



Jane Finch Initiative

Public Meeting #5 - November 2023

What is the Jane Finch Initiative?

The City of Toronto's Jane Finch Initiative is a resident-informed project to plan for the future of the Jane and Finch area. 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 arrival of the Finch West LRT.

These plans will:

- advance social equity and economic inclusion
- encourage the appropriate kinds of development in the area
- guide investment in community improvements.

The City has partnered with the Jane Finch Centre for community engagement and outreach.



Land Acknowledgement

The land we are meeting on is 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. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

African Ancestral Acknowledgement

We are all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past - and those of us who came here involuntarily, particularly those brought to these lands as a result of the trans-Atlantic slave trade and slavery. We pay tribute to those ancestors of African origin and descent.

Community Acknowledgement

The City of Toronto recognizes all the past and current work that has been done by local community agencies and groups around Jane and Finch. The work that is being done to develop these City of Toronto plans is deeply informed by and aims to build on and amplify the work of local community agencies and groups who have been working for many years to make Jane and Finch thrive.

Why are we here today?

These public meeting materials are informed by **community conversations** about aspirations and ideas for the future of the neighbourhood. We've turned those ideas into policies, guidelines, principles and actions. We request your feedback on these drafts to fine tune them before bringing them to City Council:

- A **Draft Secondary Plan** and **Urban Design Guidelines** related to parks and public spaces, land use, mobility and more
- Draft **Community Development Plan principles** and **actions**.

How did we get here and where are we going?





Shaping Growth in Jane Finch

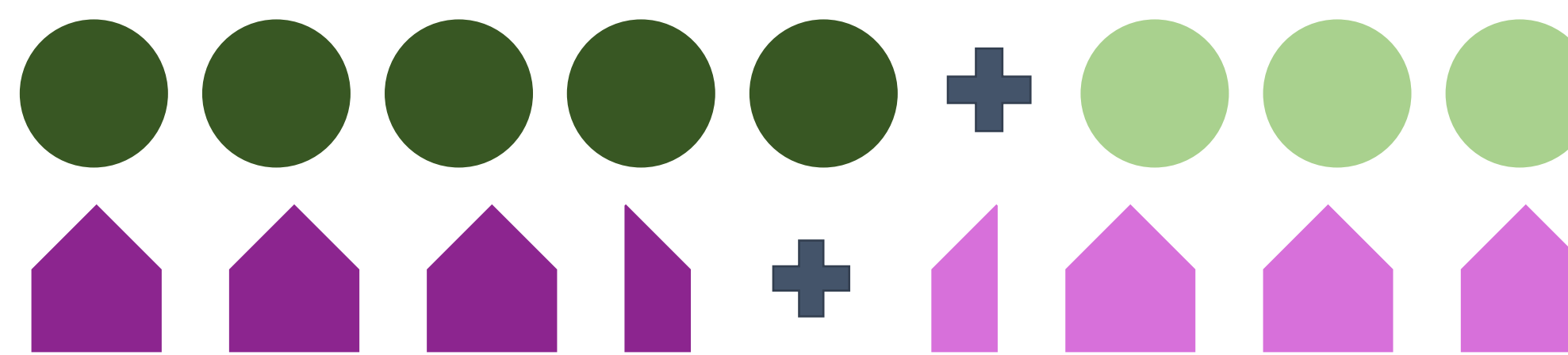
The City of Toronto is updating **land use policies** to direct the scale and form of new development. Through community conversations over the past three years, we have asked:

- What is the community's **vision** for the future?
- What valued neighbourhood features need to be **recognised or protected** going forward?
- What long-standing **issues and challenges** need to be prioritized?
- How can we advance **social equity and economic inclusion**?
- What kinds of **growth** and development are appropriate for the area?
- Where should we make investments in **public spaces, transportation networks and community assets** to improve quality of life?



How Much Growth is Anticipated?

Currently around **50,000 people** live in Jane Finch, within roughly **17,000 households**. We anticipate up to **30,000 more people** across **a further 17,000 households** over the next 30 years. The Jane Finch Secondary Plan will shape how and where this growth is accommodated.



We'd like to have your feedback – tell us what you think of these draft policies and maps:

- **Speak to staff**
- **Post your comments on a sticky note**
- **Ask questions**
- **Share your ideas**

Planning Goals for Jane Finch

1. Support the development of an **inclusive, transit-supportive, climate-resilient, complete community** with high-quality urban design that supports liveability in the public realm
2. **Minimize displacement** as the area grows by supporting existing residents and businesses to grow in place
3. **Honour, understand and celebrate** the area's **cultural heritage**, including community organization and activism, and **conserve buildings and landscapes** with cultural heritage value where appropriate
4. **Recognize, celebrate and commemorate Indigenous cultures** and histories in public spaces
5. Provide for a range of spaces that support **diverse, inclusive economic activities and opportunities**, including by reinforcing the **existing commercial core** at the intersection of Jane and Finch where local-serving retail and service uses thrive, and by developing a thriving mixed-use node at Norfinch Drive and Finch Avenue West
6. Build new, improved and expanded **parks and public spaces** that are inclusive, welcoming, accessible, safe, and fun year-round, including by securing new parks and public squares on large sites near the intersection of Jane and Finch
7. Transform the Plan Area to support **walking, use of mobility aids, cycling and transit use**, with complete streets that function as community gathering spaces with local-serving businesses and services
8. Protect, restore and enhance the natural heritage value of **Black Creek Ravine** while providing opportunities for people to access and experience this vital green space
9. Include **diverse housing** types, forms, tenures and affordability and prioritize affordable housing provision
10. Accompany growth with relevant new and/or improved **community service facilities**
11. Build space for the **local arts and culture scene** to thrive, including developing the **Jane Finch Community Hub and Centre for the Arts**
12. Advance **climate action** by encouraging development to reduce greenhouse gas emissions

What is a Secondary Plan?

Secondary Plans are part of Toronto's Official Plan. They establish **local development policies to guide growth and change in a defined area** of the City. Secondary Plans guide the creation of new neighbourhoods and employment areas, ensure adequate public infrastructure and community service facilities, and guide environmental protection.

What are Urban Design Guidelines?

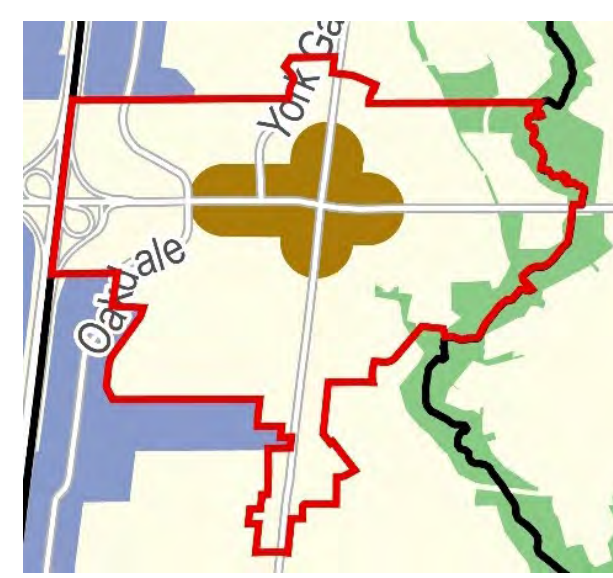
Urban Design Guidelines describe an area's local history and character, explain how development will be sensitive to local context, and provide more **detailed guidance on public realm improvements and built form design**.



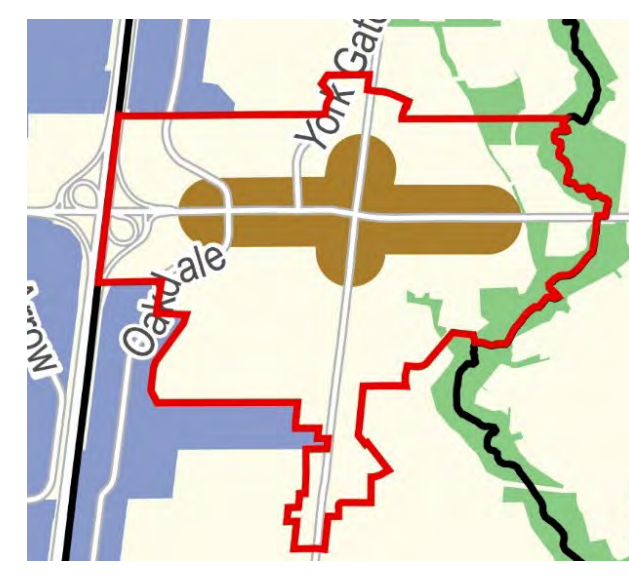
Directing Growth

Avenues

In the Official Plan, **Avenues** are 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. **A wider section of Finch Avenue West will be shown as Avenues** to signal where future growth and development should occur.



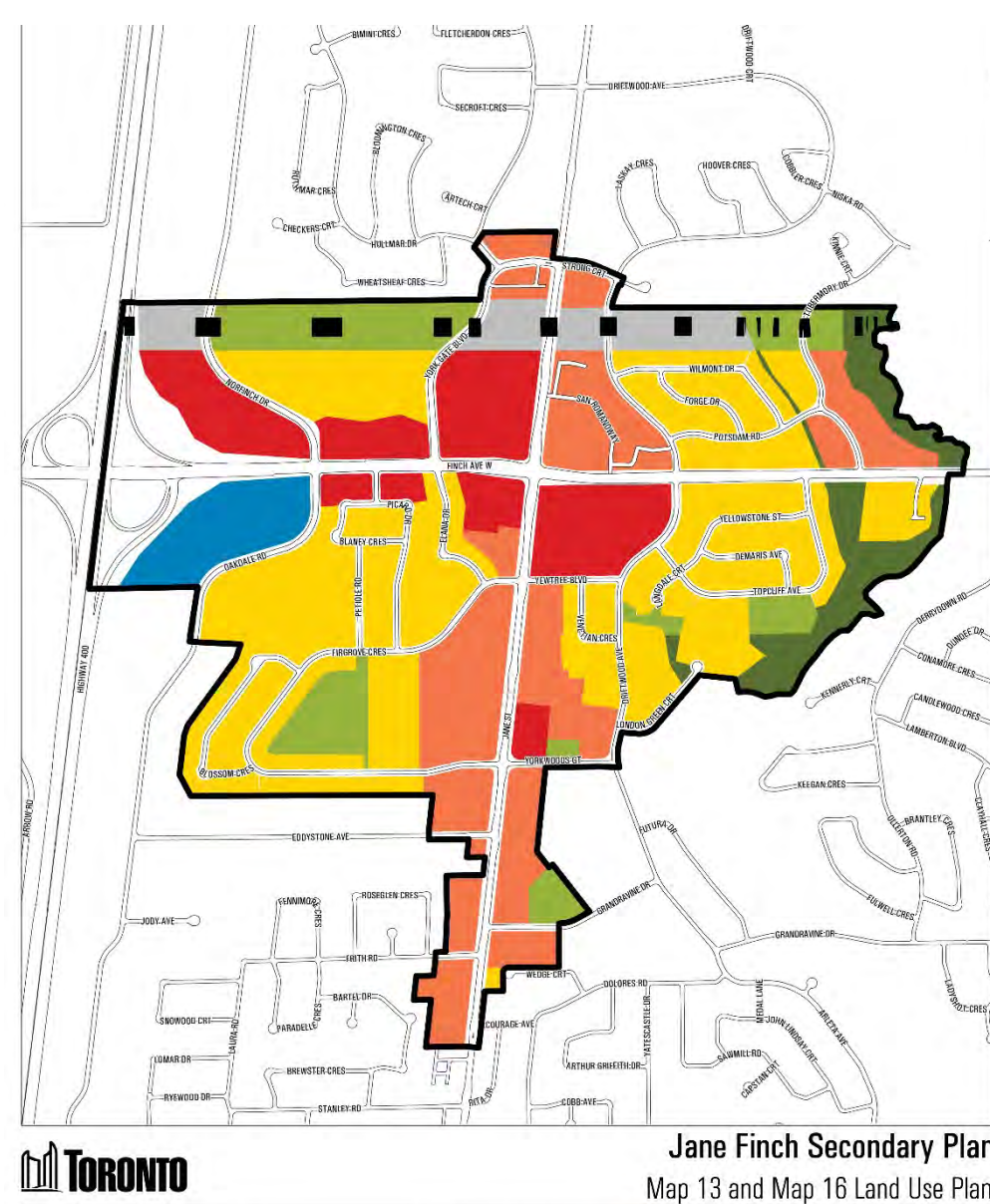
Current extent of Avenues along Finch Avenue West



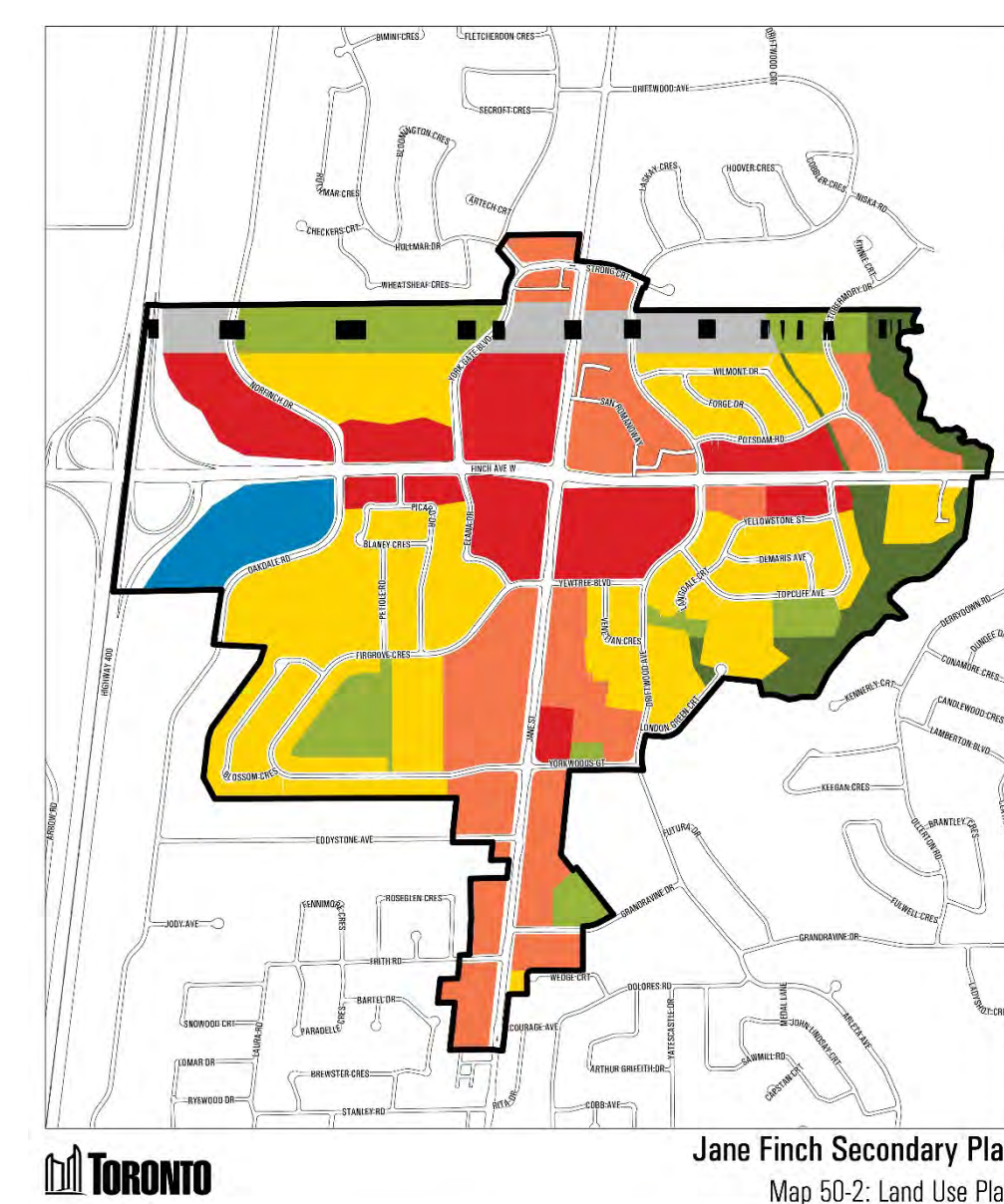
Proposed extent of Avenues along Finch Avenue West

Extending Mixed Use Areas Along the LRT Route

Mixed Use Areas is a land use designation in the Official Plan permitting a range of uses to allow people to live, work, shop and get services in the same area. Some lands along Finch and in the south-west quadrant of the intersection will be **redesignated to Mixed Use Areas**, allowing an appropriate mix of uses along a higher order transit route and creating opportunities for new housing and jobs in a walkable area.



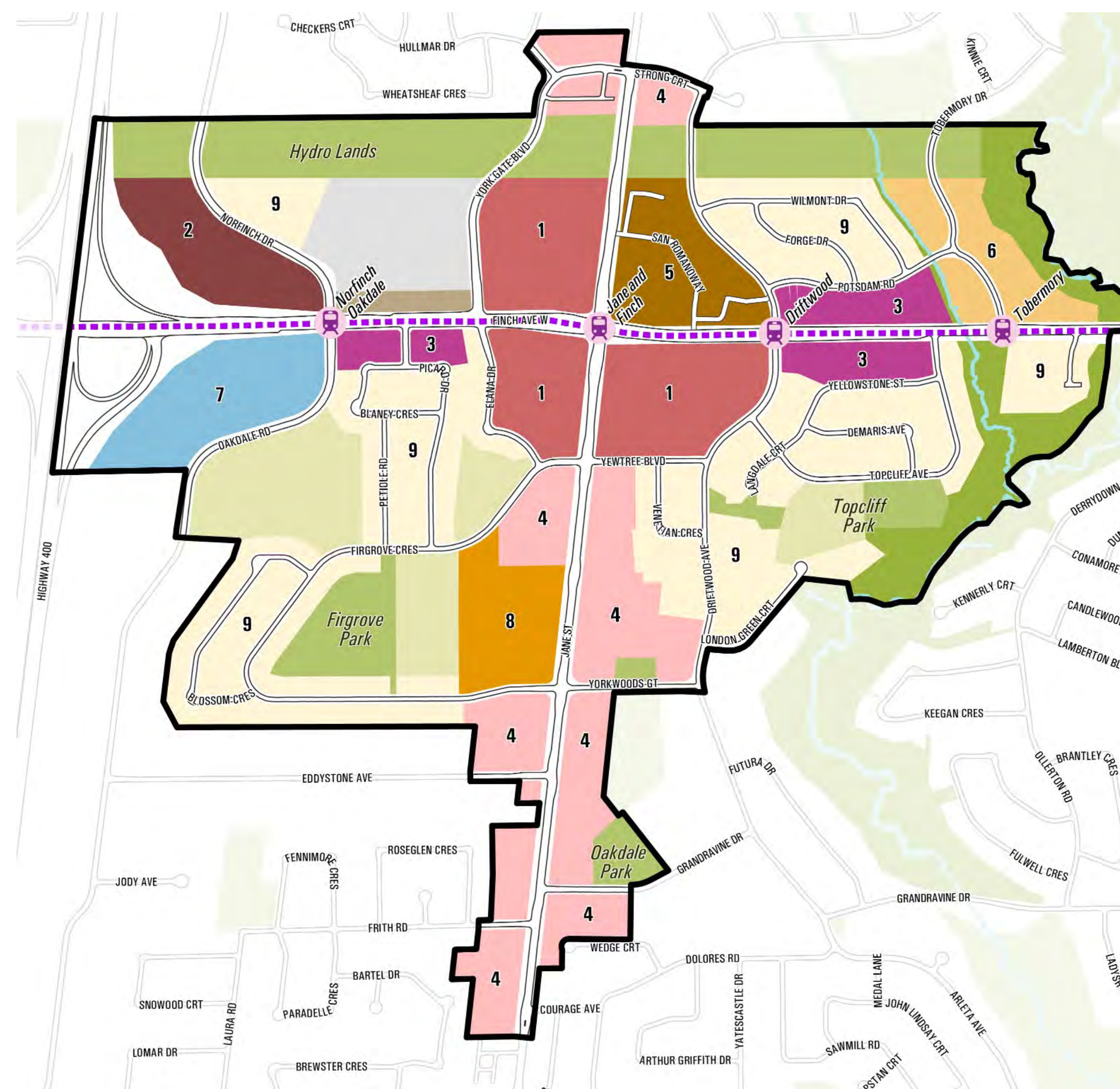
Existing land use designations (left) vs proposed (right)



Existing land use designations (left) vs proposed (right)

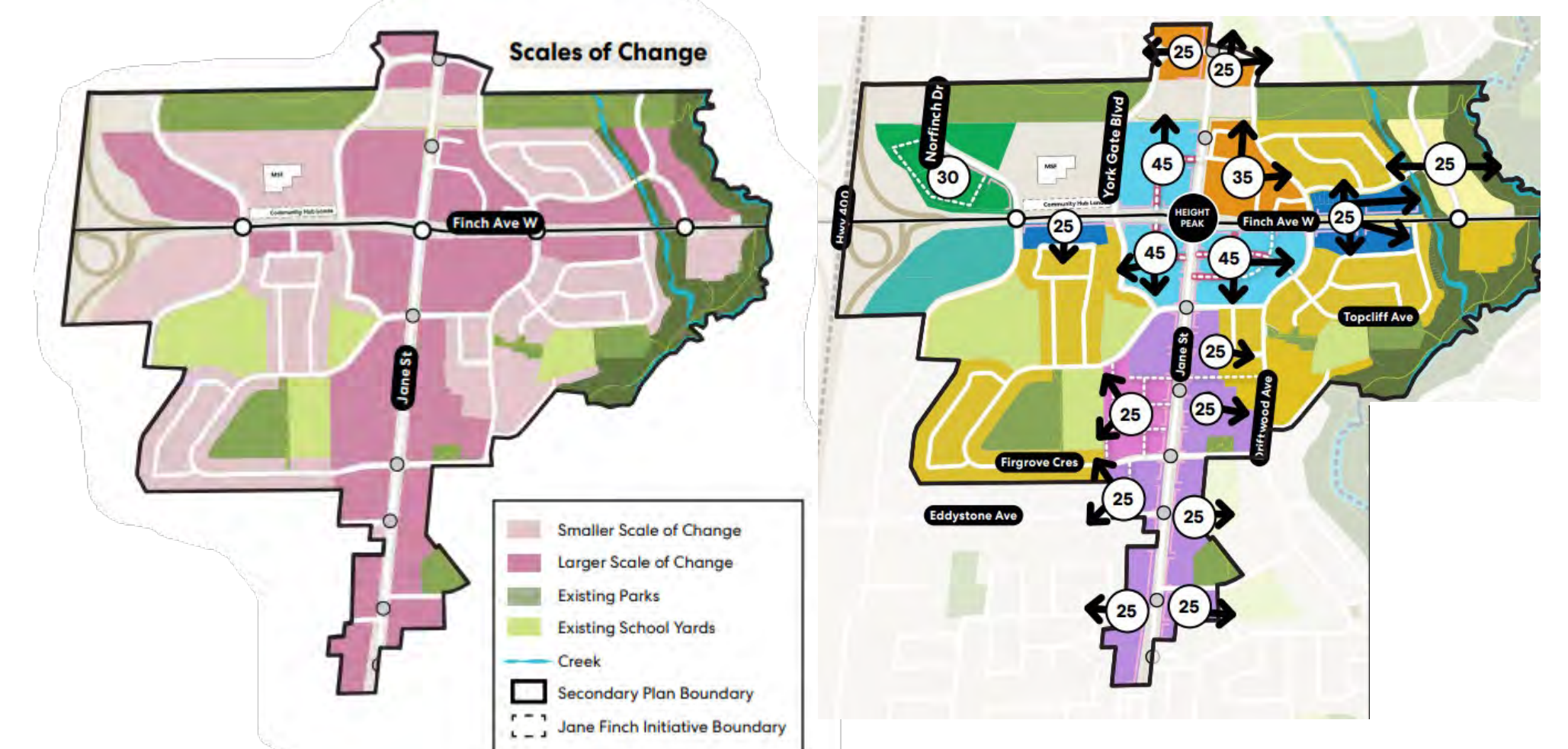
Districts

The Plan identifies nine Districts, reflecting existing and planned context, to shape where and how development will occur. Each of these Districts will have a unique set of policies to shape future development, as described on the next few panels.



