

·TORONTO·



**BLACK  
URBANISM  
TORONTO**

·TORONTO·

# Black Urbanism TO

# Vision and Mission

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**Black Urbanism TO** is a vessel to amplify the soul of Black communities.

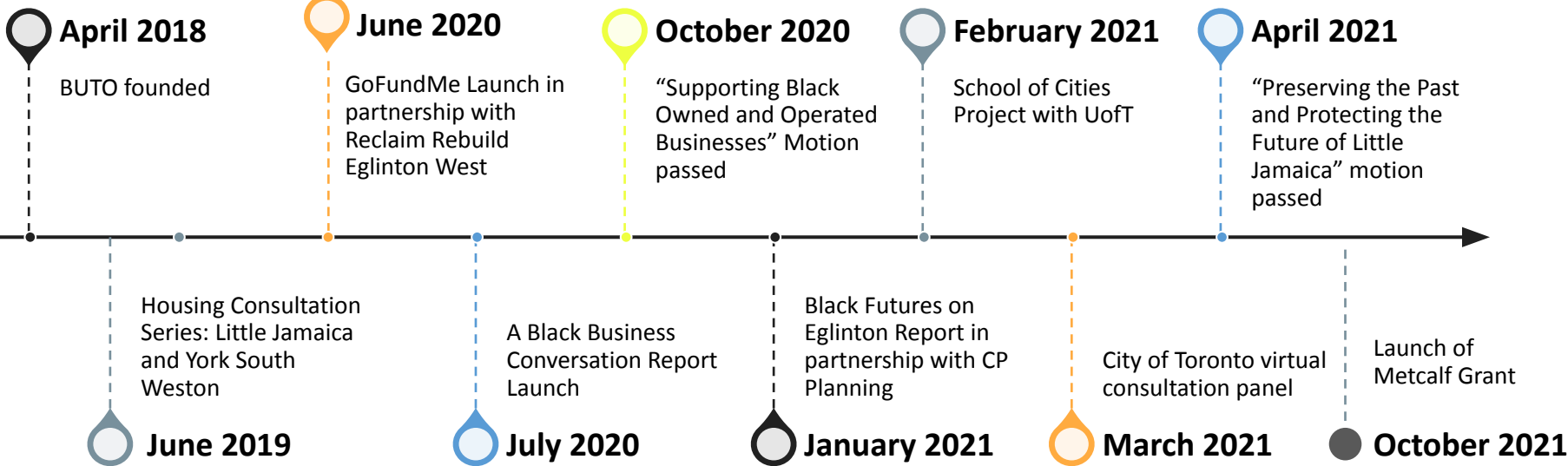
**Guided by these values:**

People. Place. Culture  
Trust. Respect. Integrity  
Partnership. Community. Unity  
Liberation. Agency. Power

**Black Urbanism TO** aims to increase the participation of Black people in community development to advance the collective cultural, economic and social interests in the neighborhoods we call home.



# Timeline



# Our Approach

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CONVENE



IDENTIFY



INFORM



DRIVE  
CHANGE

# 1. Convene

- Advocate for or create engagement opportunities to increase community participation.
  - HousingTO 2020-2030 Housing Plan
  - Black Business - 2 part consultation series
  - Instagram Lives with community leaders
  - Co-hosted a community Consultation with Councillor Josh Matlow



## 2. Identify

- Date collection
- Identify:
  - systemic barriers,
  - opportunities and policy levers
  - roles for relevant actors
- Provide evidence-based recommendations



## REPORT: A BLACK BUSINESS CONVERSATION

*ON PLANNING FOR THE FUTURE OF BLACK BUSINESSES  
AND RESIDENTS ON EGLINTON AVE W.*

## Some Report Recommendations

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Demanding that funding be directly available to local Black businesses when current funding models perpetuate systemic barriers towards ethnocultural businesses

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Develop an economic development and planning framework study for Little Jamaica

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Identify the barriers and opportunities to property ownership by Black Business owners in Little Jamaica.

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In addition to implementing a more aggressive IZ policy, forming partnerships outside of the private sector to develop housing, for example, by building the capacities of local non-profit developers, housing co-ops, community land trusts, etc;

# 3. Inform

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- Report back to community
- Publish Reports
- Engage with City officials and other stakeholders
- Build awareness







## REPORT: A BLACK BUSINESS CONVERSATION

*ON PLANNING FOR THE FUTURE OF BLACK BUSINESSES  
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# Vision for the Future

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ACC  
OPEN ARCHITECTURE COLLABORATIVE  
C A N A D A

# 4. Drive Change

- Lead the implementation of specific recommendations (creating a locally-designed economic democracy curriculum to explore community control and ownership models)
- Follow-up with relevant political actors to champion relevant recommendations
- Work in collaboration with community members to implement recommendations and respond to local needs
- Direct attention to key opportunities

• [City Council](#) adopted this item on April 7, 2011

<b>Carried</b>	Paul Ainslie, Ana Bailão, Brad Bradford, Shelley Carroll, Mike Colle, Joe Cressy, John Ford, Mike Matlow, Anziata (Chair), Gord Perks, Jaye Robinson, Michael Thompson, John Tory, Kristyn Wong-Tam
<b>No: 0</b>	
<b>Absent: 4</b>	Mark Grimes, Denzil Minnan-Wong, James Pasternak, Anthony Perruzza

**MM31.11** | Amended | Ward: All

**Preserving the Past, and Protecting the Future of Little Jamaica - by Councillor Josh Matlow, seconded by Councillor Michael Thompson**

**PASSED UNANIMOUSLY!**

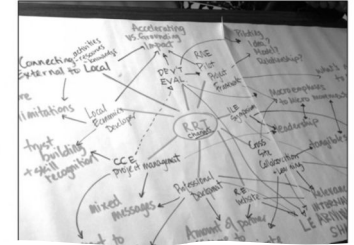
# Pathways to Community Ownership



**REPORT: A BLACK BUSINESS CONVERSATION**  
ON PLANNING FOR THE FUTURE OF BLACK BUSINESSES AND RESIDENTS ON EGLINTON AVE W.

