



PRINCE EDWARD COUNTY
COMMUNITY BENEFITS FRAMEWORK
a guide for development

June 2025

acknowledgment

We are on the traditional territory of Huron-Wendat, Anishinaabe and Haudenosaunee peoples. These peoples agreed to mutual sharing obligations and responsibilities as stewards of the land and water. We recognize that these are now our shared obligations in partnership, to continue to protect the land and water. As we talk about the land, we honour the Indigenous ancestors who came before us and who continue to be present in lands which we occupy. We acknowledge and honour the First Nations who, despite attempts of colonialism, continue to hold and share their rich history, traditions and cultures that are proud, modern and vibrant. As we move forward, we hope that every time we get together we acknowledge all those who have come before us.

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introduction

photo: visitthecounty.com



Development in Prince Edward County is a topic of intense community interest. This document builds on three intersecting realities. First, there is an urgent need for housing; in particular, PEC has an acute shortage of affordable and deeply affordable housing. Second, developers and the municipality are planning significant new construction (including housing and infrastructure) over the next several years. Finally, our communities have a strong desire to be involved in how development proceeds. These intersecting goals create common ground we can build upon to benefit the community.

Leading this process is Thrive PEC, an alliance of individuals, businesses, organizations and community stakeholders who share a passion for connecting the community, along with a vision for catalyzing change

In March of 2022, Thrive PEC brought together nearly 400 people to define a vision for PEC based on nine pillars: **affordability, quality jobs, a diverse economy, sustainable tourism,**

climate protection, arts and cultural heritage, community connections, social infrastructure, and social services.

A Community Benefits Framework is the next step, identifying concrete actions to realize community-defined priorities through investments in development and infrastructure.

Active implementation of the framework will be carried out by Community Benefits Networks. CBNs are made up of community actors, agencies, and businesses working together to realize a collective vision for their community, asking what role developments and community investments can play.

Prince Edward Learning Centre has been proud to implement these initiatives on behalf of Thrive PEC, reflecting PELC's commitment to community development, collaboration and civic engagement as powerful tools to strengthen individuals and communities.

PRINCE EDWARD COUNTY

community benefits network

All Welcome Here
Alternatives for Women
Career Edge
Centre for Addiction and Mental Health (CAMH)
Children's Mental Health Services
Community Futures of Prince Edward Lennox Addington (PELA CFDC)
Community Living Prince Edward
The County Foundation
Developmental Services Ontario
Greater Than County Youth Collective
Habitat for Humanity Prince Edward-Hastings
The Hub Child & Family Centre
Macaulay Village (Heights) Neighbourhood Group
Municipality of Prince Edward County
PEC Arts Council
PEC Chamber of Commerce
Picton United Church Food Bank
Pinecrest Housing
Prince Edward County Affordable Housing Corporation
Prince Edward Learning Centre
Prince Edward-Lennox & Addington Social Services
The Storehouse Wellington & District Foodbank
Thrive PEC
United Way Hastings & Prince Edward
Upper Canada Equity Fund

Interested in more information about the PEC Community Benefits Network?

Call (613) 476-1811 or email info@pelc.ca



what is the Prince Edward County **COMMUNITY BENEFITS FRAMEWORK?**

The Prince Edward County Community Benefits Framework explores how development already planned for PEC can be leveraged to create mutually beneficial outcomes, and increase social good.

This document builds on local efforts to advance the community's vision for **inclusive development**. It is intended to guide investors, local property owners, political representatives, community advocates and other interested stakeholders to work with private investments to achieve social and economic benefits, and other positive outcomes, for residents in the area.

Inclusive development aims to ensure the benefits of economic growth are shared by all. This includes good local jobs, and a focus on building economies that can respond to shocks in the future. In short, it builds resilience.

We can achieve these goals by negotiating community benefits agreements that secure, for example, affordable housing, good quality employment opportunities, and space and support for social services.

The impact will be felt at the community level, with commitments to preserve our quality of place, and by individual households, with greater opportunities to build wealth, rather than living pay cheque to pay cheque or potentially falling through the cracks.