- Jane Finch Secondary Plan Boundary
- Jane Finch Community Hub and Centre for the Arts lands
- Finch West LRT Maintenance and Storage Facility
- Parks and Open Spaces
- Watercourse
- Finch West LRT Stations
- Finch West LRT Line
- Districts**
- 1. The Intersection
- 2. Norfinch District
- 3. Finch Avenue District
- 4. Jane Street District
- 5. San Romanoway and Palisades
- 6. Tobermory District
- 7. Health District
- 8. Firgrove / Grassways
- 9. Low-Rise Neighbourhood District

Scale and Transition



The Districts in Jane Finch will experience different scales of change. Conceptual plans and modeling were developed within four districts – Intersection District, Norfinch District, Finch Avenue District and Jane Street District – to test built form options and understand what scales are appropriate:

- **Height peak at the Intersection** – As Jane Finch evolves in the coming years, the tallest buildings would be situated in the centre of the area.
- **Transition** – Development would be required to provide good **transition in scale** between taller buildings and adjacent lower-scale buildings and parks and open spaces.



Illustration of building heights along Finch looking north

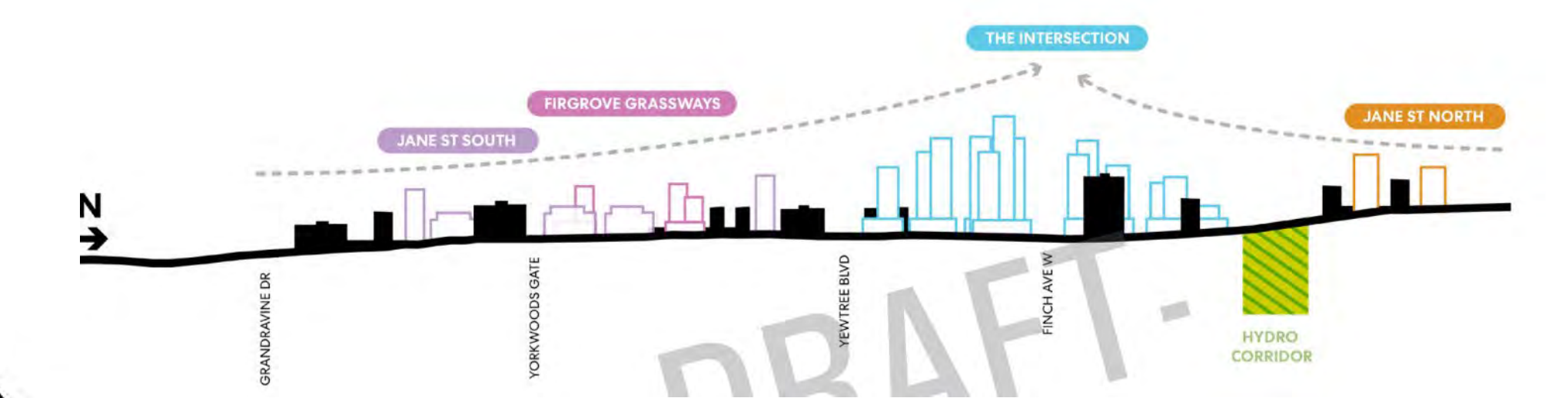


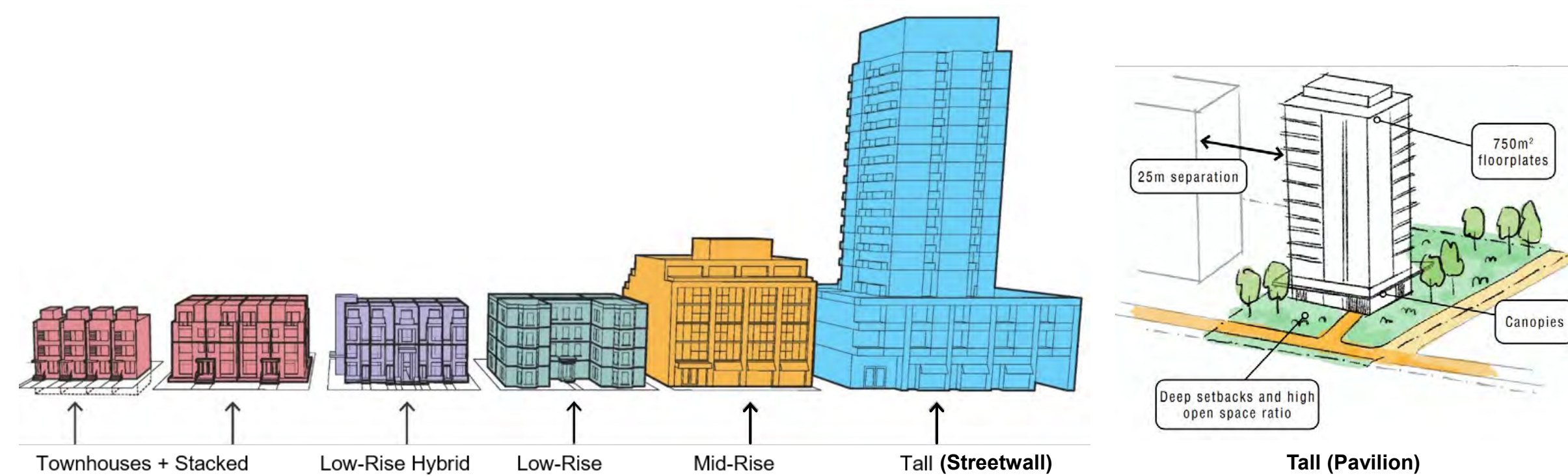
Illustration of building heights along Jane looking west



Shaping New Buildings | Creating New Retail Streets

Building Types

Development in Jane and Finch could take the form of several **building types, each responding differently to the area's existing character and sense of place.** This is referred to as 'built form'.



General Built Form Policies

The way buildings frame street edges, parks and open spaces directly impacts the liveability of public spaces. Built form and the public realm should work together to support a vibrant community identity. To achieve this in Jane Finch, the Plan will shape the following aspects of development:

- **Orientation** – to create a safe and comfortable pedestrian environment, frame parks and open spaces, and contribute to a strong sense of place
- **Accessibility** – have entrances from public streets and sidewalks
- **Tower size** – tower portions of buildings should have compact floor plates (typically 750 square metres) and be separated by at least 25 metres, to protect for light, privacy and views
- **Thermal comfort** – minimize and mitigate shadow and wind impacts and maximize sunlight access on parks and public spaces, including sidewalks
- **Climate resilient design** – encourage compact and efficient building shapes to maximize energy performance
- **Loading** – consolidate loading areas within block or building interiors
- **Parking** – minimize parking and where provided locate most parking underground
- **Design excellence** – use high-quality, durable materials to support building longevity

New Streets on Large Sites

The three large mall/plaza sites at the corner of Jane and Finch offer an opportunity to introduce a new street network and create smaller blocks to improve walkability, offer pedestrians more and safer routes, and create new shopping streets.

- Intimate streets with **narrow rights-of-way (18.5 metres)** that prioritize the pedestrian experience, with one lane of traffic in each direction (to compare, both Jane Street and Finch Avenue are 36 metres wide. Many downtown streets like Queen Street are 20 metres wide.)
- Provision of a landscape **zone for trees and street furniture**

Priority Retail Streets

Priority retail streets are the focus for small-scale retail, services and community/cultural spaces. Policy direction for these streets, shown on the map, includes:

- Requiring **non-residential uses at grade** (shops, restaurants, services, etc.)
- Maintaining **narrow building frontages** (maximum 15 metres) with **multiple entrances** to create a regular rhythm of shops and break up long building streetwalls
- Requiring **window glazing** that provides visibility between indoors and outdoors
- **Limiting unit sizes** to 400 square metres and **encouraging small-scale units** of approximately 100 square metres
- **Maximizing ceiling heights** (a minimum 4.5 metre floor-to-ceiling height)
- Requiring **high-quality, flexible design** that can adapt over time

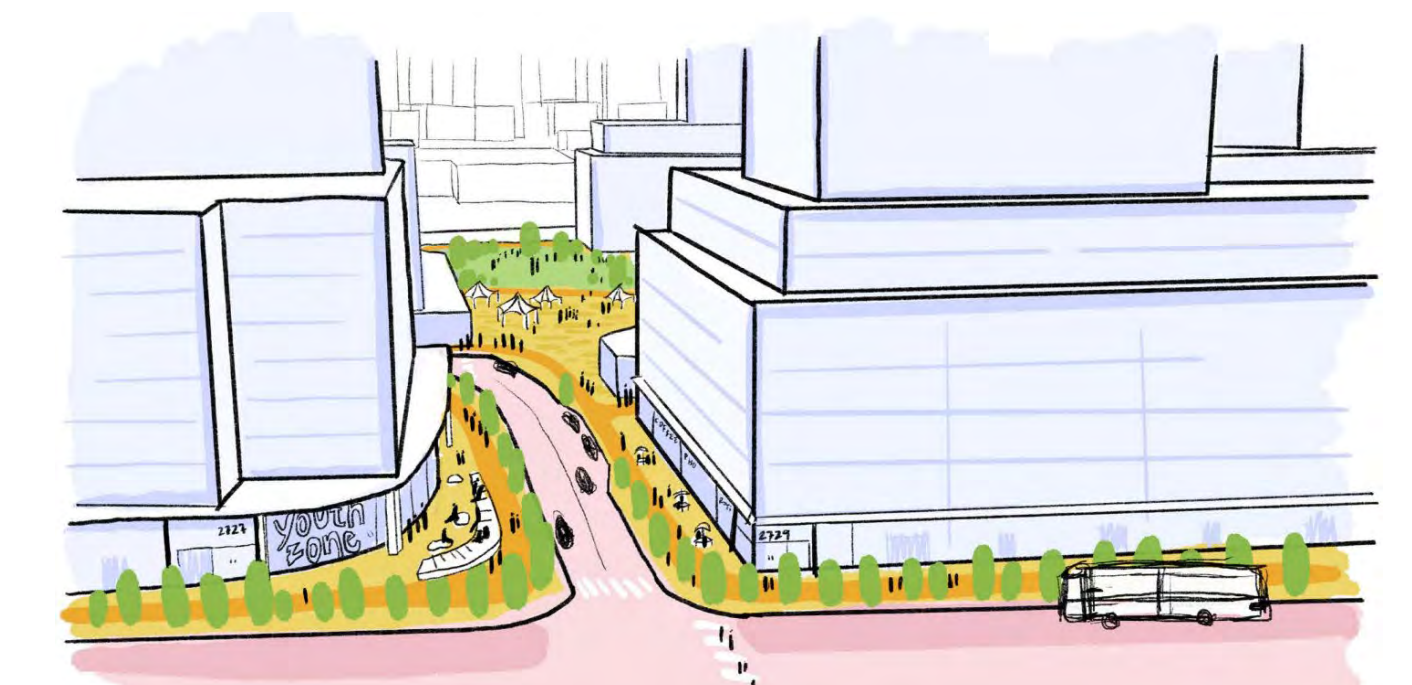


Example of a two-sided retail street (left), a supermarket integrated into new development (centre) and a quality pedestrian-scale streetscape with space for amenities and active ground floor uses (right).

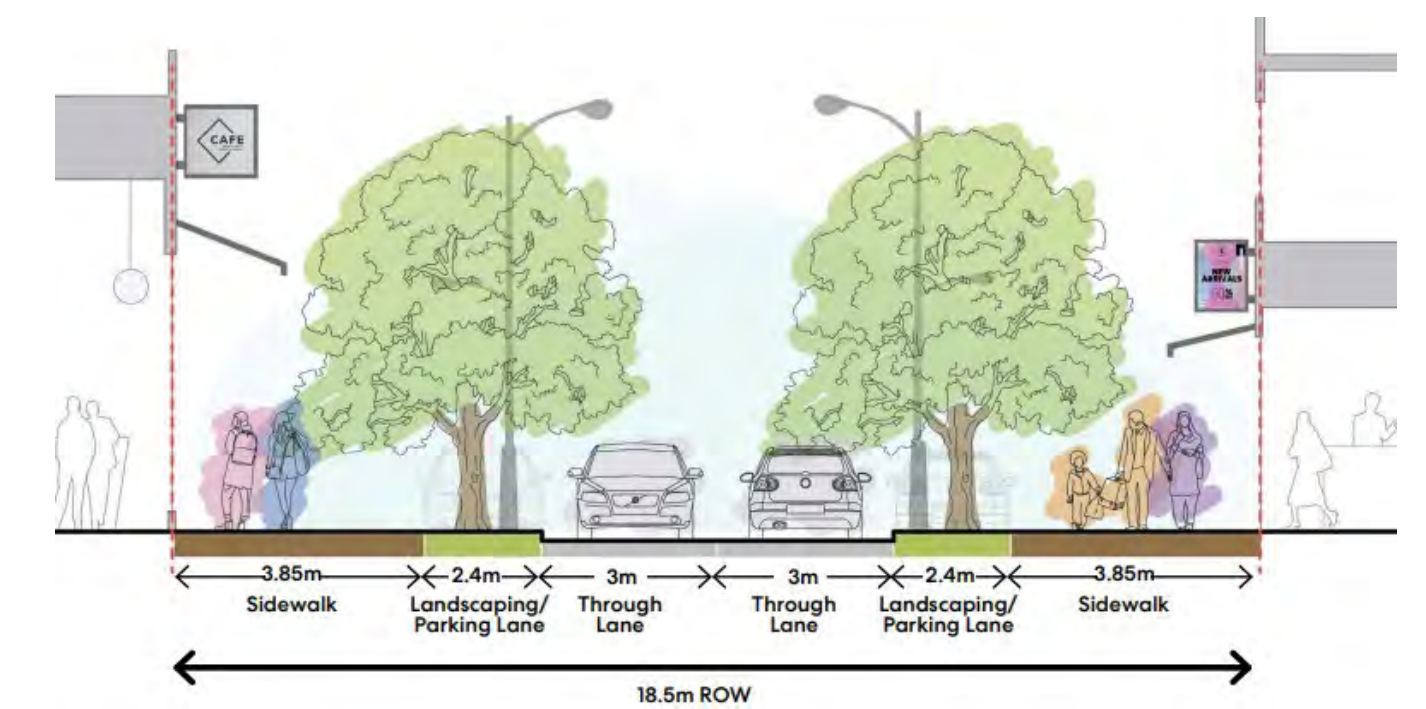
Active Frontages

Portions of Jane Street, Finch Avenue West and Norfinch Drive will have Active Frontages that are:

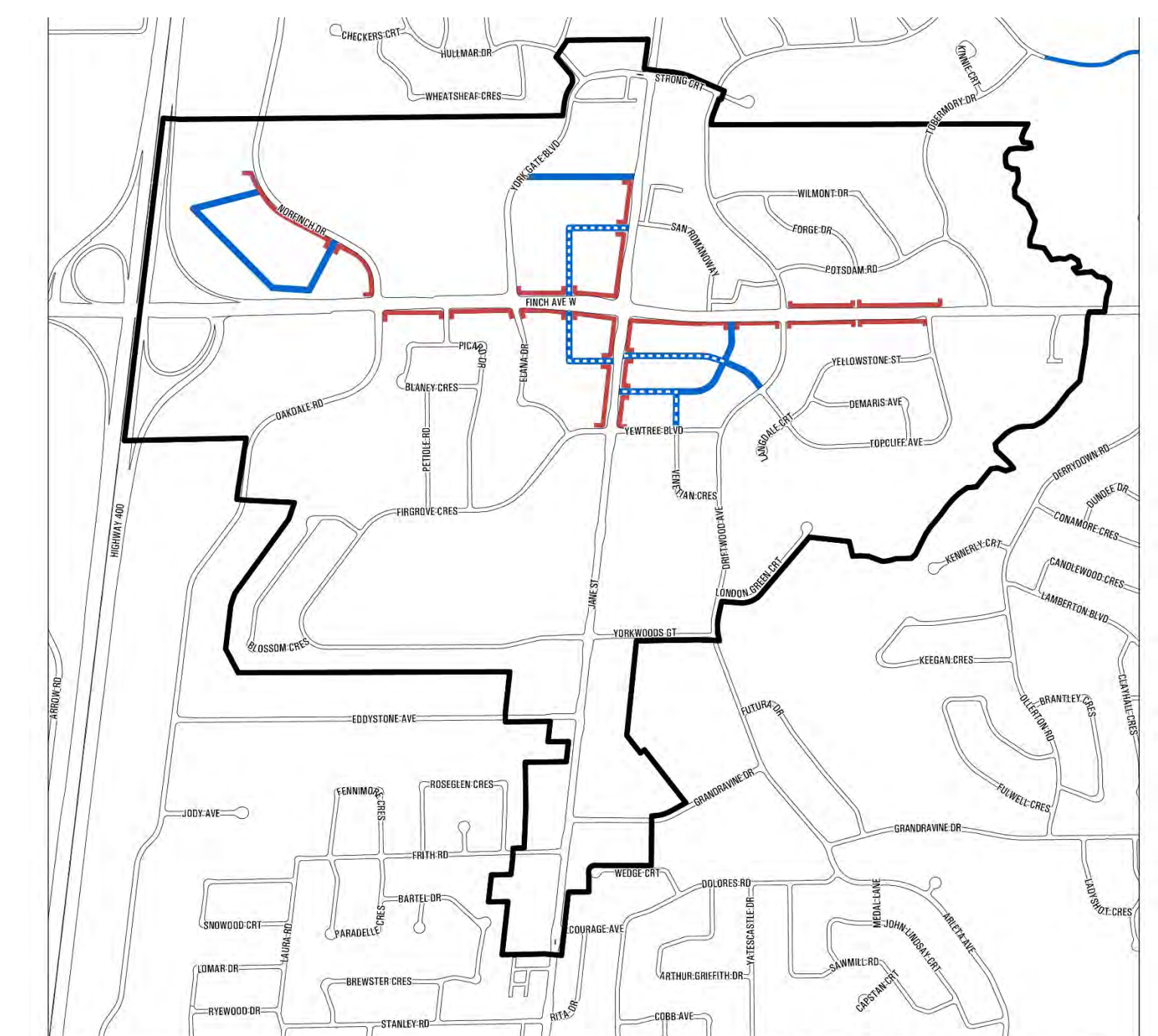
- Situated **close to transit**
- Appropriate for retail formats that require **larger floorplates and high visibility**
- **Activated by non-residential uses at-grade** to promote vibrancy on the street



Illustrated view looking west from Jane Street north of Finch



Cross-section showing segment allocation within an 18.5m wide street

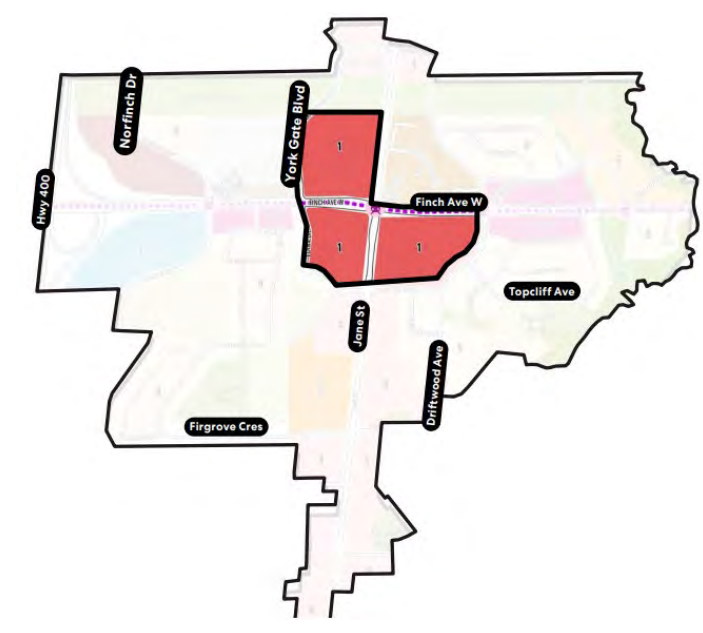


Jane Finch Secondary Plan
Map 50-6: Priority Retail Streets

Are these the right locations for retail streets?



