial roads. Local roads provide access to properties and serve a minor role in carrying traffic.

Jane Street and Finch Avenue West are major arterials. Minor arterials include Norfinch Drive, Yorkgate Boulevard, and Oakdale Road. Other streets in neighbourhoods within the study area are classified as collector roads (e.g. Driftwood Avenue). According to the Official Plan, both Jane Street and Finch Avenue West have a right-of-way (ROW) width of 36 metres, while Norfinch Drive has a 27 metres ROW width. A network of local roads within the study area such as Firgrove Crescent, Wilmont Drive, and Bloomington Crescent provide access to buildings and properties.



Figure 17. Existing Surface Routes (City Planning, Graphics and Visualization)

TRANSIT NETWORK

Buses

There are 30 bus routes operated by the Toronto Transit Commission (TTC) that serve the study area.

Subway

The Finch West station on Line 1 Yonge-University is located just east of the study area. The Pioneer Village station is in proximity to the northern part of the study area.

GO Transit

The Highway 407 station on Line 1 Yonge-University (Jane and Highway 407) has a direct connection to the Highway 407 Bus Terminal, which has 18 bus bays serving GO buses and York Regional Transit. GO buses at this station connect to many regional destinations including nearby cities (Hamilton, Oakville, Brampton, Oshawa and others), universities (Guelph, Waterloo, McMaster, UofT Scarborough), and shopping malls (Square One). The York University GO station (northeast of the study area) and the Downsview Park GO station southeast of the study area are served by the Barrie Line connecting to downtown Toronto, one of seven regional rail lines operated by Metrolinx.

Light Rail Transit

The Finch West LRT is an 11-km investment that will span from Keele Street to Humber College. The LRT will connect to the following existing transit services:

- Line 1 at Keele Street/Finch Avenue West
- YRT at Humber College
- Zum, MiWay and GO Transit bus services

The LRT will have 18 stops, four of which fall within the study area: Jane, Driftwood, Tobermory, and Norfinch/Oakdale. Major construction commenced in spring 2019 and is scheduled for completion in 2023. Capital costs for the project are estimated to be \$1.2 billion.

The Jane Street-Finch Avenue West intersection is identified by Metrolinx as a Mobility Hub (Gateway) in The Big Move, the regional transportation plan for the Greater Toronto and Hamilton Area. The proposed hub is intended to integrate the Finch West LRT, local bus service, express bus service and other future potential rapid transit lines, such as the proposed Jane LRT. It is important to note that Jane Street is both a transit corridor expansion element in Map 4 (Higher Order Transit Corridors) and a transit priority segment expansion element in Map 5 (Surface Transit Priority Transit Network) of the Official Plan.

The Mobility Hub study for the area around the Jane-Finch intersection has yet to be completed. However, Metrolinx has identified several key considerations for improvements including the redevelopment of the Jane-Finch intersection in tandem with anticipated mixed-use development, streetscape improvements and pedestrian connections between proposed LRT stops, the existing Finch Hydro Corridor Recreational Trail, and the Black Creek ravine and trail system.



Figure 18. Rapid and Regional Transit Network (Source: City Planning, Graphics and Visualization)

Leveraging Transit Investment for Community Benefit

An important component of the LRT is the Community Benefits Framework which aims to secure opportunities for employment, apprenticeship, and local suppliers. Metrolinx, in collaboration with Infrastructure Ontario, the Toronto Community Benefits Network, and the Ministry of Training, Colleges and Universities, finalized a community benefits program that will help to implement these initiatives where possible. One project secured through this agreement is a 32-meter setback along the Finch Avenue West frontage of the Maintenance and Storage Facility for community uses which is envisioned by the community as a Community Hub and Centre for the Arts.

Cycling Network

in July 2019, City Council approved the Cycling Network Plan Update. It contains two components: a near-term capital implementation program (2019-2021) and an overall proposed network (2022 and beyond). The plan advances the goals to connect, grow and renew, and seeks to achieve the Official Plan objective of ensuring that all residents are within 1 kilometer of a designated cycling route.

The Jane-Finch Initiative study area does not have extensive cycling connections (Figure 20), other than existing major multi-use pathways on the Finch Hydro Corridor Trail and Black Creek trail, as well as one quiet cycling route on London Green Court.



Figure 19. Many cyclists use the sidewalks in the area (Source: City Planning)

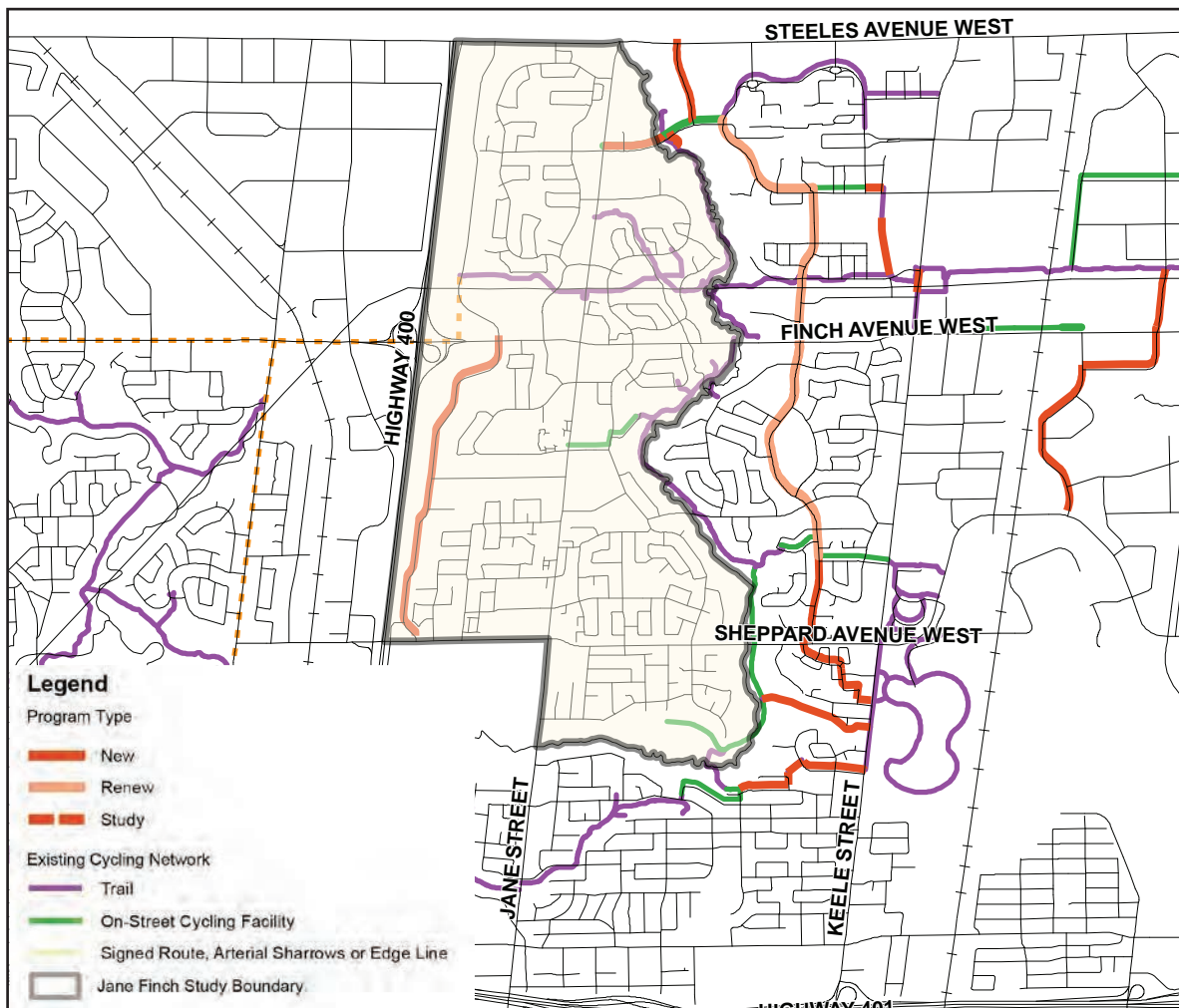


Figure 20. Proposed Cycling Network Improvements - Jane and Finch (Source: City Planning, Graphics and Visualization)

The City of Toronto's Cycling Network Plan (2019) proposes the following in the Jane and Finch area (Figure 20):

- North-south cycle tracks on Oakdale Drive from Finch Avenue West to Sheppard Avenue West.
- On-street cycling facility on Yorkwoods Gate
- Study of cycling facilities to connect the Finch Hydro corridor trail to a proposed route along Finch Avenue West from the Highway 400 ramp westward.
- An expansion of the existing trail network for improved connectivity
- East-west cycle tracks on Shoreham Drive from Jane Street to Pond Road

There is an existing multi-use trail from Norfinch Drive to Pineway Boulevard (15 km). Cycling infrastructure is currently being designed as part of the Finch West LRT construction from Keele Street to Highway 27 (10 km).

Pedestrian Infrastructure

According to the City's Sidewalk Inventory (2015), the majority of the minor and major arterials in the study area have sidewalks on both sides of the street. However, several local streets have either a sidewalk only on one side of the street, or no sidewalk on either side of the street. The majority of these streets are in the portion of the study area south- and north-east of Jane and Sheppard Avenue West.

The following pedestrian bridges across Black Creek are located in the Jane-Finch Initiative study area:

- Driftwood Park pedestrian bridge, constructed in 1955;
- Black Creek Parkland, constructed in 1983; and

- Two pedestrian bridges in Derry Downs Park, constructed in 1950 and 1991

As a result of the existing layout of the road network around Jane and Finch, direct trails/pathways were created that often run through parks and greenways providing connections to schools and other community facilities. These are vital to pedestrian movement as they reduce travel times and distances. These connections are not often displayed on a map, as some may be informal and/or located on private land, but they are very much part of the local pedestrian and cycling network. The identification / classification of the trail/pathway network may be part of a future consultation exercise, and it is possible that some residents may not use these paths at certain times due to safety concerns.

Goods Movement Conditions

City Planning's Keele Finch Plus Transportation Study published in 2017 found that slow-moving tankers and large trailers are very prevalent near Highway 400 access areas in the Jane-Finch study area (Figure 22). While commercial activities comprise about 4.5% of total vehicles, these vehicles can cause significant delays at intersections. Vaughan and GTA West contribute the highest share of trip origins at 40%. More than one-third of commercial trips in the morning originate from the GTA West and Etobicoke, while roughly half of commercial trips originate in Vaughan and areas north of Highway 401 in Toronto in the afternoon period.

IN FOCUS

Finch West Goods Movement Study

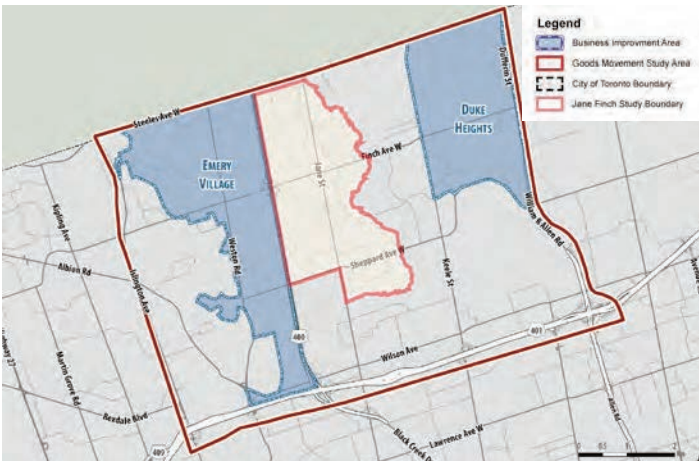


Figure 21. Finch West Goods Movement Plan area
(Source: Transportation Services and Wood Engineering and Infrastructure Solutions)



Figure 22. Trucking conditions on Finch Avenue West
(Source: City Planning)

The Finch West Goods Movement Study (FGMS) is looking at ways to improve commercial shipping in the Finch West area of Toronto. The Finch West LRT will introduce new turning restrictions and other changes to local roads and highways. These changes will affect how businesses ship their goods and make freight deliveries. The City is conducting the study to identify alternative strategies to address the future shipping and freight delivery needs in the study area while considering the safety and efficiency of travel for commuters, transit users, cyclists and pedestrians. Truck operations will be the focus of analysis, specifically pertaining to access to arterial roads, as well as provincial highways to and from employment districts.