We also need a community-wide response to climate change mitigation and protection. With opportunities to minimize carbon fuels (or fossil gas) in their developments and "build green," developers have a significant role to play in making local climate goals an attainable reality.

our story SO FAR

March 2022: Close to **400** participants engaged with Thrive PEC to define our quality of place



Through 2023: We held meetings with the Toronto Community Benefits Network, Windsor/Essex Community Benefits Coalition and Ottawa Community Benefits Network to learn from their experiences



January 2023: We launched a public education series on community wealth building with speakers from the Toronto Community Benefits Network



Fall 2023: The Heights (Macaulay Village) Neighbourhood Group launched, with a partial focus on large planned developments nearby



Fall 2023: Our team engaged PEC municipal council with a deputation on community wealth building



Fall 2023: Connecting door-to-door in Macaulay Village and through social media, we engaged with more than **200** residents and collected **54** survey responses



Early 2024: We hosted two large public community conversations in Wellington and Picton to gather feedback on the opportunities presented by proposed development in PEC



Winter 2024: Additional community conversations were hosted by Career Edge, Community Living Prince Edward, Prince Edward Learning Centre, the Heights (Macaulay Village) Neighbourhood Group, the Hub Child & Family Centre and St. Andrews. A total of **144** people participated in the conversations



Winter 2024: A survey circulated through contact lists and across social media generated a further 29 responses



Fall 2024: A coalition made up of interested businesses, individuals and community agencies has come together to help guide our collective efforts



Through 2024: Our team met with Inclusive Economy London and the Hamilton Community Benefits Network to continue our learning



how to use this framework

Prince Edward County anticipates significant development over the next several years, including 8,000 planned housing units. It is critical for developers, investors and policy-makers to collaborate with the community to ensure new developments benefit residents, in particular those at risk of displacement.

By identifying collective community aspirations framed as a vision, a clear set of shared values, achievable community-based solutions and recommended actions, this framework means to:

- guide and inform the establishment of local strategies, practices and community benefits agreements across individual development sites;
- catalyze more equitable dialogue, collaboration and decision-making with diverse community builders; and
- foster processes that amplify the voices of underrepresented groups in determining the future of their communities.

This framework can be used as a tool to negotiate for site-specific developments to address broad community needs, in alignment with the values of inclusivity, diversity, affordability and equity. It also can help ensure these are not isolated investments, but cohesive and collective gains for the community as a whole.

This Community Benefits Framework supports the priorities and vision articulated in the County's Official Plan. Ultimately, the framework considers how investments can be distributed equitably and managed democratically for community benefit.

The goals articulated in this document outline standards we want developers to follow when investing in Prince Edward County. They provide a framework for policymakers, political representatives and the community to advocate and negotiate sound agreements.

photo: visitthecounty.com



community snapshot

PRINCE EDWARD COUNTY

Prince Edward County is a predominantly rural community on the north shore of Lake Ontario, tucked within the “golden triangle” between Toronto, Montreal and Ottawa. It is the only municipality in the province nearly self-contained as an island, encompassing approximately 1,050 square kilometres, connected to the mainland by three bridges and a free car ferry. With over 800 km of shoreline,¹ the County is a boaters’ and swimmers’ paradise.

Our population is spread across a large land area, with a population density of 24.4 people per sq.km.² Amenities and services are largely concentrated in a few towns. At least 77 percent of the population lives rurally. Geographic proximity to service centres and population centres is an important determinant of socio-economic and health outcomes, and PEC is considerably less remote than the median municipality rating.³ There are more than 10 million people in Southern Ontario living within a 3-hour drive of our shores.

Prince Edward County’s agricultural character is evident in many seasonal farm stands and farmers’ markets. PEC’s economy is also supported by its natural heritage and rich cultural history. The County is a vibrant wine region and culinary destination with a thriving arts community, and strong connections to its history and architecture. Our heritage buildings, vineyards and wide open spaces help to make us a favourite tourism destination for people seeking peace and beauty. Sandbanks Provincial Park has one of Canada’s best beaches and the world’s largest freshwater sand and dunes system. The South Shore is an internationally recognized Important Bird Area; 750,000 migrating birds rest on the island in the spring and fall, the largest number of migrating birds anywhere on the Great Lakes.



