

Draft Zoning By-law Amendment (November 21, 2025)

Authority: Etobicoke York Community Council Item ##, as adopted by City of Toronto Council on XX, 20~

CITY OF TORONTO

BY-LAW XXX-2025

To amend Zoning By-law 834-2021, being a by-law to amend 569-2013, as amended by By-law 57-2025, with respect to the lands municipally known in the year 2024 as 250 Wincott Drive and 4620 Eglinton Avenue West.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

Whereas pursuant to Subsection 37.1(3) of the Planning Act, R.S.O. c. P.13, Subsections 37(1) to (4) of the Planning Act as they read on the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, shall continue to apply to a by-law passed pursuant to the repealed Section 37(1), prior to the date that a municipality passes a community benefits charge by-law and this by-law was passed prior to that date; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to Subsection 37(2) of the Planning Act; and

Whereas on October 4, 2021 City Council enacted and passed By-law 834-2021 being a By-law "To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2020 as 250 Wincott Drive and 4620 Eglinton Avenue West"; and

Whereas this By-law does not amend or remove the requirement to provide facilities, services and matters and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 of the COVID-19 Recovery Act, 2020 came into force continue to apply; and

Whereas subsection 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the density and/or height of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas as a condition of By-law 834-2021 the City of Toronto and the owner of the site

entered into and registered an agreement pursuant to Section 37 of the Planning Act;

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law; and

Whereas the City of Toronto Committee of Adjustment granted certain variances, pursuant to Section 45 of the Planning Act, in Decision A0416/22EYK issued September 15, 2022; Decision B0034/22EYK issued April 27, 2023; Decision B0033/23EYK issued June 13, 2023; Decision A0180/23EYK issued November 9, 2023; and Decision A0288/25EYK issued September 11, 2025;

The Council of the City of Toronto enacts:

1. Diagram 4 to By-law 834-2021, as amended, is replaced with Diagram 4 attached to this By-law.
2. Diagram 5 to By-law 834-2021, as amended, is replaced with Diagram 5 attached to this By-law.
3. Diagram 6 to By-law 834-2021, as amended, is replaced with Diagram 6 attached to this By-law.
4. Section 5 of By-law 834-2021, as amended, is further amended by replacing Regulations (A) through (FF) in Article 900.11.10 Exception Number CR 310 with amended Regulations (A) through (RR) below, so that Article 900.11.10 Exception Number CR 310 reads:

(310) Exception CR 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 250 Wincott Drive and 4620 Eglinton Avenue West, as shown on Diagram 1, if the requirements of By-law 834-2021, as amended by By-law 57-2025 and By-law [Clerks to insert By-law number], are complied with, a **building** or **structure** may be erected or used in compliance with (B) through (RR) below;
- (B) In addition to the uses permitted in Regulation 40.10.20.10(1), a “geo-energy facility” is permitted;
- (C) Regulation 40.10.30.40(1), related to maximum **lot coverage**, does not

apply;

- (D) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 73,600 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 67,185 square metres;
 - (ii) the required minimum **gross floor area** to be retained in “Building D” for non-residential uses is 3,950 square metres;
 - (iii) in addition to the retained non-residential **gross floor area** in (ii) above, the required minimum **gross floor area** for new non-residential uses, exclusive of the “community space” required in (iv) below, is 2,000 square metres;
 - (iv) the required minimum **gross floor area** of a “community space” to be provided on the **first floor** of “Building B” is 465 square metres; and
 - (v) in addition to the exclusions listed in regulation 40.5.40.40(3), the **gross floor area** of each of “Building A” and “Building B” may be reduced by the areas used for electrical, utility, mechanical and ventilation rooms on the top **storey** of the **building**;
- (E) The provision of **dwelling units** is subject to the following:
- (i) for “Building A” and “Building B”:
 - (a) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (b) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
 - (c) any **dwelling units** provided to satisfy (E)(i)(b) above are not included in the provision required by (E)(i)(a) above;
 - (ii) a maximum of 370 **dwelling units** may be provided in “Building C”, of which:
 - (a) a minimum of 28 percent of the total number of **dwelling units** must have two bedrooms and achieve a minimum **dwelling unit** size of 60 square metres, with the average size of all two-bedroom **units** being 65 square metres;

