



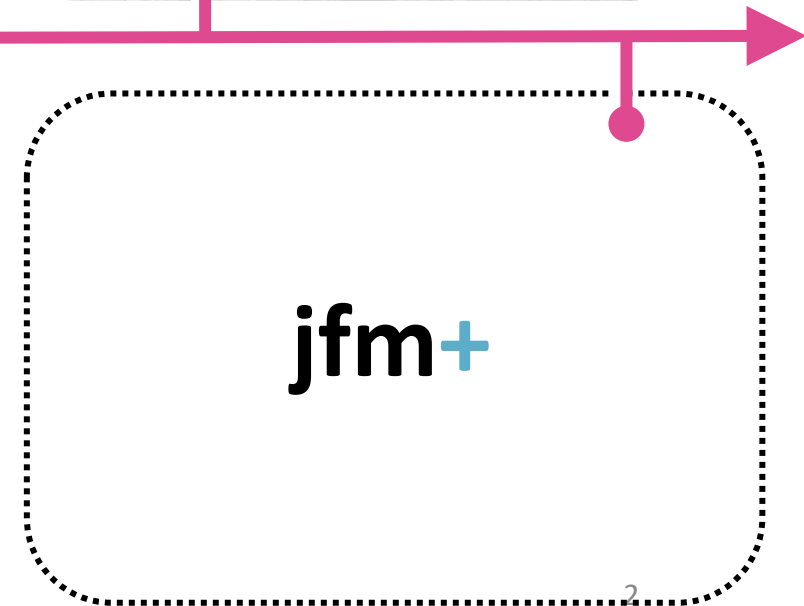
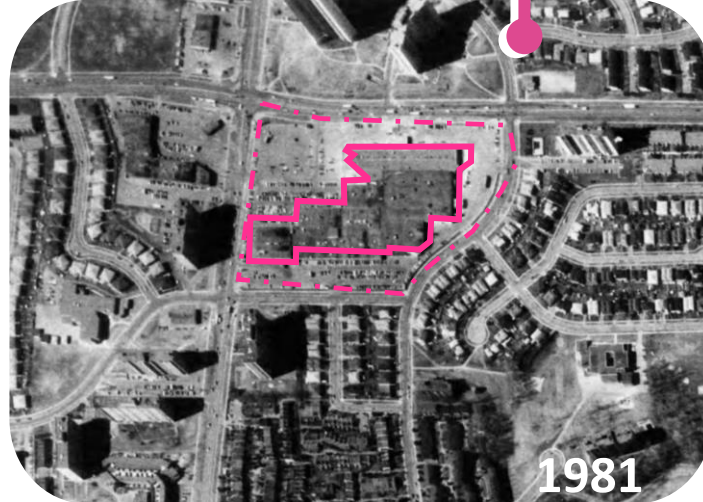
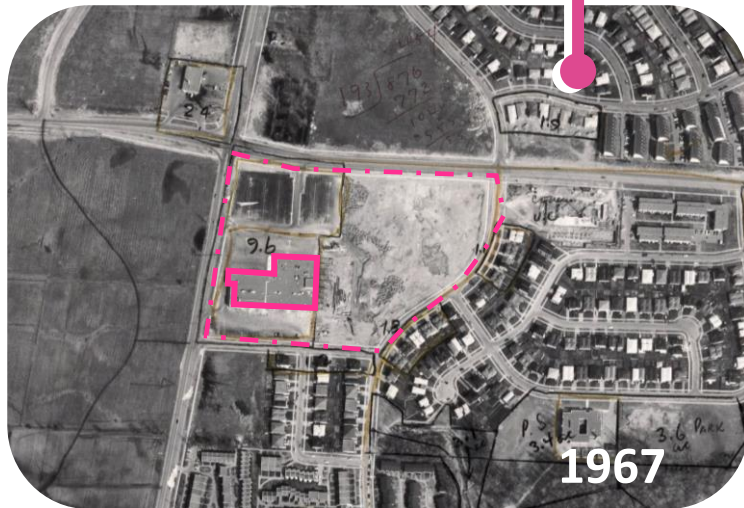
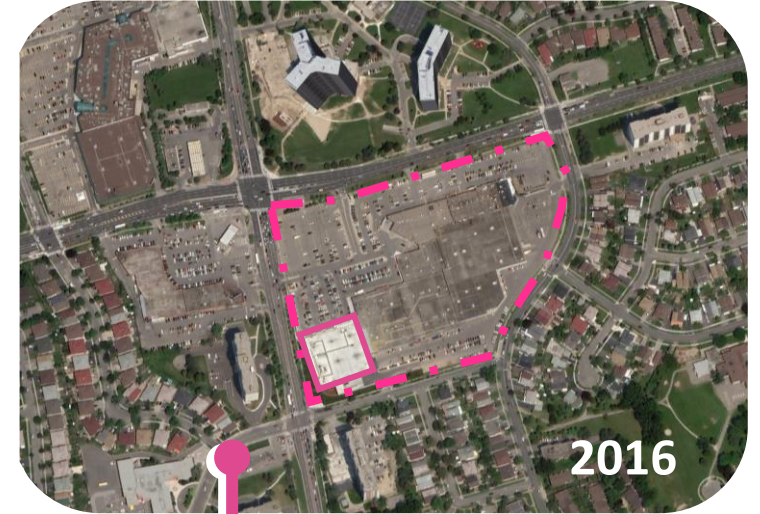
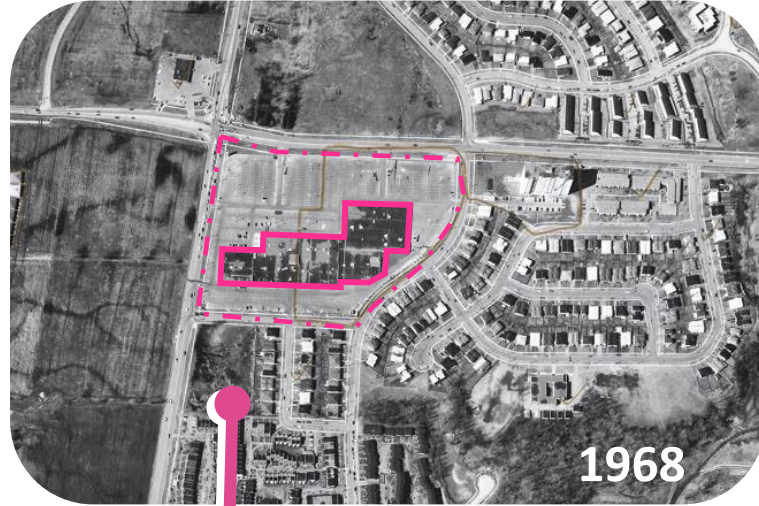
January 2024

Community Consultation Meeting

Since 2021, we have been planning for the future of the Jane Finch Mall Site, an important location at the heart of the Jane Finch community.



This is a continuation of the ongoing evolution of the Mall, which has changed and grown with the community since 1967.



jfm+ planning and engagement process

The project went beyond a typical development planning process...



jfm+ planning and engagement process

Engagement was guided by 15+ community members with deep roots in the community and included extensive outreach....

2000+

community members were engaged to date

150+

participants across 14 stakeholder sessions

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 for "drop-in" sessions

3

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

2

virtual community events to discuss, guiding principles and a framework for change

4

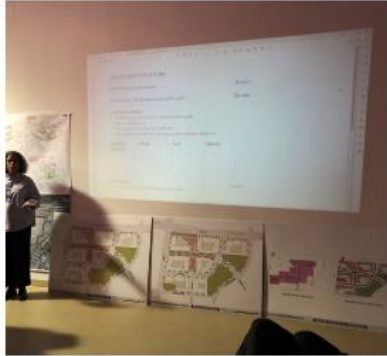
"stakeholder workshops" to discuss the public realm and built form characteristics of the plan

2

"open doors" to present the key elements of the submission

jfm+ planning and engagement process

Engagement was supported by a dedicated storefront space and website...



A proud neighbour since 1968.

