



Cheryll Case

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To: Confronting Anti-Black Racism Advisory Committee

Date: May 28, 2026

Re: CR10.3 - Action Plan to Confronting Anti-Black Racism - Year 5 Update Report

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Dear Chair Morley and Members of the Confronting Anti-Black Racism Advisory Committee,

I am writing to for the following reasons:

1. Thank the Committee and CABR for it's leadership in advancing targeted solutions for universal benefit



2. Provide an on the ground account on the need for the 10-Year Action Plan to support scaling up investment into community-led planning
3. Request your advice on process issues in the Little Jamaica Planning Framework that are having negative impacts on Black renters

In the account given, it is important to emphasize that I engage in this work with dedicated funding for my time to participate in local planning processes – co-developing community-led solutions with my neighbours, and engaging with city-led planning in effort to build alignment. Most neighbourhoods, in fact, only a spair few, have dedicated resources. The lack of dedicated resources creates significant barriers to adequate advancement in aligned with the City's goals to address systemic anti-Black racism and align with the goals of [Inclusive Economic Development](#) or the [Housing Charter](#).

1. Thank You

Thank the Committee and the Confronting Anti-Black Racism Unit for your continued leadership in advancing the City of Toronto's commitments to confront anti-Black racism in the planning of our neighbourhoods.

To the Committee, my appreciation includes high regard for your work on [CR8.5](#) and [CR9.3](#) where you've made recommendations for funding allocation in the City budget to support resident goverened community-led planning. This recommendation is critically important. Community-led planning is not an optional supplement to city-led planning; it is a necessary condition for equitable, accountable, and effective decision-making in neighbourhoods where Black communities are experiencing displacement, cultural erasure, and exclusion from the systems that shape land, housing, business, public space, and belonging.

To the Confronting Anti-Black Racism Unit – in addition to our early work in Little Jamaica, with you supporting Community in Public's 2019-2021 [Black Futures on Eglinton](#) arts-based community cultural mapping study - I am proud to have worked closely with you from 2022 - 2025 on our collaborative effort alongside [ULI Toronto](#) to identify solutions to the displacement of Black communities around Transit. In addition to that this work received a ULI Social Impact Award, as voted on by 40 ULI districts, the relationships that I have built with the Jane Finch community leaders continues to be incredibly impactful. The ULI report produced from our collaboration identified the need for City government to plan with communities – by implemeting community and city partnership tables to oversee local planning, and engaging with residents in ways that are assessible to tenants. The success of this report makes clear to me that it is widely recognized, that funding for community-led planning is needed now. CABRAC, you can see the ULI report [here](#), and the final report of the series (produced by Community in Public) [here](#).



As the City moves toward a renewed 10-Year Toronto Action Plan to Confront Anti-Black Racism, I hope to see the City respect community expertise and immediately scale up investment into community-led planning, especially in neighbourhoods where Black residents, renters, businesses, and cultural spaces are facing displacement pressures. The Year Five Update identifies housing stability, reducing displacement, civic participation, and the Growing in Place Framework as continued priorities. Little Jamaica is one of the clearest examples of why this work must be resourced, governed, and implemented with community leadership from the beginning.

2. On the Ground Account on Need for Support in the 10-Year Action Plan

The ongoing planning process of the [Little Jamaica and Oakwood Vaughan Planning Framework](#) demonstrates why community-led planning is urgently needed. On [April 14, 2026, via item PH29.2, the Planning and Housing Committee](#) directed the Executive Director, Development Review, as part of upcoming stakeholder and community consultations, to establish a Stakeholder Advisory Committee to support the delivery of a final Little Jamaica Planning Framework that is culturally responsive and reflects the principles, shared understandings, and boundaries of the Little Jamaica community. Community members understood this direction to mean that the Stakeholder Advisory Committee would be established early enough to help shape the engagement process, including questions of boundary, stakeholder participation, anti-displacement, community priorities, and accountability. Several community members deputed or signed a joint letter requesting an advisory committee and/or the update of the Planning Framework's boundary. See Appendix A.1 for the collective letter submitted by Community in Public regarding this item.

