

Authority: Etobicoke York Community Council Item
EY25.1, as adopted by City of Toronto Council on July 14,
15 and 16, 2021

CITY OF TORONTO

Bill 789

BY-LAW -2021

To amend the City of Toronto By-law 569-2013, as amended, with respect to lands municipally known in the year 2020 as 250 Wincott Drive and 4620 Eglinton Avenue West.

Whereas Council of the City of Toronto has the authority to pass this By-law pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increased in height and density of development;

Whereas pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law;

Whereas subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law which are secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy lines to: CR 0.5 (c0.5; r0.0) SS3 (x310) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1 and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR 310, so that it reads:

Exception CR 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 250 Wincott Drive and 4620 Eglinton Avenue West, as shown on Diagram 1, if the requirements of Section 7 and Schedule A of By-law #####-2021 are complied with, a **building** or **structure** may be erected or used in compliance with (B) through (BB) below;
- (B) Regulation 40.10.30.40(1) shall not apply;
- (C) Despite Regulation 40.10.40.40(1), the **total gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 65,300 square metres, provided:
 - (i) the residential **gross floor area** must not exceed 53,800 square metres;
 - (ii) the new non-residential **gross floor area**, exclusive of the community space required in (iv) below, shall be a minimum of 3,500 square metres;
 - (iii) the retained non-residential **gross floor area** located in Building D as shown on Diagram 4 of By-law XXXX-2021 shall be a minimum of 3,950 square metres;
 - (iv) a minimum of 465 square metres of community space must be provided on the **first floor** of Building B as shown on Diagram 4 of By-law XXXX-2021; and
 - (v) for the purposes of this exception community space means exclusive space for the City and/or non-profit service providers to operate local community service programs such as, but not limited to, recreation, employment training, settlement services, arts and cultural activities and other community service programs for local residents;
- (D) The total number of **dwelling units** must not exceed 587, subject to the following:

- (i) a minimum of 35 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms, of which 15 percent of all **dwelling units** must achieve a minimum unit size of 87 square metres; and
 - (ii) a minimum of 17 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms, for which 10 percent of all **dwelling units** must achieve a minimum unit size of 101 square metres;
- (E) Despite Regulations 40.5.40.10(1) and (2), the height of each portion of a **building** or **structure** is measured as the vertical distance between Canadian Geodetic Datum elevation of 160.0 metres and the highest point of the **building** or **structure**;
- (F) Despite Regulation 40.10.40.10(3), the permitted maximum height and number of **storeys** of any **building** or **structure** is specified by the numbers following the HT and ST symbols as shown on Diagram 4 of By-law XXXX-2021;
- (G) Despite Regulations 40.5.40.10(4), (6) and (8)(A), and (F) above, the following elements of a **building** or **structure** may project above the permitted maximum height as shown on Diagram 4 of By-law XXXX-2021:
 - (i) equipment and structures used for the functional operation of the **building**, such as electrical, utility, mechanical, ventilation, maintenance, safety and **green roof** purposes, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator machine rooms, chimneys, stacks, vents and water supply facilities, and related structural elements that enclose, screen or cover such equipment and structures, as well as areas dedicated for indoor **amenity space** and associated elevator lobbies/vestibules may project above the permitted maximum heights shown on Diagram 4 to a maximum of 6.0 metres;
 - (ii) wind, noise or privacy screens or other unenclosed structures/mitigation measures, balustrades, railings and dividers, pergolas, trellises, eaves, privacy screens, skylights, access hatches, window washing equipment, lightning rods, terraces, and **landscaping** elements and structures located on the roof used for outside or open air recreation may project above the permitted maximum heights shown on Diagram 4 to a maximum of 3.0 metres;
 - (iii) architectural features and screens, parapets, railings, dividers, terrace or balcony guards, window sills, light fixtures, scuppers, fall-arrest systems, roof assemblies, roof drainage, insulation and **building** envelope membranes, decking, pavers, bollards, and built-in planter boxes may project above the permitted maximum heights shown on Diagram 4 to a maximum of 1.5 metres;

- (iv) the indoor **amenity space** for Buildings B and C may be permitted at the same level of the mechanical penthouse, provided that the indoor **amenity space** projection does not exceed 6.0 metres in height and the size does not exceed 285.0 square metres for Building B and 145.0 square metres for Building C;

- (H) Despite Regulations 40.5.40.10(5)(A), the total area of all equipment, **structures**, or parts of a **building** exceeding the permitted maximum height for a **building** as permitted in (G) above, may cover no more than the following, measured horizontally:
 - (i) 55 percent of the area of the roof for Building A as identified on Diagram 4 of By-law #####-2021;
 - (ii) 68 percent of the area of the roof for Building B as identified on Diagram 4 of By-law #####-2021; and
 - (iii) 52 percent of the area of the roof for Building C as identified on Diagram 4 of By-law #####-2021;

- (I) Despite Regulation 40.10.40.10(5), the required minimum height of the **first storey**, including the mezzanine level, is 4.5 metres;

- (J) Despite (I) above, the required minimum height of the first **storey** of Building D as shown on Diagram 4 of By-law #####-2021 is 3.5 metres;

- (K) Despite Regulations 40.10.40.70 (3)(A), (B), (C) and (4), the required minimum **building setbacks** in metres are as shown in metres on Diagram 4 of By-law #####- 2021;

