



**MORE NEIGHBOURS
TORONTO**

Dear Members of North York Community Council,

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

About More Neighbours Toronto

[More Neighbours Toronto](#) is a volunteer-only organization of housing advocates that believe in building more multi-family homes of all kinds for those who dream of building their lives in Toronto. We advocate for reforms to increase our city's ability to build more homes in every neighbourhood. We are a big-tent organization with members across the political spectrum who are committed to counterbalancing the anti-housing agenda that has dominated Toronto's politics, created an affordability crisis, and cost burdened a new generation of aspiring residents. We are firmly committed to the principle that housing is a human right and believe Toronto should be inclusive and welcoming to all.

Position

1800 Sheppard Ave East is a large residential proposal with over 4,000 housing units proposed. The location of this project in the immediate vicinity of Don Mills station as well as high demand for housing in this part of North York as well as around the City of Toronto, makes it hard to support Staff's decision to refuse this application at face value.

We're receptive to concerns about infrastructure to support large housing developments. However, most of the concerns highlighted in the report are around secondary/tertiary infrastructure and concerns such as parkland, shadows, and community centres. These concerns are less critical to the success of a community than the presence of schools, housing, and transportation, and this site shines in all of those aspects. In particular, elementary and secondary schools immediately north of this site are sitting at 50% capacity or lower as of 2021. Families moving into these units will be fortunate to have their children go to nearby, high-quality public schools, which is unfortunately not the case in other high-growth neighbourhoods in Toronto.

The report also doesn't lay out engineering or utility concerns with servicing this site. Our understanding is that these are either minimal or workable, as they don't form the main basis for staff recommendation for refusal.

We support Councillor Shelley Carroll's position to send this item back to staff to work out concerns with the applicant instead of going ahead with the refusal and (effectively) letting the

Ontario Land Tribunal decide on the application instead. Surface parking lots of malls around the GTA are prime places for redevelopment, and we as a city should be leading the way on how this can be done well.

Bilal Akhtar
Director, More Neighbours Toronto