



# 2025 Roadmap Resident Summit Summary

## Key Takeaways

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*Voices of Progress Panel*

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*Roadmap Resident Summit 2024 attendees*



# 1.0 Acknowledgments

## 1.1 Land Acknowledgment

CP Planning acknowledges that our offices are located on the traditional territory of many First Nations, including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee, and the Wendat peoples.

We recognize that Indigenous peoples were the first to be displaced from their homes and separated from the cultural ways of relating to the land. We are committed to supporting reconciliation efforts by sharing knowledge, developing and fortifying relationships that will generate and sustain resources for Indigenous communities to thrive.

## 1.2 African Ancestral Acknowledgment

We pay tribute to African ancestors and migrants who came to Canada voluntarily, or involuntarily a result of the Trans-Atlantic Slave Trade and Slavery.

We recognize that Black households have among the lowest home ownership rates, resulting in higher prevalence and risk of displacement due to systemic failures to uphold their right to adequate housing.

## 1.3 Community Acknowledgment

CP Planning's 3rd annual Resident Summit was made possible thanks to the collaborative efforts of various leaders. We are grateful for the

continued trust in our capacity to bring diverse groups together to share and exchange knowledge. The design of the panels and Workshop were informed by feedback gathered at the 2023 and 2024 Resident Summits.

We are in deep gratitude to our Event Sponsors and Workshop Design Advisory Committee members, as well as all those who offered to share their knowledge at the Open Forum, and to spend their morning with us at the Resident Summit.

*Workshop Design Advisor Committee Members:*

- Learning Enrichment Foundation,
- The Little Jamaica Community Coalition,
- Regent Park Residents Association,
- Soocial Capital Partners,
- the Housing Justice Lab, School of Cities, University of Toronto,
- WoodGreen Community Services,
- More Neighbours Toronto,
- Social Innovation Canada, and
- Jane Finch neighbourhood in Toronto

*Sponsors*

- Community Building:



 Iler Campbell LLP

**monumental**

- Contributing: Method Collective, Sustainable, Tapestry Community Capital, Black Community Housing Advisory Table

## 2.0 Summary

*On May 29, 2025, CP Planning hosted its 3rd annual Roadmap Resident Summit, gathering over 80 community and industry leaders at CSI Spadina to strengthen collective action for affordable housing.*

The 2025 Summit built upon previous years by deepening system-level analysis and co-designing strategies to unlock financial capital for affordable housing rooted in community priorities. Attendance continued to grow—building from 30 participants in 2023 and 60 in 2024.

This year's programming centred around two collaborative workshops: one focused on mapping relationships within the Land Use Planning Economy to identify opportunities for alignment and power-building; the other focused on identifying the skills, resources, and partnerships required to scale equitable development. Remixing a format from the inaugural Summit, the day opened with a dynamic forum where grassroots and institutional leaders shared reflections and recent wins to catalyze discussion and action across sectors.

*We are proud of another successful year.*

- 100% reported they made a new connection to someone that can support them in their organizing

efforts

- 100% reported they would recommend this event to a friend/colleague
- 95% reported that the information shared today was helpful and useful to them in their organizing efforts

## 2.1 Background

This event was hosted as part of CP Planning's Roadmap for Redevelopment Plans to Confront Systemic Racism ("Roadmap").

*The objectives of this event were to:*

- Gather community residents, organizations, and leaders from across Ontario cities
- Showcase successful strategies and how they can be replicated and scaled
- Advance ecosystem mapping, to build a community strategy to secure short and long term wins

The Roadmap is an action-oriented program designed to address crucial gaps of systemic racism in the Land Use Planning and Development Economy.



*Audience questions/comments*

## 2.2 Approach

The 2025 workshop content was designed with the goal of responding to questions posed by an advisory committee of community and industry leaders, including representatives from the Learning Enrichment Foundation, the Little Jamaica Community Coalition, Regent Park Residents Association, Social Capital Partners, the Housing Justice Lab, School of Cities, University of Toronto, WoodGreen Community Services, More Neighbours Toronto, Social Innovation Canada, and the Jane Finch neighbourhood in Toronto. This group brought perspectives grounded in social finance, grassroots organizing, housing development, and equity-based policy, ensuring the workshop design was relevant, inclusive, and impact-driven.