We've always worked hard to grow with the changes in our neighbourhood and support our community's needs by investing in a range of improvements, including community events, as well as new shops and services. While Jane Finch Mall will evolve, that commitment isn't changing.



jfm+ is a visioning and engagement process to plan for the future of the Site and is currently comprised of: the long-term owners of Jane Finch Mall; a community engagement team with deep roots in the Jane Finch community, who are passionate about our neighbourhood's future; and a planning and design team dedicated to reflecting the shared vision of our community in the plan for the Site.

Inspired by our community.

We have been working with Jane Finch Mall tenants, neighbours, and our larger community to develop a shared vision for how the Site can continue to play an important role in our neighbourhood.

Any changes introduced will build on the ways that Jane Finch Mall supports our community today.



jfm+ planning and engagement process



This will be a long process.

It began with conversations with tenants and neighbours.

The jfm+ process goes beyond a typical development planning process to understand how the Site, positioned in

jfm+ planning and engagement process

The process enabled a broad range of feedback...

Supporting community connection.

- Maintain site as a central and accessible part of community fabric
- Build on the existing work of the community and local initiatives

Preserving affordability.

- Provide affordable homes, culturally appropriate retail and childcare
- Work with non-profits in partnership

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
- Reflect community priorities in the projects Community Benefits

Making it real.

- Continue a transparent process
- Deliver early benefits

jfm+ redevelopment principles

Created a foundation for the process and ideas generated...

01

A place of connection that brings people together.

The Proposal:

- Delivers a **remarkable public realm** with a network of people-oriented parks and open spaces
- Incorporates designs that reflect the **community's culture, identity and history**
- Integrates space for **community programming**

02

A community anchor that supports people's needs.

The Proposal:


- Delivers a **vibrant retail experience**
- Will be **phased to maintain critical services** such as the grocery store
- Will add new **community-centred uses, services and amenities** over time

03

A centre for opportunity and local economic development.

The Proposal:

- Includes **flexible micro-retail spaces** and supportive **medium-scale spaces** to support an ecosystem of local entrepreneurship
- Commits to **business support services and programming** to draw traffic for fledgling retailers



7 Principles guided the process and are reflected in the application made to the City

jfm+ redevelopment principles

04

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

The Proposal :

- Delivers **a new transit-oriented community**
- **Prioritizes walking, cycling and transit**
- Organizes **new spaces and community facilities** where they can best serve the community while working with site constraints & operating requirements

05

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

The Proposal :

- includes a signature development at the intersection with both **indoor and outdoor community space**
- Reflects **community feedback** to support a more inclusive environment
- Has a commitment to **a spectrum of affordable housing**

06

A green and sustainable place that supports connections to nature.

The Proposal:

- Integrates a **remarkable and diverse public realm** with a network of people-oriented parks and open spaces
- Supports improved **links and relationship to the valley** from the intersection

07

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

The Proposal :

- Was developed through **an inclusive engagement process**
- Includes **commitments to ongoing community collaboration** on space stewardship, integration of local culture, identity and history, and local economic development

The Proposal

Physical and social infrastructure to support an ecosystem of local entrepreneurship

Jobs, learning and entrepreneurial opportunities for local residents during construction and after completion

Retaining the majority of the Mall as long as possible

New housing supply at a transit node

Indoor and outdoor community-stewarded space in Phase 1 to meet community space needs and provide programmable space for community events, markets, etc.

Affordable housing distributed proportionately throughout the site, with aspirations to exceed City minimums

Car-light approach to mobility, prioritizing transit use, carshare, and bikeshare opportunities

Design and public art throughout the project inspired by local community culture and heritage

New public park(s)



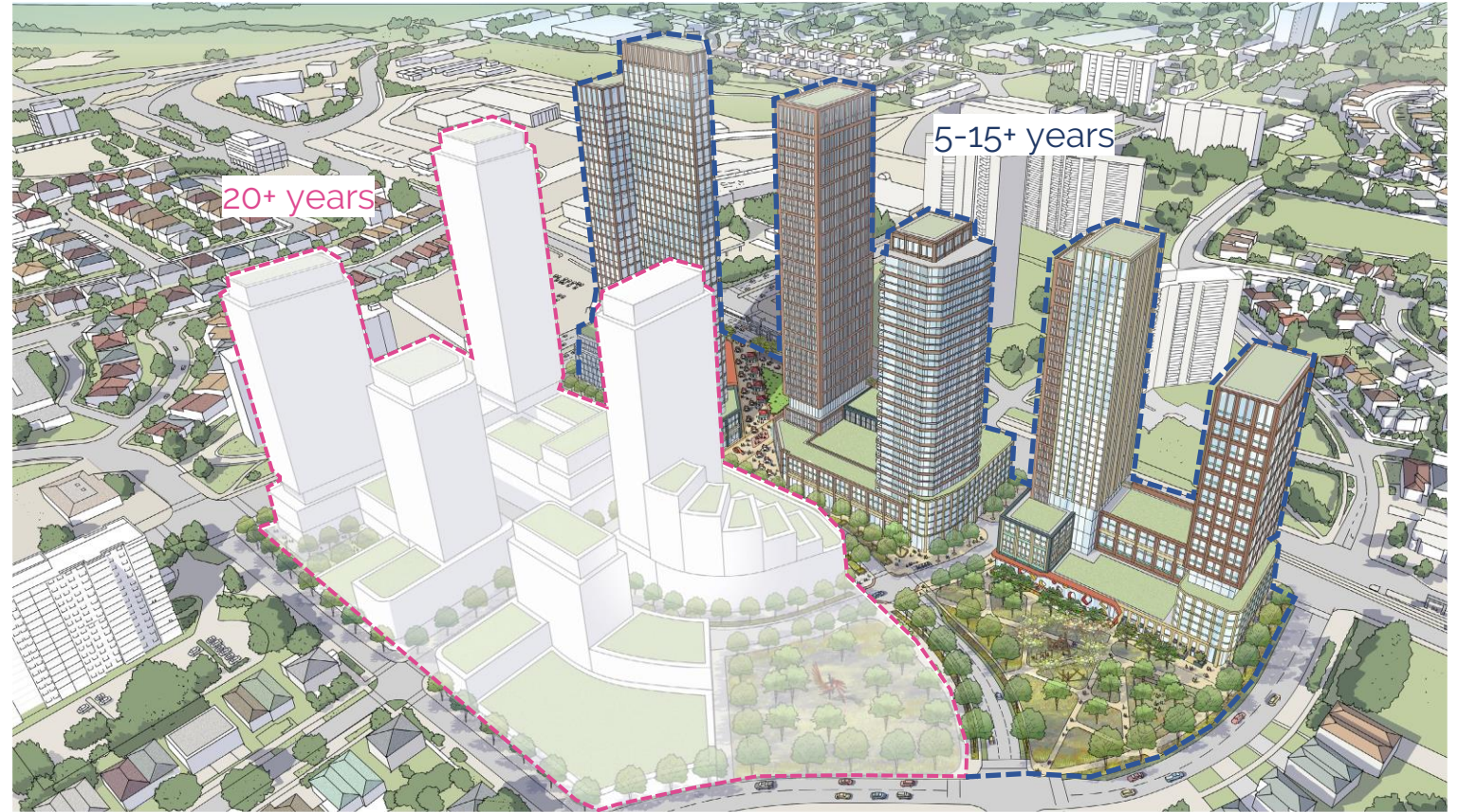
Change on the Site will take place over a long time – even a few decades – with early development along Finch Ave.

Through the **jfm+** process, we heard how important it is to keep community amenities like the grocery store and drug store, and to ensure that the Site continues to be a special place for community gathering.

New development on the Site will occur in phases.

This means that:

- 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.



Change on the Site will take place over a long time – even a few decades – with early development along Finch Ave.

Through the **jfm+** process, we heard how important it is to keep community amenities like the grocery store and drug store, and to ensure that the Site continues to be a special place for community gathering.

New development on the Site will occur in phases.

This means that:

- 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.



In August 2023, we submitted a joint OPA/ZBA application to the City of Toronto based on the phasing for change over time.

