

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2026

Enacted by Council: ~, 2026

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**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;

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 No. 893 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

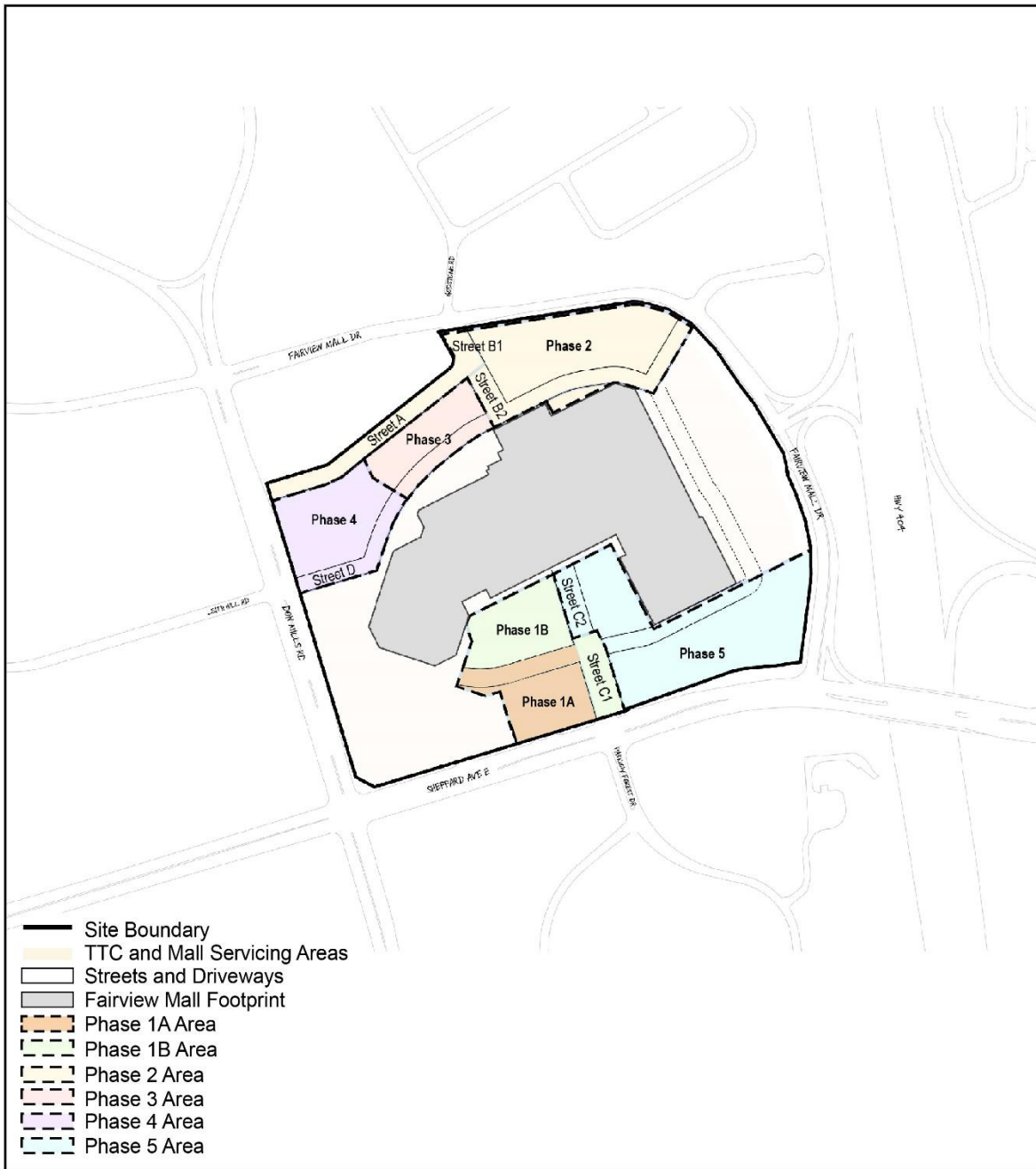
AMENDMENT NO. ~ TO THE OFFICIAL PLAN

**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