



John D. Elvidge
City Clerk

City Clerk's Office
North York Civic Centre
c/o Toronto City Hall
100 Queen Street West
Toronto ON M5H 2N2

Tel: (416) 395-0480
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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 No. 20 205918 NNY 06 OZ

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

DATE: Thursday, January 6, 2022
TIME: 9:45 a.m., or as soon as possible thereafter
PLACE: By Video Conference

PROPOSAL

The application to amend the Official Plan and Zoning By-law proposes to amend the Sheppard West / Dublin Secondary Plan, former City of North York Zoning By-law 7625 and 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 rental units and 197 parking spaces.

Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Kelly Snow, Planner, Community Planning at (416) 395-7124, or by e-mail at Kelly.Snow@toronto.ca.

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.

In order to comply with public health guidelines and prevent the spread of COVID-19, the meeting will take place by video conference. You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to North York Community Council to make your views known regarding the proposal.

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.

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) 395-0480 no later than 12:00 p.m. on **January 5, 2022**. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the **City Clerk, Attention: Administrator, North York Community Council, c/o City Hall, 100 Queen Street West, Toronto ON M5H 2N2, Phone: (416) 395-0480 or e-mail: nycc@toronto.ca.**

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

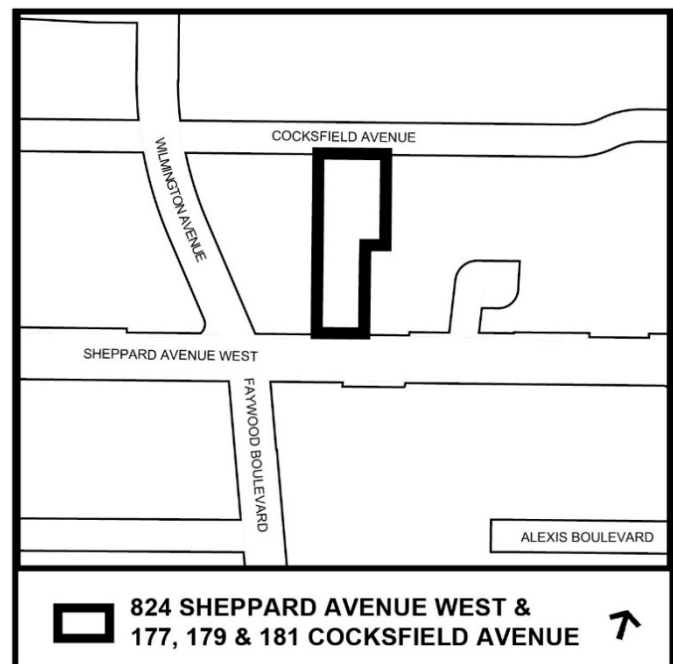
Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call (416) 395-0480, TTY (416) 338-0889 or e-mail nycc@toronto.ca.

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: Administrator, North York Community Council, at the address, or e-mail set out in this notice.

Official Plan and Zoning By-law Amendments

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 Official Plan Amendment is adopted or refused and Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Administrator, North York Community Council, at the address or e-mail set out in this notice.



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, 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 the City Clerk's Office at (416) 395-0480.

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

Dated at the City of Toronto on December 9, 2021.

John D. Elvidge
City Clerk