

250 Wincott Drive & 4620 Eglinton Avenue West

By: Lisa Hosale, Senior Planner
Development Review Division

Date: October 21, 2025



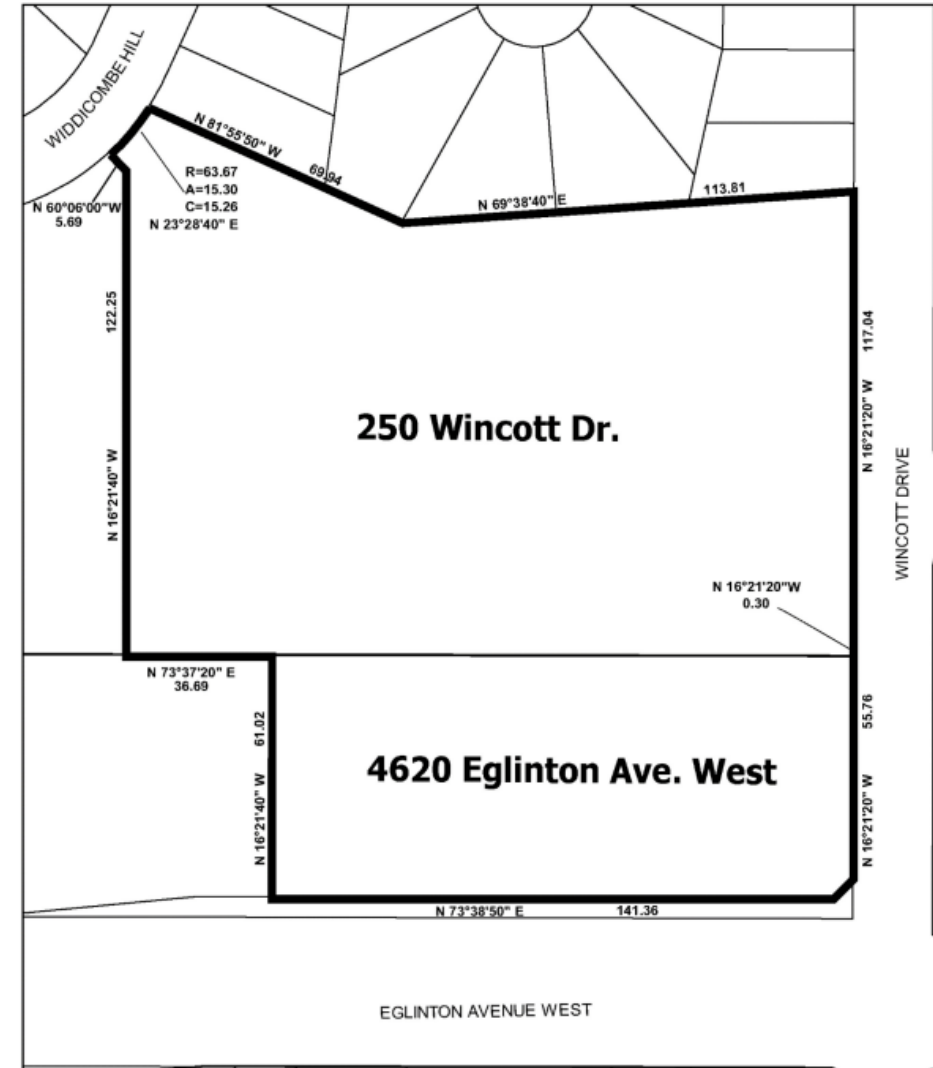
EYCC Motion

On September 17, 2025 EYCC directed staff from Development Review, in consultation with CreateTO, to report to EYCC with the following information on 250 Wincott Drive and 4620 Eglinton Avenue West



