

Thursday, June 26, 2025

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

File Number: A0078/25EYK
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 (Waiver)
Ward: Etobicoke Centre (02)
Community:
Heritage: Not Applicable

Notice was given and a Public Hearing was held on Thursday, June 26, 2025, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To adjust the parking standards for the proposed buildings.

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

1. Section 200.15.1.(1), By-law 569-2013

An accessible parking space must have a minimum width of 3.9 m and a minimum vertical clearance of 2.1 m. The proposed accessible parking spaces will have a width of 3.4 m, a vertical clearance of 2.1 m and will be adjacent to a 1.5 m wide accessible barrier free aisle or path.

2. Section 900.11.10.(310)(BB)(iii), By-law 569-2013

A minimum of 1 "Type A" loading spaces 2 "Type B" loading spaces and 1 "Type G" loading space are required for Building C.
A total of 1 "Type B" loading space and 1 "Type G" loading space will be provided in Building C.

3. Section 970.10.15.5.(5), By-law 569-2013

Building C residential parking spaces must be provided at a minimum rate of 0.7 for each bachelor dwelling unit. up to 45 m² and 1 for each bachelor dwelling unit greater than 45 m²; 0.8 for each one bedroom dwelling unit; 0.9 for each two bedroom dwelling unit; and 1.1 for each three or more bedroom dwelling unit (316 parking spaces).

Building C will provide a minimum of 0.43 parking spaces per dwelling unit for residential occupants (159 parking spaces).

4. Section 970.10.15.5.(5) By-law 569-2013

Building C visitor parking spaces must be provided at a minimum rate of 0.15 parking spaces per dwelling unit (55 visitor parking spaces).

Building C will provide a minimum of 2 + 0.05 parking spaces per dwelling unit for visitors (20 visitor parking spaces).

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 Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

SIGNATURE PAGE

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Stan Kumorek (signed) Rick Ross (signed) Donald Taylor (signed)



Natalija Popovic (signed)

DATE DECISION MAILED ON: Friday, July 4, 2025

LAST DATE OF APPEAL: Wednesday, July 16, 2025

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 and 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.

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/>