



Jane Finch Initiative

Pop-up Consultation – April 18, 2024

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 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 Finch thrive.

What is the Jane Finch Initiative?

The City of Toronto's Jane Finch Initiative is a community-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.



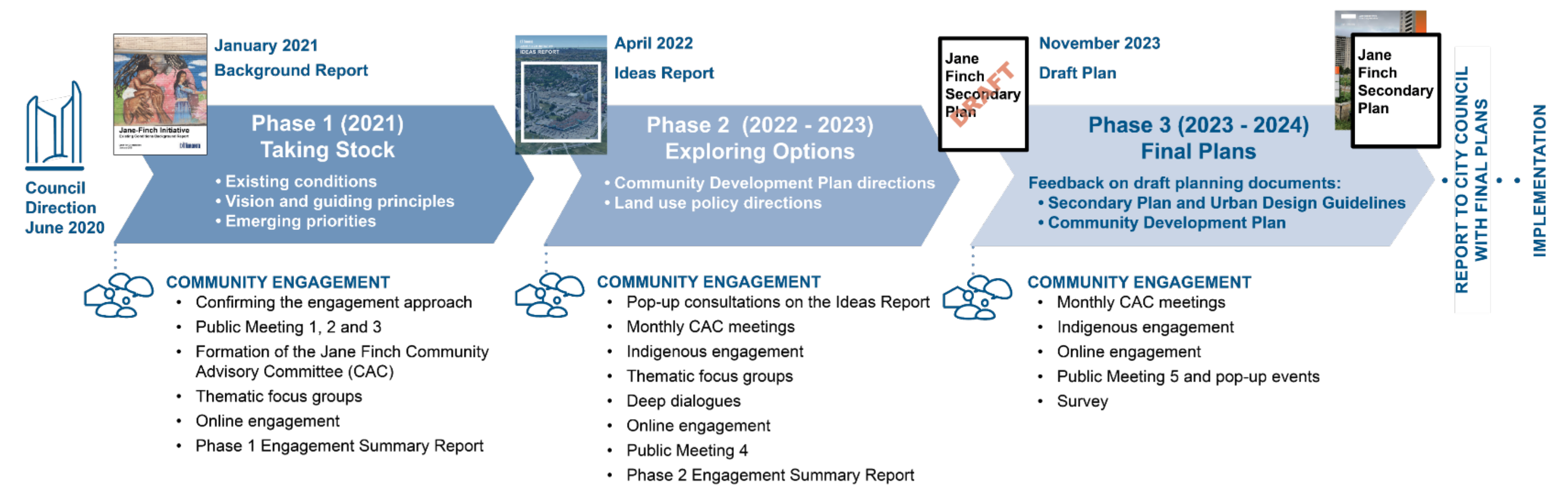
Why are we here today?

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 and brought them forward to committees of Council for consideration.

Direction for this consultation comes from the February 26, 2024 Etobicoke York Community Council (EYCC) meeting, where Councillor Perruzza advanced a motion to defer consideration of the recommended Jane Finch Secondary Plan and requested that staff conduct further public consultation regarding the following matters before reporting back to EYCC on June 3:

- maximizing economic opportunities and job growth, including for the cluster of businesses and institutions centred on Finch Avenue West and Norfinch Drive / Oakdale Road, and
- a review of building heights in the Secondary Plan area.

How did we get here and where are we going?



City staff will report to the June 3, 2024 Etobicoke York Community Council (EYCC) meeting with the recommended Jane Finch Secondary Plan and a supplementary report containing:

- A summary of comments received through this additional consultation period;
- existing and projected employment in the study area relative to residential growth; and
- recommendations, as appropriate, on policies within the Jane Finch Secondary Plan.



Density targets: people and jobs per hectare

Provincial Density Targets

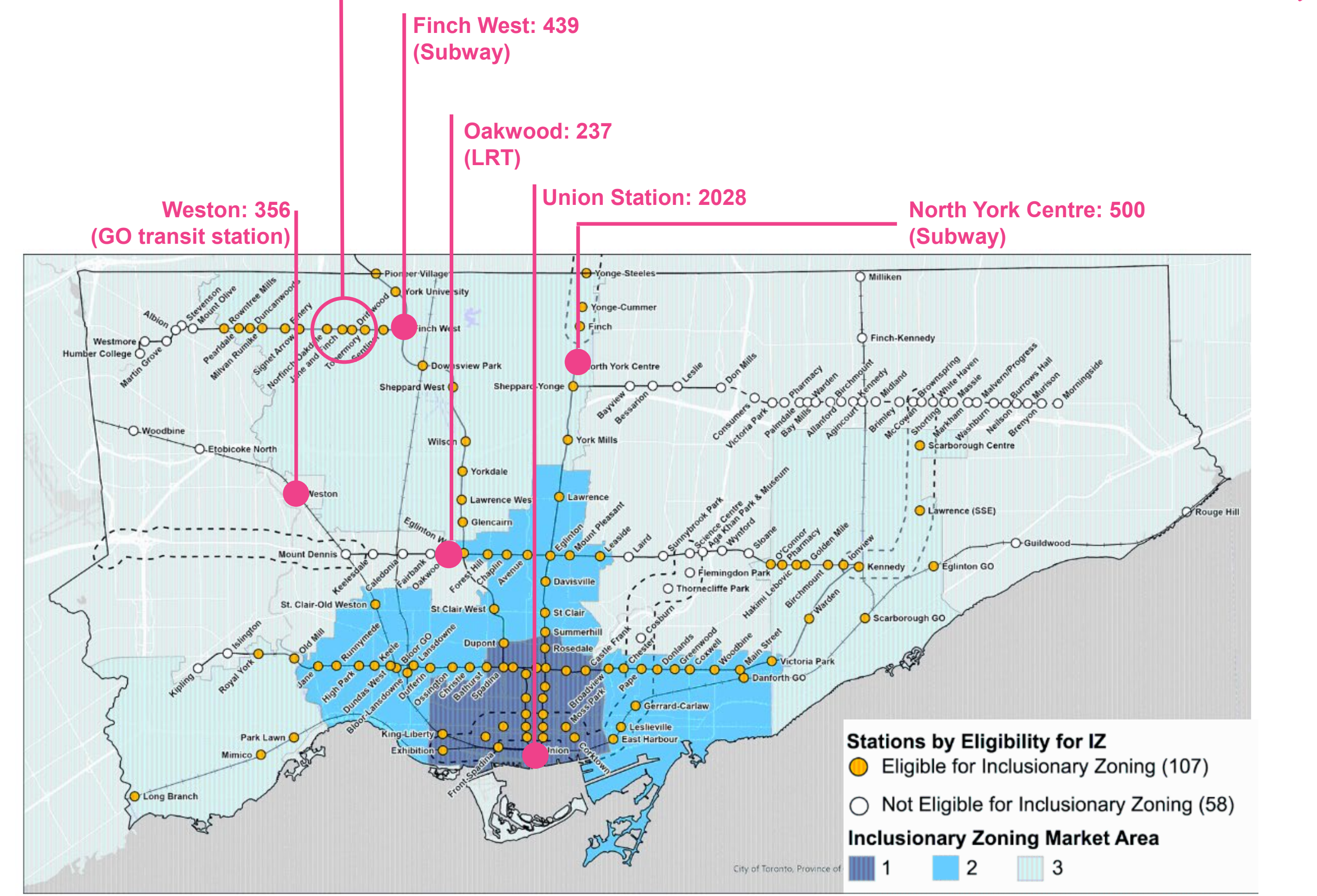
Ontario's Growth Plan for the Greater Golden Horseshoe sets minimum density targets, measured in people and jobs per hectare, for areas around transit stations and stops. Provincial policy encourages and expects municipalities to plan to exceed these minimum densities.

Municipalities must plan to achieve the following minimum densities (people and jobs per hectare) for areas around:



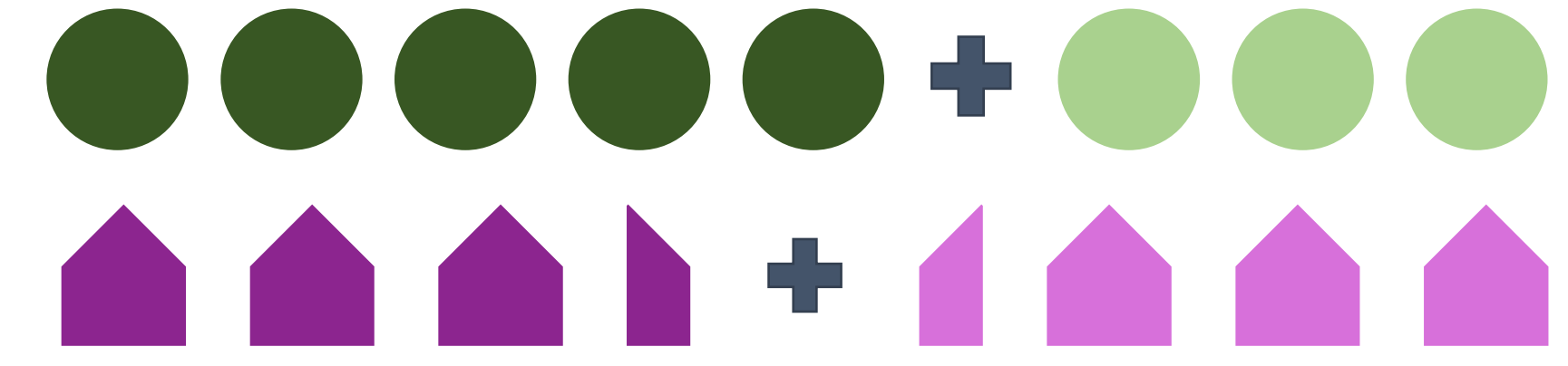
The City of Toronto is required to demonstrate that it has a transit-oriented plan to accommodate minimum density targets around planned and existing higher-order transit stations, known as Major Transit Station Areas (MTSAs). The Province allows municipalities to implement inclusionary zoning in a subset of MTSAs, known as Protected Major Transit Station Areas (PMTSAs).

Planned densities in Major Transit Station Areas in Toronto include:



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.

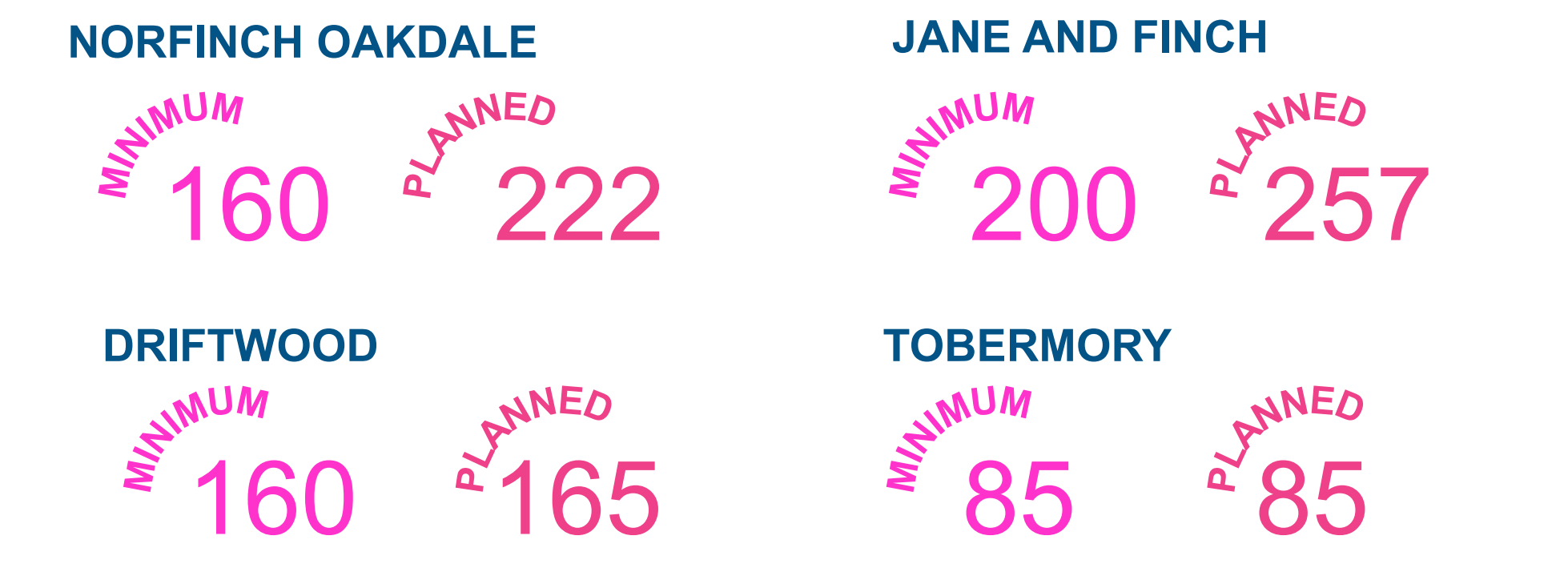


Municipal Density Targets

To implement inclusionary zoning, which requires a certain percentage of affordable housing in new residential developments, the Jane Finch Secondary Plan must plan to achieve these minimum densities around LRT stops:



Density numbers represent the number of people and jobs per hectare within the PMTSA boundary.

