

Richview Square & 4620 Eglinton Ave. W. Community Meeting #3

6:30 pm – Review Boards & Discussions

7:00 pm – Presentation

7:45 pm – Facilitated Q & A

8:30 pm – Review Boards & Discussions

1. Opening Remarks (*Councillor John Campbell*)
2. Introductions (*Build Toronto*)
3. What We Heard (*Brook Pooni Associates*)
4. The Plan (*Trinity Development Group*)
5. Facilitated Q&A (*Brook Pooni Associates*)

Who We Are



Community Engagement Considerations

Ensure that community members are heard, involved and engaged in the process

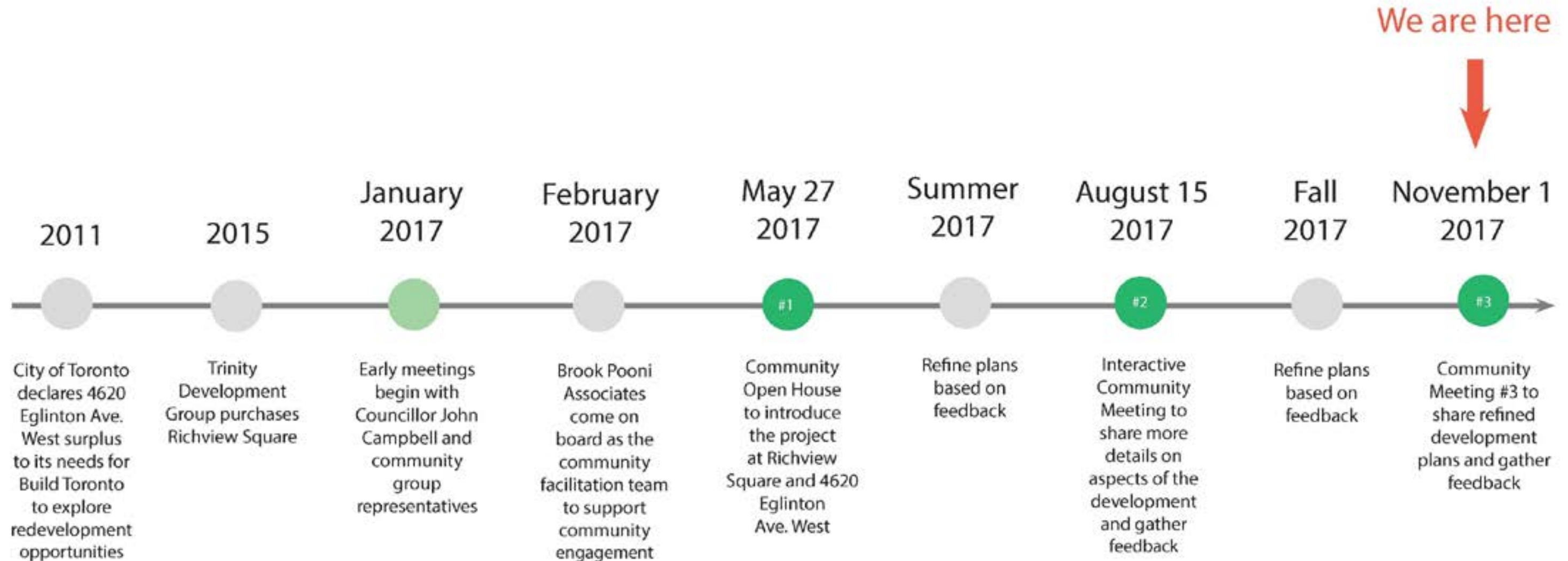
Opportunity to access information that has been publically distributed

Understand the planning process and rationale used for future development

Open communication about the open-door and closed-door items

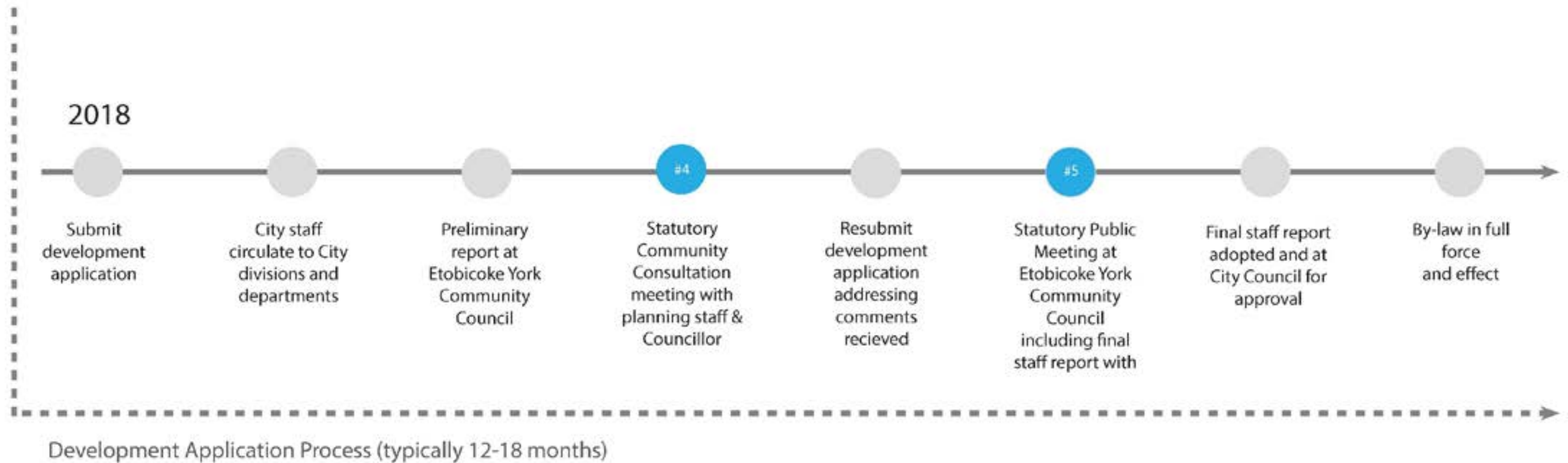
Maintain quality of life with future responsible development

Pre-Application Engagement Process

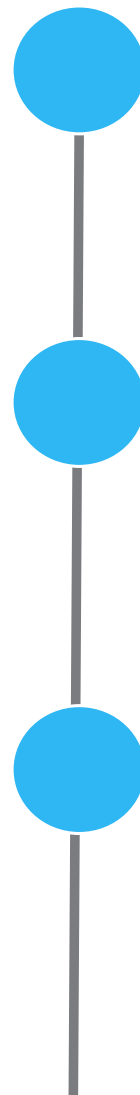


Pre-Application Process

Development Application Process



What We Are Here To Accomplish

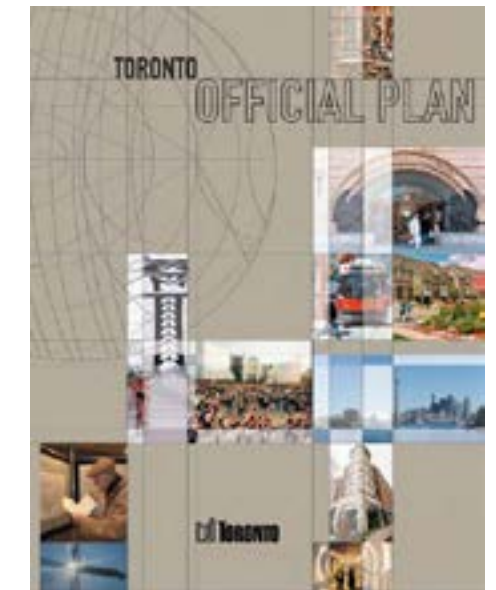
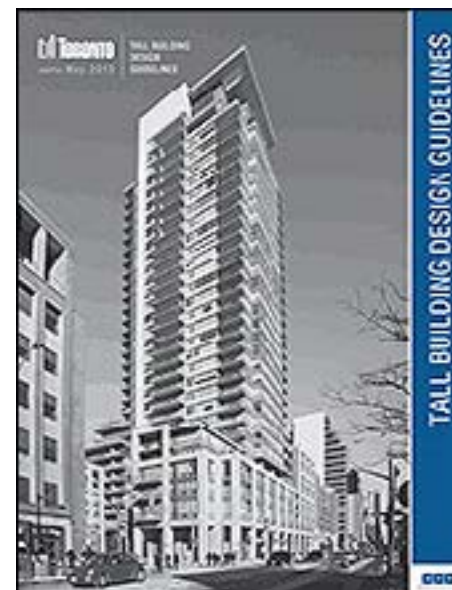
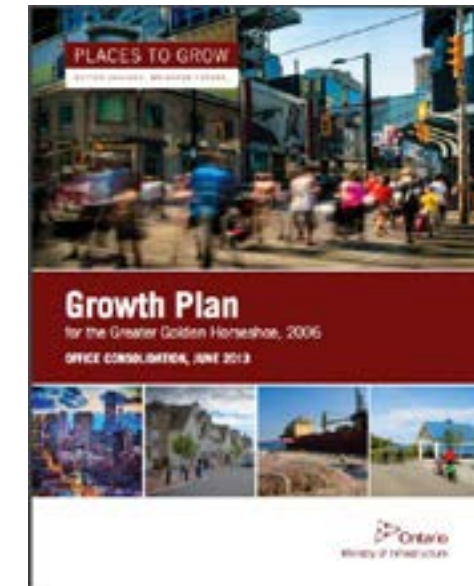
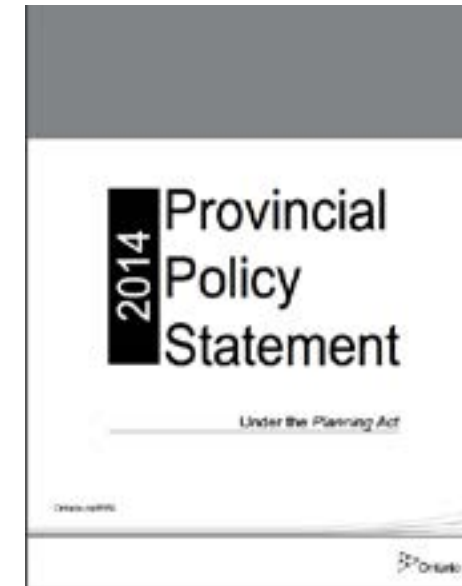
- 
- To present a development plan for Richview Square
 - Continue to gather and incorporate community input
 - Refine the plan ahead of formal application submission in early 2018

What Goes Into Planning For The Site



Policy Framework

- ✓ Provincial Policy Statement
- ✓ Growth Plan for the Greater Golden Horseshoe
- ✓ City of Toronto Official Plan
- ✓ Applicable Zoning By-laws
- ✓ Urban Design Guidelines
- ✓ Toronto Green Standard



Development Objectives

1. Enhance the retail heart of the community
2. Generate City-Building and financial value for the City of Toronto
3. Integrate a number of land uses on this Mixed-Use site – retail, residential and open space
4. Focus on great urban design and architecture
5. Create new residential opportunities
6. Ensure open communications throughout the community engagement process
7. Enhance the retail to serve the community
8. Ensure integration with the surrounding neighbourhood



Existing Richview Square

Important:

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

Missing:

Retail
Restaurants
Café's
Improved transit
planning
Recreation & gym
Open space
Vibrant public space
Urban centre

Future Redevelopment

Important:

Open space
Retail and shops
Walkability
Parking
Pedestrian-friendly
Restaurants
Healthcare services

Concerns:

Traffic
Increased density
Heights of buildings
Accessibility for
seniors
Future transit
planning

