

October 24, 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. with respect to the properties municipally known as 250 Wincott Drive and 4620 Eglinton Avenue West (the “subject site”). We are pleased to submit revised materials in support of the 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.

The revised proposal contemplates three mixed-use buildings that vary in height from 11 to 18 storeys (Building A, Building B, and Building C). The majority of the existing commercial plaza (Building D) is proposed to remain and will be renovated as part of the proposed development. The proposed gross floor area is approximately 66,755 square metres, including 13,827 square metres of new and existing retail uses and 605 dwelling units.

Between Building B and Building C, there is a proposed POPS with an area of approximately 659 square metres, as described below. A new public park is proposed along the Eglinton Avenue West frontage of the subject site, comprising an area of approximately 1,700 square metres (0.42 ac.) and is unchanged from the April 2019 resubmission. To the north of the park and POPS is a small vehicular pick-up/drop-off courtyard that provides access to the underground garage and loading areas. The vehicular courtyard contains 16 surface parking spaces for visitors. The POPS and vehicular courtyard are approximately 41 metres wide, providing a generous separation distance between Building B and Building C, while also helping to maintain views of the existing Richview Plaza from Eglinton Avenue West.

As with the April 2019 resubmission and the original proposal, the revised proposal is organized around an “L”-shaped private road that connects from the Wincott Drive/Waterford Drive intersection to Eglinton Avenue West, approximately in the same location as the existing private driveway. As set out in our Planning and Urban Design Rationale, the proposed private road will be designed to appear and function in the same manner as a public street.

Table 1: Summary Comparison of Development Statistics

	Original Proposal (April 2018)	Revised Proposal (April 2019)	Revised Proposal (Oct. 2019)
Building Height (storeys)			
<i>Building A</i>	16	20	18
<i>Building B</i>	22	12/19	12
<i>Building C</i>	22	12	11
<i>Building D</i>	1	1	1
<i>Building E</i>	N/A	12	-
Building Height (metres)*			
<i>Building A</i>	54.3 m	66.3 m	60.3 m
<i>Building B</i>	76.3 m	67.0 m	45.6 m
<i>Building C</i>	76.3 m	46.0 m	42.3 m
<i>Building D</i>	7.0 m	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	52,803 m ²
<i>Proposed Retail GFA</i>	11,162 m ²	9,213 m ²	9,612 m ²
<i>Retained Retail GFA</i>	4,065 m ²	4,215 m ²	4,215 m ²
<i>TOTAL Proposed GFA</i>	75,525 m ²	77,964 m ²	66,755 m ²
Floor Space Index (“FSI”)	2.48	2.56	2.19
Dwelling Units			
<i>1-Bedroom</i>	336	492	355
<i>2-Bedroom</i>	268	198	182
<i>3-Bedroom</i>	67	83	68
<i>TOTAL Dwelling Units</i>	671	773	605
Public Realm			
<i>Parkland</i>	0 m ²	1,700 m ²	1,700 m ²
<i>POPS</i>	492 m ²	869 m ²	659 m ²
Amenity Areas			
<i>Interior Amenity</i>	1,335 m ²	1,646 m ²	1,273 m ²
<i>Exterior Amenity</i>	3,374 m ²	1,485 m ²	1,290 m ²
Vehicular Parking			
<i>Resident Spaces</i>	671	681	525
<i>Visitor/Commercial Spaces</i>	617	332	389

<i>TOTAL Parking Spaces</i>	1,288	1,013	914
Bicycle Parking Spaces	650	760	512

*All measurements exclude mechanical penthouse.

In support of the revised proposal, please find enclosed the following materials:

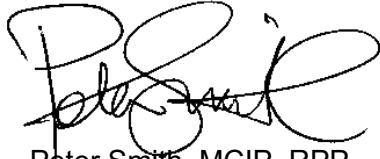
- One (1) copy of the Development Approval Resubmission form and Project Data Sheet;
- Seven (7) copies of the Architectural Plans (including Context Plan, Site Plan and Statistics, Underground Garage Plans, Floor Plans, Site and Building Elevations, Site Plan, Site and Building Sections, and Axonometric Drawings), prepared by Core Architects Inc.;
- Seven (7) copies of the Landscape Concept Plans, prepared by Land Art Design Landscape Architecture Inc.;
- Two (2) copies of the Draft Zoning By-law Amendments, prepared by Bousfields Inc.;
- Two (2) copies of the Planning Rationale and Urban Design Addendum Letter, prepared by Bousfields Inc.;
- Two (2) copies of the Pedestrian Level Wind Assessment Addendum Letter, prepared by Gradient Wind Engineering Inc.;
- Two (2) copies of the Sun/Shadow Study, prepared by Core Architects Inc.;
- Two (2) copies of the Toronto Green Standards template and checklist, compiled by Core Architects Inc.;
- Two (2) copies of the Transportation Impact Study Update Letter, prepared by BA Consulting Group Inc.;
- Two (2) copies of the Hydrological Review Summary Form, prepared Bruce A. Brown Associates Ltd.;
- Two (2) copies of the Hydrological Report, prepared Bruce A. Brown Associates Ltd.;
- Two (2) copies of the Functional Servicing Report, prepared by WSP Canada Group Ltd.;
- Two (2) copies of the Stormwater Management Report, prepared by WSP Canada Group Ltd.;
- Two (2) copies of the Servicing Report Groundwater Summary Form, prepared by WSP Canada Group Ltd.;
- 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 myself or Allison Chewter of our office.

Yours very truly,

Bousfields Inc.



Peter Smith, MCIP, RPP