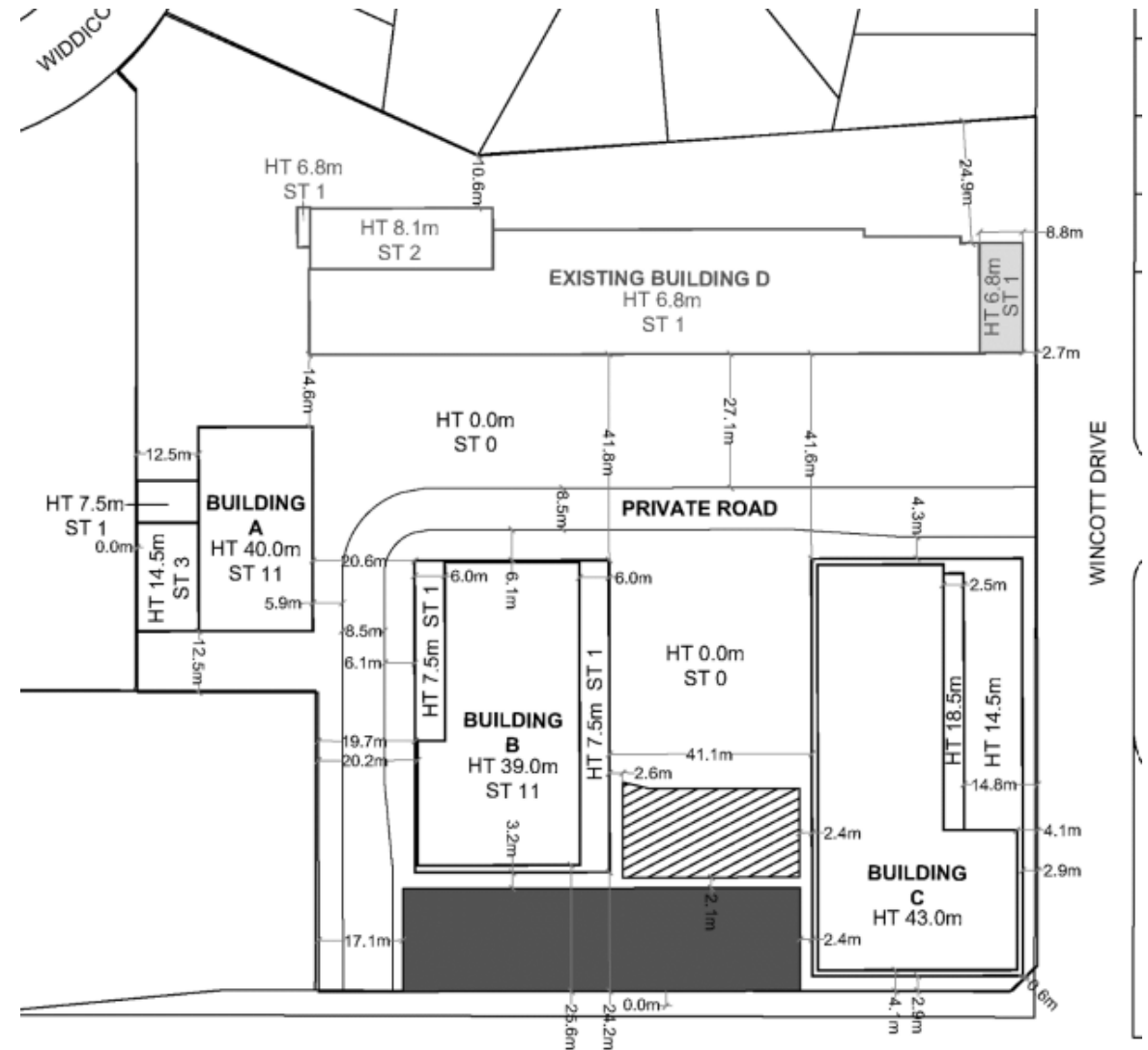
The CreateTO sale of City property to the applicant, and the process used to plan the entire site using the public and private lands