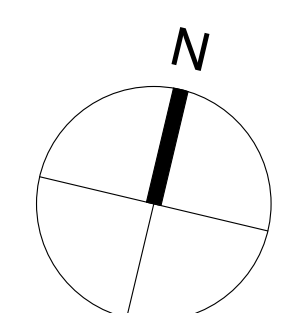
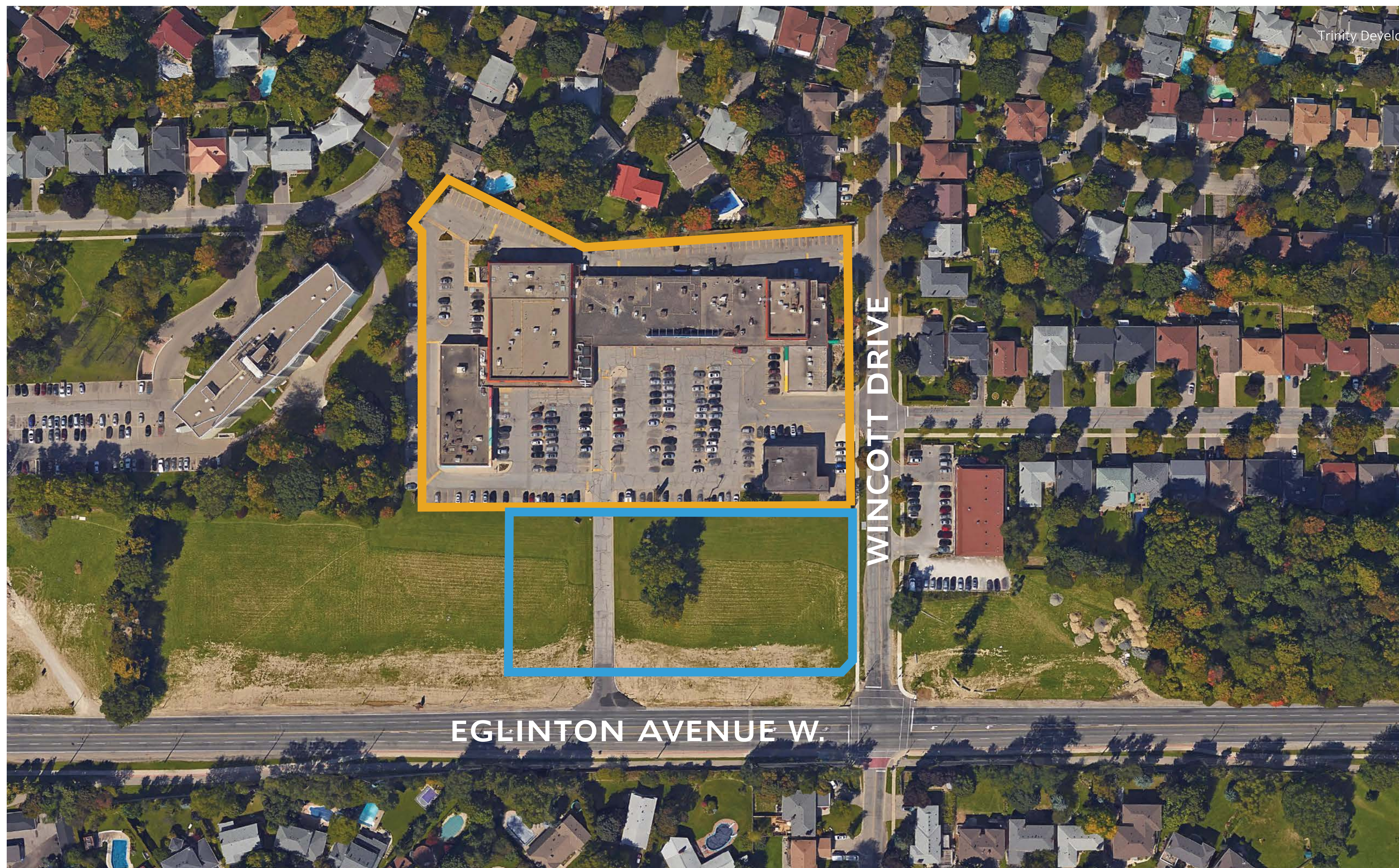
What We Heard – Interactive Community Meeting #2

Priorities:

- Sense of community and connection to neighbourhood
- Open Space
- Community Space
- Adequate, safe and affordable parking
- Vibrant and programmed public space including festivals and markets, entertainment, fitness, seating, and open space
- Small to medium scale retail, existing retail, and retail environment that integrates with the neighbourhood
- Support for a grocery store, health care, bank, pharmacy, and small retail shops
- Pedestrian safety – pedestrian crossings and cycling infrastructure

Questions / Concerns:

- Integration with the neighbourhood
- Height and density
- Infrastructure to support increased population
- Affordable housing
- Increased population & loss of sense of community
- Noise surrounding public gathering spaces
- Parking
- Affordability of rents for future retail
- Fate of existing tenants
- Traffic, speeding, and location of traffic lights
- LRT planning



Site Context

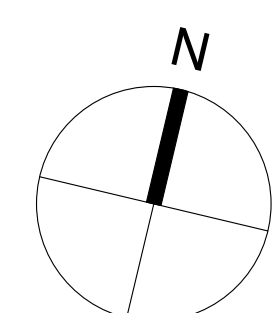
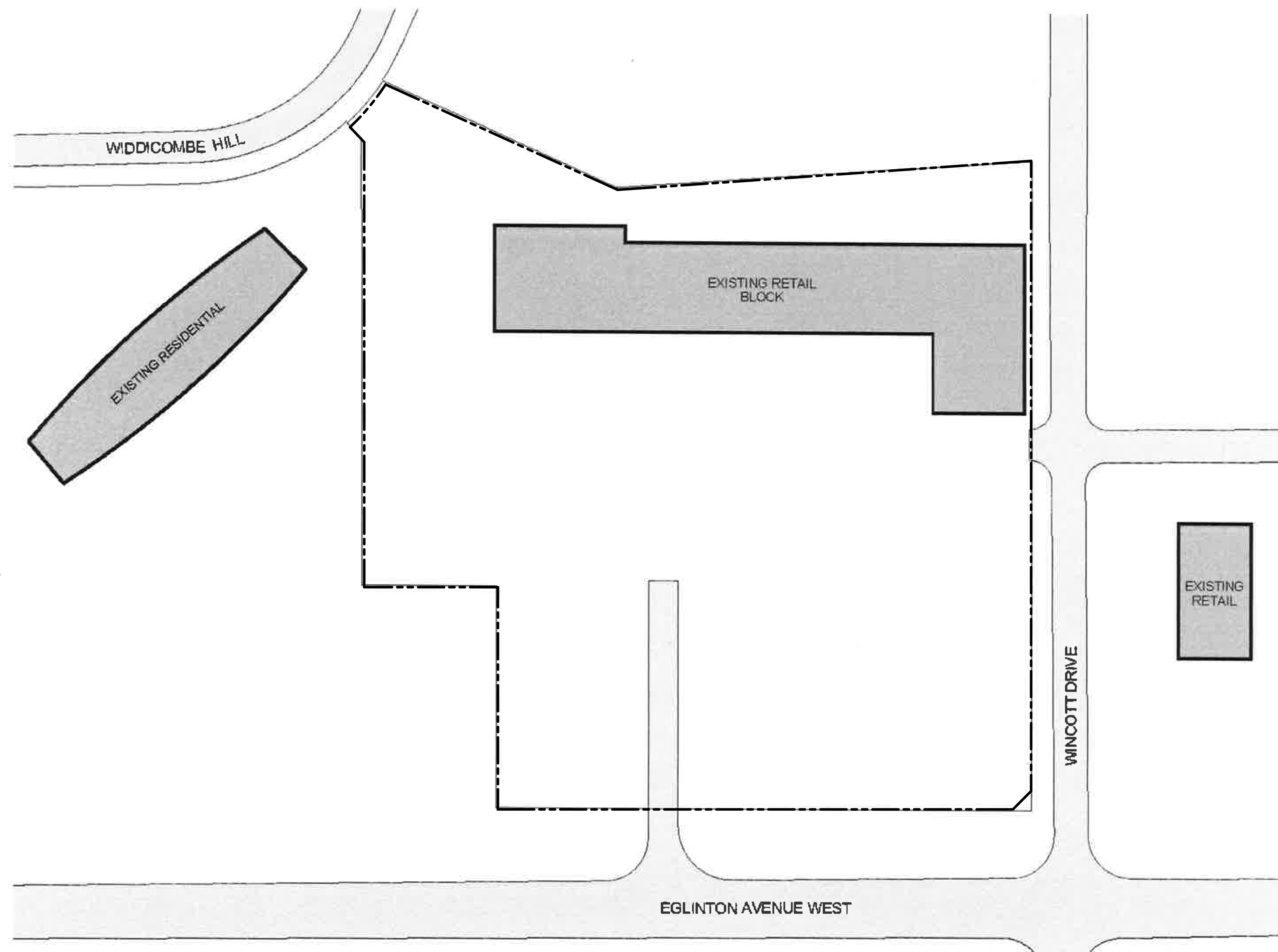
4620 EGLINTON AVE. W.

RICHVIEW SQUARE



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Site Context-Existing

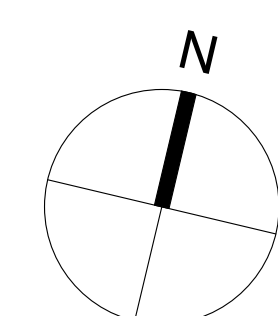
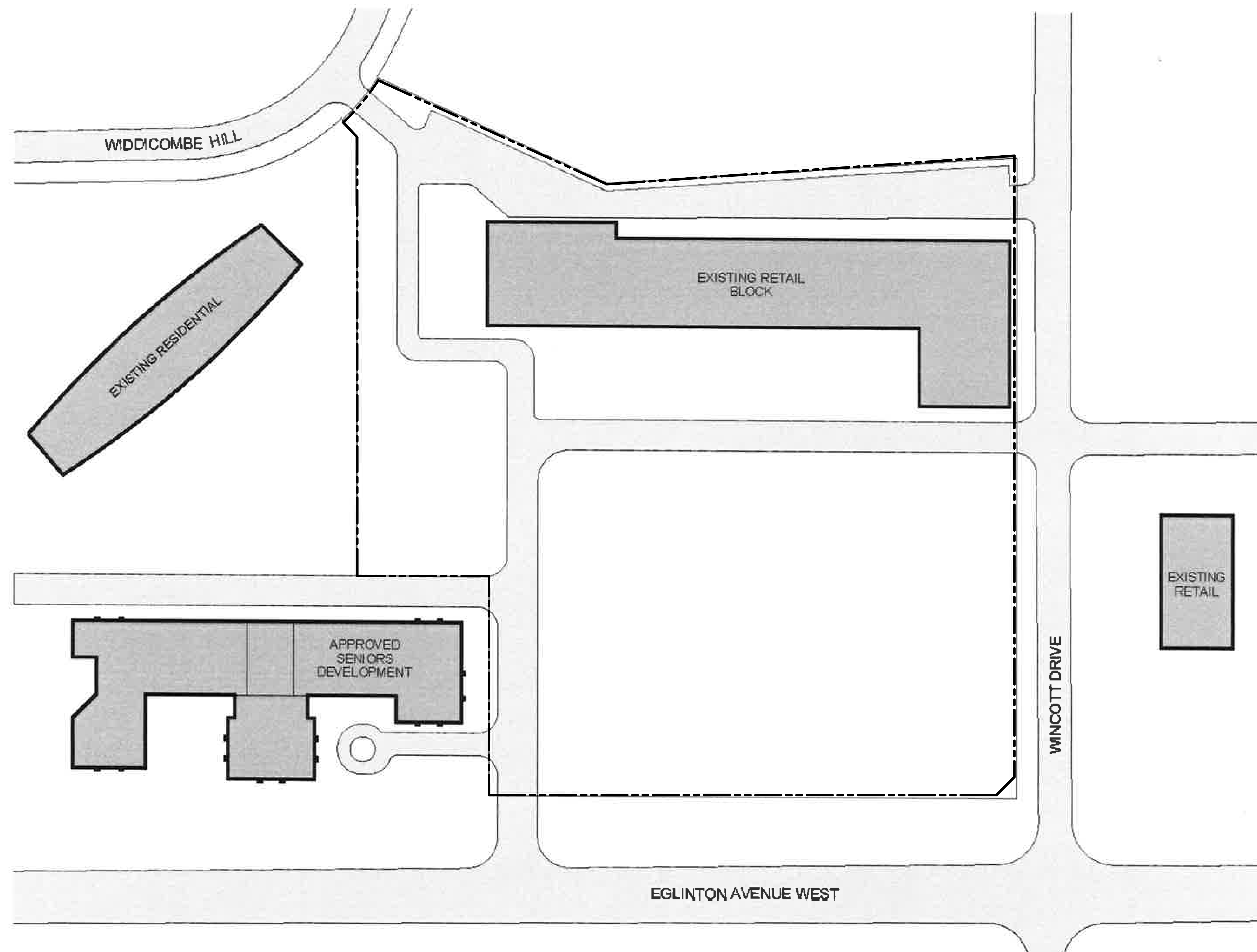
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RICHVIEW SQUARE



