

Planning 101

How do the communities you know and love come to be?

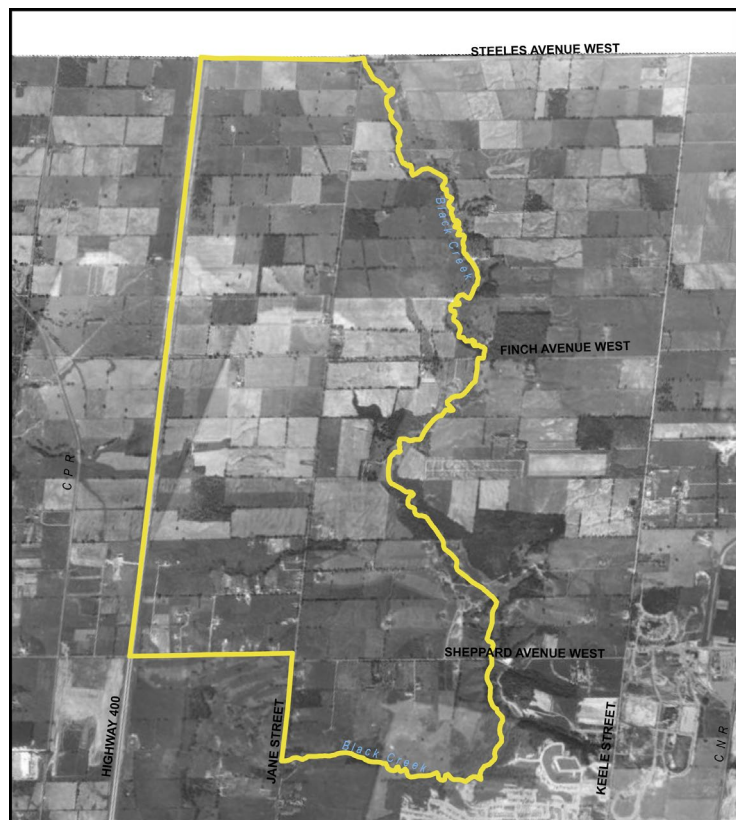
Jane Finch Initiative

Phase 1 – February 2022

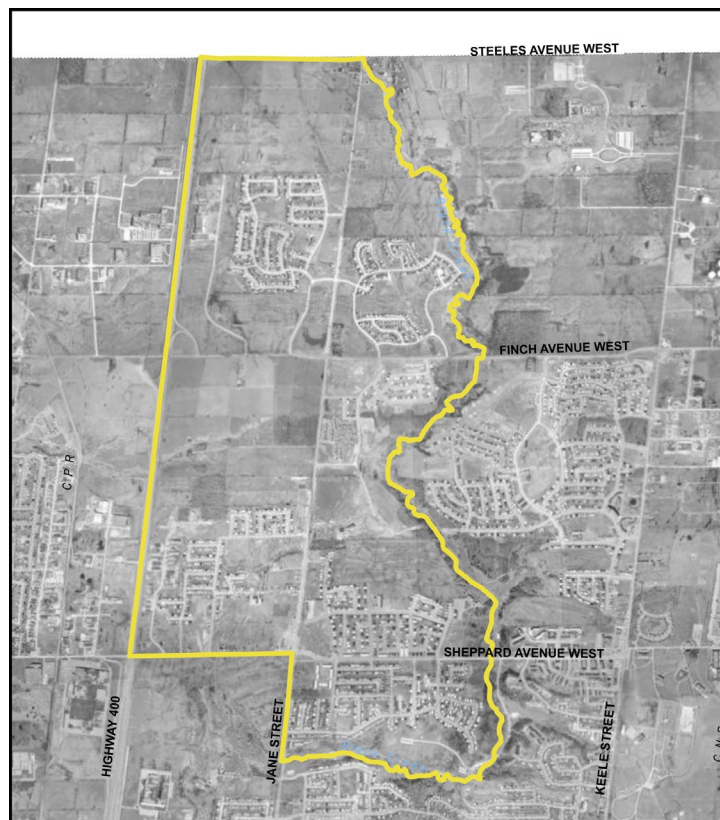


From farmers fields to suburban neighbourhoods

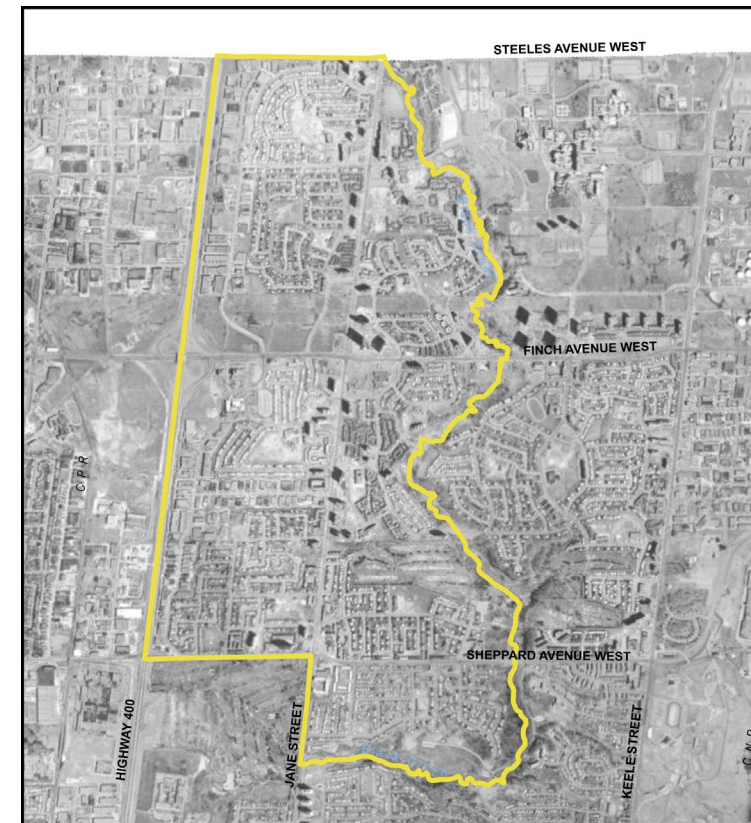
The majority of sites in the Jane and Finch area were constructed between 1960 and 1985, a boom catalysed by the construction of Highway 400.



1954



1965



1978

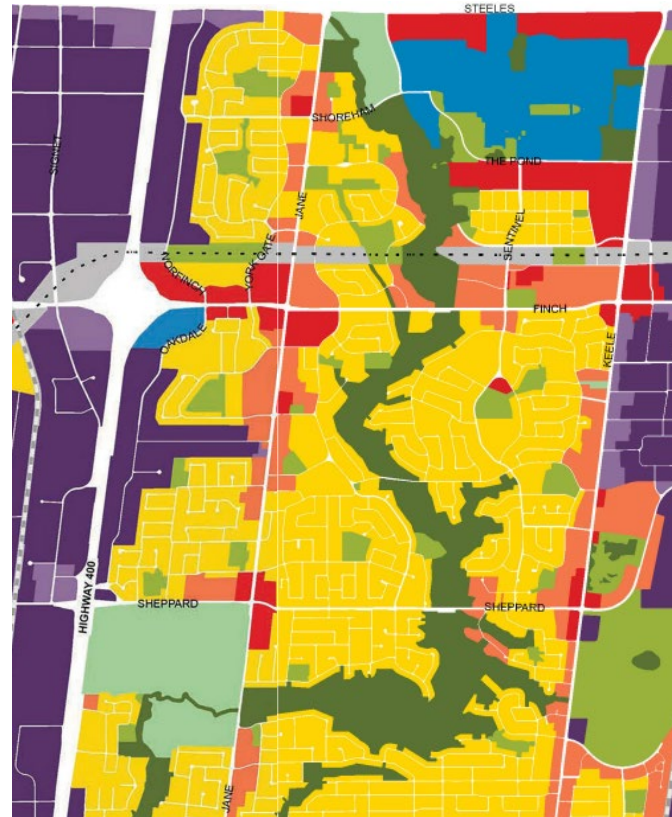
Essential Ingredients for Complete Communities

Accessible, beautiful, affordable, and safe:

1. Places to live
2. Places to get what you need (and what you want)
3. Places to thrive
4. Places to work
5. Ways to get around
6. Community infrastructure and facilities to support it all



Role of Land Use Designations



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

Land is finite, so we categorize the ingredients into land use types to identify what should happen on each piece in order to create complete communities.