As such, a Transportation Master Plan (TMP) for the FGMS is being prepared under Phase 1 and 2 of the Schedule C Municipal Class Environmental Assessment (EA) process. The study area focuses on the northwest quadrant

of the City of Toronto and is bordered by Steeles Avenue to the north, Highway 401 to the south, Islington Avenue to the west and William R. Allen Road to the east. There are two Business Improvement Areas (BIAs) within the study area: Emery Village and Duke Heights (Figure 21).

The study will generate short, medium, and long term solutions that will consider new road and/or bridge infrastructure, as well as improvements to intersection design and truck routes. There are also several other ongoing initiatives and improvements, including the Emery Village TMP and Secondary Plans, as well as the Downsview Area Secondary Plan and TMP.

TRAFFIC

Traffic Volume

Data was retrieved from the City's vehicle and pedestrian volumes counts which are collected from intersections with traffic signals. The data is typically collected between 7:30 a.m. and 6 p.m.

The highest vehicle counts were observed at the Finch Avenue West and Highway 400 southbound ramp. The highest pedestrian counts were observed at the Jane Street and Finch Avenue West intersection. In comparison, the lowest vehicle counts were observed at Jane Street 360 metres north of Shoreham Drive, and the lowest pedestrian counts at the Finch Avenue West and Highway 400 northbound ramp.

Travel Characteristics

The following travel data is based on the previous ward system prior to the 2018 Ward boundary change. About half of the households in the study area have 1 vehicle available, and on average there are about 2 trips made per day.

In terms of trip purpose, a majority of the trips made by residents of the former Ward 7, 8 and 9 (which encompass the study area) were to work or school. Fewer trips were made for non-home based purposes, such as for shopping or entertainment.

The main travel mode for residents of all three wards is driving, with transit trips as a close second.

Safety

According to the pedestrian safety heat map for Vision Zero, there are several collision areas along Finch Avenue West, mainly located at the following intersections:

- Shoreham Drive and Jane Street
- Jane Street and Yorkwoods Gate
- Jane Street and Firgrove Crescent
- Jane Street and Grandravine Drive, and
- Jane Street and Sheppard Avenue West.



FOOD SECURITY AND ASSETS

Food security in the Jane-Finch area is related to the concept of food justice and the ability to access affordable, culturally-relevant, healthy food without being policed or barred access due to one's race or socio-economic status.

Key factors when assessing local food security are affordability and physical accessibility.⁸ Affordability is impacted by not only the price of food at local food retail stores but also linked to wages, labour type, migration/citizenship, gender and mental health status. Financial precarity can occur due to a number of factors, such as lack of consistent income, low wages, incurring debt or a lack of workplace safety. This has major impacts on the affordability of food as it requires individuals to make hard decisions about paying for equally important needs, such as medication and housing.⁹

Physical access to food is a multifaceted issue with connections to income, household location and transportation mode. It is impacted by the number and distribution of food outlets in a specific geography; the availability of reliable public and private transportation options; the viability of producing food locally based on environmental integrity and availability of local green space; and perceptions of local residents which can result in increased policing and affect local outlet design. Demographic factors such as race, culture, age, mobility and gender are also intertwined with affordability and physical access.¹⁰ The criminalization of poverty and hunger and reliance on public transportation to access food outlets, further contribute to the financial and temporal costs of grocery shopping.¹¹

According to the Black Creek Food Justice Network, to be food secure means to have the ability to feed one's self and family at all times by having access to resources and opportunities, such as safe and stable work, land to grow food, and programmatic support.¹²

Food by Ward Map

In 2016, the Toronto Food Policy Council (TFPC) produced a series of reports which took stock of food assets in each of Toronto's 44 Wards. The findings of the reports were then mapped and both resources were made available to the public through the TFPC's [website](#). The information on existing food assets in the Jane-Finch area noted below was ascertained using the TFPC's interactive Food by Ward map (last updated in 2019).

The [Food by Ward](#) map presents a wide range of food assets throughout the city from children's food programs to community gardens and local food retail outlets. The map was developed with the intention of highlighting the complex food networks and activities rooted throughout the city, and to allow local residents to locate their nearest food banks, community gardens and farmers markets. The map is a tool for both local councillors and policy makers as well as local leaders to understand the local food landscape and advance related initiatives. The Food by Ward map also illuminates the distribution of food resources; information which can help support policy development and decision-making by municipal actors.

⁸ Black Creek Food Justice Network. Fighting for Food Justice in the Black Creek Community: Report, Analyses and Steps Forward. (2012). Web July 2020

⁹ Rao Madan, Gita. "Seed, Skill, and Soil: Organizing for Food Justice, with Leticia Boahen, Rachelle Sauve, Vanessa Ling Yu, and Gabriel Allahdua" Upping the Anti, August 2017: 19. Web. July 2020

¹⁰ Ibid.

¹¹ Ibid; Black Creek Food Justice Network. Fighting for Food Justice in the Black Creek Community: Report, Analyses and Steps Forward. (2012). Web July 2020

¹² Supra.

An Inventory of Food Assets in Jane-Finch

In the Ward reports, there are six broad categories for food resources throughout Toronto, each with subcategories describing the range of food activities and assets in the area. The categories are defined below.

1. Emergency Food Programs include food banks, home meal delivery (e.g. Meals on Wheels) and drop-in free or low-cost meal programs designed to provide temporary emergency food assistance to individuals and families experiencing food insecurity. There are five Emergency Food Programs operating in the Jane-Finch area, four of which are food banks and one program that provides meals for seniors and people with disabilities.

2. Community Food Services include community kitchens and community food agencies. Community kitchens are facilities available to the public through rentals or permitting, providing spaces for community groups to prepare and share meals, as well as socialize. Community food agencies deliver and/or support community food programs.

Five community kitchens are currently operating in the Jane-Finch Initiative study area. The majority of these community facilities are located within City of Toronto-operated community centres.

Subcategory	Organization Name	Address
Food Banks	ANIDA	4401 Steeles Avenue West Toronto, ON M3N 2S4
Meals for seniors / people with disabilities	LOFT Community Services, Crosslinks Seniors Housing and Support Services	35 Shoreham Drive, Unit 300 Toronto, ON M3N 1S5
Food Banks	Salvation Army, Yorkwoods Community Church	Yorkwoods Community Church 20 Yorkwoods Gate SE Toronto, ON M3N 1J8
Food Banks	Society for the Living	Apostles Revelation Church 274 Eddystone Ave Toronto, ON M3N 1H7
Food Banks	Humewood House Association, Young Parent Resource Centre	1900 Sheppard Avenue West Toronto, ON M3L 2G7

Table 2. Emergency Food Programs operating in the Jane-Finch area.

Facility Name	Address
Driftwood Community Recreation Centre	4401 Jane Street
Black Creek Community Health Centre - Yorkgate	1 Yorkgate Boulevard
Oakdale Community Recreation Centre	350 Grandravine Drive
Northwood Community Recreation Centre	15 Clubhouse Court
Domenico DiLuca Community Centre	25 Stanley Road

Table 3. Community Food Services operating in the Jane-Finch area.

3. Food Markets include local grocery outlets such as mobile food markets, farmers markets and food co-ops. Good food/mobile food markets are markets operated by FoodShare that sell high-quality fruits and vegetables at an affordable price. Farmers markets sell fresh fruits, vegetables, and other foods from local farms. Food co-ops are non-profit, owner-controlled, democratically run grocery stores often with a focus on organic or locally-produced fresh foods and farm products.

There is currently one food market in the Jane-Finch Initiative study area. Other food markets include the York University Market (YUM) and Chimneystacks Good Food Market, currently in its pilot phase, to the east of the study area.

Market Name	Address
Arleta Mobile Market	7/11 Arleta Avenue
York University Market (YUM)	York University, Central Square
Chimneystacks Good Food Market	51 The Chimneystack Road

Table 4. Food Markets operating in the Jane-Finch area.

4. Children's Meal Programs include Student Nutrition Programs which, at participating schools, offer nutritious breakfast, lunch, and snack programs to all students regardless of household income.

A total of 19 Children's Meal Programs operate in the Jane-Finch area. Eighteen schools (listed below) offer student nutrition programs and one additional program is run by the San Romanoway Revitalization Association. Blessed Margherita of Citta Di Castello Catholic Elementary School is the only school in the area without a Student Nutrition Program.

- Blacksmith Public School
- Brookview Middle School
- Shoreham Public Sports and Wellness Academy
- Gosford Public School
- Driftwood Public School
- St Francis De Sales Catholic Elementary School
- Westview Centennial Secondary School
- Firgrove Public School
- St Charles Garnier Catholic Elementary School
- Yorkwoods Public School
- Oakdale Park Middle School
- St Jane Frances Catholic Elementary School
- Stanley Public School
- Calico Public School
- St Augustine of Canterbury Catholic Elementary School
- St. Martha Catholic Elementary School
- Topcliff Public School
- Monsignor Fraser College - Norfinch Campus

5. Community Gardens include food and flower gardens planted and maintained by community members on city, institutional, or private property. Some are open to the public while others are reserved for specific community groups. These include public housing community gardens, school and children's gardens, Toronto Parks' community gardens, and allotment gardens.

There are five community gardens within the Jane-Finch Initiative study area. The majority are either associated with school sites or are part of Toronto Community Housing developments. Established in 2015,

an allotment garden is located on the San Romanoway property at the intersection of Jane and Finch.¹³ The allotment is run in partnership by the Toronto and Region Conservation Authority and Black Creek SNAP and has composting, pollinator or native plant gardens, a small orchard and as well as education programming.¹⁴

Subcategory	Location	Address
Public Housing Community Gardens	Edgeley Apartments (TCHC)	35 Shoreham Drive
Other	San Romanoway Sunshine Allotment Garden	10 San Romanoway
School/ Children's Gardens	Reaching Up Homework Club Garden (Growing Up)	1830 Finch Avenue West
Public Housing Community Gardens	Finch Topcliffe (TCHC)	20 Yellowstone Street
School/ Children's Gardens	Yorkwoods Public School	25 Yorkwoods Gate
Toronto Parks Garden / School/ Children's Gardens	Oakdale Community Garden	350 Grandravine Drive

Table 5. Community Gardens operating in the Jane-Finch area.

6. Urban Agriculture encompasses all organizations, businesses and producers dedicated to urban agriculture, as well as rooftop gardens, beehives, orchards, and greenhouses.

There are two urban agriculture organizations operating in the Jane-Finch area - the Black Creek Community Farm (BCCF) and Everdale Farms, which leads the BCCF project.¹⁵ BCCF was a project developed through consultation that was initiated in part by a desire for food sovereignty and justice, as well as security, in the Jane-Finch area.¹⁶

The Food by Ward map also identified Local Food Retail as an additional food resource type. Presently, the Food by Ward map solely identifies restaurants under this category; however, this could be expanded to encompass city-wide food box services and healthier food retail, which are defined in the 2016 Food by Ward report as follows:

- **City-Wide Food Box Programs** are food box or community shared agriculture programs that deliver fresh, local¹⁷ foods to people's houses or designated drop-off points in the community; and
- **Healthier Food Retail** includes stores that sell fresh produce or specialize in one of the four food groups listed on Canada's Food Guide to Healthy Eating.