The Intersection



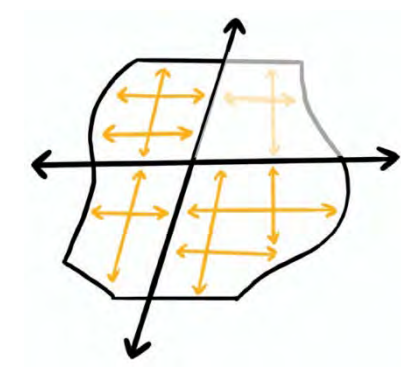
Vision

The Intersection District will develop as the **commercial and social heart of the community** with a focus on new **housing**, a mix of uses, and **local community-serving retail** and services within a public realm network that supports people to gather and to walk, cycle and use transit. As the focal point of Jane Finch, the district will permit a range of heights, densities and building typologies that will accommodate **most new growth** in the Plan Area. This shall include significant new affordable housing supported by **new parkland**, new **public squares** that honour the legacy of the intersection as a **community meeting place**, green infrastructure and community service facilities.

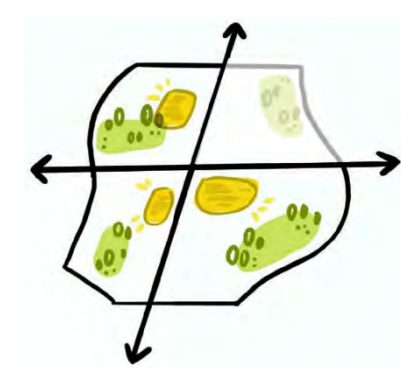


- Design joyful, vibrant, and visually appealing gathering spaces on the mall sites
- Preserve existing community-serving retail and agency spaces
- Prioritize affordable housing and provide large, family-oriented units

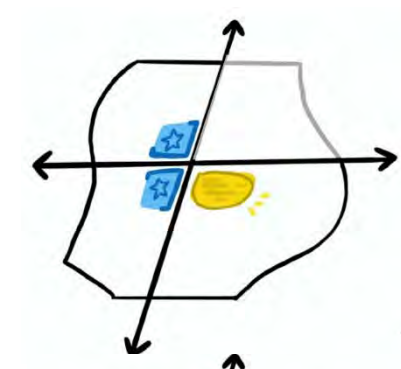
District Design Priorities



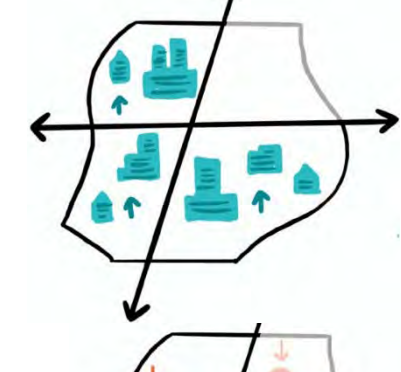
1. **Fine-Grained Grid** – Break up existing large land parcels into **smaller blocks** with a network of new public streets and **green pedestrian connections** to help bring people where they need to go. These should have intimate, pedestrian-oriented streetscapes framed by local-serving retail and other non-residential uses, with amenities like seating, street trees and lighting. New streets will have **18.5 metre rights-of-way**



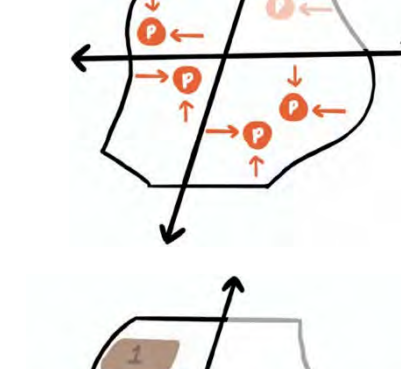
2. **Community Open Spaces** – Locate public spaces in each quadrant of the intersection, including **new parks, and public squares** that replicate the function of Corner Commons with flexible space to be activated by the community



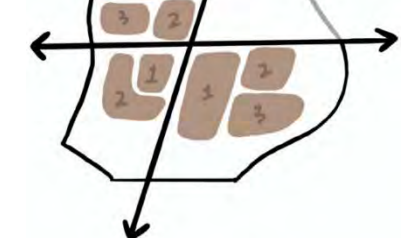
3. **Anchoring the Intersection** – Locate strong and prominent buildings with **active frontages** along with signature public spaces at the corners of Jane Street and Finch Avenue West



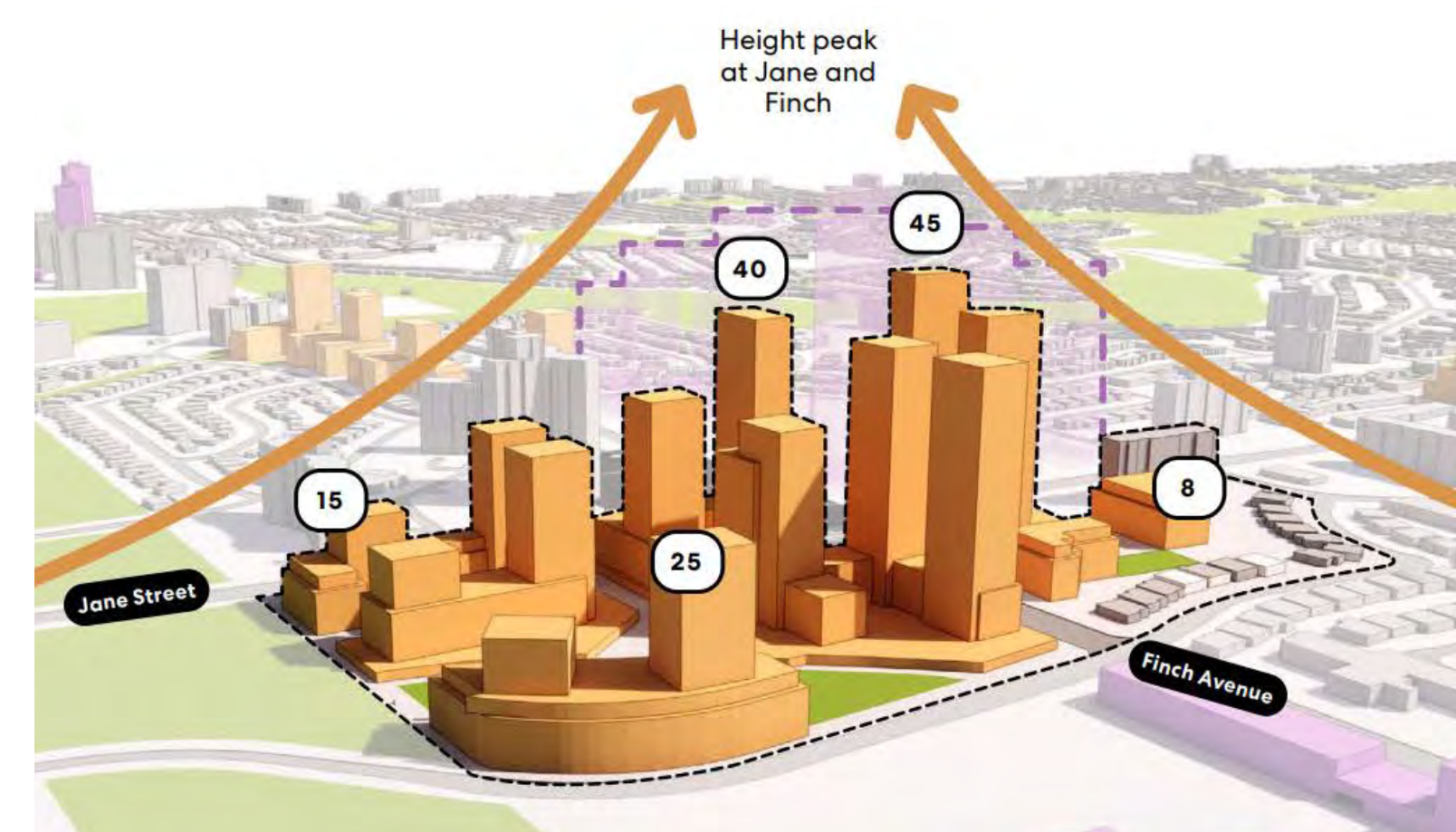
4. **Transition in Scale** – Build a diversity of building types (tall and mid-rise) and scales, with transitions down in height from a **'height peak'** at the corner of Jane Street and Finch Avenue West



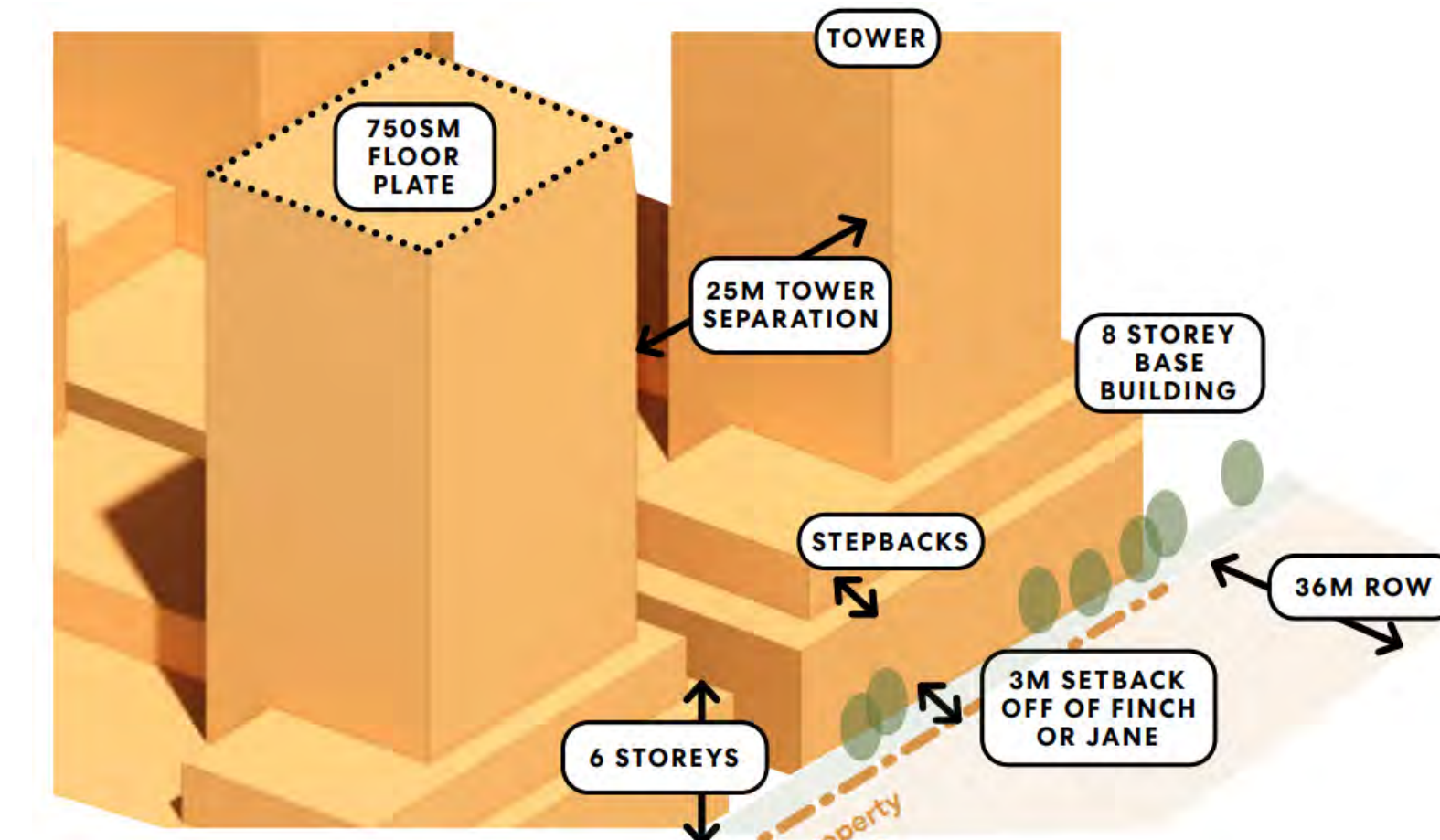
5. **Access and Servicing** – **Consolidate vehicle access** to reduce the risk of conflicts between vehicles and pedestrians or cyclists. Pedestrian connections should align across arterial streets, such as Jane Street



6. **Ease of Implementation** – Consider the long-term build out of large sites, including scenarios where malls or plaza buildings are retained, and interim conditions to **address pedestrian access, comfort and safety**

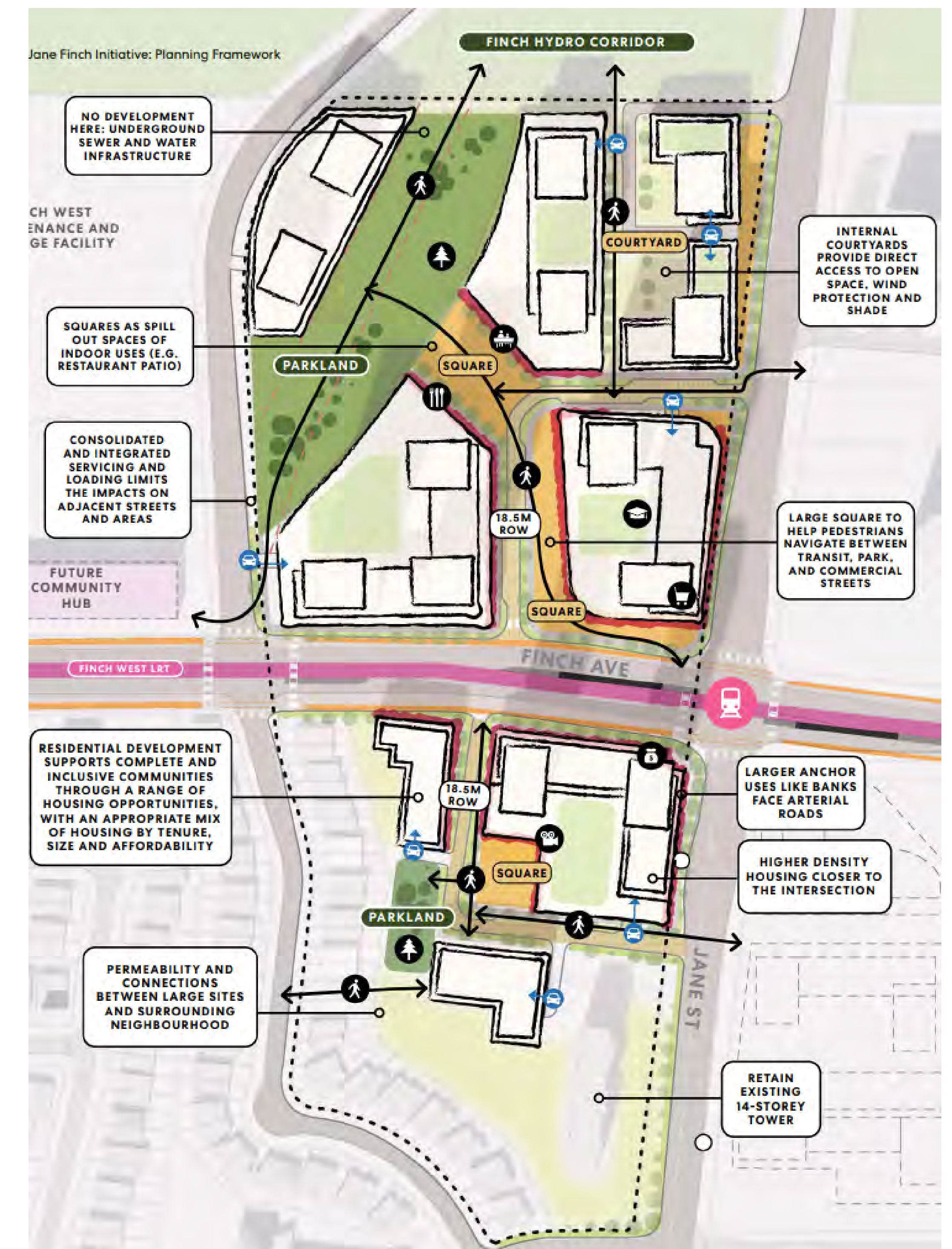


Model of building heights at the Intersection



Model showing how built form priorities could appear when combined

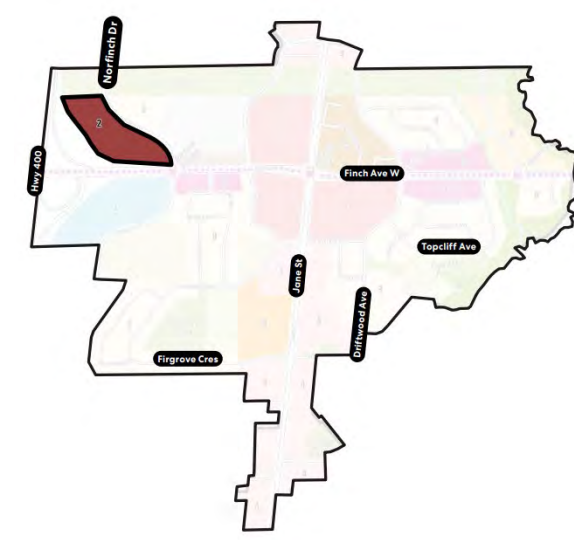
How do you see this area developing over time?



Demonstration Plan: an example of how the area could develop over time.



Norfinch District



Vision

The Norfinch District will develop as a mixed-use node with mostly mid-rise and tall buildings framing the western gateway to Jane Finch. **A new, centrally located park** will serve residents and workers and will have strong public realm connectivity to the Jane Finch Community Hub and Centre for the Arts to the east, the Health District to the south and *Employment Lands* to the north. This District will continue to have significant non-residential uses such as **hotels, retail, office and medical facilities** integrated within new development.