- (L) Despite (K) above, Regulations 40.10.40.60(1) to (5), and 40.5.40.60(1), the following **building** elements may encroach into a required minimum **building setback**:
 - (i) canopies, awnings, and signage to a maximum of 3.0 metres;
 - (ii) light fixtures, fences and safety railings, ornamental elements, ventilation shafts, mechanical equipment, guardrails, balconies, balcony dividers, bollards, wheelchair ramps or other elevating devices, stairs, stair enclosures, site servicing features, window washing equipment, screening, fences, pergolas, trellises, and landscape elements and features to a maximum of 2.0 metres;
 - (iii) eaves, cornices, roof overhangs, windowsills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections to a maximum of 1.0 metre;
 - (iv) cladding to a maximum of 0.25 metres; and

- (v) **structures** used for the ventilation of an underground parking facility;
- (M) Despite (K) above, for Building B as shown on Diagram 4 of By-law #####-2021, a minimum **building setback** for the first **storey** of 5.0 metres from the public **park** located within the shaded area shown on Diagram 4 of By-law #####-2021 must be provided;
- (N) Despite (F), (G), (K) and (L) above, no portion of the area of Building C identified on Diagram 5 of By-law #####-2021, including any permitted projections or encroachments, may penetrate a 45 degree **angular plane** projected westward over the **lot** from a point located 20.1 metres to the east of the **lot** at the Canadian Geodetic Datum elevation of 160.2 metres, as shown on Diagram 5 of By-law #####- 2021;
- (O) In addition to (N) above, for the portion of the area of Building C identified on Diagram 5 of By-law #####-2021, projections permitted by (G)(i) above, with the exception of elevator shafts and elevator machine rooms and their enclosures and corridors providing access thereto, must be set back a minimum of 6.0 metres from the easterly main wall of the levels below;
- (P) Despite (K) above, additional building setbacks in metres as shown on Diagram 6 of By-law ####-2021 are required for the base building transition levels located as follows:
- (i) first **storey** located wholly above the Canadian Geodetic Datum elevation of 174 metres, 4th **storey**, within Building A as identified on Diagram 4 of By-law #####- 2021;
 - (ii) the first **storey** located wholly above the Canadian Geodetic Datum elevation of 167 metres, 2nd **storey**, within Building B as identified on Diagram 4 of By-law #####-2021; and
 - (iii) the first **storey** located wholly above the Canadian Geodetic Datum elevation of 174 metres, 3rd **storey**, within Building C as identified on Diagram 4 of By-law #####-2021;
- (Q) Despite (L)(ii) above, balconies are not permitted to encroach into the required minimum **building setbacks** along the east **building** elevation of Building B as identified on Diagram 4 of By-law #####-2021 and the north and west **building** elevations of Building C as identified on Diagram 4 of By-law #####-2021. Balconies that are inset into these **building** facades are permitted.
- (R) Despite (L) ii above, along the west, north and south **building** elevations of Building B as identified on Diagram 4 of By-law #####-2021 and the south and east elevations of Building C as identified on Diagram 4 of By-law #####-2021, a maximum of 50 percent of balconies are to be inset balconies and are not permitted to encroach into the required minimum **building setbacks**.

- (S) For Building A as identified on Diagram 4 of By-law #####-2021, the maximum area of the tower floor plate area, as measured from the exterior of the **main walls** on each storey located wholly above the Canadian Geodetic Datum elevation of 174 metres, is 750 square metres;
- (T) Despite Regulation 200.5.10.1, required **parking spaces** for residential visitors and non-residential uses may be shared in a common location;
- (U) Despite Regulation 40.10.40.1(1), residential lobby access in any **mixed use building** and **dwelling units** in Building A, as identified on Diagram 4 of By-law #####- 2021, may be located in the first **storey**;
- (V) Despite Regulation 40.10.40.1(2), pedestrian entrances for any non-residential use on the first **storey** of a **building** must be level with the private sidewalk closest to the entrance or accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (W) Despite Regulation 40.10.40.1(6), pedestrian access for the **lot** consisting of private sidewalks connecting to public sidewalks, may be located within 12.0 metres of a **lot** in the Residential or Residential Apartment Zone category;
- (X) Despite Regulation 40.10.40.50(1), residential **amenity space** must be provided in accordance with the following:
 - (i) A minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit** on the **lot**;
 - (ii) A minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** on the **lot**; and,
 - (iii) At least 40.0 square metres of outdoor **amenity space** is provided in a location adjoining or directly accessible to the indoor **amenity space**;
- (Y) Despite Regulation 40.10.50.10(1)(B), a minimum 3.0 metre wide strip of **landscaping**, which may include air intake and exhaust shafts, must be provided between any **lot line** that abuts a street and those portions of a **main wall**;
- (Z) Despite Regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for soft **landscaping** must be provided along the north **lot line**;
- (AA) Despite Regulation 40.10.80.20(1), **parking spaces** that are not in a **building** or **structure** may be set back 0.0 metres from the west **lot line**;
- (BB) Despite Clauses 220.5.10.1, **loading spaces must be provided in accordance with the following minimum requirements:**

- (i) For Building A as shown on Diagram 4 of By-law #####-2021, 1 Type "G" **loading space** is required;
 - (ii) For Building B as shown on Diagram 4 of By-law #####-2021, 1 Type "G" **loading space** is required; and
 - (iii) For Building C as shown on Diagram 4 of By-law ###-2021, 1 Type "A" **loading space**, 2 Type "B" **loading spaces** and 1 Type "G" **loading space** are required.
- (CC) Despite Regulation 220.5.10.1(1), no **loading spaces** are required for the retained non-residential **gross floor area** located in Building D, as identified on Diagram 4 of By-law #####-2021, permitted in (C)(iii) above;
- (DD) A private right-of-way with a width of 8.5 metres, as identified as the Private Road on Diagram 4 of By-law #####-2021, must be provided and located as shown on Diagram 4 of By-law #####-2021;
- (EE) A privately-owned publicly-accessible open space with a minimum area of 659 square metres must be provided and located within the hatched area shown on Diagram 4 of By-law #####-2021;
- (FF) A public **park** with a minimum area of 1,700 square metres must be provided and located within the shaded area shown on Diagram 4 of By-law #####-2021.

