



Build a Better Fairview

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**Re. 2024.NY18.13 - 1800 Sheppard Avenue East - Official Plan Amendment -
Decision Report - Approval**

October 29, 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 to continue to work with Cadillac Fairview (CF) to revise their Official Plan Amendment for Fairview Mall.

As well, we request that the city establish a community working group to continually engage with local residents and organizations as the approval process progresses.

We applaud the considerable effort that Cadillac Fairview and the City have engaged in to improve upon the initial OPA, and to listen to community feedback since the event organized by BaBF and Councillor Shelley Carroll's office in May this year.

However, there are still many outstanding issues in the proposal that need to be addressed to meet community needs, as outlined below:

Affordable housing and density:

- 3% of the gross floor area dedicated to affordable housing, and for 40 years only, is not enough to meet the needs of the Fairview Mall community, as we have previously outlined in our [report](#). At our May 06 event and in our communications with the City thereafter, we had requested that all levels of government invest in affordable housing on this site, in addition to securing concessions from the developer. The City and Cadillac Fairview should now work on a revised OPA that outlines how government stakeholders will contribute to 1) maximizing the proportion of affordable units, and 2) providing affordability in perpetuity.
- We ask, again, that 20% of new housing units be affordable, in perpetuity, according to the City of Toronto's definition. Half of these affordable units (10% total) should be deeply affordable, RGI units.
- We've heard from residents and service organizations about the importance of providing affordable, accessible housing for seniors on site. We ask that the City and Cadillac Fairview account for this need in future discussions about housing

- Lastly, the revised OPA does not show what the experience walking on the ground would be, between the tall towers proposed. Residents are concerned about the heights and density of the towers, and we had previously raised concerns about the wind tunneling issues shown in the initial proposal, which do not seem to have been addressed.

Community Spaces and Facilities:

- We ask that Cadillac Fairview revise the OPA to include high level information on the general size, location, and phasing of the proposed spaces for childcare and community organizations.
- The proposed community facilities should include ample space for recreation. Residents, especially seniors, walk around the inside of the mall as nearby community centres like Parkway Forest are frequently full or crowded.
- As we had previously expressed at the May 06 event, we are especially concerned that there is no dedicated space, nor provisions for a school site, nor proposals for expanding nearby schools as part of this OPA. The increase in density to 12,000 new anticipated residents on this property, combined with new residents from the 5 Fairview Mall site means there is even greater need for a new school on site. There could be around 1,000 new school aged children on this block (assuming a similar demographic profile to the City of Toronto generally). BaBF asks that Cadillac Fairview revise its proposal to indicate how a school can be accommodated as part of the phasing of this proposed development. We do not want to see another sign saying that local schools have no space for new students.

Public Realm Design, Infrastructure:

- We have heard from numerous residents the need to address impacts to traffic as well as pedestrian safety. In the current OPA, the design of paths between the north and the south of the site lack animation, and conflict with parking areas, highway entrances, and loading zones.
- BaBF requests that the revised OPA include a clearer strategy for a safe, accessible, and active pedestrian realm to minimize additional traffic from this development.
- Residents have mentioned that Sheppard Avenue is already often congested between Don Mills Road and Victoria Park. The City must do its part to improve infrastructure in coordination with the significantly increased density coming to the Fairview Mall area. This means working with Metrolinx to expedite the design and construction of the Sheppard subway extension, along with other measures to reduce last-mile auto trips to Don Mills Station (ex. better TTC service, bike lanes across the 404).

Climate Action:

- We applaud Cadillac Fairview's commitment to striving for the highest tier of TGS in place at the time of permit application. We ask that the City hold Cadillac Fairview accountable to this goal.

In conclusion, we are grateful for all that Cadillac Fairview and the City have accomplished in the past months to improve upon the initial proposal for the site. There is still much room for improvement. BaBF will continue to be engaged in this development. We want a robust plan that is built on a commitment to equity, environmental sustainability, and corporate responsibility.

Sincerely,

Build A Better Fairview