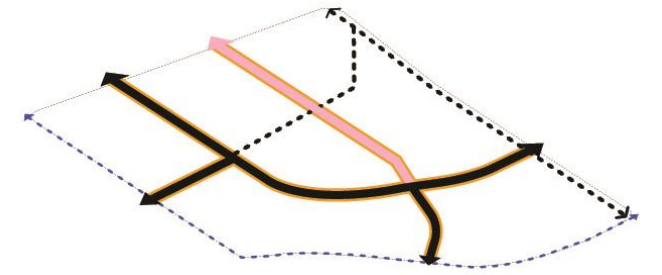
1. Official Plan Amendment

The long-term vision for the entire Site is generally permitted by the City's Official Plan but a site-specific policy can provide broad directions to ensure the site evolves in a coordinated way.

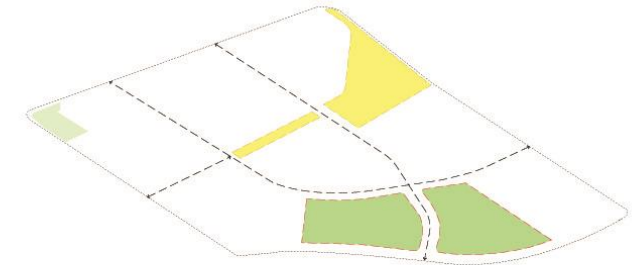
This application will apply to the whole site.

It includes:

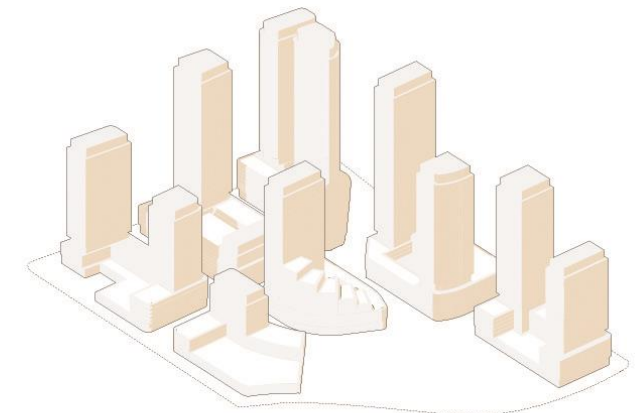
- A general framework for how the Mall Site will redevelop over time, including streets, blocks, open spaces, and character areas;
- An overall density for the Mall Site, which relates to how many people and jobs can be planned for; and
- Broad policies related to housing, design, sustainability, and transportation priorities.



Mobility Network



Park Size and Location



Overall amount of Development

In August 2023, we submitted a joint OPA/ZBA application to the City of Toronto based on the phasing for change over time.

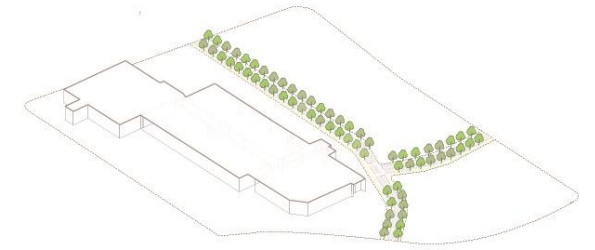
2. Zoning By-law Amendment

General built form and open space standards will be secured through a **Zoning By-law Amendment (ZBA)** application to implement the intent of the OPA.

This ZBA will apply to the first three blocks. Later phases will also require other ZBAs.

The ZBA includes:

- Shape and size of buildings;
- Amount of each of the uses on Site;
- Number of parking spaces;
- Amount of landscaped open space; and,
- Organization of interior elements like parking, loading, entrances into the building, amenity spaces, and more.