Prevailing By-laws and Prevailing Sections: (None Apply)

6. Despite any existing or future severance, partition or division of the lands shown as CR 2.2 CR 0.5 (c0.5; r0.0) SS3 (CR310) on Diagram 2 attached to and forming part of this By-law, the provisions of this Exception and By-law 569-2013 shall apply to the whole of the lands as one lot as if no severance, partition or division had occurred.

7. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and/or density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 4 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;
- (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and

- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on October , 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A
Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands shown on Diagram 4 of this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

1. The Owner shall design and construct at least fifty-four (54) affordable rental dwelling units comprising 4,183 square metres of residential Gross Floor Area, with any amendments to such terms as deemed appropriate by the Chief Planner and Executive Director, City Planning Division, the Executive Director, Housing Secretariat, and the City Solicitor, in consultation with the Ward Councillor.
2. The Owner shall provide and maintain at least twenty-six (26) dwelling units as one-bedroom, at least nineteen (19) dwelling units as two-bedroom, and at least nine (9) dwelling units as three-bedroom affordable rental dwelling units generally distributed throughout the new mixed-use buildings on the lot, as follows:
 - i. The affordable rental dwelling units shall be provided in contiguous groups of at least 6 dwelling units.
 - ii. The general configuration and layout of the fifty-four (54) affordable rental dwelling units in the new mixed-use buildings shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the Executive Director, Housing Secretariat.
3. The Owner shall provide and maintain the minimum fifty-four (54) affordable rental dwelling units as rental dwelling units for a minimum of 25 years, beginning from the date each such unit is first occupied. No affordable rental dwelling unit shall be registered as a condominium or any other form of ownership such as life lease or co-ownership which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental dwelling unit shall be made for at least 25 years from the date of first occupancy. Upon the expiration of the 25 year period, the owner shall continue to provide and maintain the affordable rental dwelling units as rental dwelling units, unless and until such time as the Owner has applied for and obtained all approvals necessary to do otherwise.
4. The Owner shall provide and maintain the minimum fifty-four (54) affordable rental dwelling units at affordable rents for at least 25 years, beginning from the date that each such unit is first occupied. During the first 25 years of occupancy, increases to initial rents charged to tenants occupying any of the affordable rental dwelling units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline.
5. Prior to the earlier of condominium registration or first residential use of Building B, the Owner shall design, construct, finish and convey to the City, in an acceptable

environmental condition, for nominal consideration and at no cost to the City, a minimum 465 square metres (5,000 square feet) Community Agency Space located on the ground floor of Building B adjacent to the public park and subject to the following:

- i. The Community Agency Space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the Section 37 Agreement, all satisfactory to the Executive Director, Social Development, Finance and Administration, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - ii. Prior to the issuance of the first above grade building permit, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and conveyance of the Community Agency Space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - iii. Prior to conveyance of the Community Agency Space to the City, the owner shall provide a one-time cash contribution in the amount of \$660,000.00 for future capital improvements to the Community Agency Space;
 - iv. The cash contribution referred to in Recommendation 5.iii above shall be indexed upwardly in accordance with the Statistics Canada Residential or Non-Residential, as the case may be, Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01, or its successor, calculated from the date of the Agreement to the date of payment; and
 - v. Concurrent with or prior to, the conveyance of the Community Agency Space to the City, the Owner and the City shall enter into, and register on title to, the appropriate lands an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor; the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the Owner as they pertain to the Community Agency Space.
6. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
1. The owner shall provide, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a minimum area of 659 square metres as Privately-Owned Publicly-Accessible Space (POPS)