¹³ Toronto and Region Conservation Authority. Projects: San Romanoway Towers Revival. (2020). Web August 25, 2020

¹⁴ Toronto Urban Growers. Map. (2020). Web August 25 2020

¹⁵ Jane-Finch Food Justice. Black Creek Community Farm. (n.d.). Web. July 2020

¹⁶ Lauren Baker. A conversation between Leticia Deawuo and Lauren Baker on Black Creek Community Farm. (n.d.). Web August 2020

¹⁷ Local is not defined in the Food by Ward report.

Additionally, the Food by Ward report maps approximately 24 Healthier Food Retail locations throughout the study area but does not list the locations by name. There are eleven grocery stores in the Jane-Finch Initiative study area, which would be classified as Healthier Food Retail outlets. The majority of these food outlets are located at the intersection of Jane and Finch and south of Finch Avenue West, along Jane Street.

Subcategory	Address
Win Farm Supermarket	1925 Sheppard Avenue West, North York, ON M3L 1Y8
Simi African Foods	415 Oakdale Road, North York, ON M3N 1W7
Iyappan Groceries	2877 Jane Street, North York, ON M3N 2J5
FreshCo	3925 Jane Street, North York, ON M3N 2K1
Cactus Exotic Foods	1911 Finch Avenue West, North York, ON M3N 2V2
Kien Hung Supermarket and Jian Hing Supermarket	1989 Finch Avenue West, North York, ON M3N 2V3
Durante's No Frills	1 York Gate Boulevard, North York, ON M3N 3A1
Pacific Fresh Food Market	4734 Jane Street, North York, ON M3N 2L2
Magazin Romanesc	(145 Norfinch Drive, North York, ON M3N 1W8)
New Asafo Market Inc.	391 Driftwood Avenue, North York, ON M3N 2P6

Table 6. Grocery stores operating in the Jane-Finch area.
Source: Google Maps, 2020

Further Reading

- [Black Creek Community Farm](#) by Jane-Finch Food Justice;
- [Earth to Tables: conversation between Leticia Deawuo and Lauren Baker on Black Creek Community Farm](#) by Lauren Baker
- [Fighting for Food Justice in the Black Creek Community: Report, Analyses and Steps Forward](#), by the Black Creek Food Justice Network;
- Food by Ward – Ward 8 Report and the [Food by Ward map](#) by the Toronto Food Policy Council
- [Organizing for Food Justice, with Leticia Boahen, Rachelle Sauve, Vanessa Ling Yu, and Gabriel Allahdua by Gita Rao Madan](#);
- Projects: San Romanoway Revival by the Toronto and Region Conservation Authority; and
- Toronto Urban Growers Map.



ENERGY AND MUNICIPAL SERVICING

The Jane-Finch area, like all Toronto neighbourhoods, is serviced by a complex system of underground municipal infrastructure.

MUNICIPAL SERVICING

Water mains distribute water to buildings and sewers collect wastewater from buildings. The waste water collection system consists of storm sewers that discharge stormwater to the lake, sanitary sewers that convey wastewater to treatment plants and combined sewers that discharge both stormwater and wastewater to treatment plants. During periods of intense heavy rainfall, the volume of stormwater that enters these combined sewers may exceed system capacity and overflow structures divert untreated wastewater and stormwater directly into creeks, rivers and the lake.

WATER DISTRIBUTION SYSTEMS

The Jane-Finch Study area is serviced by a 1500 millimetre diameter water main transmission running east-west along Finch Avenue West and south on Oakdale Drive. There is also a 1500 millimetre diameter water transmission within the hydro corridor north of Finch Avenue West.

The majority of the sewer and storm water services in the Jane-Finch study area fall under the separated sewer system. Combined pipes are generally only found in the older areas of the city.

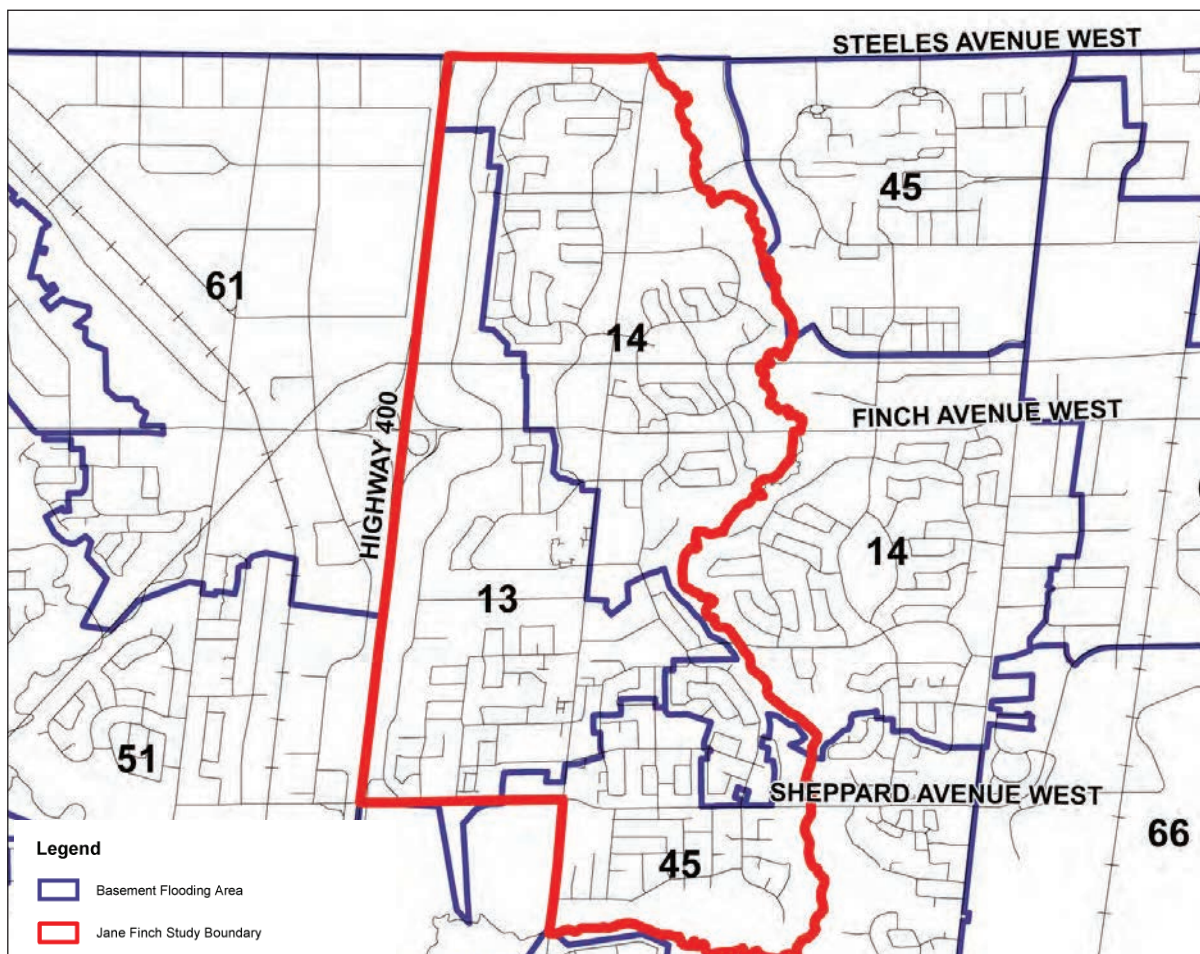


Figure 23. Basement Flooding Program EA Study areas

BASEMENT FLOODING

The City initiated a comprehensive engineering review of basement flooding conditions following a record amount of rainfall in August 2005, which subsequently resulted in high levels of surface and basement flooding. The extreme weather events also led to stormwater infrastructure failure, one of which included the collapse of the culvert that carries Black Creek under Finch Avenue West due to heavy rains.

Based on the Basement Flooding Protection Program Map, the following three basement flooding Environmental Assessment (EA) study areas span Jane-Finch: #13 (EA complete), #14 (EA complete), and #45 (EA still in progress) (Figure 23).

Area 13

Area 13 is generally bordered by Sheppard Avenue West to the south, Steeles Avenue West to the north, Highway 400 to the west, and Jane Street to the east. This area was identified as one for investigation of chronic basement flooding and stormwater runoff quality control.

There are 372 sanitary sewer pipes and 305 storm water pipes. The sanitary sewer discharges wastewater via a trunk sewer for treatment at the Humber Sewage Treatment Plant. Stormwater is conveyed through one outfall to Black Creek.

Causes of flooding between May 12, 2000 and August 19, 2005 included:

- surcharge of sanitary sewers due to excessive stormwater volume,
- surcharge of stormwater system, high groundwater table within basement flooding elevation,

- accumulation of surface runoff in low-lying area, high overland flow depth above street right-of-way elevation,
- undersized storm sewer or undersized catchbasins, and
- reverse-sloped driveways due to surface flooding problems.

A majority of the basement flooding has been a result of the storm drainage system, and source control measures alone will not suffice to reduce flooding.

Area 14

Study area 14 is generally bordered by Steeles Avenue West to the north, Sheppard Avenue West to the south, Norfinch Drive and Jane Street to the west, and Black Creek to the east.

Much of the sewer system in the area was constructed under a separated drainage system. The sanitary sewer network collects and disposes of wastewater into the Black Creek Sanitary Trunk Sewers, and from there to the Humber Wastewater Treatment Plant. Stormwater is discharged into the Black Creek via 17 outfalls located along the watercourse. The sanitary sewer system comprises 60 kilometres of pipes ranging in diameter of 125 millimetres to 1950 millimetres. The storm drainage system comprises 65 kilometres of 1,280 pipes ranging in pipe size diameter from 150 millimetres to 2,100 millimetres.

Causes of flooding in this area included:

- overloaded storm sewers,
- surcharged sanitary sewers,
- high surface flood depth, and
- surface flooding in a low lying area.

The assessment determined that the existing sanitary system could provide protection against basement flooding for the 5-year storm, but that there is room to improve storm drainage in

the area. One problem is that most residential development occurred in the 1960s when the drainage design criteria and flood years planned for different storm conditions.

Area 45

The basement flooding assessment for the portion of the Jane-Finch study area that falls within this EA area is currently underway. Area 45 is generally bordered by Steeles Avenue West to the north, St Clair Avenue West to the south, Highway 400 to the west, and Keele Street to the east.

Historically, areas north and south of Highway 401 along Black Creek have experienced recurring basement and surface flooding during extreme storms.

BLACK CREEK ENVIRONMENTAL ASSESSMENT (EA)

The Black Creek Sanitary System is a 15 kilometre Sanitary Trunk Sewer (STS) that services a 5,500 hectare drainage area. The STS flows to the Humber Wastewater Treatment Plant. The trunk system has begun to exceed design capacity, often overloading and surcharging. Future population and employment increases will necessitate upgrades to the trunk system to accommodate these changes and to withstand extreme weather events, such as flooding. As such, an EA is underway to identify problems and assess sanitary servicing needs of the Black Creek Sanitary Drainage Area and the capacity of the Black Creek STS. Public consultation is underway, and next steps are expected to be complete in 2020.

FUTURE CAPITAL WORKS

Toronto Water's 10 Year Capital Plan identifies funding of \$6.745 billion for state-of-good-repair backlogs, and \$3.4 billion or 25 percent of the capital plan expenditures will go towards improving resiliency to extreme weather events. FREEE's (Facilities, Real Estate, Environment & Energy), has a 10 Year Capital Plan of \$1.324 billion to align with objectives to support state-of-good-repair, service improvements, and environmental sustainability needs.