- (b) a minimum of 14 percent of the total number of **dwelling units** must have three or more bedrooms and achieve a minimum **dwelling unit** size of 84 square metres, with the average size of all three-bedroom **dwelling units** being 89 square metres; and
 - (c) any **dwelling units** provided to satisfy (E)(ii)(b) above are not included in the provision required by (E)(ii)(a) above;
- (F) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between Canadian Geodetic Datum of 160.0 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 4 of By-law 834-2021, as amended;
- (H) Despite Regulation 40.10.40.10(7), the permitted number of **storeys** in a **building** is the number following the letters “ST” as shown on Diagram 4 of By-law 834-2021, as amended;
- (I) Despite Regulations 40.5.40.10(3), (4), and (6) to (8), and (G) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 834-2021, as amended:
 - (i) For “Building A” and “Building B”:
 - (a) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
 - (b) **building** maintenance units and window washing equipment, by a maximum of 2.5 metres;
 - (c) cabanas, pergolas, trellises, and unenclosed **structures** providing safety, wind or noise protection to rooftop terraces or outdoor **amenity space**, by a maximum of 3.0 metres;
 - (d) planters, **landscaping** features, guard rails, balustrades, privacy and decorative screens, terrace dividers, fences, roof drainage features and terrace walls, by a maximum of 3.0 metres; and
 - (e) **structures** and elements related to outdoor flooring and roofing assembly features, by a maximum of 0.5 metres;

- (ii) For “Building C” and “Building D”:
 - (a) equipment and structures used for the functional operation of the **building**, such as electrical, utility, mechanical, ventilation, maintenance, safety and green roof purposes, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator machine rooms, chimneys, stacks, vents and water supply facilities, and related structural elements that enclose, screen or cover such equipment and structures, as well as areas dedicated for indoor **amenity space** and associated elevator lobbies/vestibules, by a maximum of 6.0 metres;
 - (b) wind, noise or privacy screens or other unenclosed **structures**/mitigation measures, balustrades, railings and dividers, pergolas, trellises, eaves, privacy screens, skylights, access hatches, window washing equipment, lightning rods, terraces, and landscaping elements and structures located on the roof used for outside or open air recreation, by a maximum of 3.0 metres;
 - (c) architectural features and screens, parapets, railings, dividers, terrace or balcony guards, window sills, light fixtures, scuppers, fall-arrest systems, roof assemblies, roof drainage, insulation and building envelope membranes, decking, pavers, bollards, and built-in planter boxes, by a maximum of 1.5 metres;
 - (d) the indoor **amenity space** for “Building C” may be permitted at the same level of the mechanical penthouse, provided that the indoor amenity space projection does not exceed 6.0 metres in height and the size does not exceed 145.0 square metres in area; and
 - (e) residential **dwelling units** for “Building C” by a maximum of 4.3 metres;

- (J) Despite Regulation 40.5.40.10(5), the total area of all equipment, **structures**, or parts of a **building** exceeding the permitted maximum height for a **building** as permitted in (I) above, may cover no more than the following, measured horizontally:
 - (i) 100 percent of the area of the roof for “Building A”;
 - (ii) 100 percent of the area of the roof for “Building B”;

- (iii) 55 percent of the area of the roof for “Building C”; and
- (iv) 100 percent of the area of the roof for “Building D”;
- (K) Regulation 40.10.40.1(1), related to the location of residential uses in a mixed used building condition, does not apply;
- (L) Despite Regulation 40.10.40.1(2), pedestrian entrances for any non-residential use on the first **storey** of a **building** must be level with the private sidewalk closest to the entrance or accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (M) Regulations 40.10.40.1 (3) and (5), related to residential use and **building** orientation to a **street**, do not apply;
- (N) Regulations 40.10.40.11(4) and (6), regarding height requirements for additions to **lawfully existing buildings**, do not apply to “Building D”;
- (O) Despite Regulation 40.10.40.10(5), the required minimum **height** of the first **storey**, measured between the floor of the first **storey** and the floor of the second **storey**, is:
 - (i) 4.5 metres for “Building A”; “Building B” and “Building C”;
 - (ii) 3.5 metres for “Building D”; and
 - (iii) for the purposes of this exception, a mezzanine level shall not constitute a **storey**;
- (P) Despite Regulation 40.10.40.10(6), pedestrian access for the **lot** consisting of private sidewalks connecting to public sidewalks, may be located within 12.0 metres of a **lot** in the Residential or Residential Apartment Zone category;
- (Q) Despite Regulation 40.10.40.50(1), residential **amenity space** must be provided in accordance with the following:
 - (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
 - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**; and
 - (iii) at least 40.0 square metres of outdoor **amenity space** is provided in a location adjoining or directly accessible to the indoor **amenity space**;

