



Item PH3.17 - Update Downsview Draft Secondary Plan and Community Development Plan Dear Members of the Planning and Housing Committee,

Toronto ACORN 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 15 years, ACORN engaged directly with community members in the area about their local priorities.

ACORN members through door to door outreach and local meetings have identified a number of important priorities. Specifically, the biggest issue currently is the need create more affordable housing to help address the housing crisis in Toronto. Over 200,000 Toronto renters are in core housing need that is 25% of renters in the city.

ACORN members feel that all large site developments should have Affordable housing criteria. Specifically we want to see 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.

Further Toronto ACORN supports TBCN locally identified priorities such as:

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

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

3. Neighbourhood improvements

a. Commit to neighbourhood improvements such as public community centres and community spaces, affordable child care centres, public parks and affordable recreation spaces, investments in social infrastructure and initiatives to address food insecurity

5. Environmental sustainability

6. Accountability and Transparency