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116 Industry St.
Toronto, Ontario
M6M 4L8

Phone
416-769-0830

Fax
416-769-9912

Internet
www.lefca.org
info@lefca.org

Charitable Number
119241859RR0001

President
Alex Kroon

Vice Presidents
Kathy Conteh
Fotios Saratsiotis

Past President
Fotios Saratsiotis

Executive Director
Peter Frampton

*... and the day came when
the risk to remain tight in a
bud was more painful than
the risk it took to blossom*

Anais Nin

Etobicoke-York Community Council
Etobicoke Civic Centre
Main floor, 399 The West Mall
Toronto, ON M9C 2Y2

January 4, 2022

Dear Chair and Community Council Members,

Subject: EY29.2 Picture Mount Dennis Planning Framework Study -
Consultant's Final Report

I am writing on behalf of the Learning Enrichment Foundation (LEF). We are the legal owners of the properties municipally addressed as 1240, 1246 and 1250 Weston Road in the City of Toronto.

The properties are located on an Avenue as identified on Map 2 of the City of Toronto Official Plan and are currently designated as Neighbourhoods. The properties are located within the study area of the Mount Dennis Planning Framework and are recommended as future Mixed-Use Areas within the Protected Major Transit Station Area.

We recognize that the Mount Dennis Planning Framework Study and the long-awaited opening of Mount Dennis Station on the Eglinton Crosstown represent a transformative opportunity for our community. The Secondary Plan also represents an opportunity to manage growth and deliver on the fundamental needs of our community.

For over 40 years, The Learning Enrichment Foundation has been providing integrated community services to individuals and families in Mount Dennis and across the former City of York. We are continually working to expand our services to meet the evolving needs of our community. To that end, we have been working with our neighbours in Mount Dennis to advance the development of the above noted property, and to ensure that the redevelopment meets the needs and expectations of our community.

LEF consulted the Mount Dennis community to create a vision for the redevelopment of our properties. We consistently heard that affordable housing and vibrant streetscapes is the top priority for our neighbours. There is real and warranted concern about gentrification and displacement in Mount Dennis. LEF is committed to delivering as much affordable housing as possible through our redevelopment

project but the Study' proposed land use plan and design guidelines pose challenges. A "human-scaled main street" with sunny sidewalks does not benefit the residents who are forced out our neighbourhood because they cannot afford a place to live. Nor does it allow for small businesses to flourish. The priority of affordable housing must not be overlooked.

We see that equity is a major consideration through the planning this process but feel that the Secondary Plan should go further to addressing equity. The Study's Final Report identifies significant vulnerable populations in the Mount Dennis neighbourhood through its background work and consultation. Incomes in the community are lower when compared to the City as a whole and the community has a higher prevalence of individuals receiving more social assistance and employment insurance. There is a risk of displacement of vulnerable residents if the land use plan does not properly consider these populations. Based on the demographics of Mount Dennis, the BIPOC community will be disproportionately affected.

The displacement of residents and local small businesses is articulated as a key concern in the report.

We are encouraged to see that the Study provides some recommendations to support small business, community services and affordable housing. We do not however see these recommendations reflected in the planned built form and land use framework for the Study Area. We also feel that the opportunity provided through policy tools such as the Protected Major Transit Station Area, which enables inclusionary zoning, are not fully realized in the reports recommendations.

The ongoing supply and new development of rental tenure and affordable housing is vital to supporting residents in our community, avoiding displacement through gentrification and ensuring a vibrant and equitable Mount Dennis.

We feel that equity should be a major consideration throughout this process and the specific needs of existing and future populations within our community should be considered and addressed. We feel that land use and built form policies should lay a framework for a complete community, supporting the needs of equity-deserving and existing vulnerable populations and make space for community services and ample affordable housing options. Providing affordable housing and community services is a challenge currently faced across the City of Toronto. We feel that opportunity is here, to now face that challenge in Mount Dennis and to sustain and grow our caring and supportive community.

Sincerely,

THE LEARNING ENRICHMENT FOUNDATION



Per: Peter Frampton, Executive Director