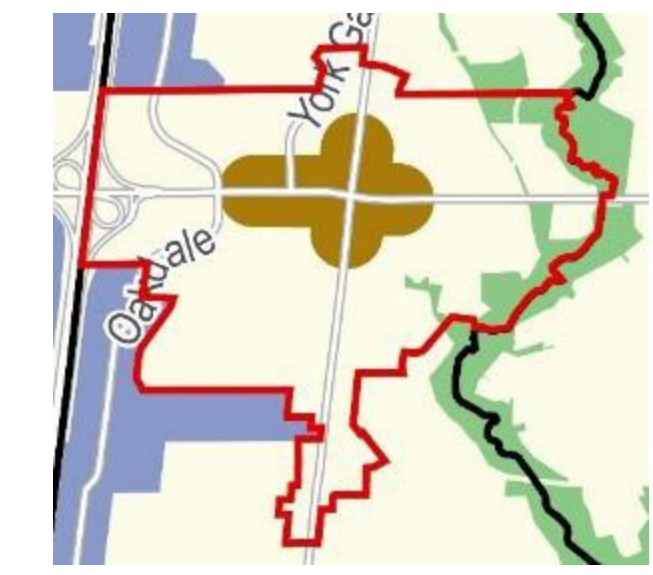


Visit toronto.ca/ourplan to learn more about the City's MTSA work.

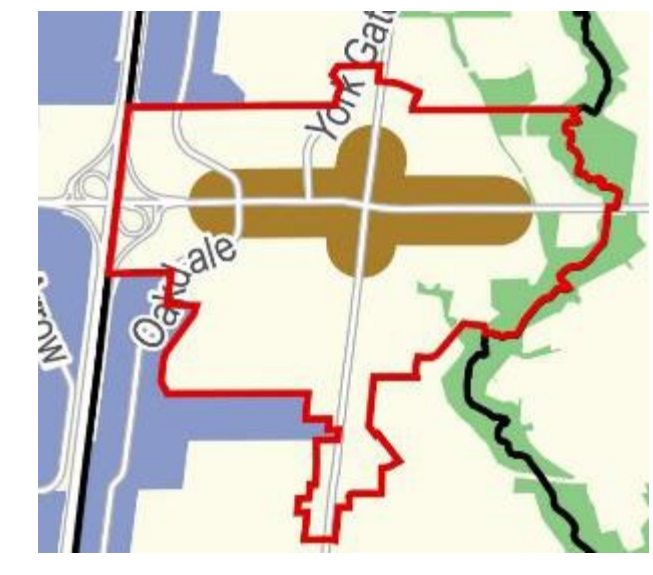
Toronto Official Plan

Toronto's Official Plan states that growth will be steered to areas that are well served by transit, and which have several properties with redevelopment potential. Growth areas are locations where good transit capacity can be provided along frequent bus and streetcar routes and at higher-order transit stations.

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 in the proposed Secondary Plan to signal where future growth and development should occur.

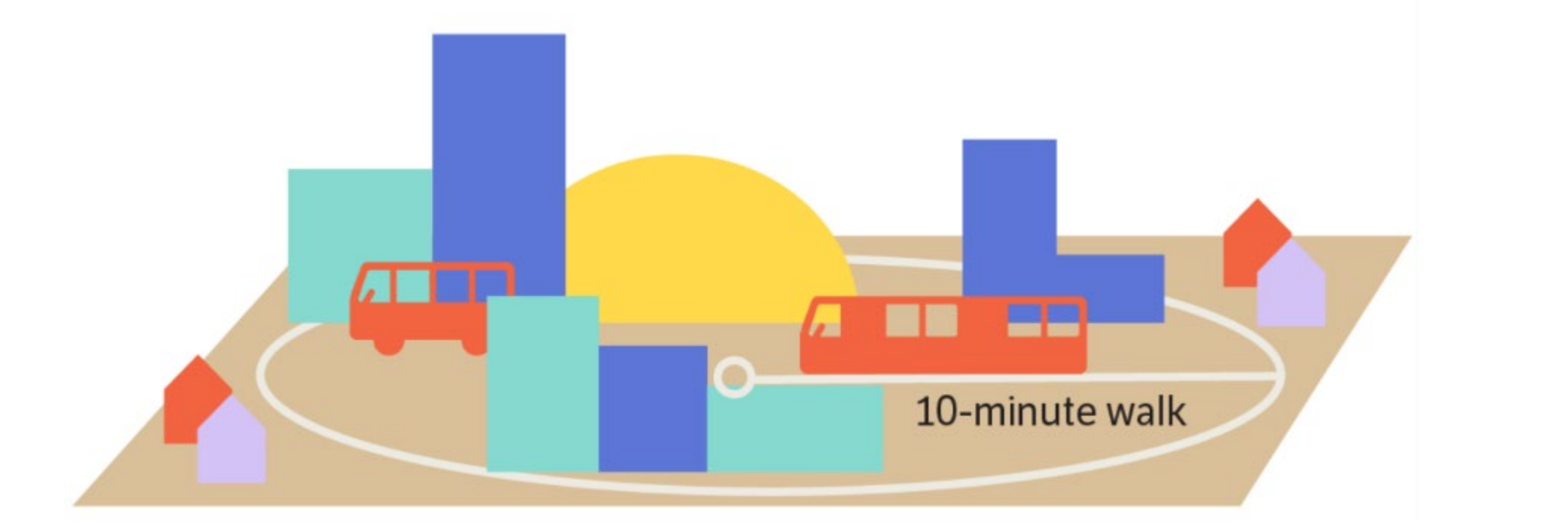
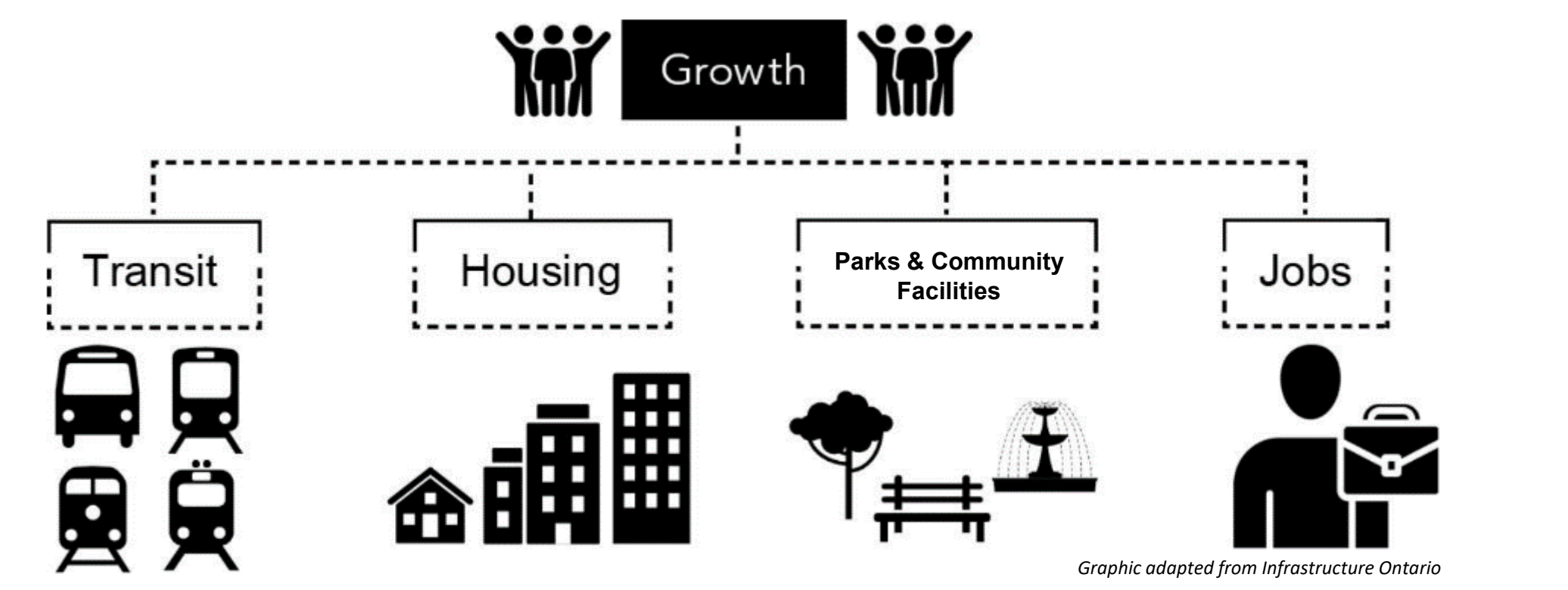


Current extent of Avenues along Finch Avenue West



Proposed extent of Avenues along Finch Avenue West

These densities are achieved through **Transit-Oriented Development** - an approach that locates growth within walking distance of rapid transit stations and stops. It means compact, walkable areas with a diverse mix of uses and incomes, at densities that support transit ridership. This allows people to access public transit quickly and conveniently from the places they live, work, learn, shop, and play.





Building inclusive, transit-supportive complete communities

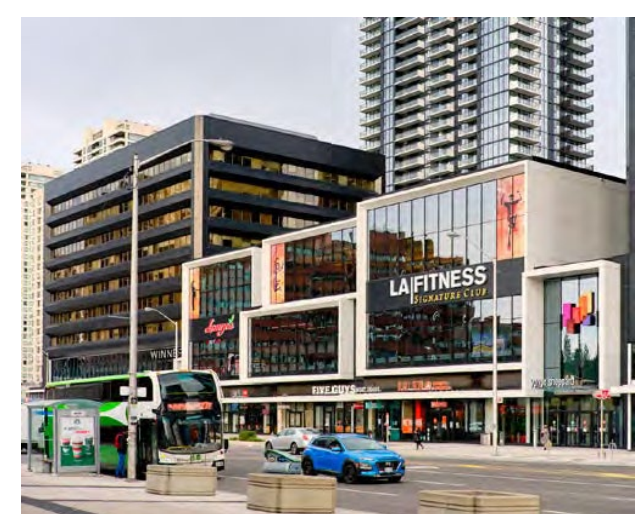
Key Ingredients

Transit-supportive complete communities contain all the necessary ingredients for people to live, work, shop and access services. They include:



a range of housing options, including affordable housing, to accommodate all household sizes of all income at all stages of life

convenient access to local shops and services



a diverse mix of land uses including residential and employment uses

convenient access to transportation options



convenient access to parks and open spaces

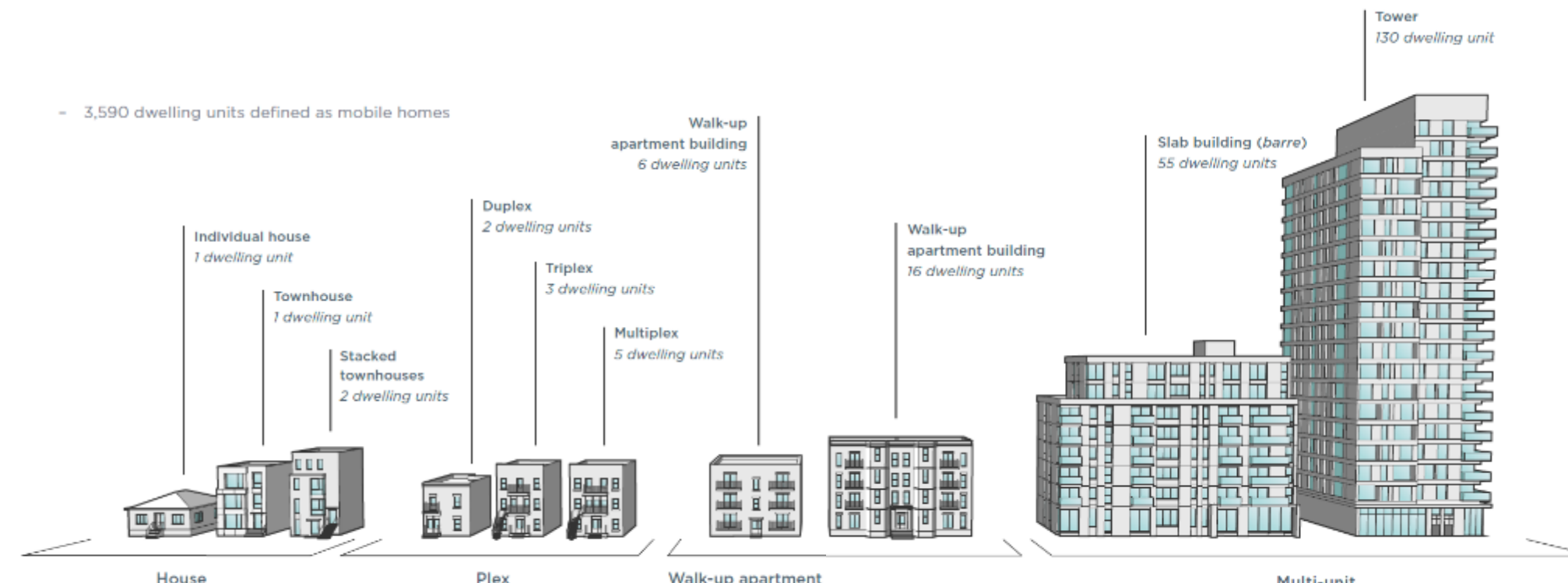
convenient access to community service facilities