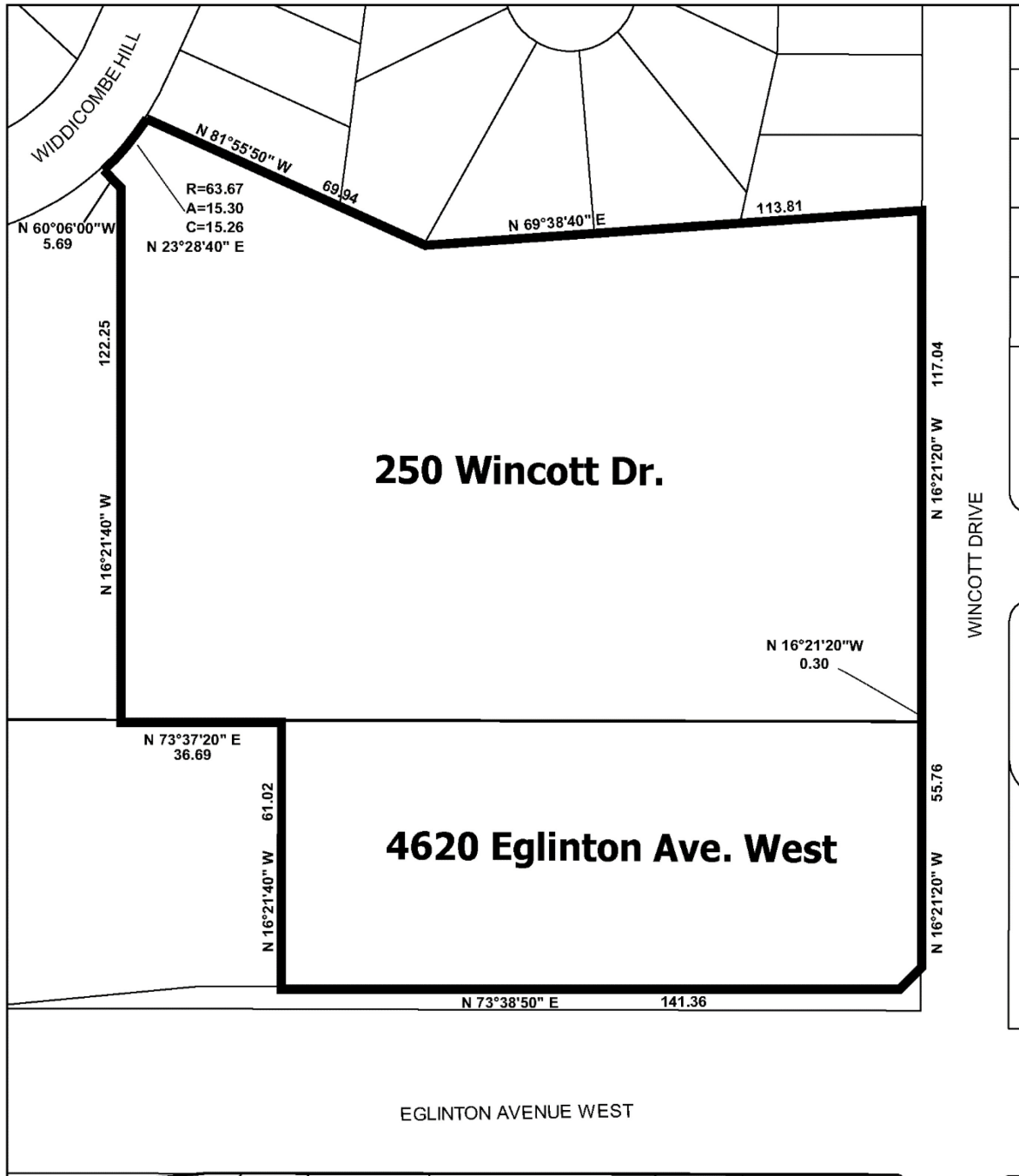
in between Buildings B and C to the City with public access easements to and over the POPS for use by members of the general public, with the final locations and dimensions to be to the satisfaction of the Chief Planner and Executive Director, City Planning. The public access easements are to be conveyed to the City for nominal consideration and are to be free and clear of all physical and title encumbrances. Such easements to be conveyed to the City prior to Site Plan Approval, and with the design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning. The owner shall operate, maintain and repair the POPS and install and maintain signs, at its own expense, stating that members of the public shall be entitled to use the POPS during the day and night, 365 days of the year. The owner shall have completed the construction of the POPS prior to the first of either the residential use or condominium registration of the Building B or C, whichever building between Building B or C reaches that trigger later.

2. A minimum of 35 percent of the total number of dwelling units on the lot must contain two bedrooms, of which 15 percent of all units must achieve a minimum unit size of 87 square metres.
3. A minimum of 17 percent of the total number of dwelling units on the lot must contain three or more bedrooms, for which 10 percent of all units must achieve a minimum unit size of 101 square metres.
4. Through the Site Plan Approval process, the owner shall implement the wind control measures identified in the Pedestrian Wind Study, dated September 5, 2019, prepared by Wind Gradient Engineers and Scientists and any future addendum, to the satisfaction of the Chief Planner and Executive Director, City Planning. Any required mitigation measures would be secured through the Site Plan Control application review process.
5. The Owner shall satisfy the requirements of the Toronto District School Board regarding the required warning clauses in any purchase of sale agreements with respect to school accommodation issues.
6. The Owner shall satisfy the requirements of the Toronto Catholic District School Board regarding the required warning clauses in any purchase of sale agreements and signage with respect to school accommodation issues.
7. The Owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the Owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site. The Owner shall construct and maintain the development in accordance with Tier 1.
8. The owner shall convey a public parkland dedication having an area of 1,700 square metres to the satisfaction of the General Manager, Parks, Forestry and Recreation, the Director, Real Estate Services and the City Solicitor, with such

conveyance to occur prior to the earlier of Condominium Registration, First Residential Use, or any commercial use within Building B or C, whichever reaches that trigger later, and in no case later than three (3) years following the Condominium Registration, First Residential Use, or any commercial use within building between the earlier of Building B or C. The subject parkland conveyance shall be in an environmental condition deemed acceptable by the City and free and clear, above and below grade of all physical and title encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager, Parks, Forestry and Recreation. The owner shall pay for the costs of the preparation and registration of all relevant documents. The owner shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland.

