



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:

The Toronto Community Benefits Network is proud to support the work and advocacy of Build a Better Fairview, a group of residents, community and service organizations dedicated to the responsible, equitable and sustainable development of the Fairview area.

Over the past two years, the group has engaged hundreds of local residents through surveys, petitions, community events, and meetings. This engagement has led to a vision for equitable planning and development for the area which focuses on key community priorities including affordable housing, community benefits, public realm and parks, equitable and local economic development and sustainability.

In 2022, we were encouraged and applauded the efforts of the City Councillor and Cadillac Fairview to undertake a robust public engagement strategy for the proposed master plan concept. BABF members and local residents participated in this process to share important community priorities, many that have been outlined in the public engagement report published in 2022.

Unfortunately, many of these themes are not reflected in the development proposal submitted to the City as outlined in the staff report and we support BABF's call for City staff to use this limited window of time to stand firm in representing the needs of the community.

Cadillac Fairview and the City have a great opportunity to develop a project proposal that aligns the community's vision for responsible, equitable and sustainable development. As a responsible investor, we know achieving such an ambitious vision is possible.

A good example is Cadillac Fairview's East Harbour Transit Oriented Communities project, a master plan concept which includes parks and open spaces, enhanced pedestrian pathways and cycling routes, transit connectivity, office and retail and community benefits including affordable housing, public art, public realm improvements, cultural community space, employment incubator space, community recreation centre, child care facilities and community services and facilities.

Across Canada, governments including the City of Toronto have acknowledged housing a human right. Adequate housing is essential to one's sense of dignity, safety, inclusion and ability to contribute to the fabric of our neighbourhoods and societies.



Toronto **Community**
Benefits Network

As a pension owned company invested in real estate and housing, we hope Cadillac Fairview can build on its model for development like it has done at East Harbour and be part of the solution in building affordable, vibrant and sustainable communities where everyone can live, work and play.

Kumsa Baker
Director, Community Engagement and Campaigns
Toronto Community Benefits Network