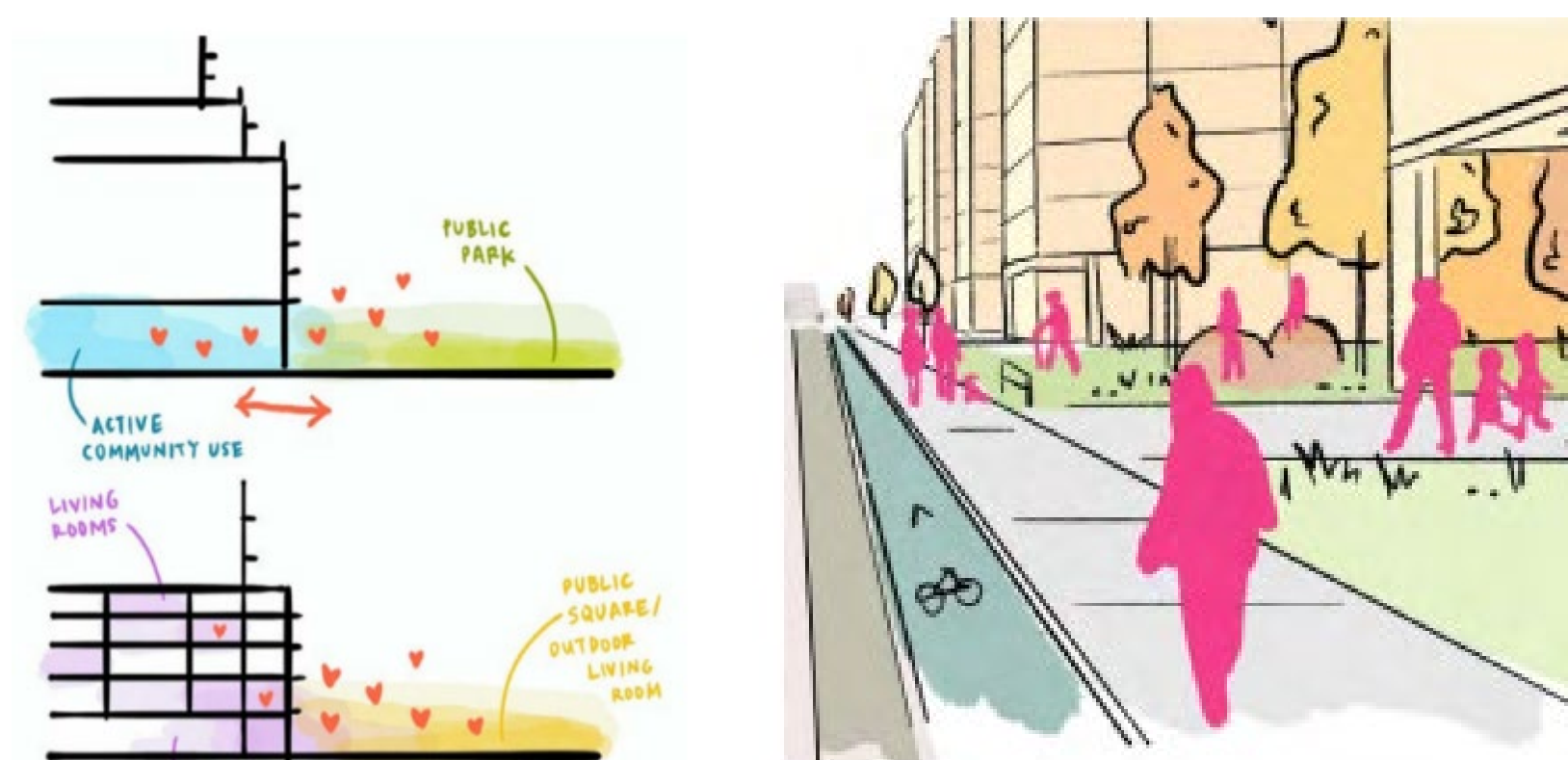
Leveraging density to build complete communities

Density unlocks benefits for communities including:

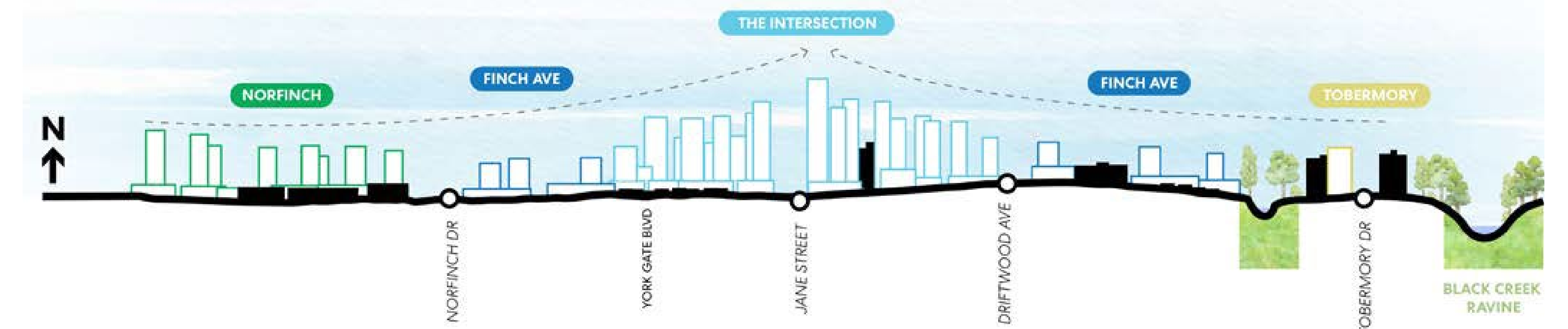
- new housing, including affordable housing
- new parks, public squares and open spaces
- new or upgraded community service facilities including daycares, libraries, community recreation centres and human service agency spaces
- shops and services within easy walking distance



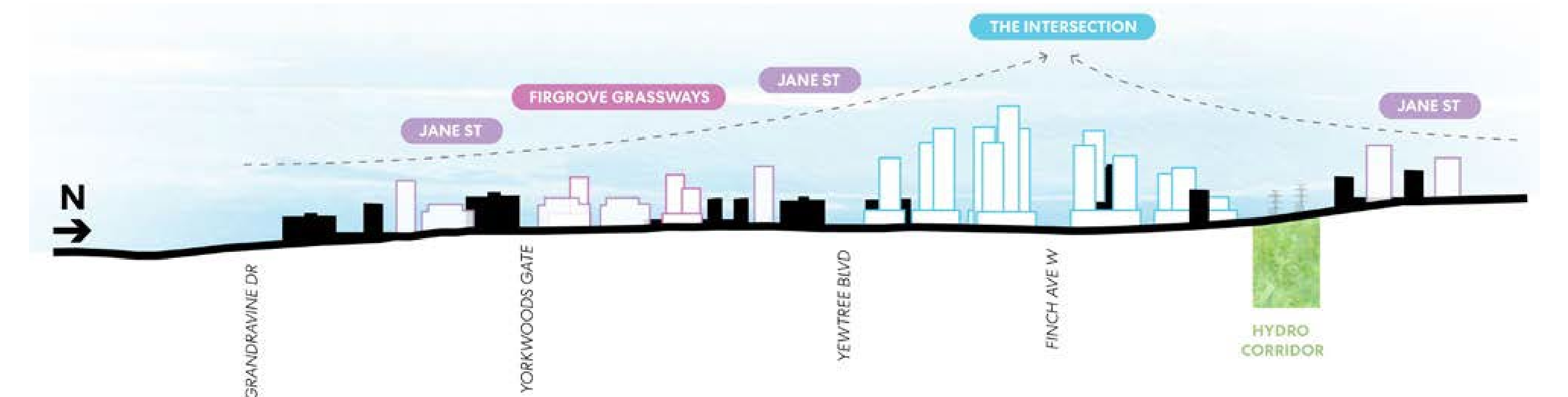
Transit-supportive densities



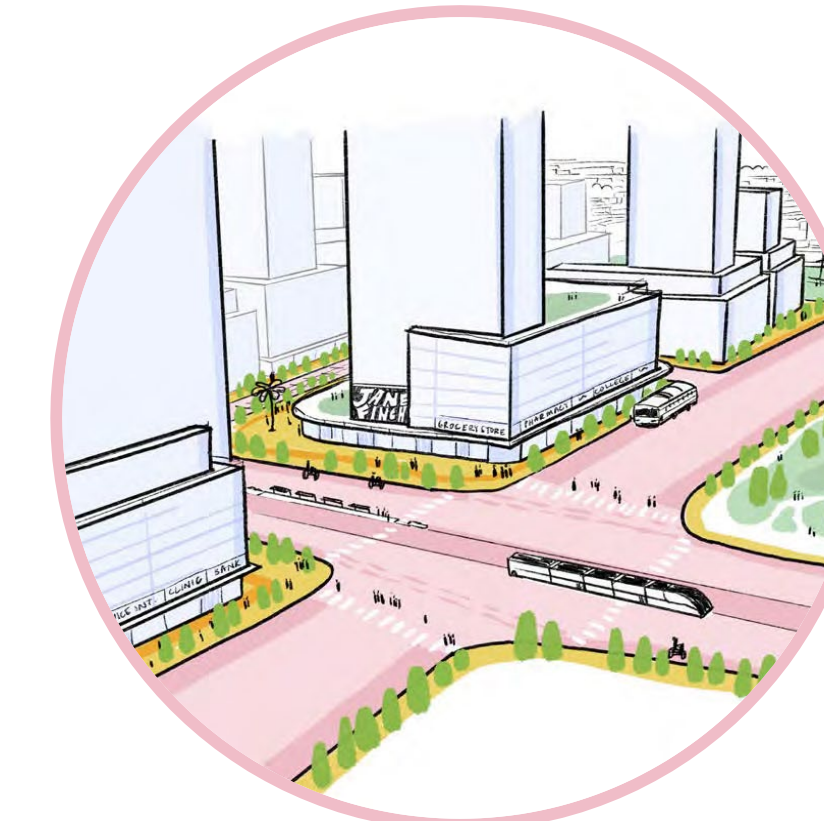
Jane Finch will have a diverse mix of land uses that serve the daily needs of all residents. The Secondary Plan will support the development of a diverse, climate-friendly and liveable complete community with transit-supportive densities and clusters of commercial uses and workplaces within walking distance of LRT stops — a radius of approximately 500-800 metres or about a 10-minute walk.



Conceptual illustration of maximum heights along Finch Avenue looking north. Existing buildings are shown in black.



Conceptual illustration of maximum heights along Jane Street looking west. Existing buildings are shown in black.