photo: ontarioparks.ca



Prince Edward County has experienced significant changes over the last few years. The growth of short-term accommodations (rented through online platforms such as Airbnb, VRBO, etc.) has contributed to dwindling rental stock, with scarcity driving significant increases in the rental market. At the same time, housing prices have more than doubled in a decade, and tripled since 2010.⁴

Economic growth does not automatically translate into better living standards. Achieving greater job quality, reducing poverty, and providing basic affordable housing and food security to individuals and families will raise well-being for everyone.⁵

PEC has an aging population, with significant out-migration of working-age people, driven by factors such as affordability, real estate trends and gentrification.⁶ This has left a gap in staffing for local employers. The average household income is \$75,573 in PEC, significantly lower than both the \$80,597 estimated for a family of four to maintain a basic quality of life in Eastern Ontario, and the provincial average of \$84,092.⁷

Income inequality is higher in Prince Edward County than across Ontario or Canada, representing a growing gap between the incomes of the richest and poorest among us.⁸ The community feels under pressure, both financially and in terms of having a say in how our community grows and develops: who gets to stay and who has to leave, who lives well and who struggles. Community wealth building is an idea that we can live well together and everyone can thrive. Community Benefits Agreements are one way communities are working to close the gap with mutually beneficial, inclusive growth.

Labour force

- Tourism businesses offer seasonal employment and a short operating season
- Shortage of educated and skilled labour force in some sectors⁹
- Housing issues contribute to staffing challenges for local businesses¹⁰

Food security

- Almost one in four households in Hastings-Prince Edward has inadequate or insecure access to food due to financial constraints¹¹

Housing

- 37.8% of PEC renters spend more than 30% of their income on housing¹²
- There is a lack of housing choice and affordability; the median house price is higher in PEC than in neighbouring regions¹³
- PEC has one of the lowest vacancy rates in Ontario, with competition from short-term accommodations and second homes¹⁴

our GOALS

We envision a future where people have a strong sense of belonging and have opportunities to thrive in PEC. We call upon public and private sector actors to collaborate and ensure new development equitably benefits all residents.

1

Equitable process

We want to see developments that benefit the residents of Prince Edward County by meeting and prioritizing the needs of community members. PEC residents wish to be meaningfully engaged in the development process through participatory planning and democratic principles. Developments can support our shared community visions by engaging in Community Benefits Agreements.

2

Affordable housing

We want to see developments that address housing needs by guaranteeing affordable, accessible and adequate units, and housing close to amenities. We seek the creation and preservation of targets for 6,000 units of affordable housing, and encourage the municipality to implement stronger policies in order to prevent and reduce displacement.

3

Economic diversity

We seek the creation and preservation of affordable commercial space for community agencies and small businesses, including supporting social enterprises. We encourage the development of a buy-local and social procurement framework for PEC.

4

Decent work

We want to see developments that address economic needs by creating decent work opportunities in PEC and opening up apprenticeship pathways. In particular, we want an emphasis on training and opportunities for people with disabilities, women, BIPOC, newcomers and youth.

5

Climate protection

We support developments that utilize environmentally impactful technologies, such as geothermal and heat pumps, and transition toward zero fossil fuels.

6

Arts and cultural heritage

We want to see investments from developers that recognize the vibrant heritage of Prince Edward County and contribute to our arts and culture.

7

Community assets

Our community assets include infrastructure, services and community connection.

We want to see developments that serve community needs and enhance community well-being by supporting community space and resources, daycare, health and food security, social and natural infrastructure.

prince edward county OFFICIAL PLAN, 2021

Vision statement

The County is fortunate to boast a mixture of prosperous agricultural lands, rural and environmentally-protected landscapes, varied and stunning shorelines, and an array of mixed-use Settlement Areas. It is these elements, taken together, that define the County's desirable quality of life and quality of place. What is most valuable and worth protecting, will always lead back to our roots, set deep into the physical elements that shape this Island.

As the County grows over time, new development will reinforce the County as a special and unique place. New development will be reviewed through the lenses of sustainability, agriculturally-focused, diverse cultural and economic fabric and healthy, complete communities. All new development will be compatible with its surrounding context, champion the protection of rural habitats and the natural environment and, where possible, reduce the climate impact of our decisions.

