



March 23, 2026

Dear Mayor Chow and Members of Toronto City Council:

**Re: City of Toronto Council Meeting of March 25, 2026 – Item No. EY29.1  
Montrin Richview GP Inc.  
250 Wincott Drive and 4620 Eglinton Avenue**

On behalf of the Richmond Gardens and Princess Anne communities, we are writing to express our serious concern regarding Montrin Richview GP Inc's ("Trinity Developments") last-minute appeal to the Ontario Land Tribunal ("OLT"), filed just days before the Developer's rezoning application is scheduled to be considered by City Council.

Trinity Development's appeal is filed pursuant to subsection 34(11) of the *Planning Act* based on Council's failure to make a decision. This application is not stalled - it is actively moving forward, was dealt with by the Etobicoke York Community Council at its February 2026 meeting and is clearly on the March 25, 2026 Council agenda as Item No. EY29.1 for consideration. This action appears to be disingenuous and a deliberate attempt to bypass Council's authority and avoid the implementation of a required public road.

The facts are clear:

1. The community has consistently advocated for a public road since 2018. (See letter attached).
2. A **public road** is aligned with Toronto Official Plan Policy 3.1.1.9.
3. The previously proposed narrow private laneway was only marginally acceptable in 2021 for a development that was significantly smaller whereas the rezoning application before Council, together with variances approved for one of the 3 proposed buildings will double the number of residential units.
4. City Planning staff have now **confirmed that a 20-metre public road is both feasible** and appropriate through standard development processes.

We strongly support the unanimous decision of Etobicoke York Community Council requiring a city-owned public road for this site. Given the scale of the proposed mixed-use development serving over 1,000 residents and including a public plaza with a recent Tim Hortons and essential retail, a safe, accessible, and publicly controlled infrastructure is not optional; it is **necessary**.

We respectfully request that City Council:

- Uphold and approve the Etobicoke York Community Council decision requiring a public road; and
- Direct the City Solicitor, along with any necessary expert witnesses, to vigorously defend this requirement at the Ontario Land Tribunal.

While we appreciate the direction taken on the public road, significant concerns remain with the current proposal. Specifically, it continues to exceed the height and density envisioned under the Avenues policies and reduces the amount of retail space secured under the 2021 by-law.

On behalf of our community, including over 1,800 residents who signed the Save Richview Plaza petition, we ask Council to ensure that any approved Zoning By-law Amendment also:

- Conforms to the mid-rise height framework established under the Avenues policies, which remain the only in-force policy direction; and
- Secures a minimum of 7,450 square metres of retail gross floor area, as approved in the 2021 by-law.

Finally, we are deeply concerned that permitting a private laneway in place of a public road for a development of this scale would set a troubling precedent for similar applications across the city.

We urge Council to uphold Official Plan planning policies and specifically policy 3.1.1.9 , defend its jurisdiction, and support, safe, and publicly accessible complete communities by requiring a public road for this development.

Sincerely,

Sonia Pace and Luisa Girotto  
Co-Chairs, Richmond Gardens Residents and & Ratepayers Association



March 20, 2025

**Via Digital Delivery**

Robert Wells, Vice President, Development and Acquisitions, Trinity Development Group

**Caution re: proceeding with construction of Building C with existing approved floorplate - implications if Public Road required for 250 Wincott Drive and 4620 Eglinton Avenue West File No. 22 136287 WET 02 SA**

Dear Mr. Wells,

The RGRAA represents the Richmond Gardens and Princess Anne communities in this matter. We want to offer you as a courtesy our notice that while the communities remain supportive of the 2021 Mid-Rise approval, we intend to object strenuously to your new rezoning application in all respects.

As part of that objection, we will be asking Council to ensure that any increase in density on the subject lands if regrettably considered by Council will require a full **PUBLIC** road with a right of way of not less than 20m, with public sidewalks, no underground garages, and bicycle lanes. If that cannot be achieved, we would submit no further development should be entertained on the subject lands. To be clear, we will also submit that if this is achieved no further development should be considered for the subject lands.

We provide this notice to you as we are of the understanding you may be proceeding with Building C at this time which floorplate would appear to preclude any public road being possible on your overall site. We offer this notice as a caution to you only.

Please be advised the RGRAA will not object to a modification of the floorplate of Building C to assist you in achieving that objective, providing no attempt is made to increase the height of that building or to otherwise accommodate any "lost" GFA through an alternate expansion of that building. Having said that, we wish to be clear that if that modification is made by Montrin to increase their range of options before Council, the RGRRA and the communities represented will at this juncture remain opposed to any development that increases the GFA over the 2021 approval which of course we all agreed to in settlement.

We trust the foregoing is of assistance to you.

Yours truly,

Sonia Pace  
RGRAA Director

Cc: Peter F. Smith, [Partner Bousfields Inc.](#)  
Loralea Tulloch, Senior Planner, Community Planning, Etobicoke York District –North Section  
Councillor Holyday  
Mayor Chow  
RGGRA Directors