9. The owner shall undertake Base Park Improvements and Above Base Park Improvements as outlined in the memorandum from Parks, Forestry and Recreation dated February 26, 2021, at no cost to the City and to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
10. The Owner is required to pay for all costs associated with the following road improvements in accordance with the approved plans to the satisfaction of the General Manager, Transportation Services, including the approved signal drawings and the approved functional pavement marking and signage plans:
 - i. A new traffic control signal at Wincott Drive/Waterford Drive/South Site Access driveway;
 - ii. A northbound left-turn lane from Wincott Drive into the site at the South Site Access;
 - iii. An expanded southbound left-turn lane from Wincott Drive to Eglinton Avenue West;
 - iv. Relocation of the existing right-in/right-out Eglinton Avenue West driveway further west; and
 - v. Restriction of eastbound and westbound through traffic at the Wincott Drive/Waterford Drive/Southerly Site Access driveway to help focus traffic to the arterial road network.
11. The owner must submit the following to the satisfaction of the General Manager, Transportation Service prior to Site Plan Control Approval:
 - i. Acceptable signal drawings and cost estimates for the proposed new traffic control signal at Wincott Drive/Waterford Drive/South Site Access driveway; which must also reflect any changes required to adjacent existing traffic control signals; and

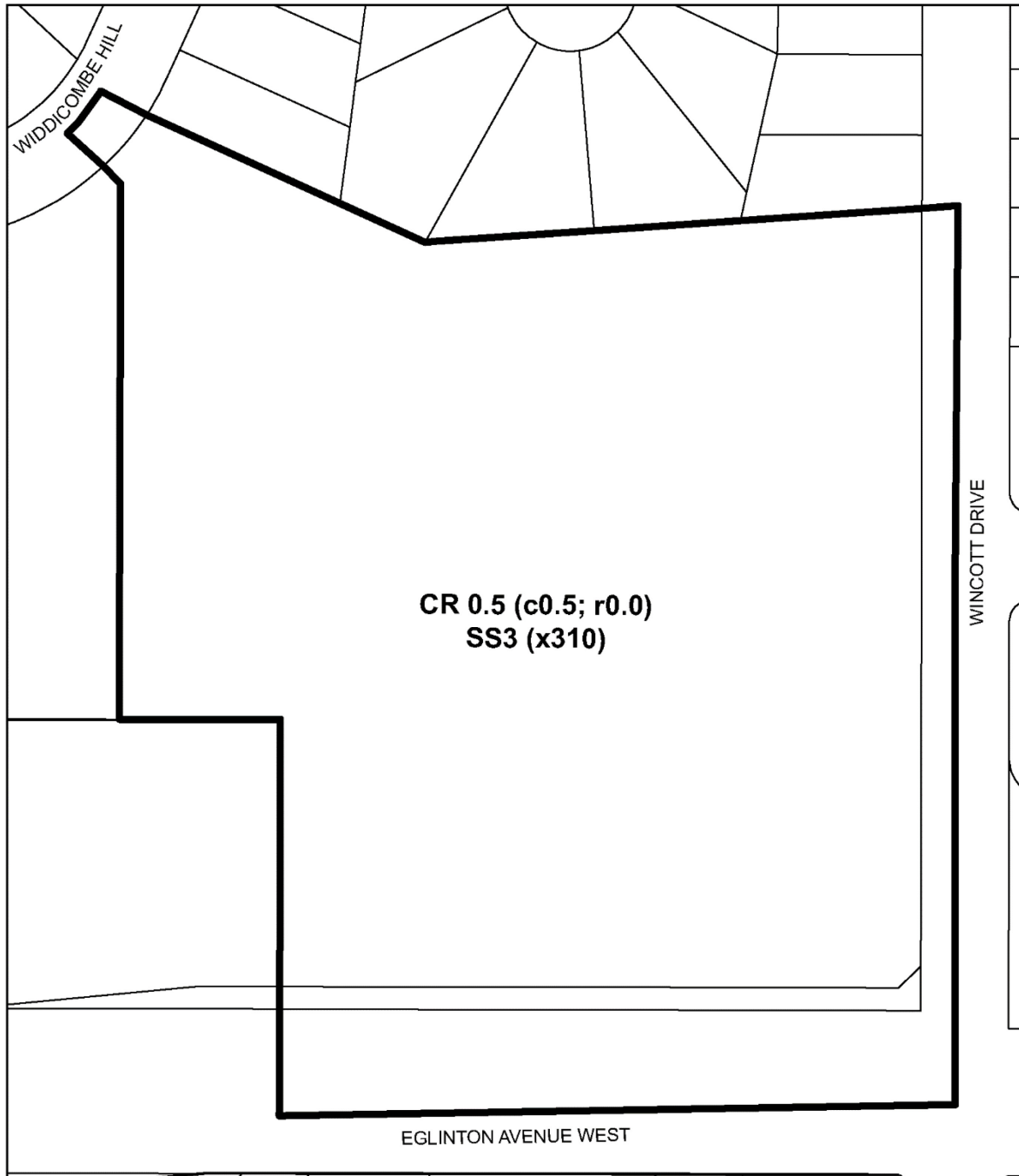
- ii. Acceptable functional pavement marking and signage plans for the proposed pavement marking changes along Wincott Drive, which must include any required changes to existing pavement markings and signs on the existing streets.



