



CITY COUNCILLOR
Shelley Carroll 高雪莉
WARD 17 DON VALLEY NORTH


Toronto City Hall
100 Queen Street West, Suite A3
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M5H 2N2

February 16, 2024

North York Community Council
North York Civic Centre
5100 Yonge Street
North York, ON M2N 5V7

RE: 1800 Sheppard Avenue East - Official Plan Amendment, Zoning Amendment Applications - Decision Report - Refusal

Dear Chair and Colleagues,

Since July 2022, residents in Don Valley North have been very engaged on the application at 1800 Sheppard Avenue East. This application proposes the redevelopment of Fairview Mall, a key community, economic, and transportation hub for our Ward. It supports thousands of jobs and tens of thousands of transit riders daily, and these numbers will only rise in the coming years. Any proposed development needs to acknowledge this reality and meaningfully engage our community to envision how this redevelopment can best support the needs of current and future residents. While there have been two open houses and a community consultation meeting, this important work is still ongoing.

We have been clear with both City Planning staff and the Applicant that the community must be meaningfully engaged on this file from day one. We have received communication from the Applicant that this is their intention as well, and that they would like to continue this collaborative approach to achieve a positive outcome for the local community.

A refusal report at this time is not only inconsistent with the community-driven approach I have championed since the application was initially filed, it will also jeopardize our ability to resolve the issues staff and the community have identified if this application is appealed to the Ontario Land Tribunal. There are still a number of outstanding concerns that we would like to resolve with both City Planning staff and the Applicant, including public realm improvements; the proposed street network; parkland; and most importantly, the provision of affordable housing.

Given these circumstances and the significant impact this development will have on the future of Don Valley North, I ask that Community Council direct staff to work with the applicant to resolve the issues City staff have identified in the application and report back to Community Council by July 9, 2024.

RECOMMENDATIONS:



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That North York Community Council:

1. Refer the item back to staff so that the applicant can work with City staff to address comprehensive planning issues for the overall site at 1800 Sheppard Avenue East and report to the July 9, 2024 meeting of North York Community Council on such matters to include, but not limited to the phasing of the proposed development that addresses land use including the mix of residential and non-residential uses, including affordable housing; provision of the public street network and the public realm; site organization; integration of development with TTC facilities; provision of public parkland sizes, configurations and locations to be conveyed to the City in fee simple; timing and provision of municipal servicing infrastructure; and planning for community service facilities.

Sincerely,

Shelley Carroll
City Councillor
Ward 17 – Don Valley North