





# CHANGE IS COMING

The Jane Finch Mall (“the Mall”) has been located at the heart of the Jane Finch neighbourhood for over 50 years. Situated on a 6.86-hectare site at the southeast corner of the Jane and Finch intersection, the one-storey shopping centre is home to a range of large national retailers alongside diverse small-scale businesses, public and social services, and spaces for community members of all ages to enjoy and meet their daily needs. This Mall, along with the pathways and parking lots surrounding it, have been a central place for retail and gathering, evolving over the years with the community, in different ways.

Since its development in the 1960s, the Jane Finch Mall has expanded incrementally in response to changing community needs. As homes grew around the Site, the Mall grew to serve these residents as well, whether it be through important services like a grocery store or culturally-tailored shops that help the community maintain active connections to their diverse roots. The Owners of the Mall have been committed to the community from the start, working hard to invest in a range of improvements, including community events and expansions that have allowed for new retailers over the years.

Now, with recent investments in the Finch West Light Rail Transit (LRT), the community is entering a new period of change - and this includes the Mall Site.

While improved transit will help to better connect the community to jobs and services throughout the City, the resulting investment will also bring new people and jobs to the neighbourhood. This change presents an opportunity to address important community needs by introducing new amenities and services to contribute to the development of a more complete community that continues to welcome Torontonians as it's always done.



1962



1967



1968



1981



2023

The Jane Finch Mall has evolved with the community over time.

# PLANNING FOR CHANGE THROUGH THE JFM+ PROCESS

Continuing with the spirit of evolution, the Mall Owners and Staff launched the **jfm+ (Jane Finch Mall Plus)** process in 2021 to engage the local community around a shared vision for the Site. This two-year process sought to understand what change could look like; how it could best respond to community needs and aspirations, as well as the planning policy context and ownership objectives. In addition to the Owners and Mall Staff, the process was supported by an engagement team of 15+ members with deep roots in the local community, along with a planning and design team, all of whom brought different perspectives and expertise to inform priorities and interests on the Site.

**jfm+ went beyond the typical planning process for a privately-owned site** to engage early with the community, before preparing a formal development application submission for the City. This was done using a variety of methods, guided by seven principles which were developed with community early in the process, and through four key phases.

1. **Pre-engagement**, which involved one-on-one interviews with individuals and organizations to get a sense of how the community was doing, their thoughts on change, and how they'd like to be engaged through the process;
2. **Phase One – Goals & Visioning**, which focused on listening to community priorities and values, and understanding how folks interact with and relate to the Site;
3. **Phase Two – Framework Development Ideas**, which engaged the community on initial structuring ideas for the Site based on previous feedback and balancing of priorities; and
4. **Phase Three – Concept Plan**, which explored what new buildings, streets, and open spaces could look and feel like, as well as a preliminary concept plan for the Site.

## JFM+ GUIDING PRINCIPLES

Now and in the future, the Jane Finch Mall Site should be...

**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 makes 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 and responsive process that supports community involvement in shaping the neighbourhood



The community was engaged using a variety of methods, including presentations, and mobile and design-based workshops in the Mall and jfm+ Storefront Space. A set of principles were established with community early on to guide the process.



# THE PROPOSAL

The jfm+ process resulted in a Proposal for incremental change on the Site to introduce:

- new homes, shops, services, and community facilities at transit-oriented densities;
- a diverse range of new parks and open spaces;
- new and green pedestrian-friendly streets with cycling and landscaping; and
- uses and spaces throughout the Site that will connect people, provide a platform for community life and support daily needs.

Transformation over time will reflect the importance of this Site as a gathering place, offering new ways for the community to come together and celebrate their rich diversity, history, and culture. It starts with the intersection and a new signature development that will offer indoor and outdoor space for the community and their interests. And it's a pattern that can grow over time, providing opportunities for small businesses, expanding a network of people-oriented spaces and delivering new parks and services.



A signature community space is planned within the first block of development in response to the community's desire to maintain a continued presence at the intersection and gain access to spaces they can steward and program for local organizations and initiatives.

