

Friday, May 14, 2021



Etobicoke York Community Council

Members:

Michael Ford, Mark Grimes (Chair), Stephen Holyday, Frances Nunziata, Anthony Perruzza

Email: etcc@toronto.ca

RE: Item EY24.4 - 250 Wincott Drive and 4620 Eglinton Avenue West - Zoning By-law Amendment Application - Final Report

Dear EYCC Members,

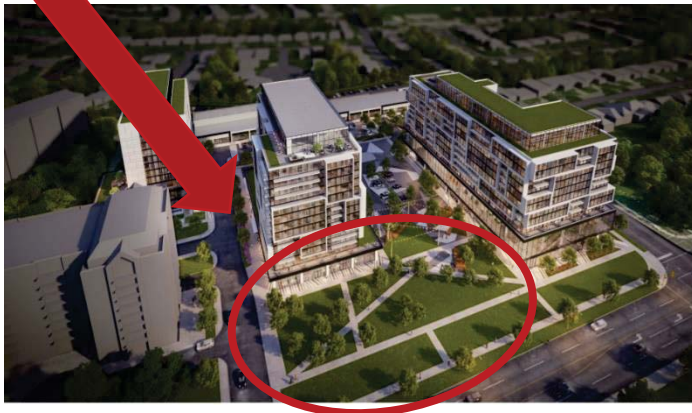
Friends of Silver Creek, a Richmond Gardens community advocacy group of volunteers are submitting a written submission in support of the current Trinity Development and Create T.O. plan for the redevelopment of Richview Square.

On April 6, 2021 the Richmond Gardens Ratepayers and Residents Association (RGRRA) held a virtual meeting with Councillor Stephen Holyday in attendance who presented the following regarding the Trinity/ Create TO redevelopment of Richview Square:

Would residents be amenable to removing the 1700m2 designated city park/greenspace by moving Building B forward to front Eglinton Ave. W and reducing the height by 1-2 stories?

Councillor Holyday stated accepting cash-in-lieu instead of parkland would allow the purchase of new parkland or to enhance existing parkland at Silver Creek Park. It was requested that a vote be taken from the 87 individuals plus members of the RGRRA in attendance.

Latest architectural plans (October 26, 2020) submitted by Trinity Development Group/Create TO with the agreed upon parkland/greenspace.

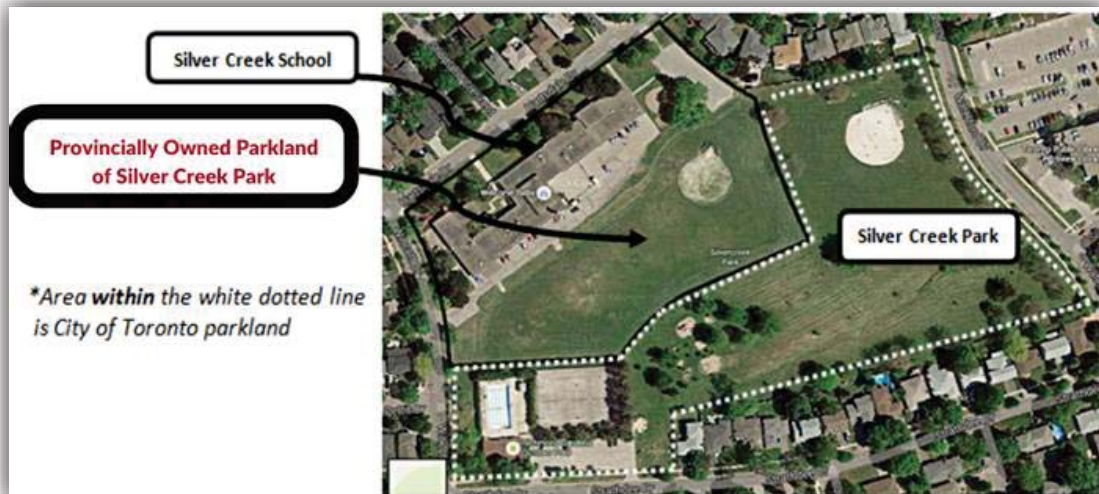


Rendering presented to attendees at the April 6 RGRRA meeting with Councillor Holyday removing the parkland for the possible reduction of 1-2 floor with the same density.



The following points were not considered at the RGGRA April 6th meeting.

- Approximately 1000 residents will inhabit Trinity development (587 units). A further 2000 people live in new developments on the former Richview transit lands All built with no yards. **The decision to eliminate potential parkland for 3000 condo/townhome/apartment residents should not be determined by 87 homeowners with backyards.** Keep this park in the plan.
- **Acquiring new park land is expensive.** Given the number of new and proposed developments directly in the area – where would new parkland be found in the Richmond Garden/ Richview/ Willowridge community?
- **Cash-in-lieu of parkland is not exclusively reserved for the local community.** A funding formula exists that allocates part of this cash-in-lieu payment to other parks in Toronto. Losing a new Ward 2 park, will be another ward’s gain.
- **Close to half of the greenspace in Silver Creek Park is provincially owned land** that could, in the future, be sold – and developed. That would leave a serious communal greenspace deficit in Richmond Gardens.



