



welcome!

Please note: This event is being recorded and streamed to Facebook.

jfm+ community event #2

July 13, 2022

land acknowledgement



Southern Ontario has been the home of Indigenous peoples since time immemorial.

The area we now know as Toronto and 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 and is within the territory of the Dish With One Spoon treaty.

We are all Treaty people. Many of us of have come here as settlers, immigrants, newcomers in this generation or generations past. We'd like to also acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.



meeting guidelines

- So that we can all hear each other, we ask that people speak one at a time both here and in the breakout groups.
- We get to the best answers by hearing lots of points of view, so please be respectful of other people and their comments, even if your opinions differ.
- We want people to know this is a safe space so we won't accept abusive language in discussions or in the chat.
- Meeting is recorded and streamed live on FB
- Meeting is set to have closed captions, you can turn those off by clicking on the 'Closed Caption' button at the bottom of your screen



objectives

- Introduce you to the **jfm+** “emerging framework”
- Share how we are developing a plan
- Share what we’ve heard to-date and what we have learned from that
- Have a conversation on how we can help advance community priorities as we redevelop the Mall and its lands



agenda

- **Welcome and why we are here today (5 min)**
- **How we are developing a plan (10 min)**
- **Existing conditions that will shape the future of the site (10 min)**
- **Bringing it all together: the framework (20 min)**
- **Q&A (10 min)**
- **Breakout Rooms (40 min)**
- **Next steps (5 min)**
- **Reporting back (10 min)**



introductions



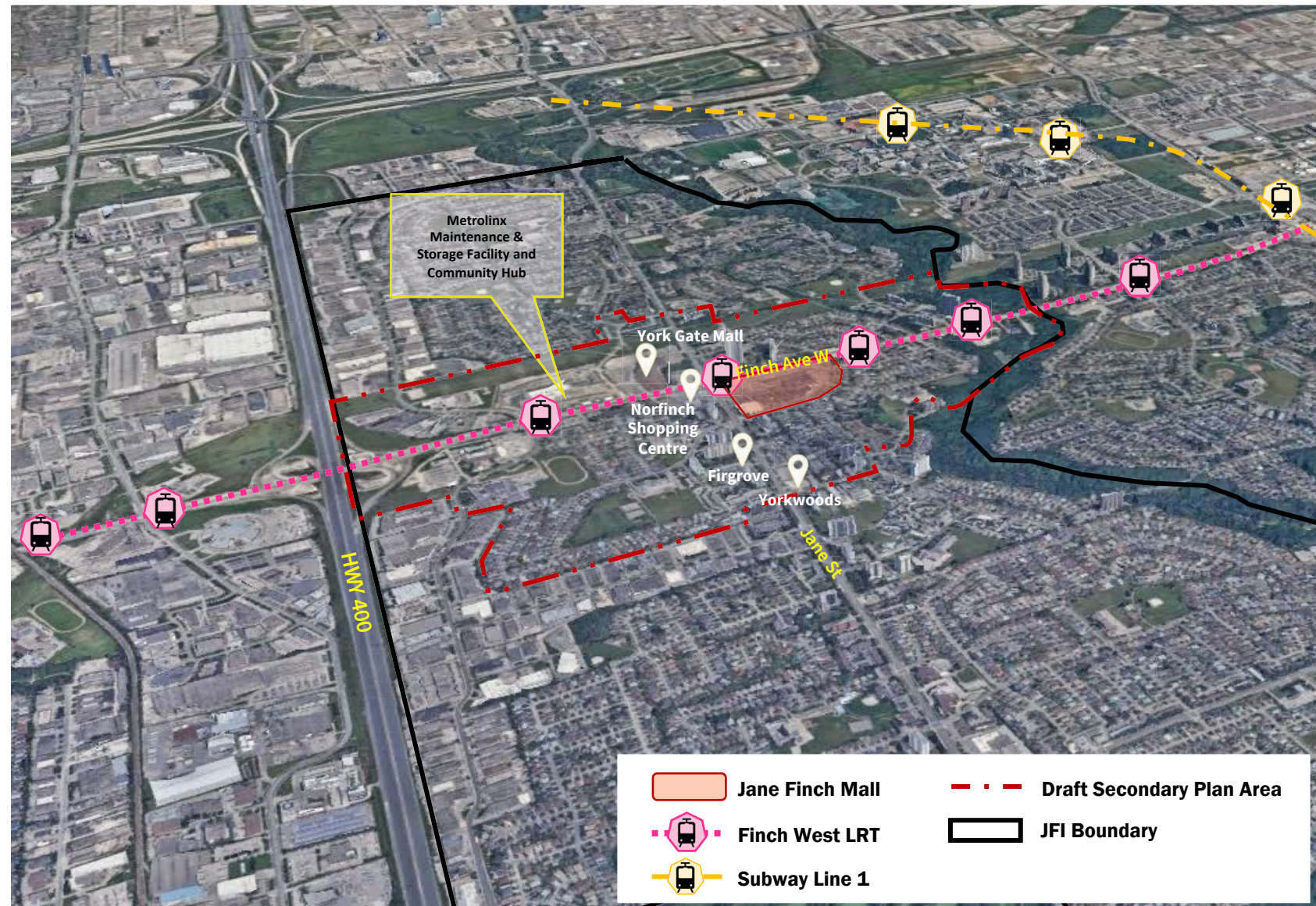
1. welcome and why we are here today

40 minutes until Q&A

why we are planning for the future of the Jane Finch Mall Site

Change has come to Jane & Finch:

- The arrival of the **Finch West LRT**
- **New private and public development** along Jane St and Finch Ave West
- The City is looking at how to manage change in the area through the **Jane Finch Initiative**. We are focusing on this one site.



why we are planning for the future of the Jane Finch Mall Site

The redevelopment of the **Jane Finch Mall site** is being proposed by the Owners of the mall

We are developing a **long-term plan** for the future of the **Jane Finch Mall Site** that will:

- Make room for new **homes, stores, businesses, parks, open spaces** and other community features;
- **Make good use of the two LRT stops and multiple bus routes;** and
- **Importantly,** continue to be a **special place** for the community;



understanding the planning framework

a key location for growth



Provincial and City planning policies set rules for growth in places like the Jane Finch Mall Site:

- Vast amounts of **parking can be better used** for homes, parks, shops and services
- **Focusing new development around transit stops** to make sure there are lots of transit customers and services that are easy to access

New growth should be planned:

- With a mix of uses;
- At quantities that encourage walking and transit use; and
- Together with other features such as parks and community services / amenities to make complete communities



The **jfm+** process will result in a Concept Plan for the Mall Site to address these broad policy goals.

understanding the planning framework

delivering on a broad range of objectives

Future **development of the Site** will help contribute to **new investments** in:

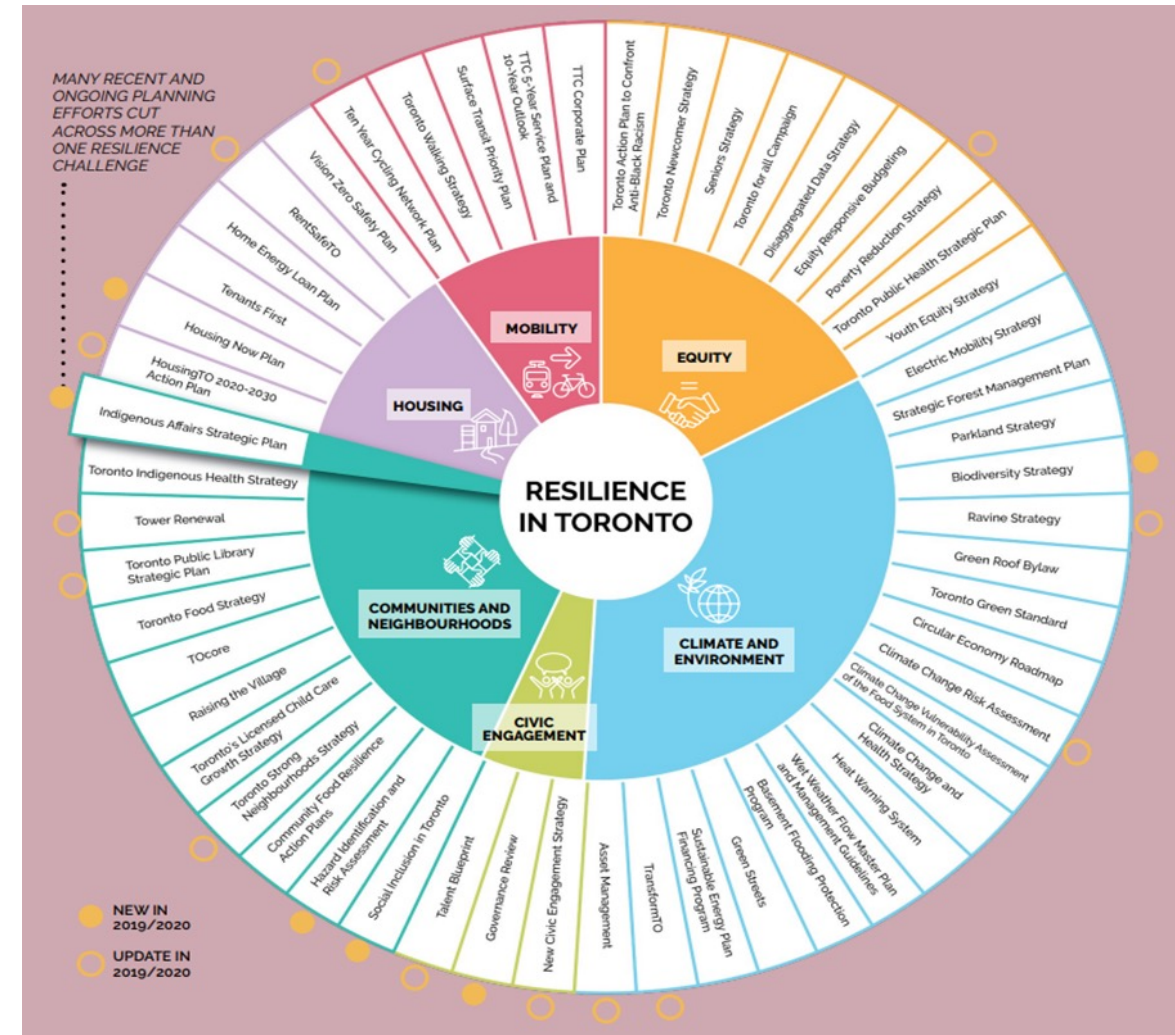
- affordable homes, shops, services, community spaces, and parks and open spaces for existing and new residents.

The City has several policies in place to ensure the existing community can grow with and benefit from change:

- inclusionary zoning (IZ) for affordable housing;
- community benefits charges (CBCs); and
- requirements for providing parkland;

The process and outcomes can help to deliver on a range of critical objectives for the Black community:

- Toronto Action Plan to Confront Anti-Black Racism
- Toronto Black Food Sovereignty Plan





we are starting with

a framework for change – over the long term

The Site is quite large! It is 17 acres (6.8ha) – that's the same as 12 football fields.

The Framework will organize this large site with:

- new streets
- new blocks
- new open spaces, and
- emerging ideas for activity.

The next step will be to turn this **Framework** into a **Concept**, that includes the sizes and shapes of potential buildings and their uses.

But these plans are just the skeleton.

Together, existing and new community members will continue to give this place life and make it home.





2. how we are developing a plan

35 minutes until Q&A

jfm+ commits to a process that...

Inclusive

Practices the values of accessibility, inclusivity, intersectionality and equity with sound engagement practices that seek to reduce barriers for those who may have challenges to participation.

Respectful

Engages from a place of respect and creating safe spaces for community members to express their views and share their ideas. We value and respect lived experience and community expertise.

Meaningful

Is clear and transparent by demonstrating how community input is reflected in our planning process. This will be done by being clear about what is and is not open to input/change, and clearly articulating when input is used and why it wasn't, if not.

Responsive

Provides varied ways to engage, report back and clear rationale for decisions. We are open to learning how our process can be improved to meet the needs and interest of the community.

engagement to-date

includes conversations from October 4th 2021 to June 30 2022



1000+

community members were engaged to date

35

small group discussions with agencies, organizations, schools, network tables, and grassroots groups representing a variety of demographics within the community

300+

visitors to the mall storefront space

3

"walkshops" focused on youth experiences and economic development opportunities while walking around the mall

70

participants at our first community event to discuss emerging plan themes

150+

participants across 10 stakeholder sessions

phase 1

what we've heard so far

Supporting community connection.

- Maintain site as a central and accessible part of community fabric
- Provide community-friendly spaces for gathering

Preserving affordability.

- Provide affordable homes and culturally appropriate retail

Preserving and promoting history and culture of the community.

- Preserve community history, culture and heritage
- Acknowledge Indigenous history throughout the site
- Amplify the voices of Black and other community members
- Support community involvement in shaping the neighbourhood through process

Enhancing community space and services.

- Provide accessible, flexible, multi-purpose, animated community space(s)
- Integrate space for a wide variety of community interests
- Support services & programs for youth & seniors
- Enable people to actively guide the future and planning of community space

Physical improvements and greening.

- Design bright, green, and vibrant developments and open spaces
- Integrate safe and family-friendly design
- Build on and integrate what is here now

Growing economic development.

- Increase economic opportunity for residents (especially youth)
- Preserve diversity of local business, support education, training and entrepreneurship

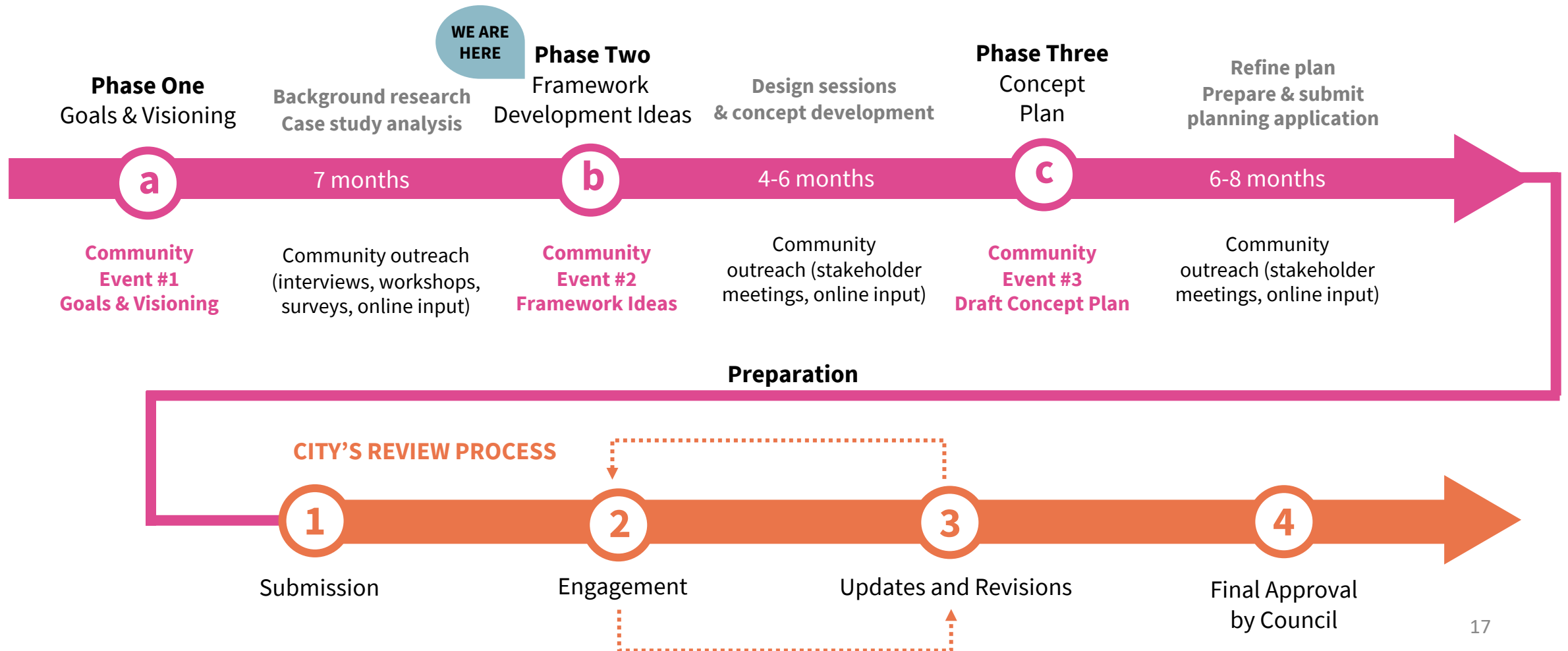
Working through concerns.