The people of Prince Edward County will be healthy and prosperous, and enjoy a diversity of housing options ranging in affordability, with opportunities for meaningful and well-paid employment. Community development will remain rooted in the County's rural character, diverse agricultural/viticulture features and facilities, natural heritage and cultural heritage assets, and culinary and artistic attractions. That economy will be supported by strong tourism and agricultural sectors, along with a diverse small business community including innovative, knowledge-based businesses.

Principles

- maintaining **access to health care and community services and facilities**, that are community based, accessible and affordable;
- encouraging and supporting the **growth and prosperity of businesses** and their ability to generate employment opportunities;
- providing **opportunities for affordable housing**;
- **educational opportunities**, including skills training and post-secondary facilities;
- providing **recreational programs** and events;
- ensuring safe and accessible built environments that provide opportunities and **infrastructure for active transportation, recreation and social interaction**; and
- providing access to **local, healthy food**.

Housing policies

This Plan establishes a County-wide target for the provision of affordable housing at **25 percent of all new housing units**. Further, this Plan anticipates that the target for affordable housing will be met primarily within the Urban Centres of Picton, Wellington and Rossmore, as set out within their individual Secondary Plan policies that require a **minimum of 33 percent** of all new housing be affordable.

community benefits needs

EQUITABLE PROCESS

Overview

In 2025, PEC adopted a new two-step planning process, which separates public consultation from Council deliberations. The Planning & Development Committee will continue to hold **statutory public meetings** on proposed new development. The change will allow time for staff to produce a detailed report, with public comments and the applicant's responses, before Council debates approval.

A separate stage of consultation, **public information centres (PICs)**, formerly hosted by the municipality, now will be held at the discretion of the developer. Members of Council have signalled PICs remain an important and expected tool to build community support for development. It is more important than ever to work collaboratively with developers to allow meaningful community engagement.

Equitable process

For all development applications, we ask the County to:

- **conduct accessible consultations** that provide community members with three weeks' notice in advance of meetings; make relevant materials available for review at least one week in advance of the meeting; and provide adequate supports for attendance, such as childcare and food;
- advocate for the creation of a **Community Impact Report** to review development applications on the community, social and economic impact they will have;
- **support community coalitions** in engaging in Community Benefits negotiations with developers through strong policy;
- where possible, **protect agricultural land from development**, and preserve natural resources such as forests and natural habitat.



photo: thrivepec.ca

community benefits needs

AFFORDABLE HOUSING

Overview & history

The housing crisis affecting communities across Ontario is particularly acute in Prince Edward County. Its impacts are reflected in dramatically increased homelessness,¹⁵ more people in vulnerable housing, out-migration of working-age people, and widespread staffing shortages inhibiting business expansion.

There are many policy choices, at the federal and provincial levels, contributing to the housing crisis. The federal government stopped building affordable housing in 1995. The following year, the Ontario government eliminated rent control on vacant units. Instead of the stated intention to spur construction of new units, vacancy decontrol drove up rental prices and evictions.

In 1999, Ottawa shifted most of the responsibility for social housing to provincial governments, which in turn devolved housing responsibilities to municipalities. A National Housing Strategy was launched in 2017; however, core housing need has worsened since the strategy was launched.¹⁶

Rising rental costs in PEC

Average Market Rent in PEC ¹⁷	2020 (Q4)	2023 (Q4)
1 bedroom	\$1,340	\$2,157
2 bedrooms	\$1,534	\$2,203
3 bedrooms	\$2,054	\$2,775

Definition

Prince Edward County has adopted the Provincial Policy Statement definition for affordable housing, which specifies housing is affordable when people in the 60th percentile of income spend less than 30% of their pre-tax income on housing.¹⁸ The 60th percentile represents a household supported by two full-time minimum wage incomes, or \$59,000.



Affordability

For rental apartments, we ask:

- devote **25% or more to affordable rental** units in new builds;
- provide **5% or more at RGI** (rent geared to income, where rent can rise with family net income but does not exceed 30%);
- create infrastructure that supports lower-cost living for residents (e.g. bikeshare, transportation, home sharing, secondary units);
- support ongoing **awareness and education for tenants** including tenants' rights and protection, rent control protection, building standards, and eviction policies;
- support **higher-density builds** in centres (Picton, Wellington, Bloomfield) to support attainment of affordable housing.

