



Richview Square & 4620 Eglinton Avenue West

May 27 Community Open House

Final Summary Report

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EXECUTIVE SUMMARY

Trinity Development Group and Build Toronto are the development team working towards a combined redevelopment of Richview Square and 4620 Eglinton Avenue West. On Saturday, April 27, 2017, the development team held a Community Open House to introduce the team to the broader community, share the development objectives for the property and gather feedback early in the process. The Community Open House provided the community with an opportunity to provide input into the development objectives and share their priorities for the neighbourhood and the site. Over 300 people attended the Community Open House, and a total of 124 comment forms were submitted at the Open House and during the seven-day comment period that followed. In addition, almost 300 comments were posted on the interactive boards at the Community Open House.

Overall,

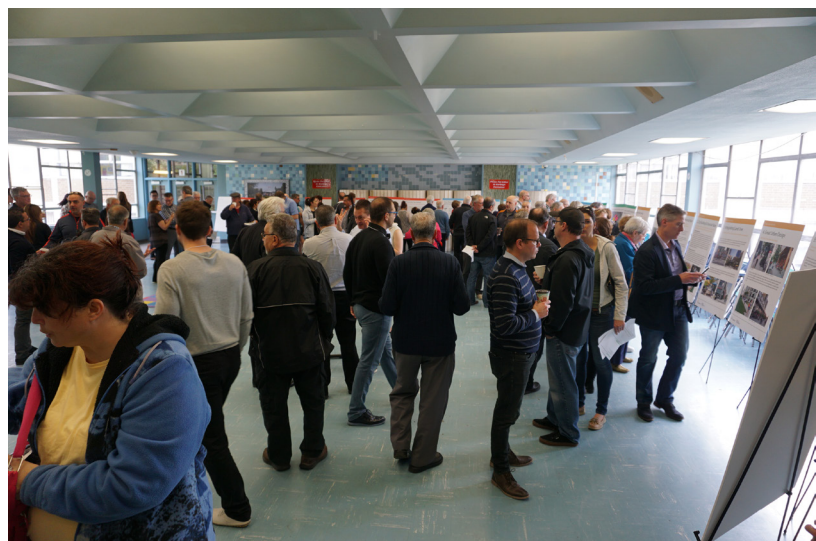
Feedback from the interactive boards and comment forms generally indicated:

- A desire for open space, a built form that fits in with the character of the neighbourhood, a community centre and retail and shops.
- Retail, restaurants and cafes, community centres, and transit planning are missing in their community.
- Walkability, gathering space, and accommodating a range of ages were important to the community.
- Attendees were supportive of the development objectives proposed by the project team.
- Attendees agreed that open communication and engagement with the community were important considerations for the development process.
- A broad concern around height and density, as well as traffic and congestion.

This report provides a summary of the Community Open House and includes:

- Event details including a description of notification methods, the format of the Community Open House - and an overview of the information presented; and
- A summary of the feedback received from the interactive boards and comment forms;

Comments and ideas received from this Community Open House will help the project team refine the development objectives prior to the next engagement opportunity to be held in late summer 2017.



INTRODUCTION AND OPEN HOUSE DETAILS

In 2011, the City of Toronto declared 2.2 acres located at 4620 Eglinton Avenue West surplus to its needs for Build Toronto to explore redevelopment opportunities. Approximately 5.3 acres at the site of Richview Square, located at 250 Wincott Drive, was purchased by Trinity Development Group in 2015 for redevelopment. Trinity Development Group and Build Toronto determined that a combined redevelopment offers the opportunity for a cohesive vision that supports the Provincial and City of Toronto planning policies to accommodate future growth on an Avenue. The development team are committed to engaging early with the community prior to submitting an application to the City of Toronto, anticipated for the end of 2017.

Event Details

Date: Saturday, May 27, 2017

Time: 9:30 am - 12:00 pm

Location: Richview Collegiate Institute (Cafeteria), 1738 Islington Avenue

Attendees

Over 300 people attended the Community Open House on May 27, 2017.

