



Building a Community Land Trust in Parkdale

First Community Meeting

April 3, 2012

Goals

1. Introduce the idea of a Community Land Trust and how it can be applied to Parkdale.
2. Create an opportunity for dialogue.
3. Build community support, participation.
4. Figure out next steps moving forward.

Outline

1. How did we get here?
 - Victor Willis (PARC)
2. What is a Community Land Trust?
 - Brendon Goodmurphy (Community Researcher)
3. Community Land Trusts in Practice:
 - Susannah Bunce (University of Toronto)
4. Community Discussion:
 - Kathy Allan (Ontario Land Trust Alliance)
5. Next Steps:
 - Victor Willis

Introduction

1. How did we get here?

- U of T Student report on Food Security in Parkdale (“Beyond Bread and Butter”)
- Further research on CLT’s
- Community report (“A Place for Everyone”)
- What’s been done so far?

2. Who is here tonight?

- Community representation

What is a CLT?

Goals:

- What is the *idea* behind a land trust?
- Why could Parkdale benefit from a land trust?
- How does a land trust function?
- Challenges, recommendations for Parkdale
- Take-away: **Community ownership** of land

What is a CLT?

Evidence that Parkdale is changing:

- Property values are increasing.
- Residential mix is changing: No new public housing projects; Loss of rooming houses
- Business mix is changing along Queen St.
- North and South Parkdale developing in separate and polarizing ways.

What is a CLT?

What are the consequences?

- High unmet need for supportive and affordable housing.
- Loss of local, affordable services directed towards residents.
- Limited space for community development projects.
- Selling off public and community land for private development.
- Long-term: condo-ization of Parkdale?

What is a CLT?

This is about land!

Who owns it?

Who makes decisions about its use and development?

What is a CLT?

Traditional models of land ownership:

1. Public: Subject to political will.

2. Private: Land is a commodity.

3. Non-Profit: Eg. Edmond Place.

What is a CLT?

An alternative model: *Community ownership*

- What if a community could pool its resources and expertise in order to own land?
- Would require a democratic structure for deciding how that land is used.
- This is the function of a community land trust.

What is a CLT?

A Community Land Trust is:

- A non-profit organization
- With charitable status
- And a governing body, elected by or representing the community
- Which acquires land (through donation or purchase)
- And democratically decides how CLT land is best used.

What is a CLT?

Challenges and recommendations for Parkdale:

- Lack of affordable and public land.
- Charitable status will be challenging to obtain.
- Affordable housing should be an explicit goal.
- The need for a strong business plan and expertise.
- Community development model: beyond residential to focus on public, community and commercial space.

What is a CLT?

Goals:

- What is the *idea* behind a land trust?
 - Community ownership of land!
- Why could Parkdale benefit from a land trust?
 - Affordable/supportive housing, public and community space, local businesses.
- How does a land trust function?
 - Non-profit organization that democratically decides how land should be used.
- Challenges, recommendations for Parkdale

A CLT in Practice

Susannah Bunce

- Assistant Professor, Department of Geography & Planning, at the University of Toronto

Community Discussion

Kathy Allan

- Former Executive Director of the Ontario Land Trust Alliance (OLTA)

Next Steps

What we're asking from you:

- Stay informed, get involved?

Next steps:

- Short: Set up a governing body - who is represented and how?
- Med: Create non-profit, apply for charity #
- Med: Create mandate - community consultation
- Long: Obtain land

Next Meeting: Early May, 2012

Thank you!

www.tinyurl.com/parkdaleclt

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