Images of the area as it exists today (Google, 2022)

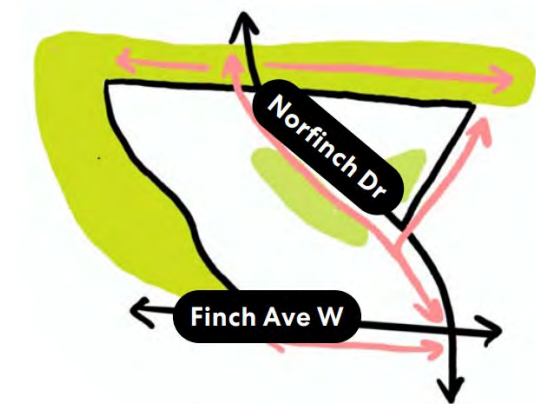


- Norfinch provides employment opportunities through its hotels and long-term care facilities
- It is well placed near the hospital facility and a range of health services

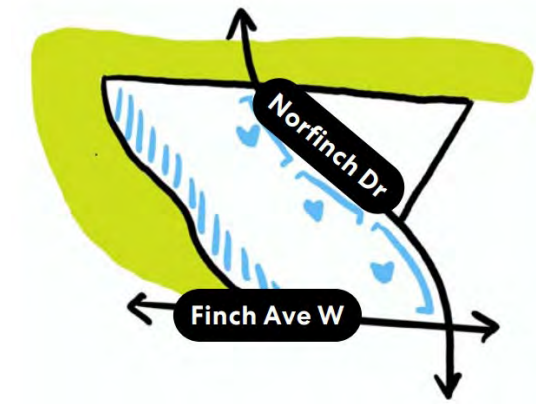
District Design Priorities



1. Coordinated Block Planning – Encourage coordination and collaboration between landowners to **create a new central park and new internal street**, consolidate parkland dedications, and optimize land use and building orientation. Due to the long and deep geometry of the sites, **block planning** will be required. **Buildings of up to 30 storeys would be permitted**

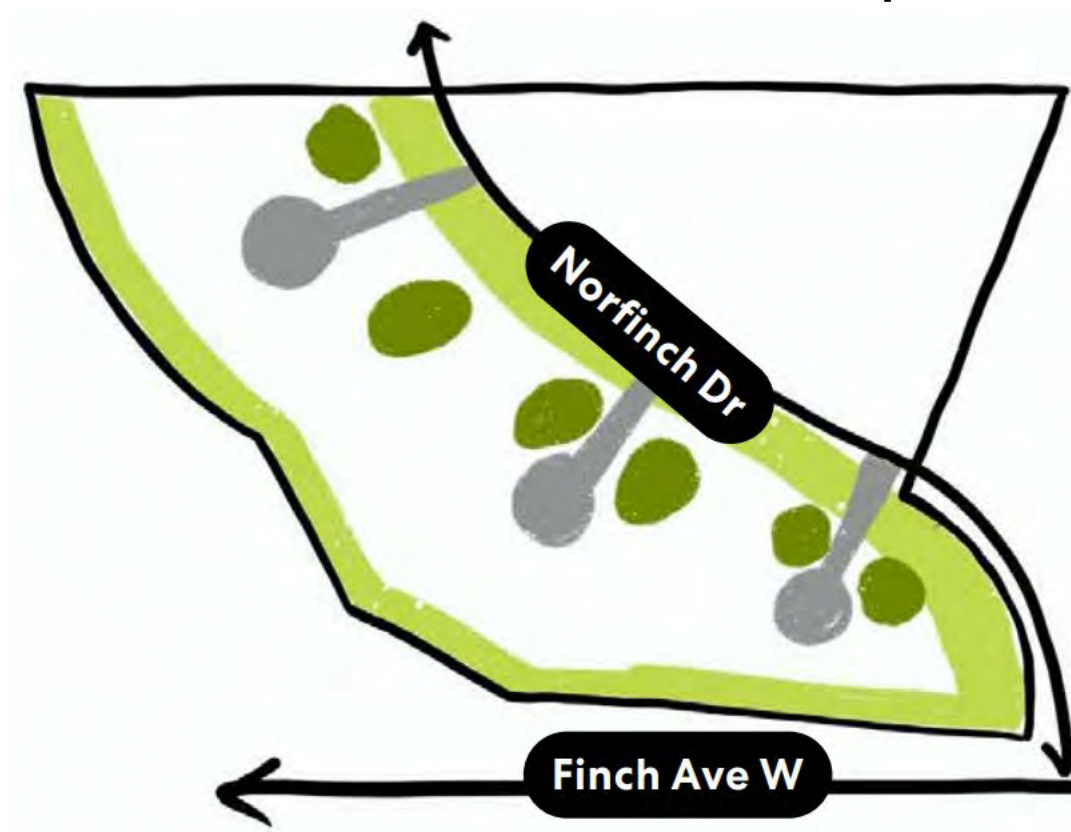


2. Open Spaces and Connectivity – Create a **central park and smaller publicly-accessible spaces**, with strong connections to the Finch Hydro Corridor, the Loop Trail, the Finch West LRT, the Hub lands and the new **cycle tracks** along Finch Avenue West

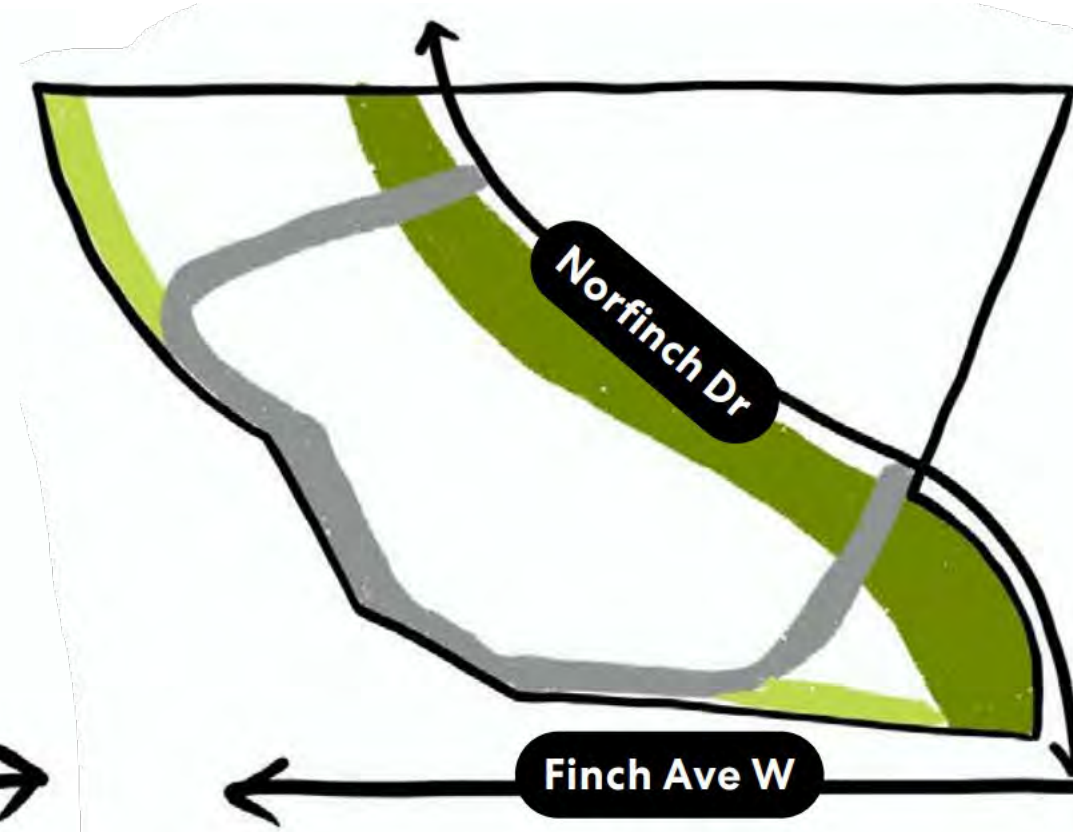


3. Pleasant and Equitable Streetscapes – **Use landscaping and built form to protect new residents** from highway noise and dust. Create a pleasant streetscape with active frontages along Norfinch Drive that encourages walking and cycling and supports vehicle access to nearby *Employment Lands*

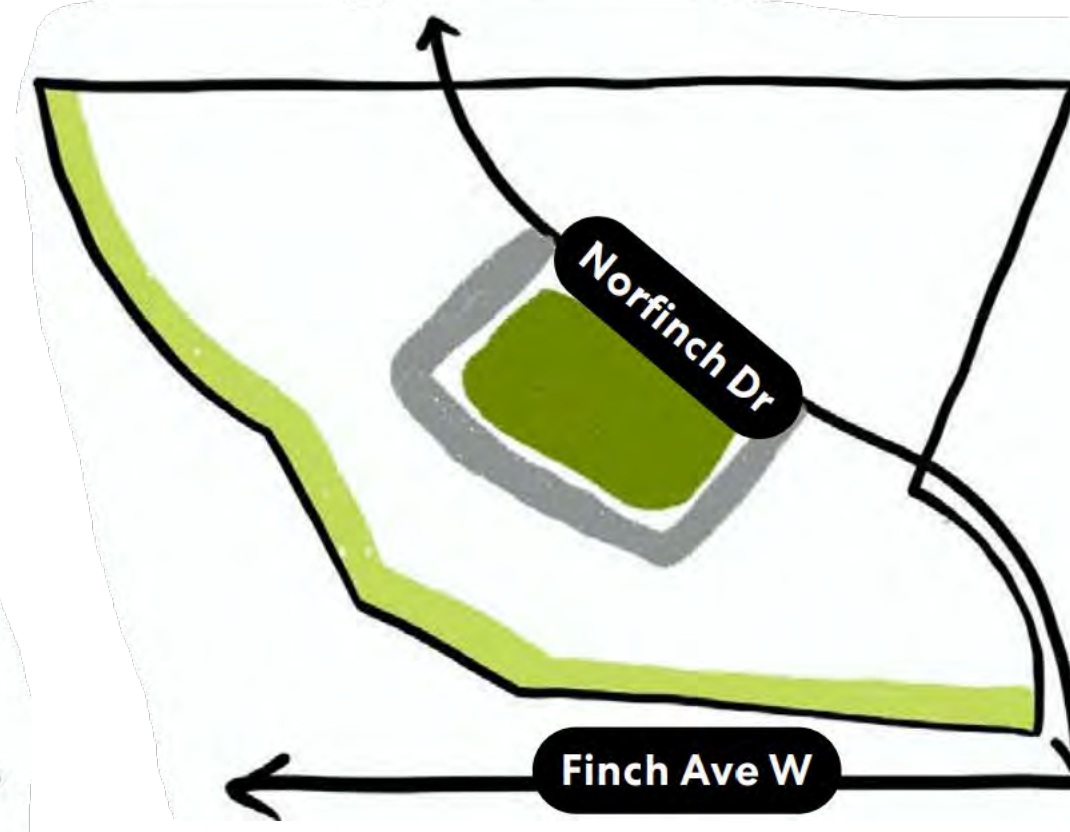
A series of conceptual scenarios were developed for this district showing different ways to organize the main structural elements: new streets and parks.



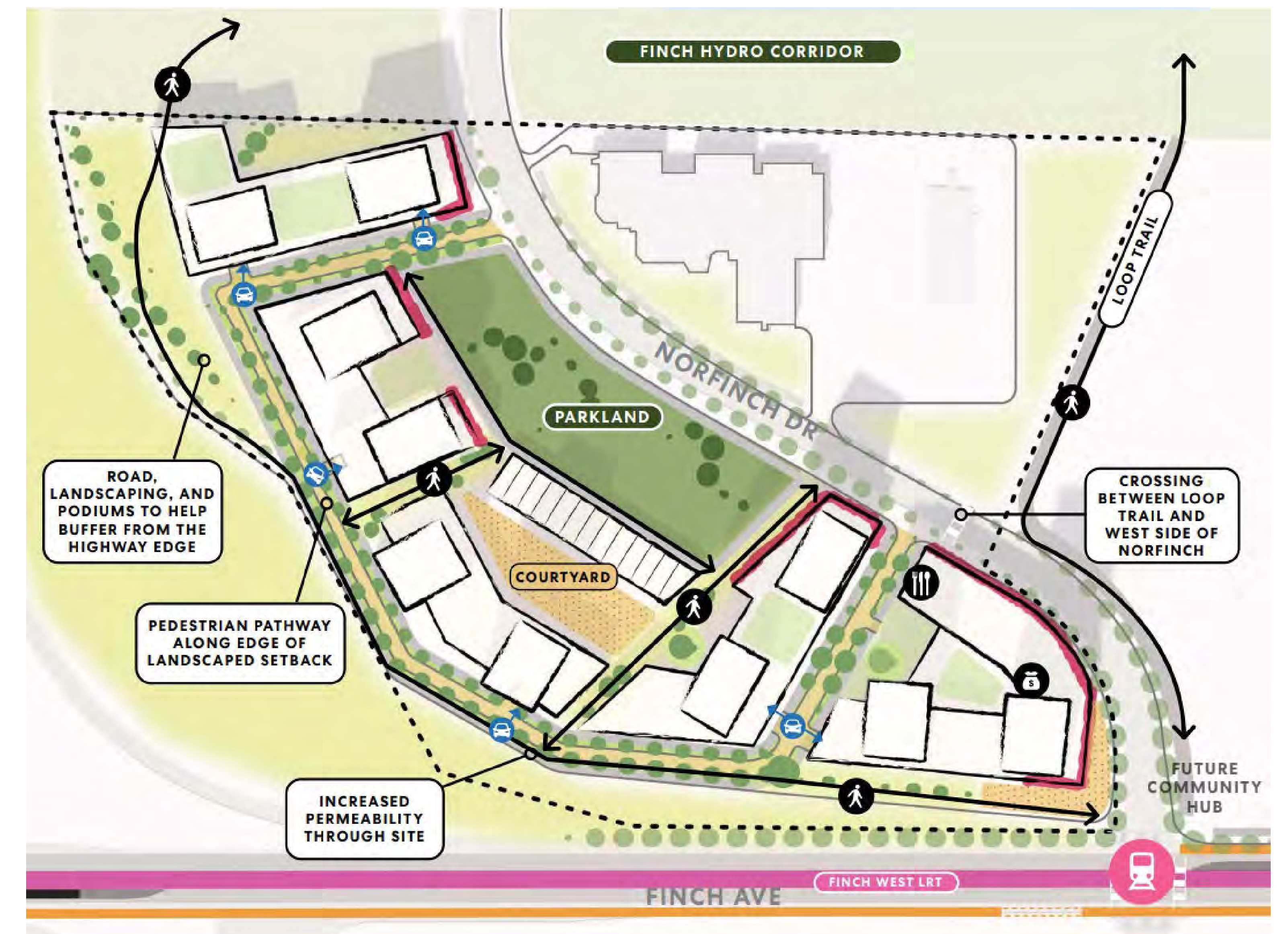
Scenario 1



Scenario 2



Scenario 3



Demonstration Plan: an example of how the area could develop over time.



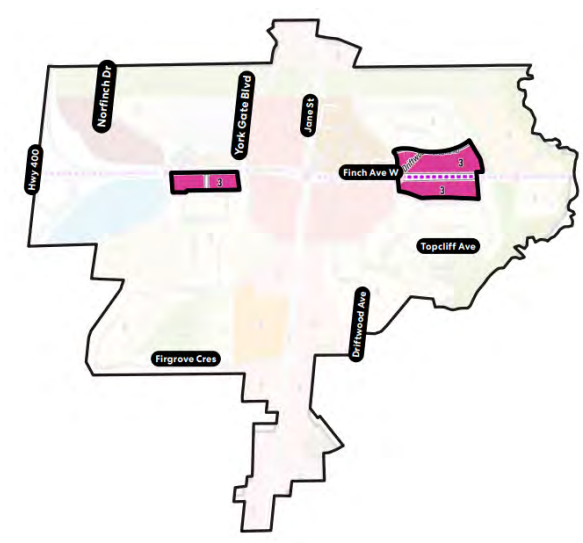
How do you see this area developing over time?



Finch Avenue District



How do you see this area developing over time?



Vision

The Finch Avenue District will intensify over time to bring homes, businesses and amenities close to the Finch West LRT. This will include **new mixed-use buildings** with **at-grade space for businesses** along the Finch West frontage. Development will preserve and expand the existing pattern of setbacks through an **east-west Green Spine** and will support walkability to the Intersection District and easy connections into surrounding neighbourhoods through north-south publicly accessible **mid-block connections**. **New parks and open spaces** will provide community gathering spaces. On the western end of the district, office-related uses supporting health sciences in proximity to the Health District will be encouraged. On the eastern end of the district, development will support the ecological integrity of the Natural Heritage System and be designed to extend the Green Spine westward toward the **Black Creek Ravine**.



- More housing density and choice near the LRT
- More direct, formalized access to the ravine for all
- Provide artist studios, rehearsal space, music venues, bars, a museum, and places for students
- More room for cyclists and pedestrians - wider sidewalks and separated bike paths
- Provide safer crossing to York Woods library and future music school

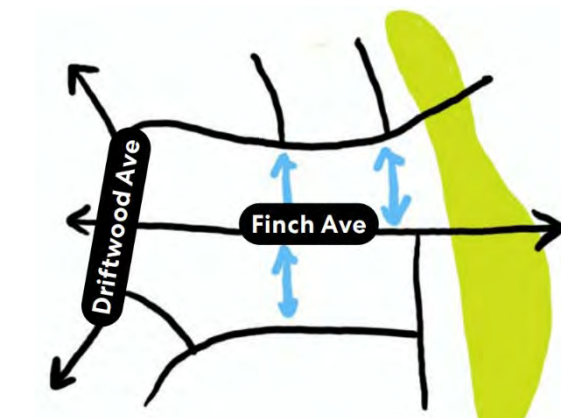
District Design Priorities



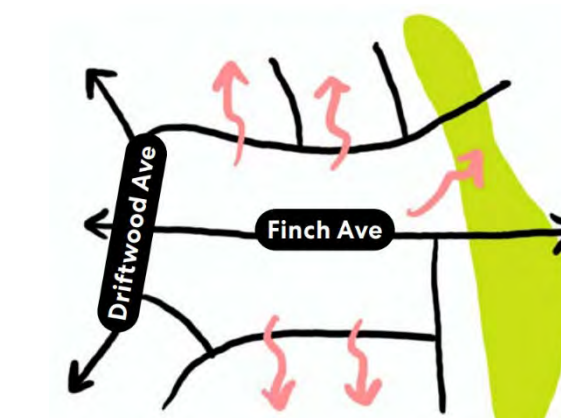
1. Consistent Streetwall – Design and plan new development so that buildings frame Finch Avenue West, and any new north-south connections to support walkability and vibrancy. Ensure **lobbies and entrances front onto Finch Avenue**. Building heights would not exceed **25 storeys**, with base portions of tall buildings not exceeding 8 storeys and a setback at the sixth storey



2. Established Green Spine – **Set back buildings 5 metres along Finch Avenue** to create opportunities for lush landscaping and tree canopy, providing shade and reducing wind on both sides of the street



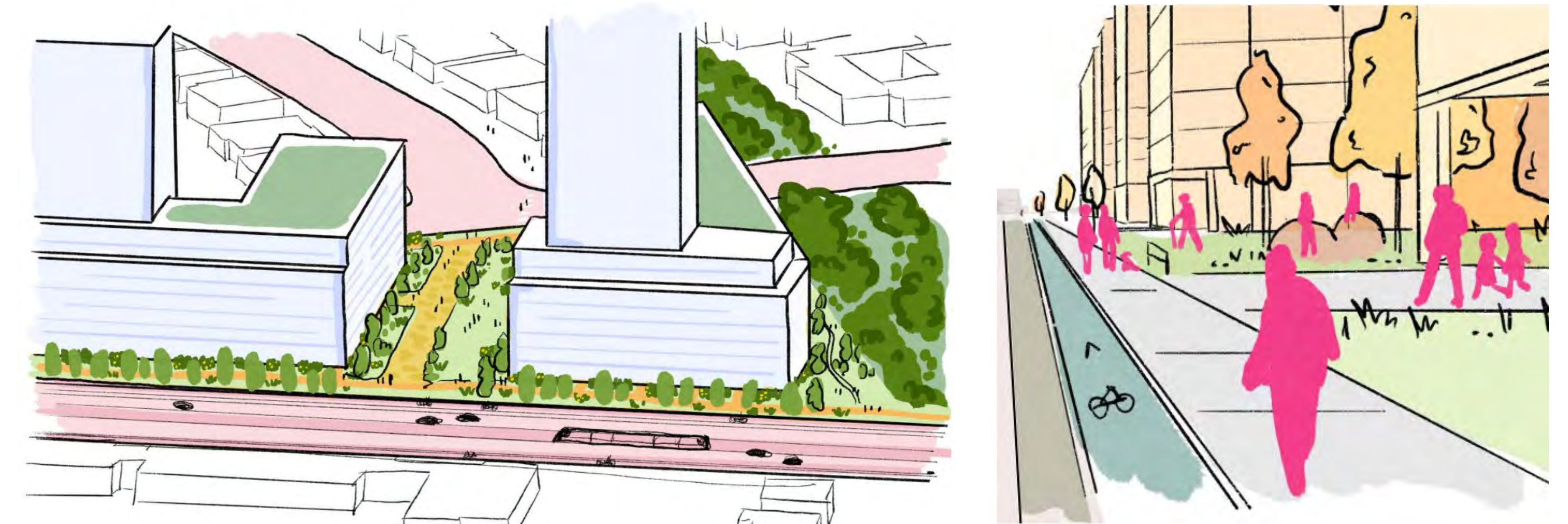
3. Connectivity to neighbourhood to the North – Create **north-south Green Pedestrian Connections** to bring people from adjacent neighbourhoods to Finch Avenue, the LRT and bike lanes. These connections would break up large blocks and make Jane Finch a more walkable community