How do we make it all happen?

Planning
It Out

Building
It Up

Layers of laws and policy paint a big picture at the provincial level and build more detail in city documents

- Provincial Legislation, Policy and Plans: legal documents like the Planning Act and the Growth Plan set out provincial priorities and outline who does what
- Official Plan (OP): sets out how and where the city should grow over 20-25 years by determining appropriate land use and encouraging clustering
 - Secondary Plans (OP Ch. 6): more detailed policy for places experiencing a lot of change (like Jane and Finch)
- Zoning By-laws: dictate building size, height and relationship to other structures and spaces
- Guidelines: detailed guidance on a specific topic, like tall buildings and privately owned publicly-accessible spaces (POPS)

Inform community input as well as staff and industry research

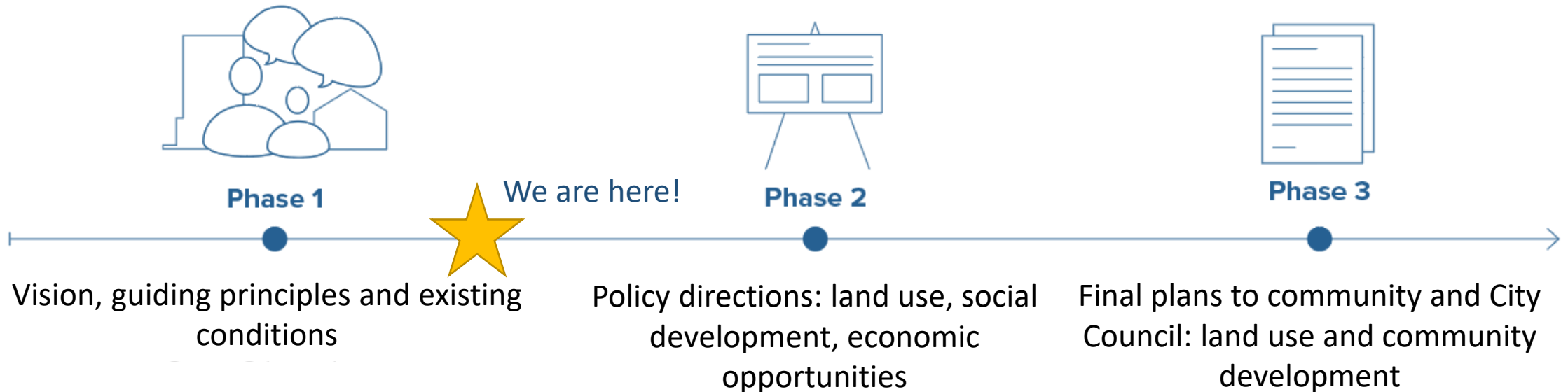


How do we make it all happen? Creating a plan for the future

Planning
It Out

Building
It Up

What will the process look like?



Study Themes

Planning
It Out

Building
It Up



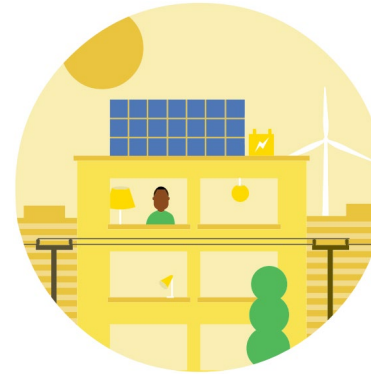
Housing and Urban Design



Inclusive Economic
Development



Community Facilities
and Social Development



Infrastructure



Climate Action



Parks & Public Realm



Mobility



- Arts & Culture
- Community Heritage

How do we make it all happen?



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It Up

To develop the Community Development Plan and the Land Use Plan, we want to know:

1

What do you value about
your neighbourhood now?

2

What do you imagine for
the future of the area?

Input from tonight's workshop will inform initial policy ideas that will help shape the land use planning work and the Community Development Plan over the next phases.

How do we make it all happen?

