



June 4, 2025

Etobicoke York Community Council
2 Civic Centre Court
Toronto, ON M9C 5A3

Re: 250 Wincott Drive and 4620 Eglinton Avenue West

Dear Members of Community Council,

In 2021 City Council approved a zoning bylaw amendment for 250 Wincott Drive and 4620 Eglinton Avenue West under item [2021.EY25.1](#). The decision allowed the addition of three new 11 storey buildings and the retention of a large part of the existing retail plaza. This multi-building, mixed-use development includes residential and non-residential space, a public park fronting Eglinton Avenue West, a privately-owned publicly-accessible open space (POPS) abutting the public park, a community agency space, and a large plaza with several shops and services.

On January 6, 2023 the applicant submitted a Zoning By-law Amendment, [23101352WET02OZ](#) to amend site-specific zoning By-laws 834-2021 and 835-2021 to significantly increase the approved building heights and densities on the site. No decision has been made. There is a deferred application [23199617WET02CO \(B0033/23EYK\)](#) to sever the site into a number of parcels.

The 2021 application proposed the introduction of an 8.5 m wide L-shaped mid-block private street connecting Eglinton Avenue West and Wincott Drive. Located south of the private street, fronting on Eglinton Avenue West, would be Buildings B and C, while Building A would be located to the northwest of the private street adjacent to the western property line. Building D is referred to as the existing Richview Square plaza.

The 2021 staff report notes public opposition to the proposed private road, and preference of a public street. In the report, staff noted *“that all new public roads that are to be assumed by the City are required to be free and clear of any above or below-grade encumbrances, and as such the City would have no interest in assuming a public road at this location”*. Information has since been made available to the public that identify encumbrances as two catch basins and connecting infrastructure to the city storm sewer which serve the temporary driveway located in the same position as the new road. Overcoming these encumbrances would be possible with the construction of a new public road on the site.

The new rezoning application has provided the opportunity for Council to give further consideration to the orderly development of the site by examining the suitability and capacity of the currently planned private roadway traversing separate land parcels, and the broad benefits of a new public road instead.

Given the increase in density proposed in the new application and the opportunity for further review:

- 1. Etobicoke York Community Council request the General Manager, Transportation Services, in consultation with the Director, Development Review, Etobicoke York District, to give consideration to the inclusion of a public road within the development application under review for 250 Wincott Drive and 4620 Eglinton Avenue West.**

I thank the Community Council for your careful consideration of this important matter and suggested recommendation which I believe are of broad public interest.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Holyday', written over a horizontal line.

Stephen Holyday
Councillor - Ward 2
Etobicoke Centre