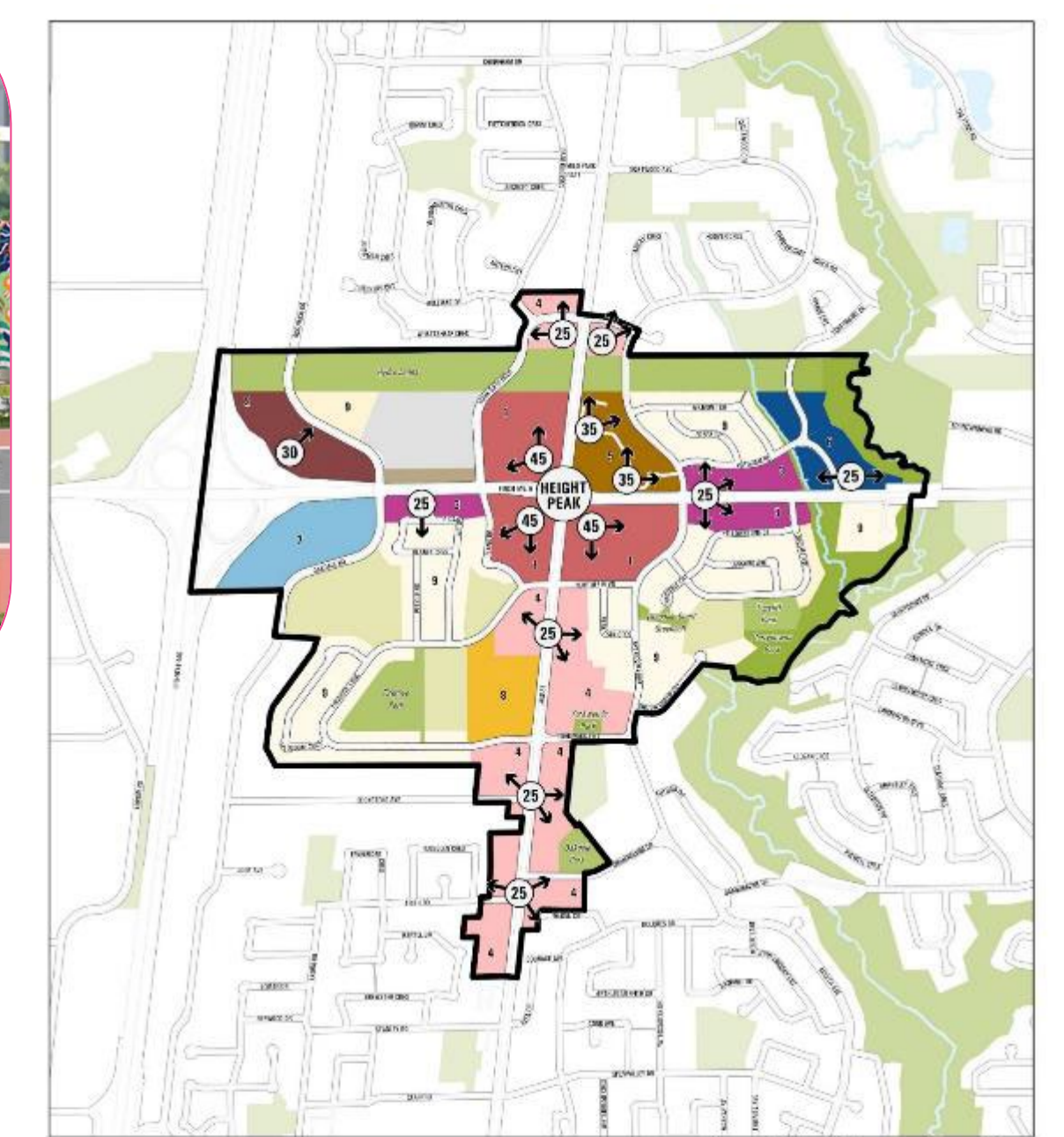
New and improved transit and cycling infrastructure on streets



Wider sidewalks with tree planting and room for patios to support business



Safer street corners and crossings



Jane Finch Secondary Plan Map 50.6: Heights and Transitions



Recommended maximum building heights



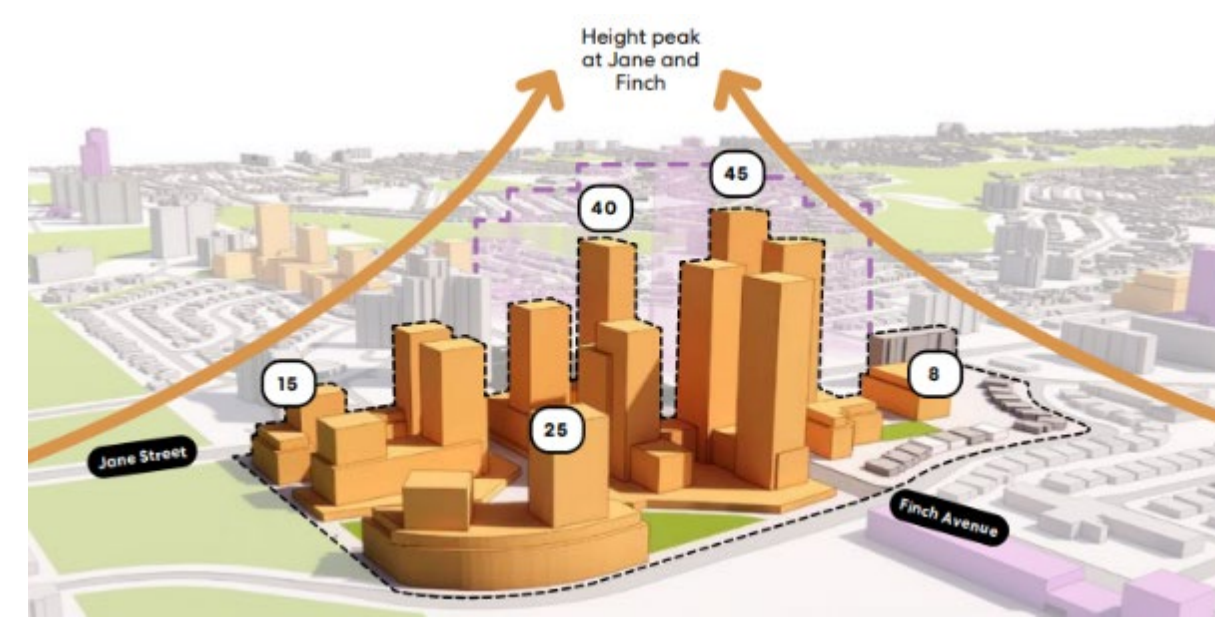
Built Form in Jane Finch: Large Sites

Large sites near Finch West LRT stops, together with infill potential along Jane Street, are opportunities to develop a significant number of new homes and additional affordable housing, within a transit-supportive complete community that has a strong commercial core and acts as a community gathering space.



Conceptual image of Jane Finch Mall redevelopment application showing new buildings and new parks.

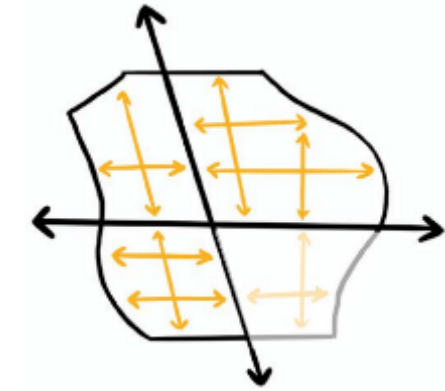
Source: Urban Strategies Inc.



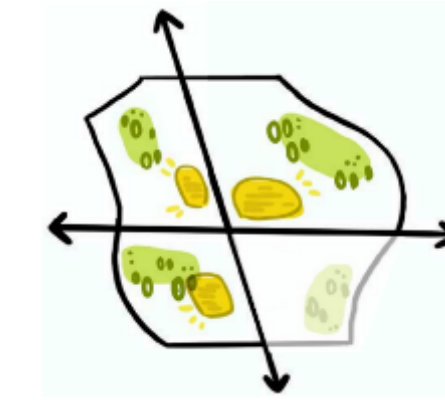
Large sites are big enough to allow for tall buildings with appropriate transition down to lower-scale areas. The heights at Jane Finch are consistent with other council-approved mall redevelopment sites ranging from 30-48 storeys.

Development in the Intersection District will consist of tall buildings and mid-rise buildings.

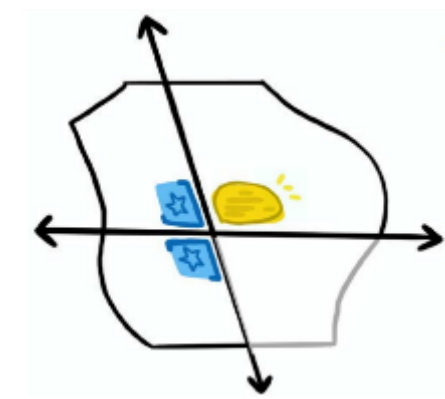
Design priorities include:



1. **Fine-Grained Grid** – Break up existing large land parcels into **smaller blocks** with a network of new public streets and **green pedestrian connections**



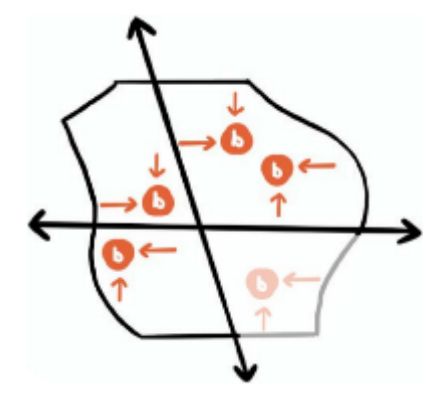
2. **Community Open Spaces** – Locate public spaces in each quadrant of the intersection, including **new parks, and public squares** that replicate the function of Corner Commons with flexible space to be activated by the community.



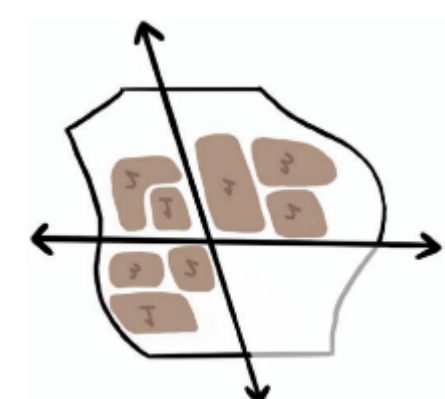
3. **Anchoring the Intersection** – Locate strong and prominent buildings with **active frontages** along with signature public spaces at the corners of Jane Street and Finch Avenue West



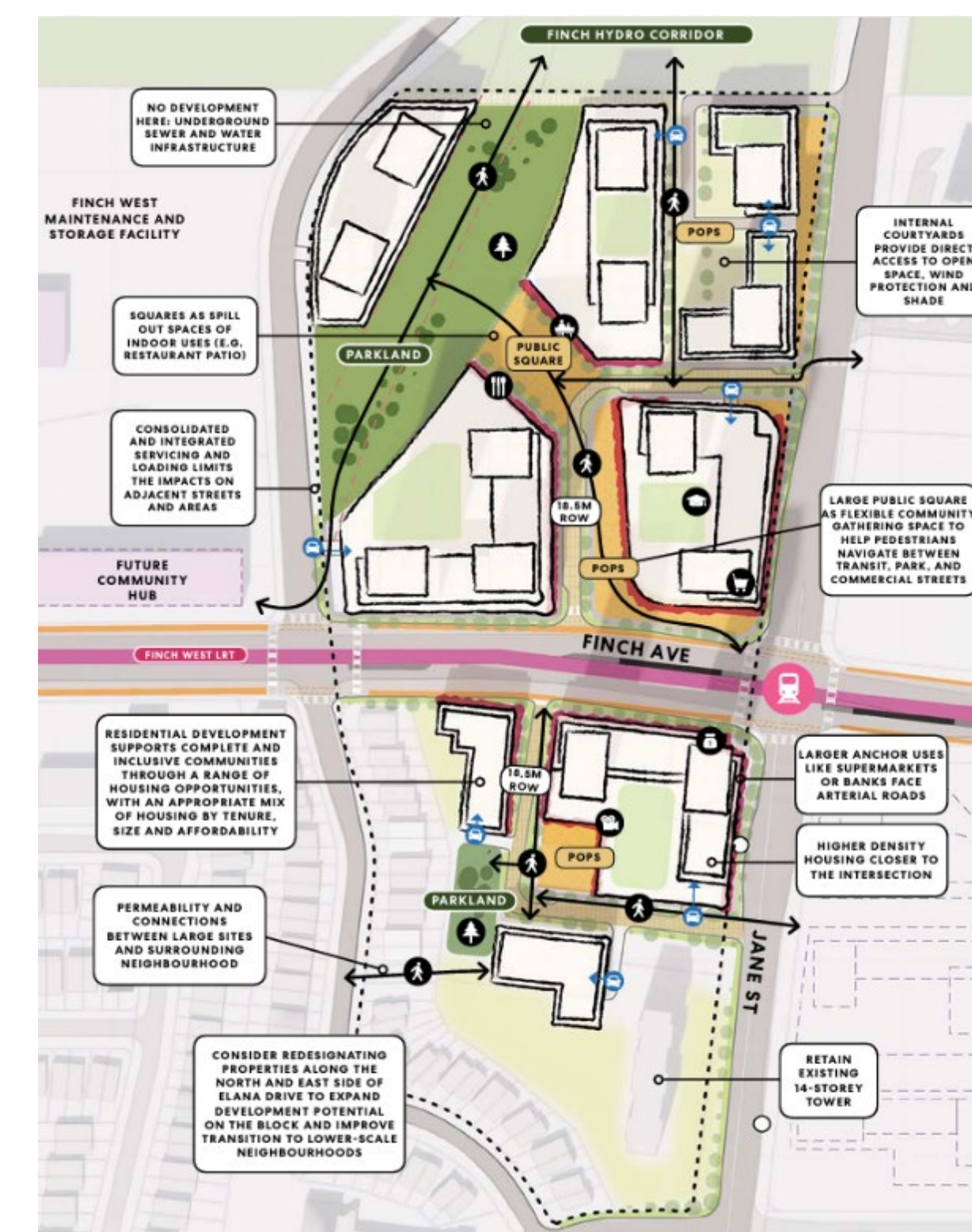
4. **Transition in Scale** – Build a diversity of building types (tall and mid-rise) and scales, with transitions down in height from a **'height peak' at the corner of Jane Street and Finch Avenue West.**



