

## **250 Wincott Drive and 4620 Eglinton Avenue West – Status Update**

**Date:** October 6, 2025

**To:** Etobicoke York Community Council

**From:** Executive Director, Development Review

**Wards:** 2 – Etobicoke Centre

### **SUMMARY**

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On September 17, 2025, Etobicoke York Community Council adopted Item EY25.26 directing staff from Development Review, in consultation with CreateTO, to report to the October 21, 2025 Community Council meeting with information on 250 Wincott Drive and 4620 Eglinton Avenue West.

This report provides the requested information.

### **RECOMMENDATIONS**

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The Director, Community Planning, Etobicoke York District recommends that:

1. Etobicoke York Community Council receive this report for information.

### **FINANCIAL IMPACT**

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The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

### **DECISION HISTORY**

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On September 17, 2025, Etobicoke York Community Council (EYCC) adopted Item [EY25.26](#) directing staff from Development Review, in consultation with CreateTO, to report to the October 21, 2025 Community Council meeting with a summary of the following matters listed in items a. through g. below, with respect to 250 Wincott Drive and 4620 Eglinton Avenue West.

## COMMENTS

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### **a. The CreateTO sale of City property to the applicant, and the process used to plan the entire site using the public and private lands**

On December 5, 2017, Build Toronto (now CreateTO) entered into an Agreement of Purchase and Sale for 250 Wincott Drive with the owners of an adjoining parcel of land known as 4620 Eglinton Avenue West. The adjoining parcel and the sold lands created the development site that is currently addressed as 250 Wincott Drive and 4620 Eglinton Avenue West. This real estate transaction closed on December 10, 2021, and secured a number of City-building obligations including the purchaser's delivery of affordable housing on the site. A condition of the sale included the purchaser's obligation to complete a Rezoning of the property which was to be satisfied prior to the closing of the sale (file number 18 150932 WET 04 OZ). The Zoning By-law Amendment application for this Rezoning was approved by City Council in July 2021. The Final Report for the 2021 Zoning By-law Amendment application, Council decision, and implementing by-laws can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.EY25.1>.

Following the closing of the sale of 250 Wincott Drive, the purchaser submitted a new Zoning By-law Amendment application in 2023 for a portion of the site including Building A and Building B (file number 23 101352 WET 02 OZ) which is currently advancing through the City's development review process. A decision report is forecasted to be heard at EYCC in Q4 2025. Further *Planning Act* applications submitted by the applicant are discussed in detail in items c. and d. below.

### **b. The Council-approved development concept for the site and the performance metrics contained within the Council decision on 2021.EY25.1**

The development concept for the site approved by Council in 2021 (file number 18 150932 WET 04 OZ) permitted a multi-building, mixed use development including four buildings, a public park, and an L-shaped private road. The total gross floor area of the development was 65,300 square metres. The development would contain 587 residential units. A new L-shaped private road would connect Wincott Drive and Eglinton Avenue West. A total of 932 vehicular parking spaces would be located within a 2-level underground garage and at-grade.

Key features of the approved development concept include:

- a 1,700 square metre public park fronting Eglinton Avenue West;
- a 659 square metre privately-owned publicly-accessible open space (POPS) abutting the public park;
- a 465 square metre community agency space;
- a 43-metre mixed use building (Building C) located at the southeast corner of the site;
- a 39-metre building (Building B) located immediately north of the public park;

- a 40-metre building (Building A) located to the northwest of the private street; and,
- an existing 1-2 storey retail plaza (Building D) on the north side of the site.

The implementing by-laws for the approved development concept secured a number of community benefits pursuant to s.37 of the *Planning Act* including:

- the delivery of 54 affordable rental units, maintained for a period of 25 years; and,
- the 465 square metres of community agency space.

The Final Report for the 2021 Zoning By-law Amendment application, Council decision, and implementing by-laws can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.EY25.1>.

**c. The multitude of Committee of Adjustment applications, Council decisions and other applications and decisions, and their cumulative effect on the Council-approved development concept and performance metrics**

Since Council approved the development concept for the site in 2021 (file number 18 150932 WET 04 OZ), the applicant submitted a number of applications for consideration by the Committee of Adjustment, including:

- the approved 2022 Minor Variance application (file number A0416/22EYK) to modify loading space requirements;
- the approved 2022 Consent application (B0034/22EYK) to relocate easements;
- the approved 2023 Minor Variance application (A0180/23EYK) to modify the unit mix and minimum unit sizes in Building C;
- the 2023 Consent application (file number B0033/23EYK) to create a stand-alone development parcel for Building C. The application was deferred as the severance concept was revised in November 2024 and March 2025, and is now appealed to the Ontario Land Tribunal;
- the 2025 Minor Variance application (file number A0078/25EYK) to reduce the number of parking spaces for Building C. The application was denied and is now appealed to the Ontario Land Tribunal; and,
- the approved 2025 Minor Variance application (file number A0288/25EYK) to permit additional residential gross floor area within the approved envelope of Building C.

At this time, the approved modifications to the Council-approved development concept for the site include the Minor Variance (file number A0416/22EYK) permitting loading space variances; the Consent Application (file number B0034/22EYK) to relocate easements; the Minor Variance (file number A0180/23EYK) permitting variances to the unit mix and minimum unit sizes in Building C; and the Minor Variance (file number A0288/25EYK) permitting additional residential gross floor area within the approved envelope of Building C.

Other pending *Planning Act* applications that are currently advancing through the City's development review and/or OLT appeal process are discussed in detail in item d. below.