ENERGY

TRANSFORMTO

TransformTO is the City's climate-action strategy approved by City Council in July 2017. The strategy establishes long-term, low-carbon goals to reduce greenhouse gas (GHG) emissions, as well as improve health, social equity, and economic prosperity among other goals. Toronto's GHG emissions reduction targets based on 1990 levels are as follows: 30% reduction by 2020, 65% by 2030, and net zero by 2050. Achieving these targets will require transformational changes in how we live, work, build, and commute.

Community Energy Planning

Another important component of TransformTO is Community Energy Planning. Community Energy Plans aim to address energy, GHG emissions, and resilience in the early stages of the land use and infrastructure planning processes in order to implement local energy solutions at the building or neighbourhood scale. The Jane-Finch Initiative provides an opportunity to address energy, emissions and resilience, which are important considerations in planning for growth and development in the area. Currently development applications proposing residential, non-residential, and mixed-use projects greater than 20,000 square metres of Gross Floor Area (GFA) are required to submit as part of the approvals process Energy Strategy Reports that identify opportunities to integrate local energy solutions (see report Terms of Reference).

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of environmental performance measures that facilitates sustainable new development in Toronto. TGS Version 3, which came into effect May 1, 2018, now includes a four-tiered

framework for implementation of advanced energy and emissions performance targets. This is intended to deliver TransformTO's long-term building goal of having 100 per cent of new buildings be designed to have near-zero GHG emissions levels by 2030. Developers with proposals for buildings with over 2,000 square metres of GFA are required to meet Tier 1 as part of Site Plan Approval. Staff in the Environment and Energy Division work with applicants during development review to encourage the voluntary adoption of Tiers 2, 3, and 4 that support higher standards of sustainable site and building design.

District Energy

District energy or low carbon thermal energy networks distribute thermal energy to multiple buildings in an area or neighbourhood. The systems typically comprise of a heating and cooling centre, and a thermal network of pipes connected to a group of buildings. The district energy system serving York University's Keele Campus is one of 10 systems in the city and has been operating since the 1960s. As York University develops new academic buildings and considers opportunity for non-academic development at the edges of the campus, there is potential to expand this system into the surrounding area.

The City has identified more than 27 other locations that have the potential to support new district energy systems. New, large developments in Jane-Finch would provide the best opportunity to implement district energy.

Neighbourhood Climate Action Grants

Under TransformTO, the Black Creek and Glenfield-Jane Heights neighbourhoods are eligible for the grant of up to \$7,500 for resident-led climate action projects. Projects must make a direct contribution to emission reduction and/or include an educational initiative related to addressing climate change.

RESILIENCE STRATEGY

Black Creek Community Health Centre served as one of 10 Neighbourhood Resilience Project Hubs. These hubs were established to host conversations with local residents about designing resilience projects in their communities. The projects were financially supported by Toronto's Millennial and Gen X philanthropists through a pledge of more than \$500,000.



ARTS AND CULTURAL RESOURCES

There is an active arts and culture scene in the Jane-Finch study area. This section provides an overview of existing arts and cultural resources. In addition to murals as a form of retelling narratives, there are also a number of youth arts organizations that have an active presence in the community, providing opportunities through arts programming.

PUBLIC ART

City Council adopted the Toronto Public Arts Strategy (2020-2030) in December 2019. The Strategy includes 21 actions to advance public art across the city, with a vision of Creativity and Community - Everywhere. It is underpinned by a commitment to advancing Truth and Reconciliation with Indigenous communities through art. The Strategy considered recommendations of [Redefining Public Art in Toronto](#), a joint report from OCAD University and the University of Toronto that called for a bold re-visioning of public art in Toronto. The Strategy includes 3 guiding principles and 21 actions to enhance the impact of the City's public art programs. It was developed based on extensive community consultation – including artist-led public engagement, a community conversation and public meeting, and stakeholder focus groups. The strategy acknowledges that there is more to be done to ensure that the benefits of public art are felt city-wide and to harness the potential of public art to advance broader city-building priorities, such as equity and inclusion, environmental resiliency, reconciliation with indigenous communities, and placemaking, among others.

ARTS AND CULTURE ASSETS

The following is a list of key cultural assets in the Jane-Finch community:

- **The Spot:** a youth drop-in centre that is a satellite of the Jane-Finch Community and Family Centre. The drop-in centre is located in Yorkgate Mall, and offers programs related to leadership skills, as well as vocational and other competencies.
- **Art/Dance Studios:** Yorkwoods Public Library, Ephraim's Place, Jane and Finch Boys and Girls Club
- **Art Galleries:** Art Gallery at York University
- **Music Practice Rooms:** Monsignor Fraser College
- **Recording Studio:** PEACH, The Spot, Jane-Finch Centre, New Music Promotions
- **Theatre:** York Woods Public Library, Palisades Recreation Centre
- **Cultural activities:** Taste of Finch, International Women's Day, International Day for the Elimination of Discrimination, Toronto Caribbean Carnival Parade, Canadian Hispanic Day Parade, Driftwood's Annual Multicultural Festival
- **San Romanoway Revitalization Association:** provides youth-led arts programming, including the Can-Caribbean Dance Tour Project which includes socially-conscious dance performing arts workshops, a community performance and wellness event.

This may not be a conclusive list of all arts and culture resources in the community. As the study progresses efforts will be made to recognize any additional assets.

MURALS AND ART PIECES

Murals and art pieces are important media for building awareness about community issues, as well as mobilizing participation, civic engagement and solidarity. Art, and murals specifically, have the ability to convey social and political messages in public spaces, and are often used as a tool of resistance against stigmatized narratives¹⁸. Murals and art pieces serve as forms of expression and legacy in the Jane-Finch community.

BeLovED is a local grassroots collaborative whose members consist of community residents, City workers and artists. This group created both of the San Romanoway murals seen on the right. The murals were also a part of a community-based education campaign that sought to raise awareness about harassment and gender-based violence. Both murals seek to represent the struggle, strength, and resilience of victims.

The Strong Women, Strong Community (Figure 24) mural located at 10 San Romanoway was completed in 2009 and was designed by primarily designed by the artist, Jessica Volpe, an area resident. The mural was funded and organized by The Spot (a local youth drop-in centre) and community volunteers. It illustrates the diversity of women and their roles in the community.

The Be Inspired, Love Yourself, Educate Others mural (Figure 25) located at 25 San Romanoway was completed in 2011, and funded by the former City of Toronto Graffiti Transformation program, today known as the StreetARToronto (StART) program. It was created through a partnership among Greenwin Property Management, the San Romanoway Revitalization Association, the BeLovEd Movement, and the Black Creek Community Health Center.



Figure 24. Strong Women, Strong Community Mural (10 San Romanoway)



Figure 25. Be Inspired, Love Yourself, Educate Others (25 San Romanoway)

¹⁸ Ramsaroop, A. (2017). Murals Talk Back: An Understanding of Community Murals in Jane Finch. Retrieved from <https://yorkspace.library.yorku.ca/xmlui/handle/10315/33388>

The mural was completed by artists from the Essentica Arts Collective in collaboration with BeLoVED. The mural depicts the story of a woman as she transitions through different stages of an experience with gender-based violence. The mural's symbolic imagery and themes were informed by community input. Several youth from the Jane-Finch Community and Family Centre along with young women who are community residents helped with the painting and priming process.

Though not pictured in this report, the indoor mural "Real Thoughts, Real Talks," wraps around three walls of the San Romanoway centre's music studio. Facilitated by Arts Services at the City of Toronto, the mural was designed and painted entirely by the Youth in Charge team of the San Romanoway Revitalization Association. The mural is a culmination of an eight-week after-school program involving 14 youth from the Jane-Finch area, aged 13 to 21.



Figure 26. Driftwood Community Centre Murals



Figure 27. Indoor Mural curated by The Spot in Yorkgate Mall



Figure 28. Indoor Mural by C-Bird adjacent to SVP Sports in Yorkgate Mall

ARTS AND CULTURE ORGANIZATIONS

There are a number of arts and culture organizations and groups in the Jane-Finch community. There is a particularly prevalent youth arts sector. Several organizations are supported by the Toronto Arts Council. The Arts and Culture Assets section on Page 50 summarizes some of the active arts and culture organizations in Jane-Finch.

OTHER PROJECTS AND GROUPS

The Film Stars Project: A youth-led initiative that works with youth from neighborhoods that have experienced trauma. The organization teaches youth the steps of filmmaking and helps them produce films on their own reality so people can get a better understanding of their world and their struggles. The project gives young people the opportunity to learn the various skills required to produce film - either documentary, newscast or feature film. It also provides skills training in photography and make-up for film and photography.

A movement rooted in the idea that community can build community, it is an initiative of Black Creek Community Health Centre, Jane and Finch Community and Family Centre, and The Spot.

Freedom Fridayz: An event series for youth, elders, children, parents, artists, local entrepreneurs, educators, and leaders (all of whom make up community) to organically build a space that is hospitable to friendship, learning, partnership and fun.

CULTURAL INFRASTRUCTURE

Making Space for Culture was a long-term project led by City of Toronto Cultural Services. The 2014 study assessed the state of cultural spaces in an effort to ensure a sustainable and affordable supply of city-wide cultural spaces.

Assessments were based on the former 44 ward system, meaning the Jane-Finch Initiative study area fell within the previous Wards 7, 8, and 9.

The project assessed seven cultural facilities in the Jane-Finch study area, as summarized in Table 7.

According to the needs identified by residents from the public engagement process, Toronto Public Library's Yorkwoods branch is a central node for cultural activity. Participants in the former Ward 7 (generally bounded by



Figure 29. Cultural Facilities in the Jane-Finch area.

Jane Street to the east, Humber River to the west, Steeles Avenue to the north and Highway 401 to the south) noted an overall lack of cultural activity in the Ward and an overall lack of services in general. They felt that cultural infrastructure needs be part of overall community infrastructure development including recreation, sport, and social services, particularly for families, children and youth.

A potential long term project identified in the report is to identify and develop multipurpose space, easily accessible by transit, and affordable for newcomers and youth in the community.

Cultural facilities in former Ward 8 (generally bounded by Dufferin Street to the east, Jane Street and Highway 400 to the west, Steeles Avenue to the north and Sheppard Avenue to the south), comprise community centres, schools, and specialized centres such as Blackcreek Pioneer Village, Karma Creative Studio and Upfront Studio Theatre. Participants noted that accessibility, both financial and practical, is a key issue for groups needing space. Participants also expressed a need for outdoor spaces and for the green space in the area to be made more inviting by having a shelter, small performance area and public art.

Potential short term cultural space projects identified in the report include developing a process through which existing spaces can be open later to accommodate time after school/ work and on weekends, and sustaining cultural space at West Side Arts Hub.

In the long term, the report identified the expansion of existing spaces or additional welcoming, inclusive spaces such as the West Side Arts Hub. These new spaces could benefit from specialized equipment for professional arts production.

