

City Clerk's Office  
Registrar Secretariat  
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100 Queen Street West  
Toronto, ON, M5H 2N2

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**Web:** [www.toronto.ca/council](http://www.toronto.ca/council)

## **NOTICE OF PUBLIC MEETING**

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

### **Request to Amend the Zoning By-law Application Number 25 124861 NNY 06 OZ**

**Location of Application:** 1350 Sheppard Avenue West (William Baker/Arbo District)  
**Applicant:** Parc Downsview Park Inc

**Date:** June 4, 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 application to amend Zoning By-law 1082-2022 proposes to increase the maximum unit count from 1,400 units to 1,700 units, to reduce the minimum size of 2-bedroom and 3-bedroom units and to amend the performance standard relating to the timing of services at 1350 Sheppard Avenue West. The zoning by-law amendment proposal also includes some technical modifications to Schedule A of Zoning By-law 1082-2022. The proposed zoning amendments only apply to Phase 1 of the William Baker / Arbo District, as noted on the key map on the second page of this notice.

The lands are also subject to an application under the Planning Act for approval of Plan of Subdivision, Application Number No. 21 119572 NNY 06 SB.

**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](mailto:Perry.Korouyenis@toronto.ca).**

Further information can be found at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5591743&pid=979237&title=1350-SHEPPARD-AVE-W>.

### **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).

### **MAKE YOUR VIEWS KNOWN**

You may send written comments by e-mail 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.

You are also invited to address, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address directly, please register by e-mail to [nycc@toronto.ca](mailto:nycc@toronto.ca) or by phone at 416-392-4666, no later than **12:00 p.m. on June 3, 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, 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, email: [nycc@toronto.ca](mailto:nycc@toronto.ca).**

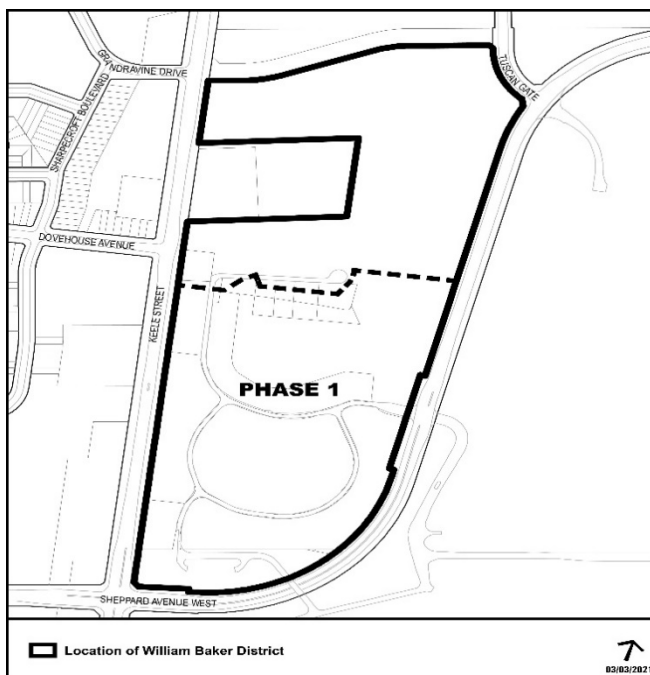
**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-392-4666, TTY 416-338-0889 or e-mail [nycc@toronto.ca](mailto:nycc@toronto.ca).

## 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 attention: , North York Community Council, 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 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 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.

**Standalone 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 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 May 9, 2025.

John D. Elvidge  
City Clerk