To ensure the outcomes of the Summit reflect the complexity of the conversations and the depth of experience from the Open Forum and Workshop discussions, another advisory committee of Resident Summit attendees has been established. This committee comprises of individuals with expertise in social finance, human rights policy, grassroots organizing, nonprofit development, and academia. This group will help guide the final interpretation of findings and next steps.

Accordingly, the synthesis shared in this report is kept high-level and preliminary—allowing CP Planning time to engage meaningfully with advisory committee members.

This process ensures that recommendations and priorities are grounded in both lived experience and technical expertise of the diverse communities working and committed to advancing towards a more equitable Land Use Planning Economy.





## 3.0 Key Takeaways

*The 2025 Resident Summit focused on collaborative knowledge exchange and development.*

To achieve this, this year's Summit centred around two collaborative workshops: one focused on mapping relationships within the Land Use Planning Economy to identify opportunities for alignment and power-building; the other focused on identifying the skills, resources, and partnerships required to scale equitable development. Remixing a format from the inaugural Summit, the day opened with a dynamic forum where grassroots and institutional leaders shared reflections and recent wins to catalyze discussion and action across sectors.

*Key takeaways identified in this report are grouped under 5 themes:*

- **Theme 1. Policies, Regulation, and Government Engagement:** The need for policies and regulations that support affordable housing development and the importance of government engagement in addressing housing challenges.
- **Theme 2. Community Engagement, Capacity Building, and Information Sharing:** The importance of involving communities in decision-making processes, building capacity within communities to address housing issues, and sharing information to promote understanding and collaboration.
- **Theme 3. Funding and Financing of Affordable Housing Development:** The need for innovative funding and financing mechanisms to support affordable housing development and increased access to capital for housing projects.
- **Theme 4. Equity and Community Understanding:** The importance of promoting equity in housing initiatives and enhancing community understanding of the benefits and challenges of affordable housing.
- **Theme 5. Affordable Housing and Displacement:** This theme focuses on mitigating displacement risks and developing strategies to preserve affordable housing in the face of gentrification and other factors





## 3.1 Open Forum

The day began with our Open Forum, leaders shared their insights on challenges and successes organizing with community to advance affordable housing solutions within their neighbourhoods. The leaders' roles ranged from volunteers to Executive Director, grassroots organizations to well established charities, and independent community researchers.

The topics ranged in topics from tenant organizing, to managing, acquiring, and building affordable housing.

*Speakers included:*

- York South Weston Tenant Union - Chiara Padovan
- Hamilton Community Benefits - Karl Andrus
- Circle Community Land Trust - Alia Abaya
- Oakwood Vaughan Community Land Trust - Jessica Hines and Bill Worrell
- Parkdale Activity-Recreation Centre - Victor Willis
- Etobicoke Lakeshore Community Land Trust - Bri Gardener
- Independent researcher - Nasra Mohamed



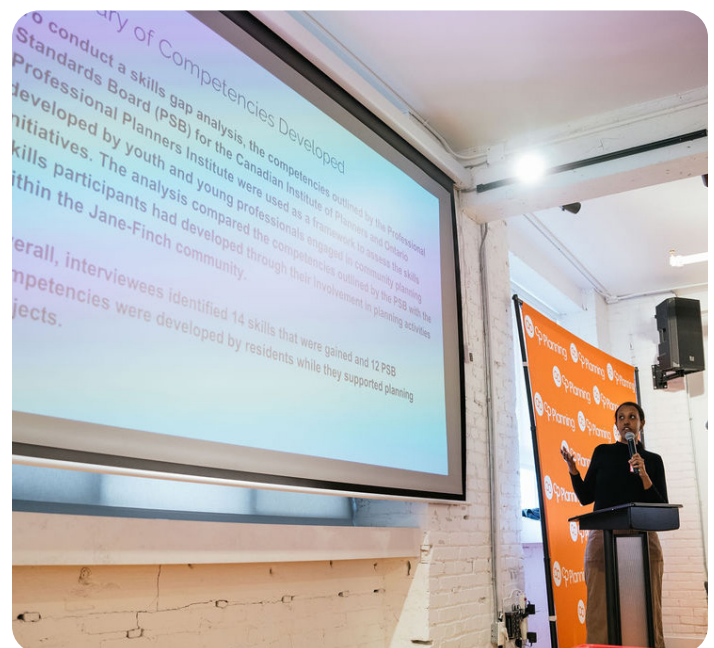
*Open forum speakers*

*Some initial takeaways from the remarks and dialogue from audience participation following presentations:*