Accessible, adequate and diverse housing stock

We ask developers to:

- provide a **diverse mix of housing**, in its built form, design, unit type, size and cost to meet the needs and preferences of all existing and new residents;
- consider **mixed sites** with a range of rental, ownership, and rent-to-own options, including rental units based on cooperative models;
- design building units, amenities and rental/ownership structures that cater to people with **lower incomes**, with a focus on youth, young families and seniors;
- provide new builds with **common spaces**.

For land that is publicly owned

For all housing developments on public or community land, we ask developers to:

- work in partnership with social housing and affordable housing providers to provide a **target of 50% affordable housing** on the site, along with mixed-use amenities and community space;
- provide a financial commitment to **long-term maintenance** of the units.

What other Community Benefits Agreements have achieved

Through the work of Build a Better Fairview, a development in West Don Lands with 6,000 rental units agreed to dedicate 20% to affordable housing.

Build a Better Bloor-Dufferin secured 10% affordable housing with the new Dufferin Mall Tower.



photo: Pinecrest Housing

community benefits needs

ECONOMIC DIVERSITY

Our goal is to foster a vibrant local economy that supports a mix of local entrepreneurs and small businesses, while ensuring affordable goods & services are part of local amenities.

What other Community Benefits Agreements have achieved

Inclusive Economy London triumphed in supporting small businesses through social procurement.

Toronto Community Benefits Network secured a commitment from the Eglinton Crosstown LRT to procure goods and services from local businesses and social enterprises.

Diverse economy

We ask developers to:

- establish **incubator or affordable commercial spaces** for businesses, non-profits and health-oriented agencies;
- offer spaces for **local entrepreneurs and programming** i.e. pop-ups, farmers' markets, art exhibitions and events;
- encourage developers to **hire local contractors and purchase from local businesses**;
- create **social procurement** strategies;
- **commit to social procurement agreements** with local subcontractors and diverse suppliers (e.g. female/gender diverse and BIPOC-owned businesses);
- commit to **social procurement in asset management practices**, i.e. cleaning services, transportation, landscaping.

photo: discoverwellington.ca



community benefits needs

DECENT WORK

Overview

The creation of roughly 8,000 housing units in Prince Edward County over the next 20 to 30 years will bring significant local economic opportunities, including jobs. Moreover, about 20% of the current labour workforce is projected to retire over the next decade.¹⁹

Development in PEC can create opportunities for local residents and stakeholders through collaborative partnerships, intentional hiring practices, and sustainable pathways toward a skills-based economy.

Decent work involves a fair income, security and social protection. Workforce participation and re-investment in communities are important poverty alleviation solutions.

Decent work and living wages

We ask developers to:

- pay a **living wage**;
- hire people who face **barriers to employment**, including people with disabilities, BIPOC, newcomers, women and youth;
- hire **40% or more** from local population.

Training for employment entry and apprenticeships

We ask developers to:

- develop hiring practices to ensure **train-to-career pathways** exist, in collaboration with local providers, communicating emerging workforce gaps to service providers;
- support initiatives to meet workforce demands with local service providers and other stakeholders, e.g. development of a pilot training centre to create and implement relevant training;
- create **apprenticeship pathways**;
- work with training programs such as those at high schools and local colleges.

What other Community Benefits Agreements have achieved

Toronto Community Benefits Network signed an agreement with Metrolinx to provide good jobs and opportunities (e.g. apprenticeships) for people from historically disadvantaged communities and equity-seeking groups in neighbourhoods near the project.

community benefits needs

CLIMATE CHANGE MITIGATION & PROTECTION



PEC climate change resolution

PEC is experiencing the early effects of climate change: increasing weather volatility; wind storms; increasingly frequent polar vortices and ice storms; hotter, longer droughts; unpredictable thaws and extraordinary flooding events; and the predictable long-term effects of hotter climate and intermittent, sustained droughts and flooding, such as desertification, soil erosion and greater risk of grass and forest fires.²⁰

Climate change

We ask developers to:

- **build green:** install heat pumps and geothermal technology;
- focus on **green construction;**
- **minimize carbon fuel or fossil gas** in any development (aim for zero);
- create wastewater ponds and focus on **water conservation;**
- **create infrastructure for low-impact travel,** such as charging stations for EVs.