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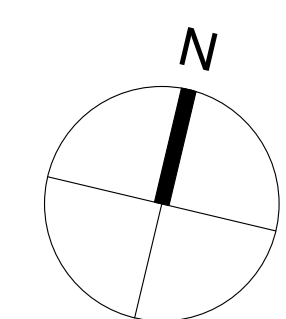
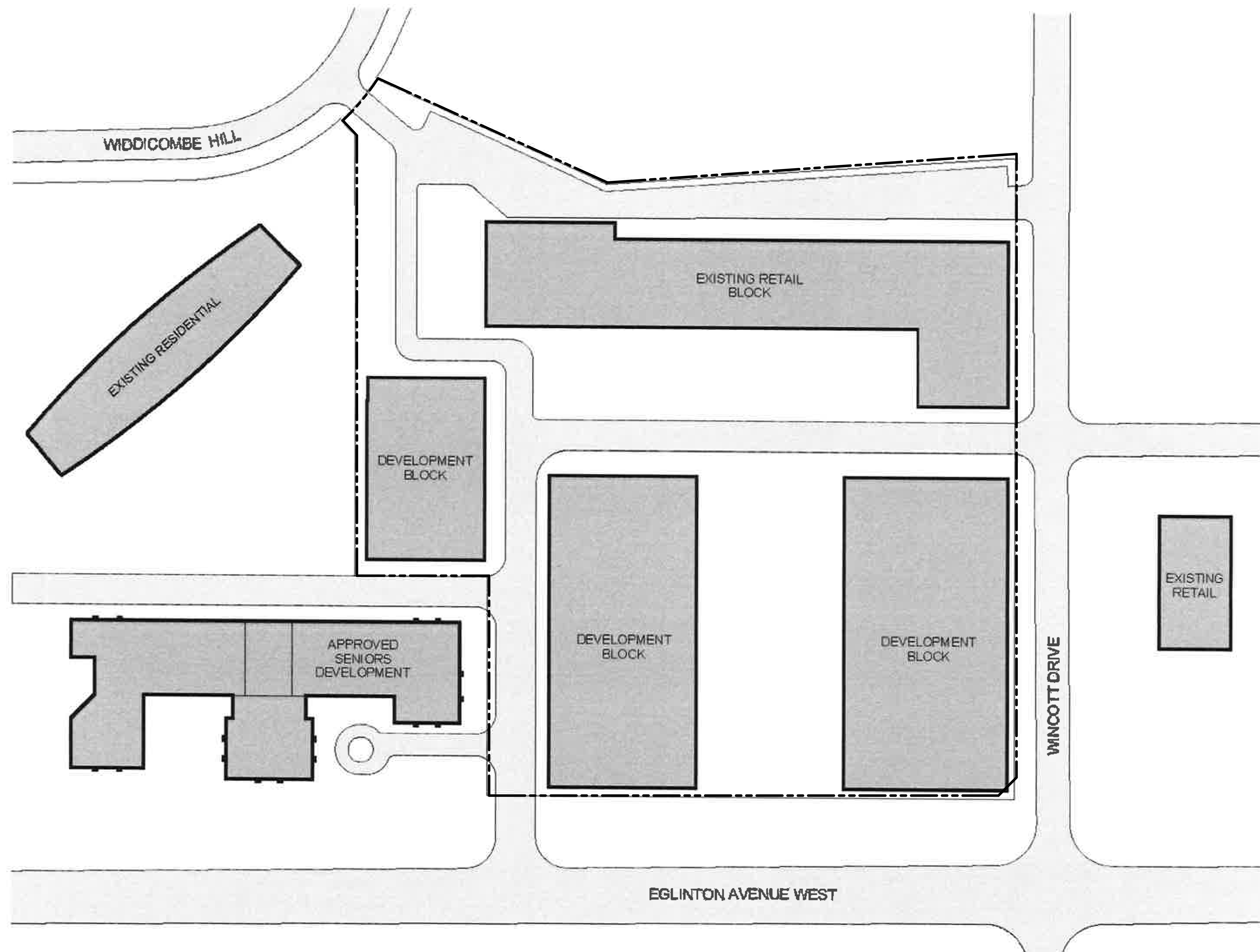


Site Context-New Connection

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Site Context-New Build

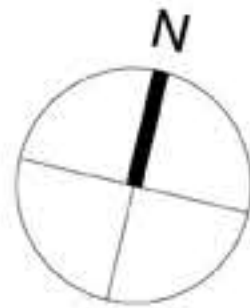
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No. of new trees:127
Length of new sidewalks: 3,272 ft

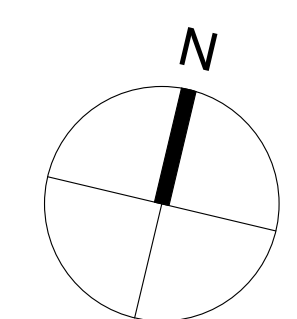
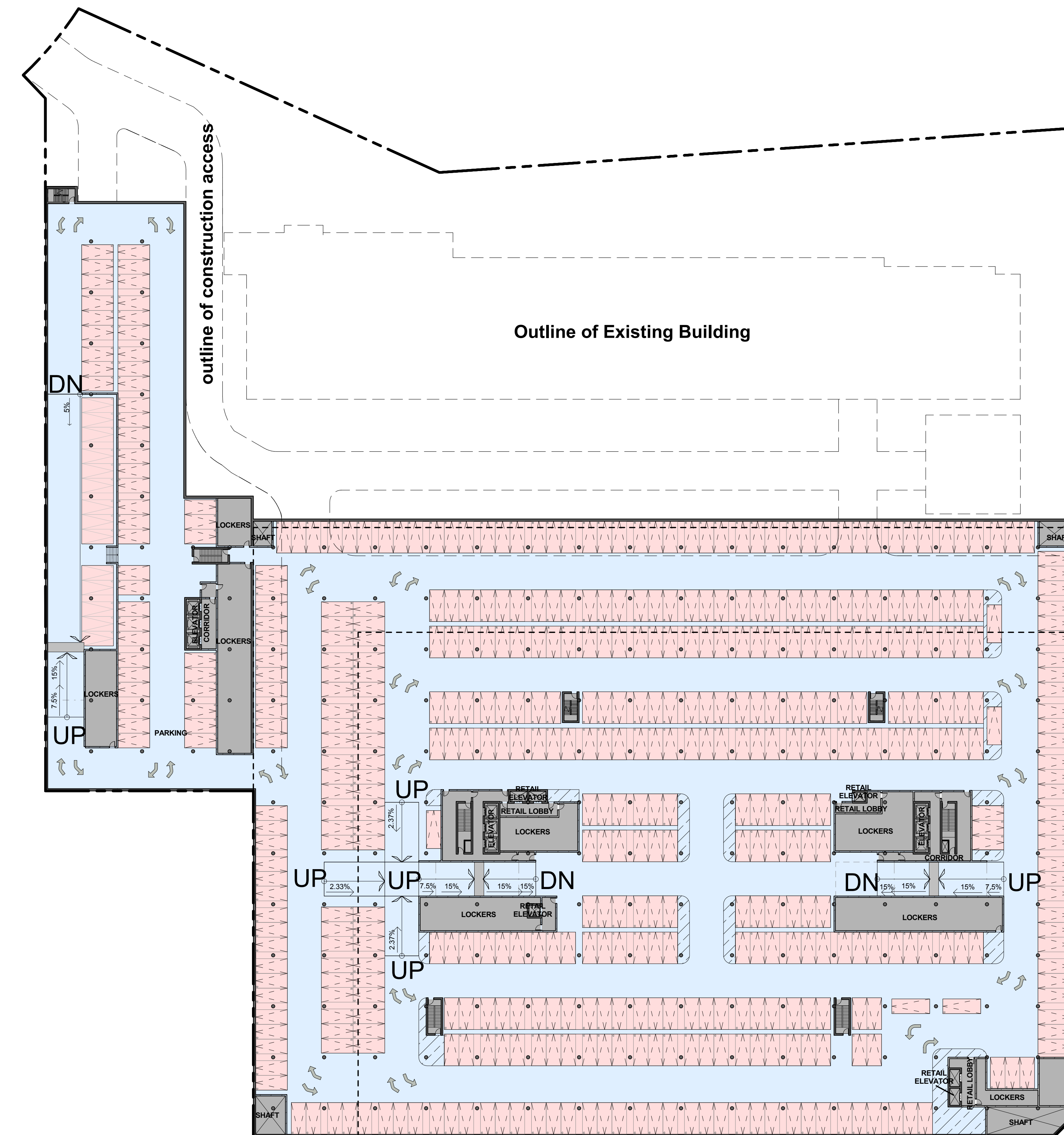


Architectural Site Plan

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Parking Levels P1 & P2

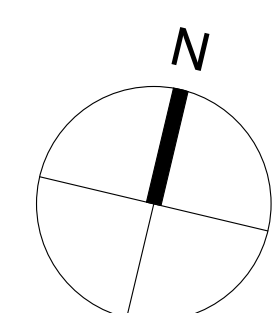
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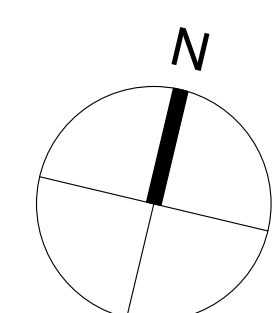
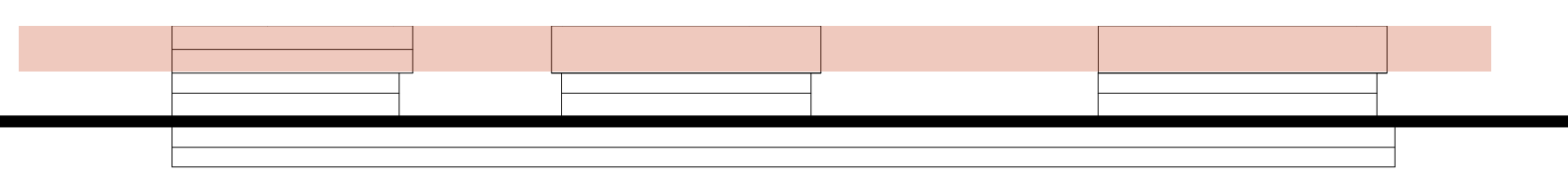
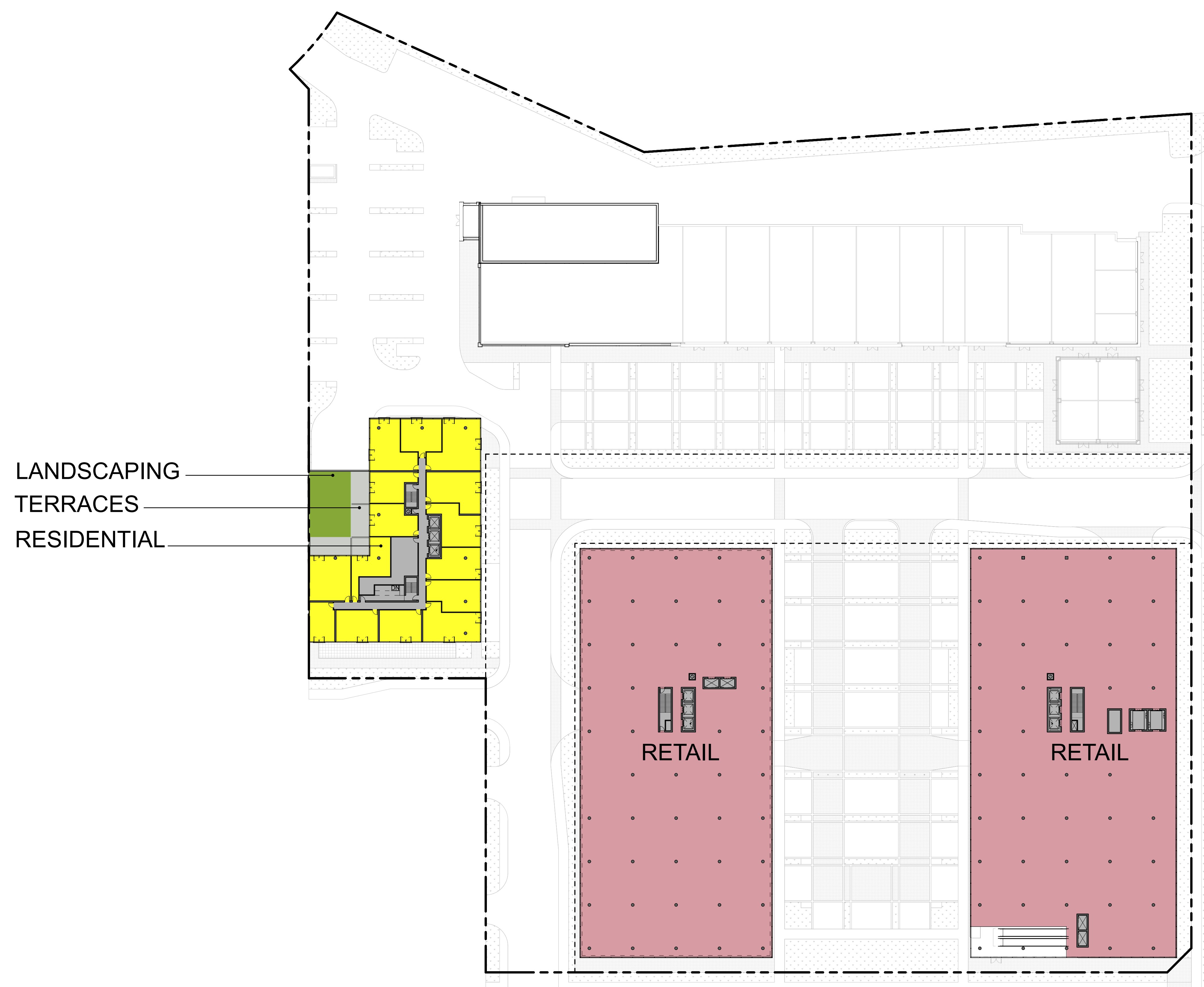


