

July 2, 2026

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

Attn: Matthew Green

**RE: NY34.9 – 1377 Sheppard Avenue West (Downsview West District) Zoning By-law Amendment – Decision Report – Approval**

Dear Members of North York Community Council,

I am writing on behalf of GroundBreak Ventures to offer our unequivocal support for the Downsview West District Plan.

GroundBreak Ventures invests in the future of housing delivery and has a particular interest in Downsview, given its potential to make a measurable impact on housing supply and how we design, build and operate housing across the Greater Toronto Area. As an interested stakeholder in the Downsview community, we have followed the Downsview West District Plan closely as it has evolved through consultation and thoughtful planning.

Downsview West represents an opportunity to build a true complete community — one with significant housing supported by commercial, retail and institutional programming within the Depot Building, all centrally located and well served by public transit. As GroundBreak looks to expand its footprint across the GTA, the Downsview West District remains a top priority.

We urge Council to approve the Downsview West District Plan, so that Canada Lands Company can move forward with delivering this much-needed mixed-use community at Downsview.

Sincerely,



**Scott Kaplanis**  
Managing Director  
GroundBreak Ventures