- (R) Despite Regulations 40.10.40.70(3) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 834-2021, as amended;
- (S) Despite Regulation 40.10.40.80(2), the required separation of **main walls** is as shown in metres on Diagram 4 of By-law 834-2021, as amended;
- (T) Despite Clauses 40.5.40.60 and 40.10.40.60, and (R) and (S) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies, awnings, or similar structures, with or without structural support, by a maximum of 3.0 metres;
 - (a) despite (i) above, canopies, awnings, or similar structures, with or without structural support, projecting from “Building D” and existing on **[date of enactment of By-law]** are deemed to comply with By-law 569-2013;
 - (ii) light fixtures, fences and safety railings, ornamental elements, ventilation shafts, mechanical equipment, guardrails, balconies, balcony dividers, bollards, wheelchair ramps or other elevating devices, stairs, stair enclosures, site servicing features, window washing equipment, screening, fences, pergolas, trellises, and **landscaping** elements and features, by a maximum of 2.0 metres;
 - (a) despite (ii) above, pergolas, trellises and architectural features located in the ground floor outdoor **amenity space** adjoining Building A are permitted; and
 - (b) despite (ii) above, exterior stairs and stair enclosures providing access to an underground parking **structure** and not directly attached to a **building** are permitted;
 - (iii) eaves, cornices, roof overhangs, window sills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections, by a maximum of 1.0 metre;
 - (iv) cladding, by a maximum of 0.25 metres;
 - (v) **structures** used for the ventilation of an underground parking **structure**; and
 - (vi) a pad-mount transformer on the west side of “Building B”;

- (U) Despite (G), (H), (I), (R), (S) and (T) above, no portion of the area of “Building C”, including any permitted projections above the permitted maximum height or permitted encroachments into required **building setbacks**, may penetrate a 45 degree **angular plane** projected westward over the **lot** from a point located 20.1 metres to the east of the **lot** at the Canadian Geodetic Datum elevation of 160.2 metres, as shown on Diagram 5 of By-law 834-2021, as amended;
- (V) In addition to (R), (S) and (T) above, for the portion of the area of “Building C” identified on Diagram 5 of By-law 834-2021, as amended, projections permitted by (I)(ii)(a) above, with the exception of elevator shafts and elevator machine rooms and their enclosures and corridors providing access thereto, must be set back a minimum of 6.0 metres from the easterly **main wall** of the levels below;
- (W) Despite (R) above, additional **building** setbacks in metres as shown on Diagram 6 of By-law 834-2021, as amended, are required for the base **building** transition levels located as follows:
- (i) the first **storey** located wholly above the Canadian Geodetic Datum elevation of 174 metres, 3rd **storey**, within “Building C”;
- (X) Despite (T)(ii) above:
- (i) balconies are not permitted to encroach into the required minimum **building setbacks** along the north and west **building** elevations of “Building C”. Balconies that are inset into these **building** facades are permitted; and
- (ii) along the south and east **building** elevations of “Building C”, a maximum of 50 percent of balconies are to be inset balconies and are not permitted to encroach into the required minimum **building setbacks**;
- (Y) The permitted maximum “floor plate area” of each **storey** of a “tower” containing permitted residential uses is 802 square metres for “Building A” and 852 square metres for “Building B”;
- (Z) For “Building C”, despite Regulation 40.10.50.10(1)(B), a minimum 3.0 metre strip of **landscaping**, which may include air intake and exhaust shafts, must be provided between a **lot line** that abuts a **street** on the east side of “Building C” and those portions of a **main wall** of “Building C”;
- (AA) Despite Regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along the north **lot line**;