The City receives and reviews development applications

Planning
It Out

Building
It Up

Notice

A change is proposed for this site.
The City has received an application to change the Official Plan and Zoning By-Law to allow the construction of a residential building with retail at street level.

XXX Storeys
XXXX Metres
XXXX Residences
XXXX m² Retail
XXX Cars
XXX Bikes

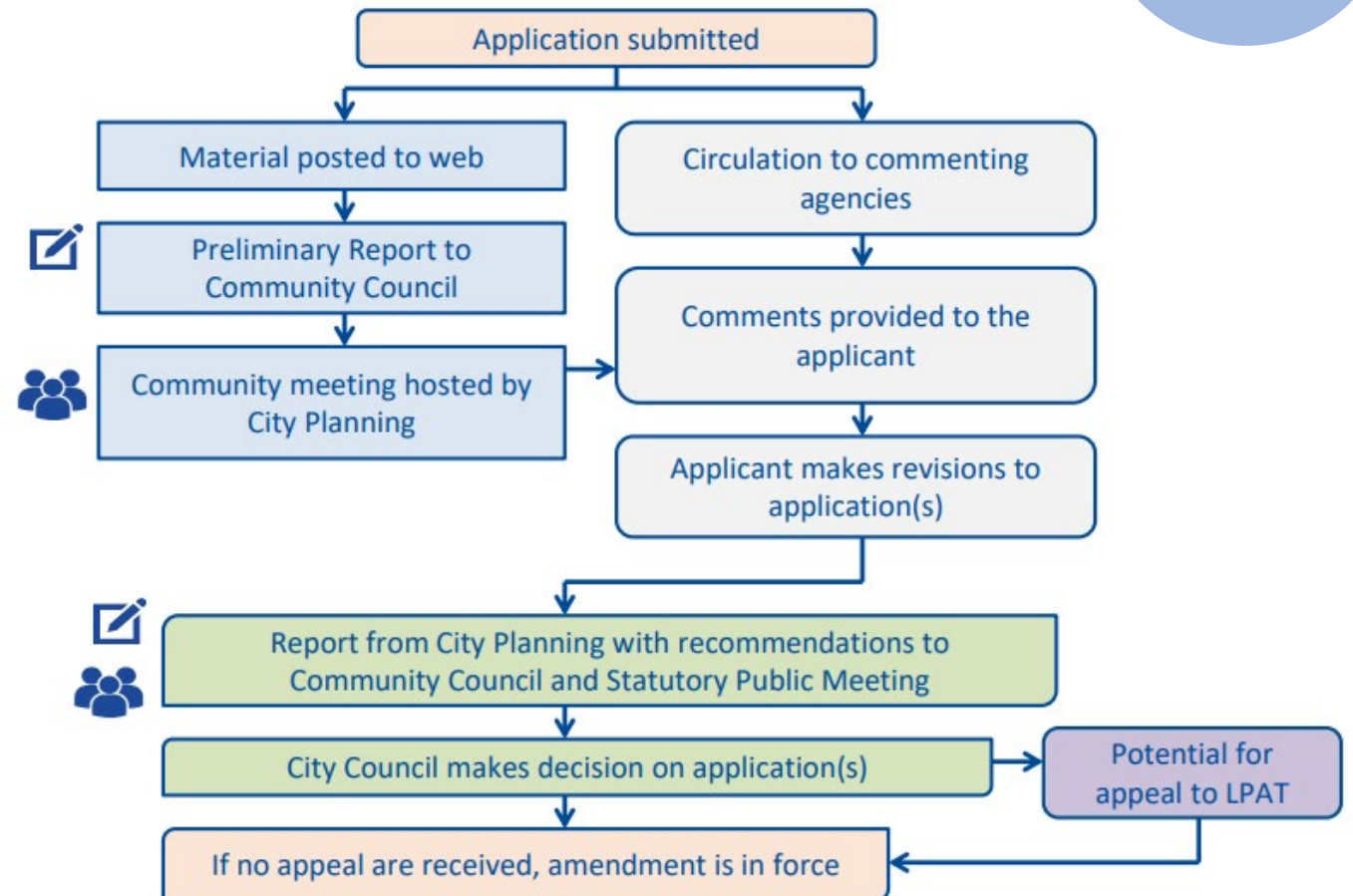
Applicant: ABC Holdings Incorporated & XYZ Ontario Limited
Address: 123 Any Street & 456 Busy Boulevard

PUBLIC MEETING
Notification of the public meeting will be mailed to all residents within 120 metres of this proposal and posted on this sign.
File # 17 123456 STE 30 OZ

COMMUNITY PLANNING
Planner's Name
416-39X-XXXX
email@toronto.ca

APPLICATION INFORMATION CENTRE
www.toronto.ca/aic

311
Toronto at your service



How do we make it all happen?

