

**Delegation to the Toronto and East York Community Council  
June 22, 2023**

**Re: TE6.15 - 632-652 Northcliffe Boulevard - Zoning By-law Amendment and Rental Housing Demolition Applications**

By Bill Worrell, Chair  
Oakwood Vaughan Community Organization (OVCO)

I'm here today representing a coalition of groups in the Oakwood Vaughan little Jamaica Community. Our includes Oakwood Vaughan Community Organization (OVCO), Toronto Community Benefits Network, Black Urbanism TO, and Keele Eglinton Residents. Over the past year, we have the negotiating with the developers, Core Development Group and Shannondale Developments in efforts to address collaboratively some critical community issues.

Little Jamaica, Oakwood Vaughan is presently witnessing applications of numerous large developments. These applications on one hand, can offer benefits to our community, but on the other hand, can bring huge changes to our historically significant neighbourhood of Little Jamaica, Oakwood Vaughan. Development has been a major factor in the ongoing displacement of our community members and small businesses. The socio-economic group particularly affected by displacement are persons of African origin. This is happening in the historically significant home community of Little Jamaica.

OVCO is working on several anti-displacement initiatives. OVCO is committed to supporting residents who want to stay in this community and not be obliged to leave for economic reasons. One such initiative is the development and implementation of a Right to Remain policy and practice. At present time some tenants have the right to return to new developments that replaced former rental housing. There are cities in North America that in addition to a right to remain policy these tenants are guaranteed to be temporarily housed in immediate area of residence, and thereby stay in their community and easily return to the new development. This ensures that tenants are not displaced to far away regions of the city, where they would tend to settle as a new development is built and never return two or three years later to their home community. In our meetings with developers we encourage a right to return practice whereby developers ensure that tenants are able to stay in their home community during construction and return to their original location once the new development is complete.

We are presently in the process of defining how we will collaborate with the developers of this particular site in an effort to reach a common understanding of how new developments can benefit the community. Both the Core Development Group and Shannondale Developments have explicitly expressed, and I quote "It is our preferred approach to work with community groups, as we think this will lead to more broad, productive, and tangible outcomes." We have already made some progress in this in the early stages of this process, and we intend to codify and agree how we will continue

to work together in the future in this relationship.

At this time our community coalition is jointly writing a draft document which we hope will become a memorandum of understanding with the Developers to guide us in this effort, that will also enrich the ability of the developers to irrelevant to the community. Concretely I want to tell council that we have made some progress, and that we are hoping to have a finalized agreement with these developers in the next few weeks. We are hopeful that we can achieve an outcome that is beneficial for all.

This is a unique opportunity to collaborate. As we move forward in this process, our goal is to demonstrate to other communities and developers in our community how to engage in a process that is beneficial to all parties.

Thank you.