Ground Level

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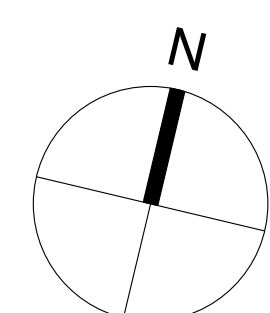
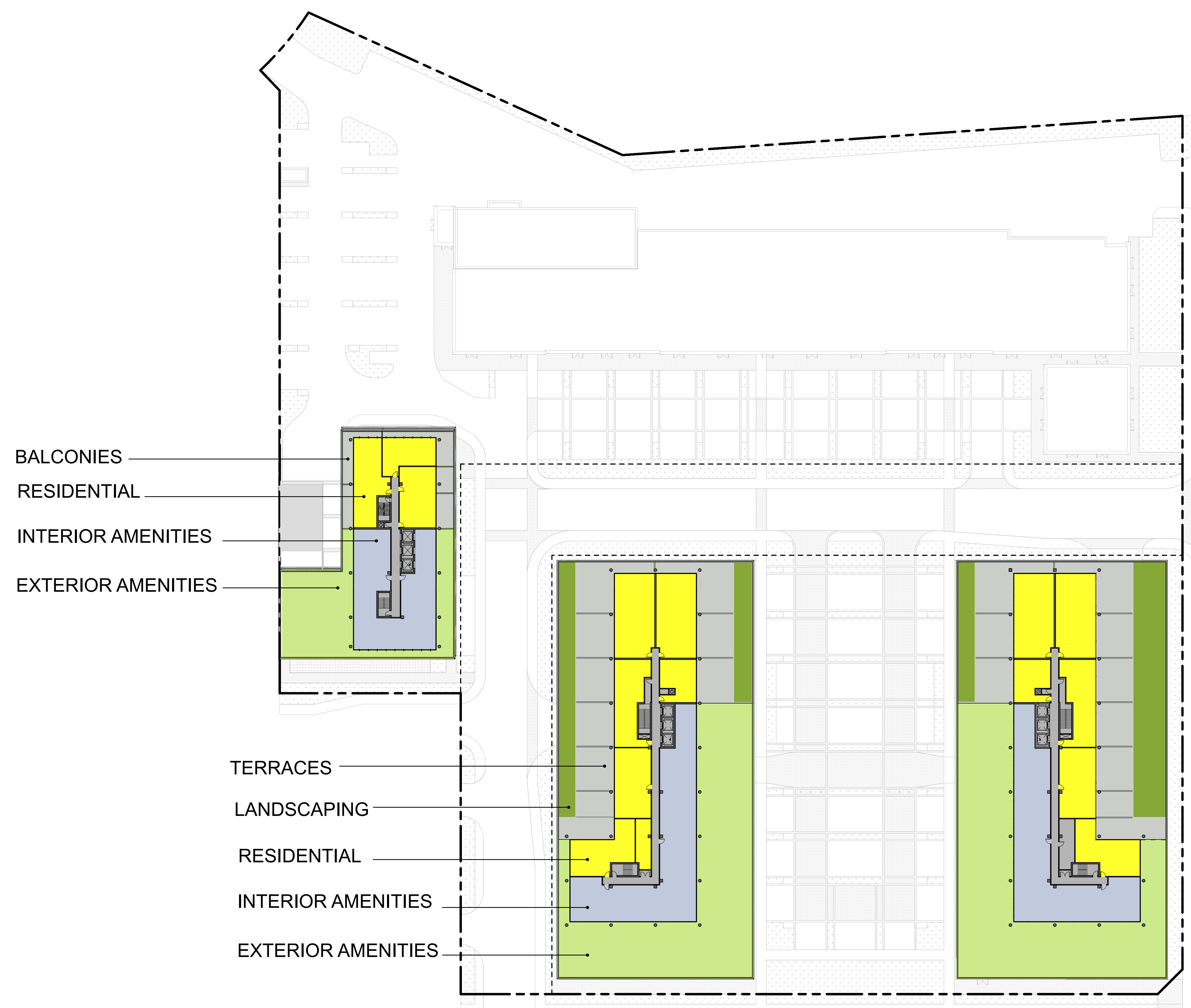
Level 2
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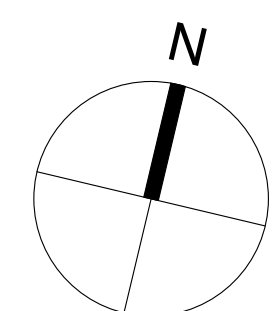
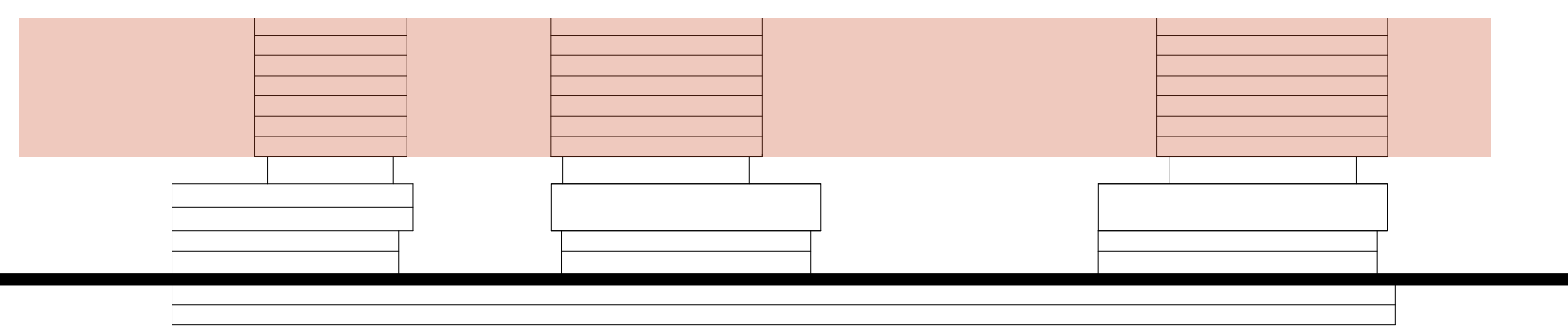


Terrace Level 3 (Amenity)

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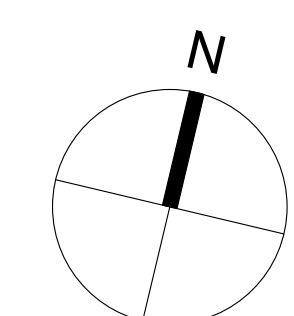
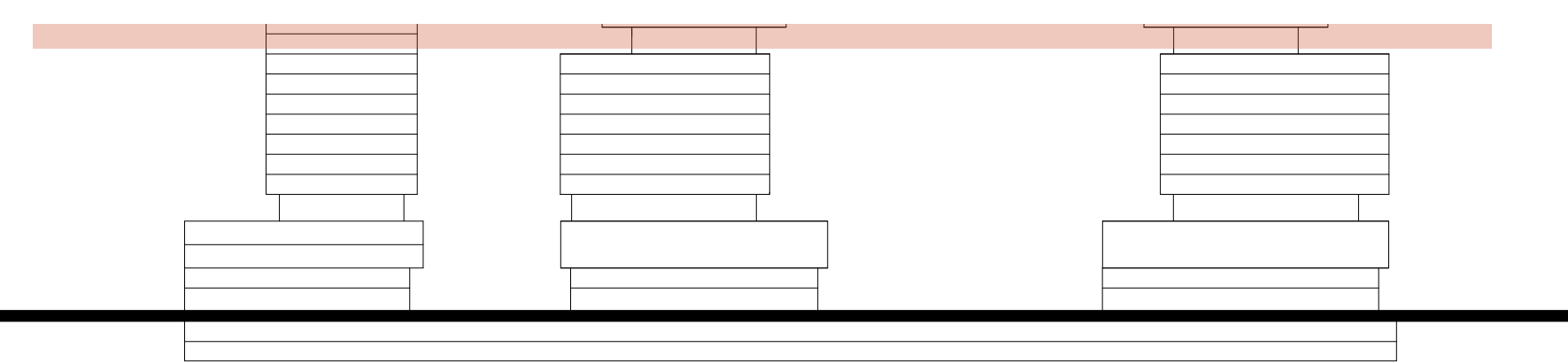
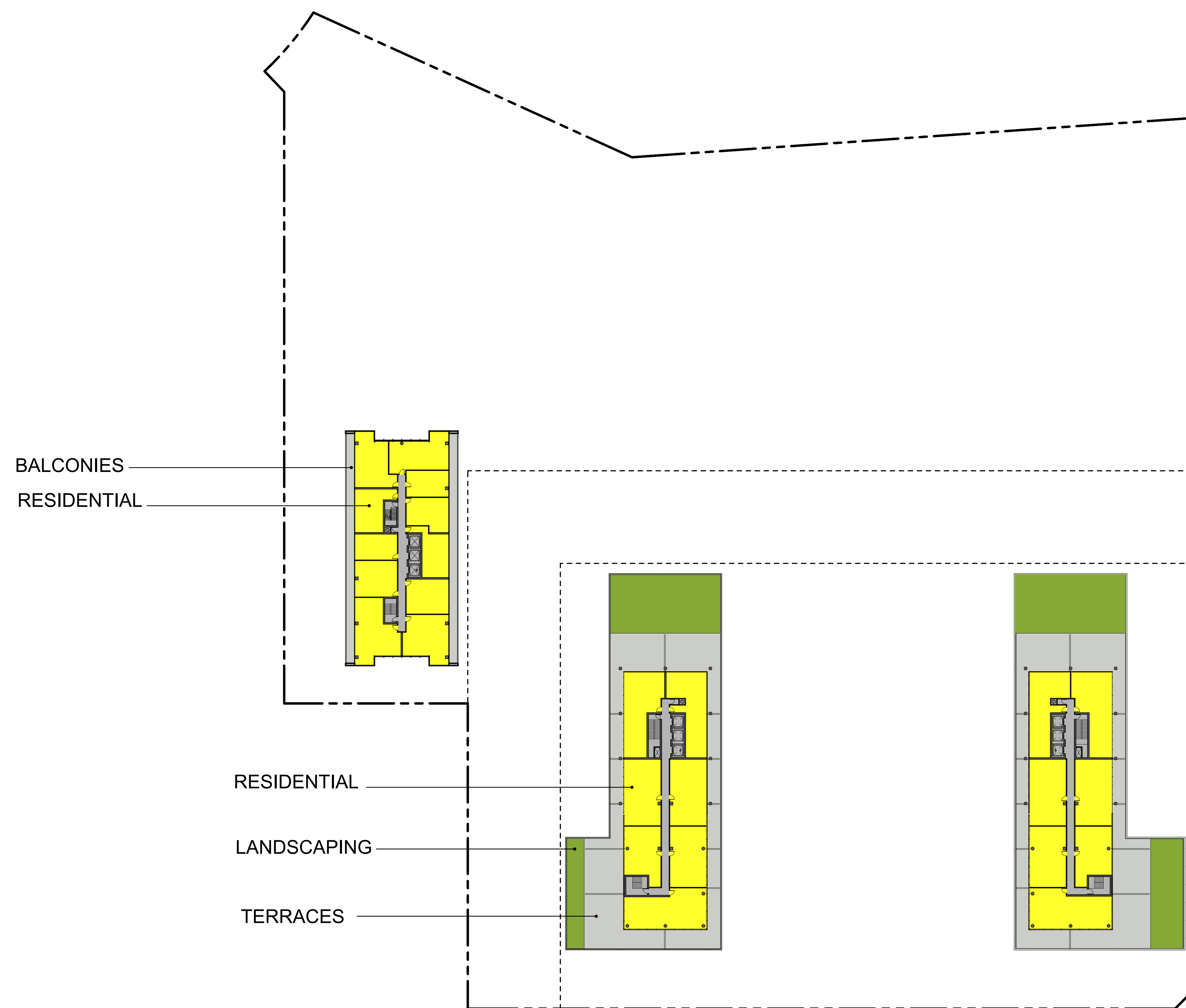


