

November 25, 2025

VIA EMAIL - etcc@toronto.ca

Etobicoke York Community Council
Council Chamber, Etobicoke Civic Centre
399 The West Mall
Toronto ON M9C 2Y2

Our File No. 162711

Dear Members of Community Council:

**Re: Agenda Item - 2025.EY27.2
250 Wincott Drive and 4620 Eglinton Avenue West
Zoning By-law Amendment Application - Decision Report - Approval**

Aird & Berlis LLP is counsel to Montrin Richview GP Inc. (our "**Client**"). Our Client is the owner of lands municipally known as 250 Wincott Drive and 4620 Eglinton Avenue West in the City of Toronto (the "**Subject Lands**").

We are pleased to submit this correspondence on behalf of our Client in support of the recommendation by City Staff that City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 250 Wincott Drive and 4620 Eglinton Avenue West.

The purpose of this correspondence is provide the members of Community Council with the background on this proposal and to respond to specific comments contained in submissions already made by members of the community on this matter.

We are pleased to attend Community Council and to speak to this item, together with our Client's land use planning consultants, Bousfields Inc., and to answer any questions that may assist members of Council in their deliberations. Reference can be made to the written deputation filed by Mr. Ryan Doherty of Bousfields Inc. as the visuals contained therein may be of assistance when reviewing this correspondence.

Subject Lands

The Subject Lands are situated at the northwest corner of Wincott Drive and Eglinton Avenue West and is currently occupied by a commercial strip plaza and one stand-alone retail pad, collectively known as "Richview Square" (250 Wincott Drive).

The balance of the site consists of surface parking and loading areas, in addition to a vacant parcel fronting Eglinton Avenue West, which had previously been reserved as part of the former Richview Expressway (4620 Eglinton Avenue West).

Background

On July 14, 2021, City Council approved a Zoning By-law Amendment application (File No. 18 150932 WET 04 OZ), permitting the comprehensive redevelopment of the Subject Lands with three buildings of 11, 11 and 12 storeys/43.0 metres (i.e. Buildings A, B and C) and a retained

portion of the existing Richview Square building (i.e. Building D). The approved development included a new public park (1,700 square metres), a privately-owned, publicly accessible open space (659 square metres) and a private road with a minimum width of 8.5 metres. The approval required the contribution of public agency space (470m²) and an affordable housing component. The approved rezoning was implemented through By-laws 834-2021 and 835-2021, amending By-law 569-2013 and the Etobicoke Zoning Code, respectively. Following the rezoning approval, on April 14, 2022, an application for Site Plan Approval (File No. 22 136287 WET 02 SA) was filed to advance Buildings C and D, which comprise Phase 1 and 2 of the redevelopment.

On January 3, 2023, Bousfields Inc. filed a new Zoning By-law Amendment application (File No. 23 101352 WET 02 OZ) on behalf of our Client to update the proposed building heights (22, 31 and 13 storeys for Buildings A, B and C, respectively). The proposal otherwise maintained the components of the 2021 Approval.

Collectively, the proposed development included a total gross floor area (“GFA”) of 76,066 square metres, including 68,006 square metres of residential space (approximately 1,030 residential units), 3,582 square metres of new retail commercial space, 4,012 square metres of retained retail commercial space and 466 square metres of community agency space. The resulting density was approximately 2.5 FSI. On February 6, 2023, Bousfields Inc. filed a corresponding application for Site Plan Approval (File No. 23 121048 WET 02 SA) to permit Phase 3 of the redevelopment, consisting of Buildings A and B, the public park and POPS.

The Zoning By-law Amendment application was deemed complete as of May 1, 2023, and was circulated to municipal departments and outside commenting agencies. On July 13, 2023, our Client and its consultants presented the proposal to the Toronto Design Review Panel. Subsequently, on September 20, 2023, a City-led Community Consultation Meeting was held at the Plast Huculak Centre, with neighbourhood residents and the local Councillor in attendance.

On November 9, 2023, a Minor Variance application (File No. A0180/23EYK) was approved by the Etobicoke York Committee of Adjustment to permit a revised unit configuration within Building C to allow for the provision of 370 units, whereas 240 units were previously proposed. The approved variances altered the required unit mix and size restrictions within By-law 834-2021 to accommodate the increase in unit count within Building C. The Minor Variance application was approved on condition requested by City staff that Buildings C and D (representing Phases 1 and 2 of the development) be removed from the rezoning application that is the subject of the current City staff report before Community Council.

Following the Minor Variance approval for Building C, several meetings and design workshops took place over the course of November 2023 and October 2024 between our Client and its consultants with City staff to discuss the proposed development and to work towards an agreement on the overall built form and programming. In response to those discussions and the formal comments received from staff, the community and the Design Review Panel, several revisions have been made to the proposal.

On December 23, 2024, revised materials were filed in support of the rezoning application. Through the revised proposal, the rezoning application had been scoped to only include the Phase 3 lands, including Buildings A and B, the public park and the POPS. Several revisions were incorporated, including revisions to the design of the central courtyard space between Buildings B and C, overall number of units, building height and tower and podium massing, amongst other

matters. Of particular note, the heights of Buildings A and B were revised to 24 and 29 storeys, respectively.

