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July 6, 2026

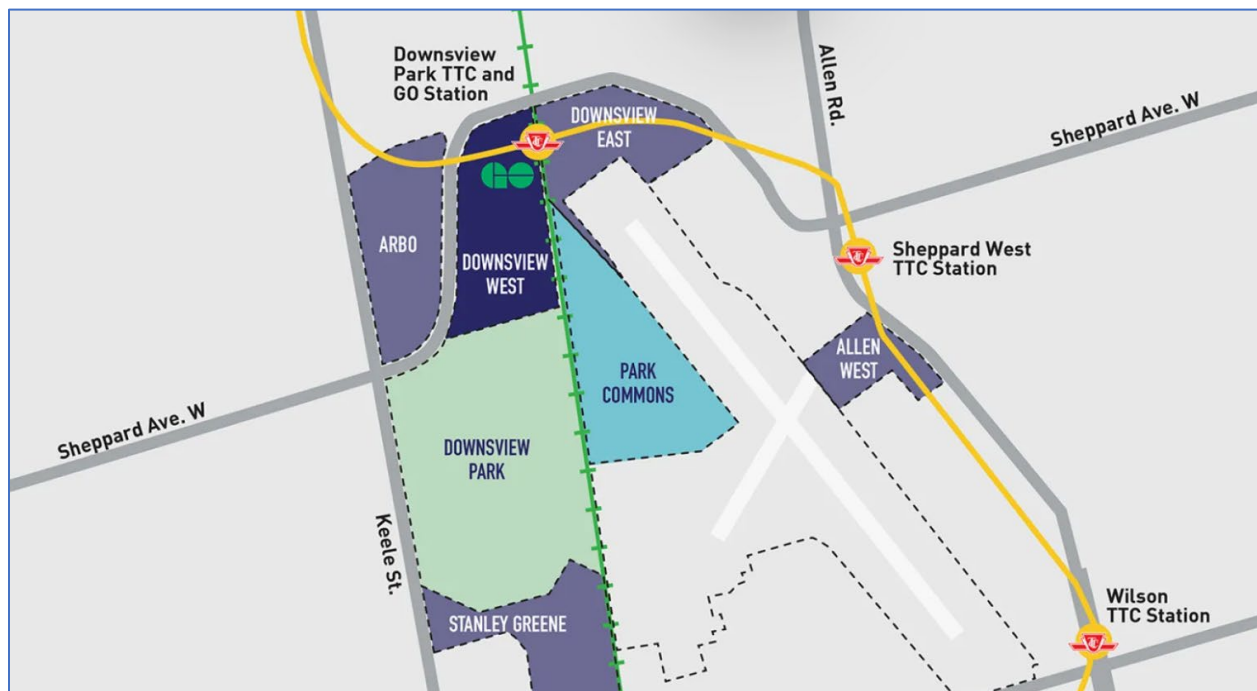
North York Community Council
City of Toronto
100 Queen Street West
Toronto, ON M5H 2N2

RE : NY34.9 - 1377 Sheppard Avenue West (Downsview West District) - ZBA - Decision Report - Approval

Members of North York Community Council,

Our HousingNowTO.com project volunteers are happy to provide strong support to Canada Lands Company's zoning by-law amendment for the 75-acre "Downsview West" district adjacent to the Downsview Park GO train and TTC Subway interchange station.

The proposal today contains approx. ~9,200 new homes including a minimum commitment of 10% Affordable Housing Units (approx. ~920 apartments) consistent with Downsview Secondary Plan objectives. However, as Canada Lands Company (CLC) moves underneath the new federal umbrella of Build Canada Homes (BCH), our HNTD volunteers believe that there is a national opportunity to deliver almost ~2,000 new affordable homes within the proposed density at Downsview West via the new BCH affordable housing framework.



Therefore, it is critically important that CLC's zoning by-law amendment (ZBA) be approved by the Committee and Council at this week's July meeting, so that Build Canada Homes and our federal funding partners are clear that Downsview West redevelopment has strong political and institutional support from our municipal government. Please approve this rezoning.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto's rental-housing crisis.

Yours,

A handwritten signature in black ink, appearing to read 'Mark Richardson', with a long horizontal flourish extending to the right.

Mark J. Richardson

Technical Lead – HousingNowTO.com