 **TORONTO**
Diagram 1

**250 Wincott Drive and
4620 Eglinton Avenue West**

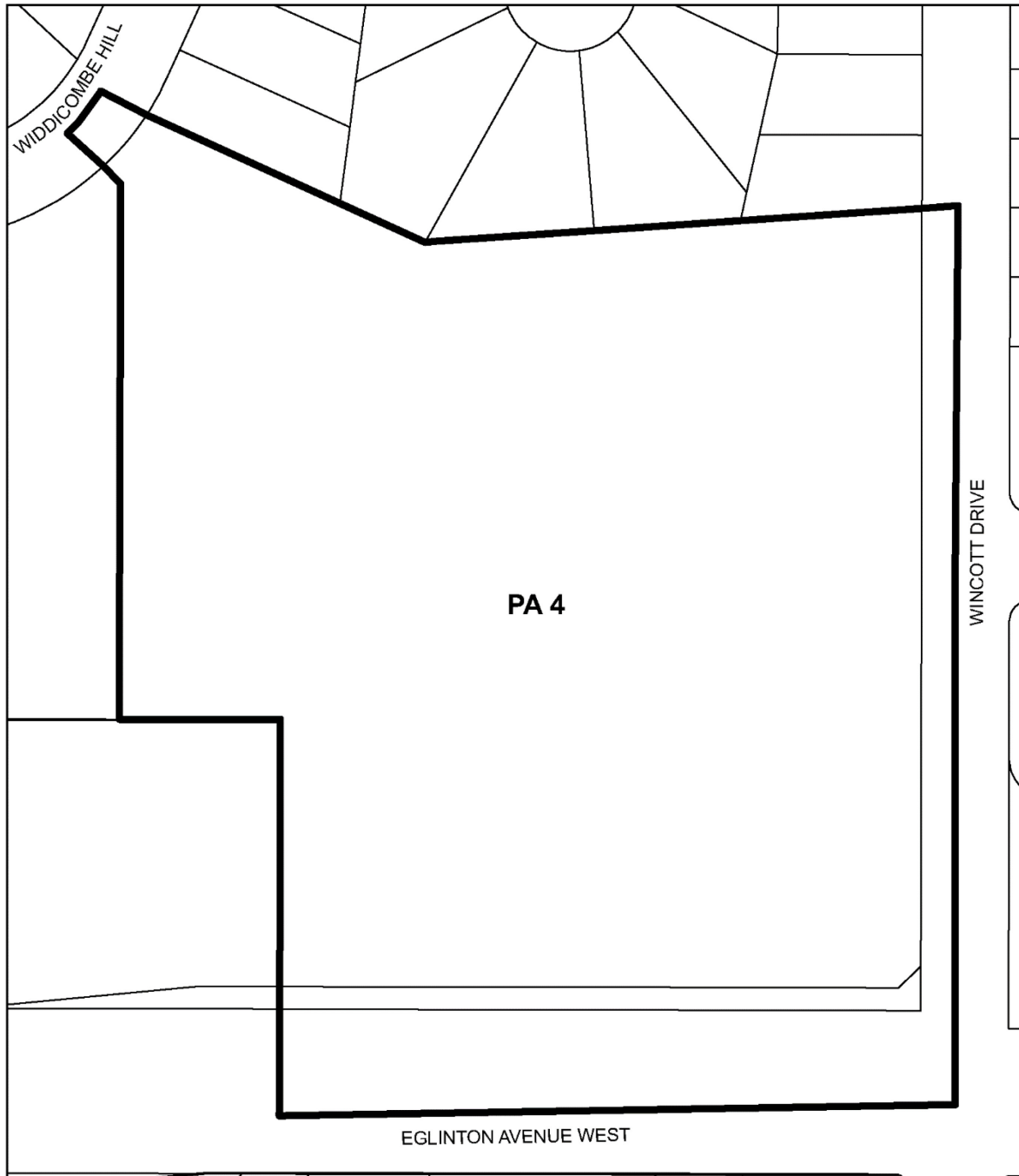
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 **TORONTO**
Diagram 2