Podium Level 4 (Residential)

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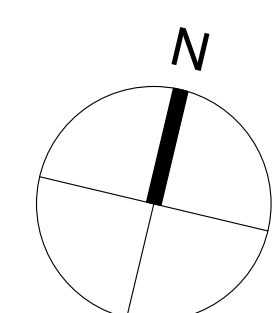
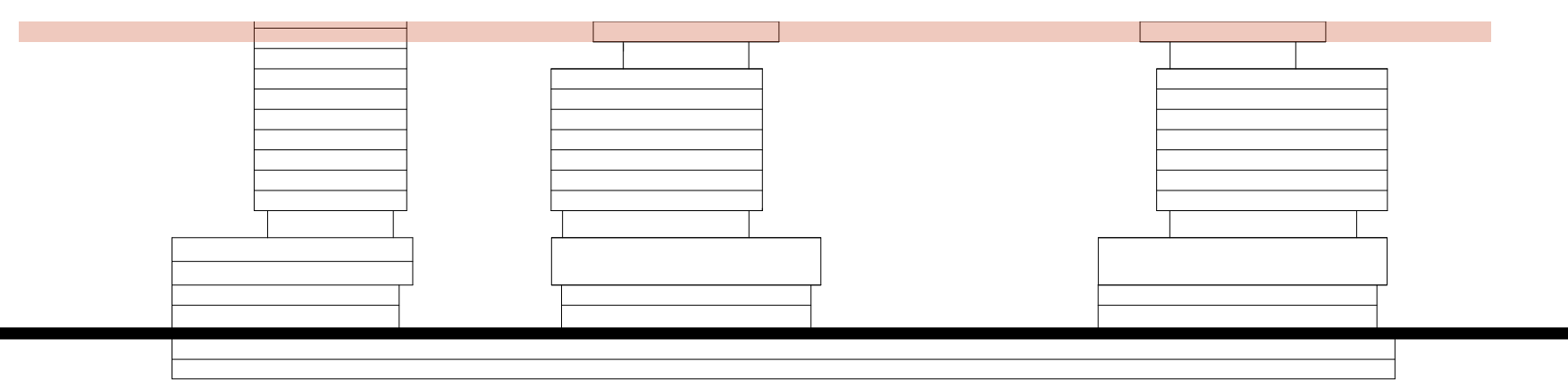


Terrace level 11 (Residential)

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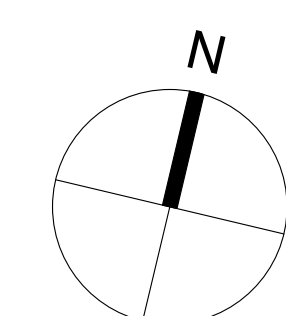
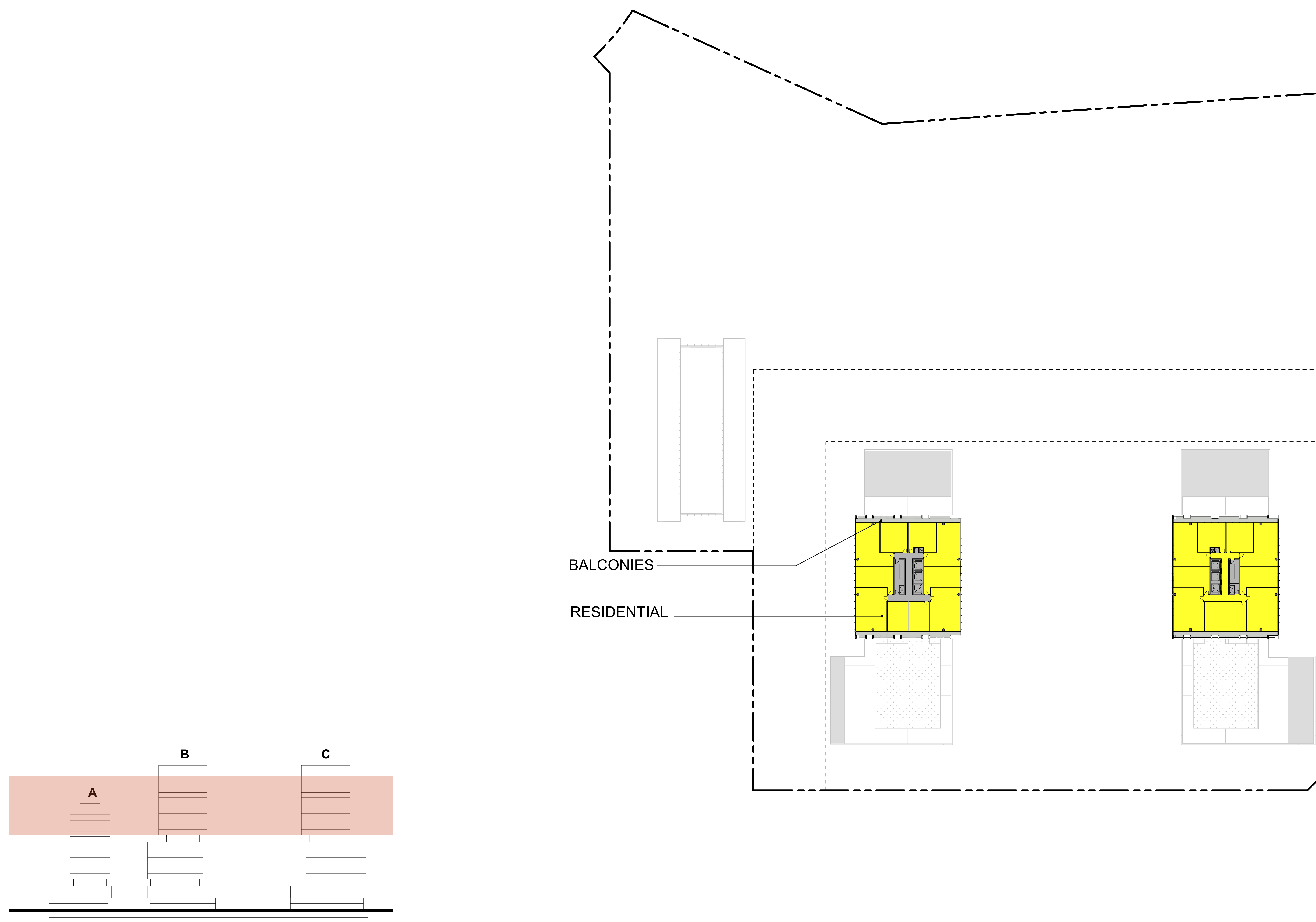


Tower Level 12 (Amenity)

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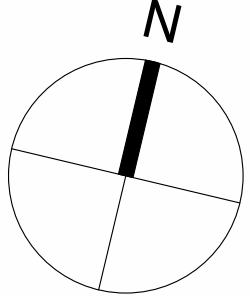
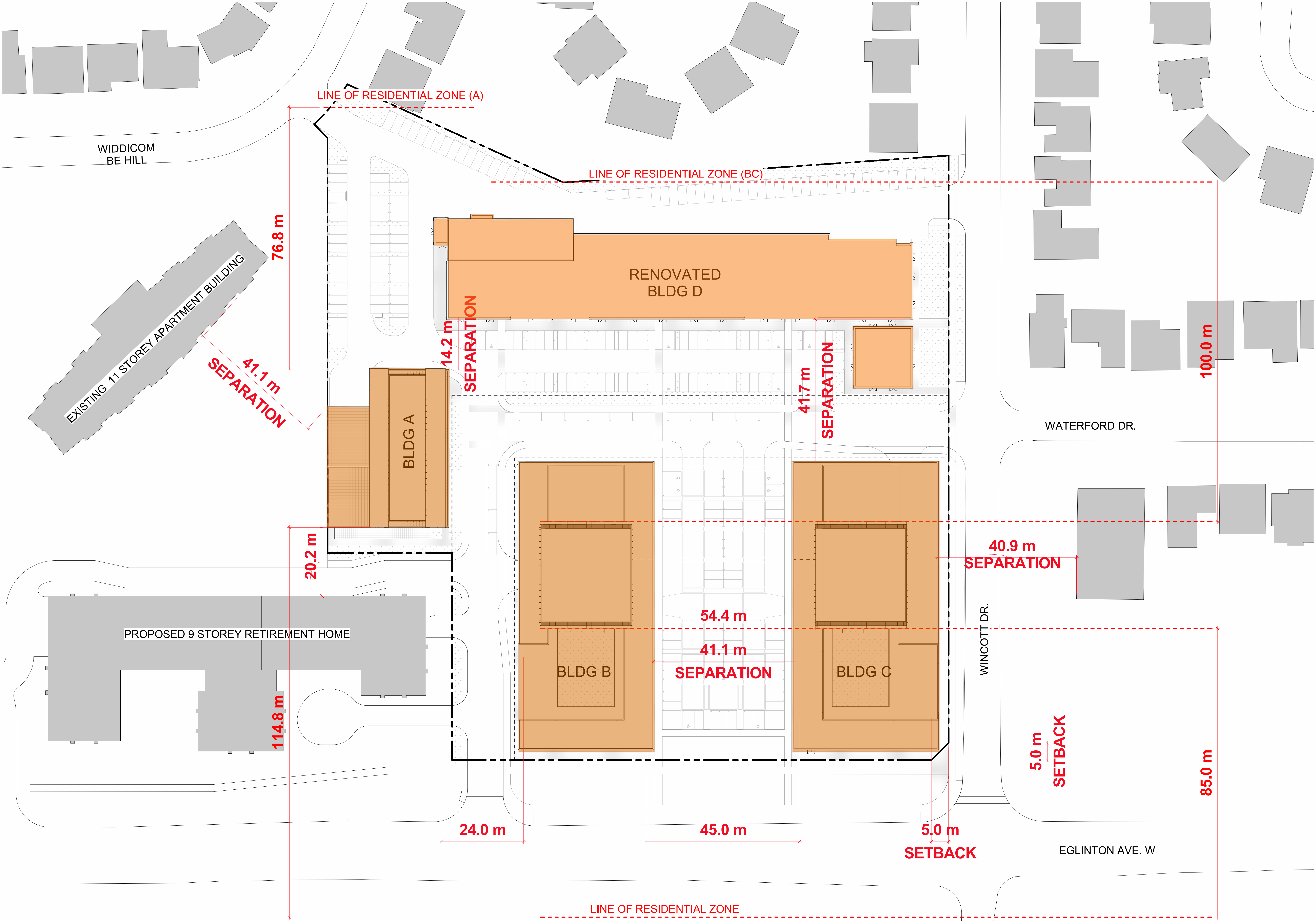


Tower Level 22 (Residential)

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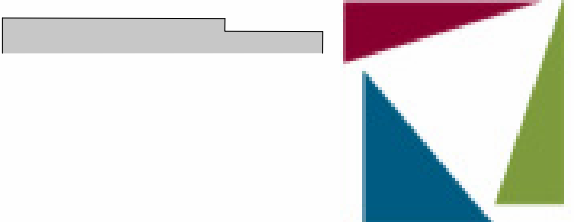




