

Some Examples of Community Benefits Targets

LeBreton, Parkdale, Gordie Howe Bridge

Lebreton Flats CBA Target Framework

- affordable housing
- indigenous recognition and presence
- innovative and co-operative commercial and social enterprise
- local and social procurement
- decent work (good non-precarious jobs, training/apprenticeships, equity in employment)
- community services and resources (health and food security, affordable child care, social and natural infrastructure, green space/community gardens)
- sustainable infrastructure (minimum waste, energy efficient design, renewable energy)
- active and sustainable transportation
- accessibility

Affordable Housing

- The Parkdale targets are:
- For developments under 8 stories, 20% of units set aside for permanently affordable, accessible and adequate units
- For developments over 8 stories, 30% of units set aside for permanently affordable, accessible and adequate units
- 40% of these units deeply affordable (shelter allowance/rent geared to income)
- 20% of these units designed to universal or adaptable standards
- 30% of these units 2 bedrooms, 10% 3 bedrooms
- 100% social housing on public land
- Commitment to long term upkeep of affordable housing
- Adequate green space

Indigenous Recognition and Presence

- The Gordie Howe Bridge Plan includes commitments to:
- Explore business partnership opportunities with First Nations
- Implement First Nations policy
- Commission local artists to create community/art murals
- Partner with training organizations to arrange onsite training
- Increase awareness of skilled trades careers and support apprenticeship programs

Innovative and Co-operative Commercial and Social Enterprises

- The Parkdale targets are:
- At least 20% of new commercial space at rates affordable for co-operative and social enterprises, local serving businesses, and community organizations. Limit the size of commercial space to 2500 sq. ft. to encourage these enterprises
- Commit to support community well being including food security and community health
- The Gordie Howe Bridge Community Benefits Plan includes a commitment to support a neighbourhood business development program.
- A target already proposed for Lebreton Flats is a set aside of land as a hub for enterprises that use innovative democratic structures such as worker co-operatives.

Community Services and Resources.

- The Parkdale target is to incorporate community space into all developments, including formal spaces for community cultural programming and informal spaces for community members to gather.
- The Gordie Howe Bridge includes commitments to:
 - Make aesthetic landscape investments including green space and street improvements
 - Enhance community safety and connections including trails and bike racks
 - Build partnerships with community and indigenous organizations
- Neither plan includes targets for health, food security, or affordable child care.

Local and Social Procurement

- The Parkdale targets are:
- Commit to social procurement of goods and services, such as using and investing in local social enterprises and worker cooperatives [The Preston Model]
- These goods and services include:
 - housing management and maintenance services through supportive employment opportunities for people living with mental health and addictions, to ensure for a holistic system of community health and wealth building.
 - affordable food services
 - employing equity-seeking community members.
- The Gordie Howe Bridge Community Benefits Plan includes commitments to:
- Host Business-to-Business info sessions
- Provide two-way communication with local subcontractors
- Provide online system to invite local businesses to submit information on capabilities and capacity
- Foster growth of small companies by purchasing goods, supplies and services under \$25,000
- https://en.wikipedia.org/wiki/Preston_Model

Decent Work

- The Parkdale targets include:
- Commit to a minimum of 40% of entry-level apprenticeship positions for construction jobs to be allocated towards local residents from equity-seeking communities,
- Partner with workforce development intermediaries and community organizations that can help ensure the success of the local and equitable hiring program.
- Use and invest in high quality pre-apprenticeship and apprenticeship programs that create new pathways for equity-seeking community members into a unionized workforce.

Decent Work (con't)

- Commit to 60% local and equitable hiring and a local minimum wage of \$15 per hour for generalized workforce needs, such as retail, service, and admin, working in partnership with a local employment service agency.
- Commit to a minimum of 10% local and equitable hiring and a minimum living wage of \$18.52 per hour for specialized workforce needs, such as tech and health, and partner with workforce development intermediaries and community organizations that can help ensure the success of the local and equitable hiring program.
- Embed a mandate for local hiring, fair wages, high-quality health benefits, and health and safety education in their Request For Proposals (RFPs) for contracted and sub-contracted work.

Decent Work (con't)

- Enter into project labor agreements with contractors to ensure contracted and subcontracted workers are paid a living wage, have access to equitable health benefits, fair scheduling, health and safety education, and protections on the job.
- Invest in the creation of a Low-Barrier Employment Hub in a centralized, physical space for job postings and support for decent work opportunities.
- Provide paid training and placements for mid-and entry-level positions, as well as contribute to scholarships for pursuing post-secondary education and bridging programs.
- Invest in free and affordable child care space and provision for local trainees and employees sourced through local hiring programs for equity-seeking community members in Parkdale

Decent Work (con't)

- The Gordie Howe Bridge Plan commitments include:
- Training/Education Opportunities:
- Partner with local educational institutions to identify research opportunities
- Participate in speaker series and offer mentorship
- Partner with apprenticeship organizations and local unions
- Provide ESL and job training sessions
- Partner with educational institutions to provide co-op/work placements

Decent Work (con't)

- Employment Opportunities
- Require subcontractors hire at least 20% new hires from local region
- Participate in job fairs/employment sessions
- Identify and select pre-apprentices and apprentices
- Enhance the community/employment groups awareness of the project and skills required

Sustainable Infrastructure

- The Parkdale target is:
- Invest in sustainable infrastructure to enhance clean and renewable energy, provide green spaces, and ensure climate resilience.
- CoEnergy/OREC is proposing the following targets for LeBreton Flats:
- A Net Zero Emissions Community

Active and Sustainable Transportation

- The Parkdale Framework and Gordie Howe Bridge Plan have no targets addressing transportation.
- CoEnergy/OREC is proposing that the majority of secondary streets are “electric vehicles only” with appropriate charging facilities. Only electric buses serve the area, connecting to the LRT at Bayview and Pimisi stations.

Accessibility

- Parkdale addresses accessibility only in the context of affordable housing