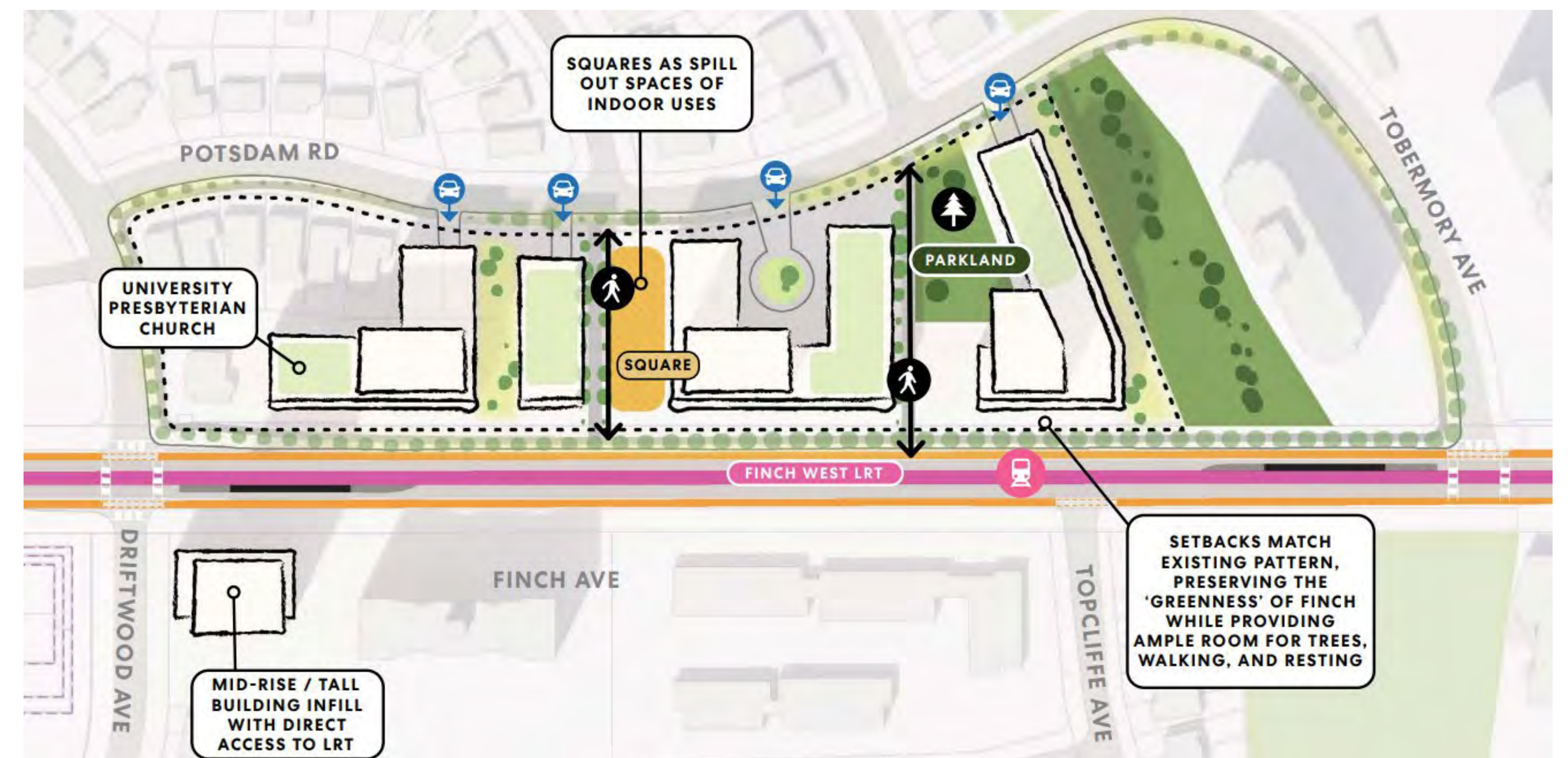
4. Transition to Ravine and surrounding neighbourhoods – Optimize sites for **higher, transit-supportive densities**, while **stepping down building heights** towards the ravine and adjacent neighbourhoods. Ravines should be celebrated and respected, while impacts on surrounding neighbourhoods mitigated



5. Extension of Mixed Use Along the LRT Route -- **Redesignation from Neighbourhoods to Mixed Use Areas** would ensure that a mix of uses appropriate for a higher order transit route can be integrated into development while creating new housing near transit



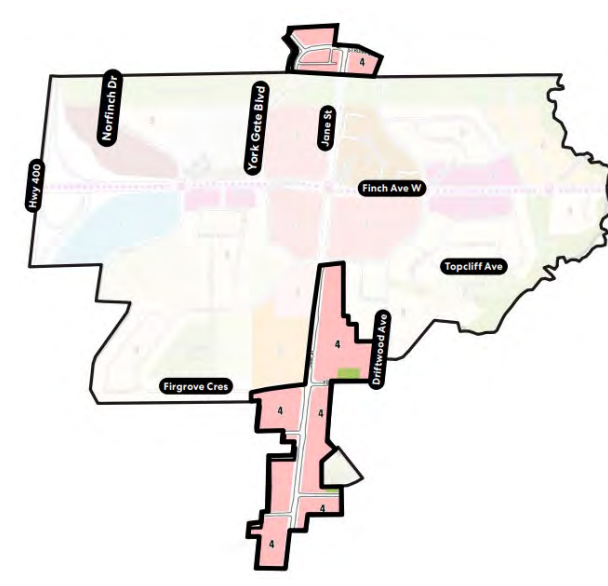
Conceptual sketch of Green Connection links from Finch to the neighbourhoods to the north (left) and the Finch streetscape looking west (right).



Demonstration Plan: an example of how the area could develop over time.



Jane Street District



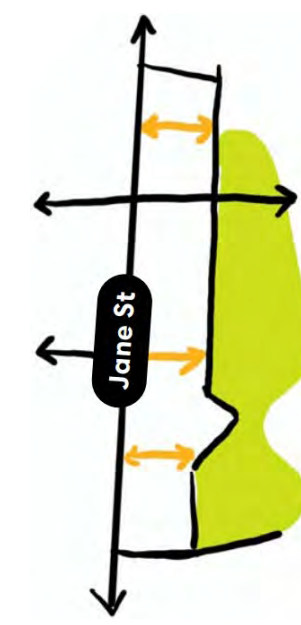
Vision

The Jane Street District will intensify to include **new development or infill buildings** – with mostly mid-rise and pavilion buildings – compatible with the area’s existing ‘tower in the park’ character. Infill development will **respect the area’s open and green character** and mature tree canopy. A north-south Green Spine along Jane Street will be reinforced through a generous curb-to-building-face setback. Development along Jane Street will improve and enhance pedestrian access and movement by creating safe and direct connections from the public sidewalk to building entrances, publicly accessible open spaces, and nearby parks and neighbourhoods. Buildings along Jane Street will be encouraged to **include small-scale retail, service and community-serving uses** at grade that are highly visible and accessible from the street.

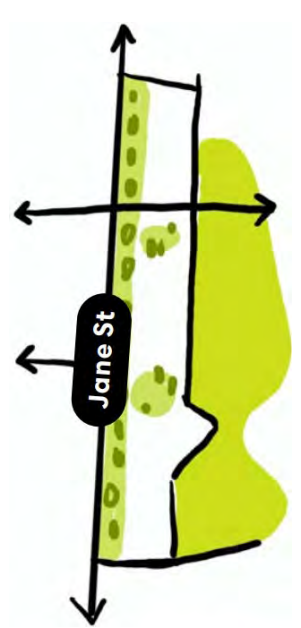


- Provide opportunities for affordable services and housing
- Maintain the area’s strong green character
- Create public spaces with high visibility and a sense of inclusivity along Jane Street

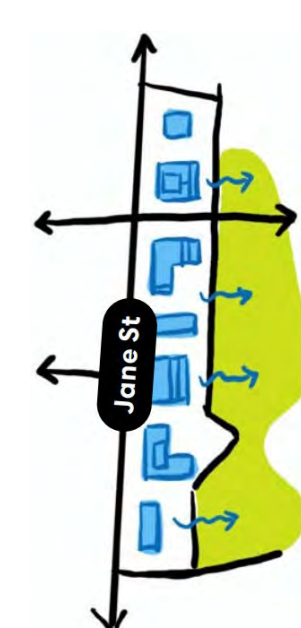
District Design Priorities



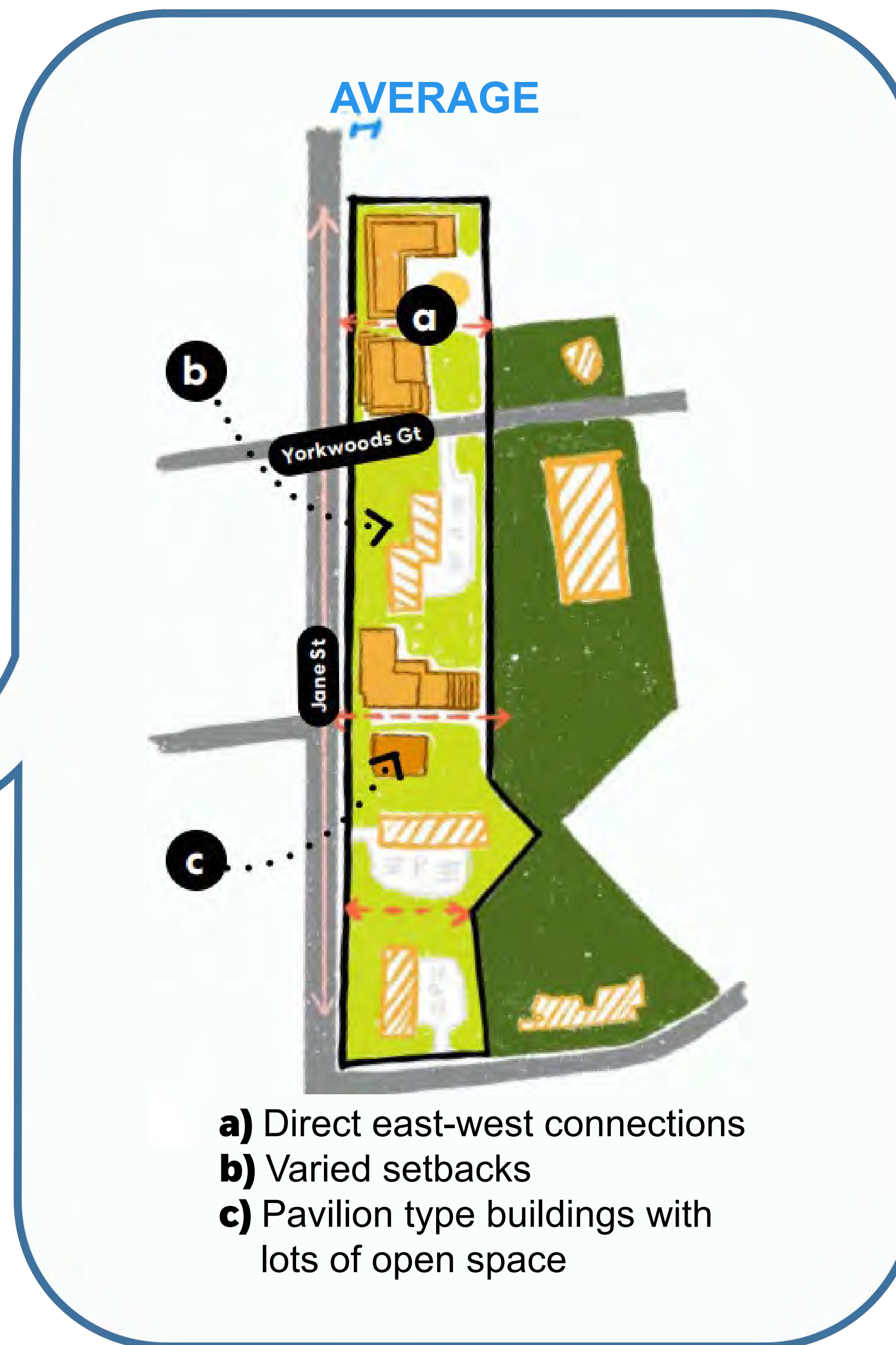
1. Permeability – Create direct, safe and accessible **pedestrian connections to the neighbourhoods, park spaces and community service facilities** to the east. This will enhance permeability, improve walkability in the area and prioritize the pedestrian.



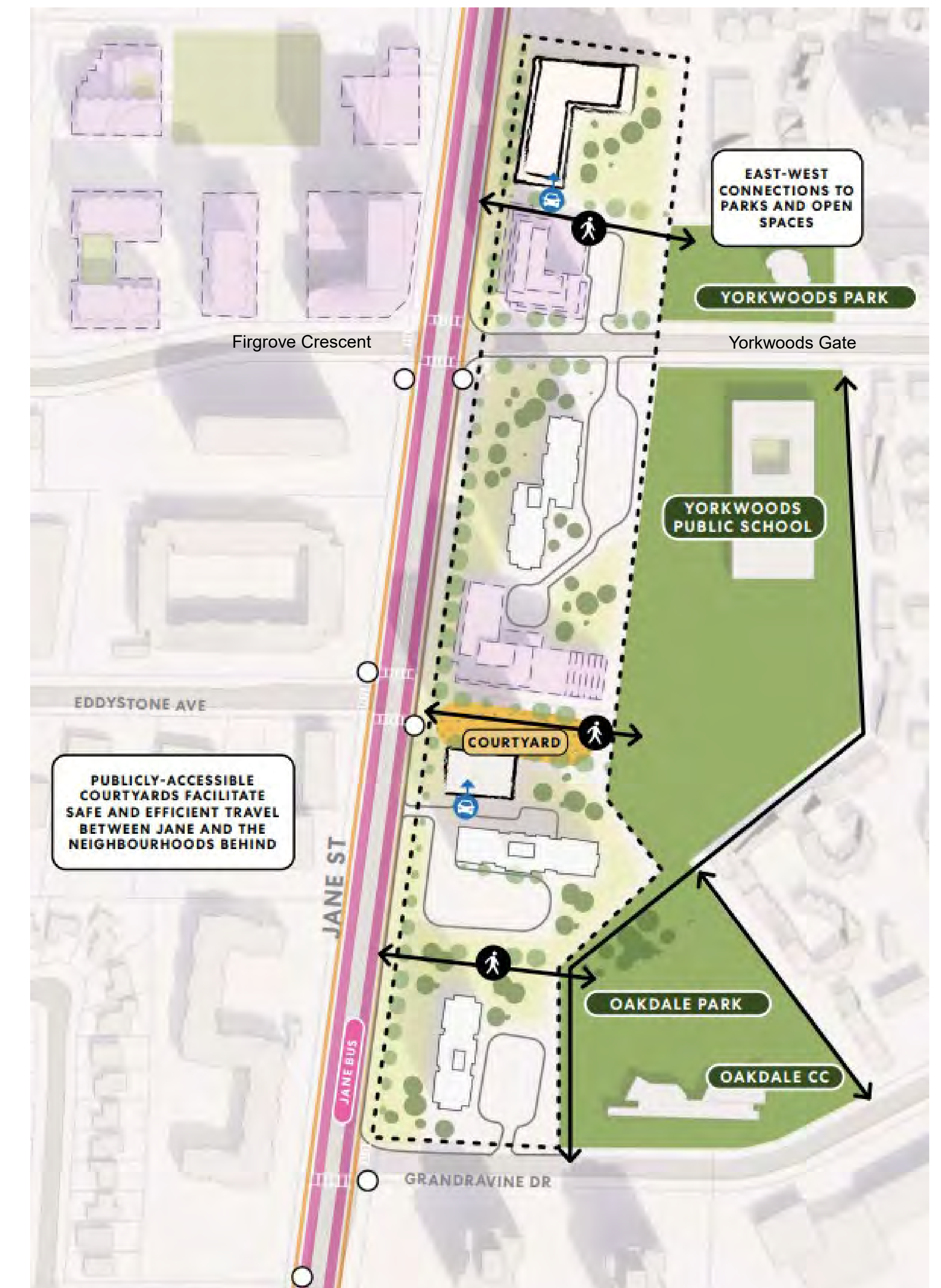
2. Reinforce the Green Character of Jane Street – Set buildings back from the curb to provide opportunities to reinforce Jane Street as a Green Spine with a double row of **trees framing the sidewalk**, thereby providing thermal comfort for pedestrians and people waiting for transit. **Setbacks** would be the average of the adjacent existing buildings, or a **minimum of 6 metres**, whichever is greater.



3. Mixed Built Form with Rear Transition – Maintain existing **mix of building types** on Jane Street and design new and infill buildings to taper down towards adjacent parks and neighbourhoods. **Building heights would not exceed 25 storeys**, the tower portion of pavilion and tall buildings would have **compact floor plates** (up to 750 square metres), and the **base portion of tall buildings would not exceed 6 storeys**.



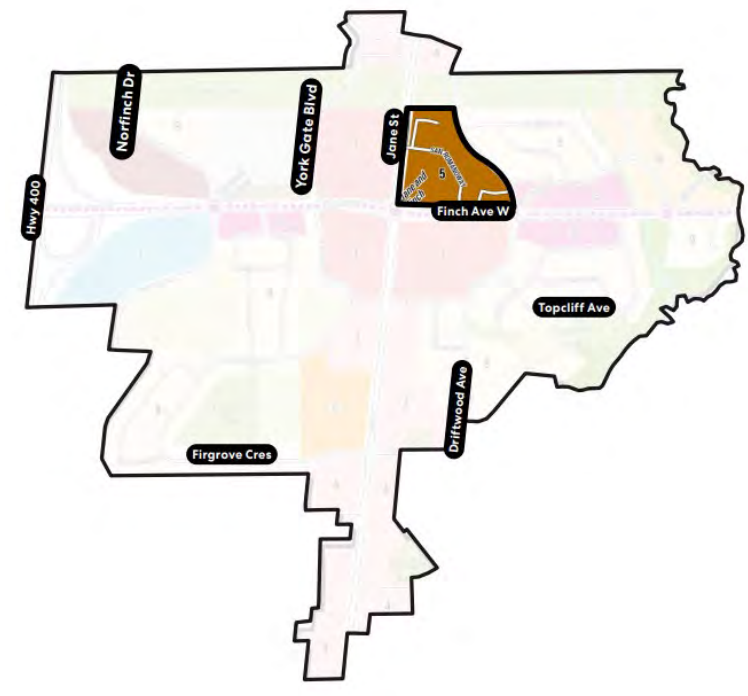
- a) Direct east-west connections
- b) Varied setbacks
- c) Pavilion type buildings with lots of open space



How do you see this area developing over time?



San Romanoway - Palisades District



Vision

The San Romanoway-Palisades District will be maintained as a cluster of 'tower in the park' apartment buildings recognized for its **ample green space** and community assets such as gardens and recreational facilities. **Infill development** will maintain the area's **green and open space character** and include small-scale retail, service and community-serving uses. Development will prioritize improved access for residents to the hydro corridor, Huron-Wendat Trail, Jane Street bus stops and the Finch West LRT.



- The view of San Romanoway is iconic
- The SNAP garden is a place to connect with community and nature
- Keep green space around the towers

District Design Priorities



1. Public Realm Improvements – Reinforce the district's character of "tower in the park" **buildings within landscaped open space**. Connect open spaces to the surrounding community with public realm improvements such as wider sidewalks, new bike paths and additional tree canopy.

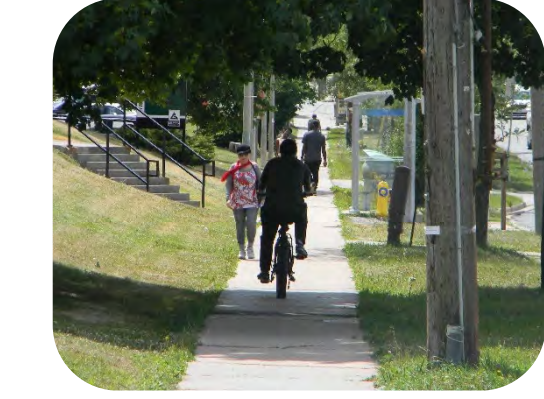
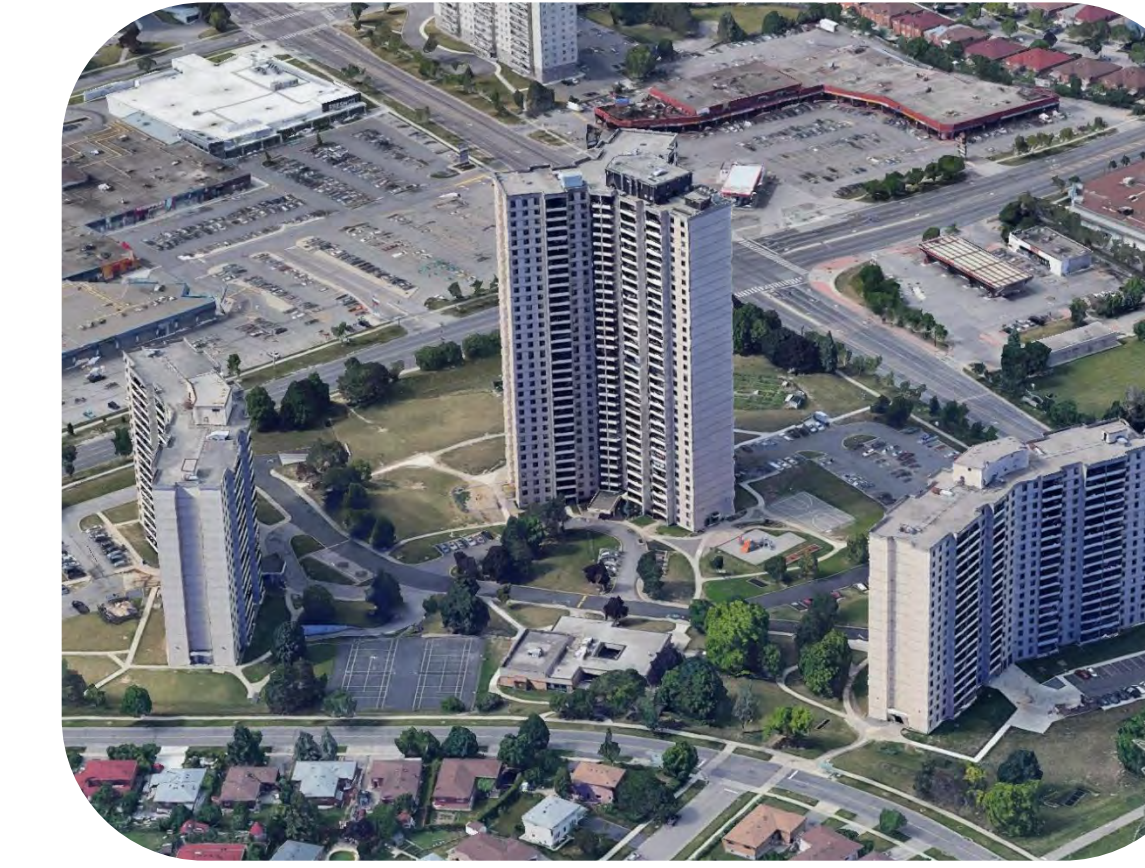


2. New Parkland – If infill development occurs, plan to accommodate a park at the south-west corner of the District, fronting onto both Jane and Finch, to preserve the existing community garden and other amenities.