- **Theme 1: Policies, Regulation, and Government Engagement:** Participants emphasized the need for government leadership to activate public land, implement anti-displacement bylaws, and formalize channels for community engagement with political leaders at all levels.
- **Theme 2: Community Engagement, Capacity Building, and Information Sharing:** Calls were made to amplify community bargaining power – similar to how labour movements generate bargaining power – and ensure local non-profit and grassroots leadership is part of the governing process for local planning decisions.
- **Theme 3: Funding and Financing of Affordable Housing Development:** The discussion highlighted the need for sustained funding of supportive housing networks and equitable investment models that address development and long-term operation - recognizing that solutions require not just capital, but people having jobs that enable them to have the time to build the required relationships and commitments.
- **Theme 4: Equity and Community Understanding:** A shift in framing

was offered by one speaker who stated, "we are not seeing gentrification - we are seeing a corporatization of land," underscoring how financialization and ownership concentration are impoverishing communities while increasing wealth for increasingly small pool of people.

- **Theme 5: Affordable Housing and Displacement:** The Hamilton Homes Coalition was uplifted as a promising model for community benefit planning and inter-organizational coordination to prevent displacement and consolidate non-profit housing delivery under shared values.



*Nasra Mohamed presenting research findings*

### 3.1.1 Bridging Education to Employment

A key highlight of the Open Forum was the special guest presentation by Nasra Mohamed, who shared insights from the research project she co-led with Shannon Holness titled Jane Finch Bridging Education to Employment: Careers in Urban Planning. Their work is significant, and builds on the long standing grassroots leadership of Jane Finch residents in identifying and building solutions to displacement due to local development plans.

Jane Finch leadership was a cornerstone leading to the City of Toronto developing their ongoing GRowing in Place strategy, which is designed to build solutions to the displacement of lower income renters, Black households and businesses from neighbourhoods across Toronto.

Nasra and Shannon's project - and the voices behind it - served as a critical foundation for the Summit's later Blueprint Workshop on workforce development. Their project represented a powerful outline for how to scale equitable participation in the Land Use Planning Economy.

Rooted in the lived experience of Jane Finch residents, the study emerged in response to major redevelopment efforts - including the Jane Finch Mall revitalization, Finch-West LRT

construction, and Firgrove/Connections Housing Revitalization - which have drastically altered the local planning landscape. Despite being at the centre as participants, volunteers, and short-term contract workers in these transformative projects, racialized youth from the area remain largely excluded from the careers shaping their neighbourhoods.

*Some initial takeaways from key points:*

- **Theme 2: Community Engagement, Capacity Building, and Information Sharing:** Despite demonstrated interest, community members lacked support, mentorship, guidance, and access to the information needed to navigate careers in urban planning.
- **Theme 4: Equity and Community Understanding:** Structural exclusions like unpaid internships and credentialing barriers reinforce inequity, even when residents demonstrate core competencies aligned with national professional standards.
- **Theme 5: Affordable Housing and Displacement:** The research underscored the contradiction of local youth supporting redevelopment projects as volunteers or short-term hires, while being excluded from the careers that shape the very developments displacing their communities.



## 3.2 Workshops

The 2025 Resident Summit included two focused workshops on system mapping and workforce development to advance equitable land use planning. Initial insights are summarized under five strategic themes and will be further refined with input from the Resident Summit advisory committee.



*Workshop participant*

### 3.2.1 System Mapping

*The goal of this workshop was to answer the following questions:*

- Who are the key players that hold power in this system, how to engage with them, when to engage with them?
- What are the key relationships that can help build the required social capital and knowledge, as to unlock financial resources?
- How can we support government and philanthropic decision makers be ready to make use of data/research, to invest financial resources?
- How can we leverage relationships to support non-profits deliver and scale their delivery of affordable housing?