Facility	Cultural Facilities by Type	Ownership
York Woods (Branch + Arts Hub + Theatre)	Performance, Exhibition, Library, Multipurpose room	Toronto Public Library
Jane / Sheppard Branch	Library	Toronto Public Library
Oakdale Community Centre	Multipurpose room	City of Toronto
Driftwood Community Centre	Screen Based, Multipurpose room	City of Toronto
Yorkwoods Gate Community Centre	Multipurpose room	City of Toronto
Black Creek Pioneer Village	Exhibition, Heritage	Toronto and Region Conservation Authority
St. Augustine of Canterbury	Performance, Multipurpose	Archdiocese of Toronto

Table 7. Cultural Facilities in the Jane-Finch area

Only a portion of the Jane Finch Initiative's study area falls within the boundaries of former Ward 9, which are generally between Jane Street to the west, Allen Road to the east, Grandravine Drive to the north. Residents expressed that arts and culture should be made more visible in the community, and that BIAs involvement could

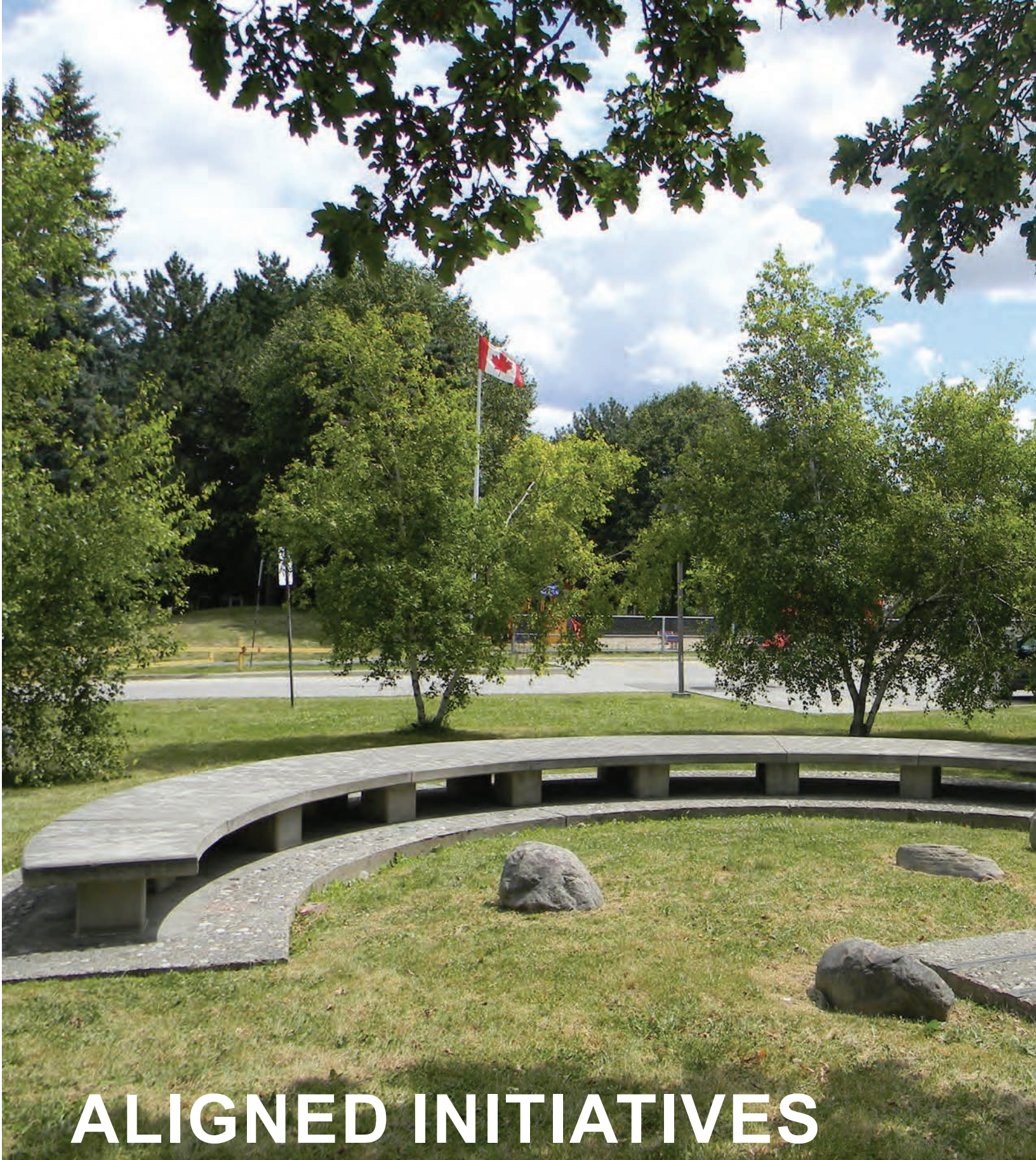
spur new partnerships. Additional needs include affordable multipurpose space and permitting art displays in recreation centres and libraries. A potential short term cultural space project identified in the report was to secure exhibition space in libraries for visual arts, and lengthen hours of public access.

STAKEHOLDER IDENTIFICATION

There are several resident-led groups and organizations in the Jane-Finch study area. Groups comprise neighbourhood associations, cultural associations, and organizational networks.

There are currently no BIAs in the Jane-Finch area. The study area is flanked by the Emery Village BIA to the west and the Duke Heights BIA to the east.

In 2020, there were roughly 30 active community networks operating in the Jane-Finch study area. These networks advocate for the community on matters related to employment, food justice, newcomer services, housing, community safety, community development and service collaboration.



ALIGNED INITIATIVES

The Jane-Finch study will build upon existing initiatives in order to advance a collaborative approach to planning in the area.

Confronting Anti-Black Racism (CABR)

The City of Toronto's Confronting Anti-Black Racism (CABR) Unit oversees the implementation of the [Toronto Action Plan to Confront Anti-Black Racism](#). The Action Plan has 80 actions and 22 recommendations for the City of Toronto to address anti-Black racism.

The legacy of anti-Black racism lies in the current, social, economic, and political marginalization of Black Torontonians. Anti-Black racism is commonly embedded in policies and practices that reinforce discrimination and/or stereotyping against individuals of African, Caribbean and Black (ACB) descent. Experiences related to anti-Black racism often take shape in the form of a lack of opportunity, poor health and mental health outcomes, poor education outcomes, higher incidences of low income, higher rates of precarious employment, poverty, and overrepresentation in the criminal justice and child welfare systems.

In addition to the Action Plan, the City's Growing in Place Initiative has established partnerships to research the destabilizing impacts that transit expansion can have among ACB residents and businesses in Toronto.

This body of work includes examining the impacts of the Eglinton West LRT on ACB businesses in Little Jamaica, highlighting the high incidence and impacts of eviction among Toronto's ACB communities, and capacity building work with community partners.

The goal of Growing in Place is to improve the health and housing outcomes of ACB residents in Jane-Finch. Growing in Place also aims to promote and support the creation of new approaches to City-led redevelopment and planning that would apply an anti-Black racism lens to process decision-making.

Toronto Heritage Survey

City Planning has developed a best practice of including Cultural Heritage Resource Assessments within planning studies. The Jane-Finch Initiative would build on that practice, further testing the use of context statements and enhanced engagement strategies as part of Phase One of the [Toronto Heritage Survey](#). This will provide an opportunity to test the survey methodology in neighbourhoods primarily developed after the Second World War. The Toronto Heritage Survey would also inform the development of an innovative engagement strategy in the Jane-Finch area to inform the survey, the community development plan and the land use planning framework update with local knowledge about the area's cultural heritage resources.

Skills for Change Community Impact Hub

The Jane/Finch Community and Family Centre is a multi-service, community-based organization with a strong focus on poverty reduction through resident engagement, capacity building and anti-oppression. Through Skills for Change, the centre supports youth leadership and creativity for youth aged 18 to 29 through an emphasis on comprehensive leadership and social innovation, providing collaborative work spaces, and community development, and seed funding opportunities.

Youth in Policing Initiative

Toronto Police Service is active in the community through this employment initiative for youth aged 15-18 living in priority neighbourhoods in the city. The program seeks to enhance youth participation in and exposure to a work environment, and to foster a positive relationship between police and the neighbourhood.

CITY WIDE ALIGNMENTS

Tower Renewal Program

The City's [Tower Renewal Program](#), led by the Social Development, Finance and Administration Division, focuses on spurring environmental, social, economic and cultural improvements to the city's pre-1985 apartment towers and surrounding neighbourhoods. The program directly supports the City's strategic priority to maintain affordable housing and invest in city neighbourhoods. The Tower Renewal Program has been active in the Jane-Finch area working with community members on initiatives over the past number of years. This includes: the Recipe for Community Program, a partnership between the City and the Toronto Foundation which provides funding and resources to advance resident led and resident inspired projects; the Driftwood Parkette Community Garden refresh; and initiatives at tower sites including the Tobermory bicycle hub, community spaces at San Romanoway with the Toronto and Region Conservation Authority (TRCA) and the Taste and Sounds of Jane and Finch event. The Tower Renewal Program will continue to engage with residents, local agencies and others and ensure access to those networks to support the development and implementation of the community development plan and the broader Jane-Finch Initiative.

The San Romanoway Towers Revival was a pilot project collaboratively led by the City of Toronto's Tower Renewal Unit, San Romanoway Revitalization Association (SRRA), Property Owners, FoodShare and Orchard People. Project funding came from the Weston Family Parks Challenger, METCALF Foundation, Toronto Hydro, and Boise Project Up. A number of initiatives were launched during the revival project. The TRCA launched a design competition in 2014 called Greening the Grounds @ Jane + Finch to establish a master plan for

conceptual designs for the project. In 2015, FoodShare Toronto partnered with the project to install vegetable garden plots.

TO Prosperity: Poverty Reduction Strategy

The [Poverty Reduction Strategy](#), approved by City Council in 2015, is a 20-year plan with 17 recommendations to be implemented over four years from 2019-2022. The six areas of focus are housing stability, service access, transit equity, food access, job quality and wages, and systemic change.

Lived Experience Advisory Group (LEAG)

The [Lived Experience Advisory Group \(LEAG\)](#) is an important component of the Poverty Reduction Strategy. LEAG is composed of 17 Toronto residents with varying experiences with poverty, and of whom serve as valuable informants and representatives of the impacts and realities of living in poverty. LEAG will inform the effective development, implementation, and monitoring of the Poverty Reduction Strategy.

Toronto Strong Neighbourhoods Strategy (TSNS) 2020

The [Toronto Strong Neighbourhoods Strategy 2020](#) is the City of Toronto's plan for building partnerships in Toronto's neighbourhoods so they can succeed and thrive. The strategy supports the wellbeing of communities across Toronto by partnering with residents, community agencies, businesses and other stakeholders to invest in people, services, programs and facilities. The strategy is strengthening the social, economic and physical conditions in identified Neighbourhood Improvement Areas (NIAs).

The key platform for the implementation of the Toronto Strong Neighbourhoods Strategy in the Jane-Finch area is the Jane and Finch Residents Focused Neighbourhood Planning Table. The planning table is led by a resident steering committee established in 2018. The goal of the planning table is to identify prioritized actions for implementation across the Black Creek NIA and Glenfield Jane Heights NIA. To date, key actions include resident engagement, leadership recognition and capacity development with a focus on mental health and wellbeing activities.

In addition to resident engagement activities, a staff table was established in the spring of 2019 to support coordination and collaboration among City agencies, boards, commissions and divisional partners working with communities in the Jane-Finch area. The table meets regularly and will be used to ensure ongoing City partner collaboration throughout the implementation of the Jane-Finch Initiative.

Toronto Community Housing Corporation (TCHC) Revitalization

At its meeting of February 12, 2020, the Planning and Housing Committee considered a report entitled [Firgrove-Grassways Revitalization - Initial Development Proposal](#) (Item PH13.4) and recommended City Council endorse, in principle, Toronto Community Housing's (TCHC) proposed plans to redevelop its aging buildings in the Firgrove-Grassways community and begin the public consultation and the planning application submission processes.

The plan envisions the replacement of 236 social housing units and the refurbishment of 152 other TCHC units onsite. In addition, it is proposed that up to 600 market rental and ownership units, approximately 930 square metres of retail/commercial space, and an additional 107 net new affordable rental units be added to the

development. Other city building objectives are also proposed to be achieved including: improved community amenities (replacement of the existing community space and outdoor pool); an expanded City-operated child care facility; a new park and road network; and an overall built form and public realm that would promote community safety and social cohesion.