The following members of the project team were in attendance:

Trinity Development Group

Mathew Laing

Build Toronto

William Bryck, Don Logie, Salima Rawji, Carlo Bonanni, Mia Baumeister, Natalie Pastuszak, Aaron Cameron, and Nicole Spina

Brook Pooni Associates

Gary Pooni, Aliya Tejani, Frannie Heeney, Nicole Beuglet, Dina Milani, Maria Skara, Aisha Jallow, Kevin Chen, and Fairouz Retha

Notification

Notification for the Community Open House was sent to the local and broader community approximately two weeks before the Open House. The following notification approach was taken:

Mail Drop

The Community Open House was promoted to residents and business owners located within approximately 750 m of the redevelopment site. A total of 6,915 flyers were distributed within this area.

Pop-up Canvass at Richview Square

Members of the Brook Pooni Associates team distributed Community Open House flyers at Richview Square on Saturday, May 20, 2017 from 2:00 pm to 5:00 pm. Approximately 300 flyers were distributed to Richview Square visitors. Open House flyers were also made available at the Toronto Public Library located at 1806 Islington Avenue.

Email Notifications to Community Groups

Electronic copies of the Community Open House invitation were sent to members of the Richmond Gardens Ratepayers and Residents Association and the Friends of Silver Creek School two weeks prior to the Community Open House.

Councillor Campbell Newsletter

Notification of the community event was included in Councillor John Campbell's March 2017, April 2017 and May 2017 e-newsletter, as well as the Spring 2017 hard copy newsletter.

Community Open House Format

Attendees were invited to sign in at the registration desk with their contact information and encouraged to review the display boards, engage with the project team, and contribute their feedback by providing comments on the interactive boards and filling out a comment form. Councillor John Campbell's office and the Richmond Gardens Ratepayers and Residents Association each had an information table located in between the two Open House registration tables. A family-friendly environment was created by including a play area for kids at the Community Open House. Presentation boards were arranged in a semi-circle around the room and displayed information about the development team, the site, neighbourhood context, engagement process, City of Toronto policies and development objectives. The next section provides an outline of the presentation board materials. A copy of the presentation boards can be found [here](#).

Comment Forms Received

A total of 124 completed comment forms were received at the Community Open House and during the comment period (May 27 - June 3, 2017).

Presentation Material

The Community Open House included the following presentation boards:

1. Welcome

INTRODUCTION BOARDS

2. Who Are We?
3. Site Context
4. Where Are We in the Engagement Process?
5. Balancing Interests
6. Where Are You Coming From?
7. Where Are You Going?

CITY-WIDE AND LOCAL PLANNING CONTEXT BOARDS

8. Civic Policies and Role in Community Planning
9. City of Toronto Official Plan
10. Toronto is Growing
11. Etobicoke
12. Understanding the Local Context

YOUR COMMUNITY BOARDS

13. Your Richview Community
14. What's Important to you at the Current Site?
15. How Do You Want to Experience the Site in the Future?
16. What We've Heard

DEVELOPMENT OBJECTIVES BOARDS

17. 1. A New Urban Heart In Your Community
18. 2. City Building & Financial Value
19. 2. City Building & Financial Value
20. 3. Integrating Land Uses
21. 4. Great Urban Design
22. 5. Residential Opportunities
23. 6. Enhanced Retail to Serve the Community
24. 7. Open Communication

