

April 30, 2018

Luisa Galli, Manager  
Community Planning, Etobicoke York District  
Etobicoke Civic Centre  
2 Civic Centre Court, 3rd Floor  
Toronto, Ontario M9C 5A3

**Re: *Zoning By-law Amendment Application  
250 Wincott Drive & 4620 Eglinton Avenue West  
Montrin Richview GP Inc. and Build Toronto Inc.***

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We are the planning consultants for Montrin Richview GP Inc. and Build Toronto Inc. (the “owners”) with respect to the properties municipally known as 250 Wincott Drive and 4620 Eglinton Avenue West (the “subject site”). Collectively, these properties are located at the northwest corner of Wincott Drive and Eglinton Avenue West, between Kipling and Islington Avenues, in the former City of Etobicoke. On behalf of our client, we are pleased to submit a Zoning By-law Amendment application to permit the development of three new mixed-use buildings the subject site, partial retention of the existing retail plaza, and the introduction of new, publicly-accessible private streets.

The proposal will result in approximately 15,227 square metres of new and revitalized retail uses and 671 residential dwelling units. In total, the proposal contains approximately 75,525 square metres of gross floor area, resulting in a density of 2.48 times the area of the lot. As detailed in our Planning and Urban Design Rationale, it is our opinion that the proposal is appropriate and desirable and that the requested amendments should be approved. The proposed development is further supported by the technical reports listed below.

In support of this application, please find enclosed the following materials:

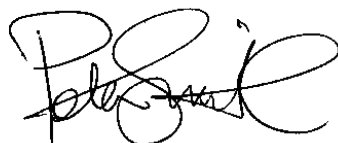
- One copy of the Development Approval Application form, including fee schedule, project data sheet and pre-application meeting checklist;
- One cheque, made payable to the Treasurer of the City of Toronto;
- 10 copies of the required Architectural Plans (including Context Plan, Underground Garage Plans, Site and Building Elevations, Site Plan, Floor Plans and Site and Building Sections), prepared by Core Architects Inc.;
- 10 copies of the Boundary and Topographical Plan of Survey, prepared by J.D. Barnes Limited;
- 10 copies of the Landscape Concept Plans, prepared by Land Art Design Landscape Architecture Inc.;

- 10 copies of the Tree Inventory Preservation Plan, prepared by Kuntz Forestry Consulting Inc.;
- 5 copies of the Tree Inventory & Preservation Plan (Arborist) Report, prepared by Kuntz Forestry Consulting Inc.;
- 5 copies of the Draft Zoning By-law Amendments, prepared by Bousfields Inc.;
- 5 copies of the Planning Rationale Report including Community Services and Facilities Study, prepared by Bousfields Inc.;
- 5 copies of the Qualitative Pedestrian Level Wind Assessment, prepared by Gradient Wind Engineering Inc.;
- 10 copies of the Sun/Shadow Study, prepared by Core Architects Inc.;
- 5 copies of the Toronto Green Standards template and checklist, prepared by Core Architects Inc.;
- 5 copies of the Stage 2 Archaeological Assessment, prepared by Archeoworks Inc.;
- 5 copies of the Public Consultation Strategy, prepared by Bousfields Inc.;
- 5 copies of the Energy Strategy Report, prepared by Stantec;
- 5 copies of the Transportation Impact Study, prepared by BA Consulting Group Inc.;
- 5 copies of the Hydrogeological Report, prepared Bruce A. Brown Associates Ltd.;
- 5 copies of the Geotechnical Report, prepared by Bruce A. Brown Associates Ltd.;
- 5 copies of the Functional Servicing Report, prepared by WSP Canada;
- 5 copies of the Stormwater Management Report, prepared by WSP Canada;
- 5 copies of the Record of Site Condition for the subject site;
- One digital copy of the Computer-Generated Building Mass Model, prepared by Core Architects Inc.; and,
- One rewritable DVD containing a digital copy of everything listed above.

We trust that the foregoing adequately addresses the outlined concerns and provides you with satisfactory information for your purposes. However, should you require additional information, or wish to discuss further, please do not hesitate to contact me or Jordan Kemp at our office.

Yours very truly,

**Bousfields Inc.**



Peter Smith, MCIP, RPP