



**Toronto Community
Benefits Network**

Item PH3.17 - Update Downsview Draft Secondary Plan and Community Development Plan

Dear Members of the Planning and Housing Committee,

The Toronto Community Benefits Network is submitting this letter today, as a local Downsview stakeholder, to bring attention to the need for the City to support Community Benefits Agreement (CBA) as it pertains to the proposed development projects as part of the Downsview Secondary Plan area.

Over the past two years, TCBN has led engagement with local community stakeholders (i.e. community organizations, resident associations, local groups, etc.) and member organizations through our [CBAforDownsview](#) campaign. In 2022, TCBN formed the Downsview Community Benefits Committee composed of local community members, local community groups and organizations and TCBN member organizations from community, labour and social enterprise.

Through this process, we have been able to identify a number of key priorities that we would like to see included in a formalized Community Benefits Agreement for each phase of development at Downsview. Such CBA would include commitments to:

1. Good jobs and inclusive economic opportunities
 - a. Proposed minimum 50% target for equity hiring and minimum 25% for local hiring in the construction development, operations and maintenance. This includes apprenticeships, professional, administrative, technical, operations and maintenance opportunities
 - b. Coordination and support for education, training, business development and mentorship programs, providing opportunities for local pathways
 - c. Ensure good jobs and career opportunities that pay a living wage in all phases of the development
2. Social procurement
 - a. Minimum 20% social procurement target through purchasing goods and/or services from local businesses, social enterprises and businesses that are owned by persons who identify as Indigenous, Black or Persons of Colour
3. Affordable housing and commercial
 - a. Ensure at minimum, 30% affordable housing and/or affordable ownership in each phase of development with 50% of that being deeply affordable or Rent-Geared-to-Income (RGI) for a minimum of 99 years
 - b. Ensure affordable below market rate commercial and micro retail space opportunities prioritizing social enterprises and Black, Indigenous or racialized businesses in each phase of the new developments
4. Neighbourhood improvements
 - a. Commit to neighbourhood improvements such as public community centres and community spaces, affordable child care centres, public parks and affordable



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recreation spaces, investments in social infrastructure and initiatives to address food insecurity

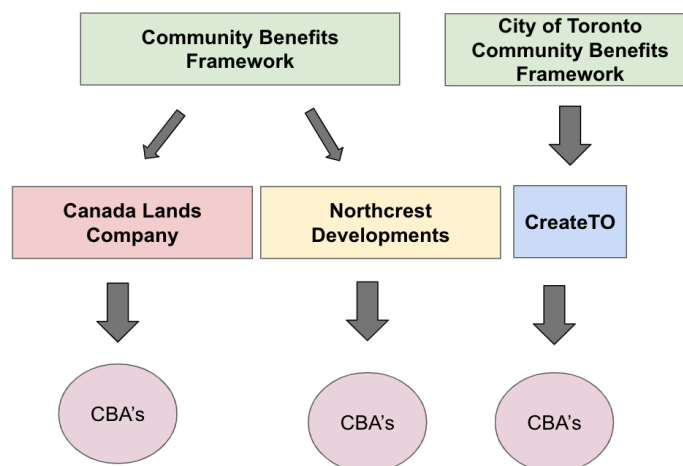
5. Environmental sustainability
 - a. Ensure environmental sustainability with the highest LEED certification, green building design, construction and operations, sustainable micro mobility initiatives, and the preservation of the current Downsview park area
6. Accountability and Transparency - A commitment by each landowner to sign a Community Benefits Framework with TCBN that ensures a Community Benefits Agreement for each phase of development at Downsview. Such frameworks would commit to including measurable targets in development contracts and a commitment to ongoing monitoring, tracking, public reporting and community oversight in each phase of development.

We are encouraged to see many of these key themes reflected in the report's *seven draft Priorities that have been identified by community members through engagement on the Community Development Plan* (p. 21) as well as the City's focus on advancing a number of equity strategies which include the *Toronto Community Benefits Framework* (p.3).

At TCBN, we implore the City, in the next phase of engagement, to use our knowledge and expertise as well as with the support of the City of Toronto Community Benefits Unit to formalize and negotiate an approach to securing Community Benefits Agreements for each District and phase of development in Downsview.

We have experience working with public (Metrolinx, TCHC, CreateTO) and private stakeholders (CoT Casino Woodbine CBA) in developing approaches and applying best practices to Community Benefits Frameworks and Community Benefits Agreements.

We look forward to working with all stakeholders including local City Councillor, City staff, Northcrest, CreateTO and Canada Lands Company in achieving this community vision.





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Kind regards,

A handwritten signature in blue ink that reads "R Powell".

Rosemarie Powell
Executive Director
Toronto Community Benefits Network