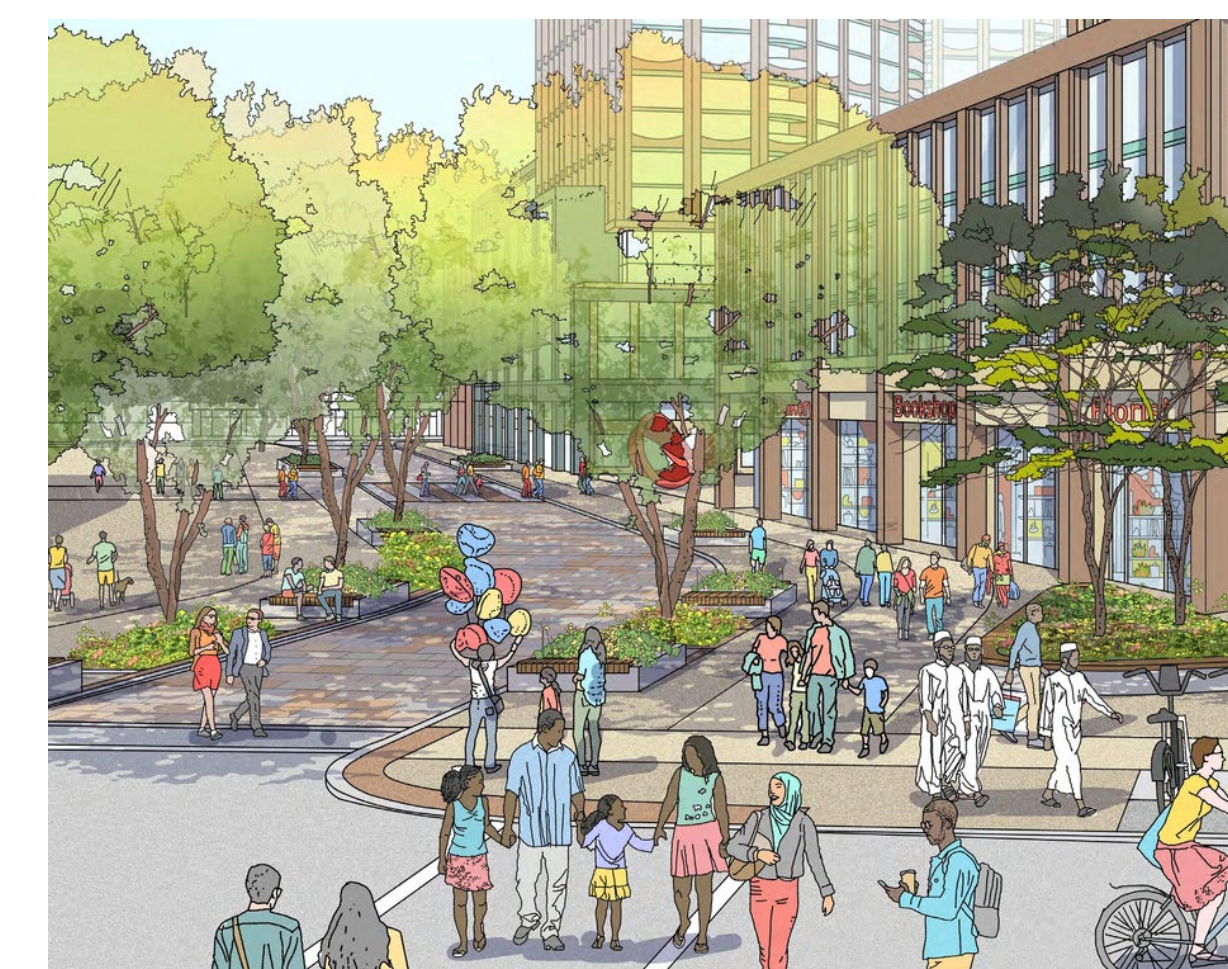
5. **Access and Servicing** – **Consolidate vehicle access** to reduce the risk of conflicts between vehicles and pedestrians or cyclists.



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.**



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



Conceptual sketch of a new street on a large site showing how various public realm improvements and new publicly-accessible spaces work together.

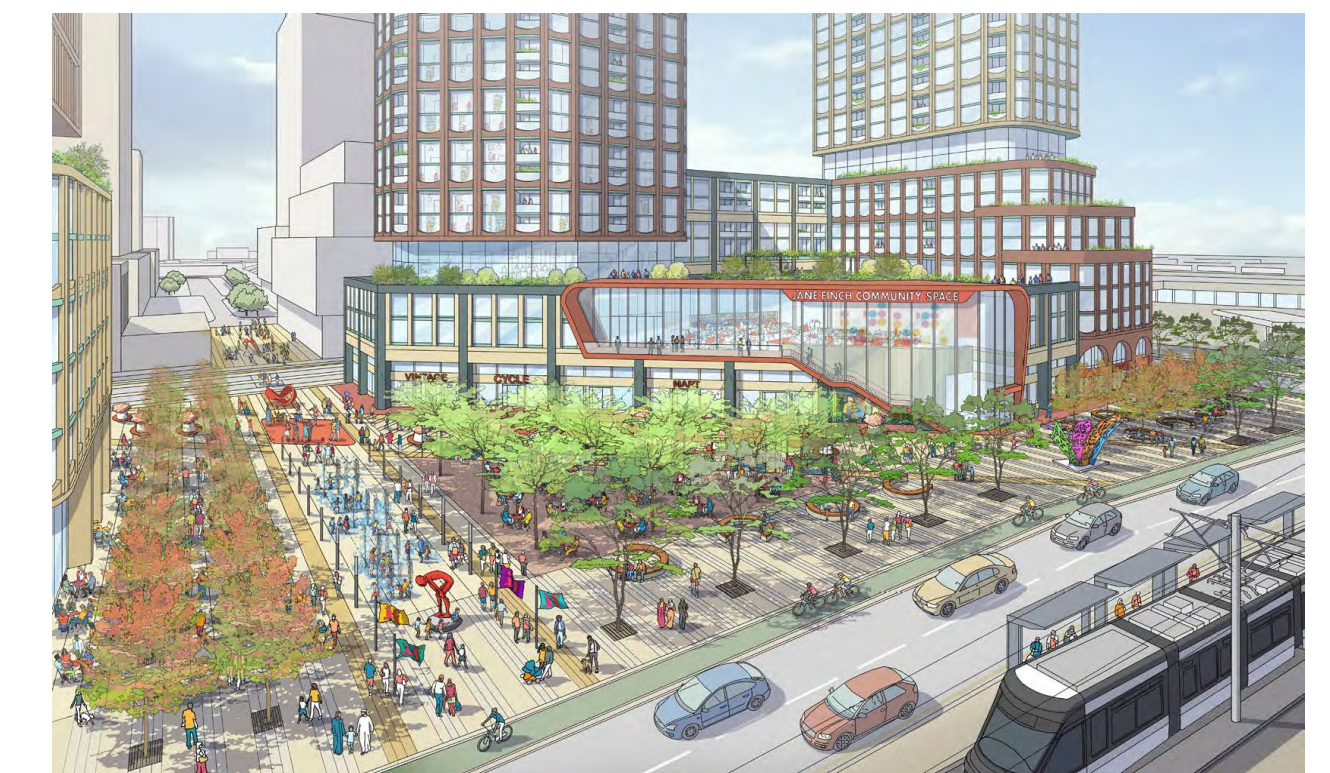
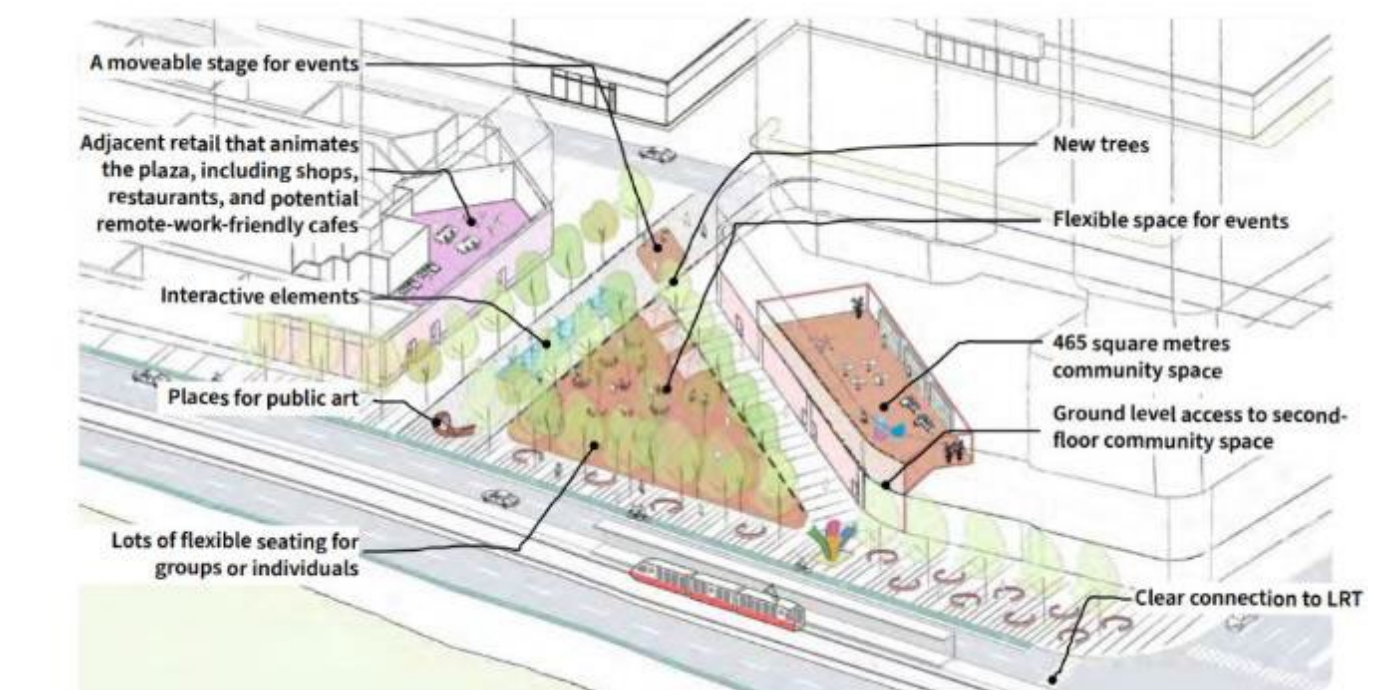