Motions

Motion to Amend Item (Additional) moved by Councillor Josh Matlow (Carried)

That:

1. The Planning and Housing Committee request the Executive Director, Development Review, as a part of upcoming stakeholder and community consultations, to establish a stakeholder advisory committee to support the delivery of a final Little Jamaica Planning Framework that is culturally responsive and reflects the principles, shared understandings, and boundaries of the Little Jamaica community.

Motion to Adopt Item as Amended moved by Councillor Josh Matlow (Carried)

However, Development Review management has continued to advance public engagement before establishing the Stakeholder Advisory Committee. Community members have been advised that the Committee is not planned to be established until the Fall, with the study's final report also submitted that same Fall. Further, Development Review management described that

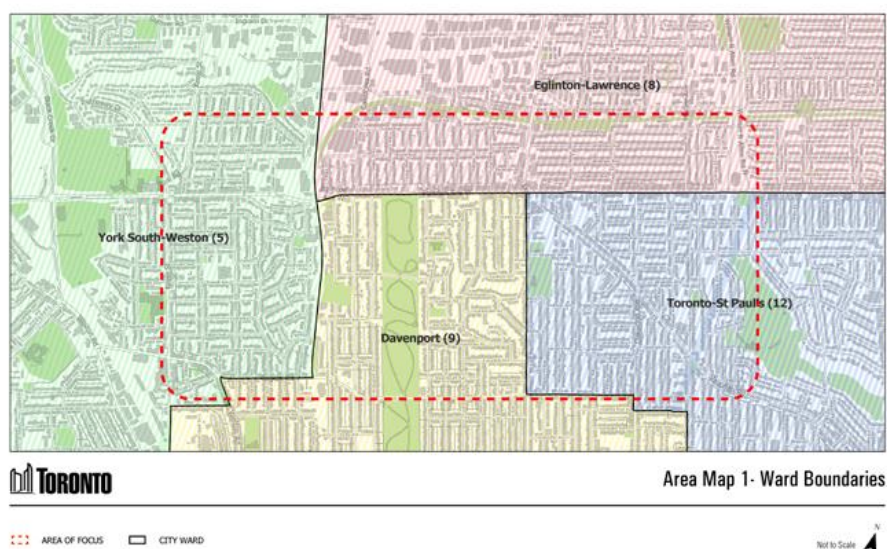


the role of the Stakeholder Advisory Committee may only be to “review” or “validate” work already shaped by staff. This sequencing risks turning the Committee from an up-front advisory and accountability structure into a late-stage validation body. That is not the same as meaningful engagement, and it does not reflect the scale of concern that Black communities have raised about displacement and anti-Black racism in Little Jamaica.

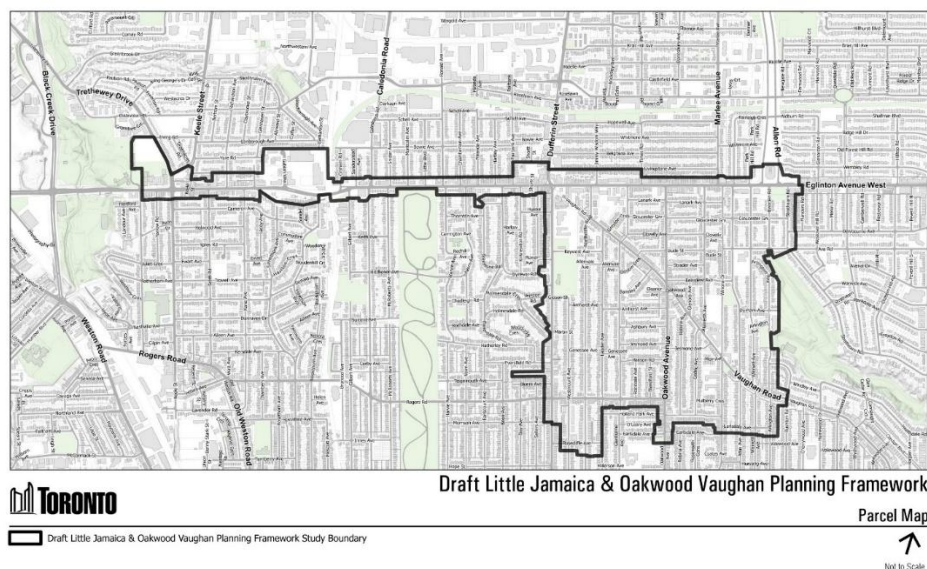
The concern on the lack of planning for a functional Stakeholder Advisory Committee is heightened by the human rights implication of the City to continuing their Planning Framework study with their new Little Jamaica study boundary. Community members have repeatedly flagged that the proposed boundary significantly reduces the area understood by community members as Little Jamaica and excludes areas facing serious housing precarity and displacement risk. Notably, the excluded area includes the site connected to the Ombudsman report - [Inaction by City staff left rooming house without heat, water and power for six months – Ombudsman Toronto](#).