Retail Main Streets Study

Local businesses contribute to economic vitality and community vibrancy on Toronto's main streets. Led by the Economic Development and Culture Division, the [Retail Main Street Study](#) will provide insight on the economic, policy, and regulatory environments impacting small and independent businesses, as well as the key issues and challenges they face while operating in the city. The findings and recommendations of the study will inform the development of policies, and/or programs to address the needs of these businesses and Toronto's main streets.

Community Crisis Response Program (CCRP)

The [Community Crisis Response Program](#) (CCRP) works across Toronto providing support and resources to communities impacted by violent and traumatic incidents. By providing immediate supports, the CCRP mobilizes local resources to address individual/group needs, coordinates community debriefings and facilitates information sharing. Long-term supports offered by the program include establishing training and education sessions, facilitating community safety audits, and fostering the development of innovative, community safety projects.



POLICY CONTEXT

The Jane-Finch Initiative will be guided by Provincial and City policies in moving towards a new planning framework for lands around Jane Street and Finch Avenue West.

UNDERSTANDING CONTEXT

Planning and Policy Context

The Jane-Finch area is dominated by lands designated as Neighbourhoods, with a concentration of Apartment Neighbourhoods and Mixed Use Areas located along Jane Street.

Provincial Legislation and Policy

The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') are two documents that set out the framework for how growth should occur. The Growth Plan encourages increased residential and employment growth around rapid transit stations. It also requires growth to provide an appropriate range and mix of uses and factor the provision of community infrastructure.

MUNICIPAL POLICY

Official Plan

The Official Plan is a land use planning tool legislated under the Planning Act to provide a framework or vision for land use in the city. The Official Plan designates appropriate land uses, describes the location and function of major transportation network elements and contains Site and Area Specific Policies (SASPs), and Secondary Plans for location-specific direction required to achieve the overarching vision for the city's future. Similarly, zoning is also a legislated tool in the Planning Act that implements the policies of the Official Plan, regulating building heights, uses, setbacks, and so on, of specific parcels of land.

Urban Structure and Land Use Designations

Lands fronting onto Jane Street and Finch Avenue West in the vicinity of that major intersection are identified as Avenues on Map 2 - Urban Structure of the Official Plan (Figure 30).

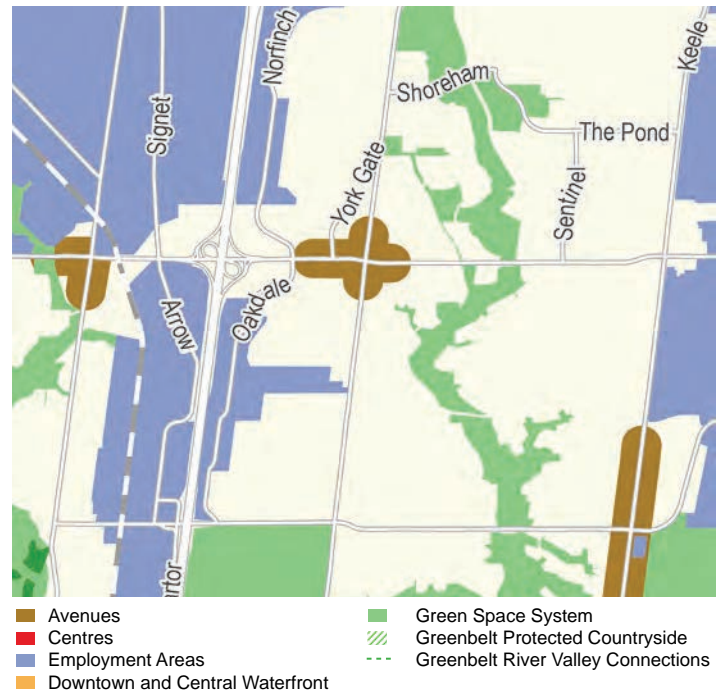


Figure 30. City of Toronto Urban Structure Map

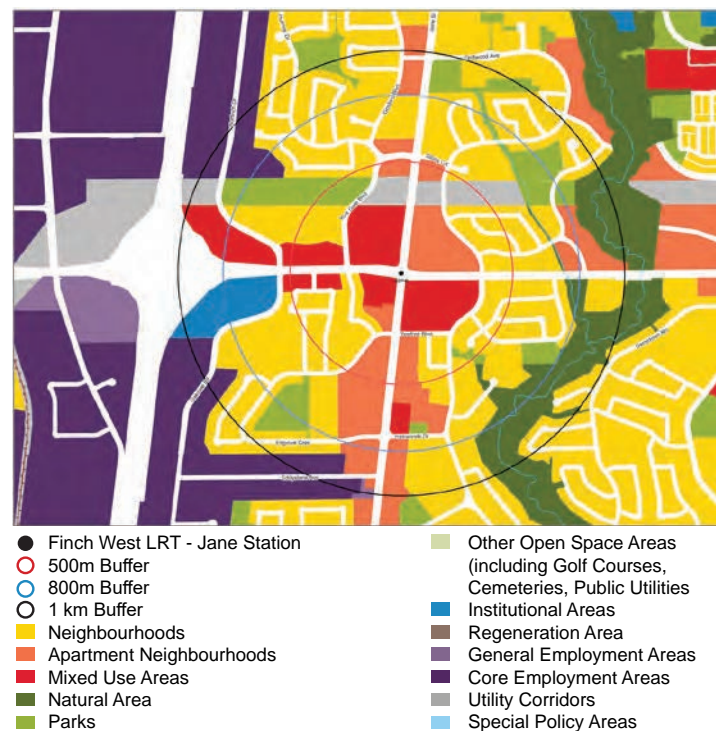


Figure 31. Land Use designations surrounding the Jane and Finch intersection

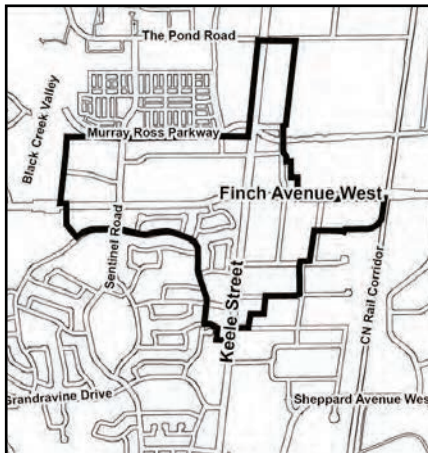


Figure 32. Keele Finch Secondary Plan area



Figure 33. York University Secondary Plan area

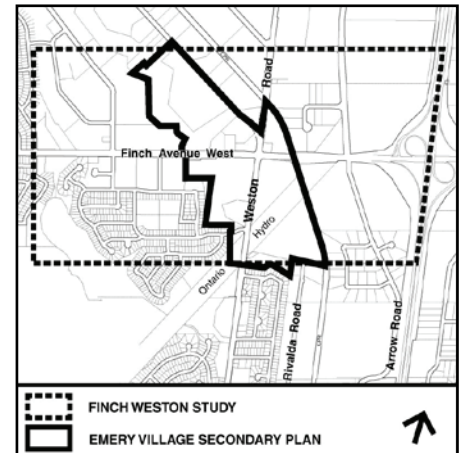


Figure 34. Emery Village Secondary Plan area

Avenues are important corridors along 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 for community residents. The lands within the study area are designated as *Mixed Use Areas, Apartment Neighbourhoods, Neighbourhoods, Natural Areas, Parks, Institutional Areas, Core Employment Areas, and Utility Corridors* on Maps 13 and 16 within Chapter 4: Land Use of the Official Plan (Figure 31).

SECONDARY PLANS

Keele Finch Secondary Plan

[Keele Finch Plus](#) is a City of Toronto study for the future of the area surrounding the TTC's Finch West Station that explores how best to leverage investment in subway and light rail transit for the benefit of the local community and the city as a whole. The Secondary Plan will be comprehensive and will set out long-term

objectives, identify where development should occur and its intensity, provide direction on land use, building types and heights, and guide improvements to streets, parks and other public spaces among other matters. A proposed Official Plan Amendment No. 482 ([Protected Major Transit Station Areas](#)) and 483 ([Keele Finch Secondary Plan](#)), was presented at the Planning and Housing Committee on December 8, 2020.

York University Secondary Plan

The [York University Secondary Plan](#) articulates the guiding framework for decisions related to detailed planning and development proposals within the area bordered by Steeles Avenue West to the north, Murray Ross Parkway to the south and west, and Keele Street to the east. This area is located east of the Jane-Finch Initiative study area.

Emery Village Secondary Plan

The [Emery Village Secondary Plan](#) establishes local development policies to guide growth and development for the lands surrounding the intersection of Finch Avenue West, Weston Road, and Toryork Drive. This area is located west of the Jane-Finch Initiative study area, adjacent to the Canadian Pacific Railway.

REAL ESTATE MARKET CONDITIONS

In 2015, Metrolinx released the 'Finch West LRT Real Estate Market Conditions Study' prepared by N. Barry Lyon Consultants Limited. It analyzes current and forecasted real estate market conditions to assess the impacts the proposed higher-order transit may have on surrounding sites, identifies sites that present and opportunity for intensification, and includes an analysis of market conditions that may be necessary for the redevelopment of sites. The report examined market conditions in various submarket areas along the LRT line.

Real estate market demand is expected to increase with the LRT's arrival. The report suggests that such demand -- for residential uses, and to lesser extent office and commercial uses -- will likely be strongest within walking distance of LRT stops (i.e., within 500 to 800 metres). The study concluded that the LRT is likely to accelerate the market in terms of

pricing and demand but only in the areas where the development and ownership patterns are aligned with planning and market forces. The study pointed to the redevelopment potential of several larger sites in the vicinity of planned LRT stops, the largest of which are the two indoor malls on opposing corners of the Jane Street and Finch Avenue West intersection that have significant surface parking surrounding them.

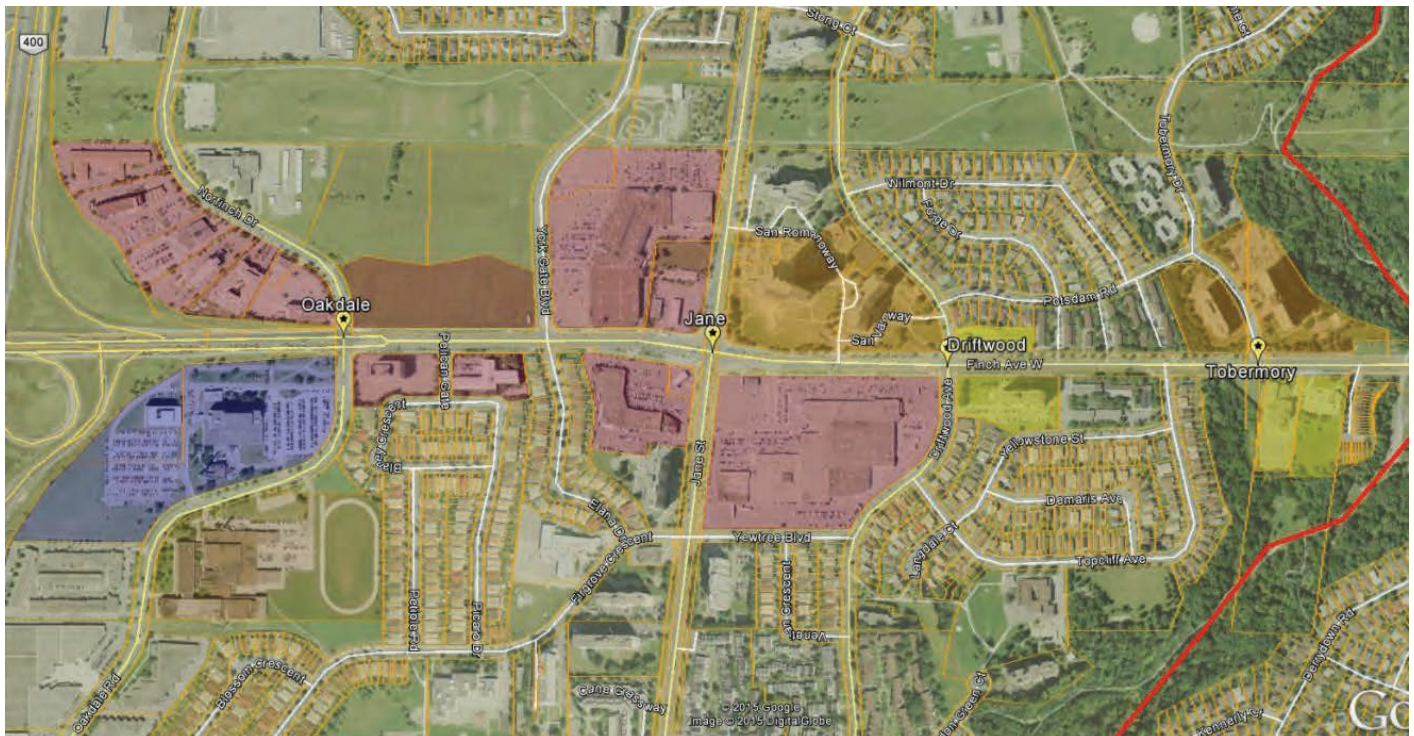


Figure 35. Submarket Area - Jane and Finch (Source: N Barry Lyon Consultants Ltd., 2015)