- Limit gentrification and displacement
- Take a balanced approach to community safety
- Manage the impacts of construction and traffic
- Various thoughts about height and overall density

Making it real.

- Actions speak louder than words
- Make commitments you can keep

The *jfm+* process goes beyond a typical development planning process...



Project details and how your input gets used will evolve and get more specific through each stage of the process.



WE
ARE
HERE

What is being shaped today (the *framework*)...

- General street/block structure
- Character Areas
- Broad list of potential community uses
- General priorities for community uses on this site
- General locations of parks and plazas

Your input will inform the...

- List of community uses to be considered on-site
- Considerations & mix of potential uses for the character areas
- General location & size of parks & plazas

THIS
FALL

What the *concept/development application* will shape (now-end of 2022)...

- Height and density
- A broad mix of uses/programming
- Building location & orientation
- Affordability and unit size objectives
- Parks and plaza characteristics
- Public realm elements (e.g., streets, public art)

Your input will inform the...

- Priorities for programming and other community investments
- General look & feel of future buildings and open spaces
- Mix of retail, housing & community spaces
- Opportunities for public art

2+
YEARS

What will be determined in later stages of development (2+ years)...

- Architectural details
- Precise breakdown of uses and programming
- Parks and public realm details
- Potential partnerships for programming

Your input will inform the...

- Potential opportunities for partnerships and programs to advance identified priorities
- Detailed design of parks & open space
- Integration of local culture into the design of buildings and open space spaces

We hear you. Gentrification and affordability are major concerns across Toronto and here in your neighbourhood.



Gentrification and affordability are driven by a lot of factors, including:

- Neighbourhood and transit investments; and,
- New developments and redevelopments
- Changes in the population, the economy and housing markets

We would like to understand your priorities for community uses and benefits on this site so we can recommend the right mix of strategies to minimize the impacts of redevelopment on gentrification.

While the redevelopment of one mall cannot solve the whole problem, this development will:

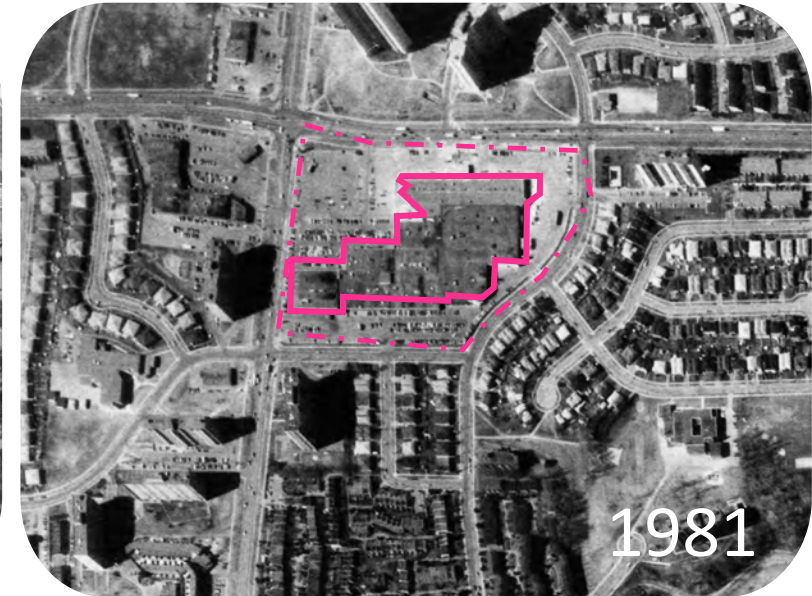
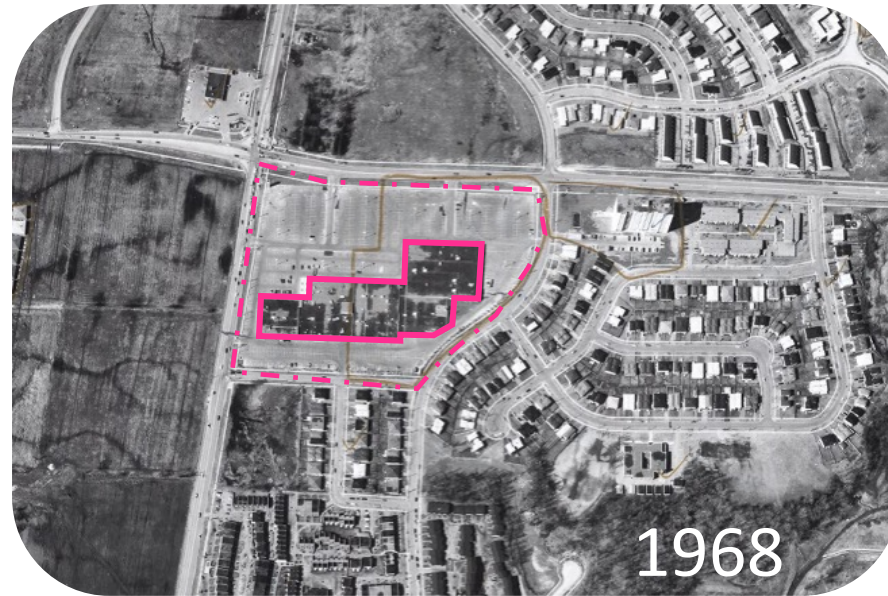
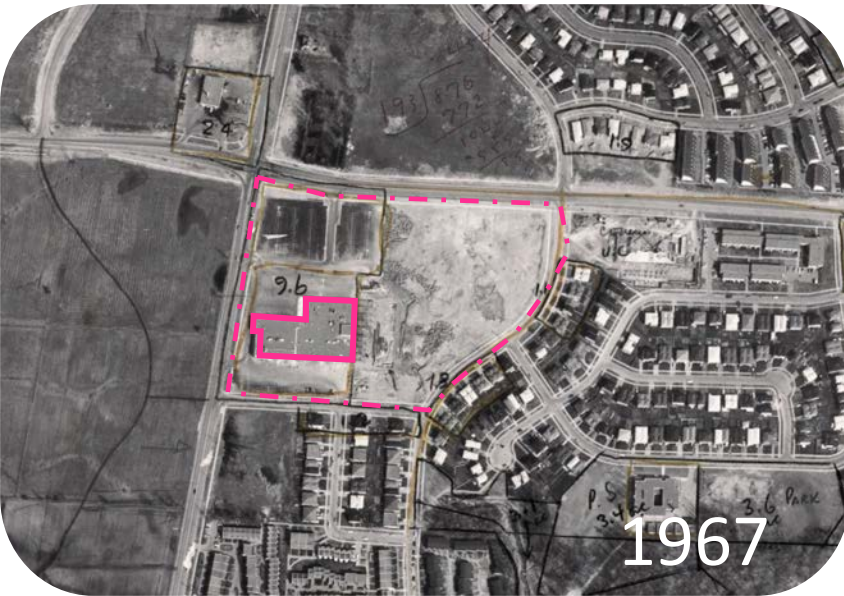
- 1) be subject to City policies to benefit the existing community and integrate affordability, including:
 - Affordable housing through Inclusionary zoning;
 - Dedicated lands for public parks; and,
 - Funds designated for community benefits
- 2) explore strategies and features to minimize the impacts of development on the existing community, such as
 - Opportunities for a range of housing affordability options
 - Space for affordable retail and local retailers;
 - Space for community uses
 - Strategies for preserving and celebrating community culture through building and public realm design, programming, and community uses



existing conditions that will shape the future of the site

~25 minutes until Q&A

the Jane Finch Mall has grown with the community...



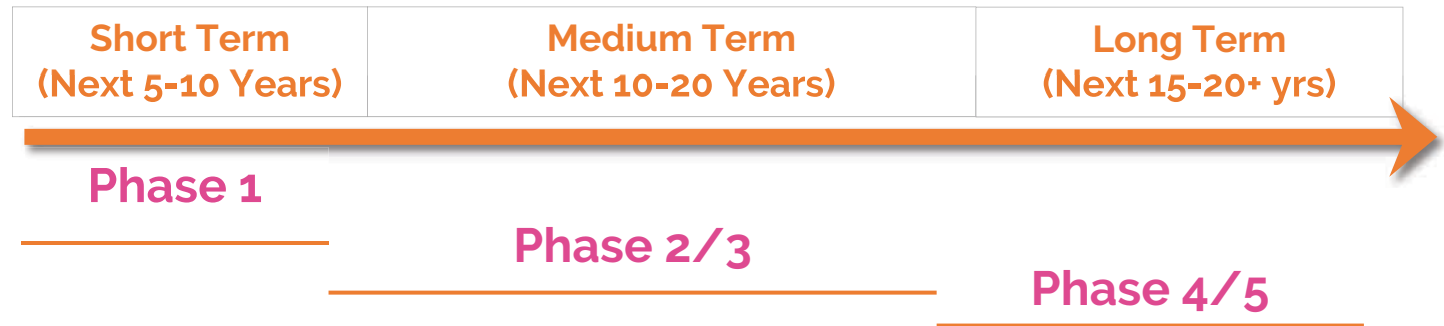
...this will continue with a phased approach to change

Change will occur here over a long time – even a few decades!

You told us how important it is to **keep community amenities on this site**, like the grocery store and drug store and to ensure that the site continues to support local gathering.

New development can occur in phases:

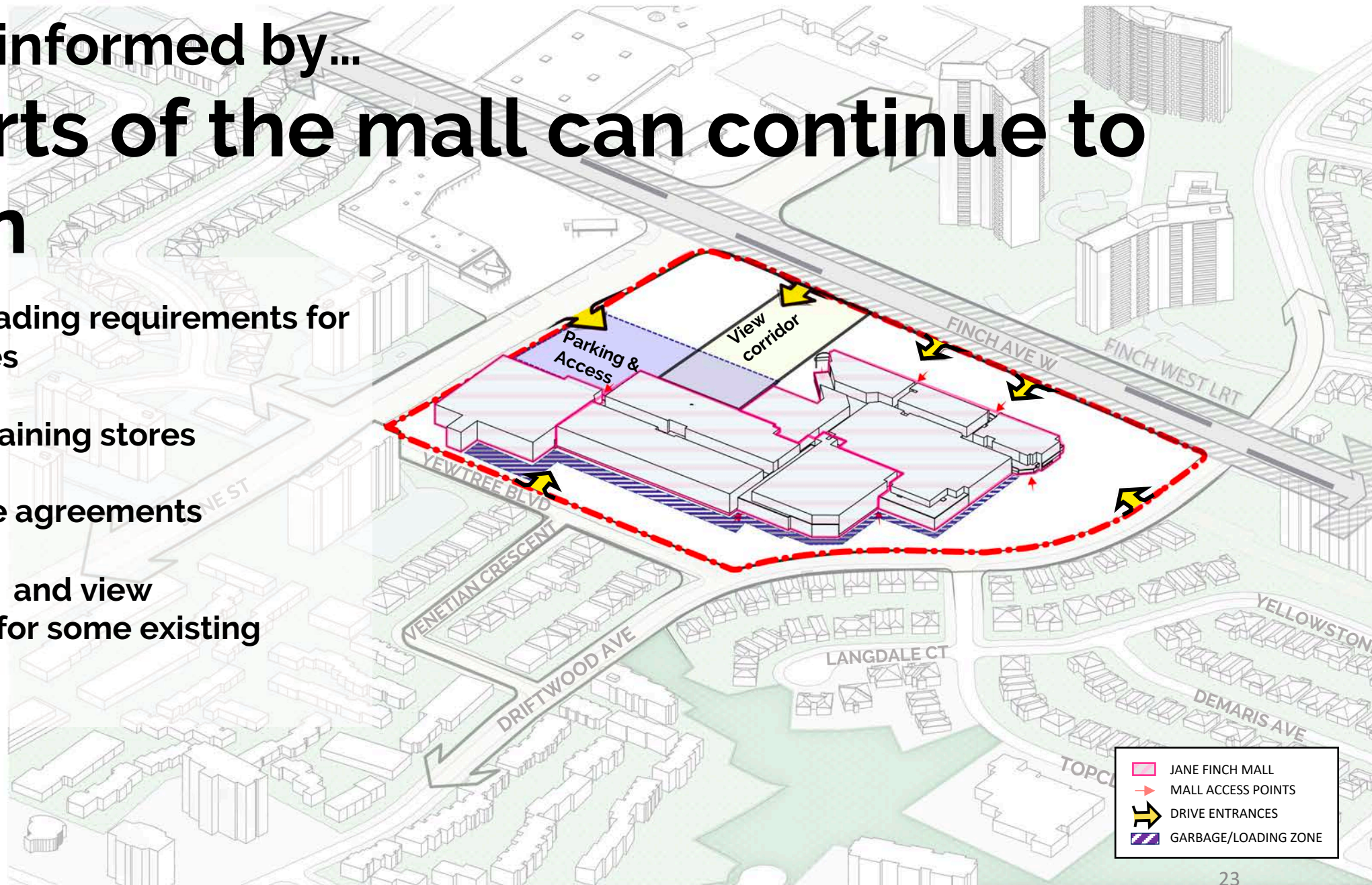
- **The mall will not transition all at once**
- Some parts of the Mall can remain, even as change occurs on other parts of the Site.
- Over time, new development can create **homes, shops and services and new parks** and open spaces



phasing is informed by...