#### **d. Pending decisions by various authorities including the Ontario Land Tribunal, Council or the Committee of Adjustment**

A 2023 Zoning By-law Amendment application for a portion of the site including Building A and Building B (file number 23 101352 WET 02 OZ) is currently advancing through the City's development review process. The application would modify parking, access, and internal circulation in the north and west areas of the site, and increase the heights of Buildings A and B from 40 and 39 metres to 76.5 and 92.1 metres, respectively. A decision report for the Zoning By-law Amendment application is forecasted for EYCC in Q4 2025.

At the June 4, 2025 meeting, EYCC adopted item [EY23.27](#) directing staff from Development Review to give consideration to the inclusion of a public road within the development application under review for Building A and Building B. Staff will address this motion in the decision report for the 2023 Zoning By-law Amendment application that is forecasted for EYCC in Q4 2025 (file number 23 101352 WET 02 OZ).

An associated Site Plan Control application (file number 23 121048 WET 02 SA) for Building A and Building B has been submitted to the City for review, but is currently on hold pending a decision on the 2023 Zoning By-law Amendment application (file number 23 101352 WET 02 OZ).

The Site Plan Control Application (file number 22 136287 WET 02 SA) for Building C and Building D is currently under appeal at the Ontario Land Tribunal along with the Minor Variance Application (file number A0078/25EYK) and Consent Application (file number B0033/23EYK). A Case Management Conference for the appeals is scheduled for October 21, 2025.

#### **e. The status of retail or non-residential uses planned for the site, including the grocery store**

At the present time, non-residential uses planned for the site include:

- 4,207 square metres of the existing plaza (Building D);
- a new 465 square metre community agency space located in Building B; and,
- a 1,529 square metre non-residential space in Building C.

When the original Zoning By-law Amendment application (file number 18 150932 WET 04 OZ) was approved by City Council in July 2021, the ground floor of Building C included a space designed for a grocery store with associated loading, ramps, and garbage areas. The originally proposed non-residential space in Building C was 5,383 square metres.

The applicant has advised they were unable to attract a grocery store tenant for Building C over the past four years. As such, they have revised the ground floor of Building C to now have four smaller retail units fronting the private street to the north, and four smaller retail units fronting Eglinton Avenue West to the south. Under the new retail configuration, loading, ramps, and garbage areas have been reduced in size from those 250 Wincott Drive and 4620 Eglinton Avenue West

originally required for the grocery store. Instead of fronting onto the private street, these back-of-house functions are now centralized next to the core of the building, providing a more active frontage for the private street and retained plaza building (Building D) to the north. The currently proposed non-residential space in Building C is 1,529 square metres.

#### **f. Actions taken by the applicant to date to create the 587 new housing units approved in 2021**

Building C would deliver the first batch of 370 new housing units to the site. In order to proceed, the current development proposal for Building C relies on the approval of a number of appealed applications that are currently at the OLT including the Minor Variance application (file number A0078/25EYK) to reduce the number of parking spaces, the Consent application (file number B0033/23EYK) to create the stand-alone development parcel, and the Site Plan Control application (file number 22 136287 WET 02 SA) for Building C and D. The appealed applications are the subject of a first case management conference at the OLT scheduled for October 21, 2025.

While the *Planning Act* applications are working their way through the OLT appeal process, the applicant has submitted building permit applications to Toronto Building for Buildings C and D, including applications for demolition, shoring, and excavation permits. The demolition permit has been issued. The other building permit applications remain under review by Toronto Building.

#### **g. Federal, Provincial or Municipal commitments on affordable housing or other incentives for the site**

CreateTO, together with the Housing Development Officer, have provided information on the commitments that are currently in place from various levels of government for affordable housing on the development site. With respect to Federal commitments on affordable housing, the Canada Mortgage Housing Corporation (CMHC) has conditionally approved Apartment Construction Loan Program (ACLP) financing for 370 rental homes on the site. Please see the associated City news release which can be found here: [City of Toronto and Government of Canada enter \\$2.55 billion landmark agreement in principle to build more rental homes faster – City of Toronto](#).

With respect to Municipal commitments, City Council authorized the support for up to 72 new affordable rental homes through the Open Door Affordable Housing Program in 2018. This includes up to \$648,000 from the Affordable Housing Office, now the Housing Development Office, and incentives exempting 72 affordable rental units from the payment of development charges, building, planning, parkland fees, and property tax exemption for the duration of affordability. Detailed information on the authorization can be found here: [Agenda Item History - 2018.EX36.29](#).

In addition, City Council authorized the support of 74 affordable rental homes and 296 purpose built rental homes (for a total of 370 homes) through the Rental Housing Supply Program – Purpose Built Rental (RHSP – PBR) stream in 2024. For the

affordable rental homes this includes waivers of planning application fees, building permit fees, parkland dedication fees, and exemption of development charges, Community Benefit Charges, and property taxes for the duration of affordability. For the purpose built rental homes this includes indefinite deferral of development charges for as long as rental tenure is maintained, and inclusion in the New Multi-Residential Property Subclass, with an intent to provide a 15% property tax reduction for 35 years. Detailed information on the authorization can be found here: [Agenda Item History - 2024.CC24.16](#).

The relevant agreements on these Municipal commitments are still being negotiated between the City and the proponent. Additionally, the Open Door and RHSP – PBR program are not cumulative, so the City will be providing incentives for a total of 74 affordable rental homes between the two programs.

City staff are not aware of any Provincial commitments, or commitments from other sources, with respect to affordable housing on the site at this time.

## **CONTACT**

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## **SIGNATURE**

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