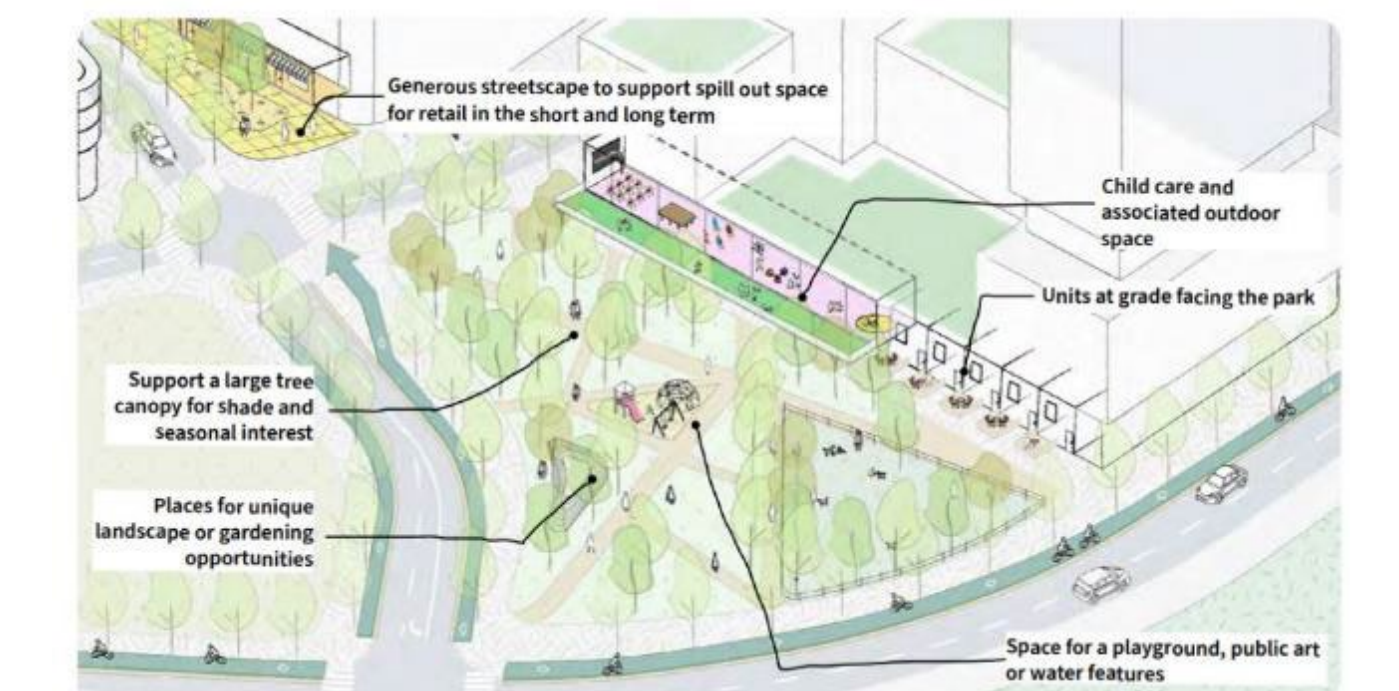
Image of proposed public square and pedestrian access to the mall at the corner of Jane and Finch

Source: Urban Strategies Inc.



Proposed plans for public square at the corner of Jane and Finch.

Source: Urban Strategies Inc.



Sketch showing proposed new child care space and public park near Driftwood Avenue.

Source: Urban Strategies Inc.

Council-Adopted

Agincourt Mall
24 to 43 storeys
Source: Bousfields

Eglinton Square Shopping Centre
22 to 46 storeys
Source: Quadrangle Architects Ltd.

Galleria Mall
19 to 35 storeys
Source: Urban Strategies Inc.

Golden Mile Shopping Centre
25 to 48 storeys
Source: Glammone Petricone Associates

Sherway Mall
Up to 30 storeys
Source: Urban Strategies Inc.

Ongoing Review

Centrepoint Mall
22 to 50 storeys
Source: Studio TLA

Cloverdale Mall
Up to 40 storeys
Source: QuadReal

Fairview Mall
18 to 58 storeys
Source: Urban Strategies Inc.

Malvern Town Centre
24 to 39 storeys
Source: IBI Architects

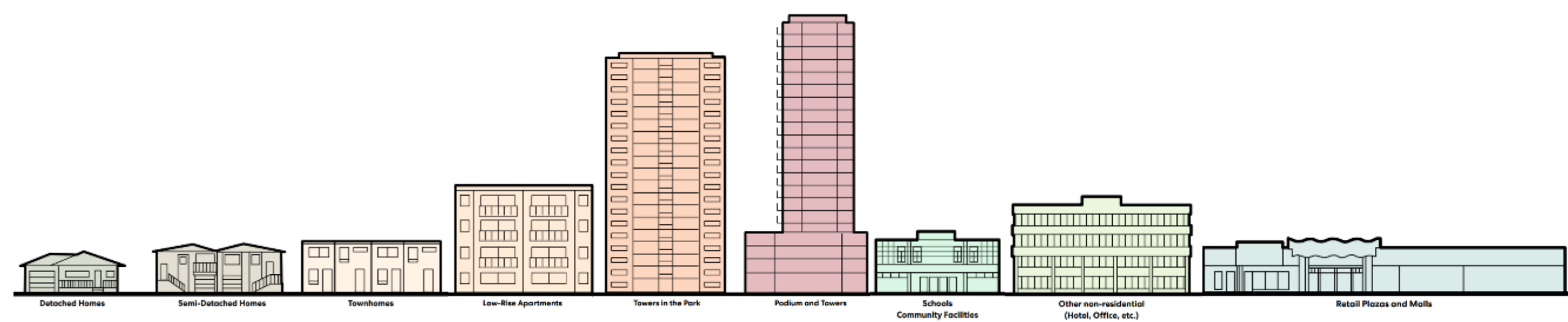
Scarborough Town Centre
12 to 65 storeys
Source: Sweeney & Co Architects

Woodside Square Mall
22 to 33 storeys
Source: Bousfields

Yorkdale Mall
24 to 43 storeys
Source: Urban Strategies Inc.



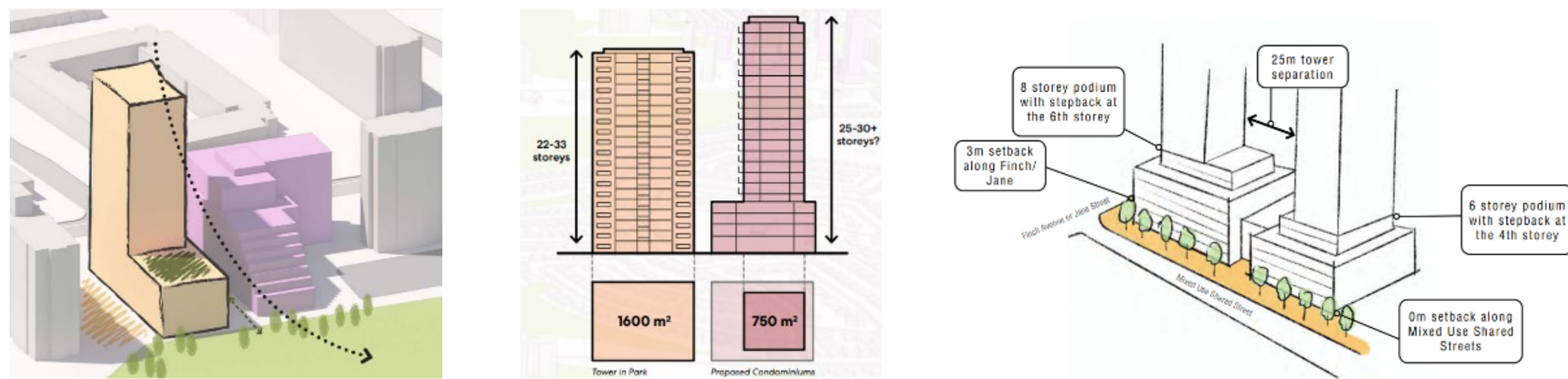
Built Form in Jane Finch: Infill Development



Built form in Jane Finch contains a mix of types, scales, densities, and heights.

What is infill development?

Infill development refers to the construction of buildings or other facilities on previously unused or underused land within an existing built-up area. Infill can mean development on parking lots, as well as adding buildings on existing residential or commercial lots.



In designing infill buildings, we need to consider factors such as:

- Providing new housing units, including affordable units
- Preserving open space and creating new pedestrian connections
- Distance between buildings to allow sunlight in units and on public realm, sky views, privacy
- Reinforcing the local and community character of an area
- Providing new amenities like open spaces, new shops, and/or streetscape improvements
- Creating and reinforcing pleasant experiences for people walking and cycling nearby
- Appropriate transition of heights to areas of lower scale

Jane Street District

The Jane Street District will intensify to include new or infill buildings compatible with the area's existing 'tower in the park' character. Soft landscaped areas will be preserved and the tree canopy will be expanded.

Development in the Jane Street District will consist of tall buildings, Jane Finch Pavilion buildings and mid-rise buildings.

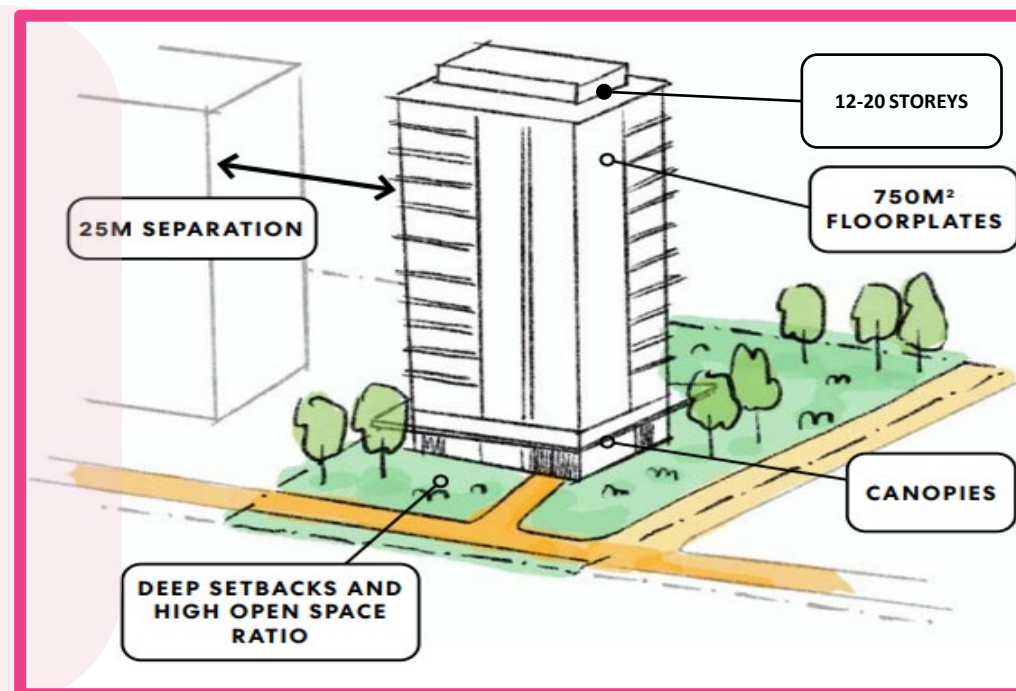
Norfinch District

The Norfinch District will develop as a mixed-use node with a new, centrally located park. This district will continue to have significant non-residential uses such as hotels, retail, office and medical facilities. **Development in the Norfinch District will consist of tall buildings, mid-rise buildings and low-rise buildings.**

Finch District

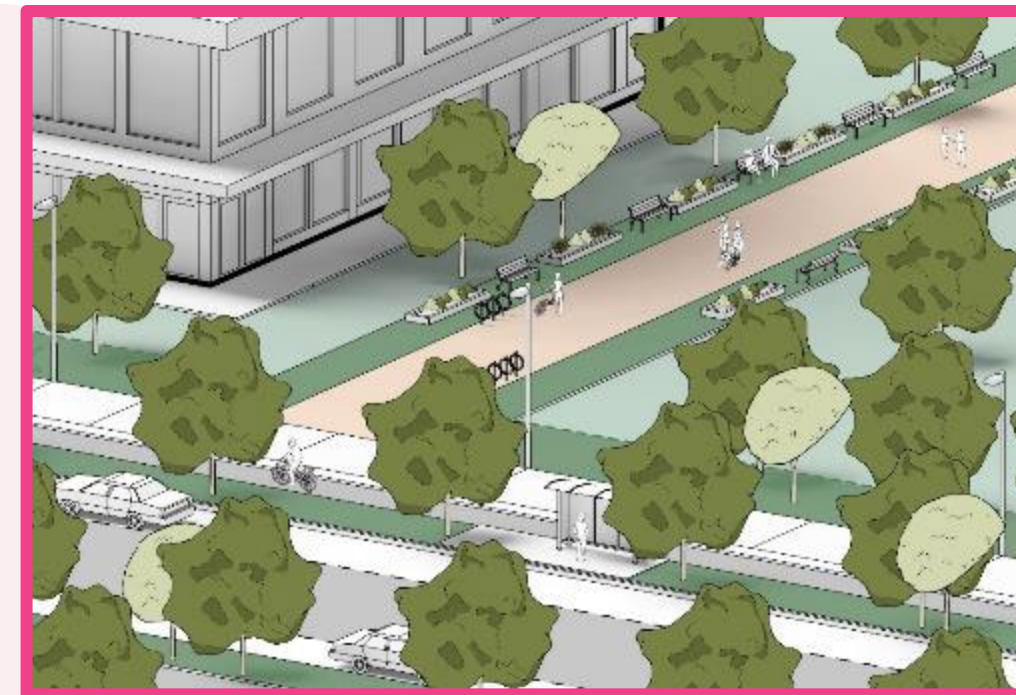
The Finch Avenue District will intensify to include new mixed-use buildings with space for new businesses along a walkable east-west Green Spine. **Development in the Finch Avenue District will consist of tall buildings, mid-rise buildings and low-rise buildings.**

Infill development can take several forms – Jane Finch Pavilion, mid-rise or tall buildings. The Jane Finch Pavilion is a Tall Building that stands distinctly on its own surrounded by open landscaped space (shown right).