3. Comprehensive Block Planning – Provide a **comprehensive block plan**, considering landscape architecture and preservation and enhancement of existing outdoor and indoor amenity space. The District's high open space ratio can support compatible infill development that:

- Respects and compliments the character of the District fronting on Jane Street and/or Finch Avenue West,
- Is located on encumbered areas (i.e., over existing underground parking facilities), and
- Has adequate tower separation distances.



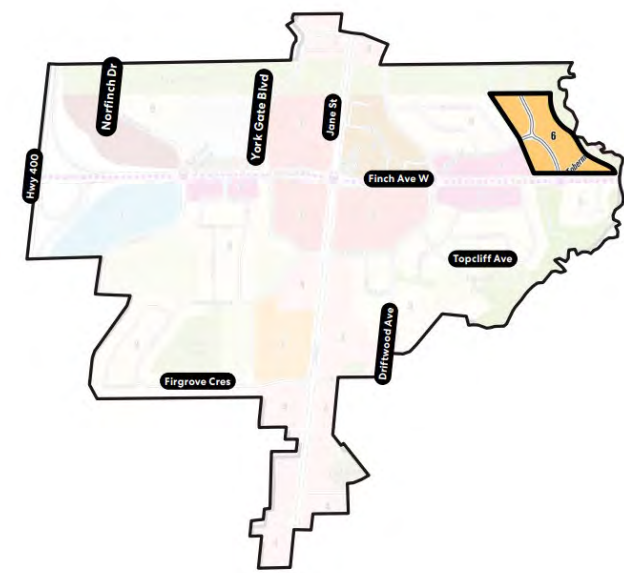
Aerial photos of the area looking north-east (top left) and south-west (centre-left) (Google, 2020), and photos of the district as it looks today.



Examples of how infill development can be integrated within an existing "tower in the park" site. Left and centre - 51-77 Quebec Avenue and 40-66 High Park Avenue (Grenadier Square Redevelopment via Urban Toronto, and Google, 2021). Right - Rendering of infill development at High Park (IBI Architects).



Tobermory District



Vision

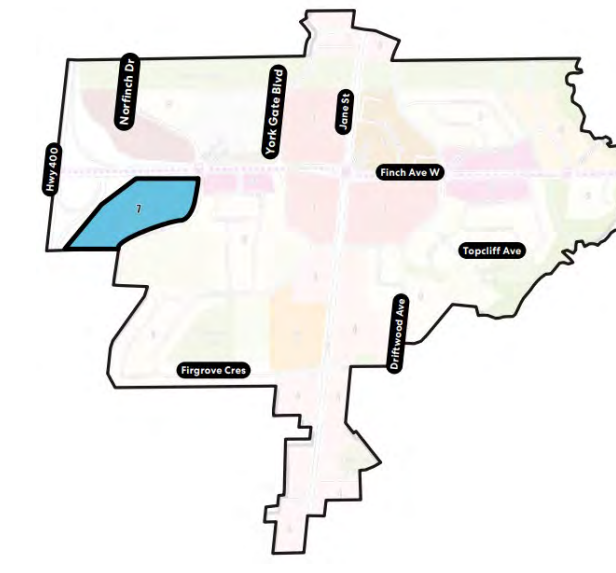
The Tobermory District – with proximity to the Black Creek ravine, the green ‘lungs’ of the neighbourhood – will continue to **celebrate and honour the Natural Heritage System**. Complement existing ‘tower in the park’ built form with new **infill development** where appropriate, **new connections into the ravine** system, and improved connections to the hydro corridor, Huron-Wendat Trail and the new Tobermory LRT stop.



Key features and opportunities

- More housing density and choice near the LRT
- Improved access to the ravine
- Reinforce green character
- Safer crossing to York Woods library and future music school

Health District



Vision

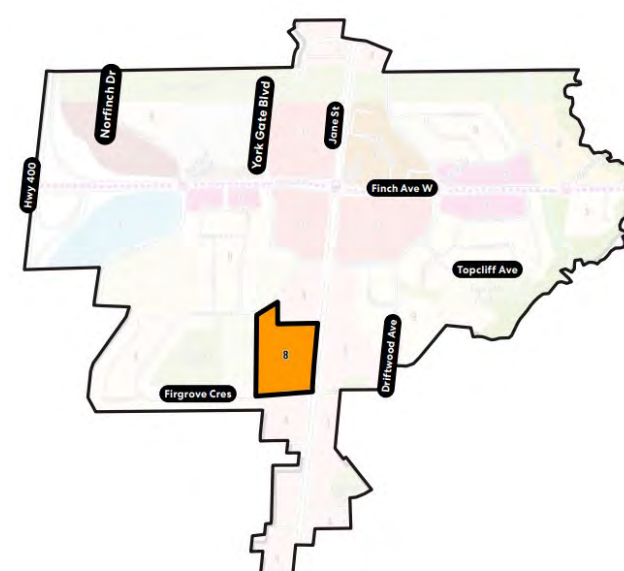
The Health District is a critical community anchor with an accessible cluster of institutional and health sciences-related uses. **Expansion of these institutional and health sciences-related uses will be supported**. Public realm improvements will ensure **pedestrians and cyclists can safely access facilities, especially to and from transit**, while maintaining essential motor vehicle access.



Key features and opportunities

- Health-sciences employment opportunities located near future housing and mixed uses along Norfinch and close to the LRT

Firgrove-Grassways District



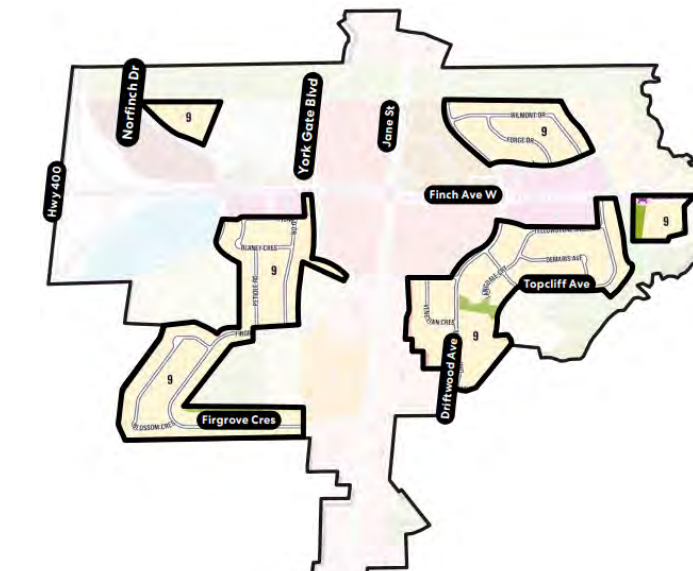
Vision

The Firgrove-Grassways District will be revitalized through the Toronto Community Housing Corporation’s master plan to create a **mixed-income, mixed-use community with significant affordable housing** supply in mid-rise and tall buildings, supported by a network of walkable streets, community amenities, and expanded parkland.



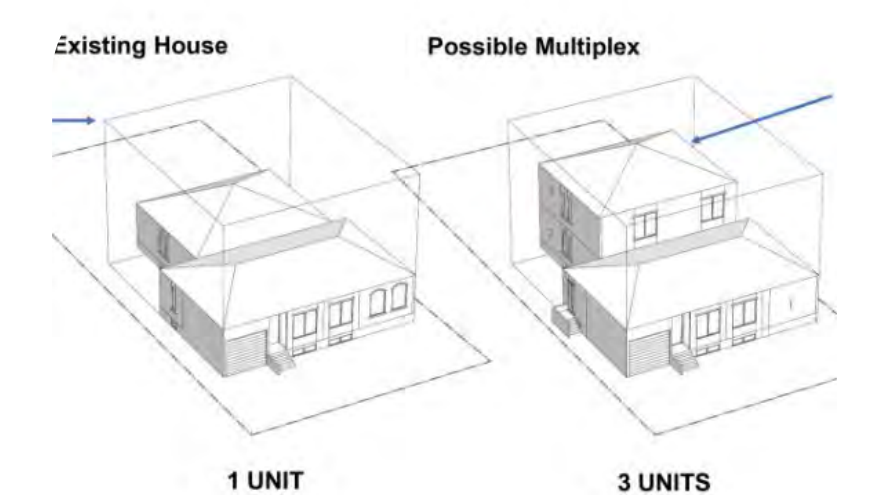
- Residents hope that all amenities will be publicly accessible after revitalization
- Firgrove is a community that is central to the history of Jane and Finch

Low-rise Neighbourhood District



Vision

The Low-Rise Neighbourhood District will **gently intensify** with new low-rise buildings, such as garden suites and multiplexes, as well as small-scale apartments along Major Streets. Development will be encouraged to expand **low-rise housing options** to meet the needs of a growing city, together with **small-scale retail, service and office uses** primarily serving area residents.



- Mitigate displacement from rental housing
- Provide more affordable home ownership options



Scan to learn about how the city is expanding housing options in **Neighbourhoods** in response to growth pressures.





Greening: A Parks and Public Realm Strategy

Public Realm Priorities

Everyone should have access to beautiful public spaces for recreation, passive use, active transportation, social gathering, and being in nature. Implementing the Jane Finch Secondary Plan would expand, improve and better connect the area's public realm network. Priorities include:

- Creating **new public squares at the Intersection** as flexible community gathering spaces
- Delivering **new parks and expanding existing parks** with a focus on areas that have low parkland provision, walkability gaps or areas of high growth
- Ensuring **new parks are located and designed** to optimize public frontages, support comfortable microclimate conditions, provide for a range of program opportunities, and support climate resiliency
- **Improving functionality of parks and public realm** by providing amenities and facilities that respond to community needs and interests, including recreation opportunities for **all ages and abilities** and for **all seasons**
- Reinforcing the edges of Finch Avenue West and Jane Street as **central Green Spines with pedestrian-friendly promenades** framed by a dual row of street trees and generous green setbacks
- Pursuing partnerships to **support the multi-functional role of the Finch Hydro Corridor** as a significant open space that supports recreation, mobility, urban agriculture, Indigenous placekeeping, and biodiversity while protecting for utility functions
- **Balancing the recreational and ecological functions of Black Creek ravine** by improving trails, wayfinding, access points and crossings where appropriate, and investing in conservation and restoration efforts
- Improving walkability through **new green pedestrian connections**, designed to be well-lit, accessible and safe for all
- Embodying **Indigenous identity and cultural placekeeping** in the public realm
- **Celebrating and commemorating the cultural heritage** of Jane Finch through place naming, public art, wayfinding and interpretive features
- Supporting the **Jane Finch Community Hub and Centre for the Arts** as a new community destination



- Create a vibrant, expanded community gathering space on the Jane Finch Mall site
- Expand parks, and add relevant amenities and activations
- Make it easier to access and enjoy the ravine, while preserving important natural features and functions
- Ensure appropriate park and public space maintenance
- Honour Indigenous communities by providing sites for ceremony and telling the story of place through signage, public art and placekeeping
- Protect land and water


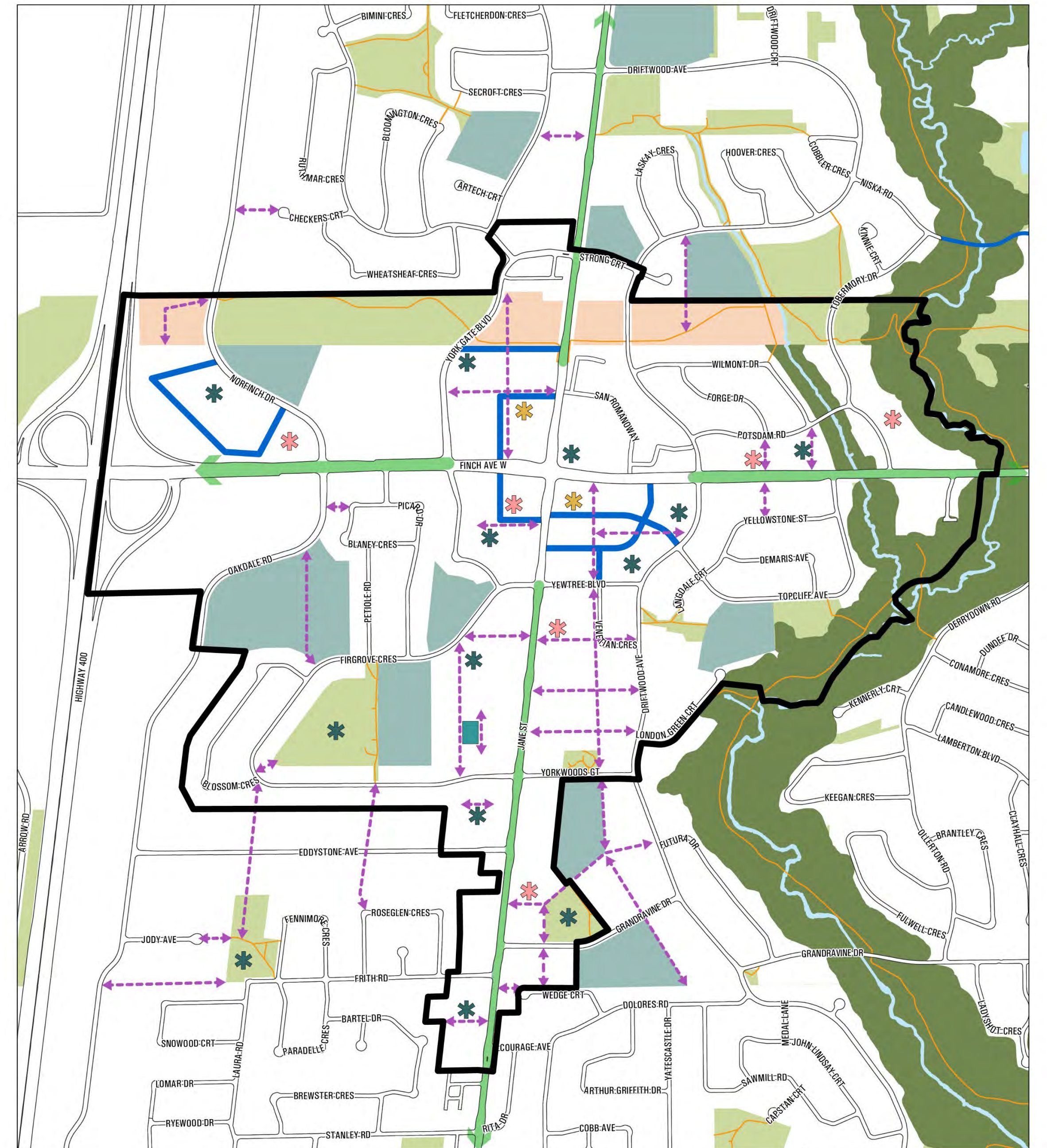


Images of parks and public spaces throughout Jane and Finch.

The City creates **new parks** in several different ways:

- **Parkland dedication:** The City can require developments to provide a part of a site as parkland or can accept payment equivalent to the value of the required parkland (“cash-in-lieu”).
- **Acquisitions:** The City can purchase lands on its own to create a new park with cash-in-lieu funds.
- **Internal Transfers:** Land may be transferred from a different City Division to Parks, Forestry & Recreation to create a new park.

For more information on the City's long term **Parkland Strategy** visit toronto.ca/parklandstrategy or scan the QR code with your phone.

TORONTO Jane Finch Secondary Plan
Map 50-4: Parks and Public Realm Plan

Draft

Jane Finch Secondary Plan Boundary	Parks	Priority Parkland Area (Conceptual Location)
Watercourse	Planned Parks (Conceptual Size and Location)	Priority Public Square (Conceptual Location)
New Public Streets	School Properties	Priority POPs Site (Conceptual Location)
	Other Open Spaces	Green Pedestrian Connections
	Ravines	Green Spine
		Existing Trails

Not to Scale

Are there any other public realm improvements you'd like to see?



Moving: A Mobility Strategy

A Walkable, Bikeable and Transit-Accessible Jane Finch

Jane Finch is a suburb designed in the 1960s that prioritized travel by car. The Finch West LRT marks a transition towards more safe and sustainable travel choices for Jane and Finch. Making short trips and connecting to transit easier for people walking, using mobility aids, and cycling is a cornerstone of the Plan's mobility directions. In addition to their role in movement, streets are important public spaces that should support community life and economic activity.



- Incentivize public transit use by increasing service and prioritizing end-to-end safety
- Implement traffic calming measures and prioritize accessibility for people with disabilities to improve the pedestrian experience
- Invest in a comprehensive strategy to incentivize cycling for all users
- Ensure safe and accessible streets during construction



Universal Basic Mobility is the idea that all citizens, regardless of their socio-economic status, location, or level of ability, should have a range of affordable transportation options to meet their mobility needs including getting to and from work, school, healthcare, shopping, and entertainment destinations.

Mobility Priorities

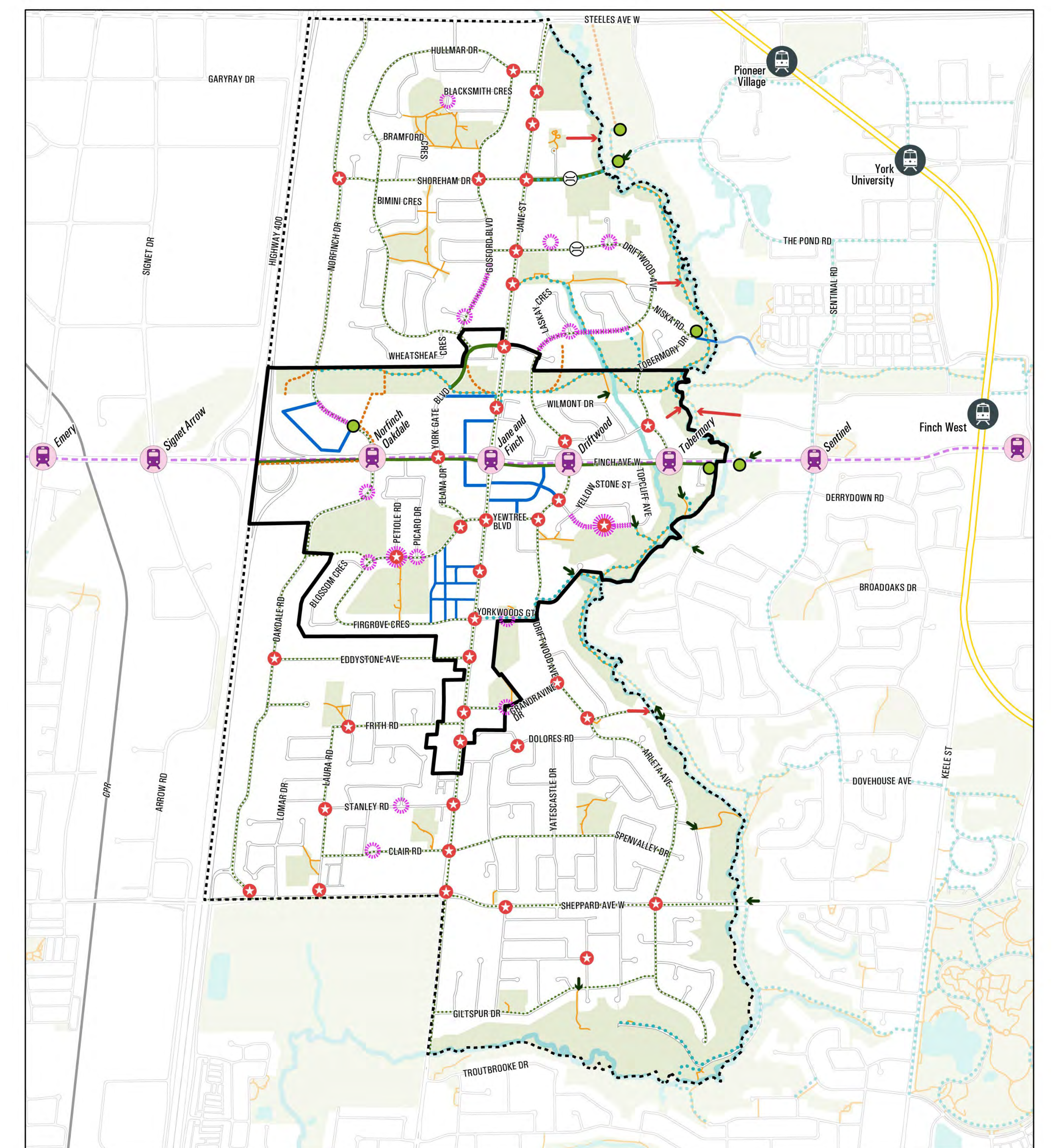
- Introduce **new streets** to create a walkable, safe, grid-like network of streets and sidewalks on the mall/plaza sites as they develop
- Ensure adequate **right-of-way widths** on Jane Street and Finch Avenue West for current and future higher order transit (40 metres)
- **Improve intersections and create new crossing opportunities** and pathways to enhance safety and comfort when walking and cycling
- Build a **well-connected cycling network and other bike infrastructure** that is safe, convenient and comfortable
- Provide sufficient setbacks from curb to building faces, with **room for streetscape enhancements and pedestrian amenities** such as street trees, street furniture, pedestrian-level lighting, green infrastructure, bicycle parking and strategic placemaking opportunities
- Make **new and existing transit stops** welcoming, safe and comfortable for all to use
- Improve and extend **trails as neighbourhood connectors and recreation spaces**
- **Divert heavy truck traffic** off Finch Avenue West so it can function as a safe, transit-oriented street, comfortable for walking and cycling



Did we miss a potential new

- **pedestrian crossing,**
- **trail access point,**
- **cycling route**
- **or other improvements?**

Tell us where!