Dedication of Streets



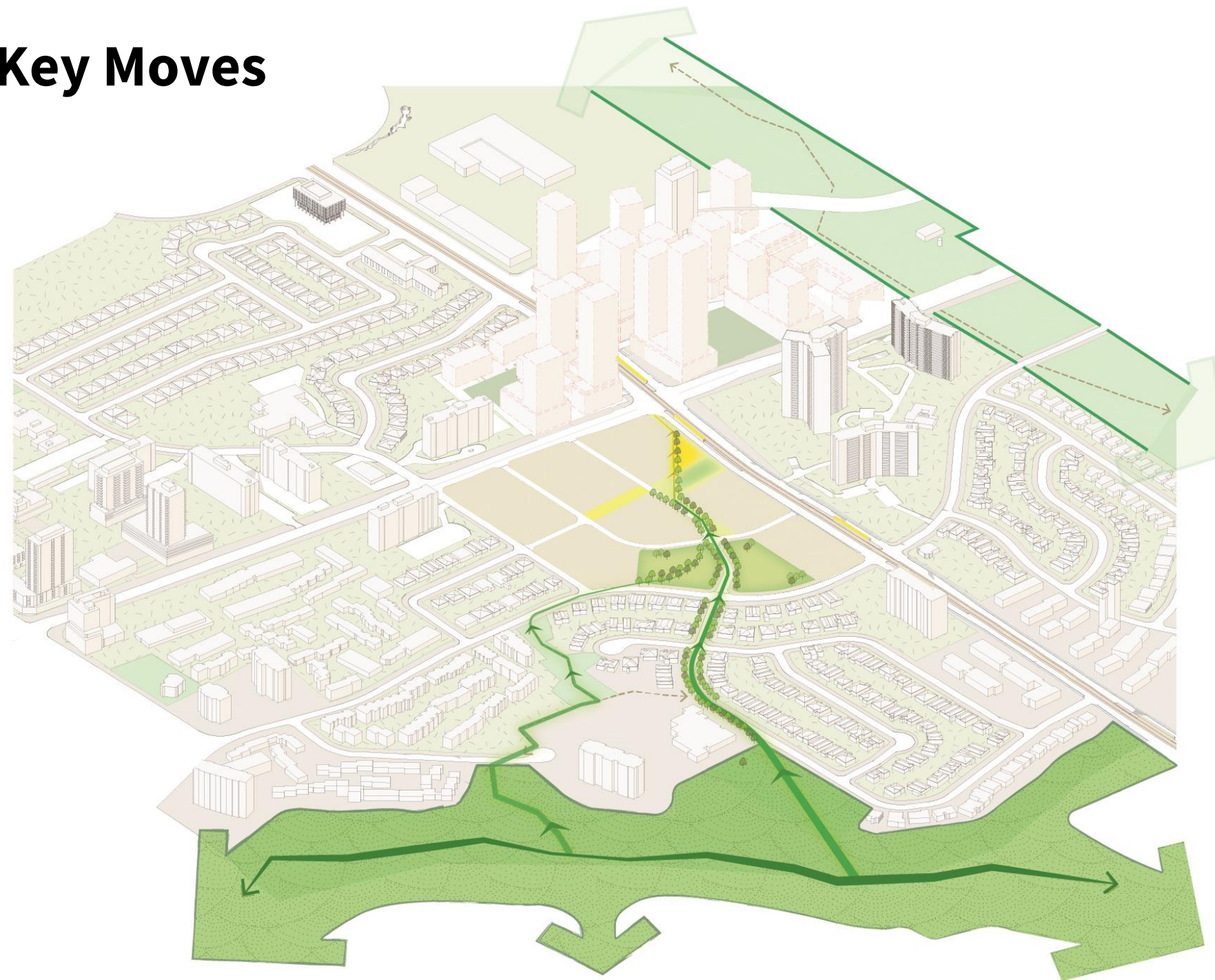
Detailed Massing and Uses



Dedication of Open Spaces

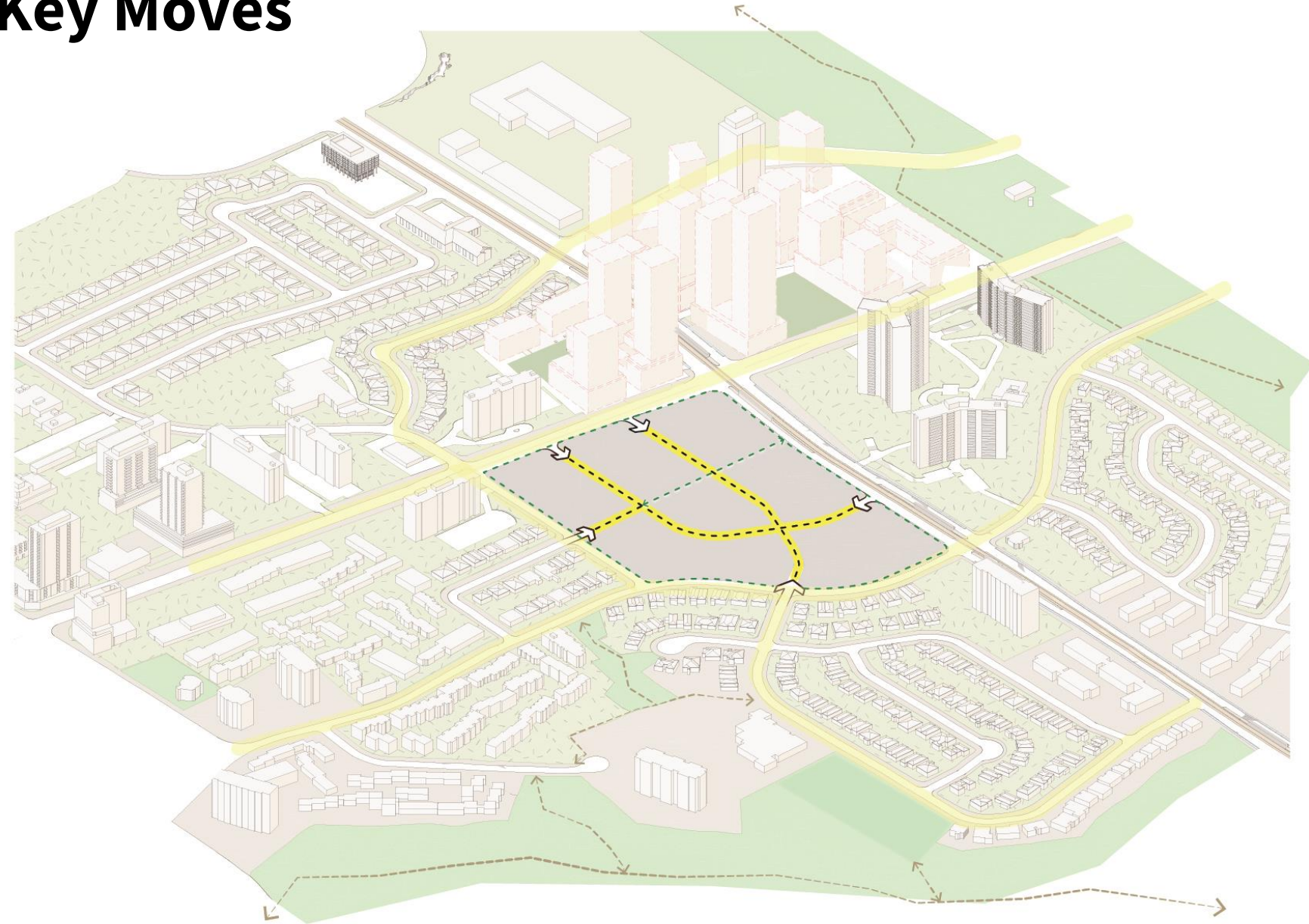
jfm+ Concept Plan: Key Moves

A DIVERSE AND
CONNECTED NETWORK
OF PARKS AND OPEN
SPACE



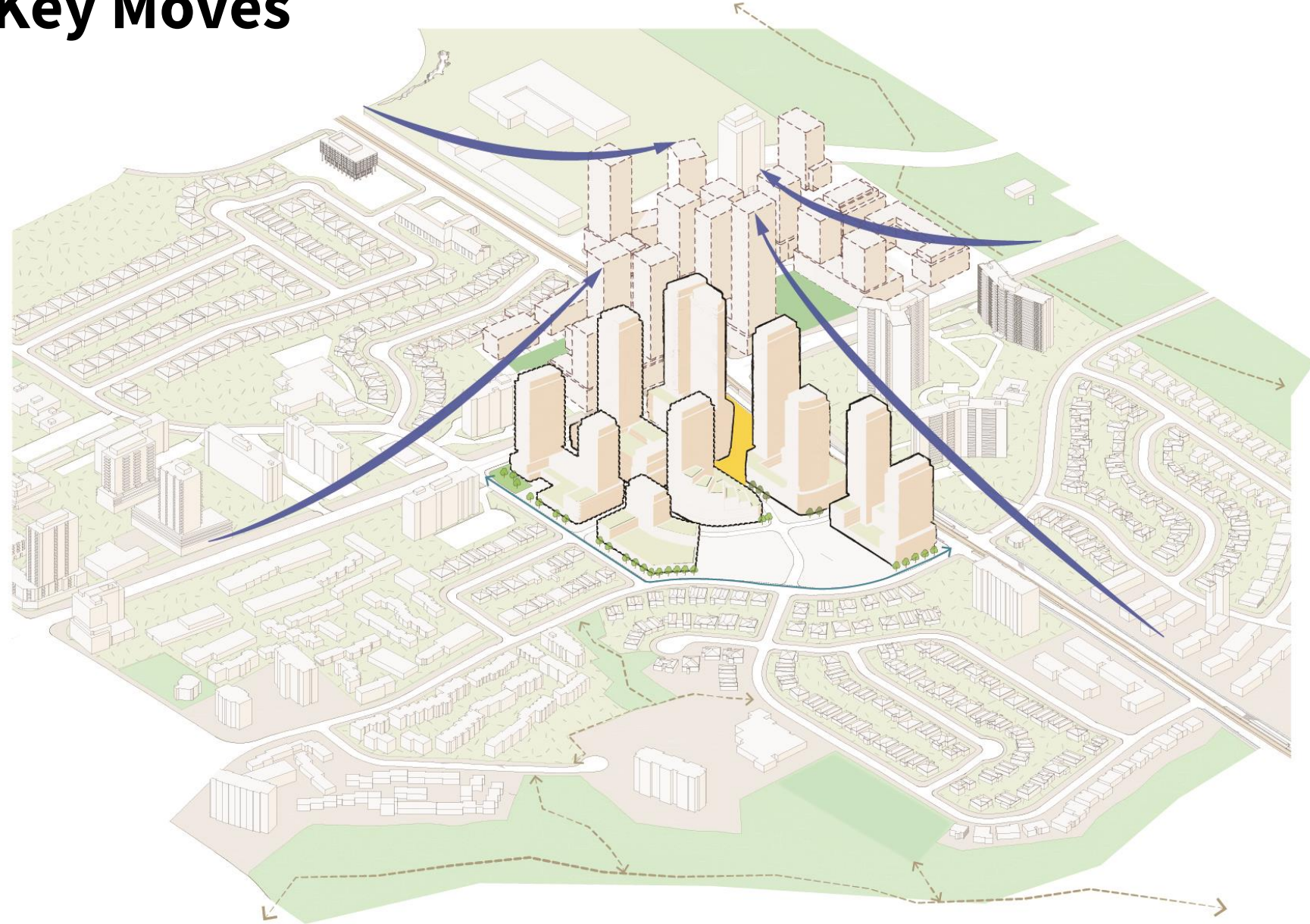
jfm+ Concept Plan: Key Moves

A FINE-GRAINED
NETWORK OF STREETS
AND BLOCKS



