



SOUTH ASIAN WOMEN'S AND IMMIGRANTS' SERVICES

"If the women move forward, the whole community moves forward"

108-10 Teesdale Place, Toronto, ON, M1L 1K9 | 416-686-0701

sawro.office@gmail.com | www.sawro.org

DATE: MONDAY, JULY 6, 2026

RE: Comments for Public Meeting (ITEM SC33.9 - Development application no: 24 254930 ESC 20 OZ)

To whom this may concern:

Warm Greetings from the South Asian Women's and Immigrant Services (SAWIS).

SAWIS (South Asian Women's and Immigrant Services) is a community-based and community-led organization of immigrant women living in the neighborhoods of Oakridge and Crescent Town, working to empower and integrate immigrant women and reduce poverty within the community. Alongside our day-to-day service activities, SAWIS works with community women to develop, activate, and deploy community women and youth to lead civic and social activities, enabling them to take action in their own interests.

This letter responds to the City of Toronto's application for a large-scale, high-density residential and commercial complex proposing. The proposed development project's first consultation was held on January 2026. SAWIS support community members to participate in the consultation, which raised a number of concerns regarding this development. This includes:

1. Mismatched with community housing needs

The proposal does not respond to the longstanding demands of the community for more subsidized and RGI housing for its surrounding neighbourhoods (Oakridge and Taylor-Massey). These neighbourhoods have a high concentration of low-income, racialized, and newcomer individuals and families, long been recognized as Toronto's neighbourhood improvement areas.

Of the 578 units that would be developed, the plan proposes 551 units as rental housing with almost half the units being 2- to 3- bedroom. While the province froze requirements for minimum affordable units developed under the City's Inclusionary Zoning by-law, the City has the capacity to assess and approve applications that can guarantee/meet commitments truly-affordable units ¹

2. Mismatched with community's need childcare and daycare spaces:

The proposal does not respond to the childcare, daycare, and community space needs of residents in Scarborough South West. This riding has been long-recognized as a childcare desert, and does not align with the City's goal of

¹ CCHR. 2023. "Bill 134, Affordable Homes and Good Jobs Act, 2023." Report. Submission to the Environmental Registry of Ontario. Accessed July 6, 2026.

<https://housingrightscanada.com/wp-content/uploads/2023/10/CCHR-Submission-Ontario-Bill-134-definition-of-affordability-Oct.27.2023.pdf>canyon.



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affordable, non-profit childcare spaces under the CWELCC program.

The proposal does not outline how many childcare spaces will be allocated, along with no clarification about the accessibility of the space to community residents. To meet community residents' needs, the development of new childcare/daycare centers in the neighbourhood must prioritize the development of non-profit, subsidized, and low-cost childcare spaces.

3. **No promise/guarantee for community space:**

Community residents and community-based organizations/associations operating and serving this community have long advocated for low-cost spaces in the community to continue delivering much-needed services in these underserved neighborhoods.

While the proposal includes 641 square meters of community space, it does not guarantee or provide any confirmation about the community organization's ability to apply for and access this space. With no clear role and/or guarantee, the developer will have the option to forego this commitment.

4. **Missing opportunity to have a community benefits agreement:**

The proposal lacks a clear, transparent, and measurable public benefit for development on public lands as a civic asset. This includes allocation of affordable units and prioritizing local hiring for construction and future maintenance.

5. **Lack of accountability and meaningful input from the community:**

The proposal prioritizes private interests, and risks excluding communities from decisions that directly affect their neighbourhoods. This is particularly concerning amongst low-income and racialized residents who are at a greater risk of being priced out of neighbourhoods where they live and work. With elements of the proposal lacking clear guidance and commitment from the developer, there is no guarantee that the development would go back to the community; instead, it would leverage publicly owned land to the highest bidders based on the best RFP (Request for Proposals).

