TORONTO

John D. Elvidge
City Clerk

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NOTICE OF PUBLIC MEETING

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

Request to Amend the Official Plan and Zoning By-law Application Number 24 248503 NNY 18 OZ

Location of Application:	**45-47 Sheppard Avenue East**
Applicant:	**Lev Living**
Date:	**December 5, 2025**
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 applications to amend the Official Plan and Zoning By-law proposes to permit a four-tower mixed use development consisting of heights of 30, 49, 53 and 59 storeys for the property at 45-47 Sheppard Avenue East. The proposed development would contain 2,377 residential units, 1,723 square metres of retail/commercial space, 1,858 square metres of community space, and a 1,159 square metre public park. A total of 689 underground parking spaces are proposed.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Heather Au, Senior Planner, Community Planning at 416-396-5570, or by e-mail at Heather.Au@toronto.ca.

Further information can be found at www.toronto.ca/45SheppardAveE.

PURPOSE OF PUBLIC MEETING

The 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.

MAKE YOUR VIEWS KNOWN

You may send written comments by e-mail to **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 the North York Community Council, 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** or by phone at 416-392-4666, no later than **12:00 p.m. on December 4, 2025**. If you register, we will contact you with instructions on how to participate in the meeting.

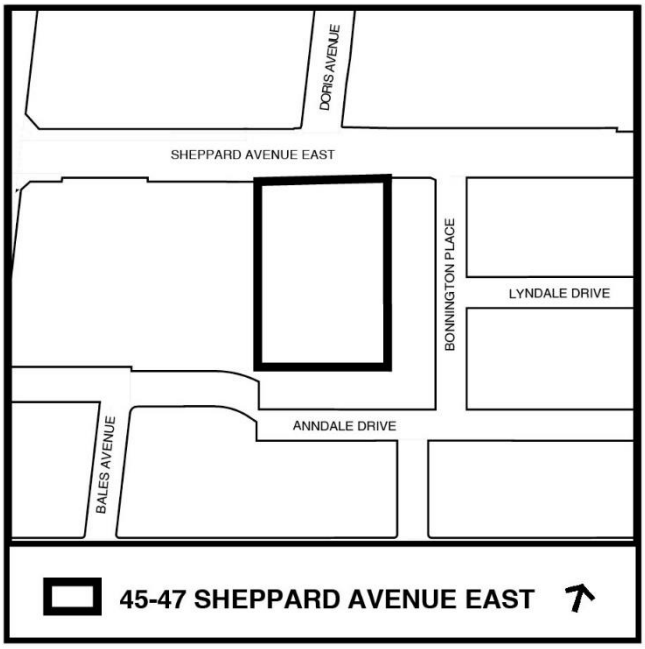
The North York Community Council may request you to file an outline of your presentation with the Clerk.

For more information about the matter, 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.**

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.

FURTHER INFORMATION

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment and/or passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Matthew Green, Administrator, North York Community Council, at the address, fax number or e-mail set out above.



Any person or public body is entitled to receive notice of the decision of the approval authority, which is the Ministry of Municipal Affairs and Housing, if a written request to be notified of the decision (including the person's or public body's address) is made to the Ministry of Municipal Affairs and Housing at the address provided. The Decision of the Minister of Municipal Affairs and Housing on the proposed Official Plan Amendments are not appealable to the Ontario Land Tribunal, pursuant to section 17(36.1.4) and 17(36.5) of the *Planning Act*.

Official Plan and Zoning By-law Amendment Appeal: If a specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal, but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is adopted or Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan would apply is not entitled to appeal the decision to adopt the proposed Official Plan Amendment or the by-law. The Decision of the Minister of Municipal Affairs and Housing on the proposed Official Plan Amendments are not appealable to the Ontario Land Tribunal, pursuant to section 17(36.1.4) and 17(36.5) of the Planning Act.

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 October 29, 2025.

John D. Elvidge
City Clerk