



Build a Better Fairview

buildabetterfairview@gmail.com

Agenda Item NY4.8 - 1800 Sheppard Avenue East - Official Plan and Zoning By-law Amendment Application

April 04, 2023

Dear Councillor Shelley Carroll and members of the North York Community Council:

We are the newly formed Build a Better Fairview, a group of local agencies and concerned residents. We are advocating for future developments in and around Fairview Mall to support the needs of local residents, especially those from equity seeking groups who are least likely to be represented through the City's official planning processes.

We hope to engage with the City and the Cadillac Fairview Team in more in-depth discussions about how to the following areas of concern:

1. **Affordable Housing:** We ask for 20% of new residential units to be deeply affordable, rent geared to income units. As the City is well aware, we are in the midst of an housing affordability crisis; meanwhile, there has been virtually no net new RGI housing added to this neighborhood since it was first built over 50 years ago. Please see the attached pamphlet we developed, showing data on affordable housing needs in the Fairview area.

We ask that the City and Cadillac Fairview work with all levels of government, as well as the non-profit development sector, to keep the Fairview Mall area a vibrant, inclusive community for residents of all income levels per section two of the *Planning Act*.

2. **Quality public spaces, green spaces, and parks:** Many residents have noted the need for more and better designed green spaces in the area. We ask for new parks and trails to be accessible to all, and well connected with surrounding urban infrastructure.

Residents also brought up concerns about increased traffic and pedestrian safety. If the City wishes to reduce car traffic, they must provide a quality public realm for pedestrians, cyclists and transit users. We hope the City and Developer can work together with local residents to co-design quality public spaces on this site.

3. **Community resources and public services:** With 4700 units, the Fairview proposal could bring in over 10,000 new residents. This is equivalent to a small town's worth of new people.

Residents are very concerned about the impacts of this drastic increase in density, noting that existing schools, daycares, and healthcare services are already over stretched. The City, province, and the development team must work with the local community to dedicate adequate space and resources to schools, community centres, public services, and other amenities.

Continued Engagement

During the open houses, we heard from some residents that the proposed development at Fairview mall felt like a "fait accompli". Many felt that they had no power to affect the outcome of the project.

We understand that the project is on private land owned by Cadillac Fairview, and that recent provincial policies have hampered the City's ability to negotiate benefits. Nonetheless, the need to provide affordable housing, quality public spaces, and resources still remains.

Cadillac Fairview's success depends upon local residents who shop at the mall, the essential workers employed there, as well as the public monies that fund its pension plans. Therefore, we ask that the City and Cadillac Fairview provide regular opportunities for residents, especially those from equity seeking groups, to participate in decision making around this future development.

We look forward to working with all parties moving forward to share more insights from our research and outreach efforts. We want to ensure that the Fairview Mall area remains an inclusive place for all to call home, in accordance with the principles set forth in the City of Toronto's official plan.

Sincerely,

Build A Better Fairview

-FAIRVIEW MALL AREA REDEVELOPMENTS

AFFORDABLE HOUSING AND NEIGHBOURHOODS

**A COMMUNITY STUDY
BY THE FAIRVIEW INTERAGENCY NETWORK:
fairviewinteragencynetwork@gmail.com**



Private Market Units (total rental + ownership): ~7392 (interpolated)

Subsidized Units: 156 TCHC RGI



1971
2.0% permanent RGI units



Notes:

1. No new RGI units were added in the redevelopment of Allenburg Gardens
2. Status/level of affordability of new units at 121 Parkway Forest TBC

Private Market Units (total rental + ownership): 11368 (2021 census)