Building Separations

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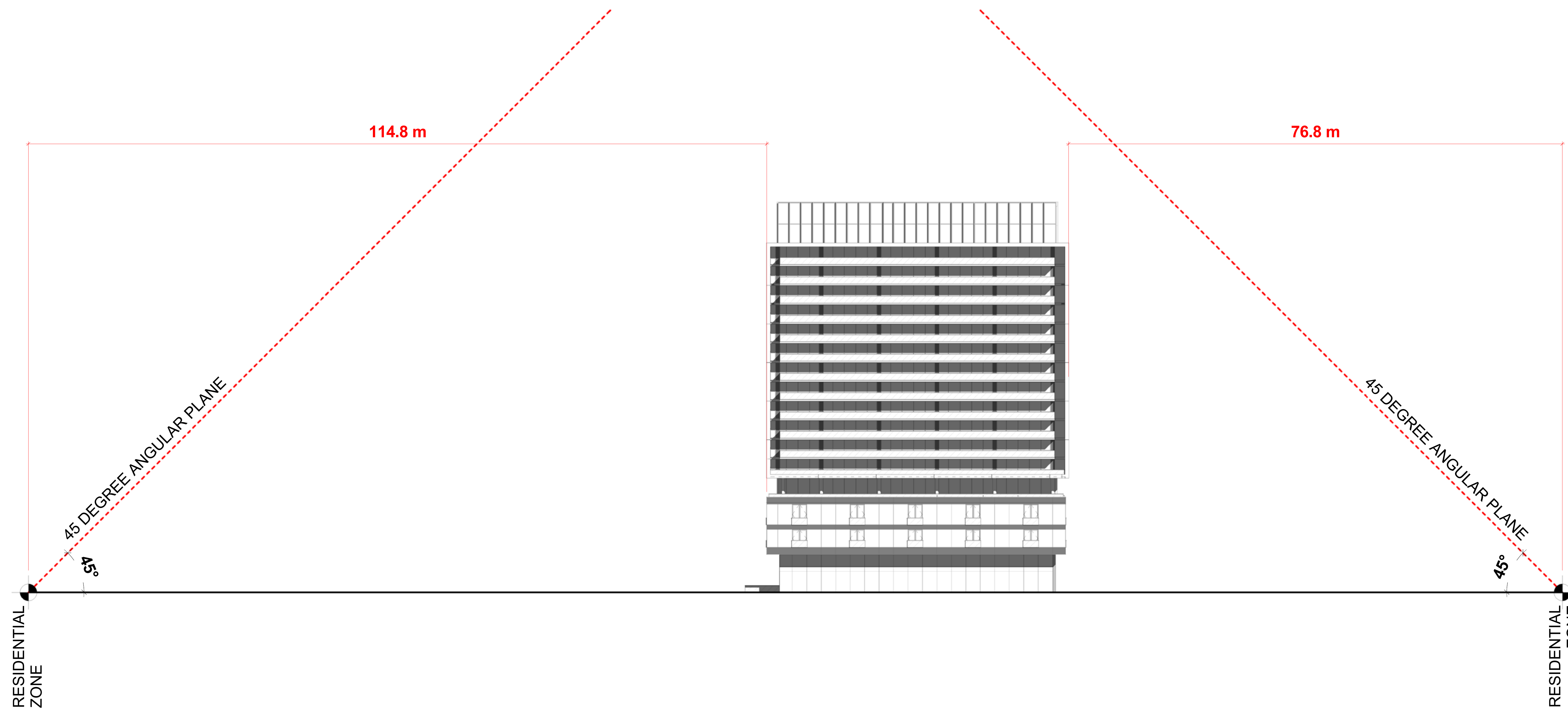
RICHVIEW SQUARE



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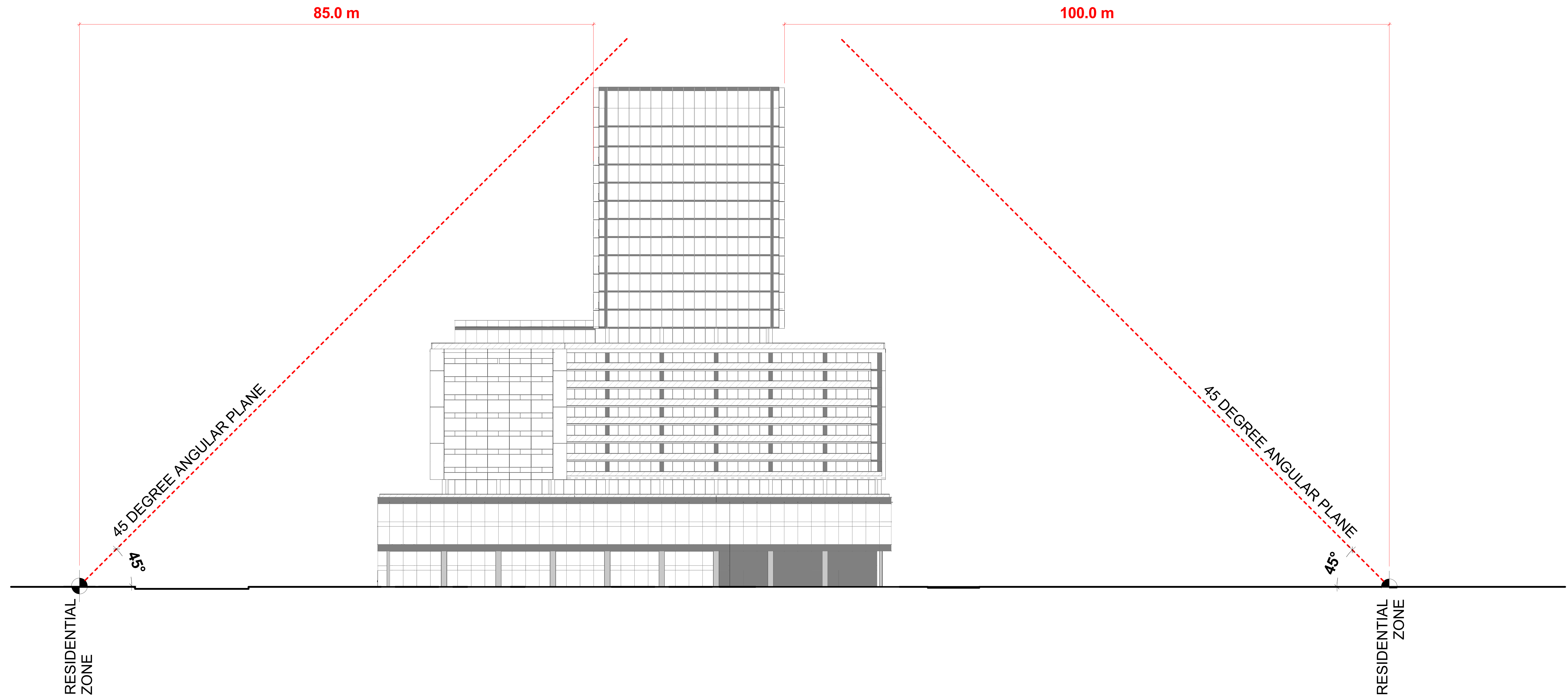


Angular Planes (A)

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Angular Planes (B&C)

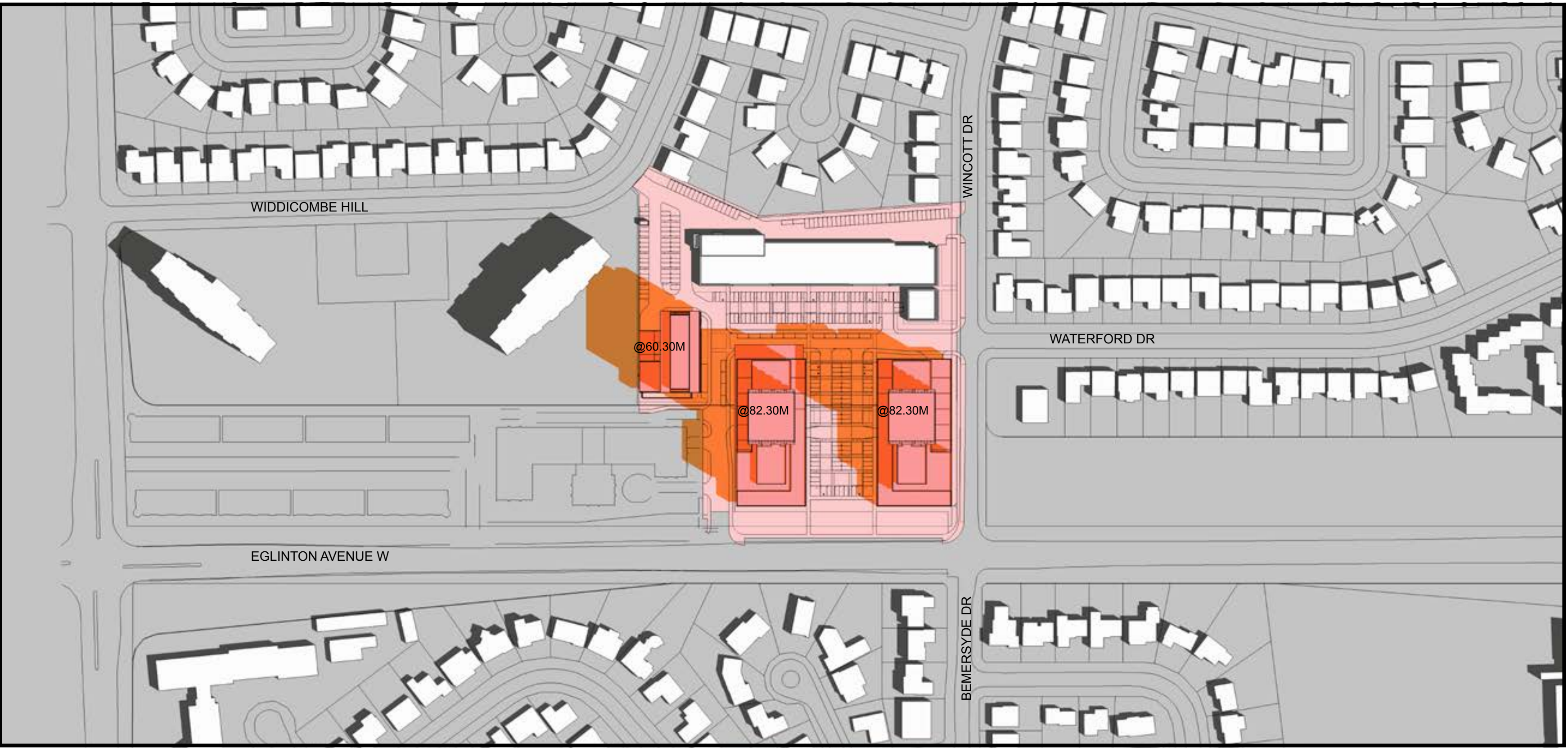
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RICHVIEW SQUARE





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10:18 AM

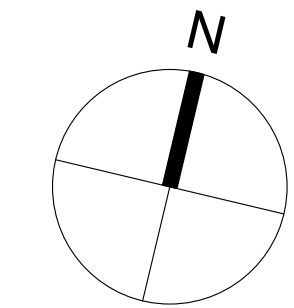


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12:18 PM

PROPOSED SHADOW



Shadow Study-June 21

4620 EGLINTON AVE. W

RICHVIEW SQUARE





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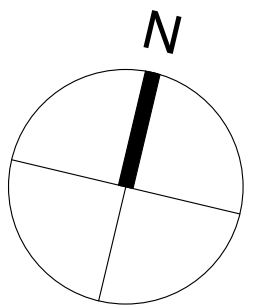


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 PROPOSED SHADOW



Shadow Study-June 21

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RICHVIEW SQUARE





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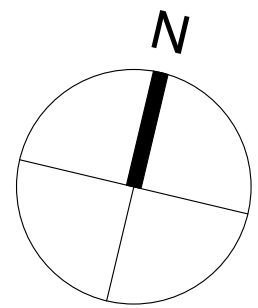