6. **Climate and quality of life concerns**

Residents in these areas have repeatedly raised concerns over abandoned, failed, and delayed development/constructions in the area (including Danforth Rd, Danforth Ave, Victoria Park Ave, Kingston Rd, Warden Ave, etc.). As a result, this and the surrounding neighborhoods have been grappling with worsening traveling times, gridlock, and general inaccessibility of spaces. These realities have climate-related consequences (such as air quality, urban street canyons, visibility, etc.) and other challenges for local residents, especially seniors and families with young children.

The proposal does not outline the developer's commitment to climate-friendly



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construction/practices, and does not hold developers accountable in the event the project is abandoned or delayed.

While this letter aims to build solidarity around this particular development, we are also very well aware that concerning development practices is not an isolated incident and reflects a broader issue of displacing local priorities for higher leverage to private developers, maximizing their returns on public assets. To date, 8 billion dollars have been allocated to the Canada Ontario housing infrastructure agreement, of which 1.5 billion dollars was allocated to private developers in Toronto². Similar policies involving the transfer of public property to private developers are being adopted in British Columbia under the premise of increasing housing accessibility through subsidizing municipal housing initiatives³. In reality, it undermines long-term housing affordability by failing to guarantee savings for residents, shifts the infrastructure burden to taxpayers and relies on a market-driven approach that ignores non-profit solutions and community consultation.

To ensure our community isn't subjected to subpar treatment and can secure adequate protection for publicly owned land, there needs to be a strong coordinated response to this development and future developments in Scarborough South West. For this reason, SAWIS is proposing the following to strengthen community voices in this and future development processes, including:

- **SECURE AFFORDABLE HOUSING:** The City must implement and enforce a minimum threshold of at least 50% for RGI, affordable housing for this and future developments, using creative means, including screening tools to assess applications that commit to building affordable units. Units must be accessible to low-income residents from these communities who have long been awaiting affordable options (including long-term residents and individuals/families in the community on the TCHC housing waitlist).
- **ADDRESSING CHILDCARE NEEDS:** With regards to this proposal, ensure childcare facilities are run by non-profit, community-based providers operated under the CWELCC, ensuring adequate space and resources and are made accessible to all community residents
- **MANDATE COMMUNITY BENEFITS AGREEMENT:** The City must mandate the use of Community Benefit Plans/Agreements for local development projects to ensure local communities are able to economically benefit from the plan. This

² City of Toronto. (June 23, 2026). City of Toronto secures \$1.5 billion in Canada-Ontario Partnership to Build funding to support housing and reduce development charges. Retrieved from: <https://www.toronto.ca/news/city-of-toronto-secures-1-5-billion-in-canada-ontario-partnership-to-build-funding-to-support-housing-and-reduce-development-charges/>

³ Judd, A. (June 22, 2026). "Critics blast B.C., federal government condo 'bailout'". *Global News*. Retrieved from: <https://globalnews.ca/news/11916872/critics-blast-bc-federal-government-condo-bailout/>



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includes local and inclusive hiring strategies.

- **GUARANTEE COMMUNITY SPACE:** With regards to the application, the developer must guarantee that community space will be available in a timely manner to local community groups with an extensive history of supporting local residents.
- **CLIMATE/DEVELOPMENT ACCOUNTABILITY:** Require comprehensive infrastructure and capacity studies, including comprehensive carbon emissions and other environmental assessments. Additionally, implement penalties for developers who fail to complete developments promptly and/or abandon development projects, which have been and continue to be underlying contributors to local environmental challenges.
- **STRENGTHENING DEMOCRATIC PARTICIPATION:** Ensure that all consultation processes aim to adequately inform and involve local residents. This includes increasing the number of consultations, door-to-door surveys, mandating quorum, etc.

SAWIS looks forward to a proposal that upholds the public benefits and meets the immediate needs of community residents residing in low-income and underserved neighbourhoods. If you are interested and/or have any questions, SAWIS is more than happy to respond to this submission.

Sincerely, ,

Sultana R. Jahangir

Executive Director

South Asian Women's Rights Organization (SAWRO) - common name

South Asian Women's and Immigrants' Services (SAWIS) - legal name

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