

## **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 21 119571 NNY 06 OZ**

**Location of Application:** 1350 Sheppard Avenue West  
**Applicant:** Parc Downsview Park Inc.

**DATE:** Friday, July 8, 2022  
**TIME:** 9:30 a.m., or as soon as possible thereafter  
**PLACE:** Council Chamber, 5100 Yonge Street, Lower Level and  
by Video Conference

### **PROPOSAL**

The application to amend the Zoning By-law proposes to endorse the William Baker District Plan for Phase 1 which provides a comprehensive planning and development framework to support a new neighbourhood for part of the lands located at 1350 Sheppard Avenue West within the Downsview Area Secondary Plan.

The lands would be developed over phases with new development blocks and roads that would include a broad range and mix of uses, including new parks and open spaces, built forms, densities, housing, unit types and tenures, including affordable and senior's options. The development would be supported by existing transit as well as existing and planned community services and facilities.

The first phase of development seeks permissions through the Zoning By-law Amendment application to permit approximately 1100 to 1400 new residential units. The first phase of development includes the creation of three development blocks supporting approximately 140,000 square metres of gross floor area in the lands south of proposed Street A of the William Baker District. Overall building heights in these three blocks are proposed to range from 15 metres to 95 metres in height with largely mid-rise buildings and some tall buildings at key locations.

Phase 1 also incorporates the conveyance of the existing woodlot natural feature to the City as well as new public parkland surrounding the woodlot and a new 0.484 hectare public park south of proposed Street A. The application also includes the creation of a new east-west street to serve the proposed Phase 1 development blocks, and would run between Keele Street and Sheppard Avenue West.

As part of the development of the site, it is proposed that the applicant be required to provide public benefits, in exchange for the proposed increase in height and density, to be secured through an agreement with the City under Section 37 of the Planning Act.

This land is also subject to an application under the Planning Act for approval of plan of subdivision, Application Number 21 119572 NNY 06 SB which will be subject to a future Public Meeting.

**Detailed information regarding the proposal, including background information and material may be obtained by contacting Perry Korouyenis, Senior Planner at (416) 395-7110, or by e-mail at Perry.Korouyenis@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.

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

You are invited to make representations to North York Community Council in person, by video conference or by telephone, to make your views known regarding the proposal.

Send written comments by email 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.

If you wish to address the North York Community Council directly, please register by email to [nycc@toronto.ca](mailto:nycc@toronto.ca) or by phone at 416-395-0480, no later than **12:00 p.m. on July 7, 2022**. If you register we will contact you with instructions on how to participate in the meeting.

For more information about this matter, including information about appeal rights, please contact: **City Clerk Attention: Julie Amoroso, Administrator, North York Community Council, 100 Queen Street West, 2<sup>nd</sup> Floor, Toronto ON M5H 2N2, Phone: 416-395-0480, Fax: 416-392-2980, E-mail: [nycc@toronto.ca](mailto:nycc@toronto.ca).**

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

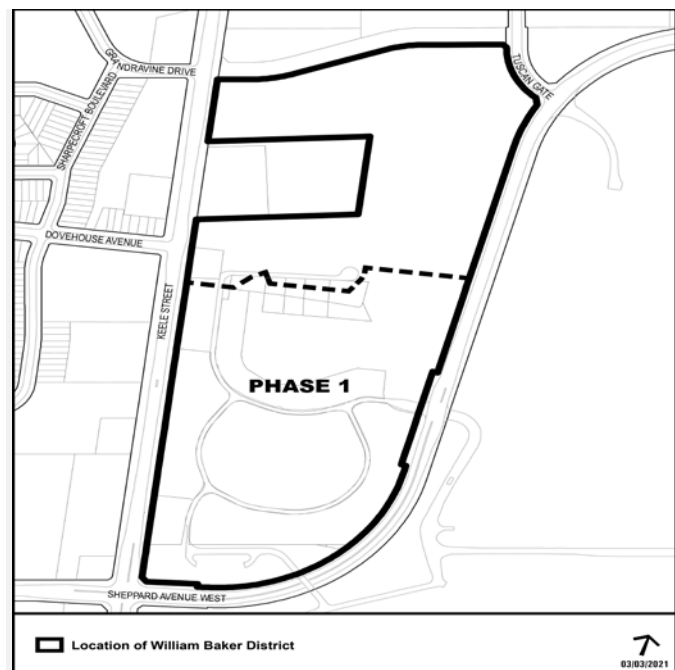
Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call (416) 395-0480, TTY (416) 338-0889 or e-mail [nycc@toronto.ca](mailto:nycc@toronto.ca).

## 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, North York Community Council, at the address, fax number or e-mail set out in this notice.

**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 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, North York Community Council, at the address, fax number 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, 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 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 June 16, 2022

John D. Elvidge  
City Clerk