



July 06, 2026

Dear Members of the North York Community Council,

Re: NY34.26 5 Fairview Mall Drive – Official Plan Amendment and Zoning By-law Amendment

On behalf of Build A Better Fairview, we are writing to express our appreciation for the work undertaken by City Planning and to share several important concerns regarding the proposed redevelopment of 5 Fairview Mall Drive.

We recognize that this application represents an opportunity to deliver new housing in a transit-oriented location and to replace the existing medical office building while creating a more complete mixed-use community. However, as redevelopment continues across the Fairview neighbourhood, it is critical that growth be accompanied by investments in the social infrastructure that allows this community to thrive.

Affordable Housing

Our foremost concern is the absence of a clear commitment to affordable housing. While the proposal introduces a significant number of new homes, increasing the housing supply alone will not address the affordability challenges facing Fairview residents. Families, seniors, newcomers, students, and essential workers are increasingly being priced out of the community. We urge Council to pursue every available opportunity to secure a meaningful proportion of permanently affordable rental housing within this development and future phases of redevelopment throughout the Fairview area. We also would like to see the City advocate for the reinstatement of the inclusionary zoning policy and include this community within scope.

Child Care

We are also concerned that the proposal does not include a licensed child care centre. With more than 1,300 new residential units proposed, the demand for child care will increase substantially. The City should work with the applicant to incorporate purpose-built, affordable child care facilities that serve both new and existing residents. Child care is essential community infrastructure and should be planned alongside housing, rather than considered after development is complete.

Preserving Affordable Spaces for Community Services and Programs Providers

Finally, Build A Better Fairview is deeply concerned about the long-term affordability of the replacement office space. The report notes that approximately 8,658 square metres of medical office space will be replaced, preserving the existing non-residential use. While this commitment is important, it does not guarantee that the space will remain financially accessible to the many



non-profit organizations, community agencies, health providers, settlement services, and social programs that currently operate within the building.

These organizations provide critical supports for thousands of residents every year, including seniors, youth, newcomers, low-income families, and people experiencing social and health challenges. If redevelopment results in significantly higher commercial rents, many community organizations may be forced to relocate or reduce services, creating service gaps precisely when the neighbourhood is experiencing rapid population growth.

We therefore respectfully request that North York Community Council seek commitments from the applicant to:

- Secure a meaningful component of permanently affordable housing.
- Incorporate a licensed child care centre that meets the needs of the growing community.
- Ensure that replacement office and community service space remains affordable and accessible for existing and future non-profit organizations, health services, and community programs through appropriate agreements or other planning mechanisms.
- Continue working with community organizations throughout the redevelopment process to ensure that essential services remain available within the Fairview neighbourhood.

The Fairview community is undergoing unprecedented growth. As this transformation continues, it is essential that redevelopment strengthens the neighbourhood's social infrastructure. Affordable housing, accessible child care, and affordable community service space are fundamental components of complete communities. Without these investments, the neighbourhood risks becoming less inclusive and less able to support the diverse residents who call Fairview home.

Build A Better Fairview respectfully asks the North York Community Council to ensure these priorities are reflected in its consideration of this application and future redevelopment proposals in the Fairview community.

Thank you for your time and consideration. We appreciate your commitment to building complete, inclusive, and equitable communities and look forward to continuing to work with the City to build a better Fairview.

Sincerely,

Kumsa Baker

Build A Better Fairview

<https://www.buildabetterfairview.ca/>