

Jane Finch Initiative



Ideas Booklet: Land Use, Built Form and Urban Design

This is one of 12 booklets that summarizes the Jane Finch Initiative Ideas Report. Booklet topics:

- Arts & Culture
- Climate action
- Community service facilities
- Heritage
- Housing
- Inclusive employment opportunities
- Inclusive entrepreneurship opportunities
- Land use, built form, and urban design
- Mobility: getting around
- Parks & public spaces
- Resources, partnerships and governance
- Social development



The Jane Finch Initiative is a resident-informed project to plan for the future of the area so that residents, local groups and businesses are supported as the area changes over time with the opening of the Finch West Light Rail Transit.

Land Use, Built Form and Urban Design

Vision for the future: Jane and Finch is a vibrant area with a distinct sense of place where people live, work, play and visit. Residents and businesses are thriving.

1. Guide Jane and Finch to grow over time as an inclusive, transit-supportive complete community.

Toronto's Official Plan directs us to plan for "complete communities" – places that contain all the necessary ingredients for people to live, work, shop and access services. Complete communities feature a diverse mix of land uses including homes and workplaces, and convenient access to local shops and services including transportation options and parks.

Ideas

- Centre reconciliation, equity and inclusion in the development of Official Plan policies for Jane and Finch.
- Develop a Structure Plan to identify key character areas or precincts including commercial and retail nodes.
- Develop a Parks and Public Realm Strategy that will provide direction for new parkland, parkland improvements, the locations of new streets, and the locations of public realm improvements.
- Develop a Mobility and Transit Integration Strategy that identifies where streetscape improvements can be made to connect pedestrians, cyclists and mobility device users from the community to LRT and bus stops, open space, parks, trails, cycling and pedestrian networks, community facilities, and retail, services and employment destinations.
- Apply the large site policies within the Official Plan (Official Plan Policy 3.2.1.9) to sites within the study area that are larger than 5 hectares so that sites are planned comprehensively and opportunities for the provision of affordable housing are maximized.

2. Require high quality urban design that supports liveability.

The enjoyment of our public spaces depends in part on the buildings that frame and support the edges of our streets, parks and open spaces. The following design principles should be considered as new buildings are proposed:

- **Comfort:** Creating public spaces with comfortable sunlight, wind, and shade conditions.
- **Vibrancy in the Public Realm:** Ensuring that buildings define, support and frame public spaces.
- **Diversity:** Including an interesting variety of buildings and spaces.

- Safety: Creating spaces that are safe and accessible.
- Sense of place: Understanding what spaces have community and/or heritage value that should be preserved and enhanced.
- Beauty: Encouraging the highest standard of design excellence.
- Resilience: Encouraging new buildings that mitigate and adapt to climate change impacts.

Ideas

- Develop urban design and built form options for up to five focus areas defined in the draft Structure Plan (A2) and take these out for consultation with the community.
- Propose policies and urban guidelines to shape development in the secondary plan area.

3. Strengthen the commercial core of Jane and Finch and encourage opportunities for local-serving retail and service uses to thrive.

During community conversations, residents told us that they want grocery stores, restaurants, cafes and public markets offering healthy, affordable and culturally-appropriate food options that reflect the diversity of the local communities. There is a desire to see more shops that are easy to get to on foot, by bike and on transit.

Ideas

- Explore policy options that support the growth of community-serving, independent retail such as requiring the replacement of retail space, encouraging small-size retail spaces and/or limiting large-format retail.
- Design streets in Mixed Use Areas as commercial main streets with housing above shops, providing convenient and walkable opportunities for local shopping and public gathering spaces, locations for small businesses to start up and thrive, and local employment opportunities.

4. Preserve existing workplaces and create space for the growth of local jobs.

Maintaining or expanding non-residential land uses is an overall goal of the City to maintain strong concentrations of workplaces across neighbourhoods and particularly those served by transit. This is a key component of complete communities.

Ideas

- Ensure no net loss of commercial space (non-residential gross floor area) in the study area.
- Encourage the expansion of commercial space (non-residential gross floor area) as part of any redevelopment in Mixed-Use Areas.
- Require the phasing of development on larger sites to support continuity for community-serving businesses.

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We want to hear what you think of these ideas. Are we on the right track? What's missing? What could be better?



Send us an email us at janefinch@toronto.ca.



Find out more about the Jane Finch Initiative at toronto.ca/janefinch, or scan the QR code below.



Give us a call at 416-338-0775.

