TORONTO

John D. Elvidge
City Clerk

City Clerk's Office
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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 Zoning By-law Application Number 24 232020 NNY 06 OZ

Location of Application:	**1377 Sheppard Avenue West (Downsview West District)**
Applicant:	**Parc Downsview Park Inc.**
Date:	**July 7, 2026**
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 proposes to amend the Zoning By-law to permit a mixed-use development at 1377 Sheppard Avenue West (Downsview West District) of approximately 845,000 square metres of Gross Floor Area (GFA), comprising approximately 89,000 square metres of non-residential GFA and approximately 756,000 square metres of residential GFA, including 10 percent of residential GFA as affordable rental housing. The residential GFA will provide for approximately 9,250 units, 40 percent of which will have 2 and 3 bedrooms. The scale and form of buildings in Downsview West will vary throughout the area. Generally, the tallest buildings will be located closer to the transit station, with heights decreasing towards the Depot building and Downsview Park. The non-residential GFA includes the existing Depot building and 25,000 square metres of new space. The proposal will also provide three new public parks, new public streets and mid-block connections, three child care facilities, a 930 square metre community agency space, and public art.

Detailed information regarding the proposal, including background information and material may be obtained by contacting Perry Korouyenis, Senior Planner, Community Planning at 416-395-7710, or by e-mail at Perry.Korouyenis@toronto.ca.

Further information can be found at https://www.toronto.ca/city-government/planning-development/application-details/?id=5534511&pid=692195&title=1377-SHEPPARD-AVE-W&WT.rd_id=%2F1377SheppardAveW.

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 applications. 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 July 6, 2026**. If you register, we will contact you with instructions on how to participate in the meeting.

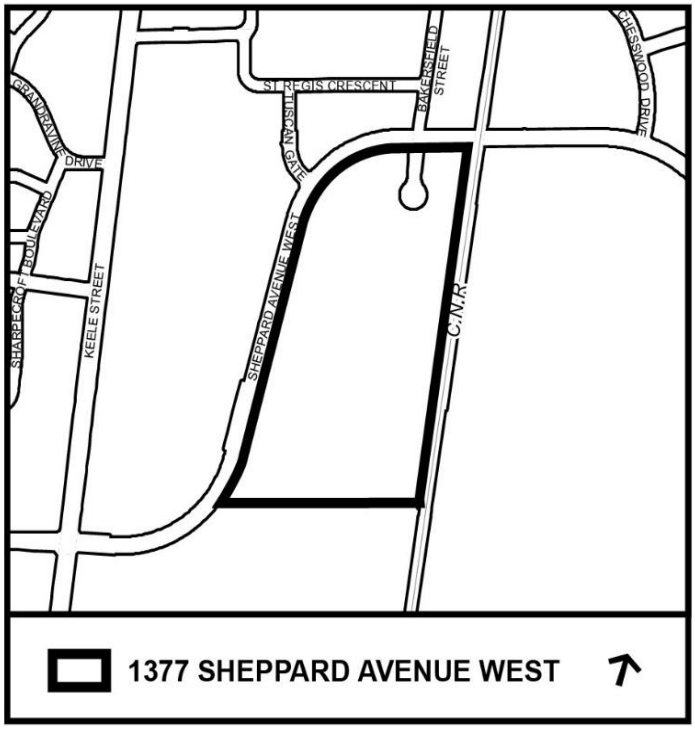
The North York Community Council may request you to file an outline of your presentation with the Clerk.

For more information about the matter, 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, e-mail: 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 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 specified person or public body as defined under the Planning Act or the registered owner of any land to which 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 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 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 by-law would apply is not entitled to appeal the by-law.

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 issues. 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 June 8, 2026.

John D. Elvidge
City Clerk