- December 2017 – Build Toronto (now CreateTO) entered into an Agreement of Purchase and Sale for 4620 Eglinton Avenue West with the owners of 250 Wincott Drive
- December 2021 – transaction closed, securing the delivery of affordable housing onsite
- Rezoning completed prior closing (18 150932 WET 04 OZ) approved July 2021
- New Rezoning submitted for a portion of the site including Building A and Building B (23 101352 WET 02 OZ) currently under review
- Further *Planning Act* applications discussed in following slides



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

- 659 square metre privately-owned POPS
- 465 square metre community agency space
- 43-metre mixed use building (Building C) located at the southeast corner of the site
- 39-metre building (Building B) located immediately north of the public park
- 40-metre building (Building A) located to the northwest of the private street
- Existing 1-2 storey retail plaza (Building D) on the north side of the site



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

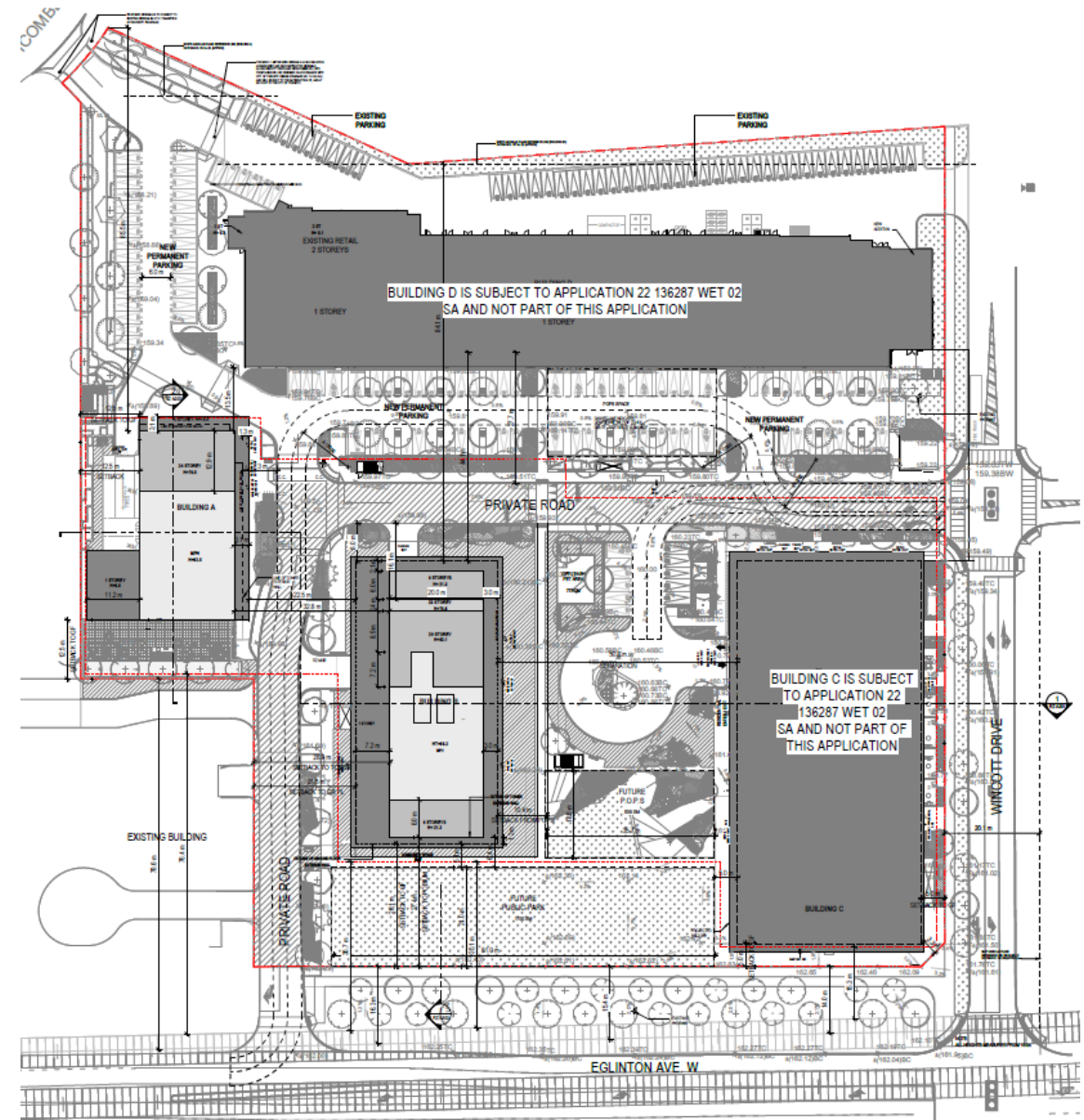
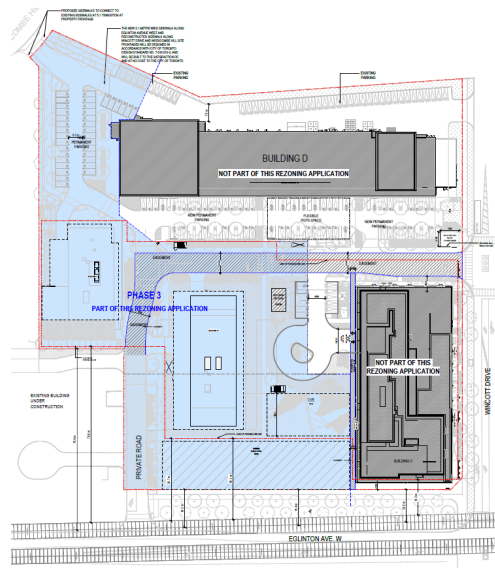
- **Approved** 2022 Minor Variance (A0416/22EYK) to modify loading space requirements
- **Approved** 2022 Consent (B0034/22EYK) to relocate easements
- **Approved** 2023 Minor Variance (A0180/23EYK) to modify the unit mix and minimum unit sizes in Building C
- 2023 Consent (B0033/23EYK) to create a stand-alone development parcel for Building C. Deferred and **appealed** to the OLT
- 2025 Minor Variance (A0078/25EYK) to reduce the number of parking spaces for Building C. Denied and **appealed** to the OLT
- **Approved** 2025 Minor Variance (A0288/25EYK) to permit additional residential gross floor area within the approved envelope of Building 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

