
TCBN - Downsview Community Benefits Meeting

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**Community
Benefits.ca**

Land Acknowledgement

TCBN acknowledge that the land we are on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Indeed, Toronto is covered by Treaty 13 with the Mississaugas of the Credit.

We also acknowledge the many broken promises and treaties, and the need to work towards reconciliation with the original caretakers of Turtle Island both in the present, and for future generations.

The fight for community benefits builds on well-established practices with similar goals and principles, including over 300 privately negotiated enforceable agreements between Indigenous communities and developers known as Impact Benefits Agreements (IBAs).

Tribute to the ancestors of African Origin and Descent

We are all Treaty people. Indeed, up until 1961 over half of all Black people in Canada were Indigenous to Canada. Many of us came here as settlers, immigrants, newcomers in this generation or generations past. We would like to also acknowledge those of us who came here involuntarily, particularly as a result of the Trans-Atlantic Slave trade. And so, we honour and pay tribute to the ancestors of African Origin and Descent.

Rosemarie Powell

Executive Director

**Toronto Community Benefits
Network**

City of Toronto Councillor: James Pasternak

Meeting Objectives

1. Provide updates on the Downsview Lands Development
 - a. (Northcrest Developments and Canada Lands Company)
 - b. Q & A
2. Provide an overview of the work done through TCBN's Downsview Community Benefits Committee
 - a. Updates on TCBN's local community and network engagement to date
 - b. Vision Statement
 - c. Themes, priority areas, feedback and what we've heard so far
 - d. Breakout room discussion

Downsview Lands Development - Updates

**Ian Hanecak (Manager,
Community & Stakeholder
Relations) - Northcrest
Developments**

**David Anselmi (Director, Real
Estate) - Canada Lands Company**

TCBN - Downsview Community Benefits Committee

TCBN - Downsview work to date

- Active participation in external consultation processes - Id8 Downsview, Northcrest district town halls, Update Downsview
- TCBN Community Engagement (local organizations and groups)
- Network Engagement (TCBN membership)
- Government and Policy Engagement
- Community information sessions - July 27, November 10, 2021, January 17, 2022;
- [Media](#): Caribbean Camera, Downsview Advocate



TCBN's Downview Community Benefits Committee



- Objective of the committee was to bring together a collective group of TCBN network members and community members, with different experiences, backgrounds and areas of expertise to help guide a shared vision for Community Benefits as part of the Downview Lands Development
- Feedback was consolidated across three key themes:
 - Good Jobs and Inclusive Economic Opportunities
 - Social Procurement
 - Neighbourhood Improvements and Environmental Sustainability

TCBN's Downview Community Benefits Committee

- Met ~monthly from February - June
- The feedback, discussions and expertise that was provided by everyone was instrumental in helping to shape the Shared Downview Community Benefits Vision
- Thank you to all of our Downview Committee members!



Vision Statement

We envision Downsview as a thriving, inclusive, diverse, affordable and environmentally sustainable neighbourhood - a place where the Downsview Lands Development is accountable and committed to:

- Equitable development that focuses on preventing displacement
- Good Jobs and Inclusive Economic Opportunities, Social Procurement, Neighbourhood improvements and Environmental Sustainability that empowers the community



Theme #1 - Good Jobs and Inclusive Economic Opportunities



- Local and diverse hiring that meets the equitable representation of local community
- Educational, training and apprenticeship opportunities, creating local pathways to employment
- Proposed minimum 50% target for equity/social hiring and minimum 25% for local hiring (equitable representation for equity/social across Toronto, 25% similar to previous CBA's in Toronto)
- Prioritize good jobs and career opportunities that pay a living wage through all phases of the project

Theme #2 - Social Procurement



- Purchasing goods and services from local businesses, diverse owned businesses and social enterprises
- Targets are important to allow for accountability/transparency and reporting on contracts
- Minimum 20% procurement target (through local/diverse suppliers and social enterprises)
- Procurement opportunities including building construction, operations, maintenance and management, food suppliers and arts
- Business development programs, affordable commercial spaces and micro-retail spaces

Theme #3 - Neighbourhood Improvements and Environmental Sustainability



- Sustainable, affordable and inclusive communities through commitments to neighbourhood improvements like affordable housing, community and public spaces, child care centres, public parks and recreation spaces
- Investments in social infrastructure to support community development and wellbeing (build complete communities)
- Environmental sustainability that supports a 'just transition' for jobs and careers, green building design and materials, preserve public parks and open spaces for culturally appropriate community-led initiatives
- Affordable housing target: 30% affordable housing in each phase of development with 50% of that being deeply affordable or Rent-Geared-to-Income (RGI) for 99 years

Questions/Comments?

**What are your priorities?
Have we missed anything?**

Discussion

Next Steps

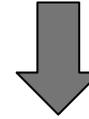


- Summer engagement - local community activities/events, additional feedback on vision
 - Continue meeting with stakeholders, network members, residents/community to receive additional feedback
 - If any organizations want individual meetings/upcoming summer events - let us know
- Downsview Shared Community Benefits Vision Report - in the Fall
- Fall 2022 - Negotiate Community Benefits Framework with Northcrest Developments, Canada Lands Company



Community Benefits Framework

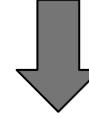
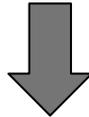
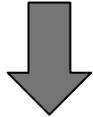
City of Toronto Community Benefits Framework



Canada Lands Company

Northcrest Developments

CreateTO



CBA's

CBA's

CBA's

Community Benefits Framework can help to identify:

- Principles and values for redevelopment
- Roles and responsibilities for key stakeholders
- Commitments to equity, diversity and inclusion in planning, development and long term
- Communications and coordination
- Process for tracking, monitoring and accountability
- Goal - Therefore, we want a commitment for a CBA with community priorities that ensure these developments prioritize diversity, equity and inclusion

Vision - Structure



- **1 - Introduction**
 - Introduction/objective of the report
 - Background context on TCBN/CBA's
- **2 - Downsview**
 - Downsview Historical Background
 - Downsview Lands Development - background/timeline
 - TCBN's work with Downsview - timeline/process
- **3 - TCBN's Downsview Community Benefits Committee**
 - Theme #1 - Good Jobs and Inclusive Economic Opportunities
 - Theme #2 - Social Procurement
 - Theme #3 - Neighbourhood Improvements and Environmental Sustainability
- **4 - Policy Landscape**
 - Highlight policy - across 3 levels of government
- **5 - Conclusion**
 - Next steps, summer timeline, stay involved - cbafor Downsview

Vision - Other Sections



- Section 2: data based on 2016 neighbourhood profile, hoping to update it based on new census data (if released in time)
- Section 4: reference to bill 197 (changes to CB - S.37-CBC) will have a better understanding in the fall of its impact and implementation
 - Will also be adding information around Secondary plans/City planning process for background/context
- Section 3: will finalize examples/case studies to use

Contact:

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