Figure 36. Reactivation Care Centre (former Humber Regional River)



Figure 37. Yorkgate Mall (view looking West from Jane Street)



Figure 38. Jane-Finch Mall (view looking South from Jane-Finch intersection)

Development Activity

Development activity is measured by the number of planning projects, Committee of Adjustment applications, and building permits in an area. Planning projects are generally larger in scale, Committee of Adjustment applications are small scale changes to a site or building and building permits provide permission to construct. As of June 2020, development activity in the study area is low.

There are eight planning projects in the development pipeline in the Jane-Finch area. The projects are all in different stages of the approval cycle, with 12% notified of approval conditions, 38% under review, and half of the projects now closed.

Twenty-five percent of current development application in the area are for commercial uses, 12.5% for residential apartments, 37.5% for industrial uses, 12.5% for institutional uses, and 12.5% for mixed-use residential/non-residential.

Prominent projects include:

- The renovation of an existing shopping centre and a building addition
- A development with 36 rental stacked town-house units and a 13 storey rental apartment building
- A 12-storey mixed-use building, with retail at grade and 171 proposed dwelling units
- The Finch LRT Maintenance and Storage Facility

There are 26 Committee of Adjustment applications in the study area seeking permission for additional storeys, conversions to different land uses, construction of new units or spaces for retail, and residential uses. In addition, there are 187 building permits in the study area, a majority of which were for building alterations or additions.



APPENDIX

Appendix 1

Toronto Catholic District School Board (TCDSB) Utilization Rates

Name	Type	NIA	Capacity (2019/2020)	Enrolment (2019/2020)	Utiliza- tion Rate (2019/2020)	Projected Enrolment (2020/2021)
St Augustine of Canterbury Catholic Elementary School	Elementary	Black Creek	622	608	98%	609
St Charles Garnier Catholic Elementary School	Elementary	Black Creek	571	497	87%	506
St Francis De Sales Catholic Elementary School	Elementary	Glenfield-Jane Heights	490	489	100%	494
St Jane Frances Catholic Elementary School	Elementary	Glenfield-Jane Heights	715	700	98%	670
Blessed Margherita of Citta Di Castello Catholic Elementary School	Elementary	Glenfield-Jane Heights	332	346	104%	336
St Martha Catholic Elementary School	Elementary	Glenfield-Jane Heights	263	234	89%	238

Appendix 2

TDSB - Current and Projected Enrolments with Utilization Rates

			2018 Actual		2028 Projected	
Area	Elementary Schools with Local Boundary Areas	Capacity*	Enrolment	Utilization Rate**	Enrolment	Utilization Rate
Black Creek	Blacksmith Public School	326	200	61%	196	60%
Black Creek	Brookview Middle School	499	432	87%	385	77%
Glenfield - Jane Heights	Calico Public School	492	314	64%	238	48%
Black Creek	Driftwood Public School	459	442	96%	417	91%
Glenfield - Jane Heights	Firgrove Public School	640	378	59%	436	68%
Black Creek	Gosford Public School	349	264	76%	273	78%
Glenfield - Jane Heights	Oakdale Public School	637	419	66%	395	62%
Black Creek	Shoreham Public Sports and Wellness Academy	546	248	45%	255	47%
Glenfield - Jane Heights	Stanley Public School	524	316	60%	345	66%
Glenfield - Jane Heights	Topcliff Public School	505	367	73%	344	68%
Glenfield - Jane Heights	Yorkwoods Public School	532	392	74%	399	75%
	TOTAL	5,509	3,772	68%	3,683	67%

			2018 Actual		2028 Projected	
Area	Secondary Schools with Local Boundary Areas	Capacity*	Enrolment	Utilization Rate**	Enrolment	Utilization Rate
Glenfield - Jane Heights	Westview Centennial Secondary School	1,461	852	58%	751	51%
	TOTAL	1,461	852	58%	751	51%

Appendix 3

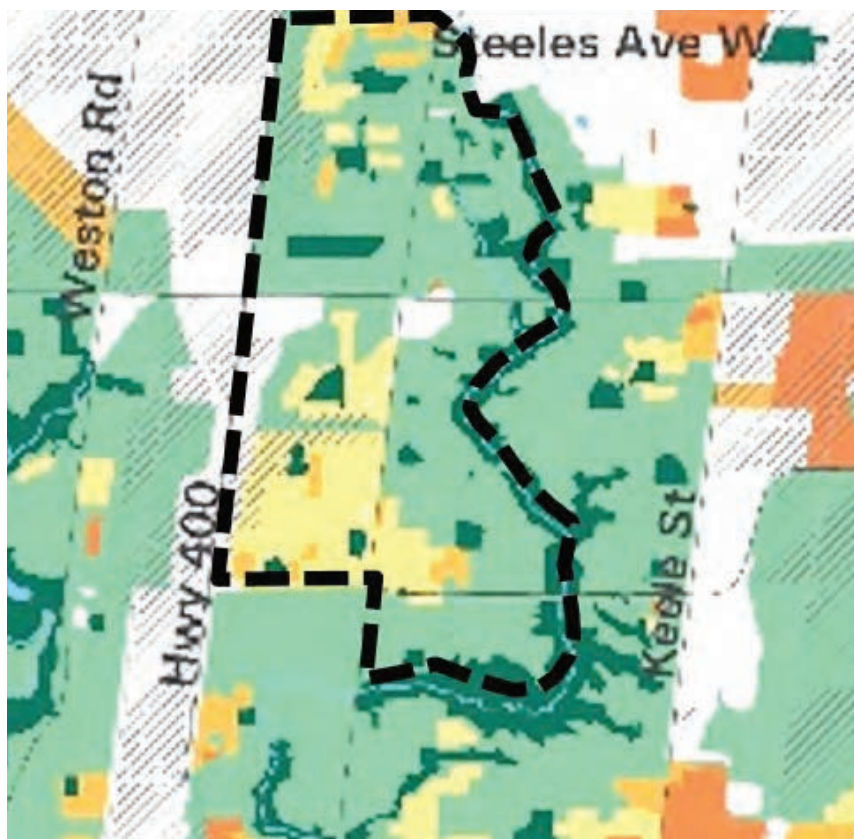
Child Care Centre	Programs Offered	Capacity
Antica Village Children's Day Care Centre	Preschool	16
	School age	15
Blacksmith Child Care Centre	Toddler	10
	Preschool	24
	Kindergarten	26
Kids Kingdom Nursery School	School Age	30
	Infant	20
	Toddler	25
Shoreham Satellite Early Learning & Child Care Centre	Preschool	48
	Kindergarten	20
	School Age	30
Edgeley Early Learning & Child Care Centre	Infant	10
	Toddler	15
	Preschool	32
Seafield Day Nursery	Infant	10
	Toddler	15
	Preschool	40
	Kindergarten	24
	School age	30
Palisades Centre For Early Learning	Infant	20
	Toddler	15
	Preschool	48
	Kindergarten	24
	School Age	30
San Romanoway Boys & Girls Club	School Age	35
Sandalwood Centre For Early Learning	Infant	10
	Toddler	25
	Preschool	56
	Kindergarten	24
Topcliff Community Child Care	School age	30
	Preschool	16
	Kindergarten	26
St. Francis De Sales Jr Y	School age	60
	Toddler	10
	Preschool	16
	Kindergarten	26

Appendix 3

Child Care Centre	Programs Offered	Capacity
	School age	45
Firgrove Early Learning & Child Care Centre	Infant	10
	Toddler	20
	Preschool	16
Firgrove Satellite Early Learning & Child Care Centre	Preschool	24
	Kindergarten	26
	School age	30
Tot World Child Care Centre	Infant	10
	Toddler	15
	Preschool	24
	Kindergarten	52
	School age	45
Sisters Of Our Lady Of Mount Carmel	Infant	10
	Toddler	15
	Preschool	40
	Kindergarten	15
	School age	15
Calico Saints Child Care Centre	Infant	10
	Toddler	15
	Preschool	24
	Kindergarten	52
	School age	80
YMCA St Augustine Child Care Centre	Kindergarten	52
	School Age	30
NEW		
	Infant	10
	Toddler	15
	Preschool	24
	TOTAL SPACES	1635
	Infant	120
	Toddler	195
	Preschool	448
	Kindergarten	367
	School Age	505

Appendix 4

2016 Parkland Provision in the Jane-Finch Area

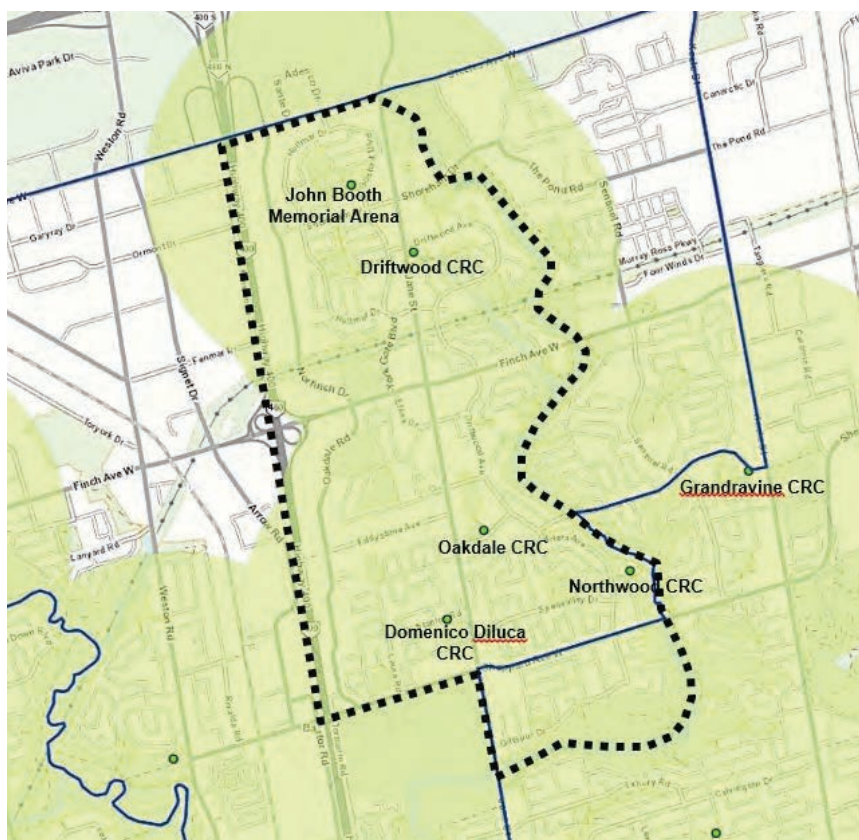


Legend

Total Park Area (m²) Per Person

- 0 - 4
- 1 - 12
- 12 - 28
- 28 +
- Parks
- No Population
- Employment Area

Service Areas for Existing Community Recreation Centres (CRC)