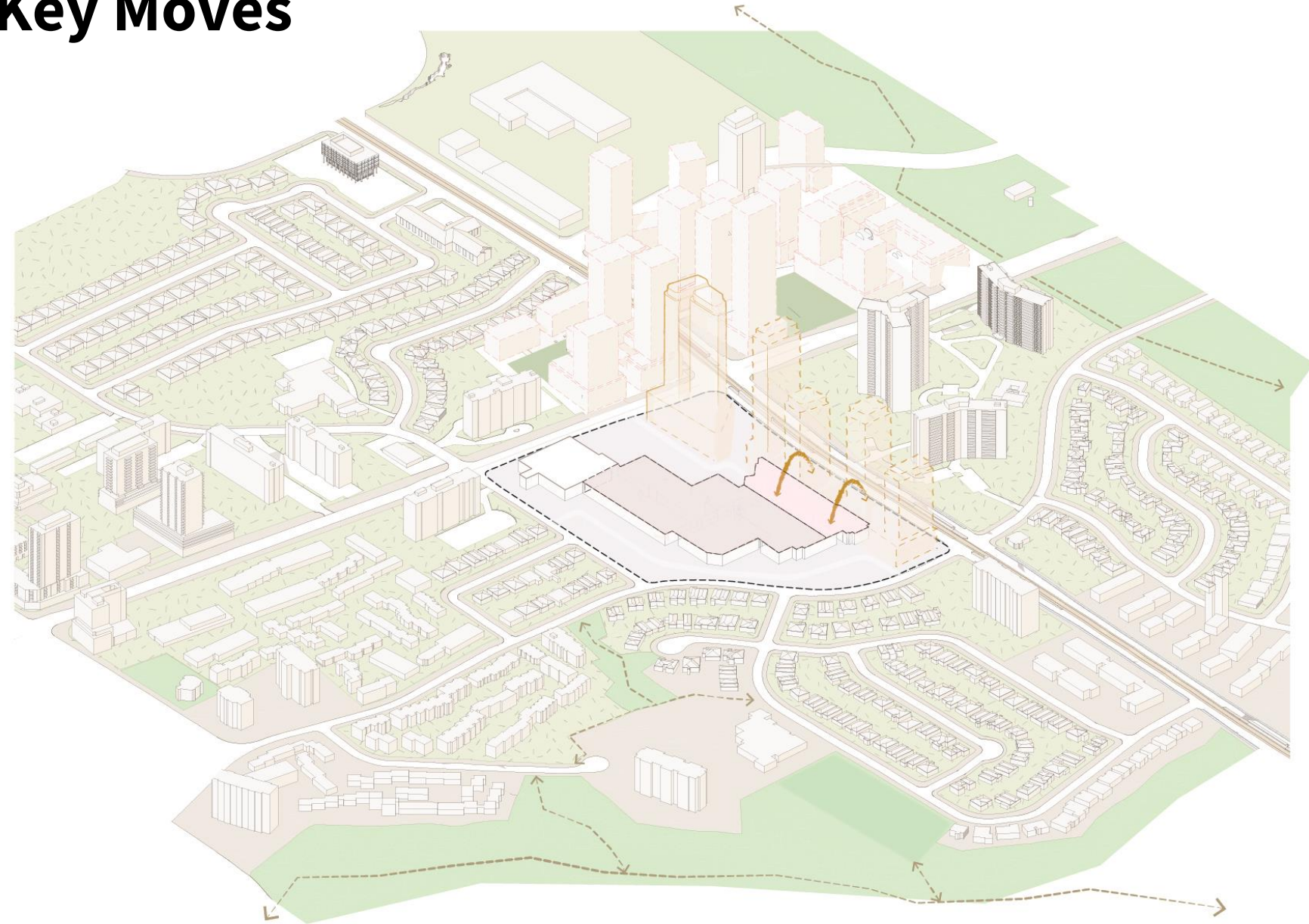
jfm+ Concept Plan: Key Moves

A TRANSITION IN SCALE
DOWN FROM THE
CROSSROADS



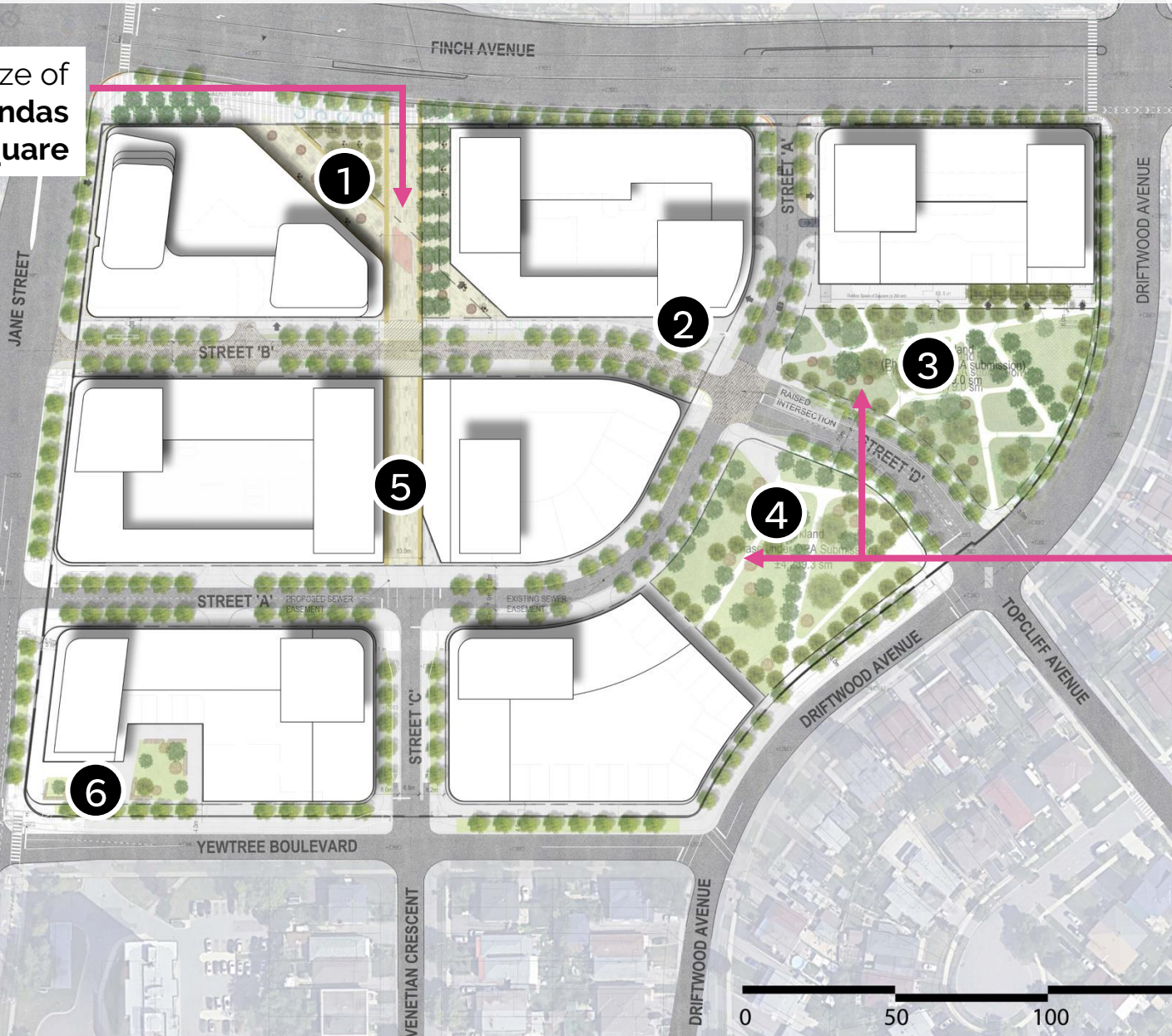
jfm+ Concept Plan: Key Moves

A FRAMEWORK FOR
PHASING CHANGE OVER
TIME



jfm+ introducing the public realm and open space network

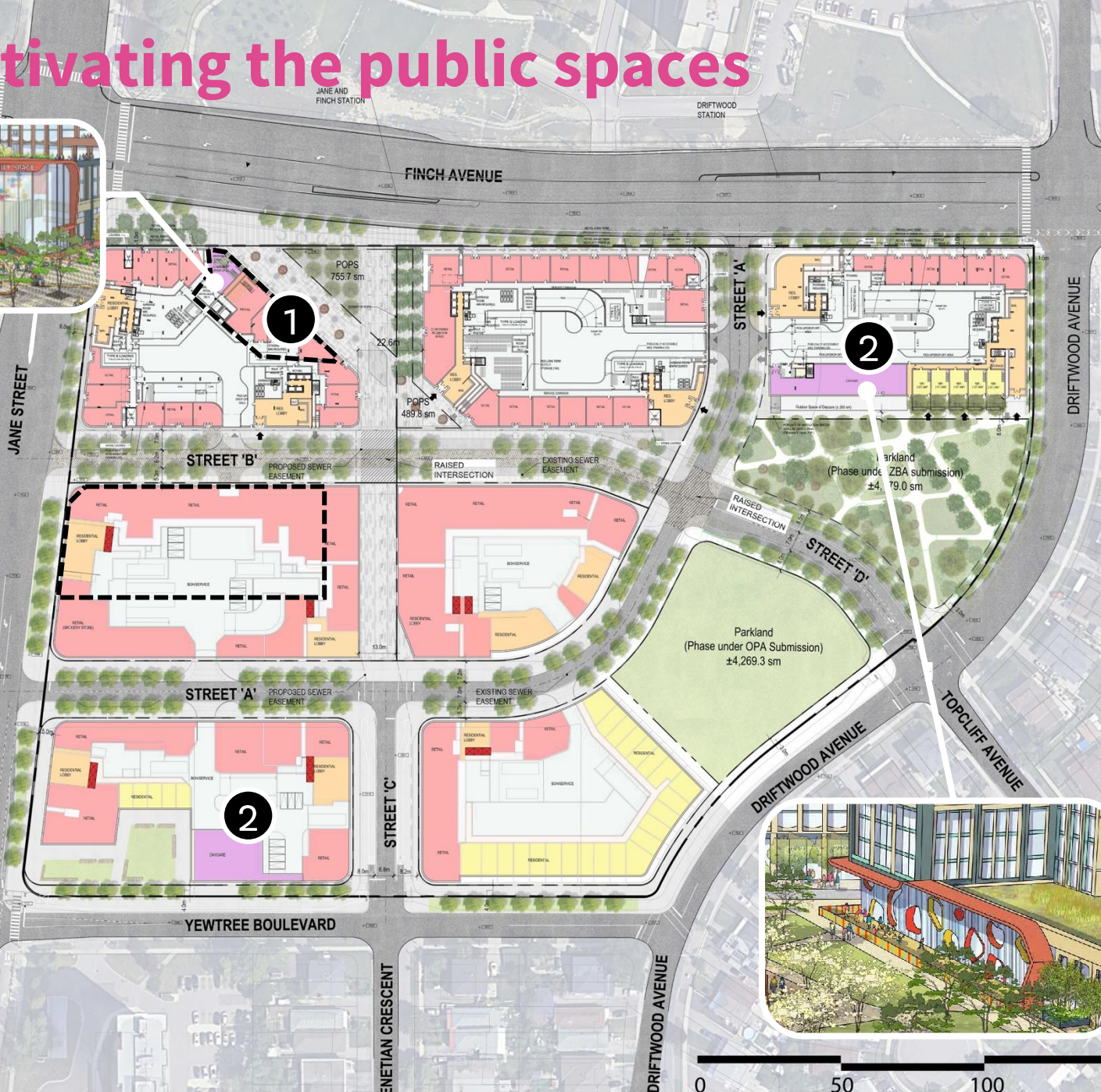
About the size of
**Yonge Dundas
Square**



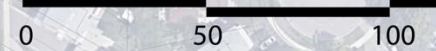