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PROPOSED SHADOW



Shadow Study-March/Sept. 21

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RICHVIEW SQUARE





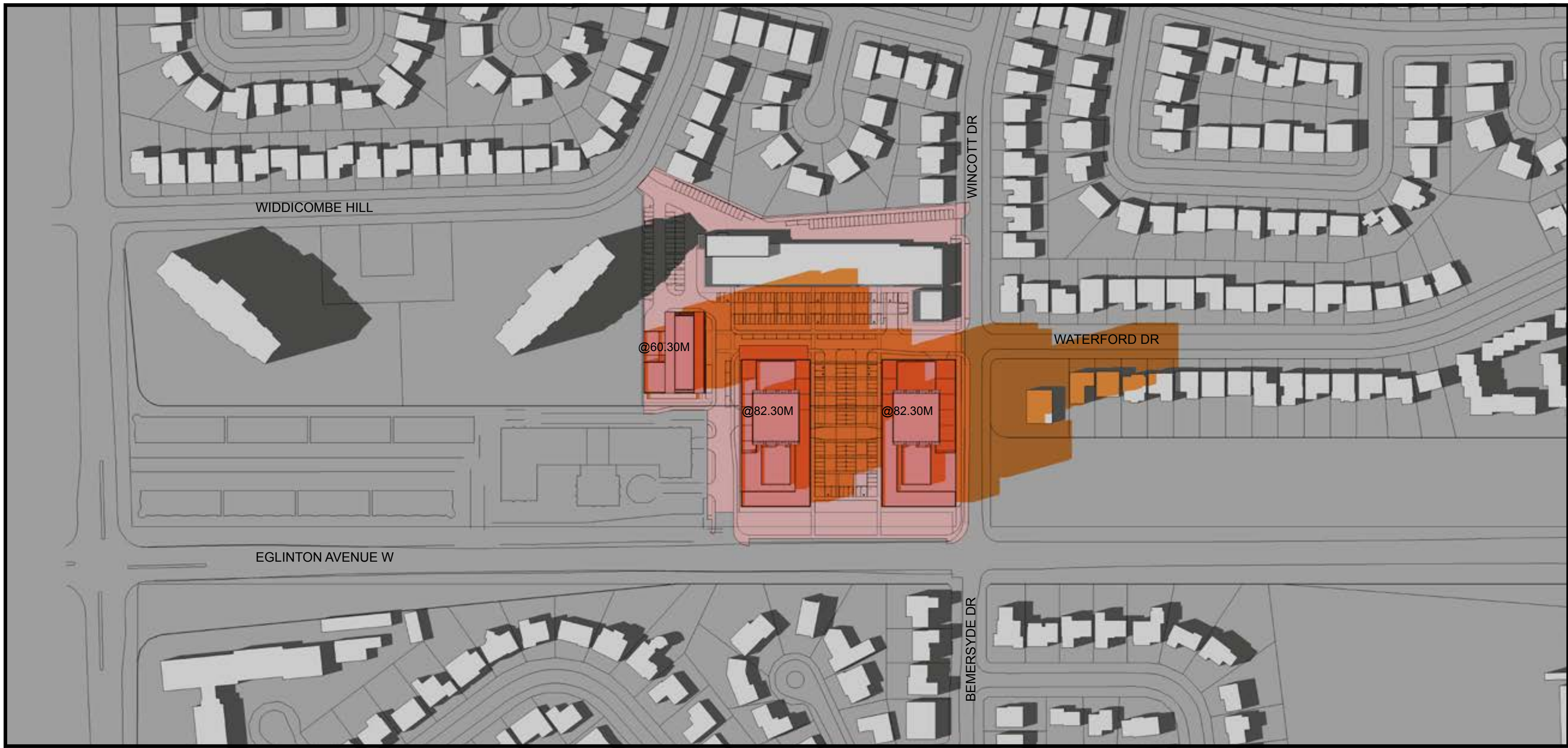
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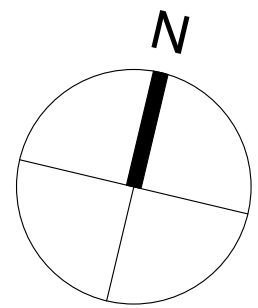


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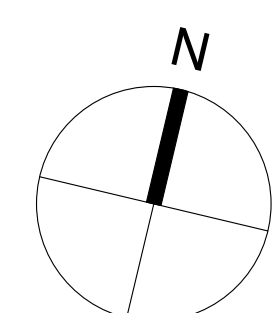
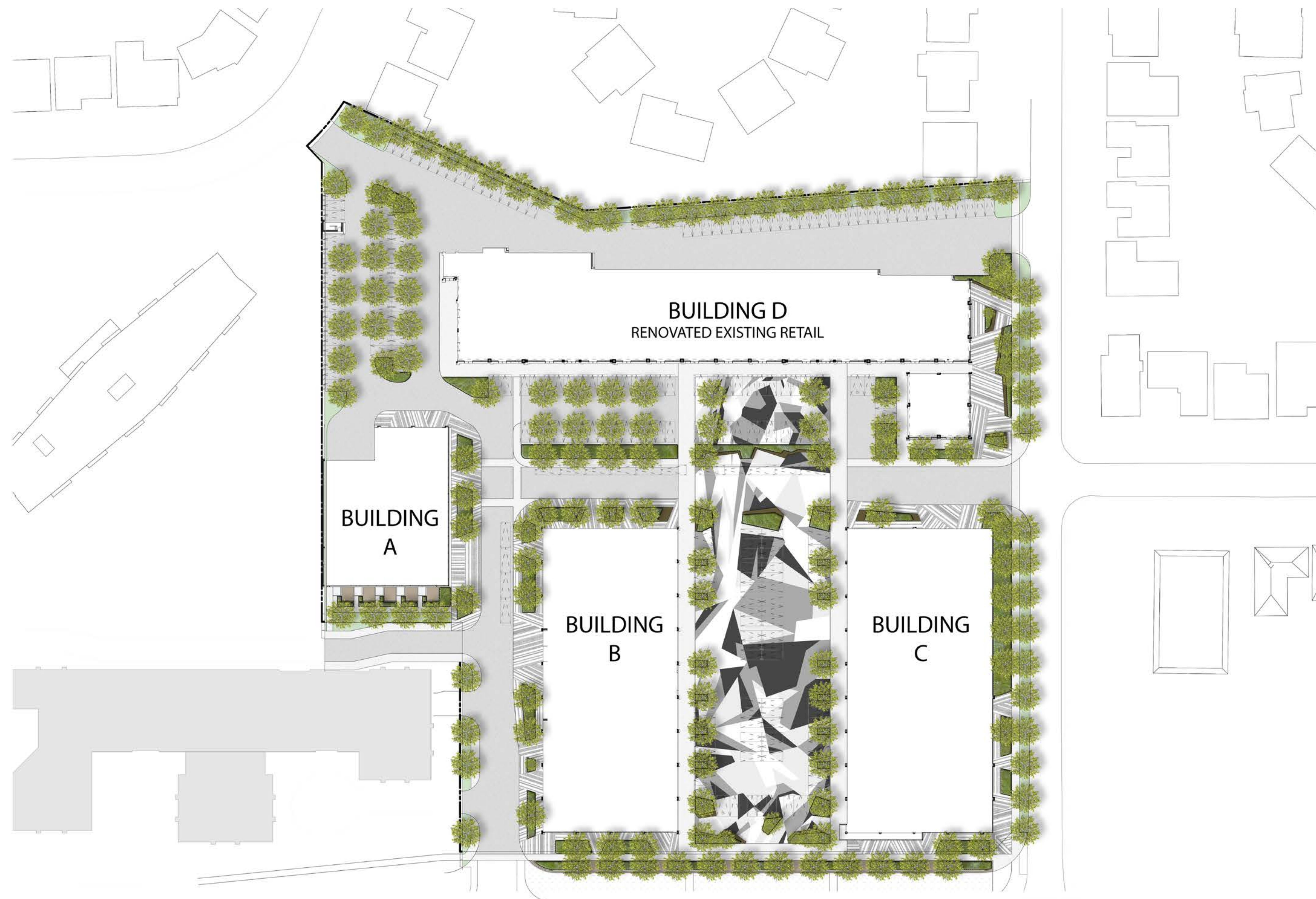


Shadow Study-March/Sept. 21

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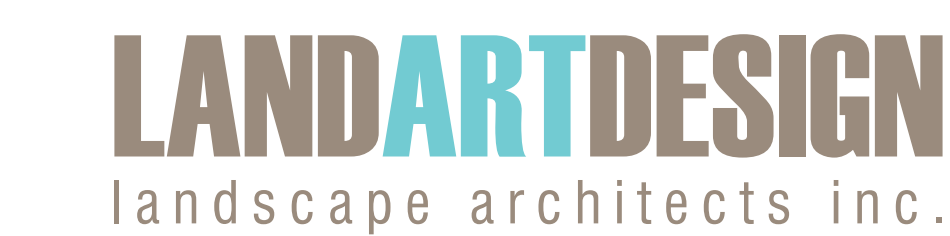