What other Community Benefits Agreements have achieved

The West Park Healthcare Centre project in Toronto will adhere to the guidelines and sustainability principles of the Leadership in Energy and Environmental Design (LEED®) rating system, with a goal of achieving LEED® Silver certification or higher. LEED buildings focus on healthy indoor environments, reduced greenhouse gas emissions and efficient use of energy, water and other resources.

community benefits needs

ARTS & CULTURAL HERITAGE

Overview

Arts, culture and leisure are vital components of a healthy community. They contribute strongly to a sense of belonging.

PEC is rich in history, arts and culture. Participating in leisure and cultural activities contributes to our well-being as individuals and to our communities.

People of all ages who engage with the arts are more likely to vote and participate in volunteering. The impact of participation is even greater for people in marginalized groups, such as those living with disabilities, living in poverty, or as members of a minority population.²¹

We must strive to make our events and activities accessible to everyone.

Arts and culture

We ask developers to:

- **invest in the arts and culture sector**, such as contributing to the new municipal PEC Arts Fund managed by the County Foundation;
- **incorporate public art into developments** with guidance from the municipality's new Public Art Plan and program;²²
- explore the **use of public art and place-naming** (streets, parks, etc.) as mechanisms for Indigenous placemaking.

What other Community Benefits Agreements have achieved

In the Distillery District, a CBA between the City of Toronto and Cityscape includes community amenities such as daycare, public art and arts amenities.

photo: PEC Public Art Plan



community benefits needs

COMMUNITY ASSETS



photo: base31.ca

Community assets

We ask developers to:

- **create recreational spaces** as part of development projects (e.g. green spaces and common areas);
- **create daycare spaces** (investing in community needs);
- consider creating a **community hub** of services;
- support the creation of **community centres**;
- consider how developments influence **engagement, safety and accessibility** in the community (e.g. porches vs. garages, sidewalks).

Community space is a core element of building social inclusion, livability and connectivity.

All developments need to incorporate community space for public use. This includes meeting and programming space, and spaces where people can connect informally, as well as spaces for health services, daycare, green spaces and parks.

PEC currently has a number of gaps in services and spaces:

- daycare waiting list of over 400;²³
- shortage of healthcare providers to meet current population needs and support population growth;²⁴
- community programming deserts.

What other Community Benefits Agreements have achieved

Rexdale Casino Woodbine provided \$5 million for community daycare.

West Park Healthcare Centre committed to the expansion of green space and extensive landscaping for outdoor therapy areas and therapeutic gardens.

Finch West LRT will provide a portion of land at York Gate and Finch to build a community space (in progress).

source notes

1. [The County of Prince Edward Official Plan, 2021, Section 2.1](#)
2. [Prince Edward County 2021 Census Profile](#)
3. On the [Statistics Canada Index of Remoteness](#) (rated on a scale from zero to one), PEC ranks 0.15, which is considerably less remote than the median municipality rating of 0.30
4. The County Foundation. [Vital Signs: Housing: Owning](#): in 2010 the median house price in PEC was \$225,000; it spiked in 2020 during the pandemic to \$529,500; in 2023 it reached \$687,500
5. Government of Canada. [Measuring What Matters: Toward a Quality of Life Strategy for Canada](#)
6. The County Foundation. [Navigating Change: A Decade of Vital Signs \(2024\)](#)
7. The County Foundation. [Navigating Change: A Decade of Vital Signs \(2024\)](#)
8. The County Foundation. [Vital Signs: Income Disparities](#): in 2021, PEC's Gini coefficient, measuring income disparity on a scale from 0 (complete equality) to 1 (complete inequality), was .364
9. Centre for Workforce Development. [Labour Market Imbalance Opportunities and Challenges, 2022 - 2025 Strategic Plan Update \(2023\)](#)
10. The lack of available and affordable housing has negatively affected more than 80% of PEC employers struggling to hire workers (Chamber of Commerce Survey, 2023)
11. Hastings Prince Edward Public Health. [The Real Cost of Eating Well in Hastings and Prince Edward Counties 2023](#)
12. [Prince Edward County 2021 Census Profile](#)
13. The County Foundation. [Navigating Change: A Decade of Vital Signs \(2024\)](#)
14. [Prince Edward County Housing Plan 2023-2028](#): the PEC rental vacancy rate, at 0.2%, is the fourth lowest in Ontario and ninth lowest among rural communities across Canada
15. Prince Edward-Lennox & Addington Social Services. Point in Time Count Homelessness Report, 2021 documented a 40% increase in homelessness from 2018 to 2021
16. Canadian Human Rights Commission. [Canada Needs a National Right to Housing Strategy \(Nov 2022\)](#)
17. Prince Edward County. [Housing Market Data \(2020-2024\), Quarterly Review \(Q4\)](#)
18. [Provincial Policy Statement on Affordable Housing](#)
19. [BuildForce Canada](#)
20. Prince Edward County, [Climate change resolution](#), May 16, 2019, Item 6.11
21. [Canadian Index of Wellbeing, Leisure and Culture](#)
22. Prince Edward Arts Council. [A Public Art Plan for Prince Edward County 2025-30](#)
23. The County Foundation. [Navigating Change: A Decade of Vital Signs \(2024\)](#)
24. The County Foundation. [Navigating Change: A Decade of Vital Signs \(2024\)](#)