1. Community Plaza
2. New Streets
3. Block 2 Park
4. Long-term Park
5. Long-term Market Plaza
6. Corner Plaza

Both parks combined are
about the size of
Shoreham Park

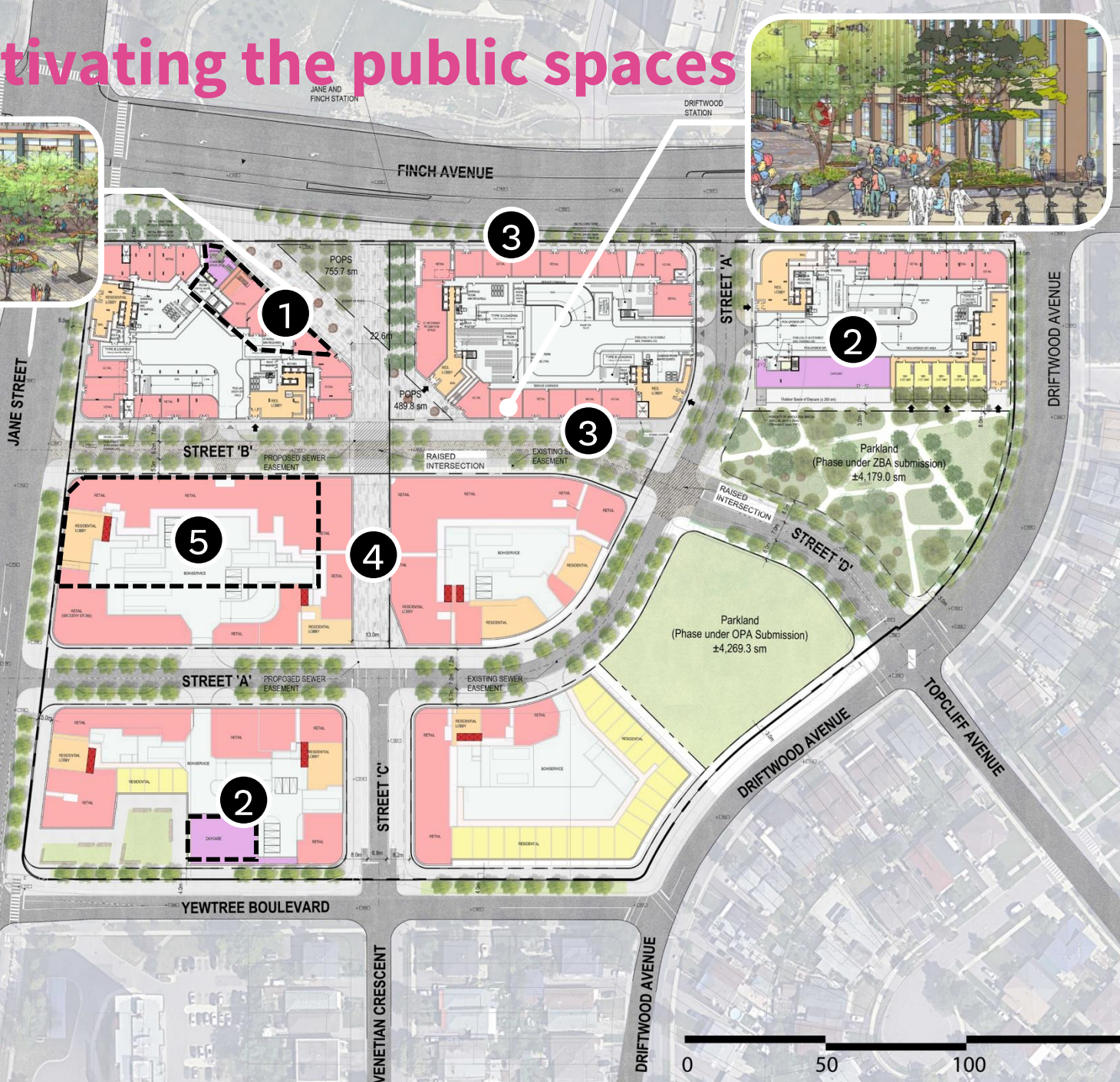
jfm+ activating the public spaces



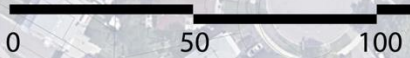
- 1. Community Space (entrance on ground flr, space on 2nd flr)
- 2. Daycare



