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# Downsview Community Benefits Discussion

Toronto Community Benefits Network (TCBN)  
& Social Planning Toronto (SPT)

November 10, 2021

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# Land Acknowledgement

We acknowledge the land we are standing on today 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. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

**Opening remarks by  
Executive Directors  
from TCBN and SPT**

**Breakout rooms -  
mapping exercise**

**Breakout rooms - next  
steps discussion**



**Downsview -  
overview and  
updates**

**Best Practices -  
looking at community  
benefits at Casino  
Woodbine**

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**Rosemarie Powell**

**Executive Director  
Toronto Community  
Benefits Network**

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**Jin Huh**

**Executive Director  
Social Planning Toronto**

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# Downsview Lands Development: Overview & Updates

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# Downsview Overview

- Bombardier vacating the lands in 2023
  - Development: Large scale, mixed use development with housing, retail, green space, etc.
  - Development size in acres: 520 acres (CLC and Northcrest) + 73 acres in the Allen East District, of which, CreateTO has been tasked with developing 57 acres.
  - 5 neighbourhoods (Stanley Greene, William Baker, Sheppard, Chesswood, Allen) and 7 districts (identified through Downsview area secondary plan)
  - Canada Lands Company (CLC), Northcrest Developments, and CreateTO - landowners/developers
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# Downsview Stakeholders

- 3 Key Stakeholders - Land Ownership
- **Canada Lands Company (CLC)**: ~150 acres; Sheppard, Chesswood and Allen Lands are managed by CLC.
- **Northcrest Developments**: ~370 acres; Downsview Airport/Hangar lands are managed by Northcrest. (subsidiary of Public Pension Investment Board)
- **City of Toronto/CreateTO** (The Allen District): ~73 acres, CreateTO tasked with developing 57 acres of land in the district.

