



**STAFF REPORT**  
Committee of Adjustment  
Application

**Date:** October 30, 2023

**To:** Chair and Committee Members of the Committee of Adjustment, Etobicoke York District

**From:** Michael Mizzi, Director, Community Planning, Etobicoke York District

**Ward:** 2 (Etobicoke Centre)

**File No:** A0180/23EYK

**Address:** 250 Wincott Drive

**Application to be heard:** November 9, 2023

## **RECOMMENDATIONS**

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Should the Committee of Adjustment choose to approve the Minor Variance application, City Planning staff recommend that the following conditions be imposed:

1. Despite the maximum number of residential units permitted to be constructed across the site, no more than 370 residential units shall be constructed within Building C.
2. Prior to the granting of the proposed variances, the applicant will revise the Zoning By-law Amendment application for this site (23 101352 WET 02 OZ) to exclude Building C and Building D.
3. Prior to the granting of the proposed variances, the applicant will enter into an amending Section 37 Agreement to reflect the approved unit mix and minimum unit sizes.

## **APPLICATION**

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To reduce the required 2 and 3-bedroom unit mix and size restrictions within the proposed 'Building C' on the subject site. A previous Committee of Adjustment application (A0416/22EYK) approved variances relating to loading spaces.

### **REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:**

1. **Section 900.11.10.(310)(D)(i), By-law 569-2013 & Section 6.2.(A), By-law 834-2021**

The total number of dwelling units must not exceed 587, subject to a minimum of 35% of the total number of dwelling units on the lot must contain two bedrooms, of which 15% of all dwelling units must achieve a minimum unit size of 87 m<sup>2</sup>. The total number of dwelling units will be 587, subject to a minimum of 28% of the total number of dwelling units in Building C will contain two bedrooms and will achieve a minimum unit size of 60 m<sup>2</sup>, the average size of all two-bedroom units will be 65 m<sup>2</sup>.

**2. Section 900.11.10.(310)(D)(ii), By-law 569-2013 & Section 6.3.(A), By-law 834- 2021**

The total number of dwelling units must not exceed 587, subject to a minimum of 17% of the total number of dwelling units on the lot must contain three or more bedrooms, for which 10% of all dwelling units must achieve a minimum size of 101 m<sup>2</sup>.

The total number of dwelling units will be 587, subject to a minimum of 14% of the total number of dwelling units in Building C will contain three or more bedrooms and will achieve a minimum unit size of 84 m<sup>2</sup>, the average size of all three-bedroom units will be 89 m<sup>2</sup>.

## **COMMENTS**

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### Official Plan

The subject site is located on an Avenue on Map 2- Urban Structure and designated Mixed Use Area on Map 14 – Land Use Plan in the Toronto Official Plan. The site is located on a transit corridor along Eglinton Avenue West as identified on the Higher Order Transit Corridor Map 4 of the Official Plan.

### Zoning By-law

The site is zoned Commercial Residential (CR 0.5) under city-wide Zoning By-law No. 569-2013. The objective of the Zoning By-law is to establish specific standards as to how land is to be developed. A previous Zoning By-law Amendment was enacted and passed on October 4, 2021. Zoning By-law No.834-2021 (Exception CR 310) amends the city-wide Zoning By-law No. 569-2013 to provide Site Specific Provisions for the site at 250 Wincott Drive and 4620 Eglinton Avenue West. Exception CR 310 states:

- (D) The total number of **dwelling units** must not exceed 587, subject to the following:
  - (i) a minimum 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.

These provisions are also found in Schedule A, Paragraph 6.2 and 6.3 of By-law 834-2021.

### Application Review

The subject property is located west of Islington Avenue, on the northwest corner of Eglinton Avenue West and Wincott Drive. The applicant proposes to amend the site-specific zoning permissions to reduce the required 2 and 3-bedroom unit mix and size restrictions within the proposed 'Building C' on the subject site. There are no proposed built form changes to the exterior of the building.

City Planning staff have reviewed the application, supporting materials, and previous Committee of Adjustment decisions in the neighbourhood. This Minor Variance application is associated with an active Zoning By-law Amendment application (No. 23 101352 WET 02 OZ, and two Site Plan Control applications, to permit an increase in height and density of the mixed-use development that was originally approved by City Council in 2021. City Planning staff has advised the applicant to modify the current Zoning By-law Amendment application, as per Condition No. 2 below, to exclude Buildings C and D.

As such, should the Committee of Adjustment choose to approve the Minor Variance application, City Planning staff recommend that the following conditions be imposed:

1. Despite the maximum number of residential units permitted to be constructed across the site, no more than 370 residential units shall be constructed within Building C.
2. Prior to the granting of the proposed variances, the applicant will revise the Zoning By-law Amendment application for this site (23 101352 WET 02 OZ) to exclude Building C and Building D.
3. Prior to the granting of the proposed variances, the applicant will enter into an amending Section 37 Agreement to reflect the approved unit mix and minimum unit sizes.

### **CONTACT**

Alyssa Hawley, Assistant Planner, Community Planning, Etobicoke York District,  
416-394-8294, [alyssa.hawley@toronto.ca](mailto:alyssa.hawley@toronto.ca)

### **SIGNATURE**

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Signed by Ohi Izirein, MCIP, RPP, Manager, Community Planning, on behalf of  
Michael Mizzi, MCIP, RPP  
Director of Community Planning  
Etobicoke York District