Development Review has been advised that continuing with their proposed boundary and engagement sequence may have human rights implications, particularly in relation to Black renters and other marginalized renters at risk of displacement.

Below is the original Little Jamaica study boundary, as used in the 2022 [Little Jamaica Initiative - Master Plan and Aligned Initiatives: Introduction and Status Report](#)



To compare, see on the following page the boundary proposed and being used by Development Review in their engagement process for the design of the Little Jamaica and Oakwood Vaughan Planning Framework



In response to requests to meet with community representatives and a representative from a Little Jamaica Councillor's office to discuss alignment with Planning and Housing Committee direction, Development Review management responded that "staff are not scheduling additional meetings on this topic or preparing separate written summaries in advance of other planned discussions and consultations." This has raised serious concern about how process concerns related to Council direction, meaningful engagement, anti-displacement, housing rights, and anti-Black racism are being addressed before the City advances further public consultation.

3. Request

Considering the above, I respectfully make the following requests:

1. That CABRAC help me understand who would give Development Review authority to decline or indefinitely delay a requested meeting with community representatives and the local Councillor's office to discuss compliance with the April 14 Planning and Housing Committee direction – and what should be done considering this decision?
2. That the 10-year Action Plan to Confront Anti-Black Racism continue to and scale their investment of time and resources into supporting local planning processes conduct meaningful engagement with Black residents, and
3. That community concerns regarding the Little Jamaica and Oakwood Vaughan Planning Framework process be reviewed for insight in the production of the 10-year Action Plan as well as Social Development's follow up on the direction they received at [via item EC27.12 at the April 9th Community and Economic Development Committee](#) to consider your recommendations to scale up investment into community led planning through increased funding allocation in the 2027 budget.



Little Jamaica should not have to continue proving that displacement, housing instability, cultural erasure, and exclusion from planning processes are anti-Black racism issues. The City's own Action Plan, Year Five Update, Growing in Place work, HousingTO commitments, Official Plan policies, and Development Review Strategic Plan all point to the need for sustained investment, community governance, coordinated cross-divisional leadership, and meaningful participation in municipal decision-making.

I ask that to continue supporting the immediate funding and scaling of community-led planning, and to support clarity and accountability in the Little Jamaica and Oakwood Vaughan Planning Framework process. Planning for Little Jamaica must happen with community, not for community.

Sincerely,

Cheryll Case

Founder and Executive Director

Community in Public

Resident and community organizer, Little Jamaica / Oakwood Vaughan



Appendix

A.1 260413 - Letter Re: PH29.2 - Little Jamaica and Oakwood Vaughan Planning Framework - Proposals Report



Community in Public

Cheryll Case

Founder and Executive Director

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To: Councillors of the Planning and Housing Committee

Date: April 13, 2026

Re: PH29.2 - Little Jamaica and Oakwood Vaughan Planning Framework - Proposals Report

Dear Chair and Members of the Planning and Housing Committee,

We are writing to express both our appreciation for the continued attention to Little Jamaica, and to flag that the draft Framework, as presented, does not yet meet the scale, structure, or accountability required to effectively respond to the community's call for the City to address the displacement of renters or systemic anti-Black racism within land use, housing, economic, or social plans and/or processes.

Given the significant scale of public investment in the Crosstown LRT, the level of development pressure in the area, and the incredible leadership of grassroots organizations - the Framework must play a stronger role in guiding for more equitable outcomes. We recognize the City's intention to guide future planning policy, economic development, and community investment, including any future secondary plans, community improvement plans, and community development plans. Given this, it is essential that the Framework Plan, including its approach to community engagement - builds on previous work in partnership with the people who call Little Jamaica home.