Jane Finch Secondary Plan
Map 50-5: Mobility Plan

Jane Finch Secondary Plan Boundary		Transit		Trails / Pedestrian		Cycling	
[Solid Line]	Jane Finch Secondary Plan Boundary	[Purple Circle]	Line 6 Finch West LRT Stations	[Dashed Line]	Existing Trails	[Dotted Line]	Existing Cycling Routes
[Dashed Line]	Study Area	[Purple Line]	Line 6 Finch West LRT Line	[Circle with X]	Existing Pedestrian Bridges	[Green Line]	Cycling In Development
[Green Area]	Existing Parks & Open Spaces	[Purple Square]	Line 2 Stations	[Circle with Arrow]	Future Trail Extensions	[Dotted Line]	Cycling Proposed
[Blue Line]	Watercourse	[Yellow Line]	Line 2 YUS	[Arrow]	Existing Ravine Access		
		[Blue Line]	Improvement / Streets	[Arrow]	Proposed Trail Access Point		
		[Red Star]	New Streets	[Green Circle]	Proposed Improvements to Existing Access Point		
		[Red Star]	Intersection Improvements				
		[Purple Line]	School Safety Improvements				

↑
Not to Scale



Community Services and Facilities

What are Community Service Facilities?

These include community recreation centres, libraries, child care, public schools and community agency space for the provision of a range of social, employment and health services. Community service facilities act as neighbourhood focal points for people to gather, learn, socialize and access services, and are an essential component of complete communities.



- Increase capacity at local child care facilities and schools
- Re-establish pre-covid programming at CRCs
- Concerns of losing local services to mall redevelopment
- Desire for a range of new facilities and programs, including youth drop-ins, especially for sports, all-ages swim programs, basketball/multipurpose courts, outdoor fitness equipment, splash pads, skateboard facilities, pickleball courts

Recent Investments

1. York Woods Public Library –

Following a \$11.75 million renovation, the district branch re-opened in July 2023 as a modern multi-purpose facility in the heart of Jane Finch. The redesign includes a youth hub, a digital innovation centre, a children’s space, a musical instrument lending library, study and collaboration spaces, and an upgraded performing arts centre.



2. Stanley Road Childcare Centre -

62 new spaces, within Stanley Public School, opened in Spring 2023

Planned Facilities

1. Firgrove Early Learning and Childcare Centre

62 spaces to be replaced as part of TCHC’s Firgrove Grassways revitalization (2025)

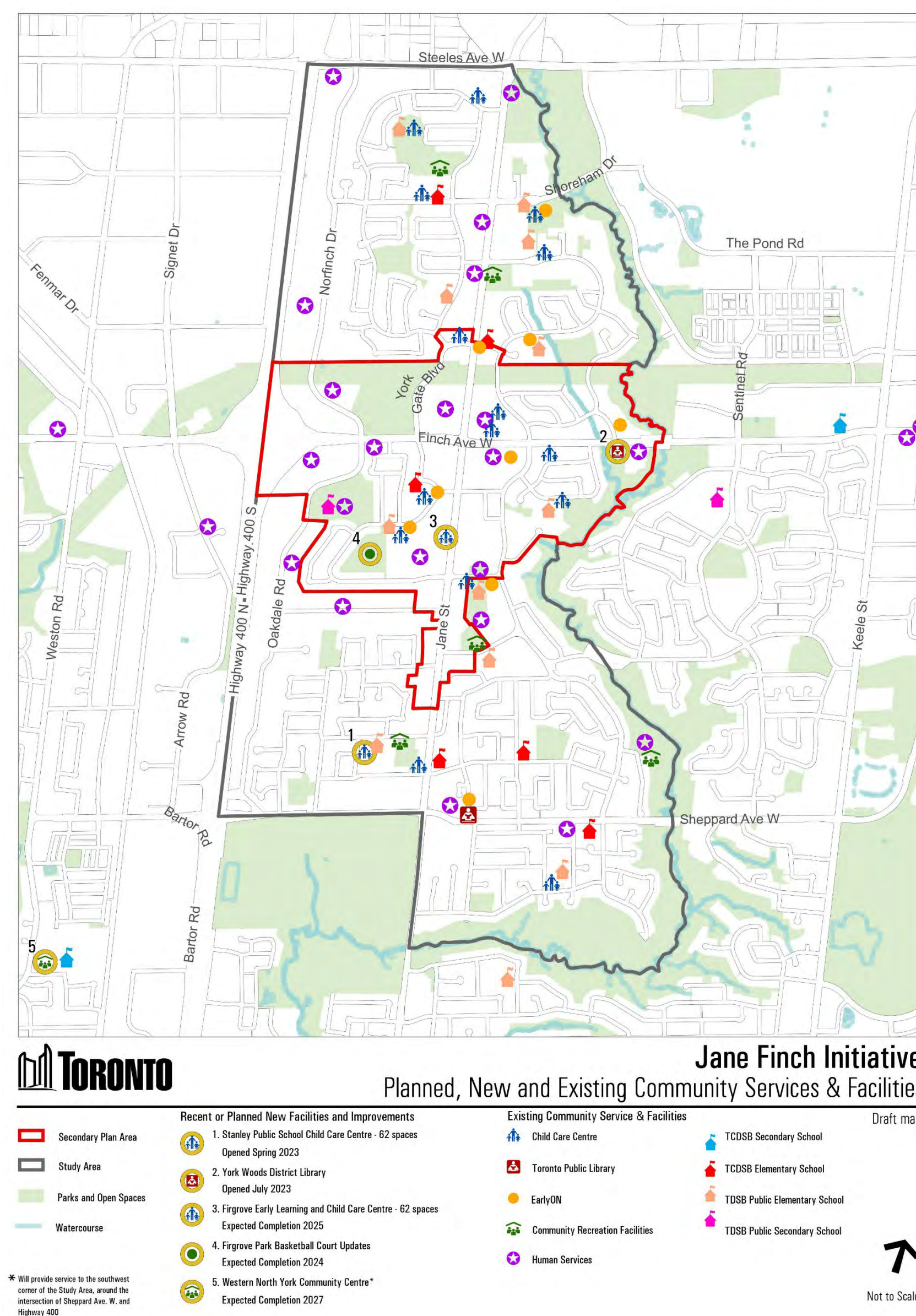
2. Western North York Community Centre

a new 77,000 sq. ft. facility to be located at 60 Starview Lane with anticipated features such as a pool, multipurpose space, gymnasium and child care (2027)



3. Firgrove Park Basketball Court Updates

Upgrades to the existing basketball court and multi-sport court including new pavement, nets and seating, through a philanthropic partnership (2024)



Future Needs Identified

A Jane Finch community service facilities strategy will guide development review and inform facility planning and capital budgeting. Informed by community engagement, the City has identified the following to meet the needs of existing and future residents:

- **Child Care Centres** – Up to 1,285 new spaces, with 50% eligible for a fee subsidy agreement
- **Community Recreation Centres (CRC)** – Driftwood Community Recreation Centre and Oakdale Community Centre should be explored as candidates for expansion or revitalization through the City's upcoming Facilities Master Plan Five-Year review process. Focus should be placed on youth drop-in activities, sport and swimming programs
- **Outdoor recreation** – Opportunities to deliver new recreational facilities that serve a range of ages and abilities should be pursued in new and existing parks. Specific focus should be given to outdoor fitness equipment, splashpads, basketball courts and skateboard facilities
- **Public schools** – Potential expansion/renovation of existing school facilities to address growth. One additional TDSB elementary school site may be required
- **Non-profit community agency space** – Roughly 70% of agencies indicated a need for expanded space for delivery of their programs/services to address new demand



Do you have any feedback on these community service facility priorities?



Community Development Plan Links

Jane Finch Hub and Centre for the Arts

Lands fronting the LRT Maintenance and Storage Facility at 2050 Finch Avenue West are being transferred from Metrolinx to the City of Toronto for the purposes of the hub. The City is supporting the community's Hub Organizing Committee through a design phase.



Hub Feasibility Study

Hub and Land Transfer Update

Community Music Schools of Toronto

Potential for a new music school at a location behind the York Woods Library, providing music education and local employment opportunities.



Housing

Preserving the existing rental housing stock in Jane and Finch as the area undergoes change is a key Secondary Plan objective and an important aspect of addressing displacement and ensuring the needs of all community members are being met.



- Implement inclusionary zoning at the Provincial level
- Build affordable family-oriented units in both public and private housing
- Mitigate disruption and displacement of residents in Toronto Community Housing
- Create affordable ownership opportunities
- Explore opportunities for cooperative housing and community land trusts
- Expand emergency and short-term shelter services

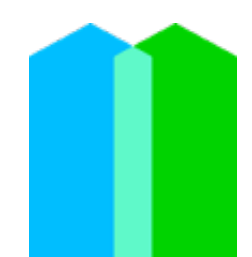


What housing issues are most pressing for you?

To mitigate displacement of the existing community and accommodate new growth, the Secondary Plan will:

1. Facilitate **diverse housing types**, forms, tenures and affordability in new development
2. Support larger households by requiring **family-sized units in new buildings**
3. Support community land trusts and co-ops to **retain and secure new affordable housing**
4. Use existing policies and programs to address displacement, **improve and protect existing rental housing** and create new affordable housing

Official Plan Policies include:



Inclusionary Zoning requires new developments in certain areas near transit to provide affordable housing. The affordable housing would be secured for 99 years. The City has prepared policy for Inclusionary Zoning to be used at Jane Finch and is waiting for Ministerial approval

- **Rental Replacement** requires proposals demolishing 6 or more rental units to provide like-for-like unit replacement in the new development, and assist existing tenants, including with financial compensation, and provide them right to return to replacement units at similar rents
- **Large Site policy** requires affordable housing to be the first priority community benefit delivered on sites larger than 5 hectares
- **Rental Intensification** secures at least 20-year rental tenure, plus building upgrades or new amenities, to existing rental buildings when a new residential infill building is proposed on the same lot
- **Social housing replacement** requires like-for-like unit replacement for applications resulting in the loss of six or more existing social housing units and the provision of tenant relocation assistance (e.g. TCH)



City-wide Housing Programs and Initiatives include:

Expanding Housing Options in Neighbourhoods an initiative broadening the range of housing types (backyard garden suites, duplexes, triplexes, and other multi-unit housing) allowed in areas of the City where they were previously prohibited

- **Housing Now** leverages City-owned development sites to create mixed-income developments with new affordable rental units which will remain affordable for 99 years
- **Subcommittee on protection of affordable housing** supports tenants facing N12 (owner or relative use) and N13 (property update) evictions through education and a rapid response mechanism. The City is considering a renovation (N13) policy framework responding to illegal renovation and eviction scenarios



Modular Supportive Housing leverages prefabricated structures to house and support people experiencing or at risk of homelessness



Open Door Affordable Housing Program waives development charges, fees and taxes and provides capital funding for affordable rental housing projects

- **Tower Renewal** programs help owners, operators and residents of older apartment towers make building improvements to enhance environmental sustainability, efficiency and resident experience
- **Multi-Unit Residential Acquisition (MURA)** program protects existing affordable homes through grants and funding incentives



Heritage

Cultural Heritage Resource Assessment

A Cultural Heritage Resource Assessment (CHRA), which includes a Historic Context Statement, establishes an understanding of the historic development and uniqueness of an area. A CHRA ensures that an understanding of an area's cultural heritage value informs the development of planning policies and guidelines for the area. Visit toronto.ca/janefinch to read the [Heritage Context Statement](#).

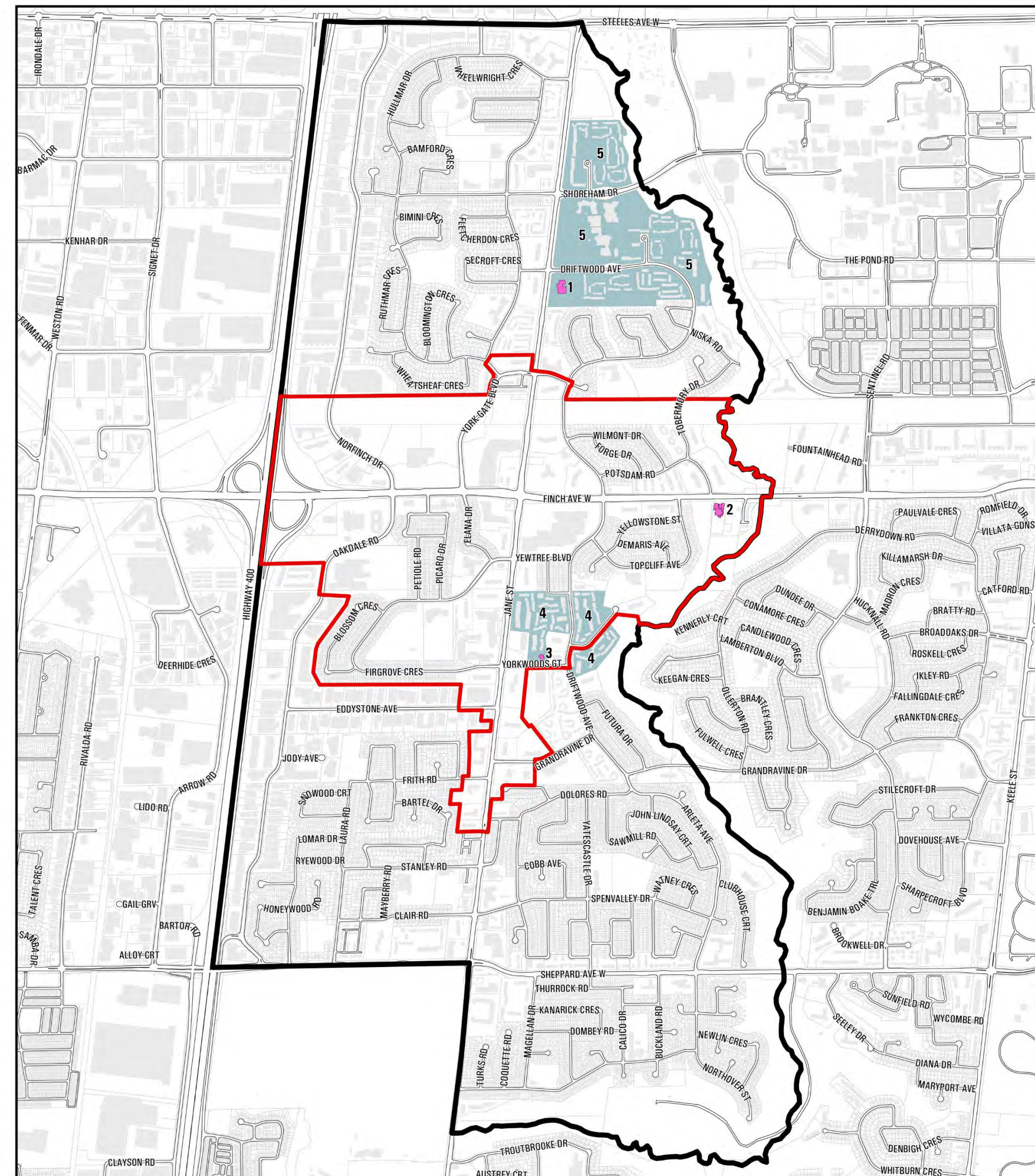


- Respect sites of community memory, including murals and gathering spaces
- Honour the legacy of community organization and activism
- Highlight the importance of local arts and culture

A Jane Finch Approach

Heritage policies in the Secondary Plan include:

- **Conserve, maintain and enhance properties** on the City's Heritage Register (Map 50-8 on the right shows properties with potential for inclusion on the Heritage Register)
- **Seek opportunities for adaptive re-use** when locating community facilities, arts and culture spaces and other civic uses while maintaining heritage integrity
- **Use a site-specific approach** with additional design solutions, including stepbacks and/or setbacks, to address the **unique characteristics of on-site heritage** buildings where appropriate
- Development on parcels with **places of importance to the history of community organization and activism** (Map 50-9) will be required to demonstrate, through a required planning rationale or site plan application, how it will **consider the historical or cultural value of the site in the proposed redevelopment plans**. Applicants will be required to demonstrate how they plan to **work with the local community** to develop an interpretation and/or commemoration response.



Jane Finch Secondary Plan
Map 50-8: Properties with potential for inclusion on the Heritage Register



- Jane Finch Secondary Plan Boundary
- Study Area
- Existing Built Form

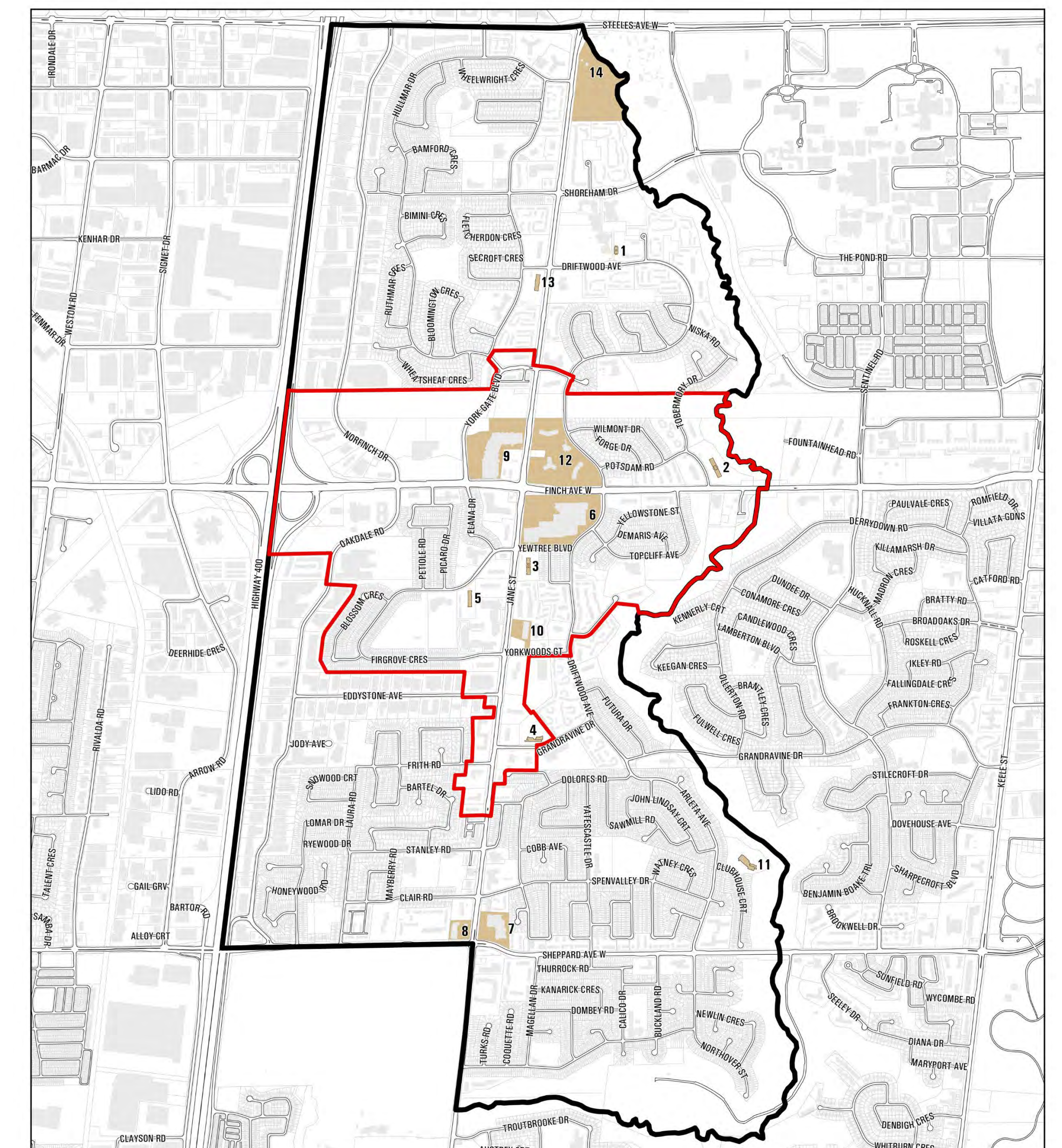
- Properties that merit inclusion on the Heritage Register
- 1- Driftwood Community Centre (4401 Jane St)
- 2- York Woods Public Library (1785 Finch Ave W)
- 3- 20 Yorkwoods Gate (Former Yorkwoods Community Centre)
- Planned communities for future study
- 4- Yorkwoods Village
- 5- Edgeley Village

Not to Scale



Community Development Plan Link

The **Community Development Plan** recommends allocation of **arts and culture funding** to **reconstruct lost murals** throughout the community and in new development sites **in partnership with local artists**.