**250 Wincott Drive and
4620 Eglinton Avenue West**

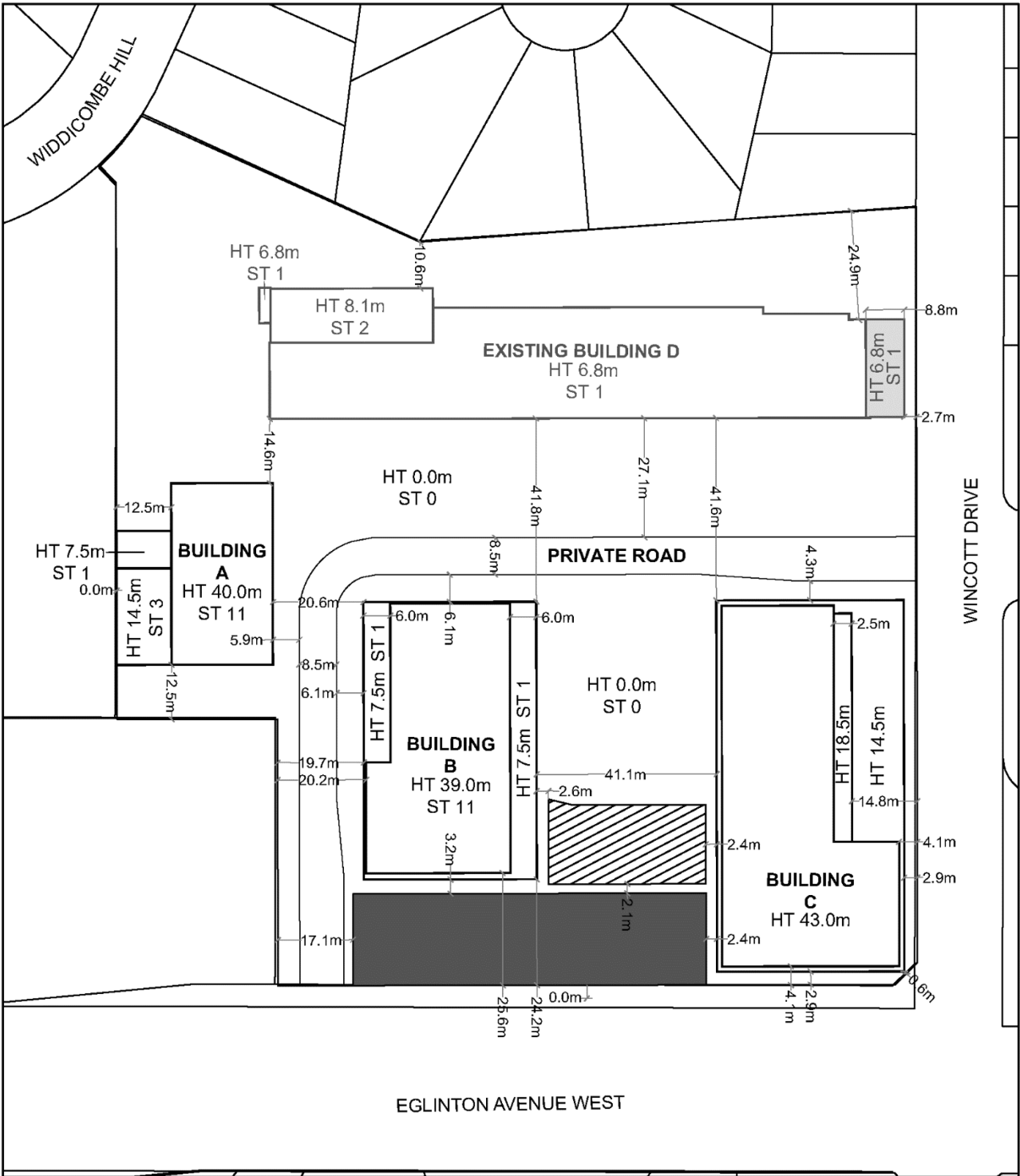
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 **TORONTO**
Diagram 3

**250 Wincott Drive and
4620 Eglinton Avenue West**

File # 18 150932 WET 04 02



TORONTO
 Diagram 4

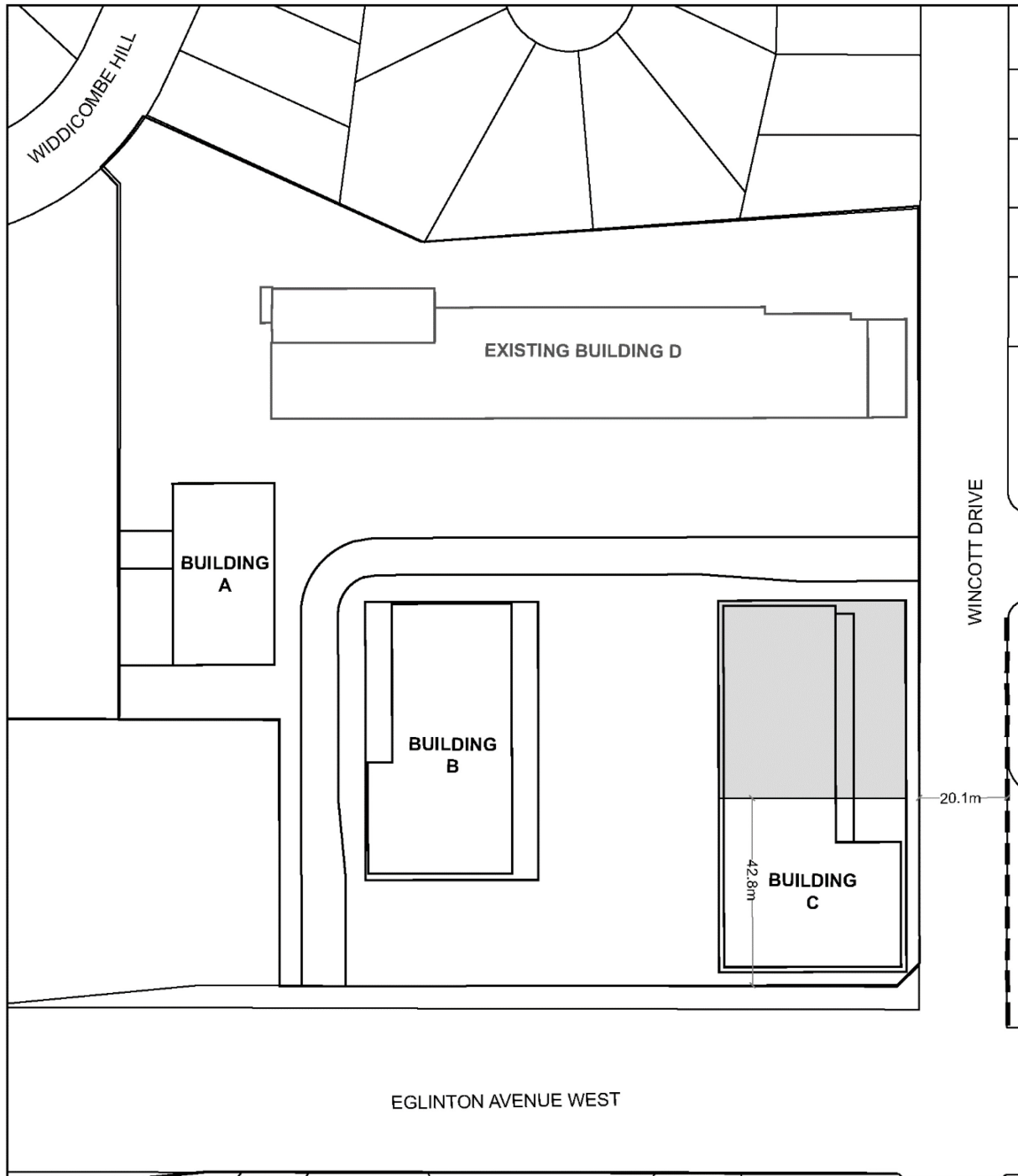
**250 Wincott Drive and
 4620 Eglinton Avenue West**