community benefits IN BRIEF

What are Community Benefits Agreements (CBAs)?

CBAs are agreements between developers and local levels of government for specific social value outcomes such as hiring, training or procurement that ensure projects enhance social, cultural, environmental and economic opportunities for the community.

Outcomes

Community Benefits Agreements focus on tangible outcomes, including jobs, training, apprenticeships, neighbourhood improvements and affordable housing.

Equity

CBAs are planned and put into action through collaboration between communities and developers. This enables developers to align their initiatives with the needs of equity-seeking and historically marginalized communities, fostering a shared vision for the betterment of PEC.

Community Collaboration

Local agencies and community members are uniting to advocate for development that gives back to the community. This includes the formation of a Community Benefits Network for PEC and a Community Benefits Framework to guide future developments for mutual benefit.

Transparency and Accountability

CBAs promote transparency and accountability in the development process. Through active community collaboration and engagement,

residents can be assured that negotiations with developers are conducted in an open and accountable manner. This ensures agreed-upon benefits are delivered as planned, fostering trust within the community.

Mutual Benefit through Frameworks

The introduction of a Community Benefits Framework is designed to guide future developments. This structured approach involves community engagement to define priorities and goals. By adhering to the framework, development can be shaped for mutual benefit, ensuring that the community's needs are addressed and prioritized.

Development Focus

The initiative focuses on existing development plans, working collaboratively with developers and the municipality to identify and prioritize community-defined needs and goals.

Inspiration from Other Communities

PEC's strategy mirrors successful efforts in other Ontario communities, where CBAs have been employed to realize community visions for affordable housing, jobs and investments.

History of CBAs

CBAs emerged in the 1990s in the United States as response to the influx of investment into previously struggling downtown areas. Communities organized to leverage public investments, believing that a more democratic and inclusive process would lead to stronger economic development.

community benefits SUCCESSIONS & RESOURCES

Bloor & Dufferin Community Benefits: bloordufferin.com/the-project

Build a Better Fairview: www.buildabetterfairview.ca

Columbia University U.S. Community Benefits Agreements Database:
climate.law.columbia.edu/content/community-benefits-agreements-database

Distillery District Community Benefits:
www.toronto.ca/legdocs/mmis/2013/ed/bgrd/backgroundfile-62975.pdf

Golden Mile Community Benefits Framework:
www.workingwomenc.ca/goldenmileimpact

Inclusive Economy London: www.inclusiveeconomylondon.ca

Rexdale-Casino Woodbine Community Benefits Agreement Report:
www.toronto.ca/legdocs/mmis/2024/ex/bgrd/backgroundfile-244540.pdf

Toronto Community Benefits Network: www.communitybenefits.ca

Westpark Healthcare Community Benefits Agreement:
www.westpark.org/en/CampusDevelopment/About/CommunityBenefits



photo: buildabetterfairview.ca



Scan here to access the framework online at
thrivepec.ca/community-benefits-framework