- (BB) Despite Regulation 40.10.90.10(1)(C), a **loading space** may be located in a **side yard** that abuts a **lot** in the Residential Apartment Zone category;
- (CC) Regulation 40.10.150.1(1), related to waste and recyclable materials storage, does not apply to “Building D”;
- (DD) Despite Regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** must be set back at least:
- (i) 0.0 metres from the west lot line; and
 - (ii) 0.5 metres from all other **lot lines**;
- (EE) Despite Regulations 200.5.1.10(10) and 200.10.1(1) and (2), the required **parking spaces** for residential visitors and non-residential uses may be shared in a common location on a non-exclusive basis;
- (FF) Despite Clause 220.5.10.1, **loading spaces** must be provided as follows:
- (i) for “Building A”, a minimum of 1 Type “G” **loading space** is required;
 - (ii) for “Building B”, a minimum of 1 Type “C” **loading space** and 1 Type “G” **loading space** are required;
 - (iii) for “Building C”, a minimum of 1 Type “A” **loading space** and 1 Type “G” **loading space** are required; and
 - (iv) for “Building D”, no **loading spaces** are required;
- (GG) Despite Regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres; and
 - (c) vertical clearance of 2.1 metres; and
 - (ii) the entire length of an accessible **parking space** must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path;
- (HH) Regulation 200.15.1(4), related to the location of accessible **parking spaces**, does not apply;

- (II) Despite Regulation 200.15.10.10(1), a minimum of 34 accessible **parking spaces** are required;
- (JJ) Despite Regulation 220.5.1.10(8)(D), a Type “G” **loading space** in Building “B” must have a:
 - (i) minimum length of 13.0 metres;
 - (ii) minimum width of 4.0 metres; and
 - (iii) minimum vertical clearance of 5.1 metres;
- (KK) Regulation 230.5.1.10(9), related to “long-term” **bicycle parking space** location, does not apply to “long-term” **bicycle parking spaces** located in “Building A” and “Building B”;
- (LL) Despite Regulation 230.5.1.10(10), both a “long-term” and “short-term” **bicycle parking space** may be located in a **stacked bicycle parking space**, which may be located above or below-ground, and outdoors or indoors, including within a secured room or enclosure or unenclosed space, or a combination thereof;
- (MM) Despite Regulation 230.40.1.20(2), a “short-term” **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (NN) A private right-of-way with a minimum width of 8.5 metres, as identified as the “Private Road” on Diagram 4 of By-law 834-2021, as amended, must be provided and located as shown on Diagram 4 of By-law 834-2021, as amended;
- (OO) A privately-owned publicly-accessible open space with a minimum area of 659 square metres must be provided and located within the area identified as “Approved Privately Owned Publicly-Accessible Space”, as shown on Diagram 4 of By-law 834-2021, as amended;
- (PP) A public **park** with a minimum area of 1,700 square metres must be provided and located within the area identified as “Approved Parkland Dedication”, as shown on Diagram 4 of By-law 834-2021, as amended;
- (QQ) For the purpose of this exception, the **first floor** of “Building A” means the floor closest to Canadian Geodetic Datum of 160.0 metres; and
- (RR) For the purpose of this exception:

- (i) “Building A” means the above-ground portion of the **building** identified as “Building A” on Diagram 4 of By-law 834-2021, as amended;
- (ii) “Building B” means the above-ground portion of the **building** identified as “Building B” on Diagram 4 of By-law 834-2021, as amended;
- (iii) “Building C” means the above-ground portion of the **building** identified as “Building C” on Diagram 4 of By-law 834-2021, as amended;
- (iv) “Building D” means the above-ground portion of the **building** identified as “Building D” on Diagram 4 of By-law 834-2021, as amended;
- (v) “Community space” means exclusive space for the City and/or non-profit service providers to operate local community service programs such as, but not limited to, recreation, employment training, settlement services, arts and cultural activities and other community service programs for local residents;
- (vi) “Floor plate area” means the total built area of the floor, as measured from the exterior of the **main wall** at each **storey**, but exclusive of balconies and any permitted encroachments into required **building setbacks**;
- (vii) “Geo-energy facility” means **premises** containing devices to generate **geo-energy** for the exclusive use of the **building**; and
- (viii) “Tower” means the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
 - (a) for “Building A”, a height of 19.3 metres; and
 - (b) for “Building B”, a height of 22.8 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Nothing in this By-law shall apply to prevent the phased construction of the development, provided that the minimum requirements of the By-law are complied with upon full development.
6. Section 6 of By-law 834-2021, as amended, is deleted and replaced with the following:

Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

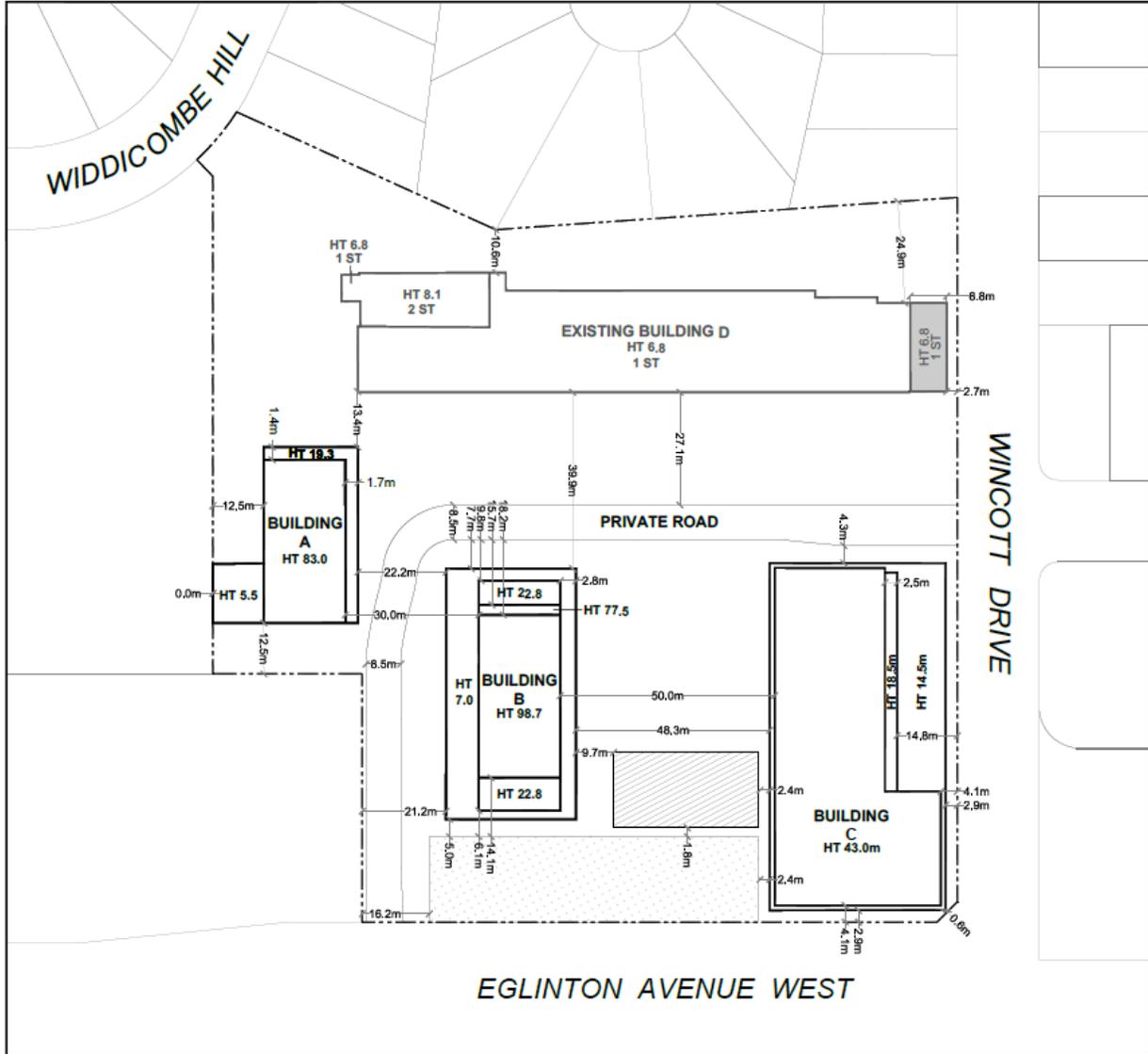
7. None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales or leasing office on the lot, used exclusively for the initial sale and/or initial leasing of dwelling units on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on this XX day of XX, 2025.