Legend

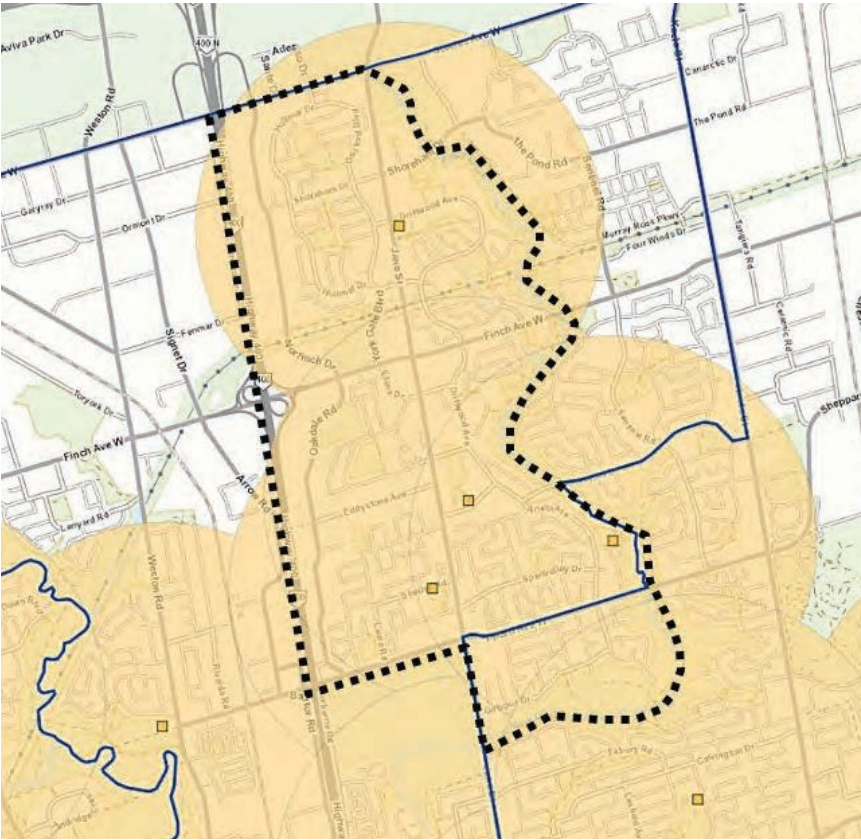
- City Ward 2018
- FMP* Mid-Sized CRC
- FMP Mid-Sized CRC 2km Buffer
- FMP Large Multi-Component CRC
- FMP Large Multi-Component CRC 2.5km Buffer
- FMP City-Wide CRC
- FMP City-Wide CRC 5km Buffer
- PFR** Parkland

* FMP refers to the 2019 Parks and Recreation [Facilities Master Plan](#)

** PFR refers to the City of Toronto Parks, Forestry and Recreation Division

Appendix 4

Service Areas for Existing Gymnasiums

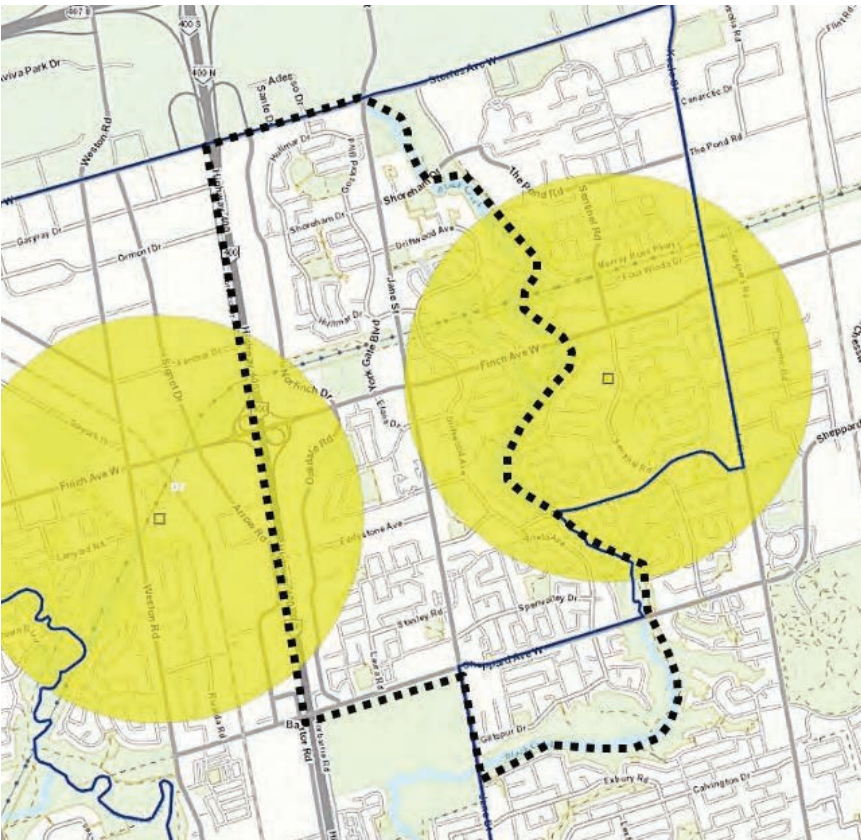


Legend

- City Ward 2018
- Gymnasium
- Gymnasium 2km Buffer
- PFR* Parkland

* PFR refers to the City of Toronto Parks, Forestry and Recreation Division

Service Areas for Existing Indoor Pools



Legend

- City Ward 2018
- Indoor Pool
- Indoor Pool 2km Buffer
- PFR* Parkland

* PFR refers to the City of Toronto Parks, Forestry and Recreation Division

Appendix 4

Service Areas for Existing Wading Pools and Splash Pads

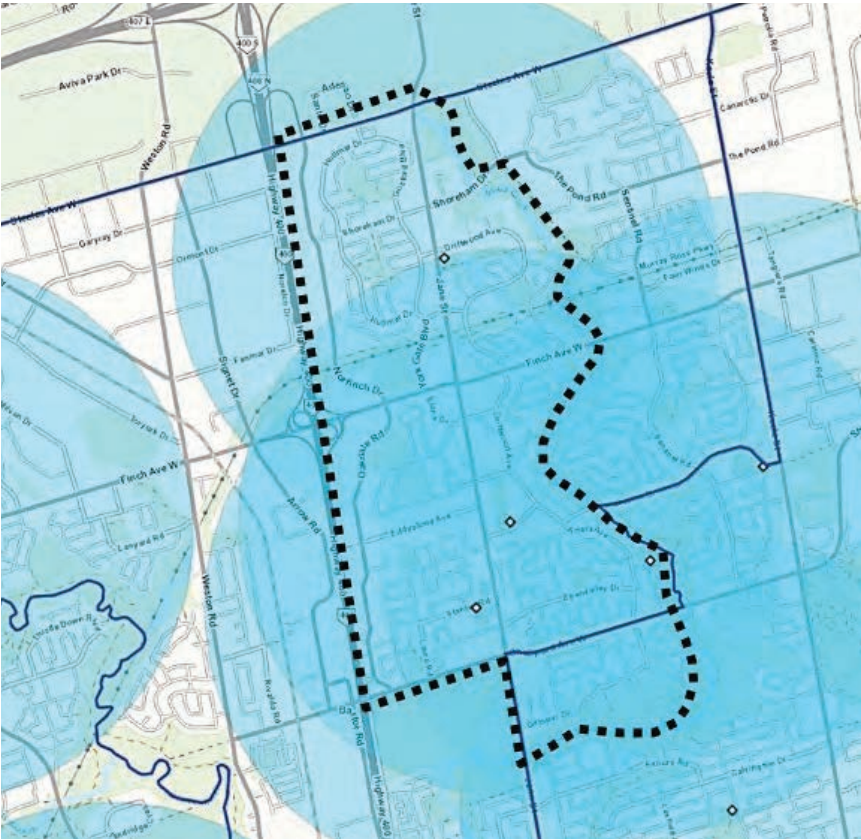


Legend

- City Ward 2018
- FMP* Wading Pool
- FMP Wading Pool 2km Buffer
- FMP Splash Pad
- FMP Splash Pad Buffer
- PFR** Parkland

* FMP refers to the 2019 Parks and Recreation [Facilities Master Plan](#)
** PFR refers to the City of Toronto Parks, Forestry and Recreation Division

Service Areas for Existing Outdoor Pools

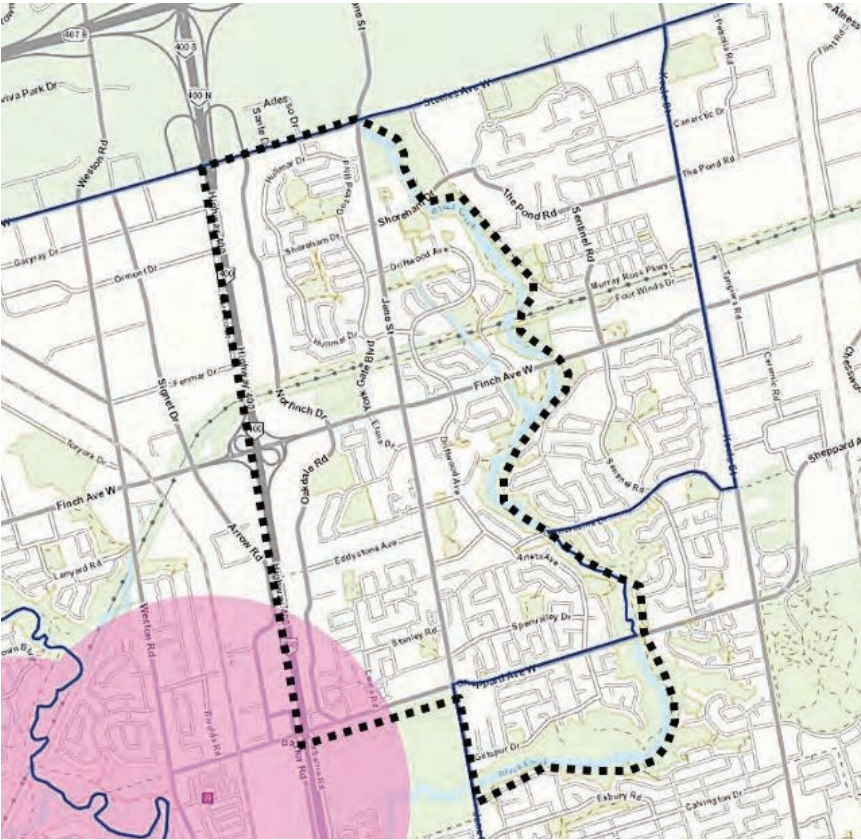


Legend

- City Ward 2018
- Outdoor Pool
- Outdoor Pool 2km Buffer

Appendix 4

Service Areas for Existing Outdoor Ice Pads



Legend

- City Ward 2018
- Outdoor Ice Pad
- Outdoor Ice Pad 2km Buffer
- PFR* Land

* PFR refers to the City of Toronto Parks, Forestry and Recreation Division

Service Areas for Existing Basketball Courts



Legend

- City Ward 2018
- Basketball Court
- Basketball Court 2km Buffer

Appendix 4

Service Areas for Existing Tennis Courts



- Legend
- City Ward 2018
 - Tennis Court
 - Tennis Court 2km Buffer

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