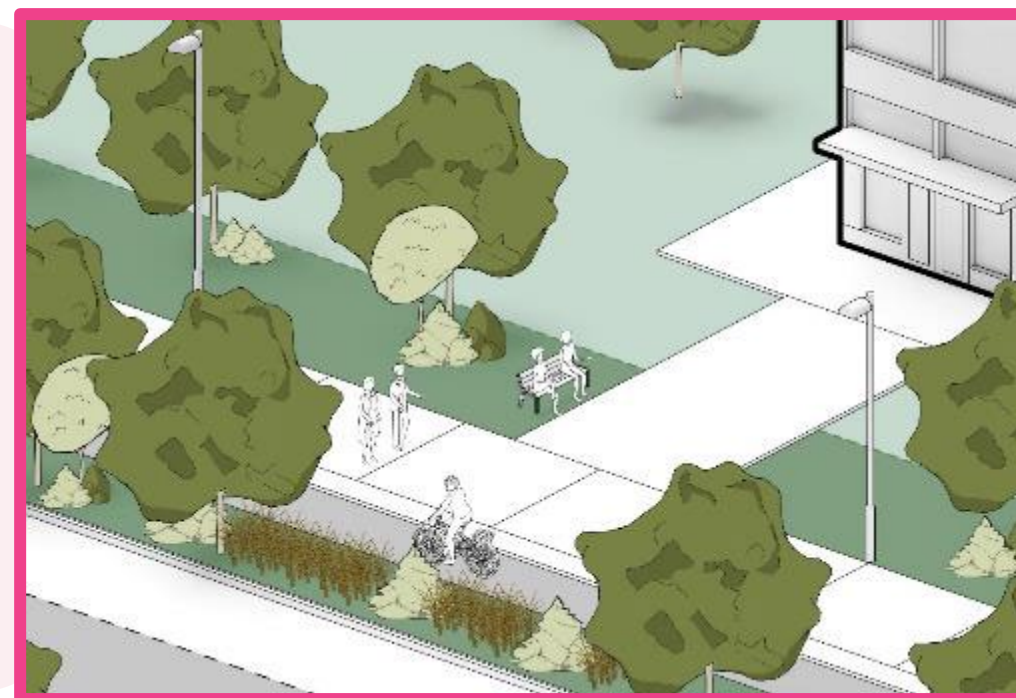
Infill development with a pavilion building (maximum 20 storeys)

Green Pedestrian Connections improve access between a site and the areas around it, such as parks and open spaces, school-yards and low-rise residential areas.



Infill development with a tall building (maximum 25 storeys)

The *Green Spine* helps connect pedestrians safely and directly from front entrances of buildings to sidewalks and provides opportunities to create areas to sit and gather



Infill development with a mid-rise building (maximum 11 storeys)



Planning for maximizing economic opportunities and growing jobs

What can the Jane Finch Secondary Plan do?

Land use designations are set in Toronto's Official Plan. They describe where housing can be built, where stores, offices and industry can locate and where a mix of uses is desired.

What can a land use plan do to maximize economic opportunities and job growth?

1. Set permissions for use of lands.
2. Encourage the development of complete communities where people can meet all their daily needs within a short distance, without needing to drive.
3. Require that as residential uses are introduced or intensified, existing non-residential space is replaced.
4. Enhance walking and cycling connections between jobs and transit.

Toronto's Official Plan












Industrial districts and suburban office parks are designated Employment Areas, reflecting the broad objective of retaining our Employment Areas as places of business and developing and intensifying job growth within these areas, especially those areas that can be reached by transit.

Another location for future job growth are Institutional Areas, where our hospitals, university and college campuses can reinforce the new economy linkages needed to sustain Toronto's economic future.

Four land use designations accommodate most of the increased jobs and population anticipated by the Plan's growth strategy: Mixed Use Areas, Employment Areas, Regeneration Areas and Institutional Areas.

Existing Land Use Designations



	Neighbourhoods	} Gentle residential growth
	Apartment Neighbourhoods	
	Mixed Use Areas	} Designation for residential and job growth
	Institutional Areas	
	Regeneration Areas	} Designations for job growth
	General Employment Areas	
	Core Employment Areas	
	Natural Areas	} Open spaces and utilities
	Parks	
	Other Open Space Areas (including Golf Courses, Cemeteries, Public Utilities)	
	Utility Corridors	

Recommended land use designations in Jane Finch Secondary Plan area



Planning for maximizing economic opportunities and growing jobs

Programs, policies and partnerships to support businesses



City of Toronto business development tools

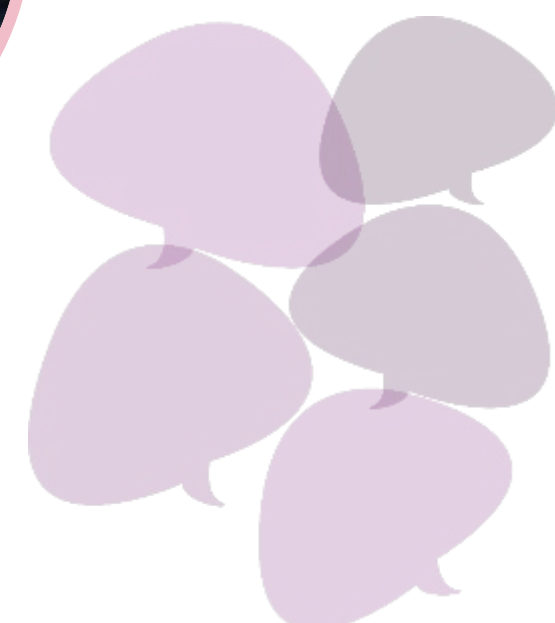
- **Competitive cost of business supported through incentives**
IMIT, Creative Co-Location Facilities Property Tax Subclass etc.
- **Development Support**
Gold Star Concierge and industrial/commercial development exemptions
- **Leveraging key relationships**
Connect networks of businesses to support strategic sectors and employment
- **Support Entrepreneurship**
Host events and forums and offer individual advice to small business entrepreneurs including business plan review, connections to mentors, information about grants etc.

- **Leveraging Partnerships**
 - Anchor institution commitments to commercialization supports and social procurement.
 - Private landowner commitments to develop space for business/employment where permitted and encouraged by land use designations.
- Further elaborated in **Jane Finch Community Development Plan Action Areas**
 - Inclusive Employment Opportunities
 - Inclusive Entrepreneurship Opportunities

Supports for main street retail businesses

- **Starter Company Plus and Summer Company Grants**
Assist eligible entrepreneurs to build their small business, through business training, advisory and mentoring services and micro-grants.
- **Commercial Façade Improvement Program**
Offers grants for improvements to exterior building façades.
- **Commercial Space Rehabilitation Grant Program**
Provides funding for interior renovations to properties that are vacant or at risk of vacancy.
- **CaféTO Property Improvement Program**
Restaurants, bars and cafes are eligible for grants to create or improve outdoor dining areas.

- **Main Street Innovation Fund**
Offers funding for organizations to address main street challenges, engage in innovative place-making and animate main streets to support business recovery and success.
- **Transit Expansion Construction Mitigation Grant Program**
Supports business areas impacted by major transit expansion-related construction.
- **Outdoor Mural and Street Art Program**
Provides funding for murals in commercial districts.
- **Toronto Business Improvement Area Office**
Staff are available to meet with groups of local businesses to discuss the BIA model and the process to establish a BIA.



Which of these tools should be used to support economic growth in Jane Finch? Is anything missing?

Inclusive Employment Opportunities

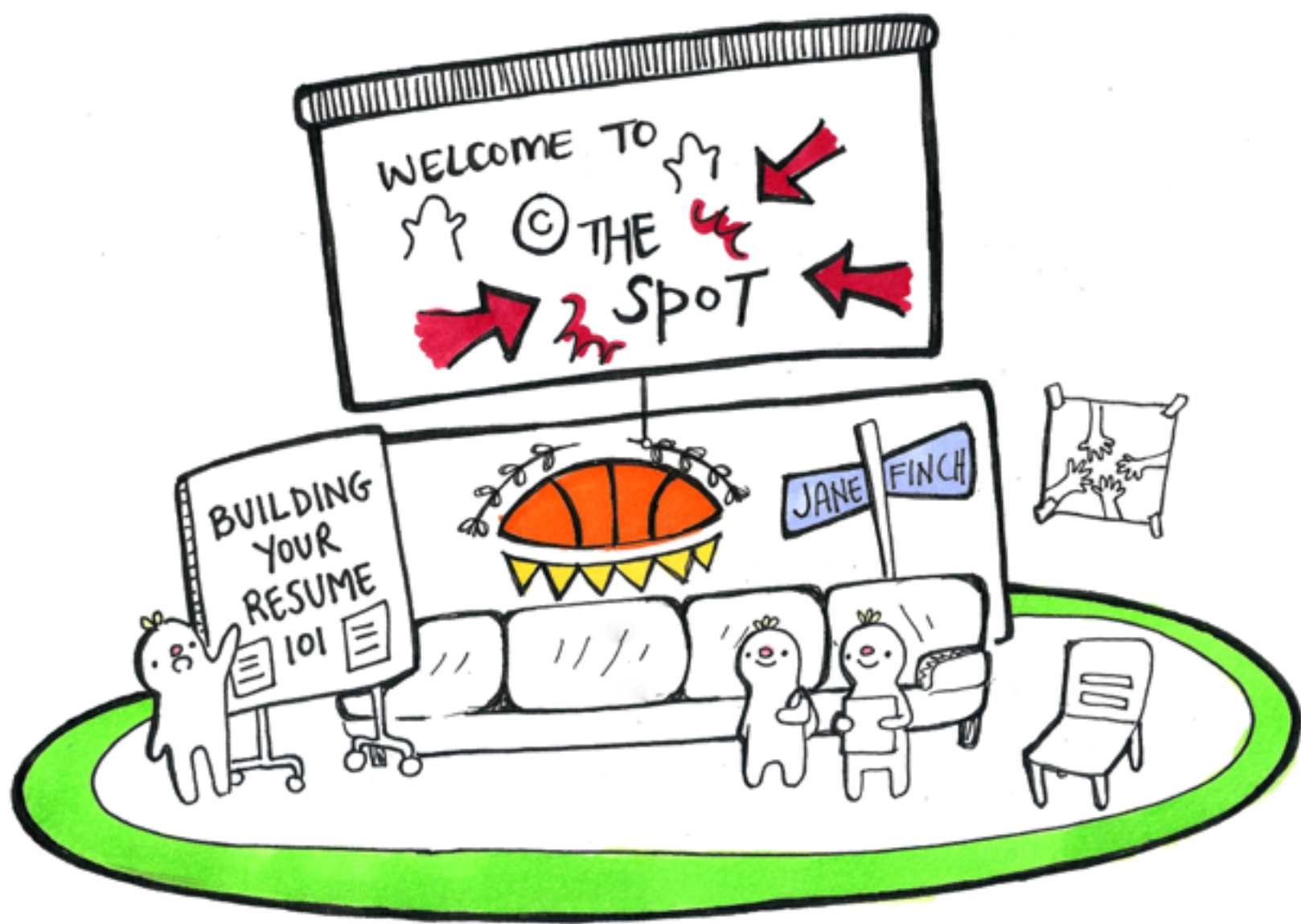


Illustration by: Mindy Huynh

The Community Development Plan aims to advance a vision for inclusive employment opportunities in Jane Finch through key actions. The vision is one that we hope to align with your vision for the community. What does this vision mean to you?

The Jane Finch Initiative is a community-driven project founded on three core principles: Indigenous Reconciliation, Equity for Black and Other Deserving Groups, and Resourceful Partnerships and Engagement. These principles guide eight action areas, one of which is Inclusive Employment Opportunities. The long-term vision for this action area was informed by extensive community engagement.