Central to this work is the implementation of a coordinated, equity-centred approach that addresses systemic anti-Black racism, as directed by City Council and the Economic and Community Development Committee. To date, there has not been a clear public update on the status of the Partnership and Accountability Table directed in 2022, and the proposed Framework significantly narrows the planning boundary to primarily Oakwood Vaughan and the Eglinton corridor - excluding large portions of the Little Jamaica neighbourhood from planning protections or improvements, as well as social or economic development opportunities. This is significant, considering that the now excluded areas include the site where, in 2023, [inaction by City staff left a rooming house without heat, water and power for six months](#). A case some describe as one of the most harmful examples of systemic anti-Black racism in the City's decisions on housing.



Together, these shifts move away from the systemic, community-centred approach previously directed by Council, toward a more limited and fragmented framework. There remains an opportunity to correct course.

To ensure that this Framework responds to community leadership in asking for City staff and Council to ensure Little Jamaica is a place where renters are able to return, and thrive, we are calling for the following actions:

1. Restore the Full Community Planning Boundary

- Reinstatement of the original study area to reflect the full Little Jamaica neighbourhood - not just Oakwood Vaughan and the Eglinton corridor – while also extending the Western boundary to Bicknell as proposed in Framework Plan, in alignment with community reality. Original is the boundary as noted in the [2022 Little Jamaica Initiative - Master Plan and Aligned Initiatives: Introduction and Status Report](#). See Appendix 1 for diagrams.

2. Co-Create the Framework with the Community (Not Just Consultation)

- Shift from traditional consultation toward authentic co-creation and shared design of the Planning Framework. This requires working with the community through collaborative processes, transparently disclosing and jointly directing resources, and adequately resourcing community co-ownership in the process of gaining insights on what directions to take. The City should not externally procure planning/engagement services for the Little Jamaica Framework without collaboratively setting the scope and parameters with the Partnership and Accountability Table and Little Jamaica Coalition. The Little Jamaica community has already demonstrated sustained leadership through self-organized planning and implementation - often without City support. A co-creation approach recognizes this expertise and ensures the Framework is shaped with the community, not presented to it.

3. Establish Shared Governance and Accountability

- Implement a Partnership and Accountability Table, as previously directed by the Economic and Community Development Committee in 2022. To ensure accountability the list of community-leaders invited and selected to the Partnership and Accountability Table is co-created with community leaders, and the list of the Table's members is published on the City of Toronto's Little Jamaica Initiative website.

4. Ensure Coordinated Interdivisional Implementation and Oversight

- To ensure effective exploration of commitments to economic development, culture, affordable housing, community spaces, and anti-Black racism initiatives – a representative of the interdivisional Table must present their updates on progress and directions to the Partnership and Accountability as well as the Little Jamaica Community Coalition on a bi-monthly basis. The interdivisional table must also review and provide feedback on the community's draft [Little Jamaica Right to Remain Community Development Action Plan](#).



5. Establish Anti-Displacement Targets and Align to Strategies on Confronting Anti-Black Racism

- In collaboration with the Housing Secretariat, establish clear, measurable targets within the Framework Plan to reduce displacement, with a focus on renters - particularly Black residents - and align Framework targets with coordinated City actions that address the systemic drivers of anti-Black racism, including the Growing in Place initiative, Housing Strategy, and Toronto Black Food Sovereignty Plan of the Confronting Anti-Black Racism Unit.

These actions reflect prior Council direction, years of community-led work, and well-established principles of equitable city-building. **Realizing the opportunity to address displacement and systemic anti-Black Racism required co-design and joint planning process between City Planning and local stakeholders—residents, businesses, workers, and community organizations - not only consultation.** Given the timeline, we welcome the Framework as an initial step towards the City and Community working together to securing the supports required for follow up strategies meeting community needs.

We urge Council to align this Framework with its prior commitments and with the leadership already demonstrated by the Little Jamaica community. Thank you for your consideration.

Sincerely,

Cheryll Case

Founder and Executive Director
Community in Public
2575 Eglinton Avenue West

Co-lead

[Eglinton Allen Community Association](#)

We aim to bridge together neighbours and build community.

Geraldine Alexander

Business Owner
Natural Vybz
2637 Eglinton Ave W

Co-lead

[Keeleesdale Community Group](#)

Creating Sparks to ignite flames of positivity in our community.

