

Save Richview Plaza Petition (As of noon November 24, 2025)

<https://www.change.org/p/save-richview-plaza-yes-to-one-coordinated-plan-no-to-piecemeal-development>

## Save Richview Plaza! Yes to one coordinated plan – No to piecemeal development



1,628

Verified signatures ▾

Thanks to your support this petition has a chance at winning! We only need 872 more signatures to reach the next goal - can you help?

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### The Issue

Richview Plaza is the only walkable retail in our neighbourhood and it's a vital retail destination for thousands more Etobicoke residents who rely on the plaza for services, amenities and the essentials of daily living.

We, the undersigned of Ward 2 and the surrounding area in the City of Toronto respectfully submit this petition to express our support for the 2021 City Council-approved plan for the Richview Plaza site, and our deep concerns for the developer's subsequent piecemeal applications that threaten the viability of the plaza.

#### These are our concerns:

1. In 2021, City Council approved a comprehensive and vibrant redevelopment that would increase density, deliver affordable housing, and protect retail services and parking. We are disappointed that not one unit has been built in four years.

2. City Council approved one cohesive site of four buildings with a coordinated mix of residential and retail functioning together through shared parking, servicing, and access. The current application for half the site ignores that the site was planned, approved and functions as one interconnected parcel.
3. With a final plan agreed, CreateTO transferred City-owned land to the developer through a sole-source agreement (versus conducting a competitive public offering). The agreement included a Development Condition that the plans could not be appealed to the Ontario Land Tribunal (OLT) which the developer did not adhere to.
4. Trinity (Montrin Richview GP Inc.) is dismantling the 2021 City-approved plan by filing dozens of disconnected changes across the Committee of Adjustment, the Ontario Land Tribunal and the City. The applications:

- Cut retail space, the grocery store, loading docks and retail parking
- Carve up the development into 3-4 separate lots to re-sell
- Demand that 3-4 separate owners maintain a single private road which provides the only access to the plaza
- Double and triple heights, going from 11, 11 and 12 storeys to , **24, 29 and 14**
- Cut residential and visitor parking sending overflow into the limited plaza parking

5. Council is not receiving the full picture to make an informed decision, and ensure the plaza and retail services survive. Planning Staff are presenting a rezoning application for only Buildings A and B. Many of the developer's changes to Buildings C and D - which Council is unaware of - are still unresolved or under appeal and have a sizeable impact on the final site plan.

6. Trinity's ask for 24 and 29 storeys for Buildings A and B **exceeds** the Major Transit Station Areas (MTSA) minimum density targets, and the Kipling and Islington LRT stations have **yet** to be designated as MTSA's.

The developer's **piecemeal** approach threatens our community's source of important retail and services, which would make this a less walkable neighbourhood as we prepare to welcome thousands of new residents.

We're asking Council to **reject** the rezoning application for Buildings A and B which **fails** to comprehensively address the entire 250 Wincott and 4620 Eglinton site under one plan (Buildings A, B, C and D).

Multiple Committee of Adjustment variances and upcoming OLT decisions have already significantly changed the 2021 approved plan and the entire site's layout and function. **We strongly ask Council to:**

1. **KEEP** the agreed upon 2021 retail commitments and parking to support the long term success of local retail at Richview Plaza
2. **REQUIRE** a City-owned road to ensure a safe, orderly, multi-owner development and to protect access to retail through all phases of construction.
3. **MAINTAIN** heights and density (FSI) consistent with approved planning polices and the surrounding community with the understanding MTSAs do not yet apply.