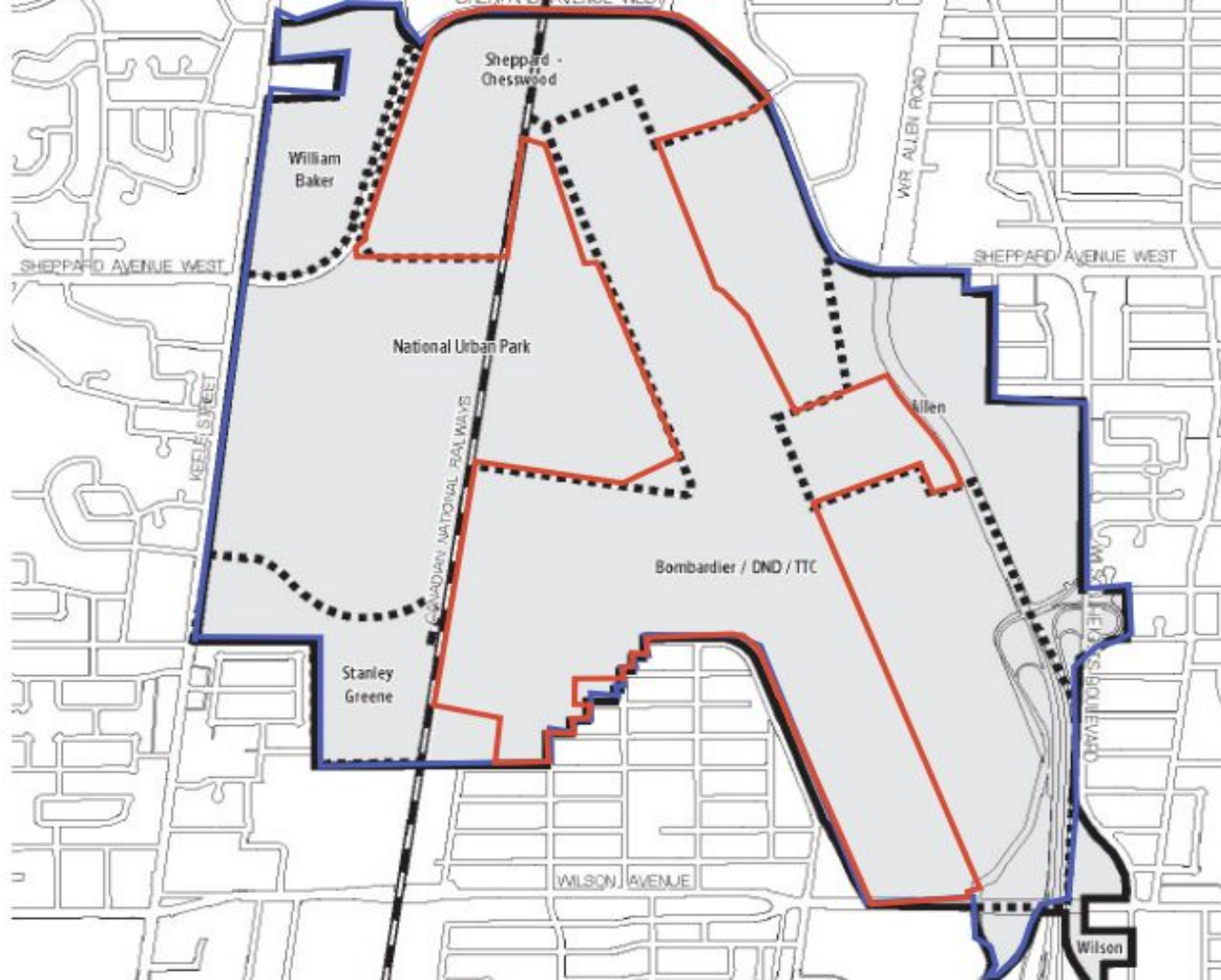


Development Chart: 3 Landowners / Developers	Canada Lands Company	Northcrest Developments	City of Toronto - CreateTO
About	Federal agency that manages surplus federal land for lease/sale	Established in 2018 as a subsidiary of the Public Sector Pension Investment Board	Launched in 2018, manages the City of Toronto's real estate portfolio
Stage of Development	Official Plan Amendment (OPA) application has been submitted	Official Plan Amendment (OPA) application has been submitted	On Oct 1, 4 - <a href="#">City Council endorsed</a> the Allen East District Plan Final Report and the Allen East District Plan documents submitted by CreateTO.
Development area (size in acres)	150 acres	370 acres	73 acres; 57 acres to be developed east of Allen Rd.

# Downsview Area Secondary Plan

## Allen District Plan Outline





Secondary Plan Area:  
**535 hectares**

Canada  
Lands/Northcrest  
Application Area:  
**210 hectares**

[Image Source](#)  
(p. 73)

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# Official Plan Amendment (OPA)

- OPA application was submitted on October 14, 2021 by Urban Strategies Inc. on behalf of CLC and Northcrest (submission - review - community consultation - council decision)
  - The application contains 27 different documents including:
    - The Framework Plan, Official Plan Amendment, Community Services and Facilities Study, Cultural Heritage Resource Assessment Housing Issues Report and the Draft Master Environmental Servicing Plan
  - The OPA proposes updating the 2011 Downsview area secondary plan; the City of Toronto will also conduct a review of the secondary plan undergoing a separate consultation process with a 2023 date for a final Downsview area secondary plan
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# CBA for Downsview Campaign

- TCBN's CBA for Downsview Campaign website:
  - <https://www.cbafordownsview.ca/>
- TCBN wants a Community Benefits Agreement (CBA) in writing that will allow for hard targets to be committed to and enforced.
- CLC and Northcrest: refer to community benefits, but do not mention an agreement ([FAQ #18](#))
- CreateTO: [motion](#) passed on Oct 1,4 - TCBN and shared community benefits vision included in future construction phases on Allen East District and future zoning by-law amendment applications

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# Downsview Updates

- Active participation in Id8 Downsview consultation process led by Swerhun Inc.
- Community Engagement (local organizations and groups)
- Network Engagement (TCBN membership)
- Government and Policy Engagement
- Community information session - July 27
- Research
- Media



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# Updates - From Engaged Groups (discussion)

- Israt Ahmed (Senior Planner at Social Planning Toronto)
- Have you been a part of the engagement process to date - observations, concerns?
- Tell us your engagement stories
- Where do you get your information from? From the developers? Other sources?
- How can we stay connected/informed and leave no one behind?

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# Breakout Rooms Mapping Exercise



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## Mapping Exercise - 3 discussion areas

1. Identify groups you know in the area
2. Identify groups that are absent from the development process
3. Identify groups who should be part of the engagement process

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# Case Study - Casino Woodbine

# Communities Organizing for Responsible Development (CORD)

## REXDAL REBIRTH

### Woodbine Live deal galvanizes community

Residents hold out for tangible benefits from \$350 million development

AURIE MONSEBRAATEN  
AFF REPORTER

Something is growing in Rexdale. Local Councillor Rob Ford salivates at the chance to turn his low-income community of new Canadians into a regional tourist destination. Toronto's economic development department sees it and fantasizes about 9000 permanent jobs and \$150 million in

annual property and sales taxes — critical when some say the city is near bankruptcy.

And local residents see it and dream of a once-in-a-lifetime chance to make a better life for themselves and their children.

It is a \$350-million expansion plan for Woodbine racetrack on the largest swath of undeveloped, individually owned land in Toronto.

And what happens with this proposal may change the way hardscrabble neighbourhoods across the GTA deal with developers.

