



**Kyle Knoeck, M.Sc.Pl., MCIP, RPP**  
Director, Zoning and Secretary-Treasurer  
Committee of Adjustment  
City Planning Division

416-394-8060  
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Thursday, November 9, 2023

**NOTICE OF DECISION  
MINOR VARIANCE/PERMISSION  
(Section 45 of the Planning Act)**

**File Number:** A0180/23EYK  
**Property Address:** 250 WINCOTT DR  
**Legal Description:** PLAN 6864 BLK M RP 66R13842 PARTS 1 & 2  
**Agent:** BOUSFIELDS INC  
**Owner(s):** MONTRIN RICHVIEW GP INC  
**Zoning:** CR 0.5  
**Ward:** Etobicoke Centre (02)  
**Community:**  
**Heritage:** Not Applicable

Notice was given and a Public Hearing was held on Thursday, November 9, 2023, as required by the Planning Act.

**PURPOSE OF THE APPLICATION:**

To permit the increase in the number of permitted units and to reduce the required 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>.

The Committee of Adjustment considered the written submissions relating to the application made to the Committee before its decision and oral submissions relating to the application made at the hearing. In so doing, **IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:**

**The Minor Variance Application is Approved on Condition**

It is the decision of the Committee of Adjustment to authorize this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

The following conditions shall be fulfilled to the satisfaction of the Director, Community Planning, Etobicoke York District:

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.

## SIGNATURE PAGE

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Heritage: Not Applicable



Donald Taylor (signed)



Laura Alderson (signed)



Stan Kumorek (signed)



Bill Dalton (signed)



Natalija Popovic (signed)

DATE DECISION MAILED ON: Friday, November 17, 2023

LAST DATE OF APPEAL: Wednesday, November 29, 2023

CERTIFIED TRUE COPY

**Barbara Bartosik**

Manager and Deputy Secretary-Treasurer

### Appeal Information

Only the applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal this decision.

All appeals must be filed by e-mail with the Deputy Secretary-Treasurer, Committee of Adjustment to [coa.ey@toronto.ca](mailto:coa.ey@toronto.ca) and [Barbara.Bartosik@toronto.ca](mailto:Barbara.Bartosik@toronto.ca) by the last date of appeal as shown on the signature page.

Your appeal to the **Toronto Local Appeal Body (TLAB)** should be submitted in accordance with the instructions below unless there is a related appeal to the Ontario Land Tribunal (OLT) for the same matter.

A related appeal is another planning application appeal affecting the same property. To learn if there is a related appeal, search community planning applications status in the Application Information Centre and contact the assigned planner if necessary. If there is a related appeal, your appeal should be submitted in accordance with the Ontario Land Tribunal (OLT) appeal instructions.

### **TORONTO LOCAL APPEAL BODY (TLAB) APPEAL INSTRUCTIONS**

To appeal this decision to the TLAB, you must submit the following:

- A completed TLAB Notice of Appeal (Form 1).
- \$300 for each appeal filed regardless if related and submitted by the same appellant.
- Fees are payable to the **City of Toronto**. Once your appeal has been received by e-mail by the Deputy Secretary-Treasurer you will receive payment instructions.

To obtain a copy of the Notice of Appeal Form (Form 1) and other information about the appeal process please visit the TLAB website at [www.toronto.ca/tlab](http://www.toronto.ca/tlab).

### **ONTARIO LAND TRIBUNAL (OLT) APPEAL INSTRUCTIONS**

To appeal this decision to the OLT, you must submit the following:

- A completed OLT Appellant Form (A1).
- \$400 for each appeal type with an additional fee of \$25 for each connected appeal of the same type filed by the same appellant.
- Fees are payable by certified cheque, money order, or credit card, and must be in Canadian funds. Certified cheques and money orders should be made payable to the Minister of Finance. If you would like to pay the fee by credit card, please indicate this on the appeal form and staff will phone you to complete the transaction – do not record any credit card details on the appeal form.

To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the OLT website at <https://olt.gov.on.ca/appeals-process/>