

May 17th, 2021

Ms. Nancy Martins
Administrator, EYCC
100 Queen Street West, 2nd Floor
Toronto, ON
MSH 2N2

Dear Ms. Martins:

**Re: *Etobicoke York Community Council – Item EY24.4
250 Wincott Drive and 4620 Eglinton Avenue West – Final Report
Zoning By-law Amendment Application No. 18 150932 WET 04 OZ***

Without Prejudice

The purpose of this letter is to formalize modifications with respect to the above noted application, which are stemming from on-going conversations and discussions with Deputy Mayor Holyday and the community. We understand there is interest in a slightly amended alternate proposal.

To that end we are willing to make the following changes as an alternate to the application on file with City Planning:

- The removal of two (2) storeys from both Buildings A and B
- The extension of Building B towards Eglinton Avenue West, thereby reducing the proposed park / open space from 1700 m² to 760 m² (8,178 ft²)
- Removal of the minimum unit size requirements in relation to the two and three-bedroom units from the implementing draft Zoning By-laws
- An increase in the overall unit count from 587 to 681 units
- An additional 9 affordable units (63 vs 54 units)
- The repositioning of the grocery (retail) space from the 2nd Floor of Building C to the ground floor while maintaining the current proposed building height and proportion of ground floor glazing.

The following elements would be maintained from our most recent application on file with City Planning:

- The ratio of the overall unit mix as it relates to two and three-bedroom units, being 35% for two-bedroom units and 17% for three-bedroom units
- A 658.98 m² (7,093 ft²) Privately-Owned Publicly Accessible Space (POPS) A 465 m² (5,005 ft²) community space located within Building B on the ground floor at the southern end of the building
- A one-time cash contribution of \$660,000 to fit out the community space



We trust that the foregoing is sufficient for Etobicoke York Community Council's consideration. Should you require any additional information or clarification, please do not hesitate to contact me at 416-712-4899.

Yours very truly,

Aly Premji, MCIP, RPP
Vice President, Development and Planning