As plans for the 81-hectare development in the city's north-west corner germinate at city hall, a coalition of 35 community groups known as CORD (Community Organizing for Responsible Development) has

been busy in Rexdale, knocking on doors at social housing projects, handing out leaflets outside mosques, temples and churches and stopping people in the street to spread the word.

They are rallying the neighbourhood to seek a groundbreaking "community benefits" deal with the developer that would guarantee locals get decent-paying union jobs, employment training, affordable housing, better public transit, more child care and community space.

In an unprecedented show of unity and yearning, almost 500 Rexdale residents filled a local high school auditorium last week to talk about their dreams for the project.

► Please see Rexdale, R4

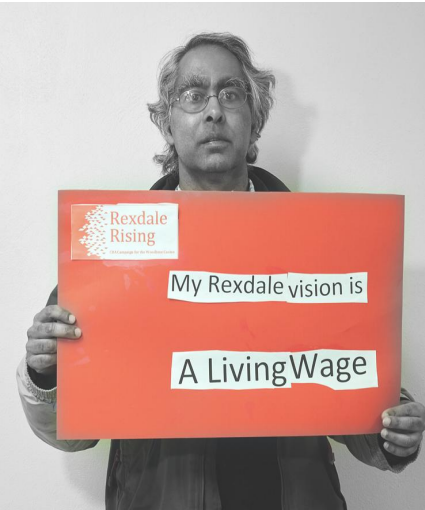


An aerial view of the proposed \$350 million Woodbine Live entertainment complex in Rexdale.





## RexdaleRising! Community Benefits Vision



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# Community Benefits Agreements (CBA)

- What is a CBA?
  - Community Benefits Agreements (CBA) are legally binding, enforceable contracts that set forth specific benefits for an infrastructure or development project. CBAs are project-specific and are usually negotiated between a developer or infrastructure builder and a community group or coalition. Benefits are defined through an inclusive community engagement process.
  - Examples: Eglinton Crosstown LRT, Rexdale Casino Woodbine



Project	Economic Opportunities	Social Procurement	Neighbourhood Improvements & Environmental protections
<b>Eglinton Crosstown LRT (12.5B)</b>	Construction skilled trades - 202 placements  Professional, Administrative & Technical - 222 placements	Local spending - \$8 million  Social enterprises - \$809,932	Preservation of Kodak Building for future community uses
<b>Finch West LRT (1.2B)</b>	Construction skilled trades - 195 placements  Professional, Administrative & Technical - 18 placements	Local spending - \$5.8 million	Land transfer for community use
<b>Casino Woodbine Expansion (approx. 1B)</b>	Apprenticeships - 234 placements  <b>Operations</b> Local: 176 hires Equity: 816 hires	Diverse spending - \$4 million  Local spending - \$346 million	\$5M for new child care Community use of space Training Opportunities
<b>West Park Healthcare (1.2B)</b>	Apprenticeships - 9 placements	Outcomes to be announced	Additional green spaces Renaturalization of land

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# CBA Policy Alignment



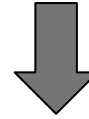
**Municipal:** Social Procurement Policy (2017) and Community Benefits Framework (2018)

**Provincial:** Infrastructure for Jobs & Prosperity Act and Long Term Infrastructure Plan

**Federal:** Community Employment Benefits Initiative and strategic initiatives

Community Benefits Framework

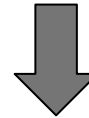
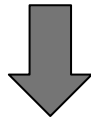
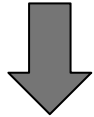
City of Toronto Community  
Benefits Framework



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



# Metrolinx - Transit Projects

- Signed Community Benefits Framework with Toronto Community Benefits Network in 2014
- Identifies roles and responsibilities
- Includes key principles; Inclusive, Accessible, Transparent, Collaborative
- Led to aspirational targets in RFP and contract with selected general contractor
- Ongoing working group including community partners, general contractor, government and TCBN

# Toronto Community Housing Corporation Regent Park Phase 4/5

- Signed a Community Benefits Framework with the RPNA Regent Park Community Benefits Coalition in 2019
- Applies to Regent Park Phase 4 and 5 TCHC housing development
- Ensures a Community Benefits Agreement will be signed after developer is selected
- Identifies roles and responsibilities
- Includes principles for development: Respect, accountability, collaboration, integrity, accessibility for persons with disabilities, inclusive and equitable
- Establishes Community Benefits Oversight Working Group

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# Breakout Rooms Next Steps

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## Next Steps - 3 Questions

1. What role would you like to play in engaging people in your own network?
2. Is there any value in creating a shared community vision for the development?
3. What active role would you want to play around the development and what is the best way to stay connected? (Coalition, working group, monthly meetings, etc.)

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# Contact:

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