- **Approved** modifications to the Council-approved development concept for the site include:
 - Minor Variance permitting loading space variances
 - Consent to relocate easements
 - Minor Variance permitting variances to the unit mix and minimum unit sizes in Building C
 - Minor Variance permitting additional residential gross floor area within the approved envelope of Building C
- *Planning Act* applications currently under review or OLT appeal are discussed in the following slides

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

- 2023 Rezoning for a portion of the site including Building A and Building B (23 101352 WET 02 OZ) under review
- Modify parking, access, and internal circulation in the north and west areas of the site
- Increase the heights of Buildings A and B from 40 and 39 metres to 76.5 and 92.1 metres



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

- EY23.27 directed staff to consider inclusion of a public road in the Rezoning for Building A and Building B
- Site Plan Control (23 121048 WET 02 SA) for Building A and Building B pending a decision on the 2023 Rezoning (23 101352 WET 02 OZ)
- Site Plan Control (22 136287 WET 02 SA) for Building C and Building D under OLT appeal along with the Minor Variance (A0078/25EYK) and Consent (B0033/23EYK)

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
 - 465 square metre community agency space located in Building B
 - 1,529 square metre non-residential space in Building C
- The approved Rezoning (18 150932 WET 04 OZ) included a space designed for a grocery storey in Building C, 5,383 square metres in size

Federal, Provincial or Municipal commitments on affordable housing or other incentives for the site

- Federal – Canada Mortgage Housing Corporation (CMHC) conditionally approved Apartment Construction Loan Program (ACLP) financing for 370 rental homes
- Municipal – City Council authorized support for up to 72 new affordable rental homes through the Open Door Affordable Housing Program in 2018
- Municipal – City Council authorized support for 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
- City staff are not aware of any Provincial commitments

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