how parts of the mall can continue to function

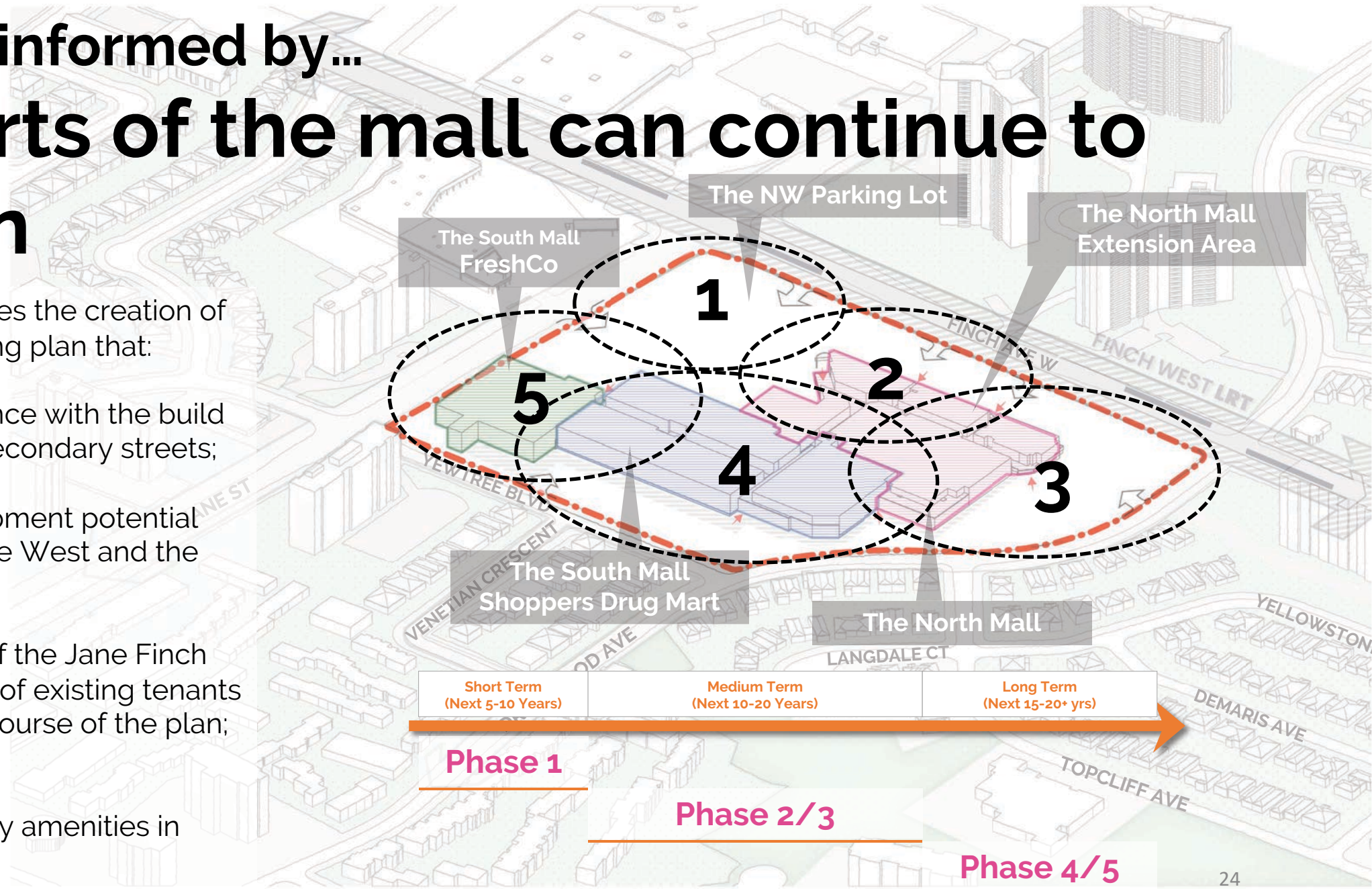
- garbage and loading requirements for remaining stores
- parking for remaining stores
- long-term lease agreements
- access, parking and view considerations for some existing tenants



phasing is informed by... how parts of the mall can continue to function

This framework enables the creation of a development phasing plan that:

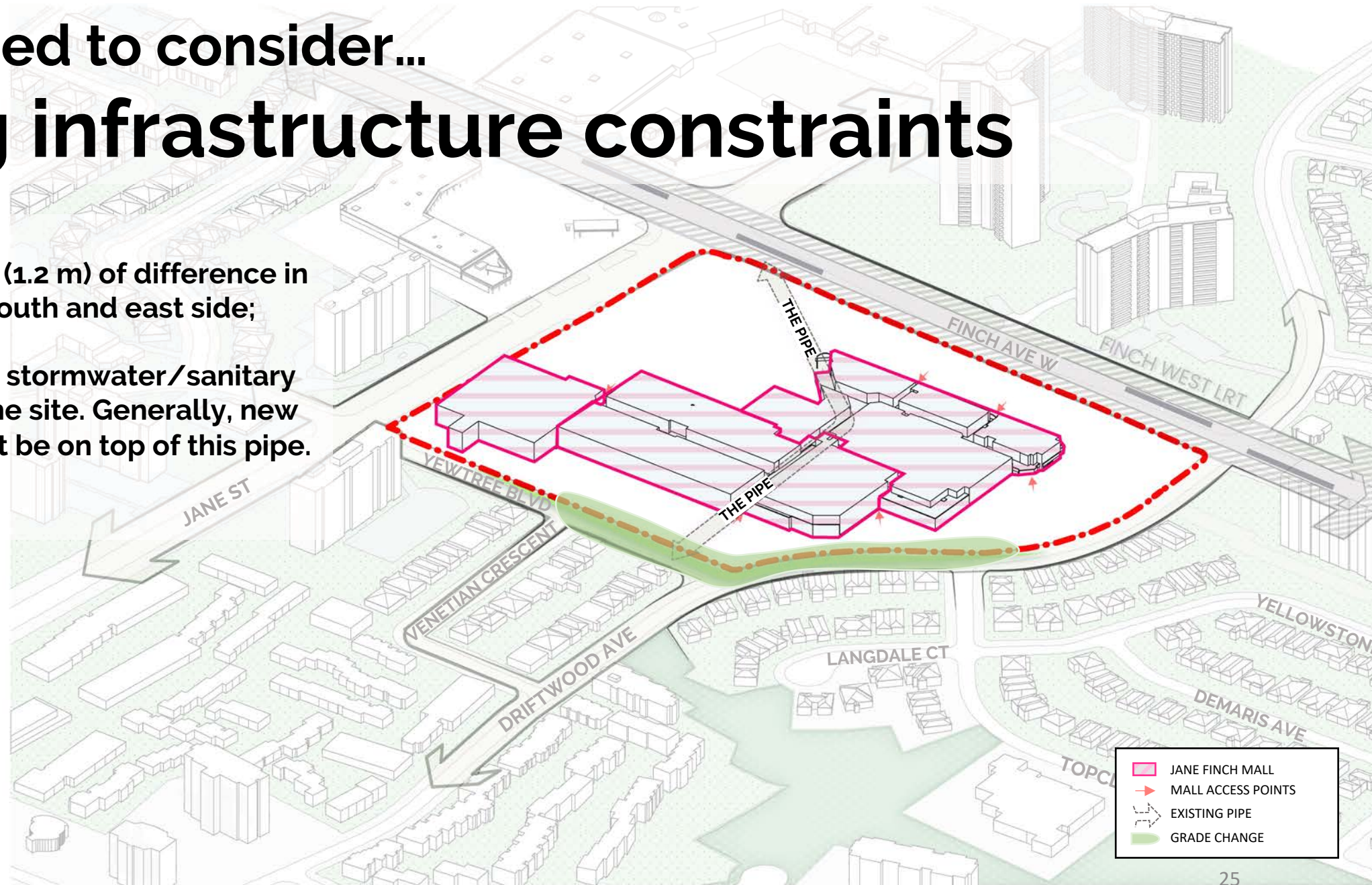
- Occurs in accordance with the build out of major and secondary streets;
- Maximizes development potential along Finch Avenue West and the LRT line;
- Maintains the life of the Jane Finch Mall and transition of existing tenants in shops over the course of the plan; and
- Delivers community amenities in each phase



we also need to consider...

existing infrastructure constraints

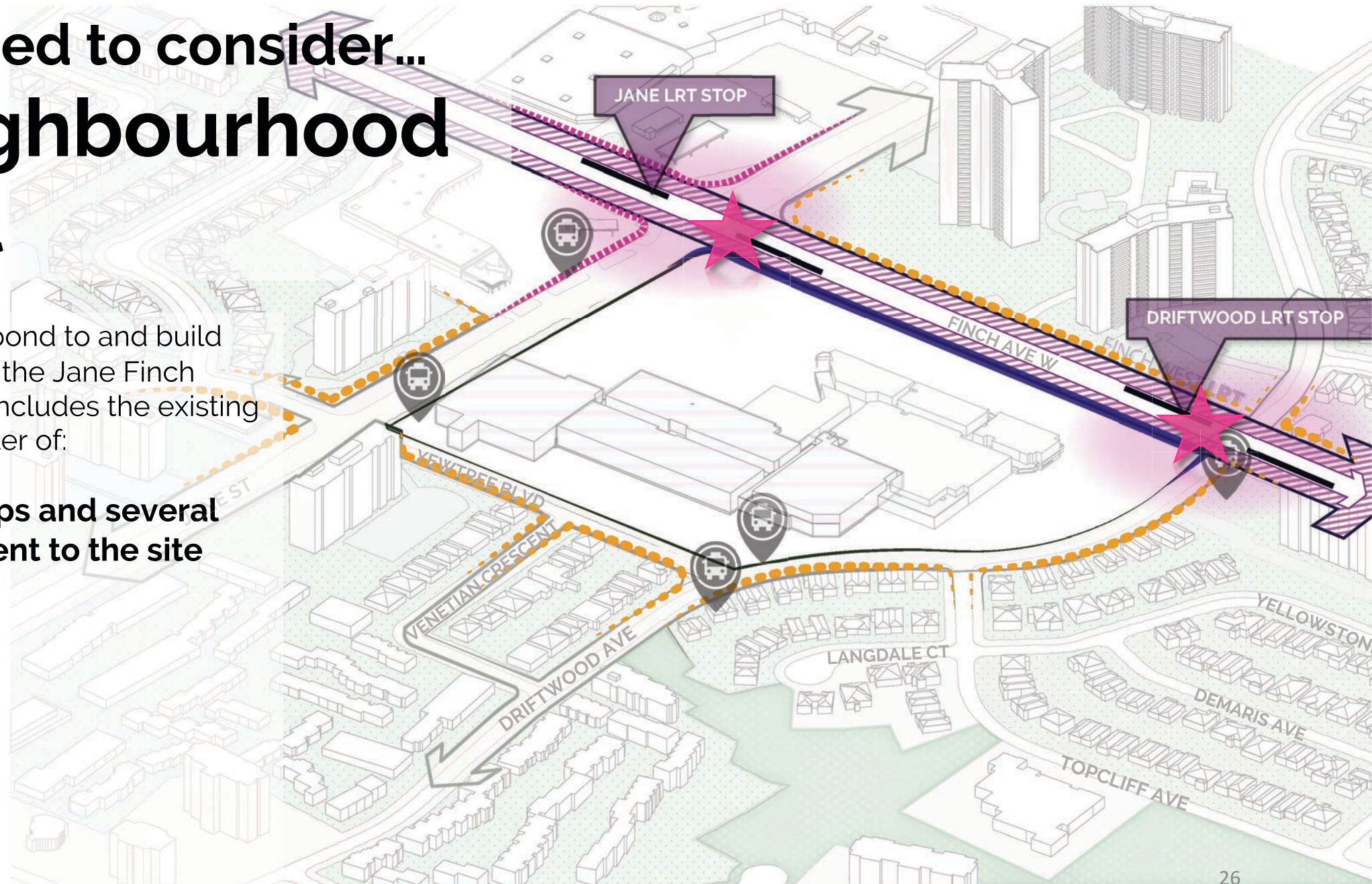
- There is about 4 ft (1.2 m) of difference in height along the south and east side;
- A major combined stormwater/sanitary pipe runs below the site. Generally, new development can't be on top of this pipe.



we also need to consider... the neighbourhood context

The Plan will also respond to and build upon the character of the Jane Finch neighbourhood. This includes the existing and emerging character of:

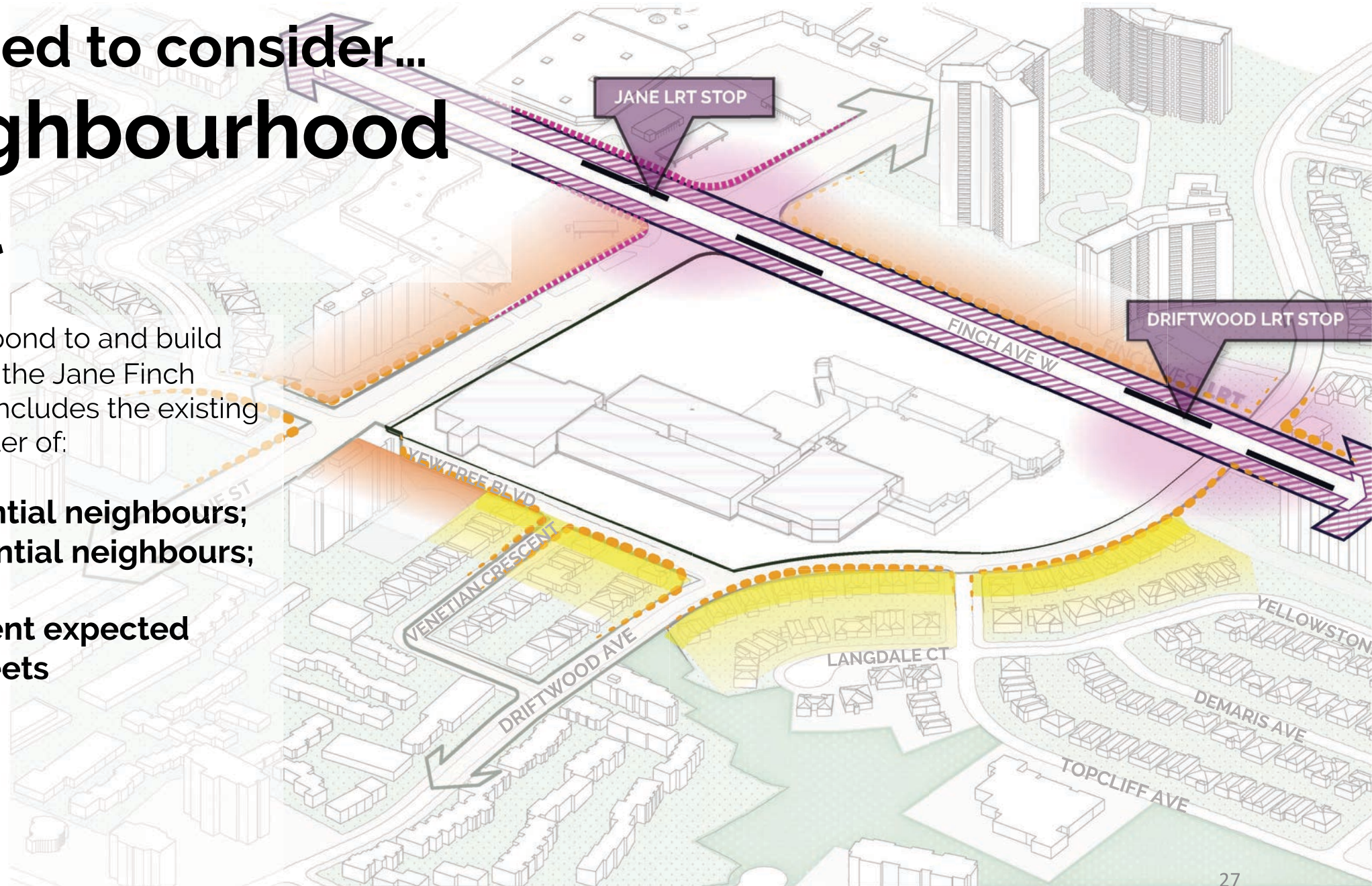
- **2 future LRT stops and several bus stops adjacent to the site**



we also need to consider... the neighbourhood context

The Plan will also respond to and build upon the character of the Jane Finch neighbourhood. This includes the existing and emerging character of:

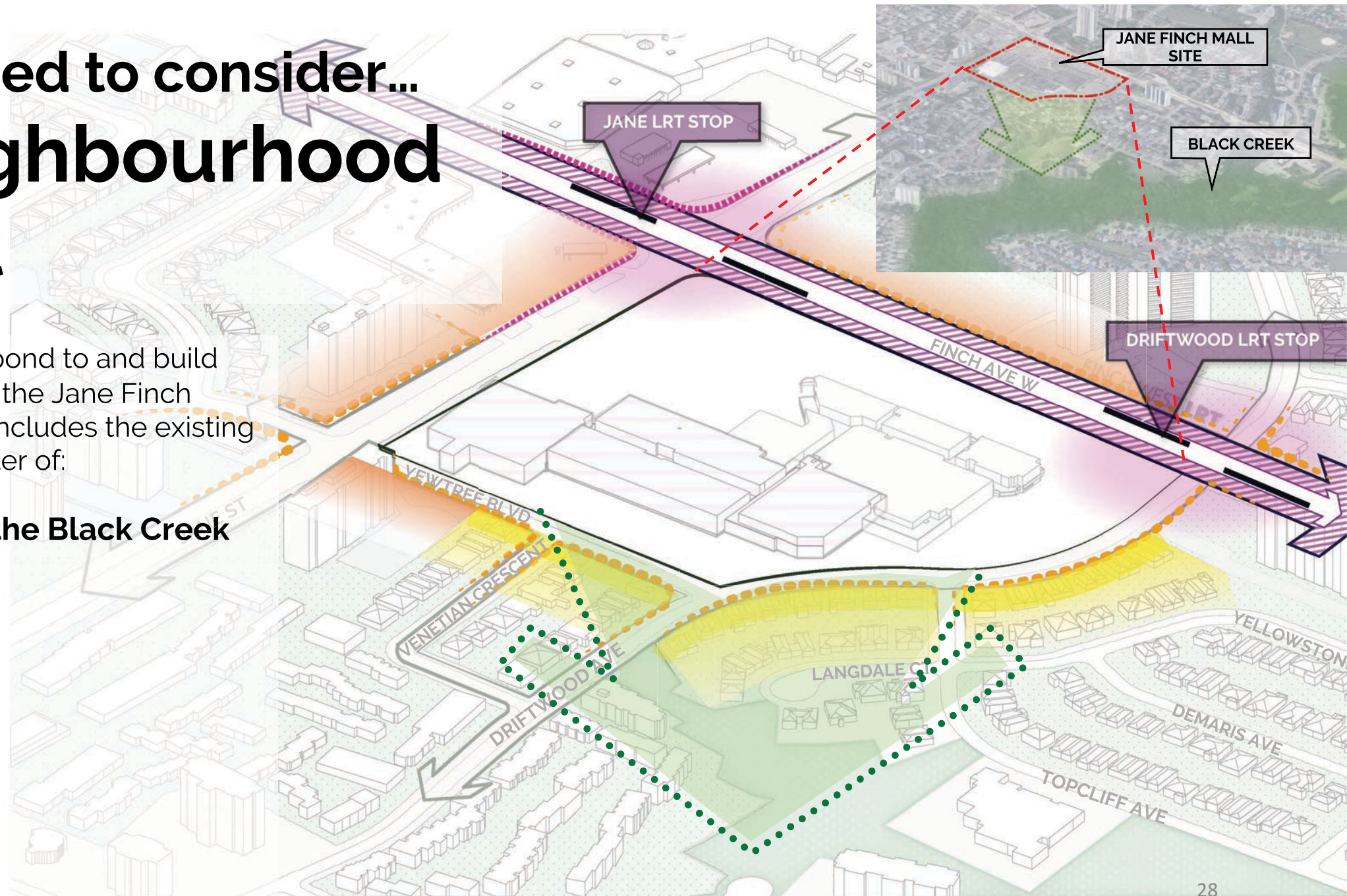
- **Low-rise residential neighbours;**
- **High-rise residential neighbours;**
and
- **New development expected along major streets**



we also need to consider... the neighbourhood context

The Plan will also respond to and build upon the character of the Jane Finch neighbourhood. This includes the existing and emerging character of:

- **Relationship to the Black Creek Ravine**





bringing it all together

20 minutes until Q&A

Based on what we heard, policy guidance, and what we know about the site, these *draft* principles will guide the framework plan.

01

A place of connection that brings people together.

02

A community anchor that supports people's needs.

03

A centre for opportunity and local economic development.

04

A vibrant community that make the most of opportunities on the site.

05

An inclusive place that reflects the community and supports people of all ages, incomes, backgrounds and abilities.

06

A green and environmentally friendly place that supports connections to nature.

07

An inclusive process that supports community involvement in shaping the neighbourhood.

Do these draft principles resonate with you? Is there anything you feel is missing?

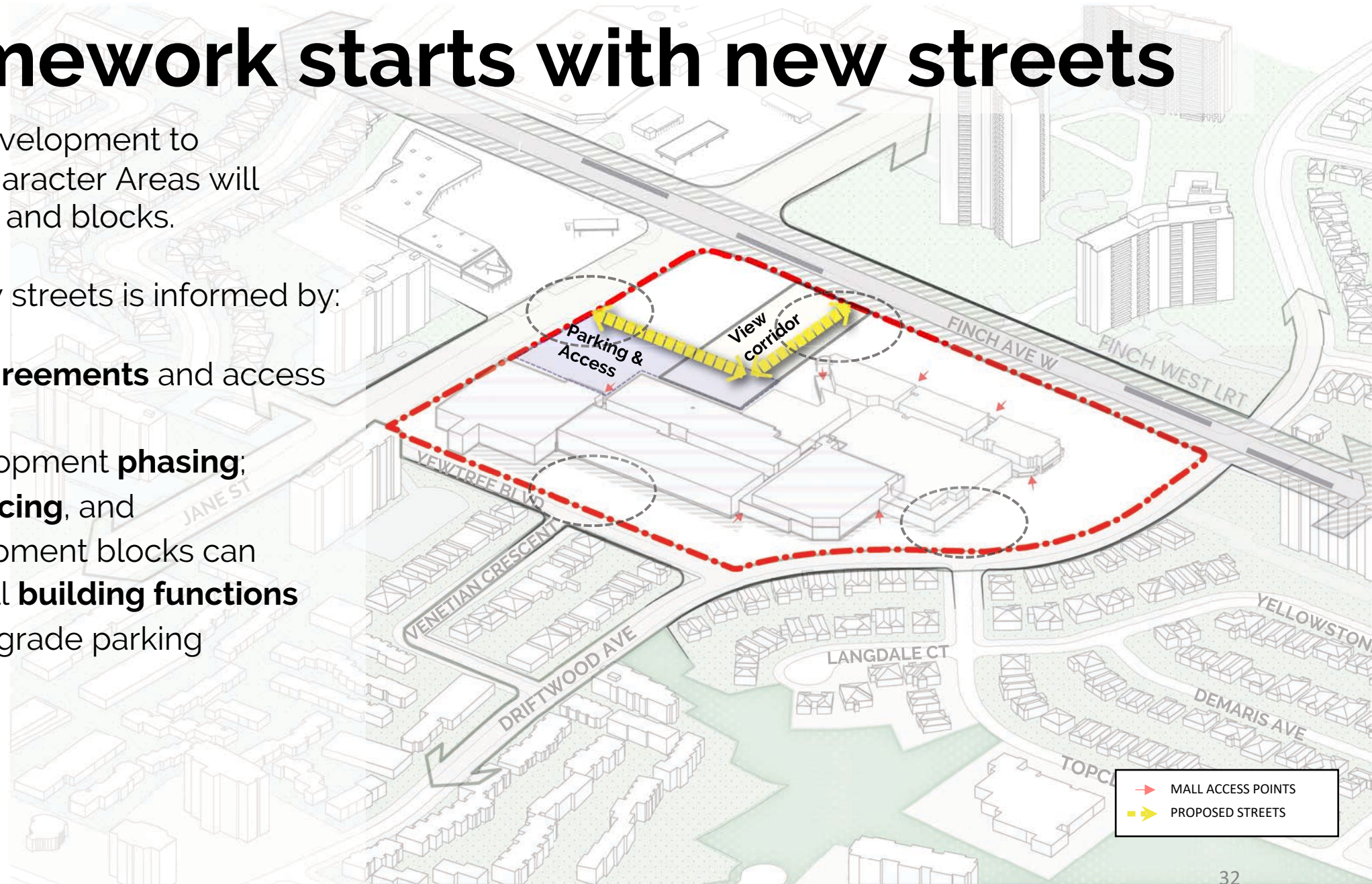
*organizing the site to create a
complete community*

the framework starts with new streets

Introducing new development to implement the 3 Character Areas will require new streets and blocks.

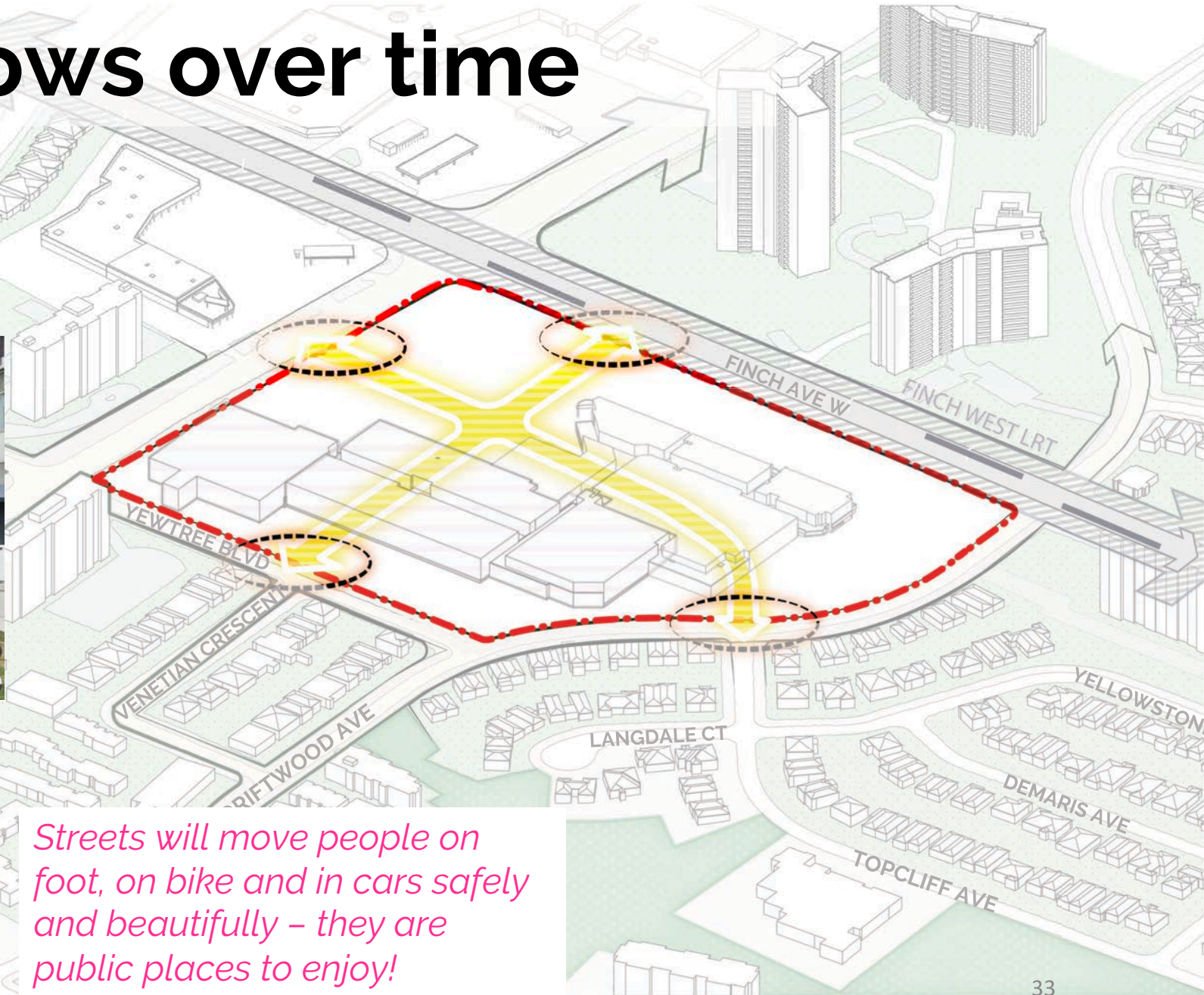
The location of new streets is informed by:

- existing **lease agreements** and access requirements;
- long-term development **phasing**;
- **Intersection spacing**, and
- ensuring development blocks can accommodate all **building functions** including below grade parking