Additional signatories

- Little Jamaica Community Coalition
- Reclaim Rebuild Eglinton West
- York South Weston Tenant Union
- Climate Justice Toronto
- Shannon Spencer, Little Jamaica Resident
- Lyba Spring, Oakwood Vaughan Community Organization member
- Cassandra Creese, Vaughan Road Resident
- Alexis Dawson, Elected TDSB Trustee, Ward 9
- Teresa Pinto, Former resident of Little Jamaica who cares who cares about youth

Appendix 1

Diagram 1. Original Little Jamaica Study boundary

Per [Little Jamaica Initiative - Master Plan and Aligned Initiatives: Introduction and Status Report](#)



Diagram 2. Little Jamaica and Oakwood Vaughan Planning Framework Area Framework Study Proposed Area

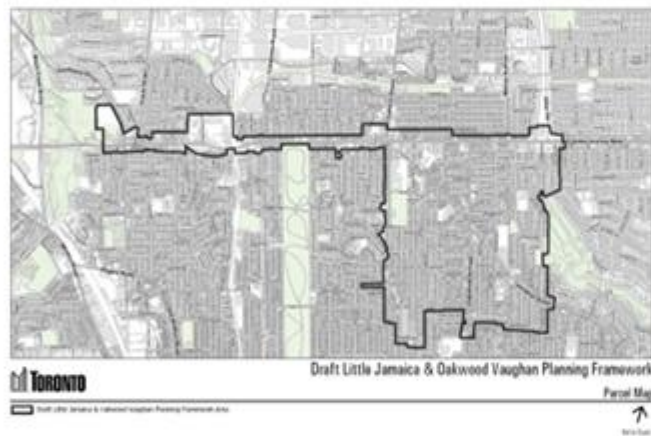


Diagram 3. Community supported boundary





A.2 260512 – Submitted Formal Recommendations for Stakeholder Advisory Committee Invitees



Cheryll Case

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To: Oren Tamir,
Interim Executive Director
Development Review
City of Toronto

David Driedger
Active Director
Community Planning
City of Toronto

Sipo Maphangoh
Manager
Community Planning
City of Toronto

Date: May 12, 2026 (update sent 11:21am)

Re: Little Jamaica and Oakwood Vaughan Planning Framework - Stakeholder Advisory Committee Recommendations

Dear Oren, David, and Sipo,

I hope you are doing well.

I am writing to formally submit recommendations for membership to the Stakeholder Advisory Committee requested through Councillor Josh Matlow's motion at [Planning and Housing Committee on April 9th, 2026 regarding the Little Jamaica Planning Framework](#).

I appreciate the Planning and Housing Committee's direction to establish a Stakeholder Advisory Committee that reflects the principles, shared understandings, and boundaries of the Little Jamaica community. Given the pace of ongoing change and displacement pressures in the neighbourhood, timely establishment of the committee will be important to maintaining trust and ensuring meaningful collaboration between city staff and the community you are representing in your work in the next phase of Framework development.

Little Jamaica presents an important opportunity to advance a planning process that meaningfully integrates equity, cultural continuity, anti-displacement, and community leadership into implementation. It is both the community's expertise and direction from existing City plans/policy that the Committee will be most effective if it functions not simply as a consultation body, but as an ongoing forum for collaborative problem-solving, shared accountability, and co-



Re: Little Jamaica and Oakwood Vaughan Planning Framework - Stakeholder Advisory Committee Recommendations



creation of the Framework alongside residents, tenant organizers, local businesses, cultural leaders, and community organizations. In particular, relevant city plans/policies include the [Public Engagement Review](#), [CABR Plan on addressing anti-Black racism in displacement](#), [HousingTO 2020-2030 Action Plan](#), and the [Toronto Housing Charter](#).

The following recommendations are intended to support a Stakeholder Advisory Committee that is balanced, community-grounded, and capable of advising on the Framework's intersecting priorities of anti-displacement, anti-Black racism, cultural preservation, housing stability, local economic development, community ownership, and planning across Little Jamaica.