Subsidized Units: 156 TCHC RGI + ~80 rent subsidized at 121 Parkway Forest



2021
1.3% permanent RGI units



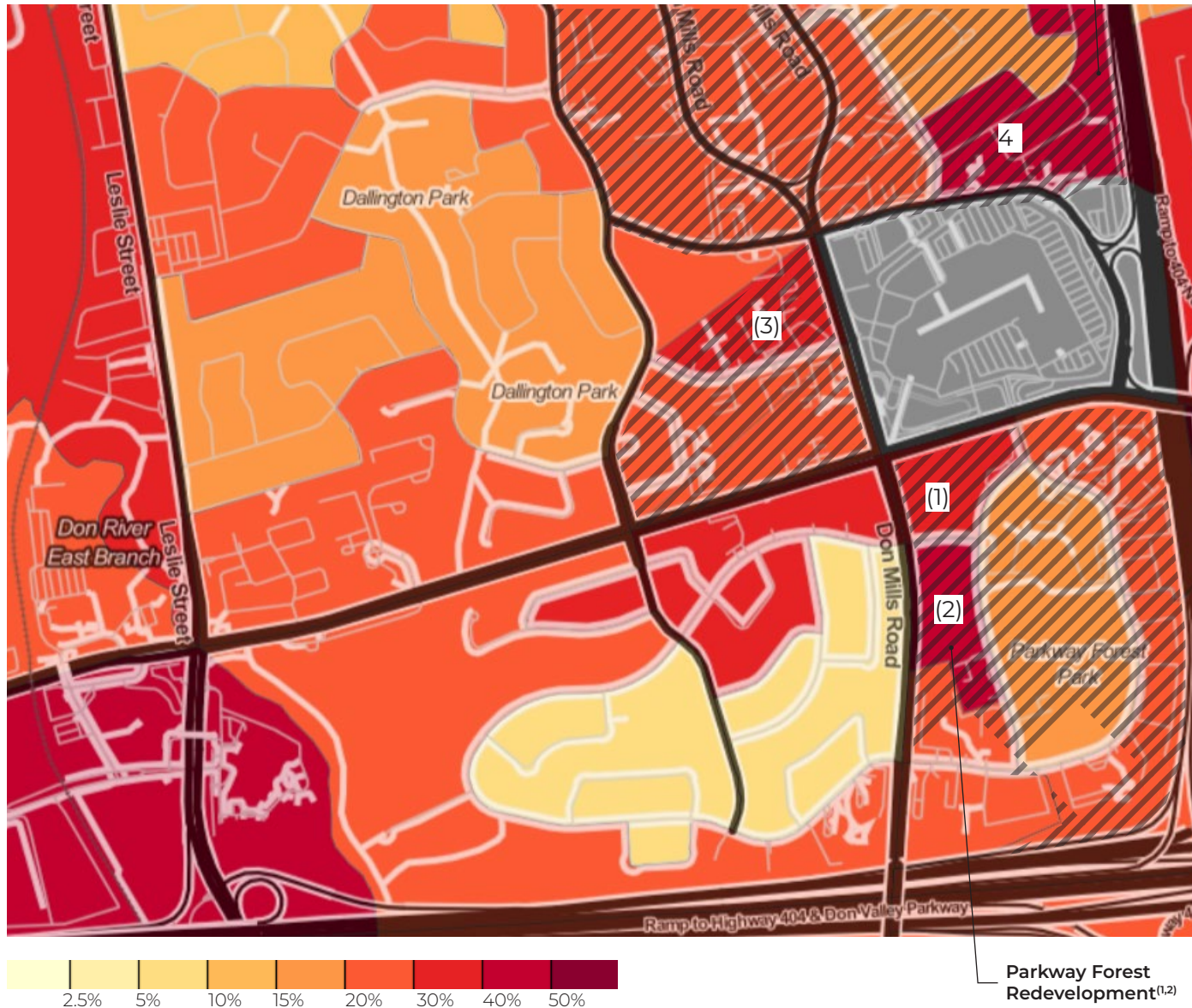
Private Market Units (total rental + ownership): 18786 (2021 census + proposed)

Subsidized Units: 156 TCHC RGI + ~80 rent subsidized at 121 Parkway Forest + 19 units "affordable" at 2600 Don Mills

Proposed
0.89% permanent RGI units

% Unaffordable housing

% of households spending >30% of their income on housing costs, areas with greater than overall Toronto % of households living in poverty



Altenbury Gardens
Redevelopment⁽⁴⁾

In some blocks of Parkway Forest and Altenbury Gardens, between 30-50% of households are paying over 30% of their income on housing costs

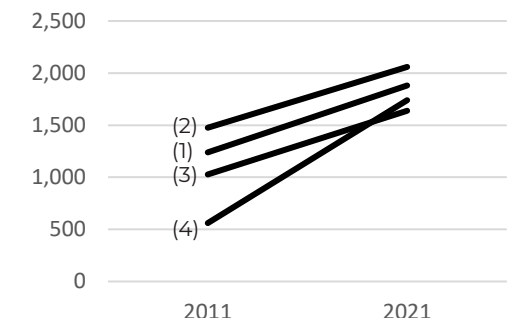
Areas with newer condominium developments (the Altenbury Gardens redevelopment, Parkway Forest Redevelopment) also have the highest proportions of residents living in unaffordable housing, and are also areas with the highest increases in median rent costs between 2011 and 2021 according to census data.

Gentrification

Compared to 2011 and 2016, the share of low income households has decreased around Fairview Mall.

