



Land Trust Creates Needed Housing for Toronto

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This is a story of a newly created land trust. At its heart, it's about how we are helping to build new affordable homes for people in Toronto with the help of an incredible group of partners. More broadly, however, it's a story of what we think makes corporate giving work: a reflection on how we came to make one of the country's largest-ever donations to affordable housing, and how other businesses can think about how they give back to their communities.

It's a cliché to say that companies need to give back to the communities in which they operate. At its most basic, corporate philanthropy is simultaneously unnecessary and insufficient. Businesses operate every day, with little regard for the communities in which they operate and, conversely, many companies "give back" in ways that end up having very little impact, or which don't tie to their organizational mission.

That's why over the past several months, our team at Capital Developments put a lot of thought into how we can engage with the needs of Toronto – our home – in a way that felt both genuinely helpful and appropriate for our business.

Fundamentally, the land development industry is built on relationships as much as it is on aggregate, concrete, steel and brick. Cities and developers work together to ensure that sites to be developed relate to their surrounding environment in order to create neighbourhoods that are greater than the sums of their parts. Often, this means building connections between sites that allow pedestrians to move easily through a neighbourhood, or for a building's built form to animate a formerly-dreary streetscape. Good planning is about considering the cumulative impacts of a series of decisions in a holistic way, rather than taking a myopic view of looking only at one element at a time.

Which is how we've arrived at this place, where we're making one of the largest donations for the creation of new affordable housing in Canada's history. We're working with our development partner [Metropia](#) and [Habitat for Humanity](#), the world's leading provider of affordable housing, to create a [\\$17 million land trust](#) that will have a lasting impact on the availability of housing across Toronto.

When we first considered the possibility of a partnership with Habitat for Humanity, we saw this as an opportunity to invest in Toronto's needs, broadly; and as we engaged with them, with the City of Toronto and with other stakeholders, we realized that it presented an opportunity to consider the direct needs of a community in which we are building --- that's why the land trust is designed to put half of our investment into housing located across the city, but also half directly into housing located specifically in Ward 9.

We take our responsibility as a builder seriously. And we know that, as with any of our sites, we can't be successful alone. We're proud to have been able to work with Councillor Bailão, who has been an



excellent partner in helping to ensure that this is a project that will deliver on the needs of both the whole city and of Ward 9.

We're lucky to have found such a forward-thinking partner as Habitat for Humanity GTA, who, with [St. Clare's](#), will use this innovative model to ensure that our contribution has the greatest possible impact.

We're also grateful to have worked with Build A Better Bloor Dufferin, who have been gracious in working with us in an understanding that we wanted to do something neighbourhood - and project-specific, without losing site of the fact that this project needs to also reflect our broader role as a builder that's active across the city of Toronto.

About Capital Developments

Capital Developments is an industry leading Canadian real estate company with international roots. We believe in finding partners that get it, working with those that take care as much as we do, and developing amazing projects with meaningful connections. With years of experience, we've learned that architecture, location, interior design, glass, metal and concrete all matter, but we've also learned that personal connections, trust and relationships are the things we really build.