
NOTICE OF PASSING OF ZONING BY-LAW 1207-2026 (Under the Planning Act)

TAKE NOTICE that the City of Toronto passed Zoning By-law 1207-2026 on July 30, 2026, with respect to a portion of the lands known as 1377 Sheppard Avenue West (Downsview West District).

An explanation of the purpose and effect of the Zoning By-law, and a map showing the location of the lands to which the amendment applies, are attached. The amendment was processed under file number: 24 232020 NNY 06 OZ.

A statutory public meeting was held on July 7, 2026, and North York Community Council and Toronto City Council considered seven oral and 13 written submissions in making the decision. Please see item NY34.9 at <https://secure.toronto.ca/council/agenda-item.do?item=2026.NY34.9>.

This land is also subject to an application under the Planning Act for approval of a plan of subdivision, file number 24 236202 NNY 06 SB. The Subdivision application was not part of the reporting to City Council.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Raneisha Hemmings**, Registrar Secretariat, 100 Queen Street West, 2nd Floor West, Toronto, ON, M5H 2N2, no later than 4:30 p.m. on **September 1, 2026**. If delivering in-person, drop off at the Registry Services Counter, Toronto City Hall. The filing of a notice of appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

A Notice of Appeal must:

- (1) set out the reasons for the appeal; and
- (2) be accompanied by the fee prescribed under the Ontario Land Tribunal in the amount of \$1,100.00 for each application appealed payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca.

Who Can File An Appeal:

Only an applicant, a specified person or public body as defined in the *Planning Act* that made oral submissions at a public meeting or written submissions to the Council before the by-law was passed, the registered owner of any land to which the by-law would apply that made oral

submissions at a public meeting or written submissions to the Council before the by-law was passed, and the Minister may appeal the by-law to the Ontario Land Tribunal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council, or in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Getting Additional Information:

A copy of the by-law and background information about the application may be obtained by contacting **Perry Korouyenis** at 416-395-7110, or by email at Perry.Korouyenis@toronto.ca.

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

Dated at the City of Toronto on August 12, 2026.

John D. Elvidge
City Clerk

Owner: PARC DOWNSVIEW PARK INC
Authority: Item NY34.9, North York Community Council

PURPOSE AND EFFECT OF ZONING BY-LAW 1207-2026

The purpose and effect of Zoning By-law 1207-2026 is to permit a mixed-use development, with a series of holding provisions, for 845,000 square metres of gross floor area (GFA), comprising of 756,000 square metres of residential GFA and 89,000 square metres of non-residential GFA (consisting of 64,000 square metres of existing non-residential GFA and 25,000 square metres of new non-residential GFA). New buildings will range from 6 storeys to 60 storeys. Approximately 9,250 dwelling units are proposed, including 10% of the residential GFA secured as affordable rental housing. These units will be administered by a non-profit housing provider and would be affordable for a minimum period of 25 years. Three childcare centres, three new public parks and a new community agency space is also secured in the Zoning By-law.

Further information may be obtained by contacting **Perry Korouyenis** at 416-395-7110, or by email at Perry.Korouyenis@toronto.ca.

