



Build a Better Fairview

buildabetterfairview@gmail.com | <https://www.buildabetterfairview.ca/>

Re. NY11.7 - 1800 Sheppard Avenue East - Official Plan Amendment, Zoning Amendment Applications - Decision Report - Refusal

February 21, 2024

Dear Members of the North York Community Council:

Build a Better Fairview is a group of residents, community and service organizations dedicated to the responsible, equitable and sustainable development of the Fairview area.

We are writing to request the City work with Cadillac Fairview (CF) on a plan to meaningfully revise their proposal for the redevelopment at Fairview Mall, to align with local priorities, instead of voting for refusal. As identified in our [report](#) previously shared with Cadillac Fairview and the City, these priorities include: affordable housing, appropriate density, economic development, and quality public space.

BABF agrees with the many reasons that City Planning has given for recommending refusal of the OPA and rezoning application. We are heartened to see that the community concerns we raised in our report - from the lack of affordable housing, to the inadequate provision of public spaces and infrastructure - also reflected in City Planning's comments.

However, we are worried that a refusal of the application at this point provides the grounds for Cadillac Fairview to appeal to the Ontario Land Tribunal. This will preclude any further community input.

We also see that Cadillac Fairview is prepared not to appeal, at least until July, should the NYCC vote against refusal.

Under these challenging circumstances, we ask that City staff use this limited window of time to stand firm in representing the needs of the community. BABF does not want the looming pressure of an OLT appeal to result in the City approving a scheme that favours the developer while compromising on benefits for local residents.

We are grateful for the work the City has done so far in organizing a community consultation session and an open house series for this project, and we acknowledge that Cadillac Fairview has been present at these events. However, as we have noted in our previous correspondence (attached), CF's September resubmission shows that they have not listened to any of the resident concerns expressed at these meetings.

In the months moving forward, City staff must remain strong advocates of the community, and work with CF on a revised proposal that meaningfully addresses our need for a better future for Fairview Mall.

Sincerely,

A handwritten signature in black ink, appearing to read "Mona Dai". The signature is fluid and cursive, with the first name "Mona" and last name "Dai" clearly distinguishable.

Mona Dai, Volunteer
Build A Better Fairview