



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

Re. 2026.NY.31.5 - 1800 Sheppard Avenue East - Official Plan Amendment and Zoning By-law Amendment Applications - Decision Report - Approval

March 31, 2026

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 would like to share the comments below regarding the recommended approval of the amendment of the Official Plan and Zoning By-law to permit the redevelopment of a portion of the Phase 1 lands (being 1A) at 1800 Sheppard Avenue East (Fairview Mall).

While the City characterizes this amendment as technical in nature, we are concerned that the amendment fails to address the needs of the local community the following ways:

Provision of Community Space:

We are disappointed to see that the provision of a community agency space and a not-for-profit licensed childcare space is omitted from Phase 1A and Phase 1B. According to the Toronto Non-Profits Network, organizations across Toronto are already facing a lack of affordable spaces amidst increases in demand for services¹.

Further, according to the Canadian Centre for Policy Alternatives' Child Care Licensing and Accessibility by Region (CLAR) database, while the availability of spaces has increased in recent years, there still exists a shortage of non-profit licensed childcare spaces in the Fairview Mall neighbourhood and surrounding areas².

We ask that the City and developer work together to ensure that space for childcare or a community agency is included at the outset of this project, instead of being postponed to an undetermined future phase.

Affordable Housing:

BABF has previously requested for the City and Developer to work together to achieve a 20% rate of provision of affordable housing units across all phases of this development. The provision of 18 affordable units (3%) falls far short of this demand. We ask that the

¹ "Why Space Matters - Building a New Relationship with the City," Toronto Nonprofit Network, accessed March 25, 2026, https://www.torontononprofits.org/why_space_matters_spatial_justice.

² Carolina Aragão and Ryan Romard, Still Building: Child Care Availability in Toronto since 2022 - CCPA, November 7, 2025, <https://www.policyalternatives.ca/news-research/still-building-child-care-availability-in-toronto-since-2022/>.

City continue working with the developer to increase the rate of affordable housing in this phase. These efforts should be reflected in a revised Community Facilities Study. More detail should also be provided at this stage to confirm the proposed degree of affordability than was noted in the OPA from October 2024.

Lastly, we think that the current condition of the condominium market presents a good opportunity for the City, working with community land trusts and non-profit housing operators, to negotiate with Cadillac Fairview to secure a more substantial number of units from the private market and protect their future affordability.

Future Community Engagement:

We are concerned that the removal of the requirement for a Draft Plan of Subdivision effectively allows for the project to be expedited to the Site Plan Controls phase without further opportunity for the local community to express their views on this precedent-setting first phase of the redevelopment.

Given the notes above regarding the need for a community agency / childcare space and affordable housing in the first phase of this development, we believe that a revised Community Services and Facilities Study would be beneficial as part of a Draft Plan of Subdivision for this phase.

Further, we have heard from many residents that concerns about the impact to traffic from all phases of the redevelopment have not been adequately addressed. We have heard that public transit is not a practical option for many residents in the area to access many parts of the city, given that Don Mills is the furthest station on Line 4. Reducing rates of parking provision without significant improvements to existing active and public transit systems is insufficient to meet the needs of local drivers, transit users, and pedestrians. We feel that another transportation impact study- one that seriously takes into account community views about future infrastructure and traffic impact – would be beneficial as part of a draft plan of subdivision.

Given the concerns above, we ask that the North York Community Council reject the recommendation to approve this amendment to the Official Plan and Zoning Bylaw.

Thank you,

Sincerely,

Build A Better Fairview

Sources:

<https://secure.toronto.ca/council/agenda-item.do?item=2026.NY31.5>

[Why space matters - building a new relationship with the City](#)

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5776653&pid=437880&title=1800-SHEPPARD-AVE-E>

Coverage rates highest in central Toronto & North York, much lower in Etobicoke & Scarborough

Average child care coverage rate of non-school age children, 2025

AVERAGE COVERAGE RATE