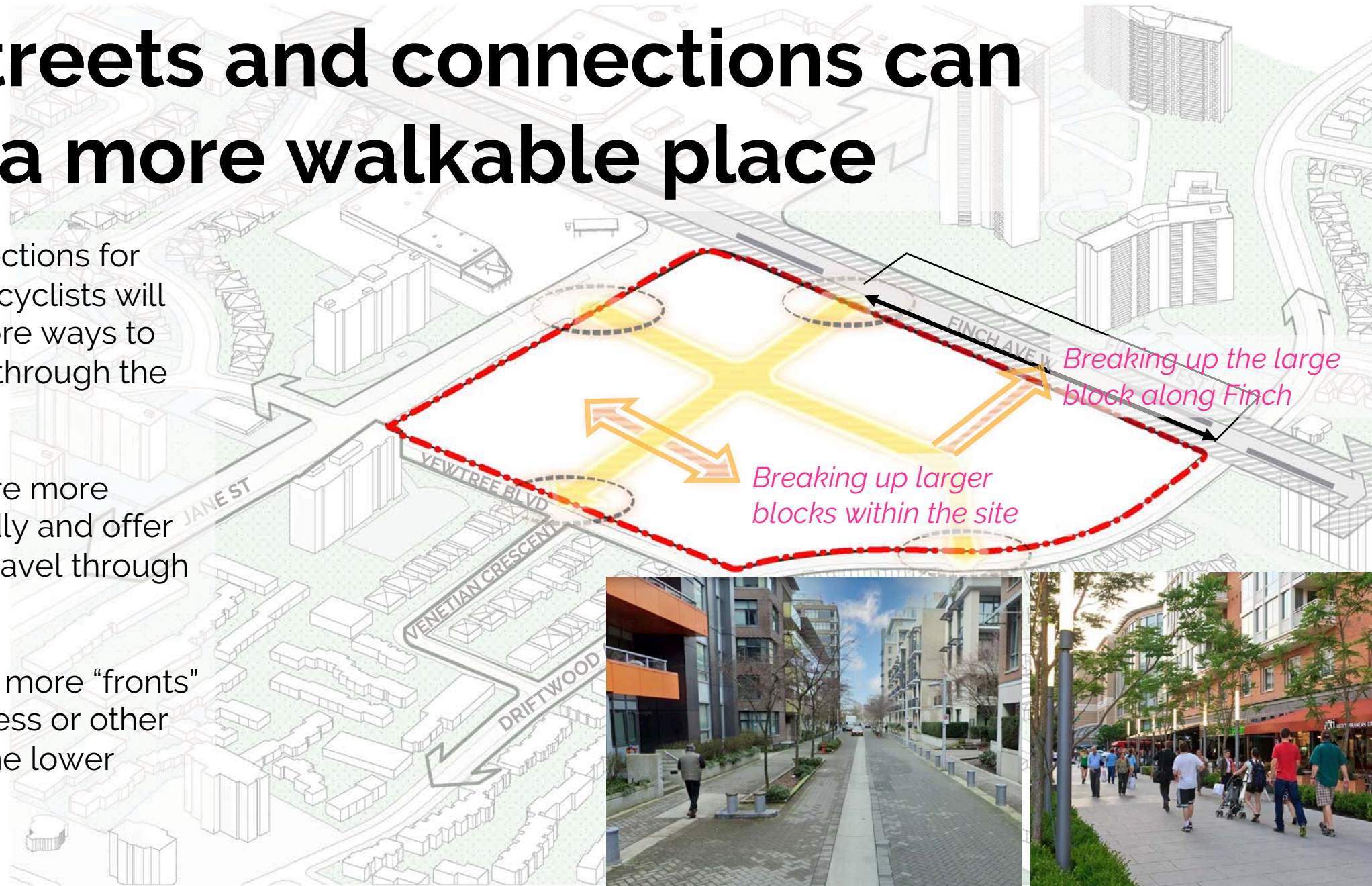
the network grows over time

The first two streets could be extended to connect with the surrounding street network.



other streets and connections can deliver a more walkable place

- Additional connections for pedestrians and cyclists will provide even more ways to get around, and through the Site.
- Shorter blocks are more pedestrian friendly and offer more routes to travel through the site.
- They also create more “fronts” for shops, business or other public uses on the lower floors.



**the streets and blocks
lay the foundation for
the 3 Character Areas...**

Let's look a little closer!

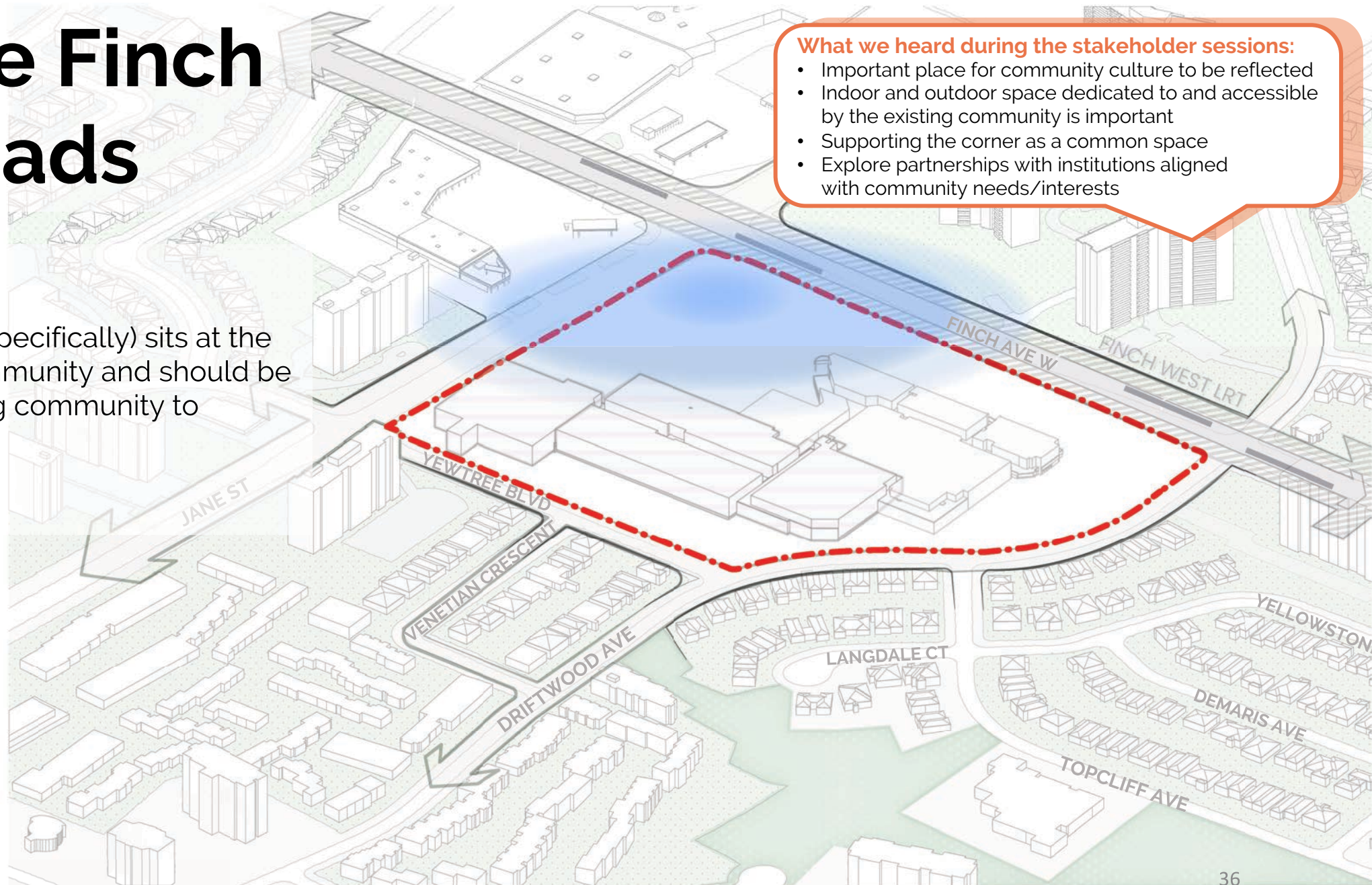
the Jane Finch Crossroads

What you've told us...

The Site (and corner specifically) sits at the crossroads of the community and should be a place for the existing community to connect and thrive

What we heard during the stakeholder sessions:

- Important place for community culture to be reflected
- Indoor and outdoor space dedicated to and accessible by the existing community is important
- Supporting the corner as a common space
- Explore partnerships with institutions aligned with community needs/interests



the Jane Finch Crossroads

This place could be...

What we heard during the stakeholder sessions:

- Surprise about change and how different things may look
- Interest in space for community uses; sharing of local information, culture and history – year round
- Desire for integration of local art and cultural work, community programming, performance and animation
- Interest in plaza as a comfortable and green space that is an inviting place for people to sit / gather



A transit-supportive place with the greatest potential for landmark high-rise buildings.



Indoor and outdoor community uses and gathering.



A place for residents to engage and connect to information, services, and supports

phase 1: the crossroads (next 5-10 years)

reaching out & welcoming in: *a place for community*

Short Term
(Next 5-10 Years)

Phase 1

LRT STOP

New development here
can occur on the parking
lot without impacting
the Mall

JANE ST

LRT STOP

FINCH AVE

A signature site with the greatest
potential for height: greatest
visibility with access to transit, and
the intersection

- THE CROSSROADS BLOCK
- PROPOSED STREETS
- FUTURE DEVELOPMENT BLOCKS

phase 1: the crossroads (next 5-10 years)

reaching out & welcoming in: *a place for community*

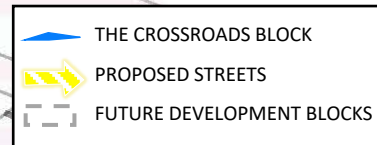
Short Term
(Next 5-10 Years)

Phase 1



Opportunities for partnerships with local community organizations, and/or flexible, multi-purpose space for gathering and meeting

Community uses and gathering space within a signature residential building at the intersection



phase 1: the crossroads (next 5-10 years)

reaching out & welcoming in: *a place for community*

Short Term
(Next 5-10 Years)

Phase 1



LRT STOP

JANE ST

LRT STOP

FINCH AVE

Plaza space could take advantage of the underground pipe

The plaza could be animated by community activities and place-making opportunities

- THE CROSSROADS BLOCK
- PROPOSED STREETS
- FUTURE DEVELOPMENT BLOCKS
- PROPOSED PLAZA

phase 1: the crossroads (next 5-10 years)

reaching out & welcoming in: *a place for community*

Short Term
(Next 5-10 Years)

Phase 1



New plaza could also include a community pavilion, temporary exhibit space or gathering space

JANE ST

LRT STOP

FINCH AVE

- THE CROSSROADS BLOCK
- PROPOSED STREETS
- FUTURE DEVELOPMENT BLOCKS
- PROPOSED PLAZA

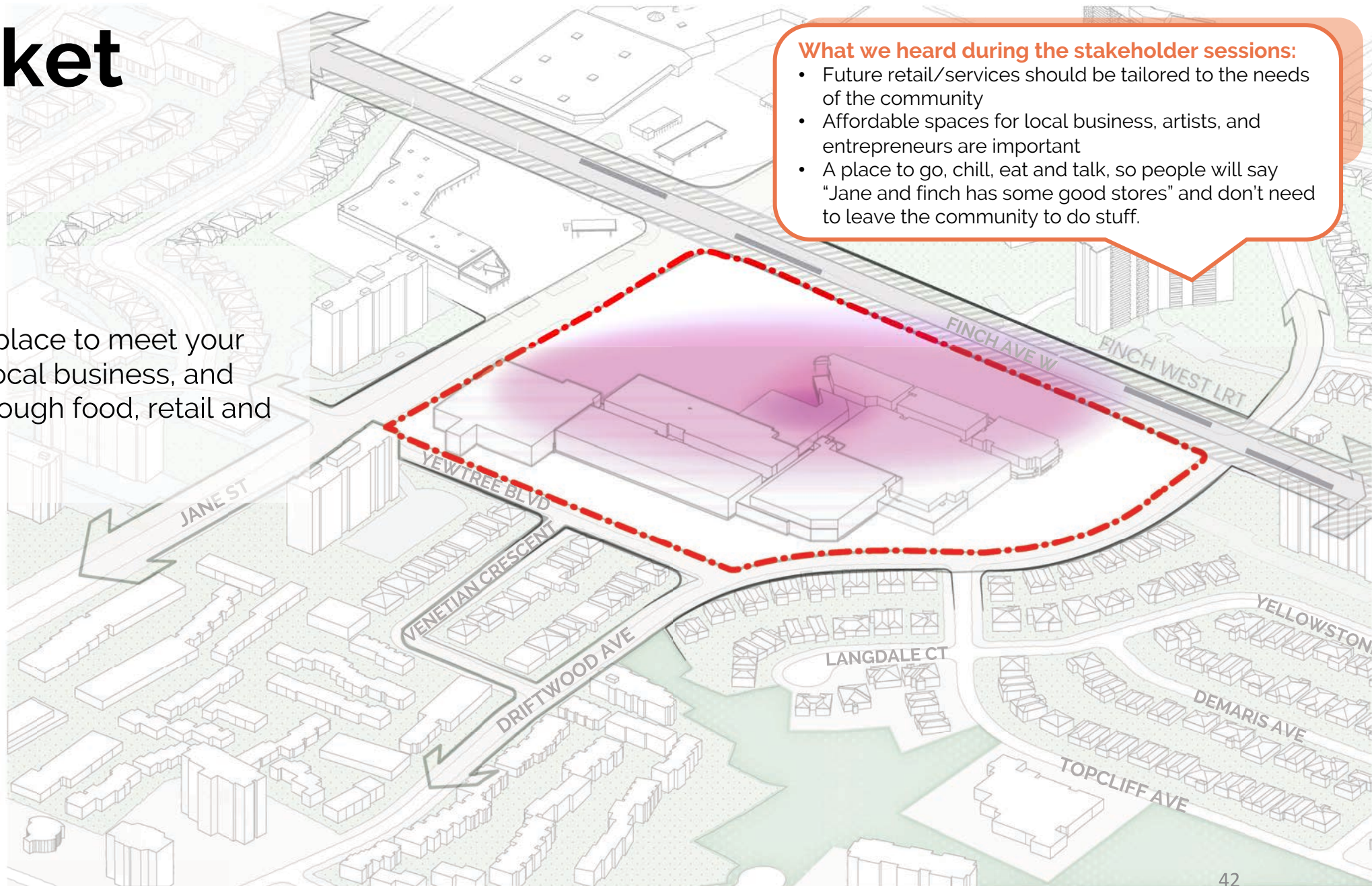
the Market Core

What you've told us...

Maintain the Site as a place to meet your daily needs, support local business, and enable connection through food, retail and services.

What we heard during the stakeholder sessions:

- Future retail/services should be tailored to the needs of the community
- Affordable spaces for local business, artists, and entrepreneurs are important
- A place to go, chill, eat and talk, so people will say "Jane and finch has some good stores" and don't need to leave the community to do stuff.



the Market Core

This place could be...

What we heard during the stakeholder sessions:

- Public spaces should be inclusive for all
- More healthy and local food choices
- Interest in Live/work-spaces
- Space for smaller local businesses, flexible spaces to support changing uses and destination retail
- Clear views and connection to the corner
- Could we close the streets for events?



A market space and shops to support small business and a variety of retailers, with a focus on services that support the community.



A place for community celebrations and programming.



A mix of housing, including affordable homes and homes sized for families

phase 2/3: the market core
(next 10-20 years)

**coming together:
a central
community
programming &
retail space**

Medium Term
(Next 10-20 Years)

Phase 2/3

LRT STOP

JANE ST

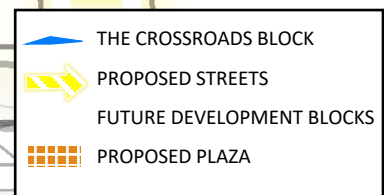
LRT STOP

An area where development
may be restricted by the
underground pipe

The north mall is
removed to make way
for new development.