25. Thank You and Keep in Touch!

Community Open House Photos

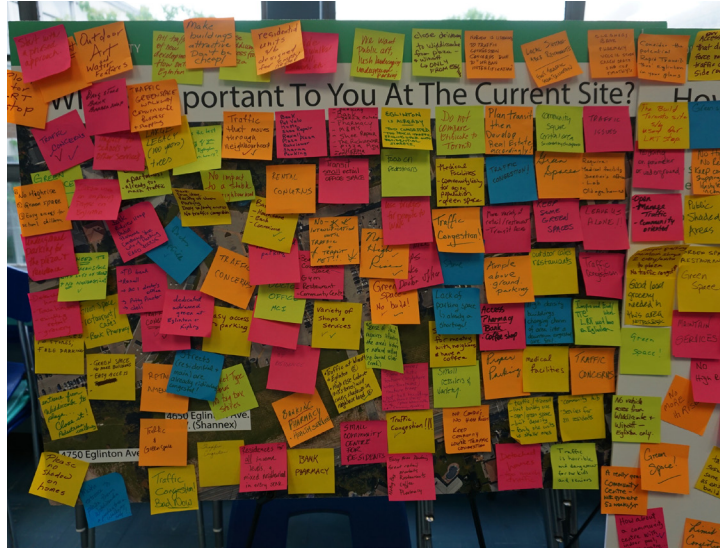


Photo credit: Build Toronto, May 2017

FEEDBACK DETAILS

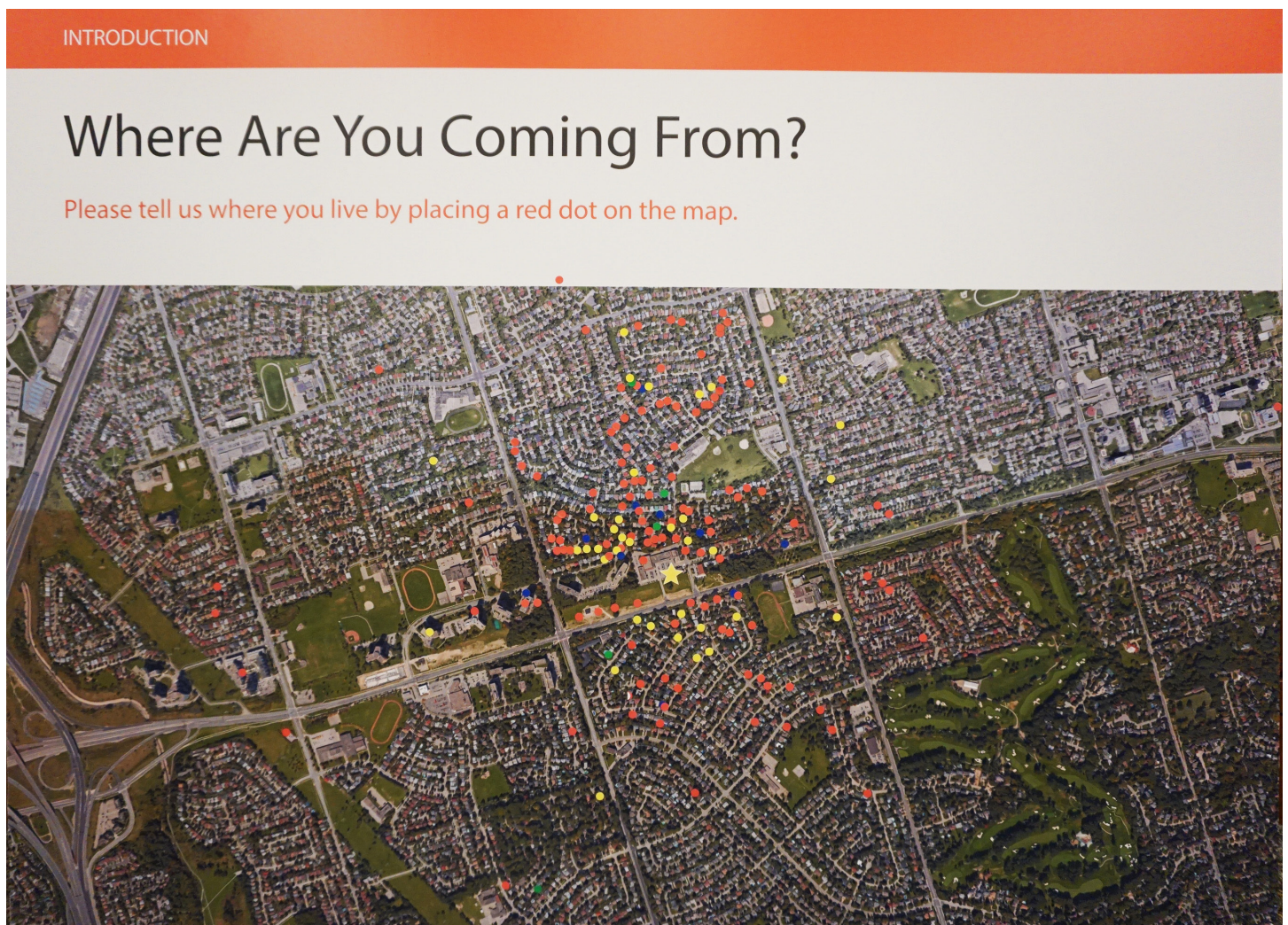
The following is a summary of the feedback posted to the four interactive boards displayed at the Community Open House, and the comment forms received at the Community Open House and during the seven-day comment period that followed.

Interactive Board Feedback Summary

Board 6 - Where are you coming from? Please tell us where you live by placing a red dot on the map.