Since the submission of the new rezoning application in January 2023, other relevant project milestones include the following:

- resubmissions of the Site Plan Approval application pertaining to Buildings C and D (i.e. Phase 1 and 2) were filed in March 2023, January 2024, July 2024, November 2024 and February 2025.
- a Consent application (File No. B0033/23EYK) was filed on September 1, 2023, and revised materials were filed in November 2024 and March 2025. The purpose of the Consent application is to sever the subject site into two lots (pertaining to Building C (severed) and the balance of the lands (retained)) and to establish reciprocal easements for shared pedestrian and vehicle access.
- on December 13, 14 and 15, 2023, City Council authorized appropriate City officials to enter into and register on title an agreement to amend the Section 37 Agreement from the original rezoning approval (i.e., October 4, 2021) to reflect the above-noted Minor Variance approval. An Amending Section 37 Agreement, including the revised unit mix requirements for Building C, was executed on January 31, 2025.

Current Rezoning Resubmission & Response to Comments

In June 2025, Bousfields Inc. further revised materials in support of the rezoning application. The materials continue to reflect the built form set out in the December 2024 resubmission, subject to several detailed design and technical revisions. In this regard, the revised proposal continues to include two buildings of 24 and 29 storeys (82.5 and 98.2 metres including mechanical penthouse), in addition to a 1,700 square metre public park, 659 square metre POPS and 465 square metre community agency space.

The general site organization, including the siting of proposed buildings, the location and size of the proposed public park, private street and POPS, and the proposed mix of land uses have remained generally the same as the 2021 Approval. Improvements have been made, in response to comments from City staff, to the design of vehicle and pedestrian access points to Widdicombe Hill, including the consolidation of vehicle driveways and the provision of new pedestrian walkways. The proposed buildings, at their increased heights, will continue to appropriately transition across the depth of the site to the low-rise residential neighbourhoods in the area.

The existing retail plaza will be enhanced and maintained. Contrary to comments made by community members, the majority of the existing retail plaza will be retained on site and will be enhanced as part of the development, consistent with the 2021 Proposal. The site plan contained in the Bousfield's submission demonstrates the landscape and site plan improvements, including the introduction of a POPS space in the front of the plaza which can be operationalized for events. Specific commercial parking is maintained in primary locations immediately adjacent to the plaza and are designed to serve plaza patrons. The resulting 6000m² of new and enhanced retail commercial offerings on the overall site is a considerable component of the development and will continue to provide local community shopping opportunities.

The revised proposal continues to provide for a range of housing options that exceed the unit mix targets of the Growing Up Guidelines. Overall, within Buildings A and B, the revised proposal includes a total of approximately 228 larger units (33.0%) of two bedrooms or greater, including 152 two-bedroom units (22.0%) and 76 three-bedroom units (11.0%). On an individual basis, Buildings A and B have been revised so that they each exceed the Growing Up Guidelines targets for larger dwelling units. Building A includes 48 two-bedroom units (16.3%) and 30 three-bedroom units (10.2%), and Building B includes 104 two-bedroom units (26.3%) and 46 three-bedroom units (11.6%).

The revised proposal increases the affordable housing component secured in the 2021 Approval. With respect to affordable housing, the previous rezoning approval and Section 37 Agreement require a total of 54 dwelling units totaling 4,183 square metres be provided as affordable rental housing. Through the 2021 rezoning approval, a total of 587 dwelling units were approved, inclusive of the required 54 affordable rental units. Through the new rezoning application, a total of 1,060 dwelling units are now proposed for the collective site, of which 101 are now proposed to be affordable rental¹. It is intended that the affordable rental units would be split between Building C (74 affordable units) and Building A (27 affordable units).

The proposed private road continues to be supported by City staff and is appropriate for the development of the land. The 2021 Proposal was approved by City Council supported by a private road system which is maintained in the current project. City staff have consistently held that the private road is appropriate in these circumstances. Further, existing encumbrances including a private access easement benefiting adjacent owners and stormwater infrastructure, preclude the City from taking the lands into public ownership. More importantly, there is no demonstrated need for the proposed right of way a public road. The cross sections of the proposed road network ably demonstrate that – while privately owned and maintained – the road system will look and function as a public system with roadway widths, sidewalks, tree plantings and boulevards consistent with the City’s terms of reference. Easements will be secured through the approvals process to ensure full public access across the site. As it relates to technical matters, City staff concluded *“there would be no additional benefit in terms of design or functionality in making the right-of-way a public road instead of a private street”*. The transportation analysis filed in support of the application and prepare by BA Consulting confirm the conclusions of City staff.

Conclusion

The modifications contemplated in the rezoning before Community Council represent an appropriate form of intensification for the Subject Lands. The proposed development would provide a wide array of new market and affordable housing, retail commercial, community and public open space uses on an underutilized parcel of land along a major arterial road that is served by frequent transit service. The site is also located within immediate proximity to a major public investment in transit, including the planned Eglinton-Kipling Station along the under-construction Eglinton Crosstown West Extension.

City staff have arrived at their recommendation to approve the rezoning following a multi-year planning process which included extensive community consultant and revisions to the original

¹ The Section 37 Agreement stipulates that if more than 587 units are achieved on the site, an additional (1) affordable housing unit will be provided for every 10 additional market units.

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rezoning as filed in 2023. **We respectfully request that members of Community Council carefully consider the City Staff report and accept the strong recommendation of City Staff to approve the rezoning for the property.**

Thank you in advance for the opportunity to make a brief deputation and answer any questions which may arise.

Yours truly,

AIRD & BERLIS LLP



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