NEW MALL ENTRANCE

Maintains views to the
remaining Mall, supports
connections to/from the LRT
and eventually anchors the
intersection of new streets



phase 2/3: the market core
(next 10-20 years)

option: central plaza

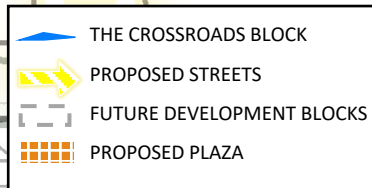
Medium Term
(Next 10-20 Years)

Phase 2/3

A centrally oriented space
animated on all sides by
development

New development along the north parking lots
will support the remaining Mall with new or
relocated retail and complementary uses.

Block sizes that can
accommodate a grocery store
& new locations for other retail
stores



phase 2/3: the market core
(next 10-20 years)

option: plaza with views to finch

A space with
views to Finch

JANE ST

LRT STOP

FINCH AVE

NEW MALL ENTRANCE

Medium Term
(Next 10-20 Years)

Phase 2/3

- THE CROSSROADS BLOCK
- PROPOSED STREETS
- FUTURE DEVELOPMENT BLOCKS
- PROPOSED PLAZA

the Market Core

street related shops



the Market Core

space for the
community to gather



Jane-Finch.com

the Market Core

space for a local retail market



the Market Core

small business incubators and food spaces



BAJA MEX
DORADO TACOS

PIZZA
ROBERTA'S

TACOS + BEER
TAKUMI TACO

BAO BUNS
BAO BY KAYA

WINE + OYSTERS
VIN SUR VINGT

ITALIAN HEROES
CAPPONE'S

GRAINS + WRAPS
INDAY GOGO

COFFEE
LITTLE COLLINS

FRIED CHICKEN
BOBWHITE

CRAFT BEER
TOP HOPS

THAI COMFORT FOOD
THAIMEE MAGIC

CITI TEST KITCHEN

SUSHI
GO FISH

JUICE/SMOOTHIES
LIQUITERIA

MIDDLE EASTERN
AIM

CALI FRESH
JICAMA

Eager. Collaborator.

Builder.

Unshakable
Learner.

Steadfast.

Inspired.

Er.

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the Market Core

space for micro-retail and live-work



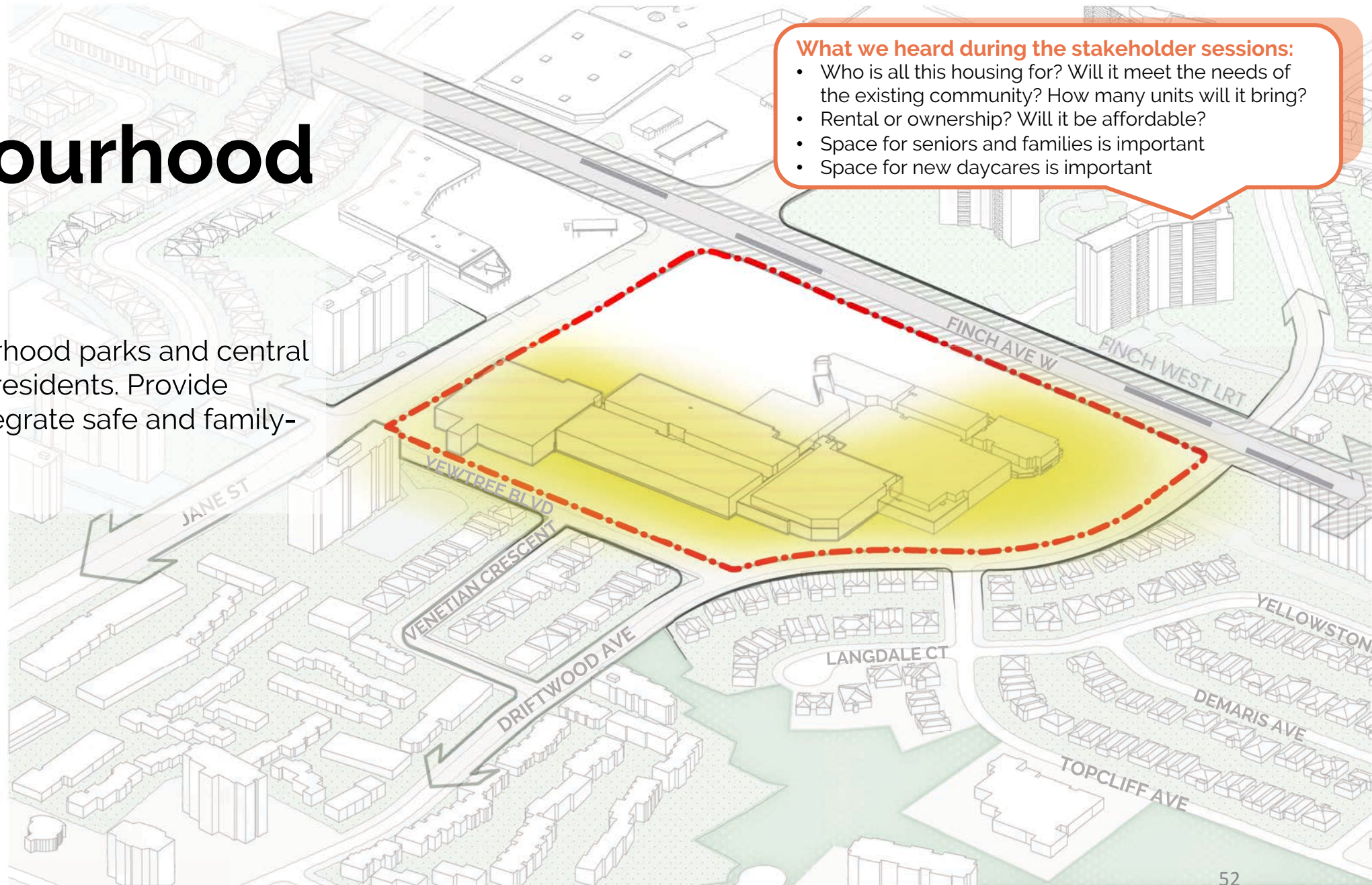
the Neighbourhood

What you've told us...

Create new neighbourhood parks and central amenities to connect residents. Provide affordable homes. Integrate safe and family-friendly design.

What we heard during the stakeholder sessions:

- Who is all this housing for? Will it meet the needs of the existing community? How many units will it bring?
- Rental or ownership? Will it be affordable?
- Space for seniors and families is important
- Space for new daycares is important



the Neighbourhood

This place could be...

What we heard during the stakeholder sessions:

- There could be unique programming opportunities for parks like food truck festivals or arts in the park.
- It makes sense to locate them away from busy streets
- Integrate places for youth to play and hang out
- There is lots of green in the community but it's not active - Make sure buildings and uses activate the spaces



A place with parks and amenities for new and existing residents to gather, learn and play.



An opportunity to reach out to Black Creek Ravine with greenery and open spaces.



An area where buildings and open space support transition to lower rise neighbourhoods⁵³

phase 3/4:the Neighbourhood (20+ years)

**green to the
ravine: a
neighbourhood
defined by new
parks and open
space**

Medium Term
(Next 10-20 Years)

Long Term
(Next 15-20+ yrs)

Phase 2/3

Phase 4

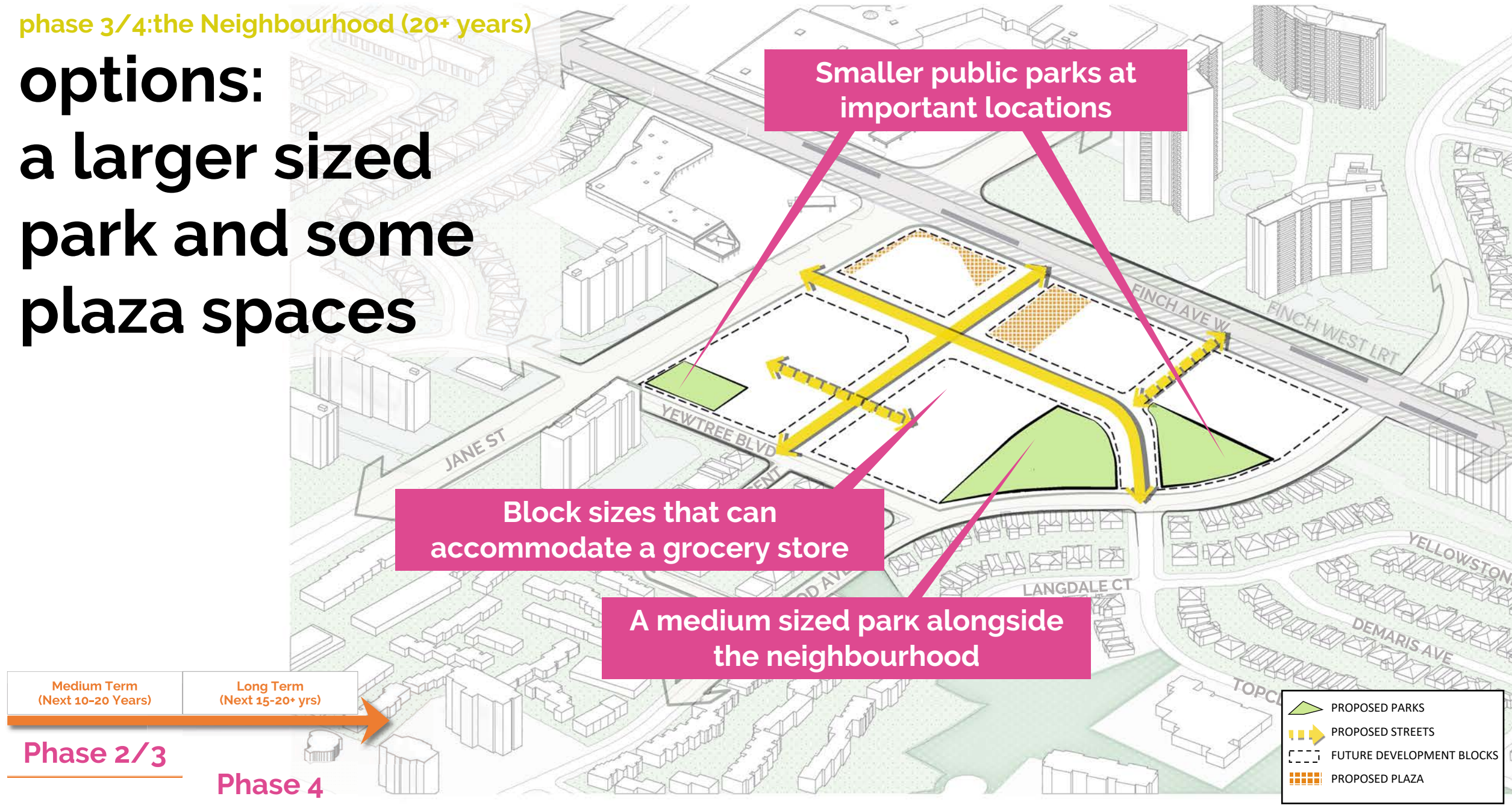
An area where buildings and open space support transition to lower rise neighbourhoods

Southern orientation to maximize sunlight on future open spaces

Opportunity to deliver new parks and amenities for new and existing residents

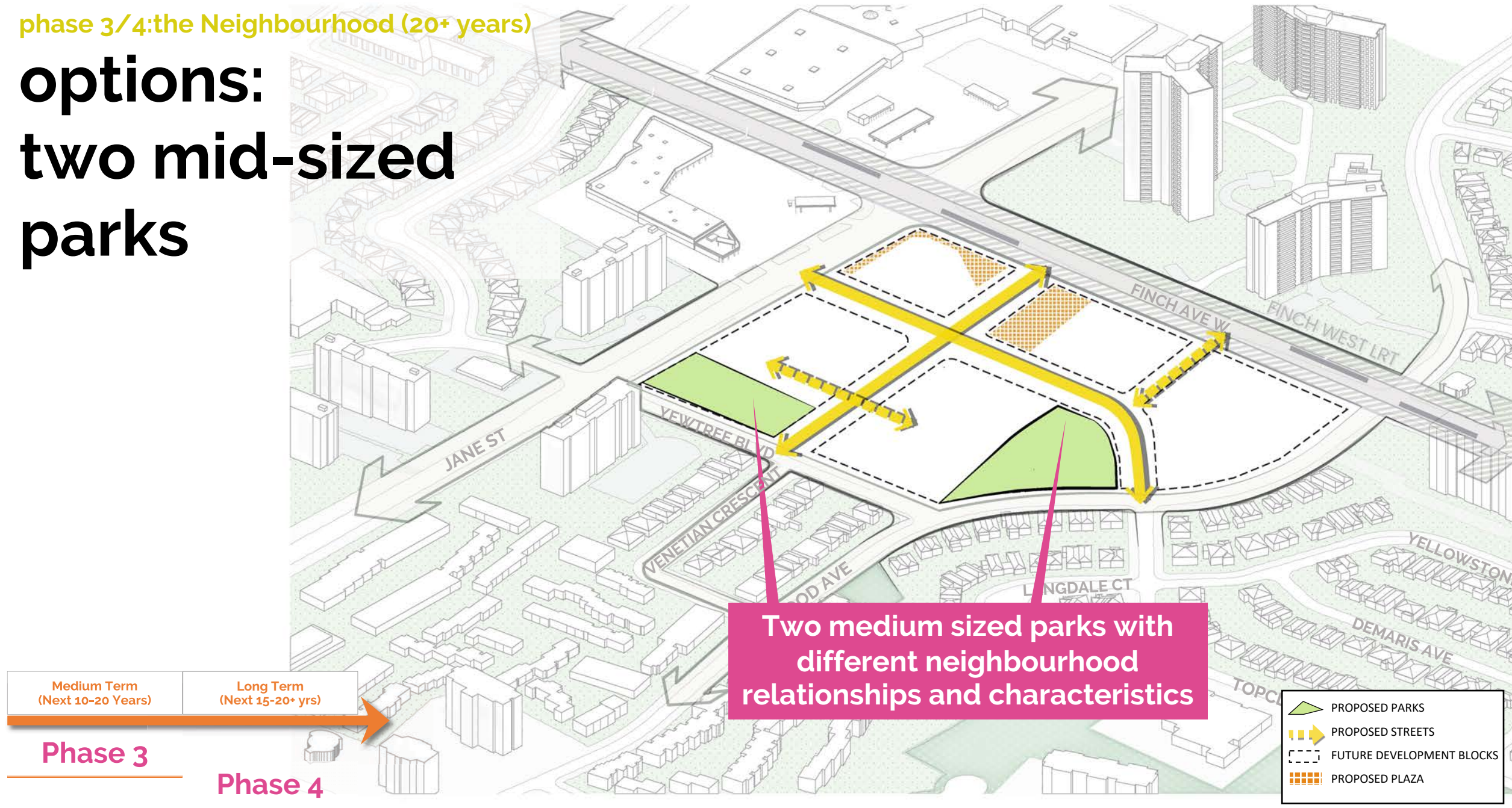
phase 3/4:the Neighbourhood (20+ years)