173 participants indicated where they live.

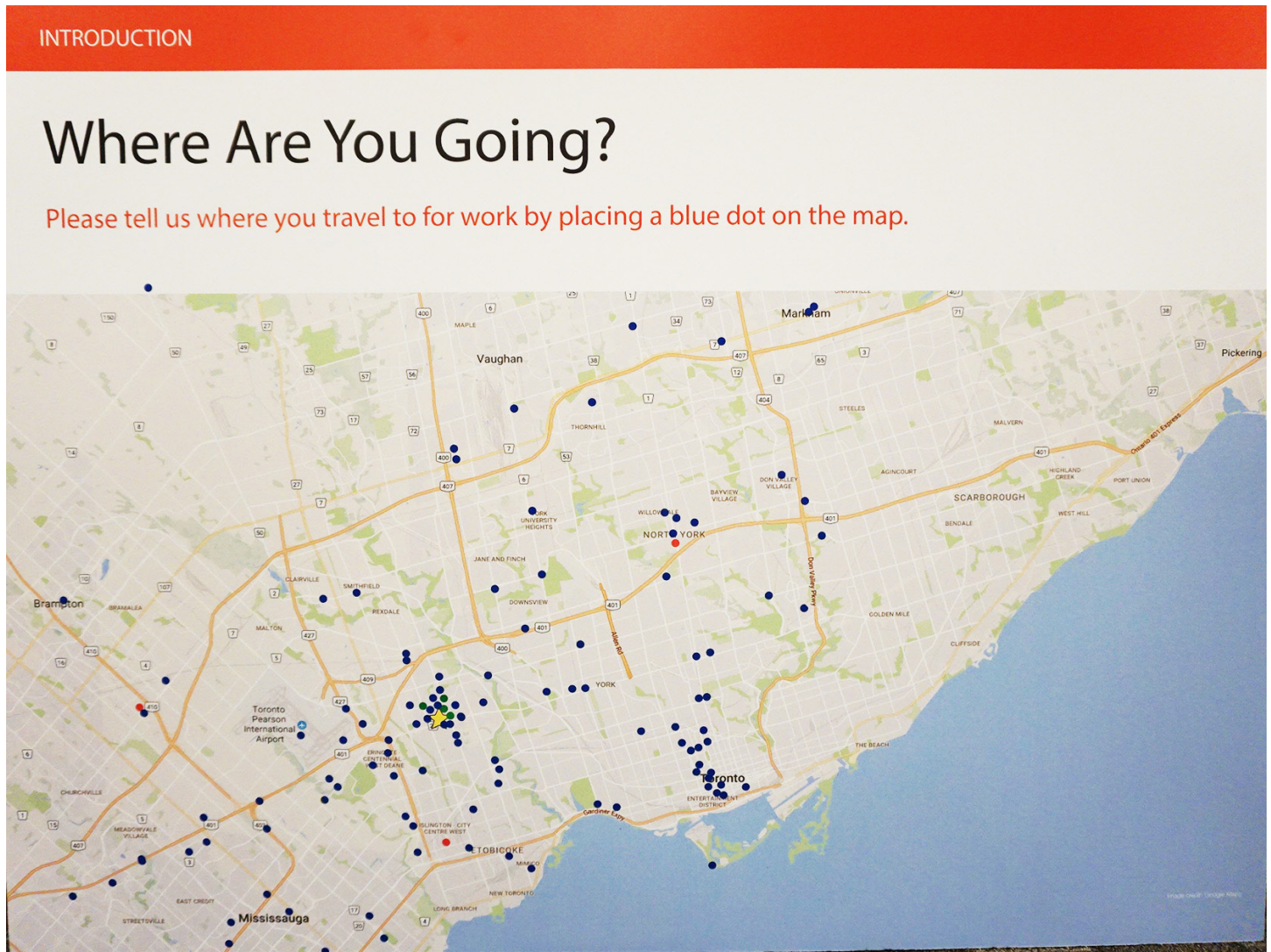
Dots placed on this board indicate that the majority of participants' live north of the site, between Kipling and Islington.



Board 7 - Where are you going? Please tell us where you travel to for work by placing a blue dot on the map.

118 participants indicated where they travel to for work.

Dots places on this board indicate that participants work in various parts of the city, with many in close proximity to the site, along the 401, Downtown Toronto, and North York and some in Mississauga and areas north of the City such as Vaughan.



