



414 Rushton Road, Toronto, ON. M6C 2Y3; info.ovco@gmail.com

11 November, 2022

Dear members of the Toronto and East York Community Council,

Oakwood Vaughan Community Organization (OVCO) is a registered, not for profit charity. Our community is Eglinton West, Dufferin/Oakwood/Vaughan Road. We are home to Little Jamaica. With a signed-up list of 250 supporters and members, OVCO is widely recognized as a voice of residents. We are known by and collaborate with many local agencies and all three levels of government.

The Futures Search community planning project is among the many community projects that we are leading. Soon to be released, it addresses these six issue areas: Affordable Housing, Environment, Seniors, Culture, Youth, Economic Vibrancy, and Mobility. Affordable Housing and the impact of gentrification on our traditionally working class neighbourhood is our priority concern at this time. Most concerning is the impact of rising rental costs and the disappearance of affordable options for residents, leading to displacement of long-time community members. In the home of Little Jamaica, the data shows that Black residents are leaving at the highest rate of all ethno-cultural groups, adding another chapter to the long history of forced displacement of peoples of African origin.

Within Toronto, our community has a higher-than-average percentage of tenants, and low-income tenants in particular. Many are living on limited incomes. Many tenants are racialized. **Affordable housing is a priority issue in our community. Before the recent municipal election, OVCO spoke to city planning and our Councillor about how the provision of new affordable units, family sized units and accessible units for older residents should be a planning priority on this site.** During the election, many candidates spoke of the affordable housing crisis and the urgent need to address this issue. We are now asking TEYCC to give the City Solicitor and other staff who will participate in the OLT process a clear direction that reinforces our affordable housing priorities as the City continues to work with the applicant in an attempt to resolve outstanding issues on this site.

This proposed large development at 645 Northcliffe will undoubtedly be very profitable. OVCO wants to specifically re-state our City Planning priority for the creation of new affordable housing in our community. Residents are very concerned by the rapidly increasing reduction of affordable housing in our community and the increasingly aggressive stance by landlords to reconvict or otherwise increase costs for tenants. OVCO is presently, through our Community Land Trust sub-group, working with partners, to create a CLT. The timing of this development is well-suited for our ongoing process of this effort. In our opinion, any new development that does not contribute in a meaningful manner to the housing affordability crisis is unacceptable. You now have before you a concrete and doable proposal that, even within the increasingly restrictive limitations imposed by the province, can be implemented.



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Affordability is a critical issue, and we hope that you can address it for the sake of our community.

Sincerely,

signature

Bill Worrell, Chair

Oakwood Vaughan Community Organization.