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



250 Wincott Drive & 4620 Eglinton Avenue West

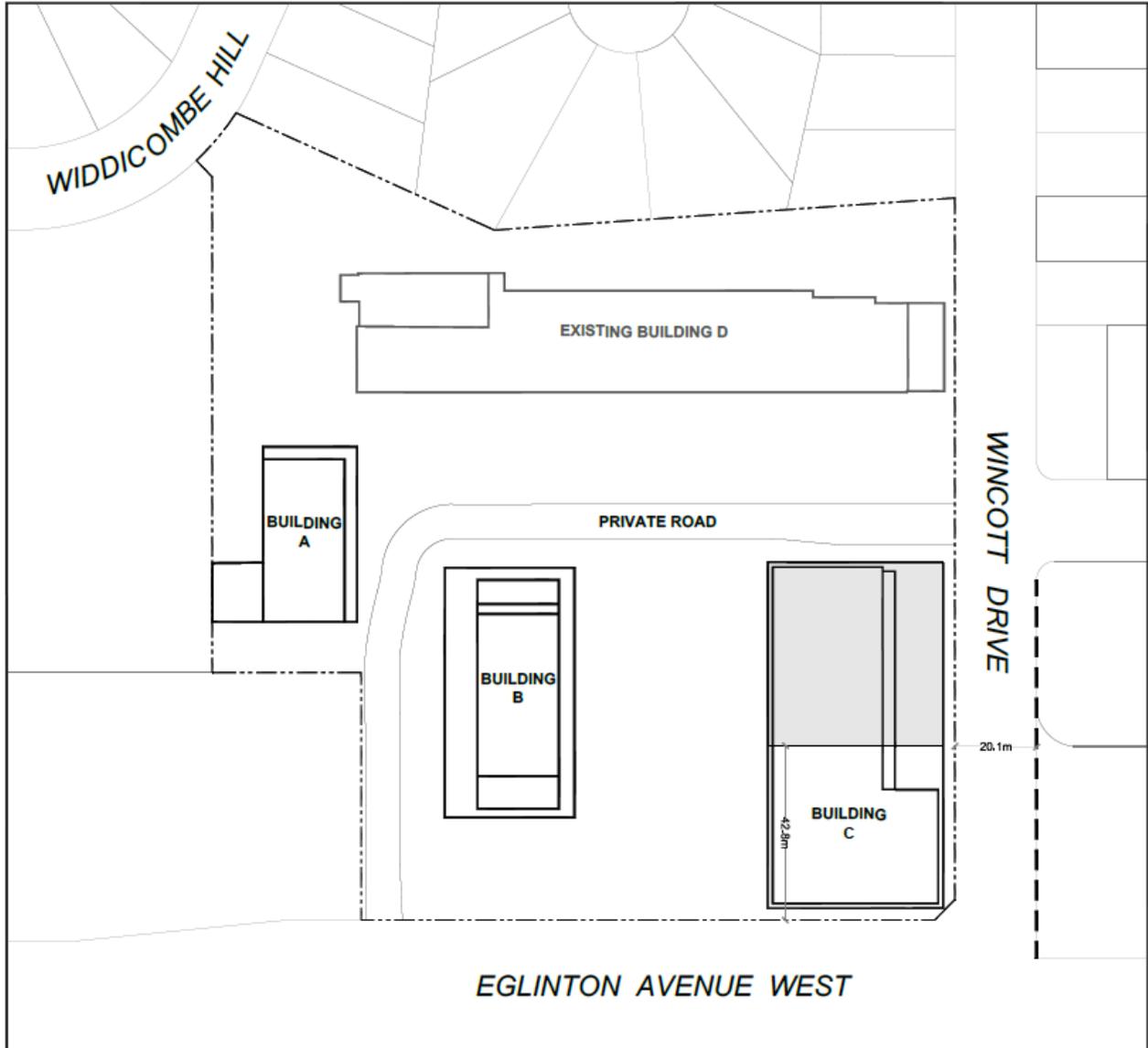
Diagram 4

File #23 101352 WET 02 OZ

-  Approved Privately Owned Publicly-Accessible Space
-  Approved Parkland Dedication