File # 18 150932 WET 04 0Z

All dimensions are in metres

-  Addition to Existing Building D
-  Parkland Dedication to the City (1700.26 square metres)
-  Privately Owned Publicly-Accessible Open space (658.98 square metres)






 **TORONTO**
Diagram 5

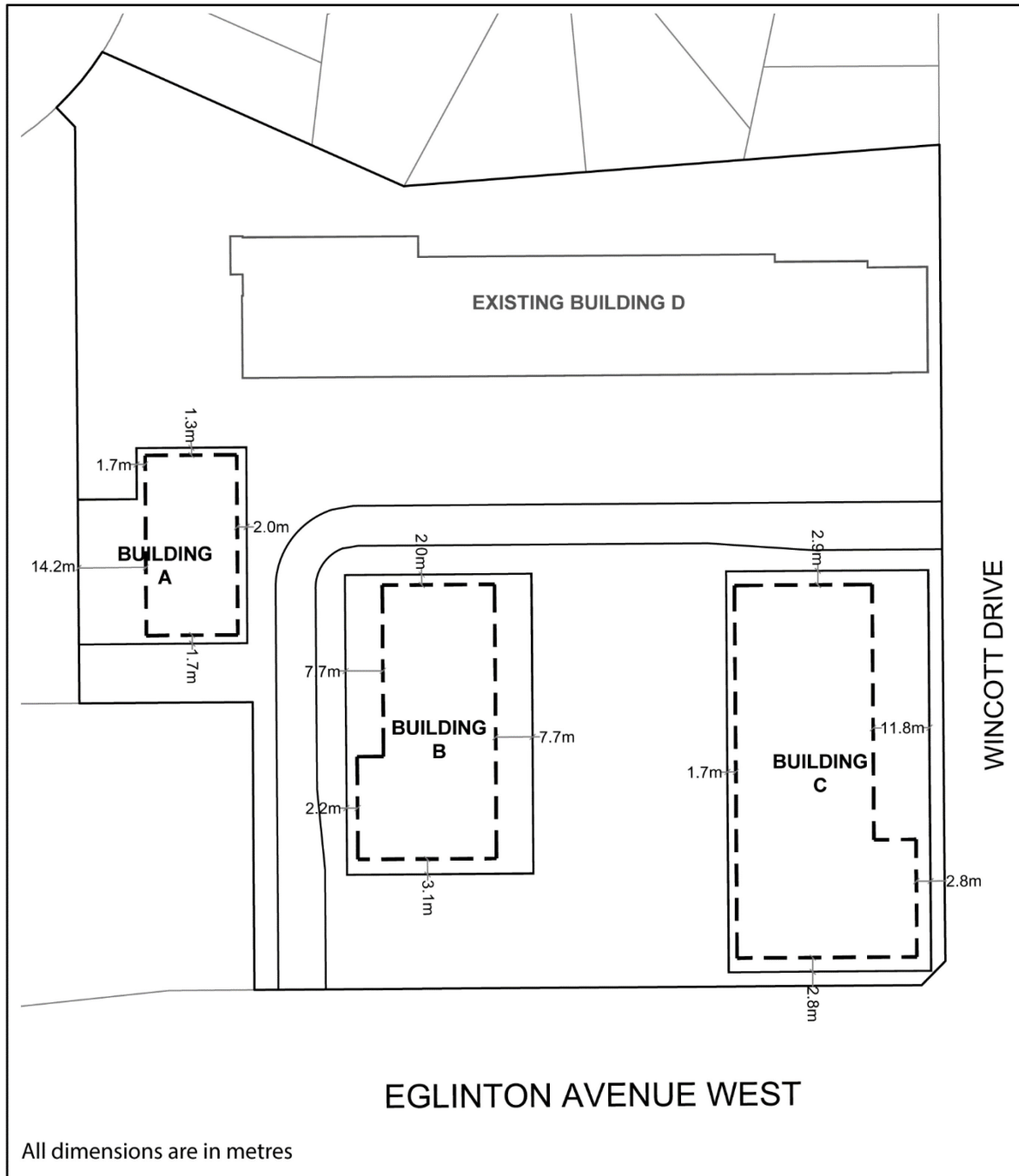
**250 Wincott Drive and
4620 Eglinton Avenue West**

File # 18 150932 WET 04 0Z

All dimensions are in metres

-  Portion of Building C Subject to East Angular Plane Requirement
-  East Angular Plane Reference Line (Canadian Geodetic Datum Elevation 160.2 metres)



City of Toronto By-law 569-2013
Not to Scale
03/18/2021



 **TORONTO**
Diagram 6

**250 Wincott Drive and
4620 Eglinton Avenue West**
File # 18 150932 WET 04 02

- - Outline of Base Building Transition Level


City of Toronto By-law 569-2013
Not to Scale
03/18/2021