Recommended representation should include:

Essential Seats

- 1 representative of each of the tenant associations in the neighbourhood
 - Oakwood Vaughan Tenant Union: Amber Lee Rowe -> amberlee.rowe@mail.com
 - Toronto Tenant Union - Keele and Eglinton Hub: Sharlene Henry -> sharlene.n.henry@gmail.com
- 1 representative from each of the Oakwood Vaughan Community Organization, and the Keele Residents Association
 - Oakwood Vaughan Community Organization: Peter Clutterbuck -> pclutterbuck@rogers.com or assigned delegate
 - Natural Vybz (also hub of the Keele Eglinton Resident Association): Geraldine Alexander -> geraldnealex@hotmail.ca or Jermauri Collins -> jermauri123@gmail.com
- 1 representative living in TCH housing in the neighbourhood
- Indigenous residents
 - Morgan Miya -> morqan.miya@gmail.com

Recommended Seats

- Local Community Land Trust board members who live in the neighbourhood
 - Oakwood Vaughan Community Land Trust: Gillian Graham -> gillian.graham@alumni.utoronto.ca or assigned delegate
 - Little Jamaica Community Land Trust
- Prior participants in the development of the City's [consultants'](#) proposed Little Jamaica Cultural District Plan
- Social service providers
 - Syme Woolner Community Centre: Rushelle A. Campbell -> jane.coordinator@symewoolner.org
 - Macaulay Centre for Children: Head office (2010 Eglinton Avenue West) -> [416-789-7441](tel:416-789-7441)



Re: Little Jamaica and Oakwood Vaughan Planning Framework - Stakeholder Advisory Committee Recommendations



- o Black Action Defence Committee: Rita Asare-Clarke -> Rita.asare@blackactiondefencecommittee.com
 - o For Youth Initiative
- Little Jamaica Community Coalition
 - o Toronto Community Benefits Network: Kumsa Baker -> kbaker@communitybenefits.ca
 - o Community in Public: Cheryl Case -> Cheryl.Case@CPplanning.ca
- Local businesses and local arts centres
 - o Studio M (also hub to youth artist and rasta gatherings) -> studioradio@gmail.com

In particular, given the Framework's stated scope of addressing systemic anti-Black racism and displacement, it is essential that each active tenant association in the neighbourhood have dedicated representation on the Stakeholder Advisory Committee. Tenant organizers bring direct knowledge of housing insecurity, rooming house conditions, eviction pressures, and the lived impacts of neighbourhood change. This is especially important in light of the recent Toronto Ombudsman report concerning a rooming house, as noted in the Ombudsman's blog - [Inaction by City staff left rooming house without heat, water and power for six months](#) - an example that underscores the need for tenant perspectives to be embedded in planning, accountability, and implementation structures from the outset. This report brings awareness to the attention placed in ensuring city staff act in line with the City's commitment to progressively realize adequate housing by understanding and taking action to address bias that favour landlords over residents.

To support transparency, legitimacy, and long-term effectiveness, we also encourage:

- the development and public documentation of a clear Terms of Reference;
- clarity regarding membership selection, timelines, and decision-making processes;
- regular meeting intervals throughout the Framework development process; and
- appropriate support and resourcing for community participation to enable sustained engagement. This includes honoraria for members who would not be paid by their job to be in attendance of the Stakeholder Advisory Committee. I'm aware that the City has provided such honoraria in the past for Advisory Committees such as that on the 20 person Expanding Housing Options in Neighbourhoods Roundtable which provided participants honoraria of \$1,200 - \$1,400.

As you know, community members and organizations have invested years into advancing local research, organizing, planning, and implementation efforts connected to the future of Little Jamaica. Establishing a meaningful and collaborative advisory structure is an important opportunity to build on that work and strengthen alignment between City-led planning and community-defined priorities.



I would appreciate written confirmation of your receipt of this letter. As we remain in ongoing communication with community members, confirmation will support transparent updates regarding the City's follow-up on the direction from Planning and Housing Committee, as well as broader community recommendations to ensure local planning efforts meaningfully address systemic anti-Black racism and displacement.

I look forward to supporting a process that meaningfully reflects the knowledge, leadership, and aspirations of the Little Jamaica community, and would welcome the opportunity to continue collaborating on next steps.

Sincerely,

Cheryll Case

Founder and Executive Director
Community in Public

cc: Councillor Josh Matlow, Alejandra Bravo, Mike Colle, and Frances Nunziata, along with their planning associates