

**City Clerk's Office**  
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Toronto City Hall  
100 Queen Street West 2<sup>nd</sup> Floor  
Toronto, ON, M5H 2N2

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**Web:** [www.toronto.ca/council](http://www.toronto.ca/council)

## **NOTICE OF PUBLIC MEETING**

**To be held by the North York Community Council**  
**(Under the Planning Act)**

### **Request to Amend the Zoning By-law Application Number 23 171271 NNY 06 OZ**

**Location of Application:** 824 Sheppard Avenue West and 177, 179 and 181 Cocksfield Avenue  
**Applicant:** Bousfields Inc

**Date:** May 8, 2024  
**Time:** 9:30 a.m. or as soon as possible thereafter  
**Place:** Council Chamber, 5100 Yonge Street, North York Civic Centre and by video conference

### **PROPOSAL**

The application to amend the Zoning By-law proposes to amend the City of Toronto Zoning By-law 569-2013 for the property at 824 Sheppard Avenue West, 177, 179 and 181 Cocksfield Avenue to permit a 12-storey mid-rise building with 19,932 square metres of GFA, including 459 square metres of retail space and a 373 square metre daycare, resulting in a Floor Space Index of 4.0. There would be 263 residential units and 197 parking spaces.

Detailed information regarding the proposal, including background information and material may be obtained by **contacting Kelly Snow, Planner, Community Planning at 416-395-7124, or by e-mail at [Kelly.Snow@toronto.ca](mailto:Kelly.Snow@toronto.ca).**

Further information can be found at <https://www.toronto.ca/city-government/planning-development/application-details/?id=5298149&pid=377796&title=824-SHEPPARD-AVE-W>.

### **PURPOSE OF PUBLIC MEETING**

North York Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

### **MAKE YOUR VIEWS KNOWN**

You may send written comments by e-mail to [nycc@toronto.ca](mailto:nycc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address the North York Community Council directly, please register by e-mail to [nycc@toronto.ca](mailto:nycc@toronto.ca) or by phone at 416-392-4666, no later than **12:00 p.m. on May 7, 2024**. If you register, we will contact you with instructions on how to participate in the meeting.

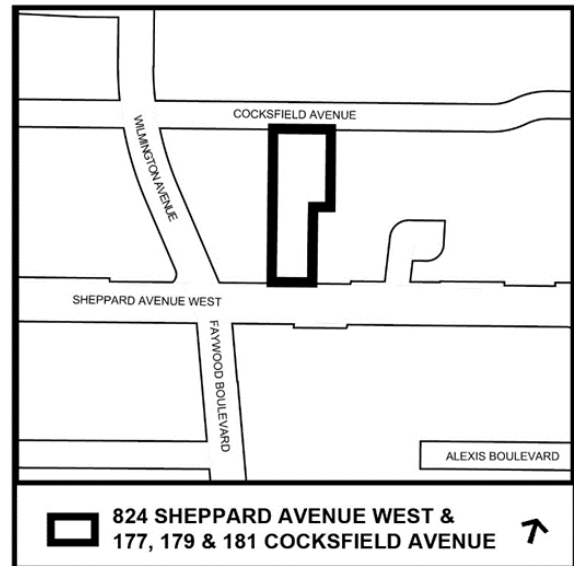
For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Matthew Green, Administrator, North York Community Council, 100 Queen Street West, 2nd Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-392-4666, Fax: 416-392-2980, email: [nycc@toronto.ca](mailto:nycc@toronto.ca).**

The North York Community Council may request you to file an outline of your presentation with the Clerk.

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call – 416-392-4666, TTY 416-338-0889 or e-mail [nycc@toronto.ca](mailto:nycc@toronto.ca).

### FURTHER INFORMATION

**If you wish to be notified** of the decision of the City of Toronto on the passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk Attention: Matthew Green, Administrator, at the address, fax number or e-mail set out above.



**Zoning By-law Amendment Appeal:** If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at: <https://www.toronto.ca/city-government/public-notices-bylaws>

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on April 16, 2024.

John D. Elvidge  
City Clerk