

250 Wincott Drive and 4620 Eglinton Avenue West – Zoning Bylaw Amendment Application – Supplementary Report

Date: March 24, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 2 – Etobicoke Centre

Planning Application Number: 23 101352 WET 02 OZ

SUMMARY

On January 6, 2023, a Zoning By-law Amendment application was submitted to amend a Site Specific Zoning By-law to increase the heights of two of the four buildings (Buildings A and B) from 11-storeys each to 24- and 29-storeys. The proposal continues to provide the main elements from the approved application (18 150932 WET 04 OZ) including a public park, privately owned publicly-accessible space (POPS), and private street with access from Wincott Drive and Eglinton Avenue West. The current proposal does not seek changes to Buildings C and D in the Site Specific By-law.

Following the statutory public meeting at Etobicoke York Community Council, on February 18, 2026, the applicant appealed the application to the Ontario Land Tribunal (OLT), on March 19, 2026, citing City Council's failure to make a decision on the application within the time period prescribed under the *Planning Act*.

This supplementary report deletes and replaces the recommendations of the Approval Report, dated November 6, 2026, with new recommendations to reflect the appealed status of the application. Consistent with the Approval Report, staff continue to recommend support for the proposal in its current form.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that City Council delete the EYCC recommendations in their entirety, and adopt instead the following recommendations:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in support of the proposed development and request the Tribunal to

amend the applicable zoning by-law as described in the Approval Report of the Director, Community Planning (November 6, 2025) for the lands at 250 Wincott Drive and 4620 Eglinton Avenue West.

2. City Council authorize the City Solicitor to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On December 5, 2017, Build Toronto (now CreateTO) entered into an Agreement of Purchase and Sale for 4620 Eglinton Avenue West with the owners of an adjoining parcel of land known as 250 Wincott Drive. 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 Zoning By-law Amendment application prior to closing, which occurred under the 2021 application (18 150932 WET 04 OZ). This application was approved by City Council in July 2021. The Report, Council decision, and implementing By-laws can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.EY25.1>.

Since Council approved the development concept for the 2021 application, the applicant submitted a number of Committee of Adjustment applications, 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 OLT-approved 2023 Consent application (file number B0033/23EYK) to create a stand-alone development parcel for Building C.
- the OLT-approved 2025 Minor Variance application (file number A0078/25EYK) to reduce the number of parking spaces for Building C.
- the approved 2025 Minor Variance application (file number A0288/25EYK) to permit additional residential gross floor area within the approved envelope of Building C.

On June 4, 2025, Etobicoke York Community Council (EYCC) adopted Item [EY23.27](#) directing Development Review staff to consider inclusion of a public street within the development application under review for Buildings A and B. This issue is addressed in the Comments section of the Approval Report for the 2023 Zoning By-law Amendment application (23 101352 WET 02 OZ) that was considered by EYCC on November 26, 2025 as Item [EY27.2](#). The Report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.EY27.2>.

On September 17, 2025, EYCC adopted Item [EY25.26](#) directing Development Review staff, in consultation with CreateTO, to provide to provide information to EYCC on October 21, 2025 on various matters, including: the CreateTO sale of the land; the 2021 Council-approved development concept; recent OLT and Committee of Adjustment decisions; and the status of non-residential uses and affordable housing onsite. The Report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.EY26.7>.

On November 26, 2025, EYCC adjourned the public meeting for the 2023 Zoning By-law Amendment application (23 101352 WET 02 OZ), Item [EY27.2](#), and directed staff from Development Review, in consultation with City Planning and Legal Services, to provide further information to EYCC on February 18, 2026 on various matters, including: the Transportation Impact Study; options to provide a public street; recent OLT decisions; FSI under various severance scenarios; and a comparison of the in-force and proposed draft Zoning By-law. The report can be found here: <https://www.toronto.ca/legdocs/mmis/2026/ey/bqrd/backgroundfile-284357.pdf>.

On February 18, 2026, EYCC adopted the 2023 Zoning By-law Amendment application (23 101352 WET 02 OZ), Item [EY27.2](#), with amendments to the draft Zoning By-law including the requirement to include a new public street and associated building setbacks, a Holding provision, and further assessment and reporting to EYCC on terms and conditions for conveyance of the new public street in Q1 of 2027. The amendments can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2026.EY29.1>.

The OLT appeal of the Site Plan Control application (22 136287 WET 02 SA) for Buildings C and Building D has been withdrawn, and Development Review staff have issued the Notice of Approval Conditions (NOAC) in line with the OLT-approved Minor Variance (A0078/25EYK) and Consent (B0033/23EYK) related to the Site Plan.

On March 19, 2026, the applicant appealed the 2023 Zoning By-law Amendment application (23 101352 WET 02 OZ) to the OLT citing City Council's failure to make a decision on the application within the timeframe prescribed under the *Planning Act*.

COMMENTS

The applicant filed an appeal of the Zoning By-law amendment application to the OLT on March 19, 2026, after Etobicoke York Community Council recommended approval of the proposed development subject to the inclusion of a new public street on the site and a Holding provision, among other matters. The application was appealed on the basis

that City Council did not make a decision within the prescribed time frame in the *Planning Act*.

The appealed application is in the same form as the previous submission associated with the Approval Report for the 2023 Zoning By-law Amendment application (23 101352 WET 02 OZ), dated November 6, 2026. City staff continue to support the application in its current form, as detailed in the previous Approval Report, subject to the appropriate conditions. This Report recommends that the City Solicitor, with appropriate staff, attend the OLT in support of the application in its current form.

CONTACT

Lisa Hosale, Senior Planner, Community Planning
Tel. No.: 416-396-5793
E-mail: lisa.hosale@toronto.ca

SIGNATURE

Oren Tamir
Interim Executive Director
Development Review Division