## Resilient Neighbourhood Economies:

A Foundation's strategic learning from a three-year investment in local economies



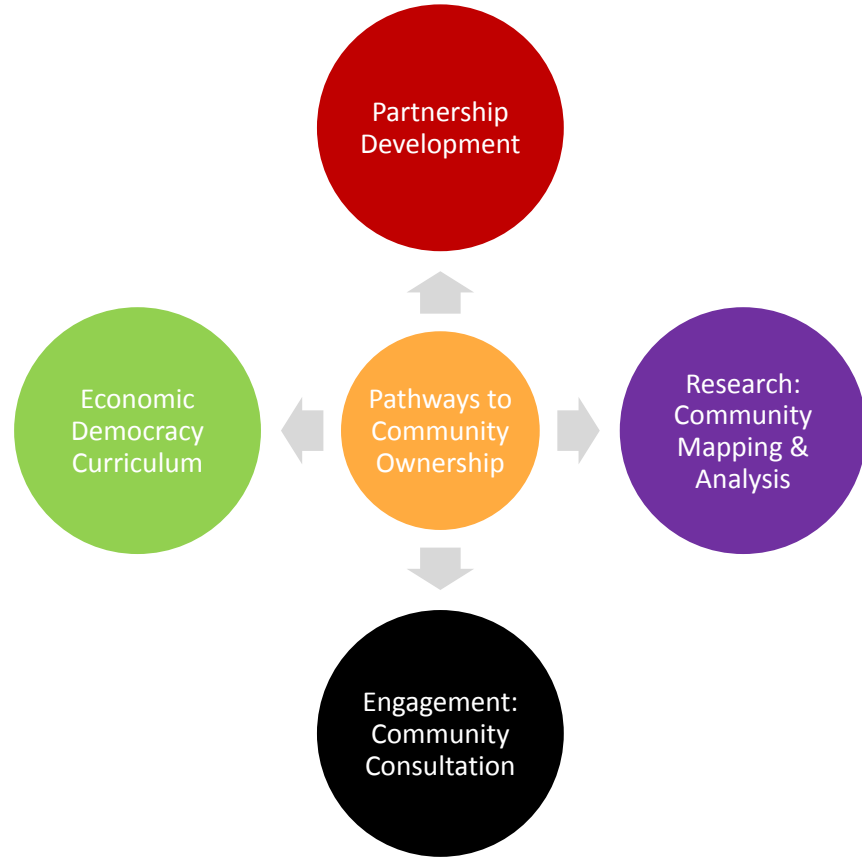
Building on the findings of *A Black Business Conversation Report 2020* and *UofT Place-keeping in Little Jamaica Report 2020* to focus on:

- Supports for Black-owned small businesses
- Highlight impacts of transit infrastructure projects and transit-oriented development on existing communities
- Identifies mechanisms that address gaps in ownership

## PLACE-KEEPING IN LITTLE JAMAICA

Commercial Displacement Prevention Strategies

# Pathways to Community Ownership



# What is a Commercial Community Land Trust (CLT)

Community land trusts (CLTs) are community-based, non-profit, non-governmental organizations aimed at securing long-term affordability and community control over land.

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Commercial CLTs refer specifically to the perpetual affordability of commercial ownership and rental opportunities for community-based businesses.

# Lease Model

- In a lease model, the CLT owns the land and building and leases out the space to a qualifying business tenant.

## **Benefits:**

- It requires very little upfront investment from tenants, leases can be tailored to meet the distinct needs of each tenant.

## **Challenges:**

- The lease model does not ensure equity building for commercial tenants.

# Limited Shared Equity Model

- In a limited shared equity model, a qualifying small business owner purchases the building or space at a more affordable price from the CLT (because the purchase price does not include the cost of land). They then lease the land underneath the building or space from the CLT, in the form of a small monthly fee.


## **Benefits:**

- If and when the owner sells the space, they receive a limited portion of equity from the sale and they are required to sell to another qualified buyer.
- This may allow the business to have a larger say in their community, particularly in regard to their neighbourhood Business Improvement Area.

## **Challenges:**

- It requires upfront investment from business owners, and even at a reduced cost, the purchase price may not be deeply affordable.
- Allows the business owner to build equity, but appreciation is not guaranteed in commercial markets.

# Deliverables



Economic  
Democracy  
Curriculum

Creating a locally-designed economic democracy curriculum to supports future readiness, explore community control and ownership models with affected Black businesses and surrounding community



Research:  
Community  
Mapping &  
Analysis

Conducting a site/property ownership analysis to inventory existing landlords, understand their leaseholds, and identify potential acquisitions for a Black-led CLT in Little Jamaica.



Growing in  
Place

Community based workshops on leveraging CLT models for collective economic, housing or food sovereignty initiatives in Lawrence Heights, Jane and Finch, Little Jamaica, and Mount Dennis