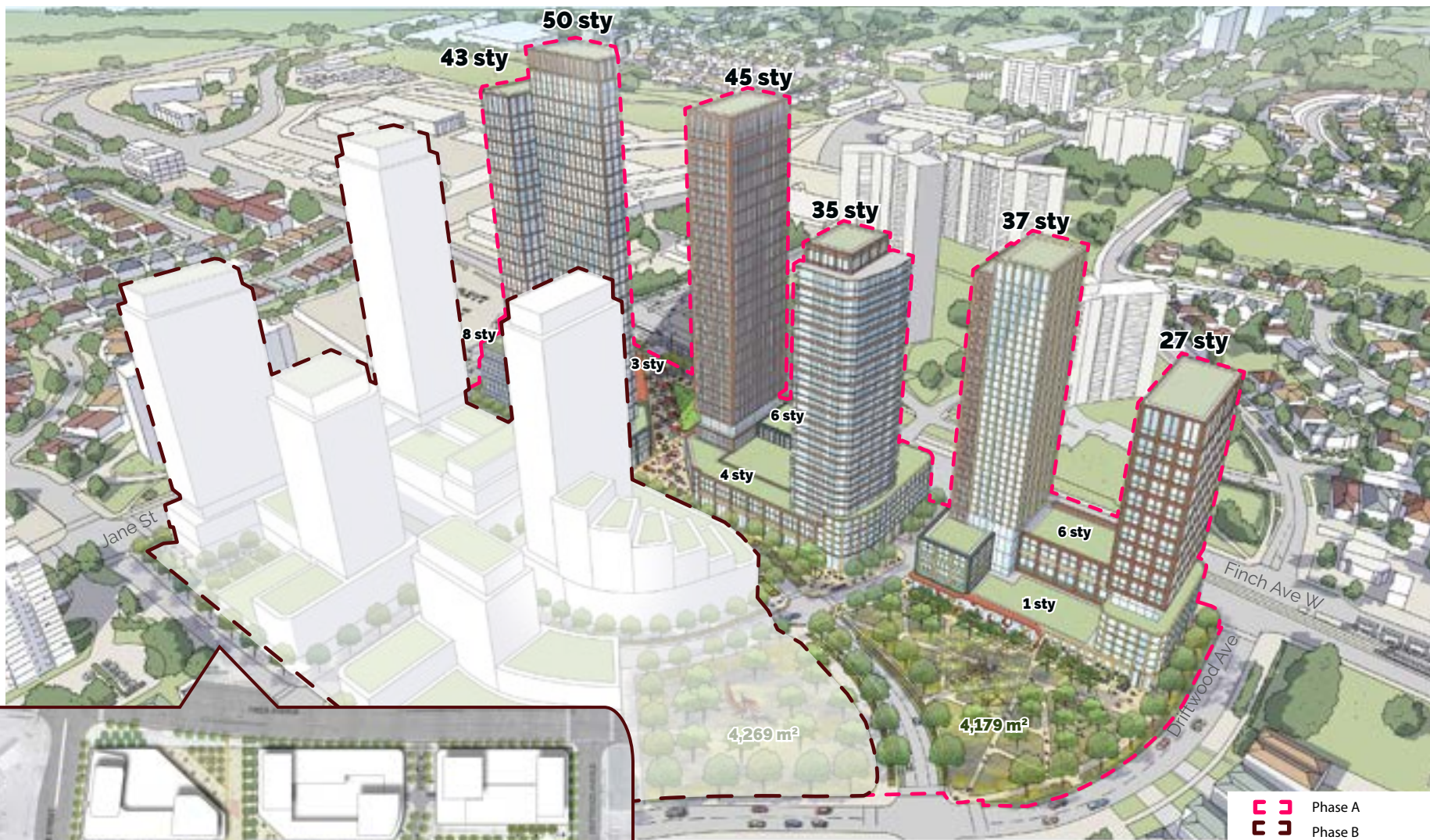


A new east-west street that will be green and pedestrian-focused, animated by new retail, residential, and community uses along with the Jane Finch Mall in an interim condition.



A new neighbourhood park that can expand as the Site evolves over time, offering flexible programming opportunities and lined with community-serving uses.





Implementation of The Proposal will occur over many years, across two phases: Phase A being medium-term development blocks and Phase B being long-term. In Phase A, development takes place on the Site's parking lots and the majority of the Mall is maintained. In fact, there are no plans to redevelop all of the Jane Finch Mall at this time.

We planned for development in the long-term to ensure Phase A developments work with potential future redevelopment of the Mall, as envisioned by Phase B. Planning in this way establishes a logical pattern of streets and blocks that can be extended over time, when and if it is required.



# TRANSFORMATION OVER TIME

The Proposal has been crafted with a deep understanding of the importance that the Jane Finch Mall has for its tenants, the Mall Owners, and the local community. In recognition of this, a phasing strategy has been developed alongside the Proposal to support incremental change and an interim plan in which the majority of the Mall remains in place within the short to medium term. This is achieved by focusing development over the next decade or so along the Finch Avenue West frontage. Development across the northern portion of the Site will deliver three new buildings and open spaces while keeping most of the Mall intact within the southern two-thirds of the Site. In the long term, the complete vision is realized by redeveloping the remaining portions of the Site. As a formal zoning by-law amendment application for the remaining portions has not been pursued at this time, the specifics of development on these later blocks can be determined based on the context and needs of the community at a future time.

Each of the blocks within both phases will include new residential development along with other spaces or places that will benefit residents, existing and new.



**Phase A1**

- \* 1,029 units of new housing
- \* 1,970.1 m<sup>2</sup> of community-serving retail and services
- \* 465 m<sup>2</sup> indoor community space connected to a 1,461 m<sup>2</sup> community plaza



**Phase A2**

- \* 724 units of new housing
- \* 605.6 m<sup>2</sup> of community-serving retail and services
- \* 4,179 m<sup>2</sup> of new public parkland
- \* A childcare facility



**Phase A3**

- \* 997 units of new housing + new retail and services
- \* 2,127.4 m<sup>2</sup> of community-serving retail and services
- \* 385 m<sup>2</sup> expansion of the community plaza



**In the long term, Phase B could deliver...**

- \* ~1,900 units of new housing, along with space for retail and services, including a grocery store
- \* 4,269 m<sup>2</sup> of new public parkland
- \* Additional community amenities, such as another childcare facility and micro-retail hub

# DELIVERING ON COMMUNITY BENEFITS

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.