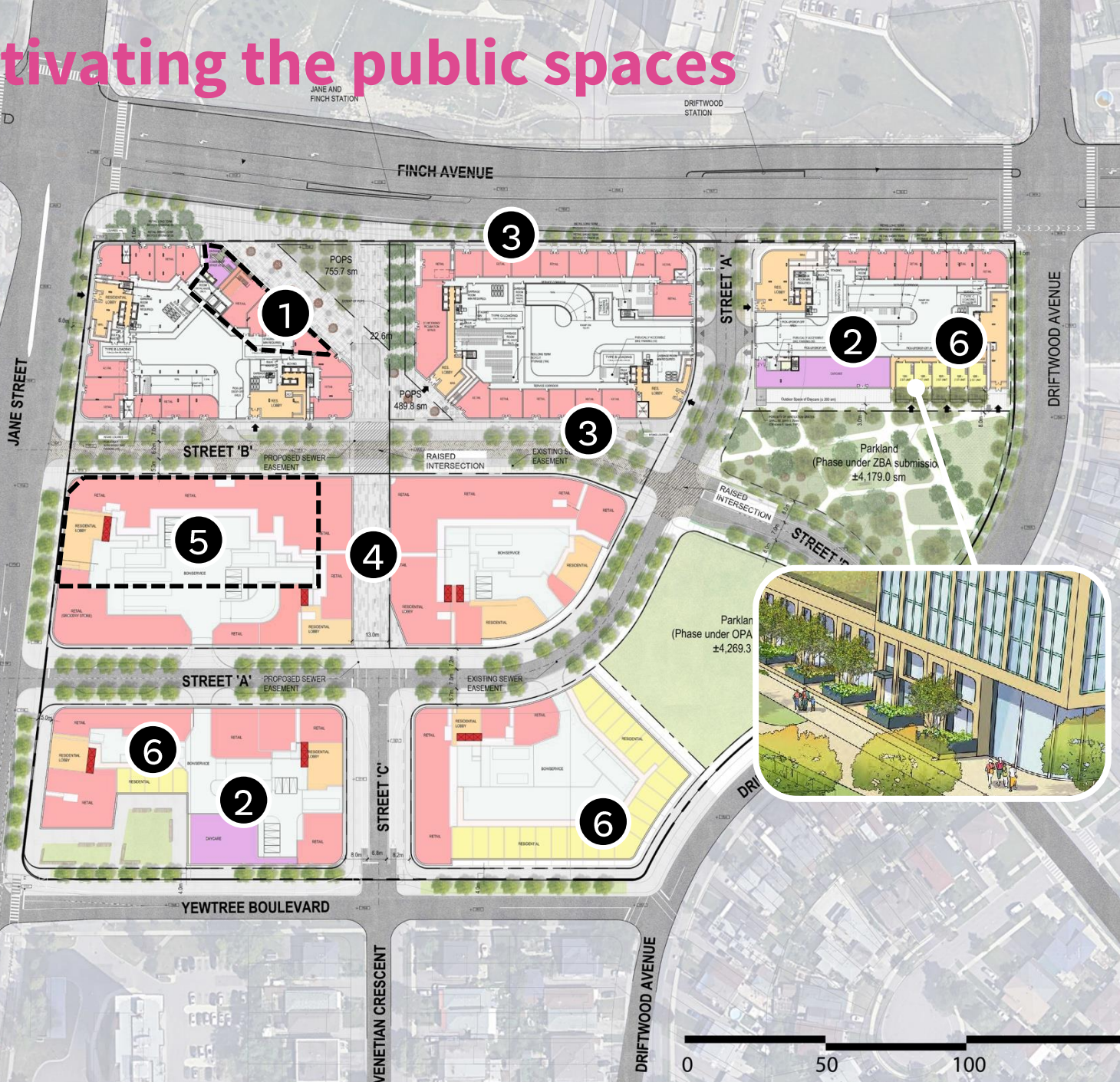
jfm+ activating the public spaces



- 1. Community Space (entrance on ground flr, space on 2nd flr)
- 2. Daycare
- 3. Community Serving Small Retail Space
- 4. Micro-Retail Opportunities
- 5. Food Store Potential



jfm+ activating the public spaces



- 1. Community Space (entrance on ground flr, space on 2nd flr)
- 2. Daycare
- 3. Community Serving Small Retail Space
- 4. Micro-Retail Opportunities
- 5. Food Store Potential
- 6. Street level residential units facing new parks or existing neighbourhood edges



0 50 100

jfm+ overall phasing

The first development phase will be located on the Site's northwest corner at the intersection of Jane and Finch.

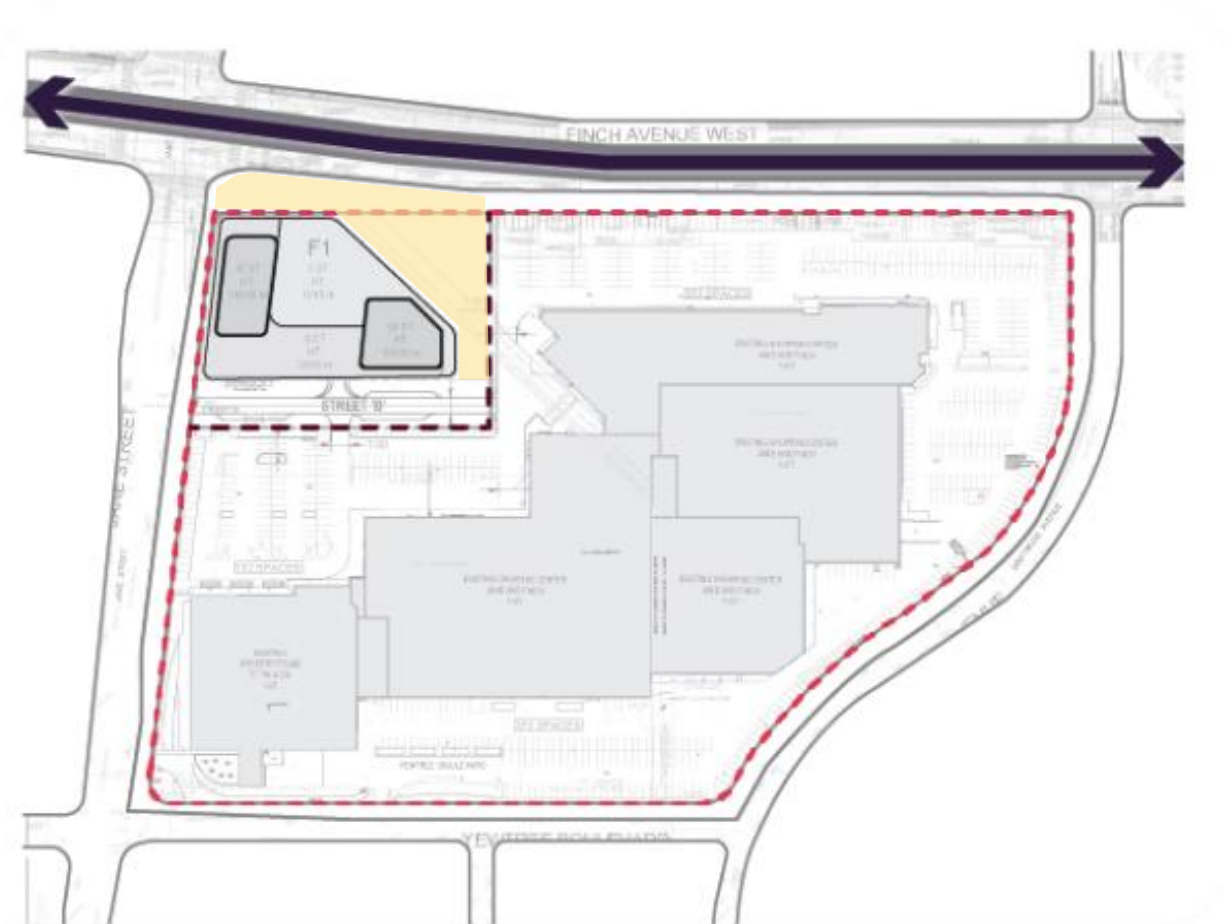
Development here can occur with minimal disruption to the operations of the mall.

- **1,029 units** of new housing
- **Maintains the mall as is**
- **Adds ~21,000 sqft** of new community-serving retail and services

Community benefits delivered include:

- **~5,000 sqft** community space
- **~15,000 sqft** community plaza (POPS)

Phase A: Block 1
5 years +



jfm+ overall phasing

Block 2 includes the development of the northeast corner of the site. Development here would require a small portion of the mall to be removed and reconfigured.

- **724 units** of new housing
- **Adds ~22,800 sqft** of new community-serving retail and services
- Creates a **new public street**

Community benefits delivered include:

- A **childcare** facility
- **~45,000 sqft** neighbourhood park (slightly larger than the FreshCo)

Phase A: Block 2 10 years +



jfm+ overall phasing

Block 3 would occur across the remaining portion of the Finch Avenue frontage. Development of Block 2 would require the Mall's north wing to be removed and reconfigured.