Not to Scale



250 Wincott Drive & 4620 Eglinton Avenue West

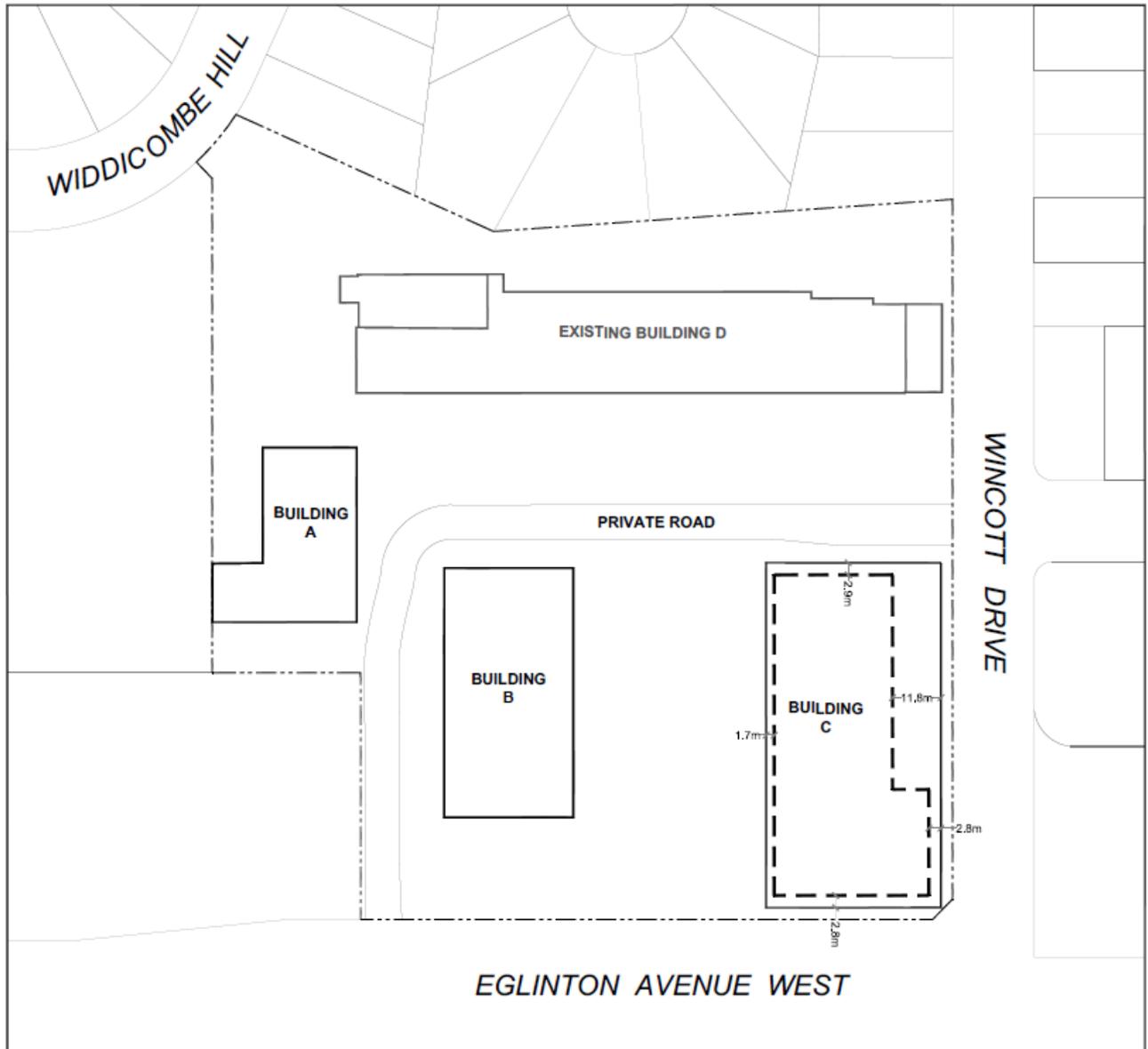
Diagram 5

File #23 101352 WET 02 OZ

-  Portion of Building C Subject to Angular Plane Requirement
-  East Angular Plane Reference Line (Canadian Geodetic Datum Elevation 160.2 metres)



Not to Scale



250 Wincott Drive & 4620 Eglinton Avenue West

Diagram 6

File #23 101352 WET 02 OZ

- - - Outline of Base Building Transition Level



Not to Scale