

# Jane Finch Initiative

## Landowners Meeting

**Date: June 28th, 2021**

Meeting minutes and summary compiled by the Jane Finch Community and Family Centre.

---

### **Attendees:**

**City Staff:** Gary Miedema (Heritage Planning), Andrew Farncombe (Strategic Management), Zahra Joseph-Wilson (City Planning), Leah Birnabum (City Planning), Luisa Galli (Community Planning), Henry Tang (Community Planning), Tatum Taylor Chaubal (Heritage Planning)

**JFCF Staff:** Berta Kaisr (JFI Coordinator), Amadeo Ventura (Manager of Strategic Development)

**Participants:** Emily Reisman (Urban Strategies), Joe Cimer (Yorkgate Mall, Smartcentre), Tracy Hui (Yorkgate Mall, Smartcentre), Matthew Cellucci (Starlight Investments), Richard Ochsorn (Southdown Builders Limited), Michael Nguyen CTN development), Christopher R. Wong (York University Development Corporation)

---

### **Agenda:**

1. Welcome, Land Acknowledgement
2. Introductions
3. City of Toronto Presentation
4. Discussion / Q&A

## 1. Welcome + Agenda

Berta welcomes everyone and goes over the overall agenda.

## 2. Introductions (JFCF/ City Staff/ Landowners)

City staff, Jane Finch Community & Family Centre staff and the Jane Finch Landowners introduce themselves.

## 3. City of Toronto Presentation

Leah Birnbaum, Gary Miedema and Henry Tang from City Planning provide a 15-minute presentation about the Jane Finch Initiative. The presentation can be viewed on the [toronto.ca/janefinch](http://toronto.ca/janefinch) webpage.

Leah explains the study area and the engagement process as part of the JFI focusing on the Community Development Plan also led by Social development, Finance and Administration, and Economic Development and Culture. Gary speaks on the Cultural Heritage Resource Assessment, what the Cultural Heritage resources are and how to implement them as part of the Heritage component of the JFI. Henry speaks about the general briefing and explains the purpose and role of landowners in this consultation and initiative.

## 4. Discussion / Q&A

**Question:** Joe Cimer (Smartcentre): Joe is wondering if there are any directions to what kind of setbacks or provisions need to be thought of in terms of the power lines which are to the rear of the property [Yorkgate mall] as well as any enhancements to the trail system that is integrated in the neighbourhood. Joe is also interested to know if there is any information available with regards to the frontage area near Metrolinx's Maintenance and Storage Facility (MSF).

**City Staff Answer:** The City is looking at the Hydro Corridor and what needs to be done as far as developments adjacent to spaces near these pipelines. In terms of the MSF, the process of ownership transfer of the land next to the MSF is in discussions. The plan for the land is for the development of the Community Hub as designed and requested by the JF community.

**Question:** Tracy Hui (Smartcentre) Tracy mentions how due to the construction of the Finch West LRT, some Smartcentre-owned land has been expropriated and Smartcentre has been attempting to re-install a pylon sign. One of the comments received from urban designers has been to check if there are any streetscaping or

landscaping plans along the Finch street frontage, so Tracy is wondering if anyone has any information on this topic.

**City Staff Answer:** No information specific to this question is available at this time. Staff will follow up.

**Question:** Emily Reisman (Urban Strategies): Is there an infrastructure review happening to support the land use plan, secondary plan, water sewer...etc.

**City Staff Answer:** The City is in discussions with Toronto Water and Engineering & Construction Services. There is some work underway on programs such as the basement flooding program which will inform the infrastructure review work and it will help determine what additional work may be required. The look at servicing will depend on the quantum of growth. It is anticipated that City Planners will analyze this type of work as part of the JFI phase 2 commencing in 2022. The City is also looking at infrastructure beyond servicing such as community service facilities and parkland and parkland revision within the sites near transit stops.

**Question:** Chris Wong (York University): The Black Creek Valley is an important part of the study area and the proposed secondary plan area. The boundaries of the City's secondary plan area show a gap for the Black Creek Valley and I am wondering whether you have thought of what goes in that area, whether TRCA will be part of the technical input to the process, and how the green space corridor can be used to connect to the new secondary plan area with York.

**City Staff:** The City has a new ravine strategy that will inform the current work and connections to the ravines will be looked at. Some of it will be outside of the study area, but TRCA will be involved with this project. We appreciate your suggestion and the recommendation and we will stay in touch.

The meeting concludes with Berta providing contact information for participants to get in touch and to ask further questions, if needed.