options:
a larger sized
park and some
plaza spaces



phase 3/4:the Neighbourhood (20+ years)

options: two mid-sized parks

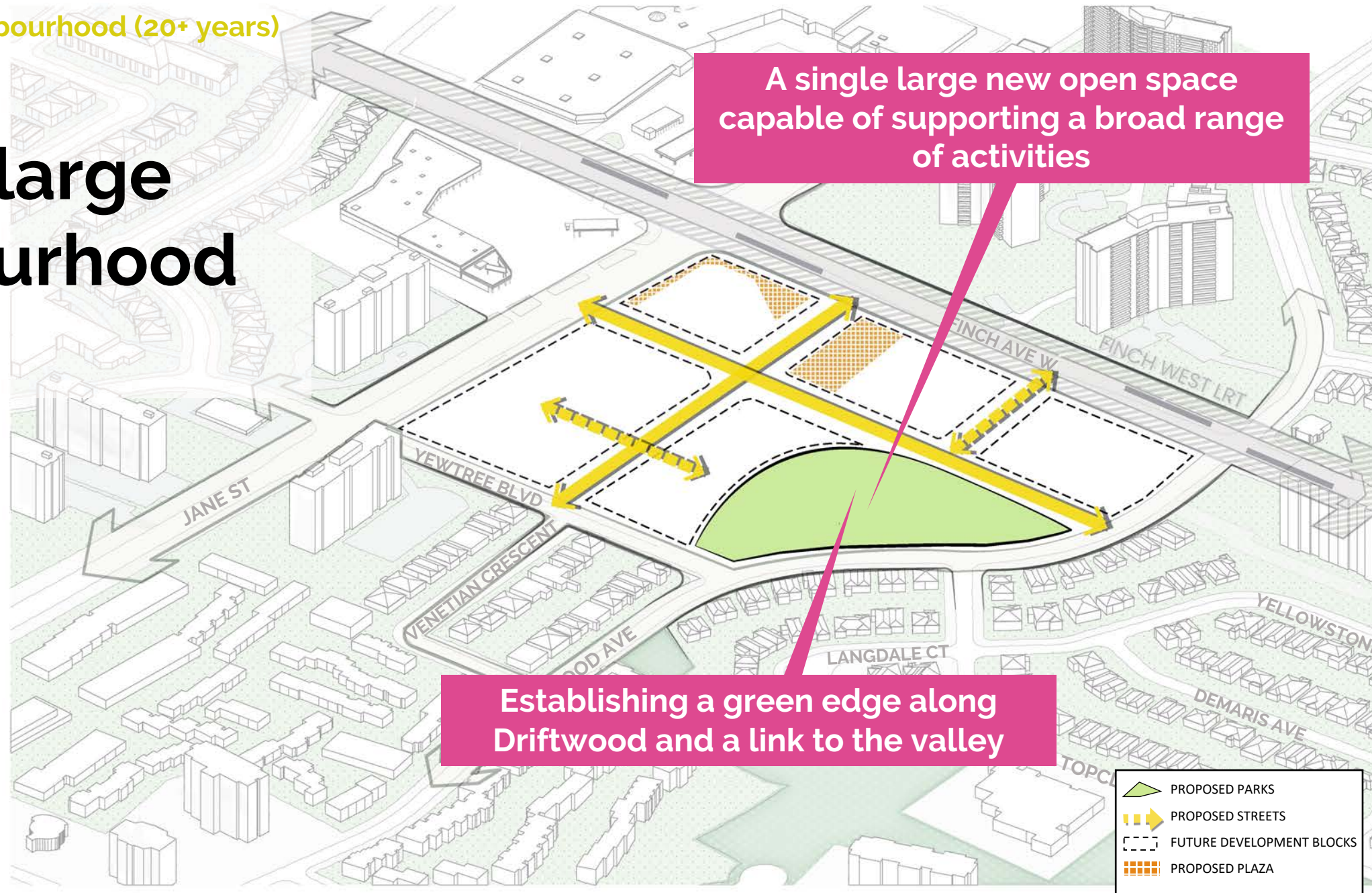


phase 3/4:the Neighbourhood (20+ years)

options: a single large neighbourhood park

Medium Term
(Next 10-20 Years)

Phase 3

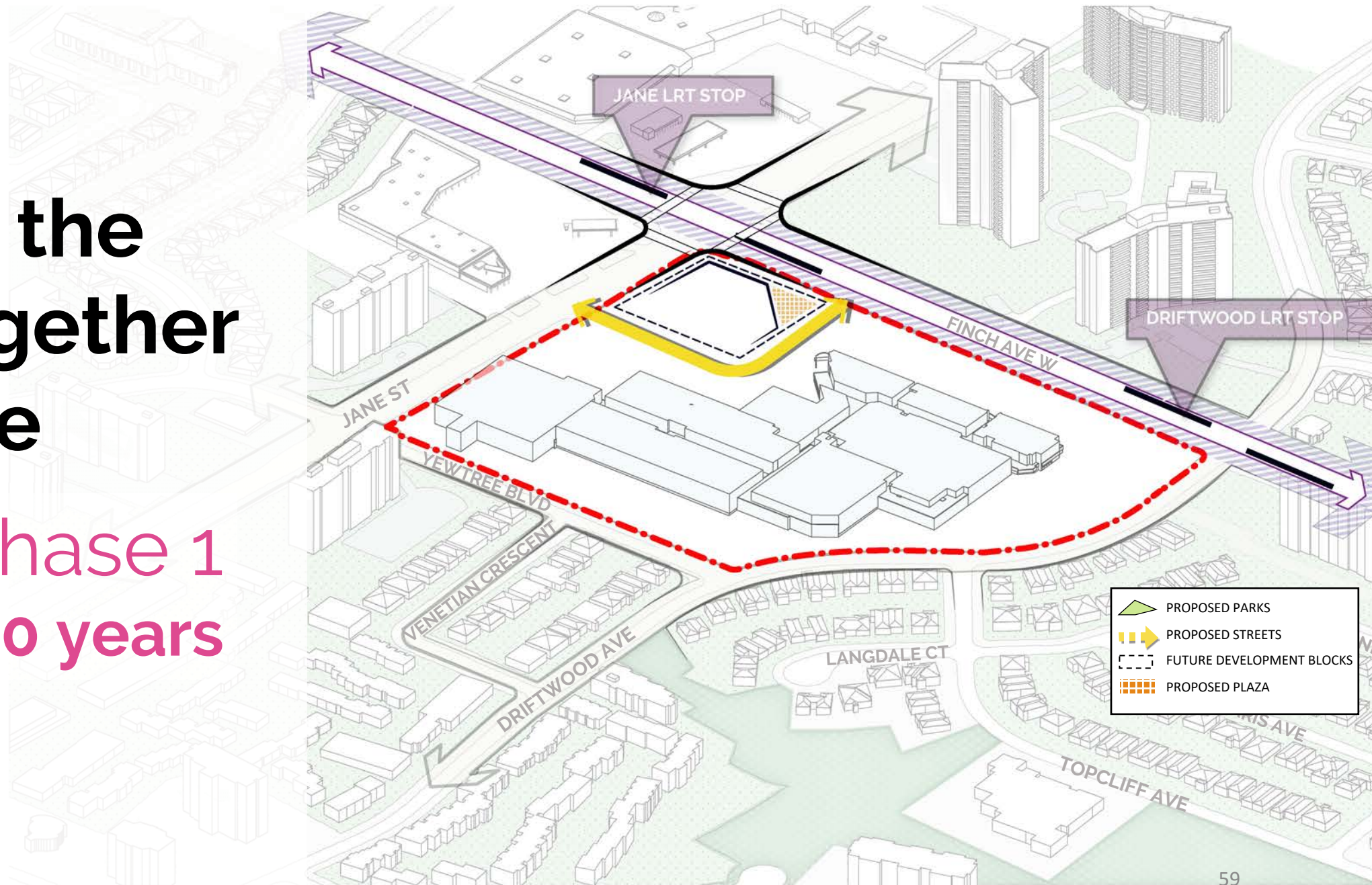


The Neighbourhood Parks could be...



