



## LEBRETON FLATS COMMUNITY BENEFITS COALITION

<https://cbaforlebretonflats.ca/>

### Who We Are (see full list below)

Coalition of 25 Ottawa based community, service and labour groups and key allies, the Federation of Community Associations and United Way East Ontario, who have come together with a shared vision for a LeBreton Flats Community Benefits Agreement. The Coalition represents a wide range of community interests and services including: affordable housing, decent work and wages and job training, social procurement, age inclusivity, meeting the needs of indigenous citizens, health services, child services, recreation, accessibility and sustainable energy.

### Our Goal

A legally binding Community Benefits Agreement with the National Capital Commission (NCC) that provides an accountable social framework for the LeBreton Flats development.

### Our Vision

A Community Benefits Agreement is the most effective and accountable platform from which to optimize community benefits, realize enormous social and economic multipliers and ensure that the LeBreton development:

- Enables broad and diverse community sectors and voices to have their aspirations heard and realized
- Enables all walks of life to live and work in this new community
- Create the conditions for innovative approaches to community development, wealth creation and wealth sharing
- Meets the social amenity needs of our community.

### About Community Benefits Agreements

A Community Benefits Agreement (CBA) is a legally enforceable agreement, typically involving community members, coalitions, developers of infrastructure and building projects and government, intended to achieve a broad range of socio-economic outcomes from large infrastructure and building projects.

CBAs have emerged as the most effective mechanism to: i) provide an accountable framework for the development and ii) ensure that a community-driven, inclusive, collaborative and accountable process will lead to the realization of various community benefits.

CBAs have been negotiated and signed as multi-party or bilateral agreements, involving, for example: gov institutions, community coalitions and infrastructure and building developers.



## CBA Experience to Date (Examples)

- In Ontario, \$43 Billion Underway with Some CBA Elements
- Federal Government Windsor-Detroit Gordie Howe International Bridge Project CBA
- Toronto 2014 Community Benefits Framework for new transit projects
- Toronto: CBAs in place for Eglinton Crosstown and Finch West LRT
- Rexdale Woodbine Casino CBA
- Vancouver CBA Policy and Toronto CBA Framework
- International CBAs in the U.S. and UK
- Ottawa Herongate community, CBA in development

## Our Work So Far

- Building and growing the Coalition
- CBA Workshop and Public Launch, Sept 2019
- 3 Meetings with NCC and input to consultations
- Developed initial targets for possible inclusion in a CBA
- Developed a CBA Roadmap for LeBreton (see below)
- Submitted energy sustainability framework to NCC for discussion
- Meetings with elected officials
- Working with Ottawa Library project management staff to explore a CBA approach.

## A Roadmap for the LeBreton CBA

The Roadmap potentially comprises 5 steps in the development process where community benefits targets and aspirations could be addressed, all under the auspices of a “universal” CBA framework signed by the NCC, the City, the Coalition and allies with subsequent binding CBAs unique to each land parcel. The CBAs could be overseen and monitored by a Project Advisory Committee as is the case in many communities where CBAs are in place.

### *Step 1: During the Finalization of the Master Plan:*

- Establish CBA Working Group and sign MOU Committing Parties to a CBA Outcome
- Hardwires commitment and outcomes

### *Step 2: In parallel to the Secondary Plan land use planning process with the City of Ottawa and the design and planning of the service infrastructure and public areas:*

- Develop Universal CBA Framework
- Opportunity to design infrastructure for streets, pathways, water/sewer, electricity, and district heat for maximum community benefit



- Opportunity to build in green space, healthy transportation, complete streets, net zero community heating/electricity grids etc.
- Establish overall scope of community benefits to be included in the individual parcel CBAs

*Step 3: During the Procurement Process for each Parcel:*

- Universal CBA framework is an annex to each RFP
- Specific CBA with binding targets and outcomes embedded in land Parcel specific RFP
- Recognizes the need for flexible application within specific parcels
- Parcel specific CBAs signed by winning bidders.

*Step 4: Decision on how to spend the proceeds from the sale of land parcels:*

Certain community benefits could be explicitly included in public amenities paid for out of proceeds, including public health and recreation centres as well as social procurement for upkeep and maintenance of the park lands.

*Step 5: Throughout the 20-year Development Period*

- *Establish Project Advisory Group*
- Parties agree on a reporting mechanism to track and ensure progress against binding targets, to which bidders must adhere and governed by project advisory group.

### Contact LeBreton Flats Community Benefits Coalition

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613.620.0301

### The LeBreton Flats Community Benefits Coalition Members and Allies

#### Members

1. Alex Laidlaw Housing Co-operative
2. Alliance To End Homelessness Ottawa
3. Causeway Work Centre
4. Centretown Citizens Community Association
5. Centre for Social Enterprise Development
6. Centretown Citizens Ottawa Corporation
7. Childcare Now in Ottawa
8. City for All Women Initiative
9. CoEnergy
10. Co-op Housing Association of Eastern Ontario
11. Dalhousie Community Association



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12. Eastern Ontario Western Quebec Building and Construction Trades Council
13. Ecology Ottawa
14. Gignul Non-Profit Housing Corporation
15. Healthy Transportation Coalition
16. Hintonburg Community Association
17. Housing Managers Collective
18. Mechanicsville Community Association
19. Plant Pool Recreation Association
20. Ottawa District Labour Council
21. Ottawa Renewable Energy Coop
22. Ottawa Social Housing Network
23. Ottawa Supportive Housing Network
24. Social Innovation Lab, at Algonquin College
25. Somerset West Community Health Centre

**Formal Allies**

Federation of Community Associations  
United Way East Ontario