



# Toronto Community Benefits Network

To: Planning and Housing Committee

Date: May 31, 2022

Re: PH34.11 - Update Downsview Study and 123 Garratt Boulevard and 70 Canuck Avenue - Official Plan Amendment Application - Status Report

Dear Members of the Planning and Housing Committee,

The Toronto Community Benefits Network is deputing today as a local Downsview stakeholder, to bring attention to the absence of Community Benefits among the 17 Emerging Directions outlined in the status [report](#). From the [agenda](#), it is stated that the *“17 Emerging Directions which are intended to support the establishment of liveable, complete, resilient and transit-oriented neighbourhoods by prioritizing equity and reconciliation, climate action, health and wellbeing”*.

It is integral that Community Benefits and Inclusive Economic Opportunities are clearly outlined as an emerging direction and that Community Benefits Agreements are included as part of new developments at Downsview.

In the City staff report it is noted that one of the core themes from the study is *“Community Benefits and Economic Development”* and two emerging directions (#16, 17) are listed under this theme. The two emerging directions (#16: Foster inclusive and diverse engagement opportunities; #17: Establish Downsview as a hub for arts and culture) albeit encouraging, are general and not specific to Community Benefits when placed under the theme of Community Benefits and Economic Opportunities.

Over the past two years, TCBN has participated in various Downsview consultations both City and Developer led, as well leading our own advocacy efforts through Downsview Community Benefits Meetings and our CBA for Downsview Campaign. Throughout, we have connected with stakeholders, network members, residents and community groups/organizations. Our goal is to ensure that Community Benefits Agreements are part of all new development projects at Downsview and that

Community Benefits are identified as one of these emerging directions. Our recommendation is having a direct focus on Community Benefits and Inclusive Economic Opportunities as one of the emerging directions.

### **Community Development Plan**

We also want to acknowledge that we are encouraged to see that a framework for a Community Development Plan will be brought forward in the first quarter of 2023. It is encouraging to see in the report that *“the Community Development Plan (CDP) will be aligned with the City’s equity strategies including the Community Benefits Framework”* (p. 20).

Within the report in regards to the CDP, it is also stated that the *“CDP will provide a framework to ensure equitable and inclusive opportunities”* (p. 32), and it *“will also consider ways to secure community benefits opportunities such as training and employment, skilled trade apprenticeships, business development for diverse suppliers and social enterprises, and local and social procurement”* (p. 33). It is evident that Community Benefits language is clearly identified and present when the CDP is being discussed and therefore, Community Benefits must also be clearly reflected as one of the emerging directions.

### **Municipal Comprehensive Review**

Our final point that we would like to raise is from points 8/9 in the [agenda](#). As part of the Municipal Comprehensive Review, if lands are to be redesignated from Core Employment Areas to Regeneration Areas, then we would like to see a Community Benefits Agreement (CBA) be a condition tied to that redesignation.

In closing, we are encouraged by the progress made to date on the Downsview development. Our goal is to ensure that Community Benefits Agreements are part of all new development projects at Downsview. Our **recommendations** are as follows:

1. Community Benefits and Inclusive Economic Opportunities be part of the emerging directions
  - a. (Considering that Community Benefits language is clearly identified and present in the CDP)
2. A CBA be a condition if lands are to be redesignated from Core Employment Areas to Regeneration Areas

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**Toronto Community Benefits Network is a Black-led organization and 120 member community-labour coalition of community organizations, grassroots groups and social enterprises, unions, construction trades training centres and workforce development agencies. TCBN has centred itself at the forefront of the economic justice movement in Canada by negotiating CBAs into public infrastructure and urban development projects. In so doing, TCBN is addressing the challenges of access to good jobs, local economic development and neighbourhood revitalization particularly as they impact on historically disadvantaged communities and equity seeking groups in Toronto - women, newcomers, indigenous and racialized individuals, at-risk youth and veterans. Learn more about the CBA for Downsview Campaign here:**  
<https://www.cbafordownsview.ca/>