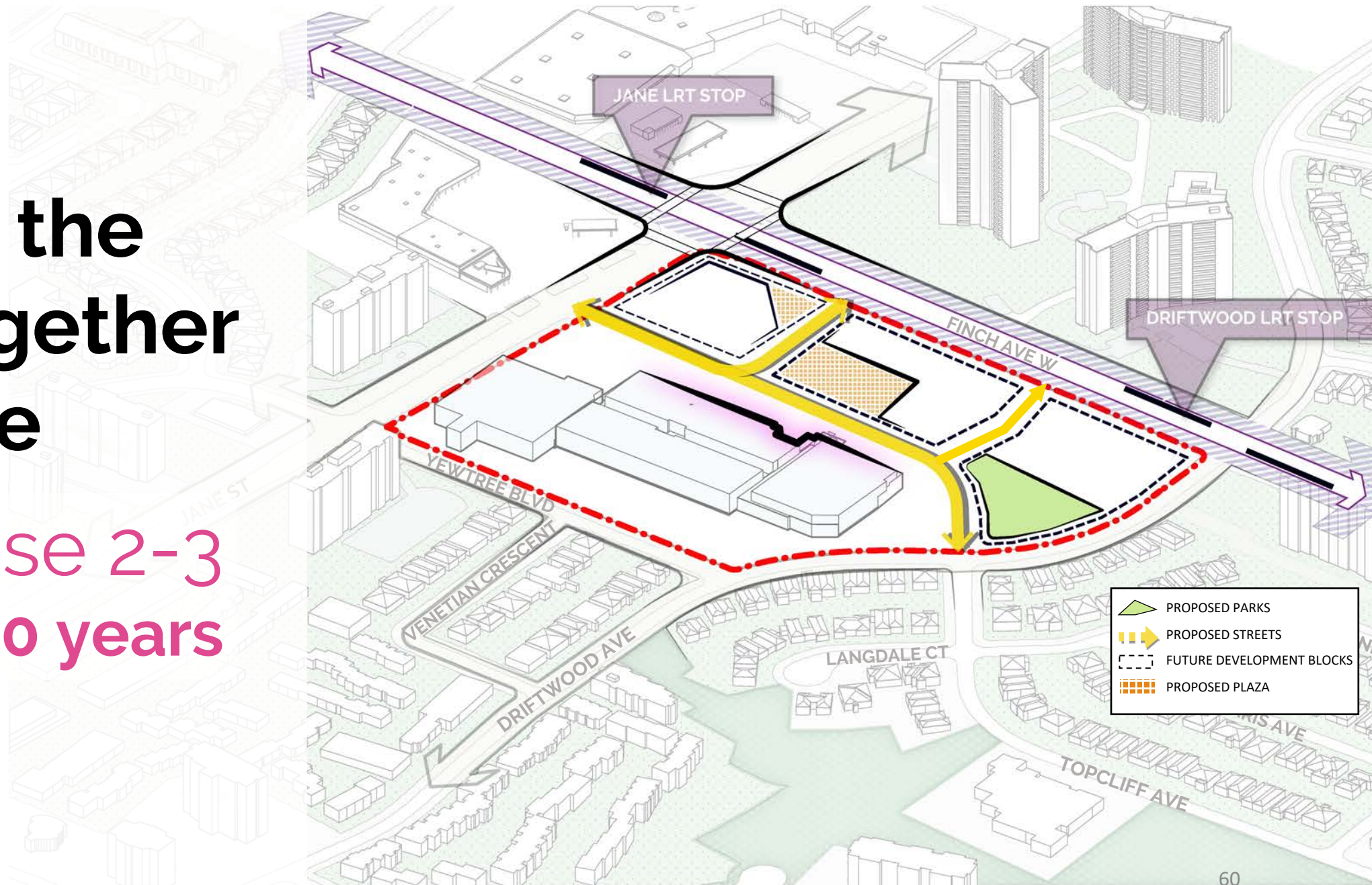
bringing the
ideas together
over time

phase 1
5-10 years



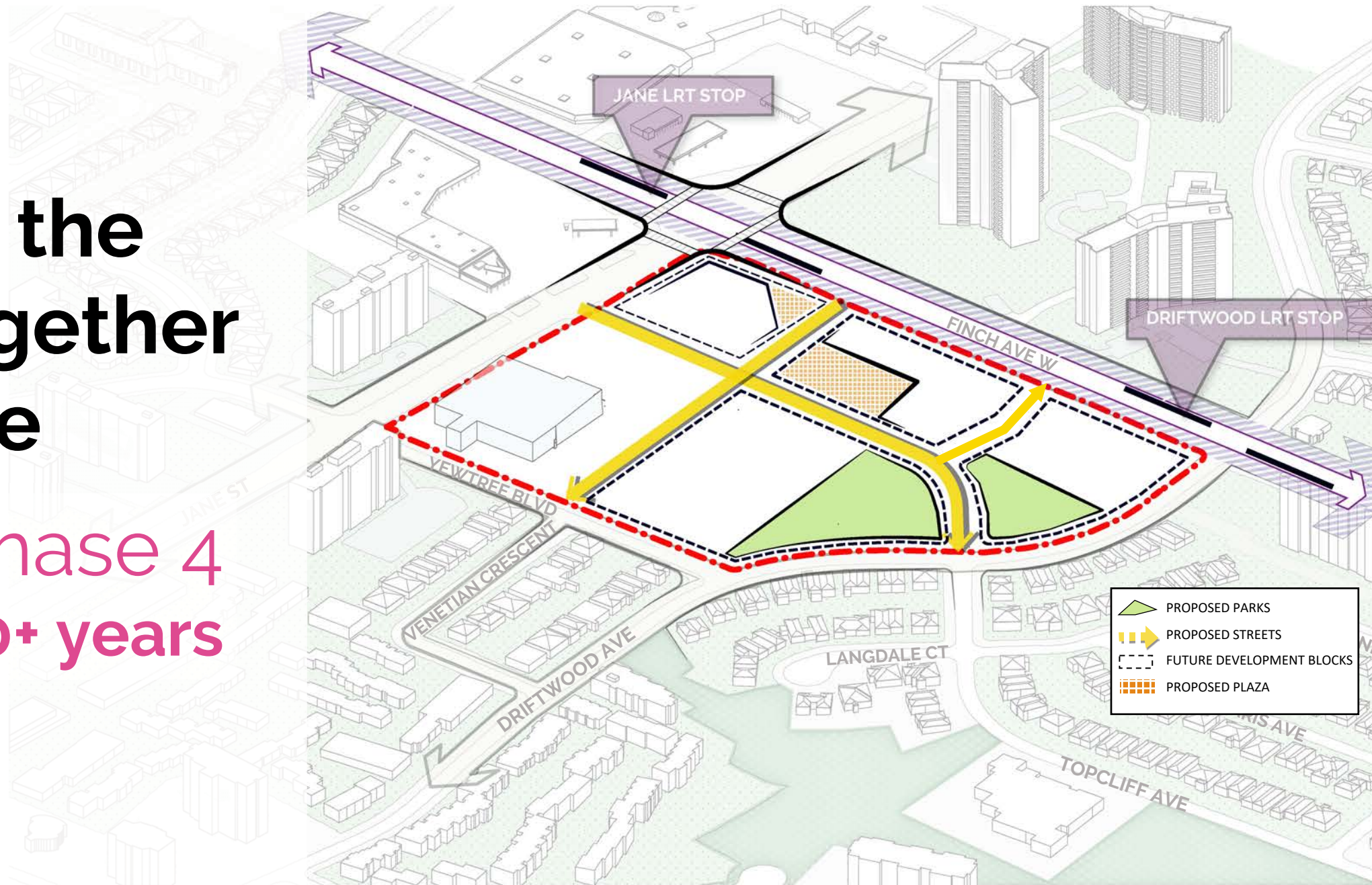
bringing the
ideas together
over time

phase 2-3
10-20 years



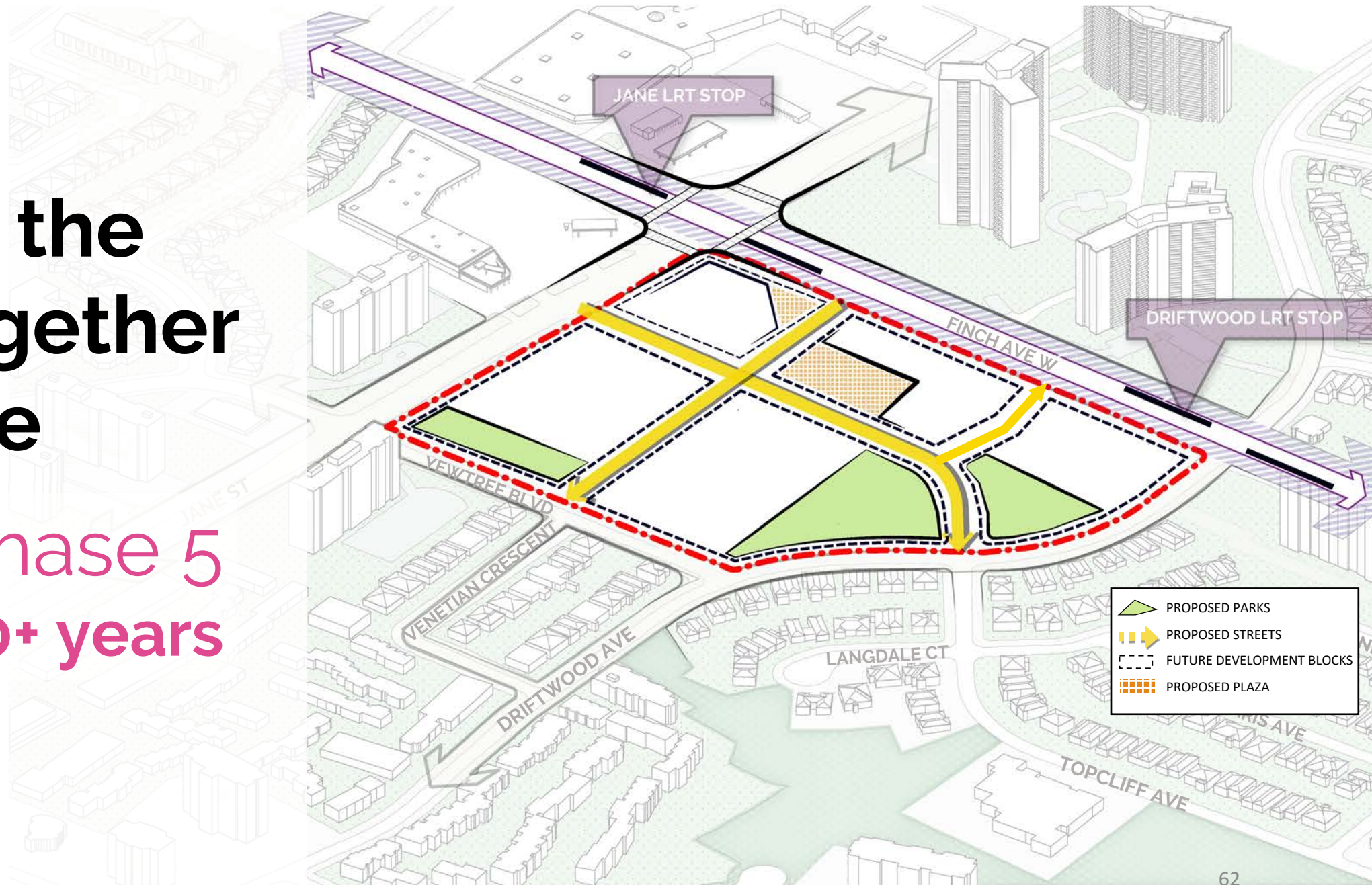
bringing the
ideas together
over time

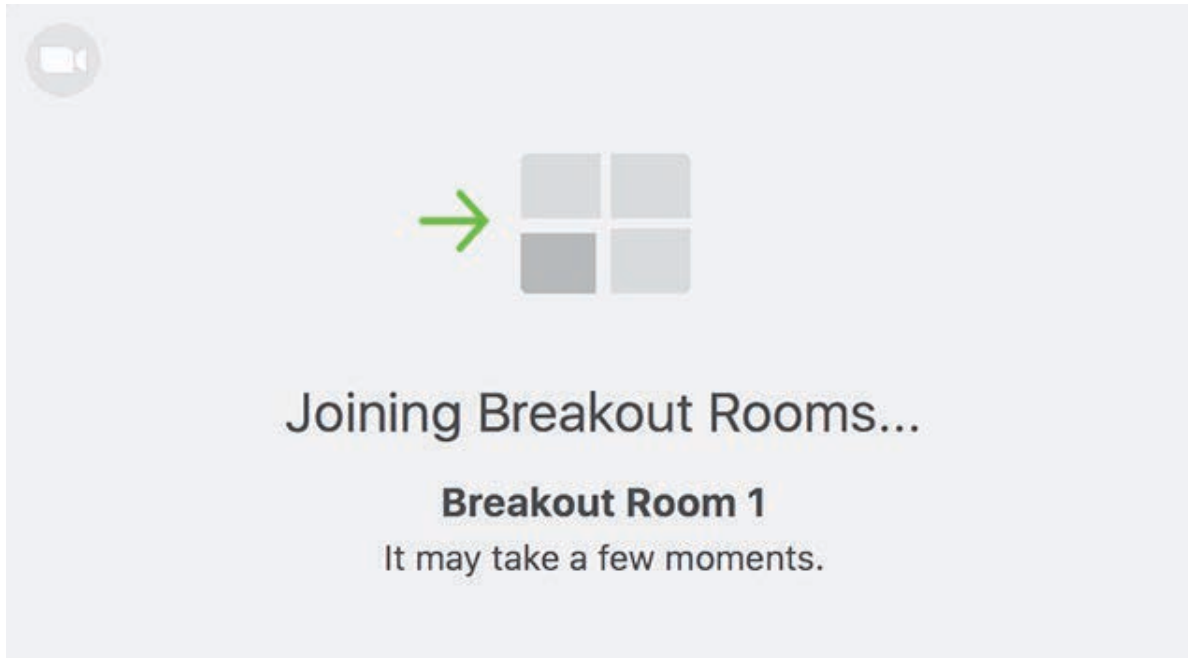
phase 4
15-20+ years



bringing the
ideas together
over time

phase 5
15-20+ years





we will have 2-20min breakout groups on these topics:

- 1) The Jane Finch Crossroads
- 2) The Market Core
- 3) The Neighbourhood
- 4) Parks and Open Spaces
- 5) Community Interests

You can pick which session you want to go to for each time slot using the "breakout rooms" button to join the room that interests you.

after 20 min we will ask you to pick another room

introducing the breakout rooms



general q&a

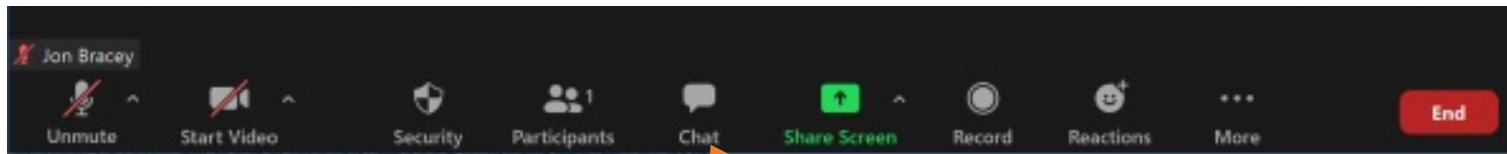
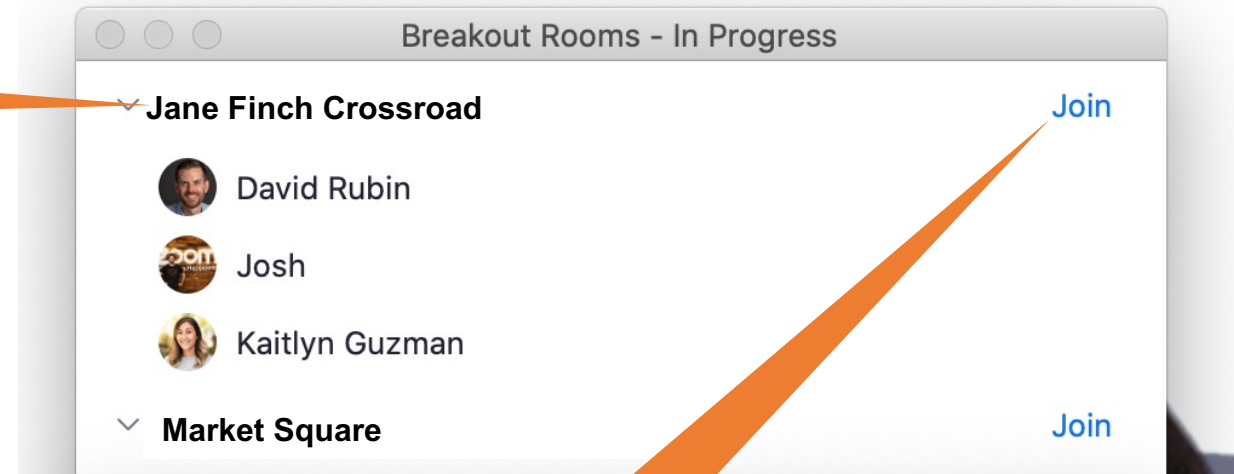


break out groups

Joining a Breakout Room



Breakout groups
will open



If you can't join a room
manually, you can
message to everyone in
the Chat which group
you'd like to be apart of

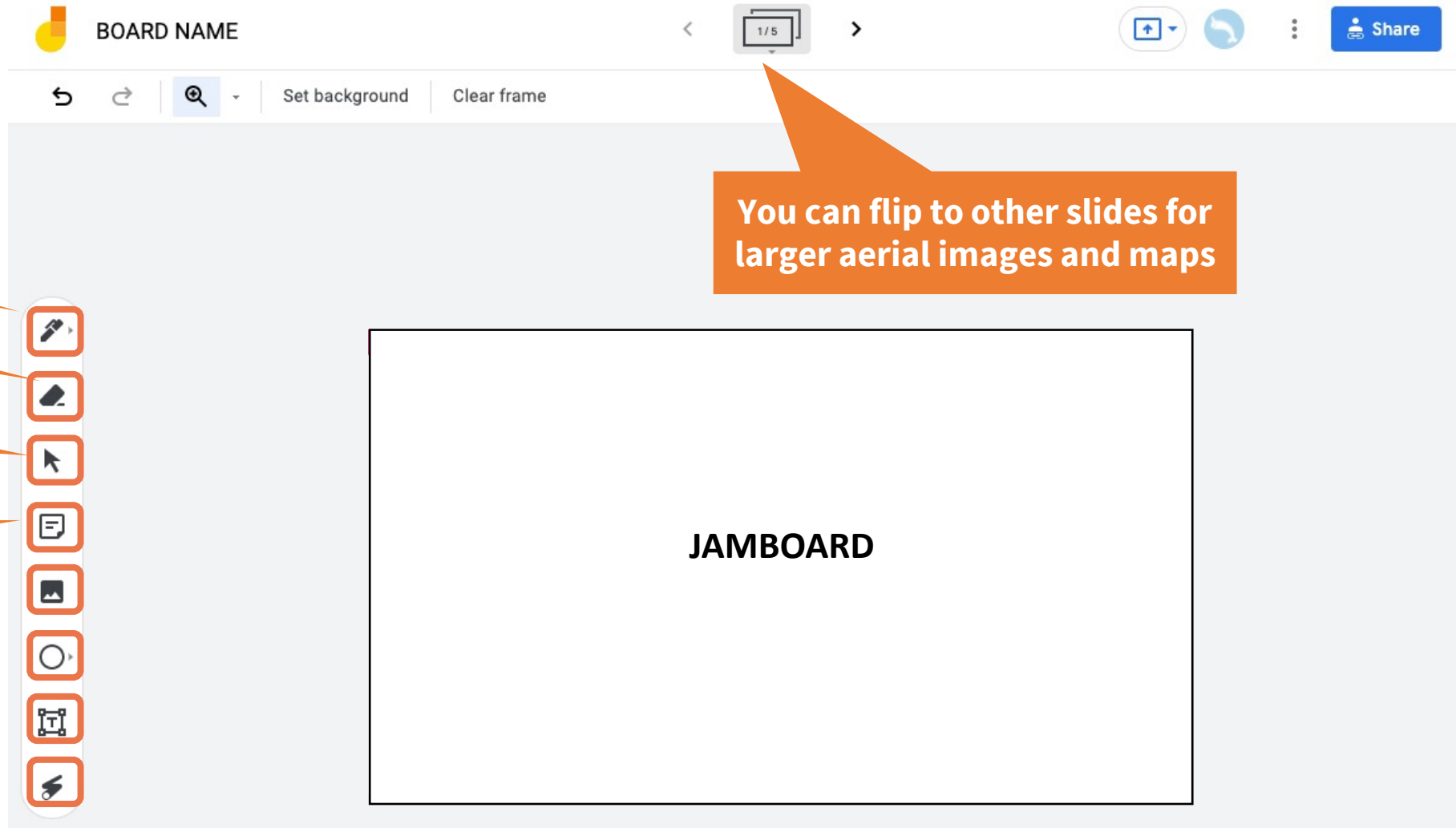
You will select
which room you
want to be in and
click on "Join"

Let us know what you think!

Small Group Jam Board Discussion



**Click on the link
within the chat!**





next steps

- **Feel free to add to your feedback tonight** your group Jam Board will remain open for the next week or you can access a project Jam Board from the jfm+ website to provide additional comments
- **Reporting back** on engagement from this evening's event, on the jfm+ website
- **Identifying priorities and developing a concept plan to explore with the community**
- **Fall Engagement**
 - Community outreach to uses and concepts
 - Community Event #3: Concept Development Plan
- **Keep engaged:** Questions, comments, sign-up for our newsletter at: www.jfmplus.ca



9. reporting back