



April 5, 2019

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

Dear: Ms. Galli,

Re: *Zoning By-law Amendment Application - Resubmission*
File No. 18 150932 WET 04 OZ
250 Wincott Drive & 4620 Eglinton Avenue West

As you are aware, we are the planning consultants for Montrin Richview GP Inc. and Build Toronto Inc. with respect to the properties municipally known as 250 Wincott Drive and 4620 Eglinton Avenue West (the “subject site”). On April 30, 2018, on behalf of our clients, we submitted a Zoning By-law Amendment Application (File No. 18 150923 WET 04 OZ) to facilitate the mixed-use redevelopment of a portion of the subject site, while retaining the existing retail plaza. We are now pleased to submit the enclosed materials in support of this rezoning application, which have been updated to reflect a revised development proposal for the subject site and to respond to comments received from City staff and other commenting agencies during the development application review process.

There have been a number of considerable adjustments to site organization and the built form of development proposal for the subject site since the original submission. Based on feedback received from City staff, area residents and other stakeholders, the proposal has been revised with respect to the height of the new buildings, the organization and distribution of building heights, and the transition in scale to adjacent *Neighbourhoods* designated lands. The proposal now contemplates two new mixed-use buildings: the West Building (Building A) and the East Building (Building B, Building C, and Building E) that include street-related retail uses and residential units above. Additionally, the majority of the existing commercial plaza (Building D) is proposed to remain. The proposed gross floor area is approximately 77,964 square metres, including 469 square metres of new retail space, 3,940 square metres of retained retail space and 773 dwelling units. A summary of the key statistics for the original proposal and the revised proposal is provided in **Table 1** below.

In addition to the built form revisions, the revised proposal now features a new public park along the Eglinton Avenue West frontage, comprising an area of approximately 1,700 square metres. Adjacent to the park, a privately-owned, publicly-accessible

open space (“POPS”) is proposed, which will provide a visual and physical extension of the public realm into and through the development.

Table 1: Summary Comparison of Development Statistics

	Original Proposal (April 2018)	Revised Proposal (April 2019)
Building Height (storeys)		
<i>Building A</i>	16	20
<i>Building B</i>	22	12/19
<i>Building C</i>	22	12
<i>Building D</i>	1	1
<i>Building E</i>	N/A	12
Building Height (metres)		
<i>Building A</i>	54.3 m	66.3 m (excl. MPH)
<i>Building B</i>	76.3 m	67.0 m (excl. MPH)
<i>Building C</i>	76.3 m	46.0 m
<i>Building D</i>	7.0 m	7.0 m
<i>Building E</i>	N/A	43.0 m
Gross Floor Area		
<i>Proposed Residential GFA</i>	60,298 m ²	64,536 m ²
<i>Proposed Retail GFA</i>	11,162 m ²	9,213 m ²
<i>Retained Retail GFA</i>	4,065 m ²	4,215 m ²
<i>TOTAL Proposed GFA</i>	75,525 m ²	77,964 m ²
Floor Space Index (“FSI”)	2.48	2.56
Dwelling Units		
<i>1-Bedroom</i>	336	492
<i>2-Bedroom</i>	268	198
<i>3-Bedroom</i>	67	83
<i>TOTAL Dwelling Units</i>	671	773
Public Realm		
<i>Parkland</i>	0 m ²	1,700 m ²
<i>POPS</i>	492 m ²	869 m ²
Amenity Areas		
<i>Interior Amenity</i>	1,335 m ²	1,646 m ²
<i>Exterior Amenity</i>	3,374 m ²	1,485 m ²
Vehicular Parking		
<i>Resident Spaces</i>	671	681
<i>Visitor/Commercial Spaces</i>	617	332
<i>TOTAL Parking Spaces</i>	1,288	1,013
Bicycle Parking Spaces	650	760

Overall, as detailed in our Planning and Urban Design Rationale Addendum Letter, it is our opinion that the revised proposal is appropriate and desirable in land use planning and urban design terms. The revised proposal will facilitate intensification of an underutilized site that abuts a future station on the planned Eglinton West LRT line, and will create an attractive mixed-use development that fits harmoniously within the existing and planned context, and provides an appropriate transition in scale to adjacent low-rise neighbourhoods.

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

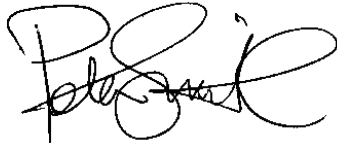
- One (1) copy of the Development Approval Resubmission form and Project Data Sheet;
- Seven (7) copies of the Architectural Plans (including Context Plan, Site Plan and Statistics, Underground Garage Plans, Floor Plans, Site and Building Elevations, Site Plan, Site and Building Sections, and Axonometric Drawings), prepared by Core Architects Inc., dated March 22, 2019;
- Seven (7) copies of the Landscape Concept Plans, prepared by Land Art Design Landscape Architecture Inc., dated March 12, 2019;
- Two (2) copies of the Draft Zoning By-law Amendments, prepared by Bousfields Inc., dated March 20, 2019;
- Two (2) copies of the Planning Rationale and Urban Design Addendum Letter, prepared by Bousfields Inc., dated April 4, 2019;
- Two (2) copies of the Community Services & Facilities Study Addendum Letter, prepared by Bousfields Inc., dated April 4, 2019;
- Two (2) copies of the Pedestrian Level Wind Assessment Addendum Letter, prepared by Gradient Wind Engineering Inc., dated March 6, 2019;
- Two (2) copies of the Sun/Shadow Study, prepared by Core Architects Inc., dated March 22, 2019;
- Two (2) copies of the Toronto Green Standards template and checklist, compiled by Core Architects Inc., dated March 22, 2019;
- Two (2) copies of the Transportation Impact Study Update Letter, prepared by BA Consulting Group Inc., dated March 29, 2019;
- Two (2) copies of the Hydrological Review Summary Form, prepared Bruce A. Brown Associates Ltd., dated March 10, 2019;
- Two (2) copies of the Functional Servicing Report, prepared by WSP Canada Group Ltd., dated March 12, 2019;
- Two (2) copies of the Stormwater Management Report, prepared by WSP Canada Group Ltd., dated March 18, 2019;
- Two (2) copies of the Servicing Report Groundwater Summary Form, prepared by WSP Canada Group Ltd., dated March 12, 2019;
- One (1) digital copy of the Computer-Generated Building Mass Model, prepared by Core Architects Inc.; and,

- One (1) USB flash-drive 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