*Fran, from Method Collective leading a workshop*



*Waliad from Regent Park, leading a workshop*



*Some initial takeaways from key points:*

- **Theme 1. Policies, Regulation, and Government Engagement:** Participants emphasized the urgent need for policy frameworks and government partnerships that prioritize community-led housing over corporate land control and restore Indigenous land rights through co-governance.
- **Theme 2. Community Engagement, Capacity Building, and Information Sharing:** Community members underscored the importance of being active co-creators in housing solutions and called for continuous engagement, shared learning, and accessible pathways to influence systems.
- **Theme 3. Funding and Financing of Affordable Housing Development:** Participants called for multi-sector financial alignment, including public, philanthropic, and private capital, to fund deeply affordable, community-driven housing at scale.
- **Theme 4. Equity and Community Understanding:** Equity was framed as a justice-based practice rooted in kinship, Indigenous sovereignty, and structural repair—not merely inclusion in existing systems.
- **Theme 5. Affordable Housing and Displacement:** Attendees highlighted the need to counter the corporatization of land with bold displacement-prevention strategies and holistic models that

secure long-term affordability and community stability.

A more comprehensive summary will be prepared, following consultation and collaboration with our partners and the Advisory Committee formed to review Resident Summit workshop findings.

### 3.2.2 Blueprint for Workforce Development

*The goal of this workshop was to answer the following questions:*

- What skills are currently prioritized in land use planning, what are the gaps and impacts of these gaps?
- What skills do grass-roots and community-centered planners bring to the table, unique from other forms of planners – how can the accelerate the development and maintenance of programs for equitable wealth building?
- How can the work of existing community-led planning be leveraged to scale the role of community-led planning, and career pathways for practitioners?
- Why aren't community-led planning skills being appreciated, and supported in the workplace (of traditional planning firms)?

*Some initial takeaways from key points:*

- **Theme 1: Policies, Regulation, and Government Engagement:** Participants stressed the importance of policy reform and political will to establish power balance for private developers, government, and communities to have equitable roles in the planning process, ensuring regulatory tools support equity-focused planning.
- **Theme 2: Community Engagement, Capacity Building, and Information Sharing:** "Understanding of planning processes," "active listening," and "integration of local knowledge" emerged as the top skills required to support effective community participation in planning decisions.
- **Theme 3: Funding and Financing of Affordable Housing Development:** Participants emphasized the need for mentorship and long-term funding strategies that equip emerging leaders - especially youth and low-income workers - with the tools to access, develop, and sustain affordable housing.
- **Theme 4: Equity and Community Understanding:** Conversations revealed deep concern over class divisions and homeowner resistance, underscoring the need for cultural empathy and recognition of systemic trauma, especially among Black and low-income residents. There is need to ensure communal love and empathy are key values carried out through the Land Use Planning Economy.

- **Theme 5: Affordable Housing and Displacement:** Attendees highlighted the critical role of institutions - like school boards and landowners - in preventing displacement and preserving land for affordable housing, while noting the impact of commodification and profit-driven planning on housing insecurity.

A more comprehensive summary will be prepared, following consultation and collaboration with our partners and the Advisory Committee formed to review Resident Summit workshop findings.



*Audience participation*



*Audience participation*


## 4.0 Next Steps

*The 2025 Resident Summit focused on collaborative knowledge exchange and development.*

CP Planning will continue working with the Resident Summit Advisory Committee to deepen the synthesis of workshop and forum insights, ensuring all recommendations are rooted in the lived experience and technical expertise of participants.

This co-interpretation process will inform a refined set of actions to guide future programming, advocacy, and partnership development across the Land Use Planning Economy. A public-facing summary of refined outcomes and strategies will be released later in 2025, or early 2026.

Interested in participating in systems transformation for a more equitable Land Use Planning Economy? Let's connect: [Cheryll.Case@CPplanning.ca](mailto:Cheryll.Case@CPplanning.ca).

A photograph of Cheryll Case, a pregnant woman with glasses and a pink shirt, speaking into a microphone at a podium. She is holding a smartphone in her left hand. The background is a large screen displaying a presentation slide with the text 'Closing Remarks' and a list of names.

*Cheryll Case, very pregnant  
(gave birth the next day!)*

