

Authority: North York Community Council Item NY34.26
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill 1051

BY-LAW -2026

To adopt Official Plan Amendment 945 for the City of Toronto respecting the lands known municipally in the year 2025 as 5 Fairview Mall Drive.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 945 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 945 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 5 FAIRVIEW MALL DRIVE

The Official Plan of the City of Toronto is amended as follows:

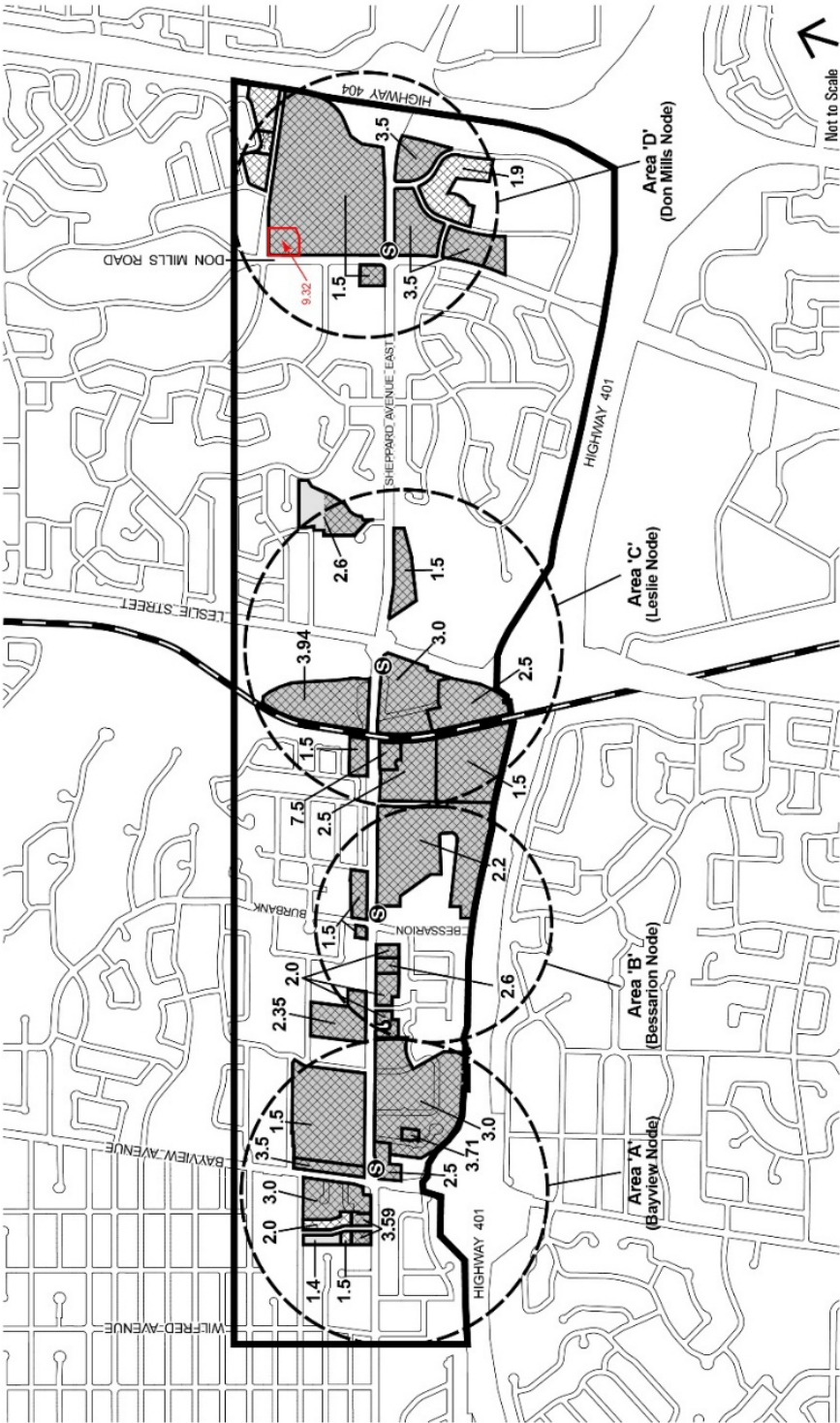
1. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan is amended by adding the following subsection to Section 4.2.D – Don Mills Node, Site and Area Specific Policies:

[4.2.10]. 5 Fairview Mall Drive

The redevelopment of the lands is permitted to occur in phases, provided that 7,000 square metres of medical office gross floor area is provided during the first phase of the redevelopment, representing full replacement of the existing medical office building on the site.

2. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan Map 9-2, Key Development Areas, is amended to show the lands known municipally in 2025 as 5 Fairview Mall Drive is amended to permit a density of 9.32 times the area of the lot as shown on the attached Appendix 1.
3. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan Map 9-3, Specific Development Policies, is amended to show the lands known municipally in 2025 as 5 Fairview Mall Drive is amended to establish Specific Development Policy 4.2.10 for the lands municipally known as 5 Fairview Mall Drive as shown on Appendix 2.

Appendix 1



5 Fairview Mall Drive

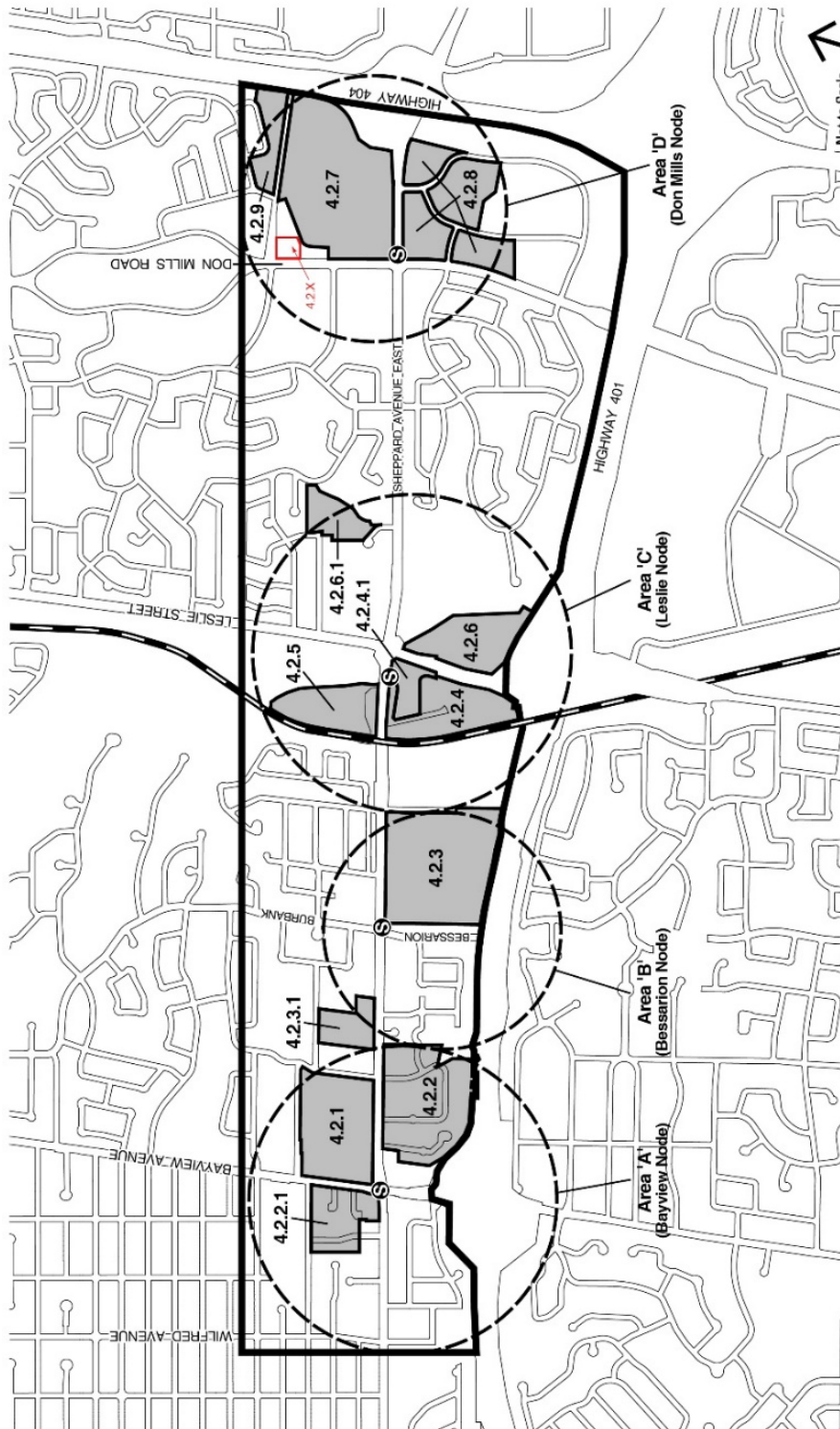
Official Plan Amendment #945-Appendix 1

File No. _____



- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Density
- Subway Station

Appendix 2



Official Plan Amendment #945.-Appendix 2

5 Fairview Mall Drive

File No.

- Secondary Plan Boundary
Specific Development Policy Areas
Subway Station