

Authority: North York Community Council Item NY31.5,  
adopted as amended by City of Toronto Council on April  
22 and 23, 2026  
City Council voted in favour of this by-law on April 23,  
2026  
Written approval of this by-law was given by Mayoral  
Decision 9-2026 dated April 23, 2026

## **CITY OF TORONTO**

### **BY-LAW 357-2026**

**To adopt Official Plan Amendment 893 for the City of Toronto respecting the lands known municipally in the year 2025, as 1800 Sheppard Avenue East.**

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 893 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on April 23, 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

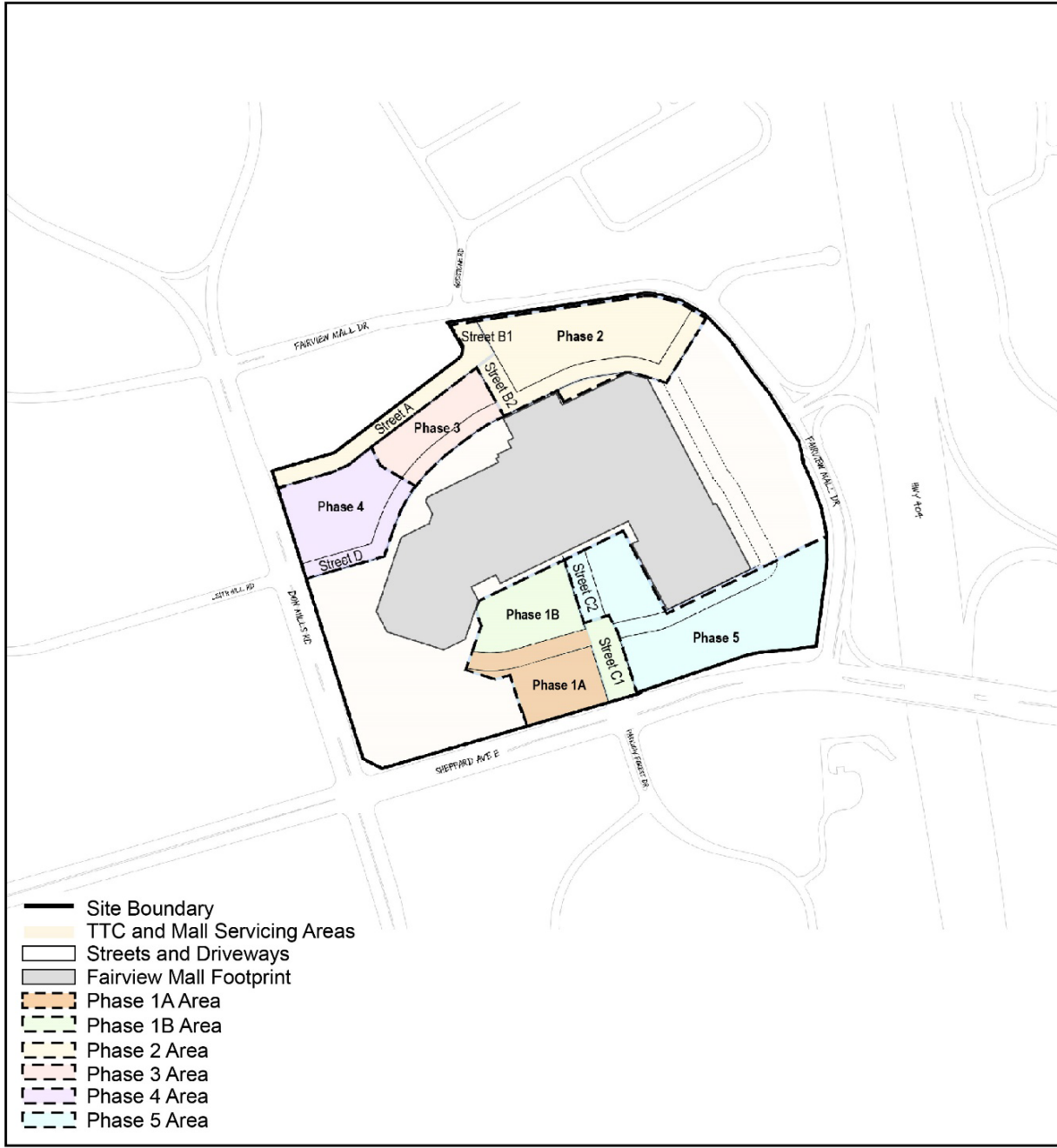
(Seal of the City)

**AMENDMENT 893 TO THE OFFICIAL PLAN  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 1800 Sheppard Avenue East**

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

1. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Policy 4.2.7 Fairview Mall is amended by deleting Policies C.9), H.3), H.4) and K.1)i, and replacing them with:
  - C.9) Development adjacent to existing and planned higher order transit, including transit routes, stations and interchanges, identified on Map 9-11 (Transit and Transportation Demand Management Plan), will consider the spatial requirements related to transit system infrastructure needs. The design of future transit facilities will be determined through studies with stakeholders.
  - H.3) A Community Services and Facilities Study will be submitted with the Draft Plan of Subdivision and Zoning By-law Amendment applications for the Site, except for Phase 1A and Phase 1B, and will address the manner, order and timing of the provision of community facilities.
  - H.4) The provision of on-site community services and facilities will keep pace with new development, with the exception of Phase 1A and Phase 1B.
  - K.1)i Phase 1B shall include the construction and conveyance of Public Street C1.
2. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Policy 4.2.7 Fairview Mall is amended by adding the following policies:
  - J.1)i A Master Servicing Report is not required for approval of a Zoning By-law Amendment for Phase 1A.
  - K.4)i A Draft Plan of Subdivision is not required for lands within the Phase 1A area as conceptually shown on Map 9-7, provided that:
    - a) The net site area is deemed not to have decreased for the purposes of Policy F.
    - b) A satisfactory Housing Plan for Phase 1A is secured as contemplated by this Site and Area Specific Policy.
3. Chapter 6, Section 9, Sheppard East Subway Corridor Secondary Plan, Map 9-7 Policy 4.2.7 Phasing Plan, is amended by replacing Phase 1 with Phase 1A and Phase 1B as shown on Appendix 1.

Appendix 1



1800 Sheppard Avenue East

Map 9-7 Policy 4.2.7: Phasing Plan

File # 25 239432 NNY 17 0Z



Not to Scale  
03/30/2026