Board 14 - What's important to you at the current site?

A total of 198 comments were provided. The main items included are:

- Open space
- Parking
- Bank
- Pharmacy
- Ease of access to site and convenience
- Retail and shops
- Restaurants
- Doctors office and medical clinic
- Coffee shops
- Walkability

A number of concerns relating to the current site were posted to the board, these included:

- Traffic and congestion
- Accessibility for seniors
- Transit

Board 15 - How do you want to experience the site in the future?

A total of 163 comments provided. The main elements that were mentioned are listed below from most common to least common:

- Open space
- No high side buildings / desire for low to mid rise buildings
- Community centre
- Retail and shops
- Walkability
- Parking
- Pedestrian friendly environment
- Restaurants
- Healthcare services, including pharmacy

Other ideas that were mentioned included providing a gym, housing that meets the needs of the community, a pedestrian-oriented environment and a welcoming space.



Comment Form Feedback Summary

A total of 124 completed comment forms were received at the Community Open House and during the seven-day comment period following. Only the most frequent responses are shared here.

Q.1. What is missing from your community?

109 respondents provided answers for Question 1.

A number of responses were neutral and provided multiple suggestions about what is missing. The most common suggestions include:

- Retail
- Community center
- Restaurant and cafés
- Improved transit planning

- Recreation and gym
- Open space
- Vibrant public space, an urban center

A number of responses included things people appreciate about their community, and respondents provided multiple suggestions. The Richview Square was mentioned a number of times as a place that is loved by the community, for the variety of retail and services offered in a convenient location with parking. Participants noted that they would like to see this carried over into the new development.

A number of responses listed concerns, which included the following:

- Traffic
- No desire for redevelopment
- Density and tall buildings

Q.2. This is what we heard are important considerations in your community. Have we missed anything?

- 1. Ensure that community members are heard, involved and engaged in the process**
- 2. Opportunity to easily access information that has been publically distributed**
- 3. Understanding the planning process and rationale used for future development**
- 4. Open communication about the open-door and closed-door items**
- 5. Maintain quality of life with future responsible development**

37 respondents provided answers to Question #2.

A group of responses agreed with the considerations provided. Below were the most supported considerations:

- #1. Ensure that community members are heard, involved and engaged in the process
- #2. Opportunity to easily access information that has been publically distributed
- #4. Open communication about the open-door and closed-door items

A group of responses identified concerns in relation to the considerations listed. The major concern respondents identified most often was distrust in the planning and community engagement process and desire to see more information. A number of respondents were confused and curious about open and closed door items, but supported open communication around these items.

Other concerns were listed that did not relate to the question directly, these included: considerations for traffic, concerns over density, and consideration of the character and aesthetic of existing neighbourhood.

Q.3. We have created 7 development objectives to guide our planning. What are your thoughts?

- 1. A new Urban Heart in Your Community**
- 2. City Building and Financial Value**
- 3. Integrating Land Uses**
- 4. Great Urban Design**
- 5. New Residential Opportunities**
- 6. Enhanced Retail to Serve the Community**
- 7. Open Communication**

71 respondents provided responses for Question #3.

A number of respondents supported the development objectives proposed by the project team.

The most commonly supported development objectives include:

- New Residential Opportunities
- Enhanced retail to serve the community
- Great Urban Design
- A New Urban Heart in Your community
- Open communication

A number of responses included concerns and desires as follows:

- Concerns over property values and what types of residential will be developed in terms of height, density, style, and tenure
- Traffic
- Desire for the new buildings to fit within the character of the neighbourhood, with some disliking the word “urban”
- Desire to see open space included

Q.4. Are there any other comments that you would like to share with us? Do you have concerns about future development?

93 respondents responded to Question #4.

A number of people listed concerns related to future development including:

- Ensuring development fits within the character of the area, desire to see low to mid rise buildings, and concerns over density
- Concerns over traffic, congestion, and transit planning

A number of people provided suggestions related to the future development opportunities including:

- Desire to see a vibrant, mixed use development
- Community space
- Public space
- High quality landscaping
- Better retail and dining options

Thank You and Next Steps

Thank you to all community members who participated in the May 27 Community Open House. The development team will be considering the feedback received at the Community Open House to refine the development objectives and prepare for the next engagement opportunity to be held in the summer of 2017.