VISION:

- A Jane Finch community where residents have improved economic outcomes via stable and well-paid job opportunities, including with local employers, and are supported to further develop qualifications and access job openings.

ACTIONS: SHORT-TERM (0 - 5 YEARS)

Opportunities for local hiring:

- Assess opportunities for equity-based community benefits plans in development projects in the Jane Finch Initiative study area. This includes both City-led community benefits initiatives and private sector-led projects.
- To achieve inclusive employment opportunities through community benefits plans, leverage the City's Community Benefits Toolkit, which includes Workforce Intermediary model, templates and other resources. Share materials to support voluntary commitments to Community Benefits employment and training by public and private sector employers (including developers, anchor institutions, members of BIAs etc.).
- Prepare resources to help achieve/exceed local employment requirement as part of any nearby Imagination, Manufacturing, Innovation and Technology (IMIT) applications.
- Seek commitments related to employment/training opportunities for local residents with TTC and Metrolinx including at the Finch West LRT Maintenance and Storage Facility (MSF).
- Publicize and support York U community collaboration and commitments to local hiring.

Other supports for job seekers:

- Publicize and facilitate intake to City-supported education/training programs (eg. Production Assistant training program, etc.)
- Establish Yorkgate Toronto Employment & Social Services (TESS) Access and Resource Centre (ARC) mandate and tie to other Jane Finch Initiative goals (eg. make space available for employer and training program information sessions).
- Explore City support for collective impact employment initiatives.
- See also employment related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

ACTIONS: MID-TERM (5 - 10 YEARS)

Explore ongoing planning, collaboration and partnership initiatives:

- Support TCHC community economic development plans as part of Firgrove redevelopment.
- Establish additional workforce intermediary model(s) in JF and strengthen local workforce development network.
- Deepen connections between Yorkgate Toronto Employment & Social Services (TESS) centre and other Employment Ontario agencies to maintain functions (job fairs etc.) that have been delivered in the past.
- Establish connections with school board and local high schools to support co-op placements, Specialist High Skills Major programs, etc.
- Support employment-focussed social enterprises to respond to opportunities through the City's Social Procurement Program and other strategic procurement.
- Support the formation of new employment-focussed social enterprises and social entrepreneurs.
- Continue to seek workforce development commitments in City-led and private sector-led projects, through equity-based community benefits plans.
- See also employment related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

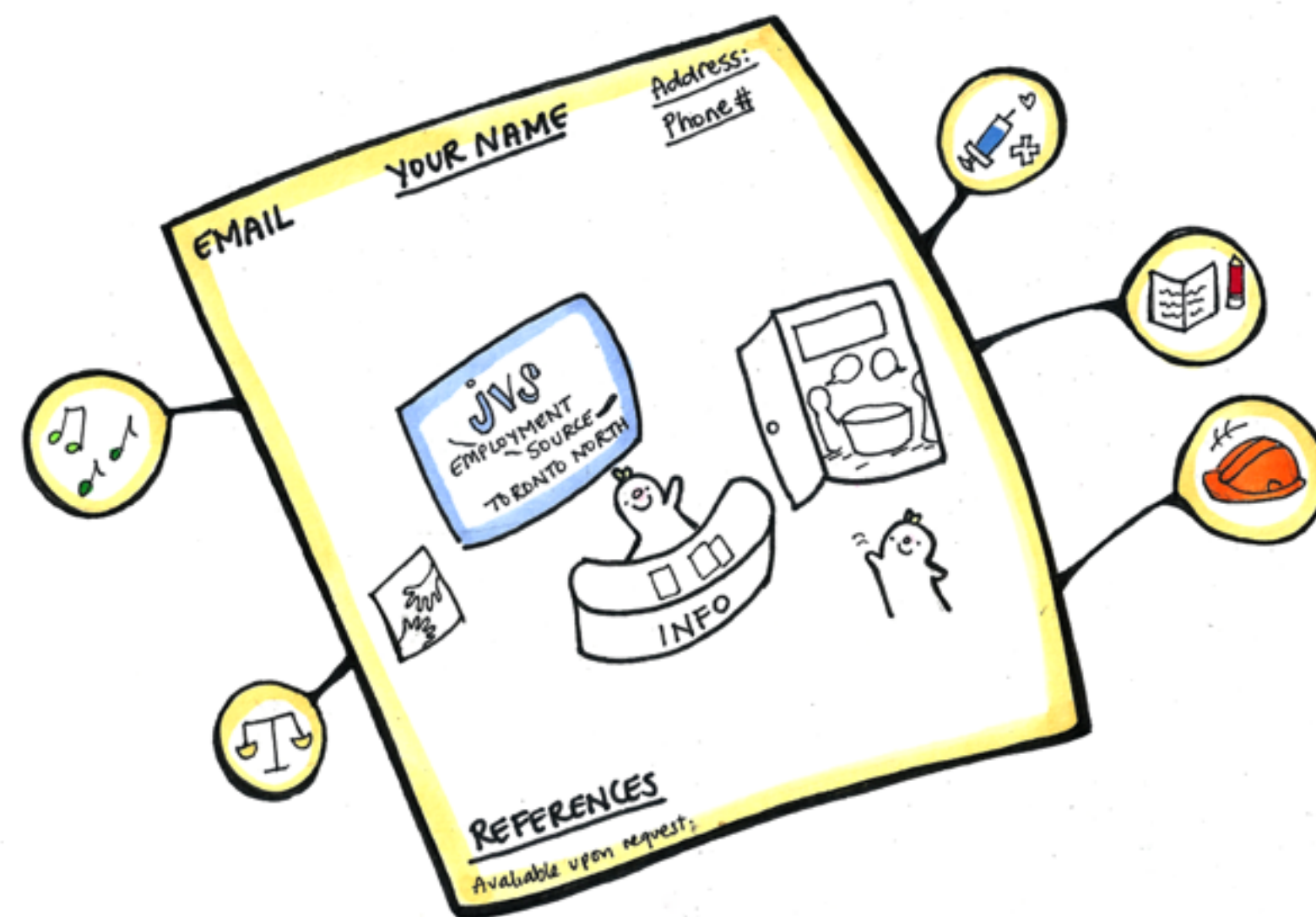


Illustration by: Mindy Huynh

Questions

Are these actions drafted correctly?

We want to hear from you about the language we are using. We also want to know how we might ensure that this action is strong and has the right focus.

How do we ensure that the actions make the right impact?

Ultimately, we aim to make a real impact. If we want this action to have real impact, what do we need to know?

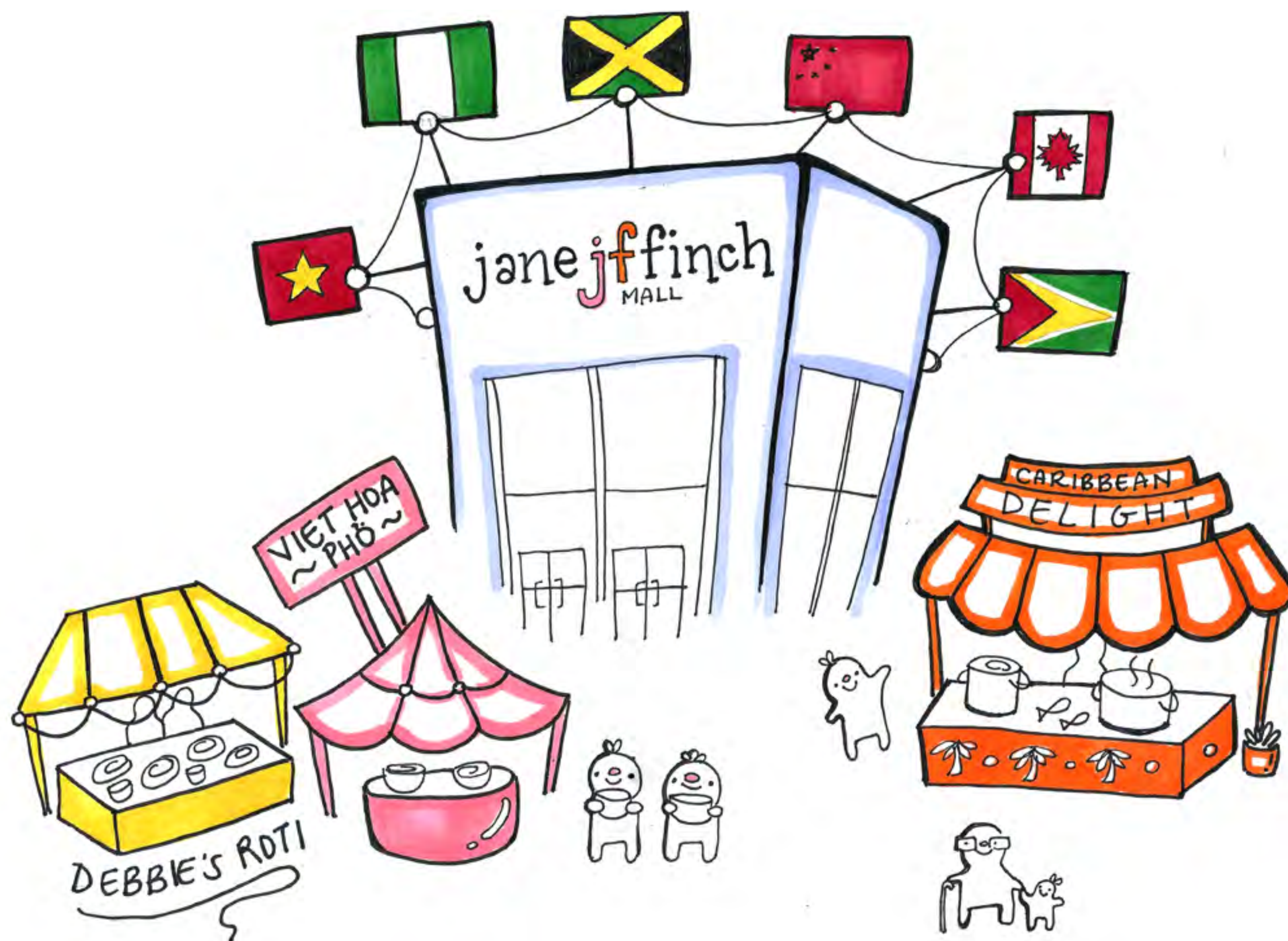


Illustration by: Mindy Huynh

Inclusive Entrepreneurship Opportunities

The Community Development Plan aims to advance a vision for inclusive entrepreneurship opportunities in Jane Finch through key actions. The vision is one that we hope to align with your vision for the community. What does this vision mean to you?

The Jane Finch Initiative is a community-driven project founded on three core principles: Indigenous Reconciliation, Equity for Black and Other Deserving Groups, and Resourceful Partnerships and Engagement. These principles guide eight action areas, one of which is inclusive entrepreneurship opportunities. The long-term vision for this action area was informed by extensive community engagement.

VISION:

- A Jane Finch community where residents are supported to start and grow businesses within and beyond the community and have access to appropriate and affordable space; and that, in turn, businesses located within the Jane Finch community provide key goods and services for residents.

ACTIONS: SHORT-TERM (0 - 5 YEARS)

City of Toronto entrepreneurship supports:

- Deliver and publicize City of Toronto Entrepreneurship Services forums and resources in Jane and Finch.
- Provide additional Entrepreneurship Services programming and advisory services (from York Woods library).
- Outreach to local resident candidates to attend City's Small Business Forum as delegates.
- Outreach to local candidates to connect to incubator spaces/programs (eg. Toronto Fashion Incubator, North York Food Hall etc.)
- Run promotion drive for certified diverse supplier lists.
- See also entrepreneurship related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

ACTIONS: MID-TERM (5 - 10 YEARS)

Explore ongoing planning, collaboration, and partnership initiatives:

- Further develop connections between entrepreneur clients in Jane and Finch and City- supported programs like the Black Innovation Program at DMZ and Black Entrepreneurship Alliance.
- Develop collaborative outreach to healthcare facilities, MSF, Humber, York, TTC, TCHC etc. to evaluate current and possible future commitments to social/local procurement.
- Partner with business associations to support legacy/ diverse businesses (eg. Main Street Recovery and Rebuild Initiative in Little Jamaica).
- Collaborate with partner organizations (e.g. United Way Inclusive Local Economic Opportunity) to explore possibility of joint venture enterprises and market accelerator programs.
- See also entrepreneurship related actions on Arts, Culture and Heritage board and Food Justice and Sovereignty board.

Questions

Are these actions drafted correctly?

We want to hear from you about the language we are using. We also want to know how we might ensure that this action is strong and has the right focus.

How do we ensure that the actions make the right impact?

Ultimately, we aim to make a real impact. If we want this action to have real impact, what do we need to know?