Growth Pays for Growth

Checks and balances throughout the development process ensure and encourage well-designed, functional, sustainable and universally accessible communities. Through new development, the City secures money to build important community features like:

- Parks
- Community facilities
- Other neighbourhood improvements like POPS and streetscape upgrades

Holding
By-laws

Site Plan
Control

&

Community
Benefits
Charge
(Section 37)

Development
Charges

Parkland
Dedication
(Section 42)

Planning
It Out

Building
It Up

What happens next?

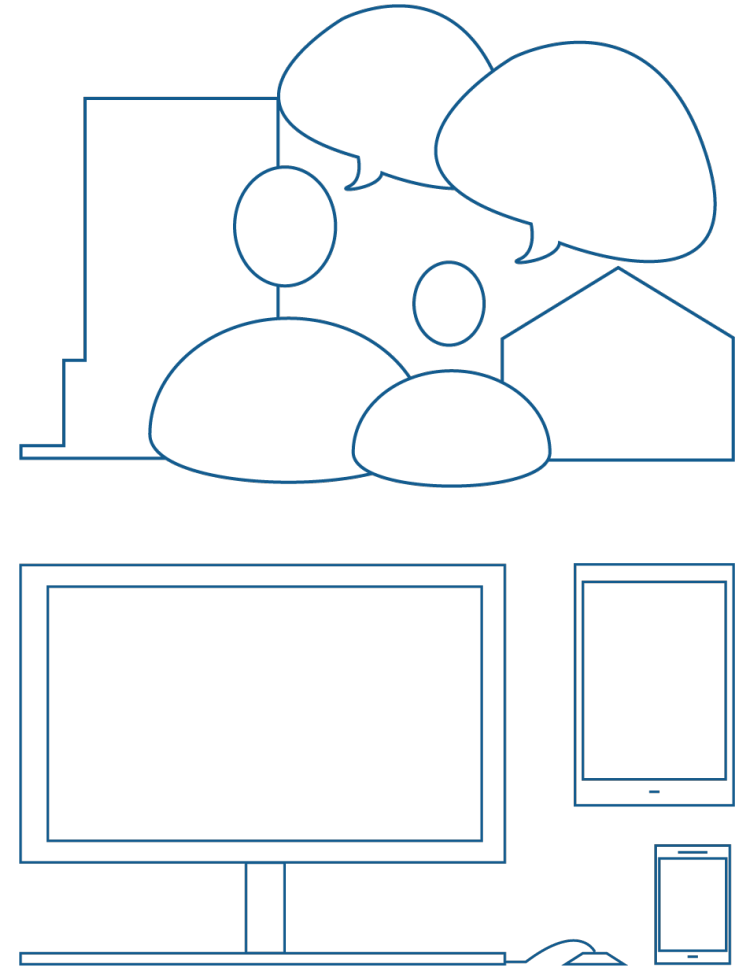
A summary of this meeting will be posted online at www.toronto.ca/janefinch

Reporting to Council on the initial policy ideas

Engaging on initial policy ideas and developing draft plans in Phase 2

Other ways to get involved and keep updated

- Participate in upcoming meetings
- Ask questions and share input by email janefinch@toronto.ca or call **416-338-0775**
- Visit our online engagement platform in Phases 2 and 3 (via toronto.ca/janefinch)
- Sign up for e-updates at toronto.ca/janefinch



Still Curious?

Learn about:

- The [Jane Finch Initiative](#) and [other planning studies](#)
- The [Official Plan](#)
- [Parks and Recreation Planning](#)
- Planning for [Heritage](#)