

To all EYCC Councillors,

We strongly request Council to **reject the Rezoning Application for Buildings A & B at 250 Wincott Drive and 2640 Eglinton Ave West**. Given all the Committee of Adjustment approvals the developer has already received, we believe it is critical to uphold the 2021 City-approved plan, which approved two mid-rise buildings and important retail and resident/retail parking for A & B.

Council is not being presented with a complete view of the site. The developer is dismantling the 2021-approved plan through multiple applications through Committee of Adjustment, and a pending OLT appeal. These changes affect retail, parking, access, loading, pedestrian connections and circulation patterns for the entire site - all of which are foundational to the site's functionality. Yet these impacts are not before Council despite being central to assessing the rezoning request. **In aggregate, all these changes put Richview Plaza, the only walkable retail in the neighbourhood and a retail destination for thousands of Etobicoke residents, at risk.**

There is no policy basis or neighbourhood precedent for 24 and 29 storeys directly abutting low-density residential communities. The Eglinton LRT stations at Kipling and Islington are not designated MTSA's, and applying MTSA level heights to a site 450m away from a station is premature and unjustified. Furthermore, the only buildings along Eglinton currently at comparable heights are adjacent to other apartment buildings and parks, NOT abutting low density, single-family neighbourhoods.

A public road is required to ensure a safe, orderly, multi-owner development and to protect access to retail through all phases of construction. The road provides sole access to the plaza and is critical for the community to have safe and continuous access to retail. Trinity has an OLT consent application to sever and resell the lots which means three or four private owners of pieces of the private road, with years of phases of construction ahead. The community lacks confidence that this developer and multiple future owners will provide safe, and reliable access to retail under these conditions.

Protecting retail space and access is critical for both existing and future residents and for the broader community. The community is strongly opposed to cutting 9,370 sq ft of retail in Buildings A & B. This would allow the entire site to cut 13,300 sq ft from the minimum required non-residential (retail) GFA in Bylaw 834-2021 and would fall grossly short of what was agreed, including the grocery store space in Building C and a fitness centre. The site now requires retail and retail parking increases in Buildings A, B and/or D to continue to deliver the essentials of daily living.

The community is asking Council to uphold planning integrity and protect a vibrant integrated development that serves as the sole walkable retail for the neighbourhood and the thousands of new residents to come, in addition to the tens of thousands of residents across Etobicoke. **We are not opposing growth. We are asking for one coordinated, integrated development plan that reflects the site's real complexity and multiple ownerships and delivers the 2021 Council-approved plan.**

Respectfully,

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