This is likely not due to households being lifted out of poverty, but rather because the newer condo units are affordable to only higher income residents.

Median Rents, 2011-2021

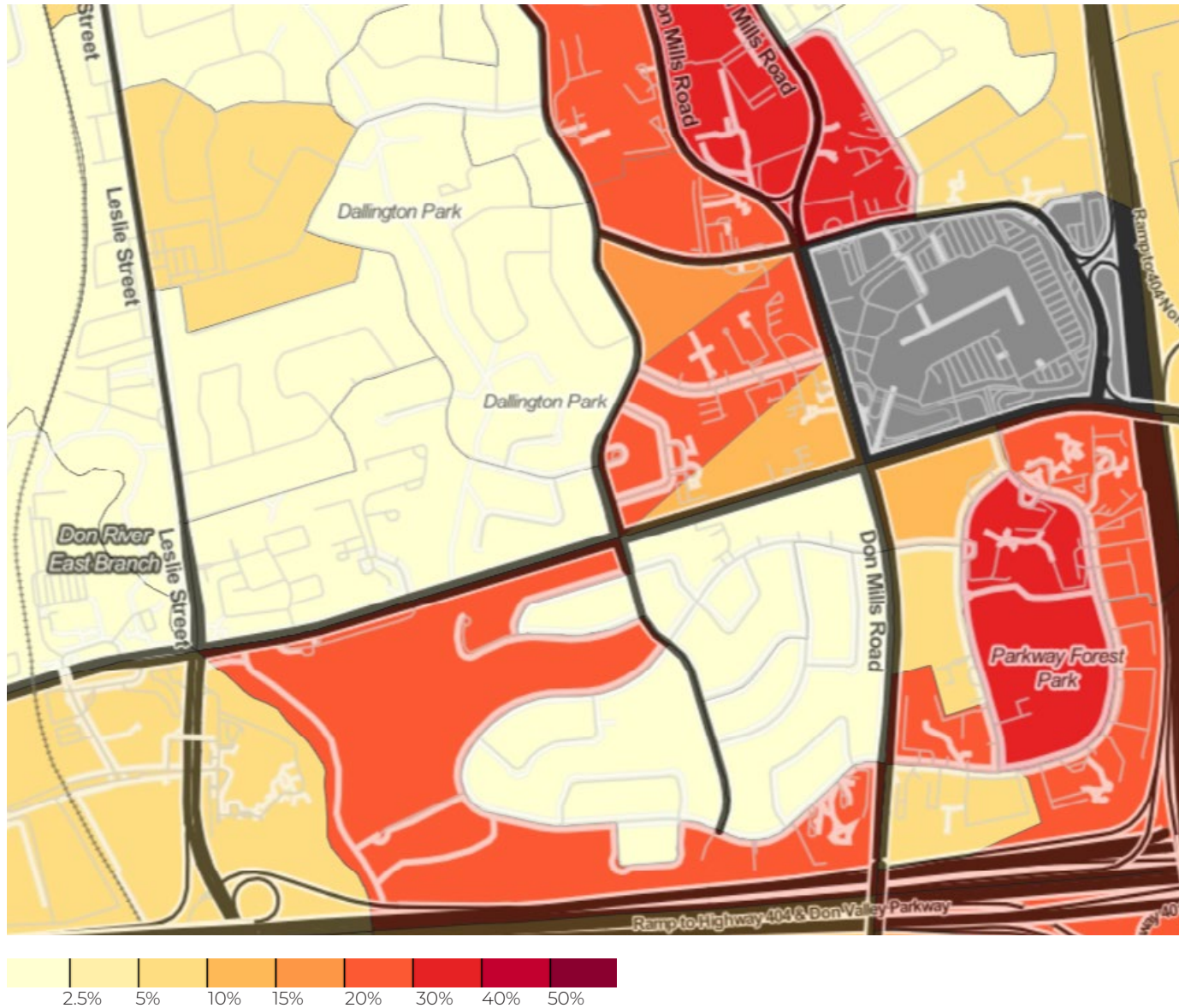


Area with a higher than 13.2% of low income households (13.2% is the overall % of low income households in Toronto)