- To Councillor Holyday’s suggestion at the RGGRA April 6th meeting that local parks could be improved with the cash-in-lieu payment: **currently, \$1,000,000 in Section Funds from the 2016 Shannex development have not been used in over 3 years to enhance Richview and Silver Creek Park despite our advocacy and repeated requests to Councillor Holyday.** We have asked for amenities that can be found in other Etobicoke parks—such as exercise pods, benches, picnic tables. **Councillor Holyday has not responded to community requests nor has he shared his plan for these funds.**
- Representatives from **both** Trinity Developments and Create T.O. have confirmed the application package with the architectural drawings dated October 26, 2020 will be **the final version put forward to Etobicoke York Community Council on Monday, May 17, 2021.**

This version includes the following items for community benefit that Friends of Silver Creek proposed, advocated for and/or supported with Trinity Developments and Create T.O.:

- 1,700 m2 public Parkland which borders on Eglinton Ave W
- 659 m2 POPS (Privately-Owned Publicly Accessible Space)
- 5,000 SF community space on the ground floor of Building B
- Section 37 Funds (\$660,000.00)

Trinity Development and the former Build Toronto (now part of Create T.O.), *were directed by the City's Planning Division to look at the opportunities to create a complete community Master Plan by combining 250 Wincott Drive and 4620 Eglinton Ave. West.* This would allow for more significant city building components to be added to the project as a whole.

The proposal has evolved significantly from the initial submission on April 30, 2018. Detailed development statistics and a comparison of each submission are set out in the table below.

	April 2018 Submission	April 2019 Submission	October 2019 Submission	Current Submission
Building Height				
Building A	16 storeys	20 storeys	18 storeys	13 storeys
Building B	22 storeys	19 storeys	12 storeys	13 storeys
Building C	22 storeys	12 storeys	11 storeys	11 storeys
Building D	1-2 storeys	1-2 storeys	1-2 storeys	1-2 storeys
Building E	--	12 storeys	--	--

	April 2018 Submission	April 2019 Submission	October 2019 Submission	Current Submission
Building Height (m) (excluding MPH)				
Building A	54.3 m	66.3 m	60.3 m	45.5 m
Building B	76.3 m	67 m	45.6 m	44.5 m
Building C	76.3 m	46 m	42.3 m	42.5 m
Building D	7.0 m	7 m	7 m	7 m
Building E	--	43 m	--	--
Residential Units Total	671	773	605	587
1-bedroom units	336 (50%)	492 (64%)	355 (59%)	278 (47%)
2-bedroom units	268 (40%)	198 (26%)	182 (30%)	208 (35%)
3-bedroom units	67 (10%)	83 (10%)	68 (11%)	101 (17%)
Gross Floor Area Total	75,525 m2	77,964 m2	66,755 m2	65,237 m2
Residential	60,298 m ²	64,554 m ²	52,803 m ²	53,734 m ²
New Retail	11,162 m ²	9,469 m ²	10,012 m ²	7,152 m ²
Retained Retail	4,065 m ²	3,940 m ²	3,940 m ²	3,886 m ²
Community Space	--	--	--	465 m ²
FSI	2.48	2.56	2.19	2.14
Public Park	0 m ²	1,700 m ²	1,700 m ²	1,700 m ²
POPS	492 m ²	869 m ²	659 m ²	659 m ²
Parking Spaces Total	1,288	1,013	958	932
Commercial/Visitor	617	332	437	411
Residential	671	681	521	521
Bicycle Parking Spaces	650	760	512	490



Councillor Holyday has in his time as representative of Ward 2 has not held one public meeting or community consultation and has not communicated any information or details of the Richview Redevelopment through his e-communications. Representing the view of approximately 87 homeowners is not consulting with or representing the community at large.

Development is coming to Richmond Gardens whether residents like it or not and we know we do not like it. However, presenting an option to imply that there is a possibility for another plan revision - when it has been made clear by both Trinity Development and Create T.O. that this will be the final Master Plan submission – is misleading.

Should the Etobicoke York Community Council not support the latest submission from Trinity Development and Create T.O. on May 17, 2021 the possibility of both sites being developed separately significantly increases.

This could result in two new, **independent applications** being submitted by Trinity Development and Create T.O. and **the original height and density could be back on the table.** Without the Master Plan, all community benefits would need to be renegotiated and it is unlikely that any of the current benefits listed above would be secured again.

Knowing this, how could members of the Etobicoke York Community Council vote to put the Richmond Gardens community **at risk of losing all benefits, with the very real possibility that two separate development plans would optimize maximum height and density?**

Friends of Silver Creek support this design with the lowered heights and density with the community benefits including the parkland. We ask that all members of the Etobicoke York Community Council - Michael Ford, Mark Grimes, Stephen Holyday, Frances Nunziata, Anthony Perruzza – **make the responsible decision, for responsible development and vote to accept the October 26, 2020 submission.**

Sincerely,

Tracie Napoli – Co-chair
Janet Griffiths-Maxymiw Co-chair
Walter Maxymiw – Member
Margaret Pearson – Member
Peter Pearson – Member
Tony Monize – Member

Friends of Silver Creek

<https://www.friendsofscs.com/>