



October 25, 2021

Delivered via Email: PHC@Toronto.ca,
Gregg.Lintern@Toronto.ca,

Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

Re: Item PH28.1 Planning and Housing Committee. Inclusionary Zoning Official Plan Amendment, Zoning By-law Amendment and Draft Implementation Guidelines

This letter serves as a call for action for the Planning and Housing Committee to maintain commitments made by City Council in [September 2020](#) to direct that the Little Jamaica neighbourhood receive Inclusionary Zoning (IZ), as well as the required protected major transit station area (PMTSA) designations to implement the policy.

The implementation of IZ is a critical opportunity for the City of Toronto to protect the cultural heritage of this historic neighbourhood by increasing its capacity to stop the displacement of Black and other residents who rely on affordable housing. This displacement is noted by the City to be a symptom of systemic anti-Black racism.

We request that staff be directed by the Planning and Housing Committee to make the following changes to the IZ Official Plan Amendment (OPA) and Zoning By-law Amendments (ZBA) that are in the report before you:

1. Add the area within the boundary of Castlefield Avenue and Roselawn Avenue to North, Keele Avenue to the West, Rogers Road to the South, and Allen Road to the East to an Inclusionary Zoning Market Area (IMZA). (As illustrated in Appendix - A).
2. Determine whether this Little Jamaica Inclusionary Zoning Market Area should be an extension of the IMZA-2 policy or the IMZA-3 policy.

City Council's passing of MM24.36 'Supporting Black-Owned and Operated Businesses and Preserving the Cultural Heritage of Eglinton Avenue West's "Little Jamaica"' responds to and honours years of advocacy from Black and diverse community members living in and connected to the Little Jamaica neighbourhood.

Community members urge you to see that the exclusion of Little Jamaica from identified Market Areas for Inclusionary Zoning has a direct impact of systematically marginalizing Black residents and others who have sought affordable housing in Little Jamaica. The neighbourhood has seen massive land value increases as a result of municipal, provincial, and federal investment in the Eglinton LRT. Further, Little Jamaica's location, adjacent to neighbourhoods planned for Inclusionary Zoning, make our community increasingly vulnerable to secondary market impacts. It is anticipated that the exclusion of Inclusionary Zoning in Little Jamaica will result in developers choosing to build here, without the benefit of including affordable housing.

Housing affordability is an integral component of protecting the cultural heritage of the community we love so much. We sincerely hope that the Chief Planner and Planning and Housing Committee will honour their obligations under the Little Jamaica & the Eglinton West Neighbourhoods planning studies, and move forward in solidarity with us by directing for Little Jamaica to receive Inclusionary Zoning in this first phase of the City of Toronto's implementation of Inclusionary Zoning, as had been promised to the community not less than a year ago.

Sincerely,



Oakwood Vaughan Organization
(OVCO)
Bill Worrell
Chair, OVCO



Black Urbanism TO (BUTO)
Romain Baker
Chair, BUTO



CP Planning
Cheryll Case
Founder, Principal Urban Planner



York South Weston Tenants Union (YSWTU)
Chiara Padovani
Co-Chair, YSWTU

Appendix - A



Boundaries for the Little Jamaica neighbourhood are as illustrated in Appendix B