Source: Censusmapper, 2021 Data

Over-crowded housing

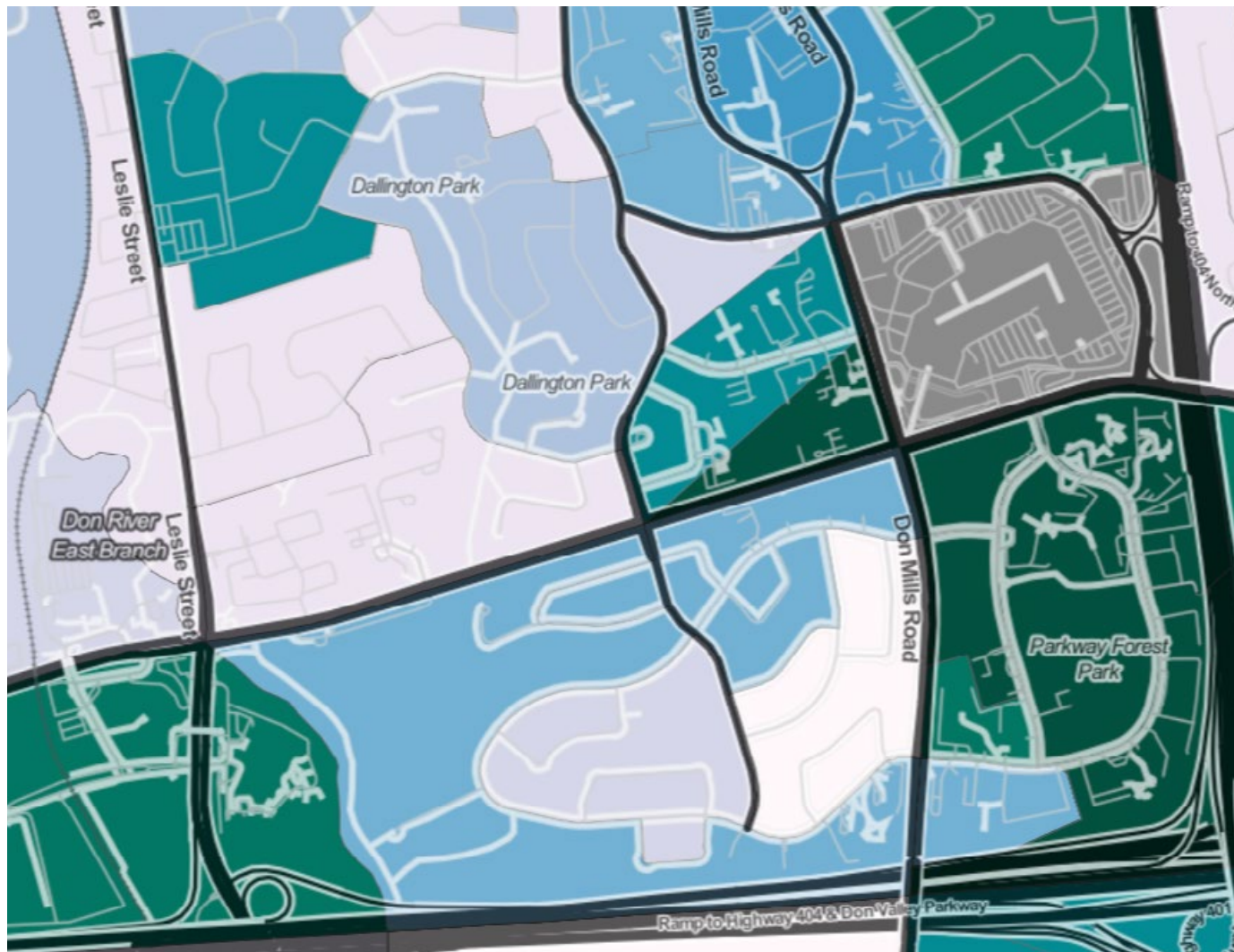
Over-crowded housing according to the National Occupancy Standard



Up to 30-40% of households in some areas in Parkway Forest and Allenbury Gardens live in housing that is currently overcrowded.

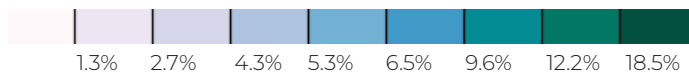
Many of these are renter households, who live in aging apartment towers.

Neighbourhoods of Newcomers



The majority of residents around Fairview Mall are immigrants, with many being more recent immigrants.

In most blocks of Parkway Forest, for instance, over 20% of households are non-permanent residents.



A Diverse Neighbourhood



Left, and above: neighbourhood retail catering to diversity of residents in the Fairview Mall area.

We want:

**Deeply affordable,
rent geared to income
housing (Min. 20%)**

**Meaningful community
engagement on the
affordable housing needs
of Fairview area residents**

Reach out at:

fairviewinteragencynetwork@gmail.com