Jane Finch Secondary Plan
Map 50-9: Places of importance to the history of Community Organization and Activism



- Jane Finch Secondary Plan Boundary
- Study Area
- Existing Built Form

- Places of importance to the history of Community Organization and Activism
- 1- 415 Driftwood Ave
- 2- 15 Tobernary Dr
- 3- 2899 Jane St
- 4- 350 Grandravine Dr
- 5- 5 Needle Firway
- 6- 1911 Finch Ave W
- 7- 2899 Jane St
- 8- 2512 2546 Jane St
- 9- 1 York Gate Blvd
- 10- 2845 Jane St
- 11- 15 Clubhouse Crt
- 12- San Romanoway
- 13- 4400 Jane St
- 14- Black Creek Community Farm

Not to Scale

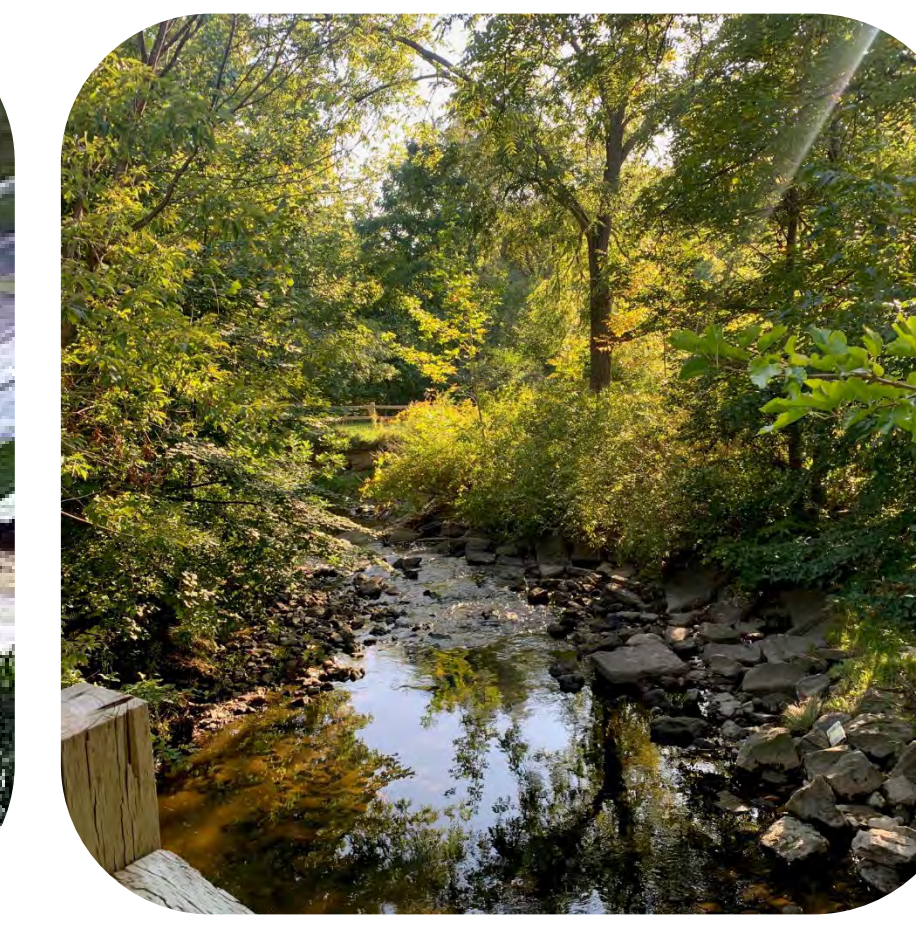
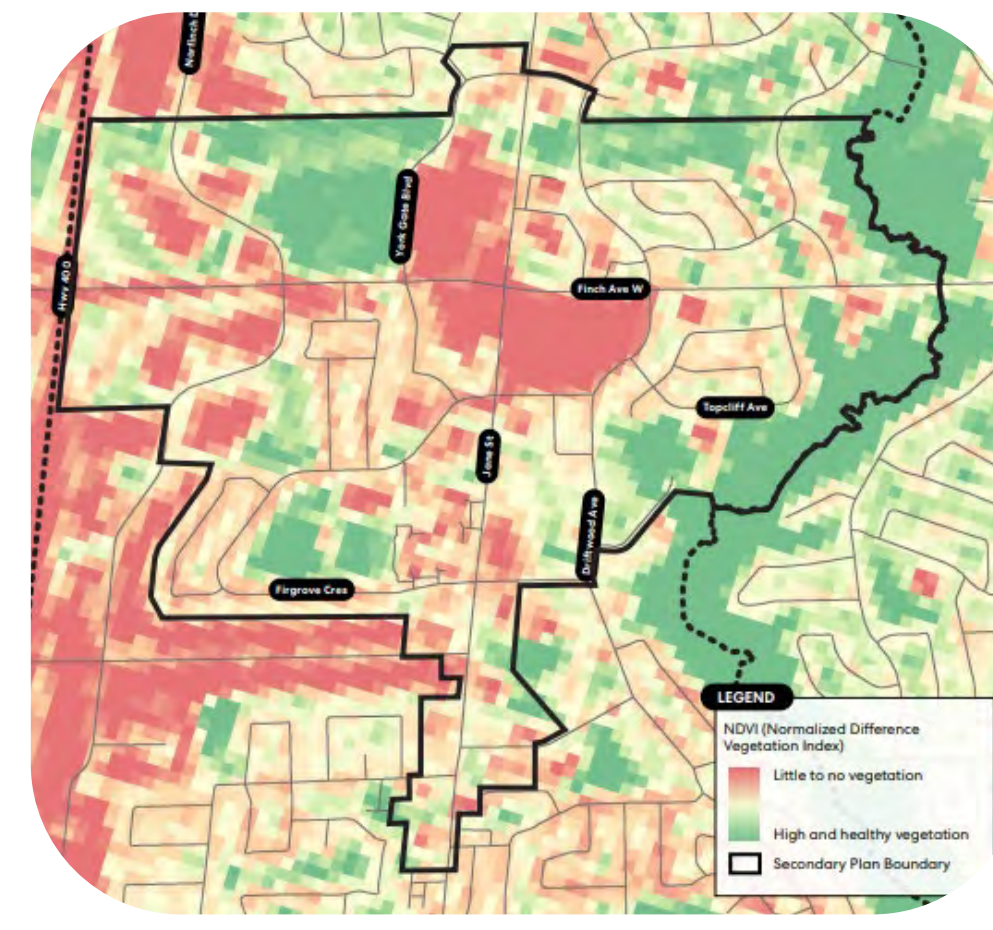


What other important places should be recognized and why?



Climate Action

This Plan flags opportunities to **reduce local greenhouse gas emissions, protect natural areas** and advance design that can withstand **extreme weather events, enhancing biodiversity and climate resilience**. The Plan encourages public and private sector collaboration with the communities of Jane Finch to design and implement **local climate action strategies** and advance implementation of the City's climate action strategy.



- Incentivize green building strategies
- Prioritize sustainability in governance and accountability structures
- Preserve and expand the urban tree canopy, naturalized greenspace, and gardens

Vegetation density and climate action are equity considerations. A portion of Finch Avenue West was washed away when water levels in Black Creek Ravine rose after a major storm in 2005 (centre-left). Throughout Jane and Finch there are opportunities to support biodiverse landscapes and flood mitigation in areas with low vegetation density to protect and enhance what residents cherish today.

Plan Priorities

Public and private development in the area will be encouraged to:

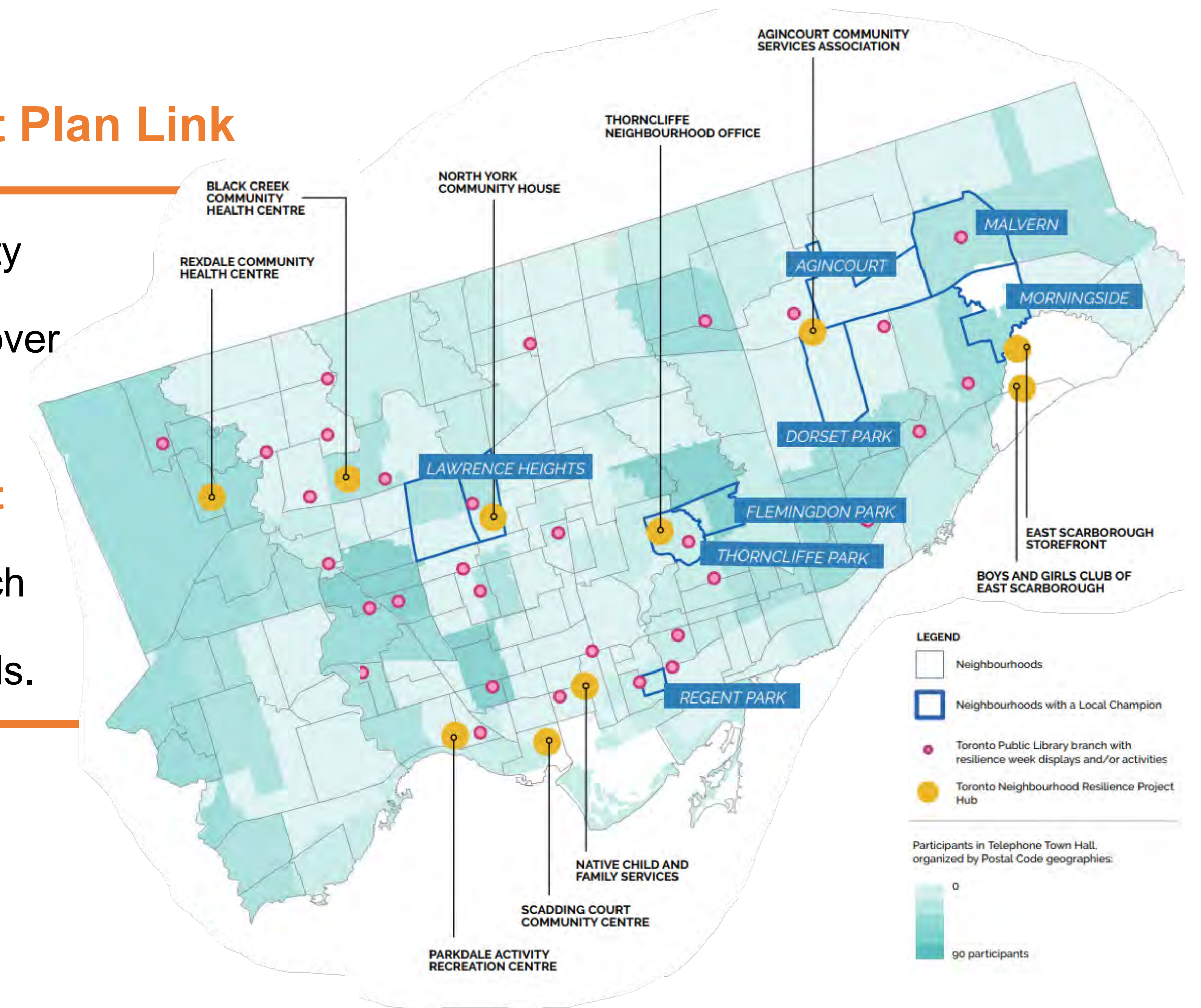
- Support achieving the City's 2040 target for **net-zero greenhouse gas emissions** through environmentally sustainable design and achieving the highest **Toronto Green Standard** performance levels
- Incorporate low carbon thermal energy technologies, such as a thermal energy network, geo-exchange, and wastewater energy recovery
- Support **active transportation** with bike parking and cycling network connections
- Incorporate **low carbon building materials**
- Minimize release of embodied emissions through **adaptive reuse** of existing building stock **and recycling** of demolition waste
- Reduce waste, promote recycling and promote food and organic **waste diversion**
- Retain and expand the **urban forest and** increase the **tree canopy** for heat mitigation
- Increase and enhance **biodiverse landscapes** with native species and pollinators
- Integrate **distributed energy resources** such as solar panels and battery storage to manage peak electricity demand, reduce emissions, and strengthen resilience
- Provide **backup power** for resilience to power outages
- **Improve existing residential towers'** energy efficiency and climate resilience
- Design spaces that can function as **resilience hubs** for community-building and disaster-response initiatives
- Adopt a **Green Streets** approach to design and construct new public streets for stormwater management and flood mitigation

Community Development Plan Link



Resilience Hubs are community facilities that enhance local capacity to prepare for and recover from shocks through grassroots action and network building.

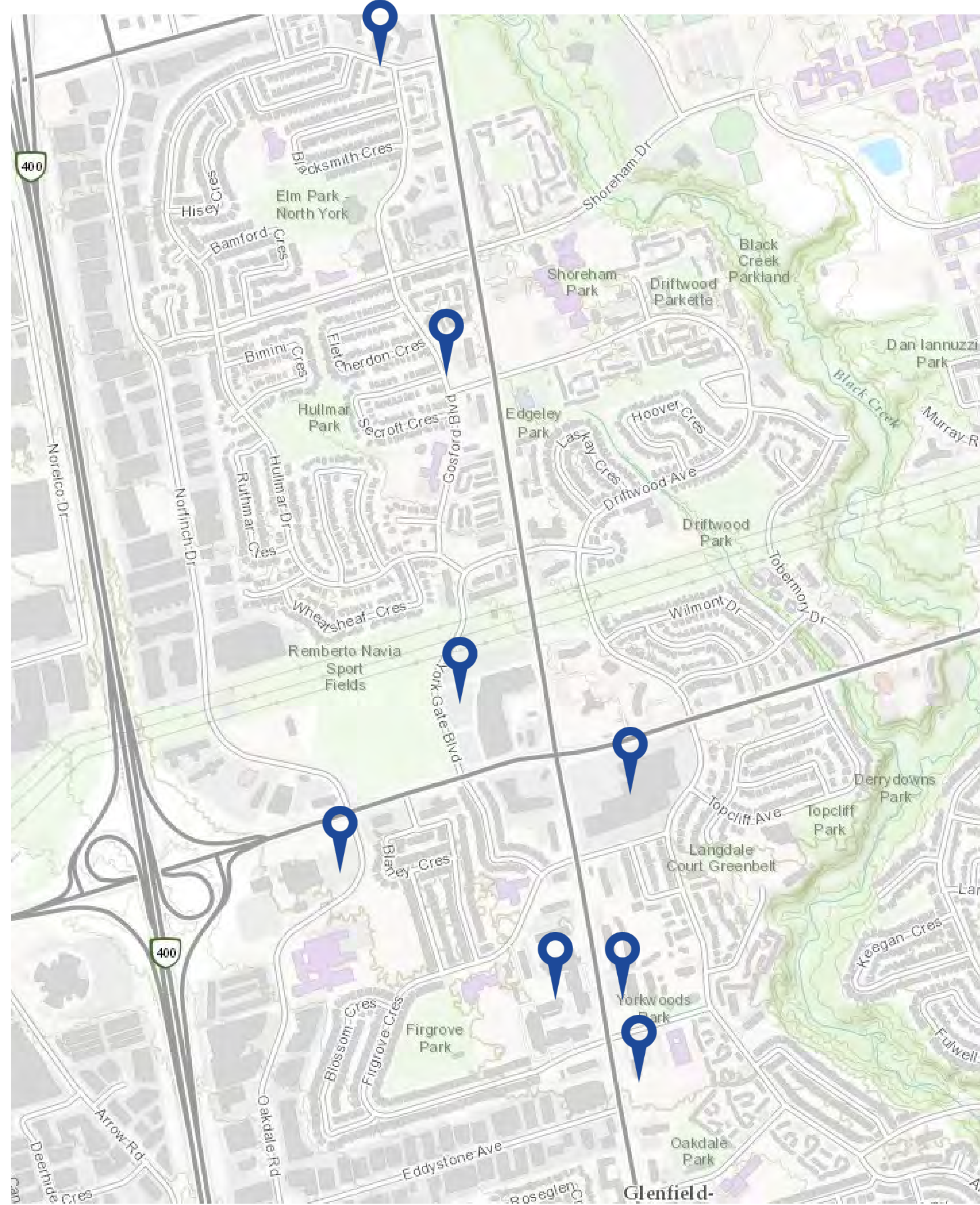
The Community Development Plan recommends that hubs could engage diverse Jane Finch residents to design resilience projects for their neighbourhoods.



What other ideas do you have for climate action in Jane Finch?



Development Applications in Jane and Finch



📍 Locations of development applications submitted for sites in the study area

The Secondary Plan, together with other Official Plan policies, provides a **framework for evaluating development applications** for land throughout Jane and Finch. This area-specific plan works together with the Urban Design Guidelines to ensure that development applications contribute to achieving the overall goals for the future of the neighbourhood.

Development will not exceed the capacity of existing servicing infrastructure (water, sewer and stormwater) supporting the plan area. Development phasing will be coordinated where possible with planned implementation of existing infrastructure improvements and upgrades, or new servicing infrastructure construction.

Major development applications in the area include:



1911 Finch Ave. W. (Jane Finch Mall)
Proposal for multiple residential and commercial towers ranging from 27 to 50 storeys, with parks, public spaces and community facilities



Scan to view the application



1 Yorkgate Blvd. (Yorkgate Mall)
22-storey residential tower in the mall parking lot (existing mall will be retained)



Scan to view the application



3 Marsh Grassway (Firgrove-Grassways)
Proposal for townhouses and residential towers ranging from 4 to 24 storeys, with a mix of social and market rate housing and new community service facilities



Scan to view the application



2801 Jane Street
11 storey residential tower infill (existing building will be retained and improved)



Scan to view the application



Community Development Plan Link

Towards a Transparent Process of Neighbourhood Change

The Community Development Plan recommends the establishment of a **Community Partnership Circle** which could be a vital community group that landowners could **engage in shaping early development proposals** for their sites and continue to seek input from as plans evolve.

The Secondary Plan requires that applicants demonstrate how their proposed development responds to the Community Development Plan, including addressing its **anti-displacement strategy**.



- Implement community governance structures in all planning processes
- Carefully plan for interim conditions on development sites
- Establish a community partnership circle that is more than advisory
- Prioritize existing residents needs for services and facilities first
- Coordinate civic improvements to reduce disruptions to daily life
- Require that developers engage the community meaningfully and early on



Many ways to share your ideas and feedback

Virtual Meeting: Tuesday, November 28, 2023, 6:30pm to 8:30pm

If you need **translation services or another type of accommodation** to participate in either the in-person or virtual events, email janeфинч@toronto.ca or call 416-338-0775 so we can work with you to organize a suitable accommodation.

Join on Zoom



Visit www.toronto.ca/janeфинч for instructions on how to join or point your camera at the QR code to register.

Join by Phone



Call: 647-374-4685
Meeting ID: 896 8484 6316
Passcode: 306 826

Jane Finch Mall Pop-Ups

We'll be at the EarlyOn Centre in Jane Finch Mall on **November 29 and 30 from 5:00 – 8:00pm**

What Comes Next?

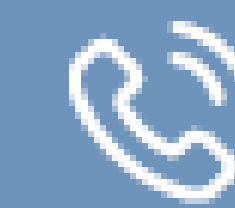
This meeting marks the beginning of Phase 3 of the Jane Finch Initiative and will be the last public event before the plans go to City Council for consideration. Throughout this phase, which will run until late February 2024, you are encouraged to:

- **Review the drafts** of the Secondary Plan and Urban Design Guidelines on the project website and send us your feedback by email or by giving us a call (see contact information on the right). If you need hard copies to review the material, please let us know.
- **Visit our website and respond to our online survey** at www.toronto.ca/janeфинч
- **Make a deputation** at:
 - Economic and Community Development Committee on February 20, 2024 (Community Development Plan)
 - Etobicoke York Community Council on February 26, 2024 (Secondary Plan and Urban Design Guidelines)
- **Sign up for e-updates** if you would like to be notified of upcoming engagement opportunities and updated materials

Let's Keep in Touch!



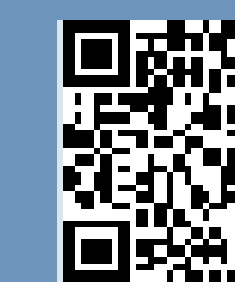
janeфинч@toronto.ca



416-338-0775

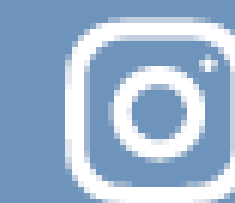


Jane Finch Initiative
c/o Zahra Joseph-Wilson
Metro Hall, 22nd Floor
55 John Street, Toronto, M5V3C6



www.toronto.ca/janeфинч

Tag us on social media!



@CityPlanTO #JaneFinch

Speak to Your Local Councillor

Councillor Anthony Perruzza
(Ward 7, Humber River-Black Creek)
councillor_perruzza@toronto.ca
416-338-5335

Councillor James Pasternak
(Ward 6, York Centre)
councillor_pasternak@toronto.ca
416-392-1371