- **977 units** of new housing
- **Adds ~11,800 sqft** of new community-serving retail and services
- A new **east-west retail street** connecting the mall to the new development

Community benefits delivered include:

- **~4,000 sqft** community plaza (POPS) expansion

Phase A: Block 3 15 years +



jfm+ Phase A: Block 1 - 3

+ 5 to 15 years

43 STY

50 STY

45 STY

35 STY

37 STY

27 STY

Plans for Block 1, 2 & 3 include approximately:

- 2,720 new units
- 46,500 sq ft new retail
- 5,000 sq ft community use space
- 28,000 sq ft new community plaza space
- 5,000 sq ft daycare
- 1 acre of public park

The following images are only meant to illustrate the sorts of things that could take place in these spaces, based on what we've heard.

The design and programming of these spaces will be determined through separate processes, whether that be through the future jfm+ community benefits work or city-led processes when it comes to the design of public parkland.

jfm+ Community Space, Community Plaza and All-Day Active Uses

Clear views to the Mall entrance are important in the interim condition

We heard that in the short-medium term views should be preserved back to the Mall from Finch Ave and the future community plaza

SHOPPERS

Distinct façade articulation and definition

We heard that the future community space should have clear address from the corner of the Jane Finch intersection and have a strong identity at-grade.

JANE FINCH COMMUNITY SPACE

VINTAGE

CYCLE

MAFT

Active landscape elements

We heard that having playful and engaging elements in the design are important for enjoyment and comfort within the plaza space.

Making space for public art

We heard arts and culture play a significant role in the community and should be incorporated in the plaza and building design, in partnership with local artists.

Strong connections to the intersection

We heard the plaza should orient from the site towards Finch Ave. and support generous space at, and connections to, the intersection.

jfm+ A new retail street



Creating an animated two-sided street

We heard an enthusiasm for green and walkable streets, with lots of opportunities for street life, outdoor seating, local markets, cafes, and more.

Retaining the Mall through change

We heard support for maintaining the Mall through phased development as it is a critical source for retail goods but also of social space.

Support for local businesses through small-scale, accessible retail units

We heard interest in creating multi-faceted spaces that could support small businesses and entrepreneurship.

View of 'Street B' Looking West

jfm+ Park and Daycare

Relationship to the long-term vision

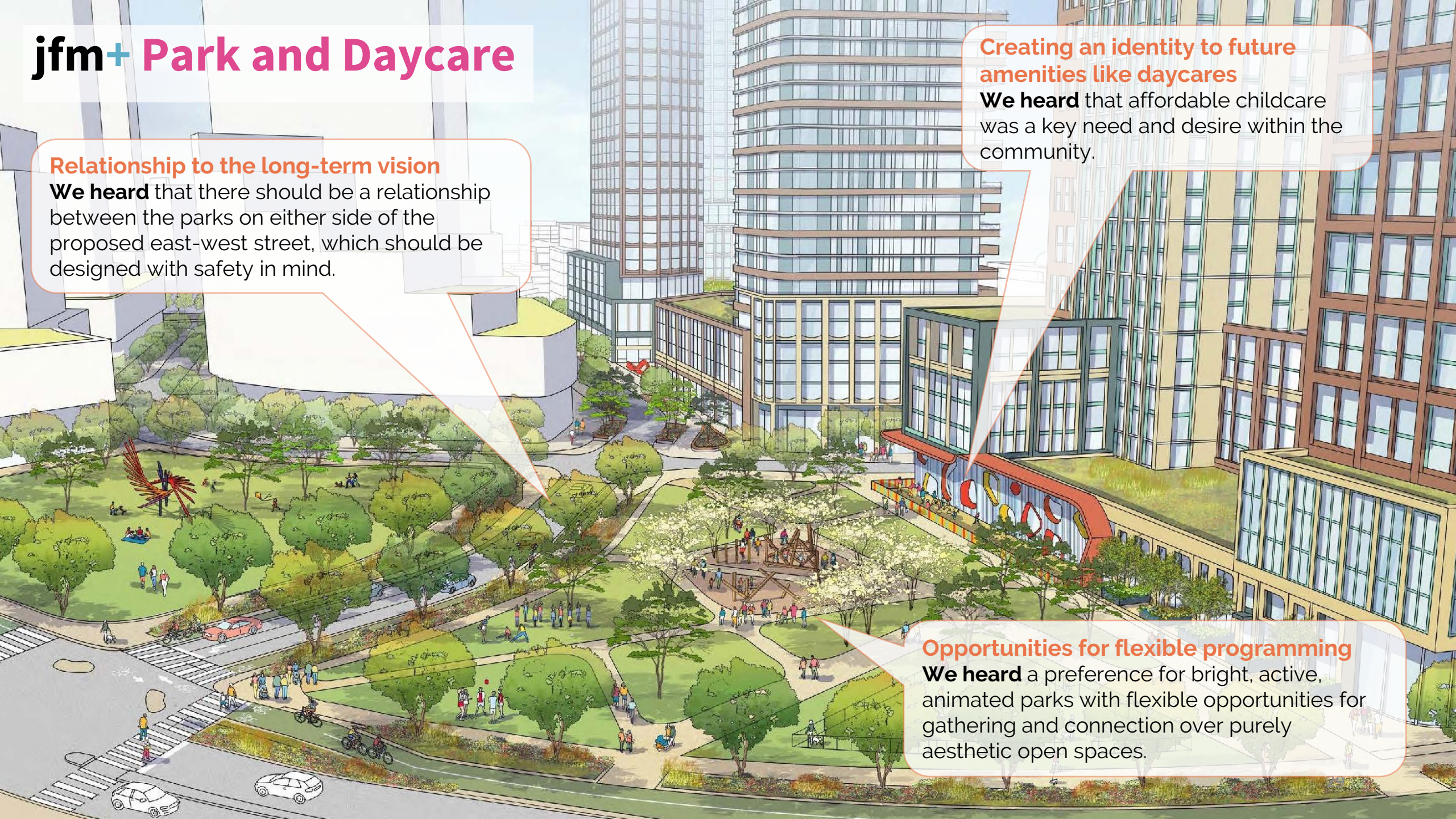
We heard that there should be a relationship between the parks on either side of the proposed east-west street, which should be designed with safety in mind.

Creating an identity to future amenities like daycares

We heard that affordable childcare was a key need and desire within the community.

Opportunities for flexible programming

We heard a preference for bright, active, animated parks with flexible opportunities for gathering and connection over purely aesthetic open spaces.



what the Jane Finch Mall Site could look like in... 20+ years (Phase B)

In the long term, the remainder of the Site may continue to be developed with more homes, shops, community services, and parks.

Ranging from 10-38 STY



Overall View Looking Northwest

jfm+ Community Benefits Pillars

Based on engagement to date, the **jfm+** vision for community benefits builds on the long history of the Jane Finch community, the Mall itself, its neighbours, and detailed, years-long work undertaken by local groups.

Centred around five key pillars, the strategy looks to ensure the benefits of redevelopment on the Mall Site also flow to local residents.

Affordable Living

A spectrum of affordable housing distributed throughout the site, with aspirations to exceed minimums and explore innovative partnership opportunities.

Childcare facility delivered within the first major phase of redevelopment

Community-Stewarded Space

A community space in Block 1 **stewarded by the community**, with adjacent programmable outdoor plaza space for events and programming.

Interim **space in the Mall is already open and available** for local groups, and further opportunities will also be explored over time.

Local Capacity-Building

Dedicated funding for local community groups to research space use options and legal models for future community assets, pilot programming, and potentially establish new governance structures

Supporting Local Entrepreneurship

Physical and social infrastructure that **supports an ecosystem of local entrepreneurship**, with flexible micro-retail spaces, supportive medium-scale spaces, and large-scale anchor grocery retail, with **funding for business support services** and programming to draw traffic for fledgling retailers.

Long-term Economic & Cultural Opportunities

Reflecting the community's history and culture in public realm design, public art and community uses.

Prioritizing local jobs and training with subtrades, local artists, design firms, and in building operations. Introducing **committees to guide economic and cultural decision-making.**

Thanks for coming and all your contributions over the last 2 years!