## Pillar One: Affordable Living

A spectrum of affordable housing options distributed throughout the Site, with aspirations to exceed minimums and explore innovative partnership opportunities. Childcare facilities delivered with the first major phase of redevelopment.

## Pillar Two: Community-Stewarded Space

A community space in Block 1 stewarded by the community, with adjacent programmable outdoor plaza space for events and programming. Current and future opportunities for interim space in the Mall for community organizations.

## Pillar Three: Community-Stewarded Space

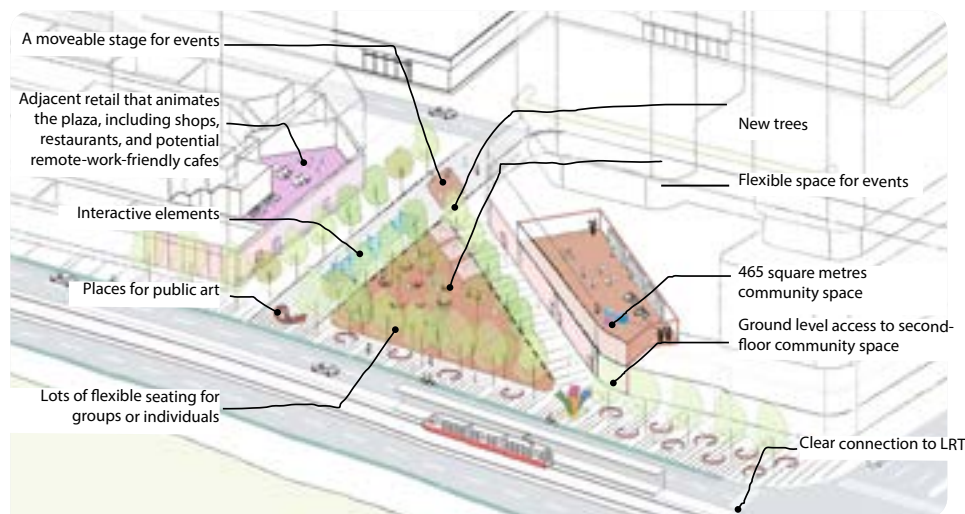
Physical and social infrastructure that supports an ecosystem of local entrepreneurship, with flexible micro-retail spaces, supportive medium-scale spaces, and large-scale anchor grocery retail. Business support services and programming to draw traffic for fledgling retailers.

## Pillar Four: Long-term Economic & Cultural Opportunities

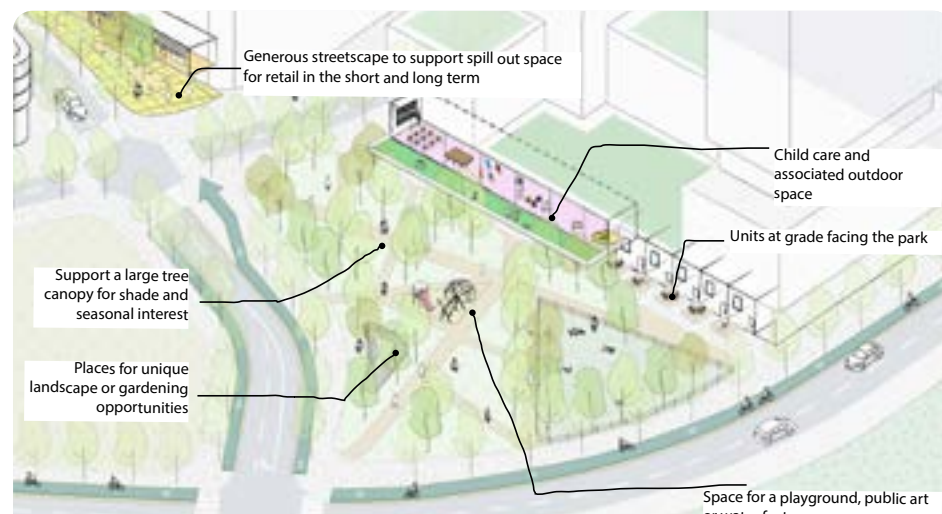
Reflecting the community's history and culture in public realm design, public art, and community uses. Prioritizing local jobs and training with subtrades, local artists, design firms, and in building operations. Introducing committees to guide economic and cultural decision-making.

## Pillar Five: 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.



The first block of development in Phase A includes a new community space and outdoor plaza.



The second block of development in Phase A includes a new public park and daycare space.

## Next Steps

Applications in support of this Proposal were submitted to the City of Toronto in August 2023 and are currently being processed. Check the jfm+ project website and the City of Toronto's application information centre portal for updates and additional information.

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