

Jane Finch Initiative: Community Advisory Committee Meeting



6:00-8:00pm, February 21st, 2023

OVERVIEW

On February 21st, 2023, the Jane Finch Initiative Community Advisory Committee meeting was hosted by the Jane Finch Community and Family (JFCF) Centre with support from the City of Toronto. This consultation is part of the Jane Finch Initiative's comprehensive engagement stream and it was held online over Zoom. The agenda and project background can be viewed in the appendices.

The purpose of the event was to:

- Receive feedback on “JFM+”, the visioning process for the Jane Finch Mall site.
- Present an update on upcoming Jane Finch Initiative engagement events, including three Deep Dialogues and two open houses.
- Present an update on the Jane Street Road Safety Review.

WHAT WE HEARD

This section includes the summaries of the feedback collected from the discussions during the Zoom meeting. Additional comments shared after the meeting are italicized.

JFM+ Breakout Room

- Many members expressed concerns about affordability in the proposed rental units.
- The proposed towers should include a variety of deeply affordable housing options including ownership opportunities and co-operative housing. A variety of unit sizes should be included in residential development proposals to accommodate families and roommates.
- Several members expressed that they appreciate the JFM+ team's extensive community engagement process, and that they appreciate the JFM+ team coming to the CAC meetings multiple times.
- The current sizes of units do not meet the community's needs. Too many units are studios and one bedrooms, which are not appropriate for families. Developers should build according to demographics in Jane and Finch.
- Desire for rent-to-own opportunities in future developments.
- What does “affordable” mean? Developers and the city should be explicit about how deeply affordable units will be. Disparity in affordable housing needs to be addressed.
 - *Response from City staff: Affordable housing is meant to provide housing that is more affordable than typical private market housing for low- and moderate-income households earning approximately \$36,000 - \$83,000. Affordable housing is distinct from social housing, which provides rent-geared-to-income (RGI) subsidies through Toronto Community Housing and*

Summary Report by the Jane Finch Community and Family Centre

other social housing providers. The City's Official Plan now defines affordable rental housing based on the household incomes for renters across the City of Toronto, instead of solely relying on average market rents. The affordable rents for 2023 range from \$903 for a studio apartment to \$2,066 for a three-bedroom apartment.

- Consider the possibility of provincial relationships/funding for affordable housing.
- Political leaders, including provincial and municipal politicians, should be involved in these discussions because they are indicative of the larger housing crisis.
- Concern that the community is going to get displaced across Jane and Finch because of gentrification. “We are the heart of this place”.
- Need to convey a greater awareness/understanding of what it means to be displaced – this should be part of the conversation. People who have been displaced from Jane and Finch are still a part of the community, and should still be encouraged to access community spaces.
- JFM+ staff should review the Jane and Finch Streetscape Safety.

JFI Engagement Events Breakout Room

- CAC members would like to participate as co-facilitators in the March Open Houses, and would like to support in outreach (for example, by putting up flyers).
- Tasks should be clearly outlined in a google form so that members can formally sign up.
- The in-person engagement events should be interactive and highly visible.
- JFC should follow the advice on outreach that the CAC previously suggested before the summer pop-ups and in November.

APPENDIX A: AGENDA

6:00 Participants Join
6:05 Welcome
<ul style="list-style-type: none">• Welcoming remarks, a land acknowledgement, and agenda. [JFC staff]
6:10 Presentation by JFM+
<ul style="list-style-type: none">• 15 minutes: JFM+ Presentation on the JFM+ draft concept plan. [JFM+ representatives]
6:25 March engagements
<ul style="list-style-type: none">• 15 minutes: Update on upcoming Deep Dialogues and Open Houses. [City of Toronto staff]• 5 minutes: Time allotted for questions. [all]
6:40 Breakout Rooms
<ul style="list-style-type: none">• 25 minutes: Breakout Rooms (Session 1)• 25 minutes: Breakout Rooms (Session 2)
7:30 Jane Street Road Safety review
<ul style="list-style-type: none">• 2 minutes: Update on the Jane Street Road Safety Review. CAC members were encouraged to review the draft report and add comments. [JFC staff]• 3 minutes: Information on the Jane Street Road Safety review shared by a CAC member who was involved with the Jane Street Road Safety Review. [CAC]
7:35 CAC Roundtable
<ul style="list-style-type: none">• 20 minutes: Roundtable discussion on the CAC. [All]
7:50 Closing notes
<ul style="list-style-type: none">• Closing notes. [JFC staff]
Attendees: <ul style="list-style-type: none">• 1 JFCF Centre Staff , Denelle Carvalho.• 2 City of Toronto Staff, Zahra Joseph-Wilson and Jedrick So.• 6 JFM+ Representatives: Emily Reisman, Sean Meagher, Keisha St. Louis-McBurnie, Gail Shillingford.• 16 Community Advisory Committee members: Maize Blanchard, William Ballard, Susel Munoz, Veronica Eastman, Jennifer Boakye, Christine Le, Kayzie Sutton, Kemisha Thomas, Maria B., Troy Budhu, Terryl Knox, Sharon Taylor, Devayani Chitnis, William Lopez, Edna Cofles Gualtero, Mena Hervieux

APPENDIX B: BACKGROUND INFORMATION

The City of Toronto's Jane Finch Initiative is a resident-informed project to plan for the future of the Jane and Finch area. Together, we are developing a community development plan and a land use plan so that residents and businesses are supported as the area changes over time with the opening of the Finch West LRT.

The [Jane Finch Initiative](#) is a resident-informed project to plan for the future of the Jane and Finch area and to determine how best to leverage the investment in light rail transit (LRT) for the benefit of local communities. It is a collaborative community planning exercise in 'Neighbourhood 24 - Black Creek' and 'Neighbourhood 25 - Glenfield-Jane Heights' (see [Neighbourhood Profiles](#)), centred on the intersection of Jane Street and Finch Avenue West.

The Jane Finch Community and Family Centre are supporting the City's community engagement process by facilitating community consultations.

The initiative involves three integrated streams of work:

- 1) **Comprehensive engagement**
- 2) A **community development plan** including a local economic opportunities plan;
- 3) An update to the **land use planning framework**.