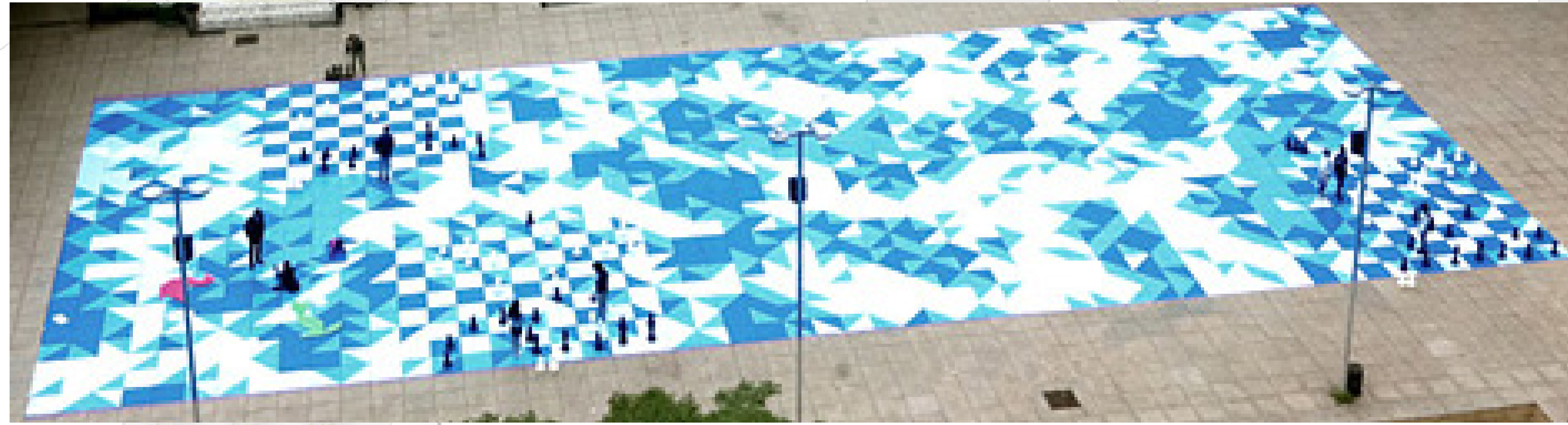


Landscape Plan

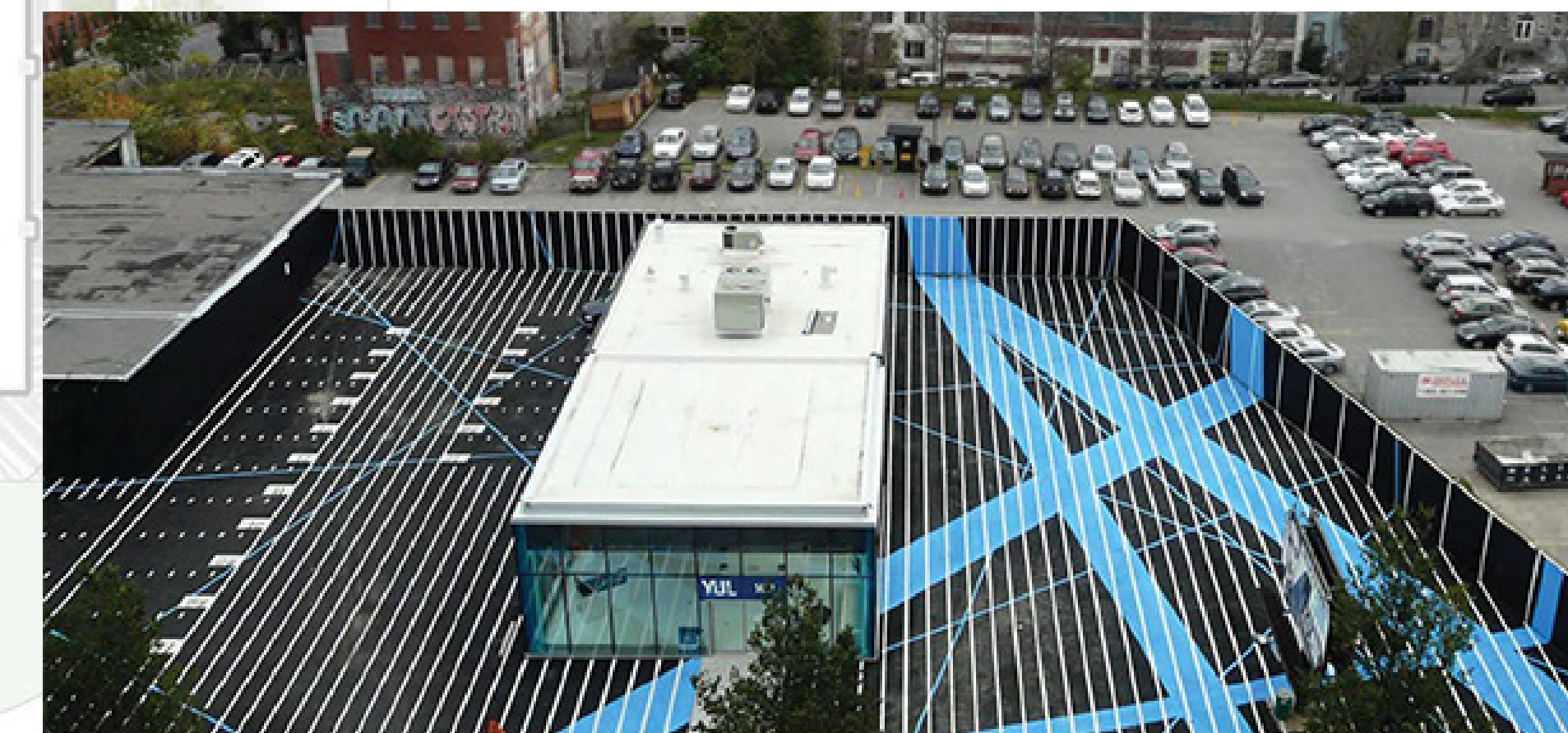
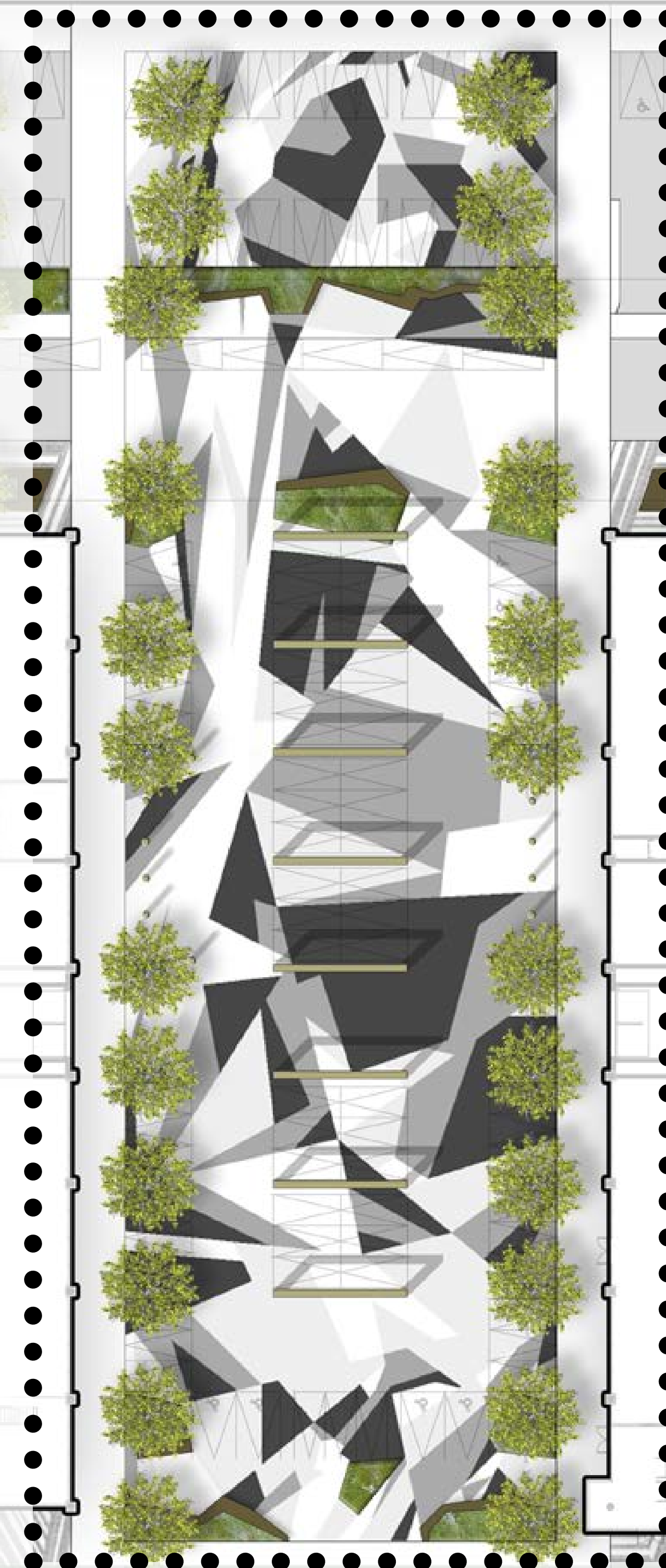
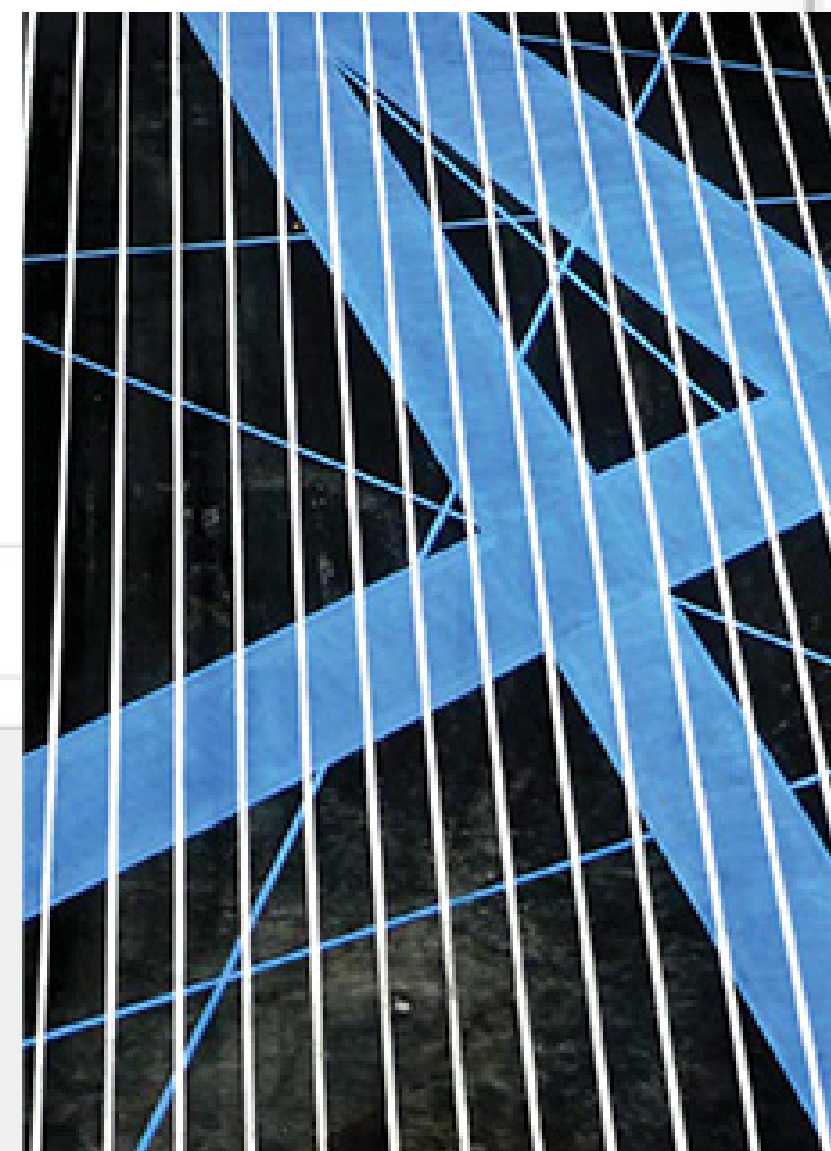
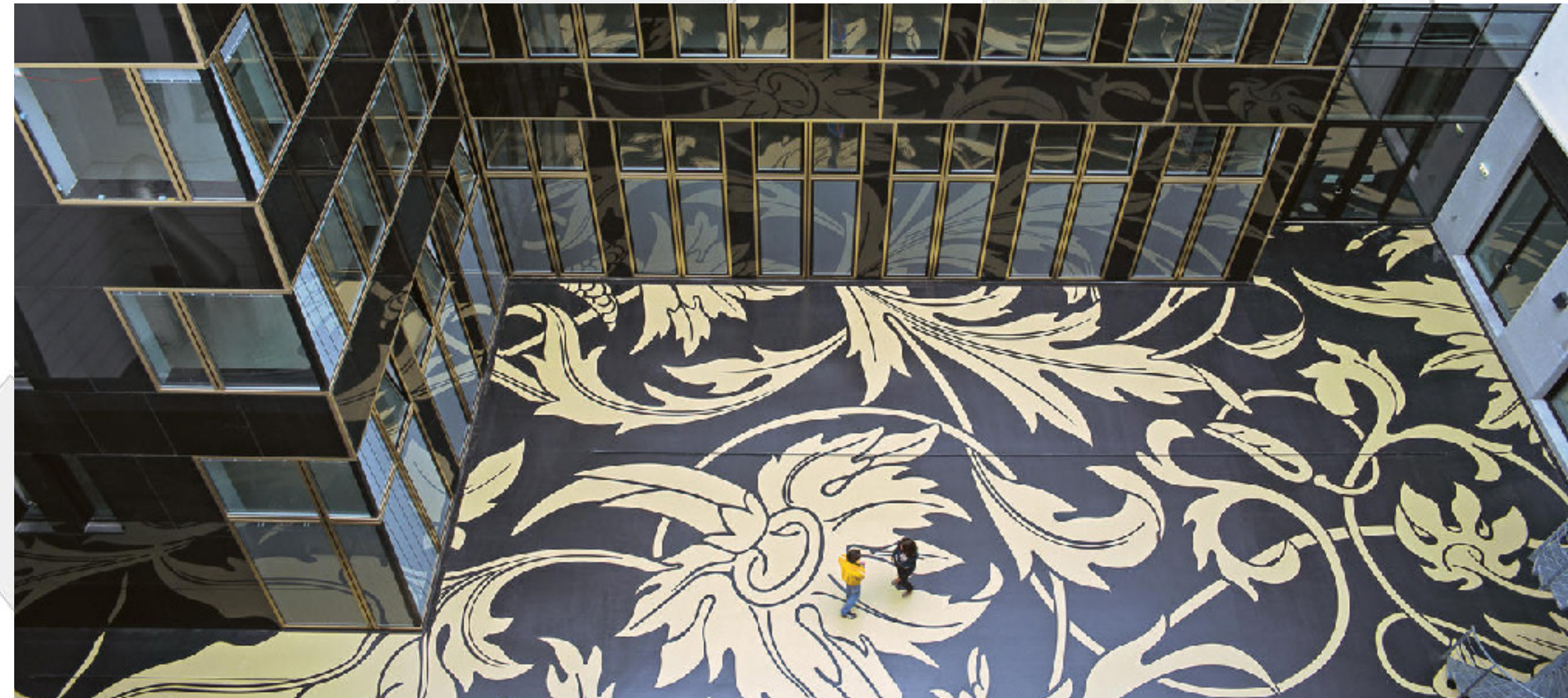
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RICHVIEW SQUARE



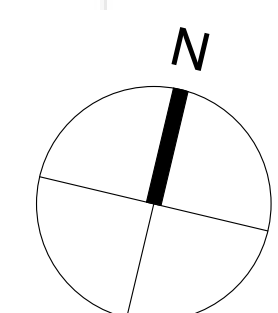


EXAMPLES OF OTHER
PAINTED PATTERNS ON
ASPHALT/PAVING



Painting on asphalt (heavy-duty traffic topping) creates a crystalline pattern throughout the plaza (parking) space.

The unified plaza connects the retail building at the north through to the P.O.P.S. at the south and forms a strong, central spine.



Plaza Paving

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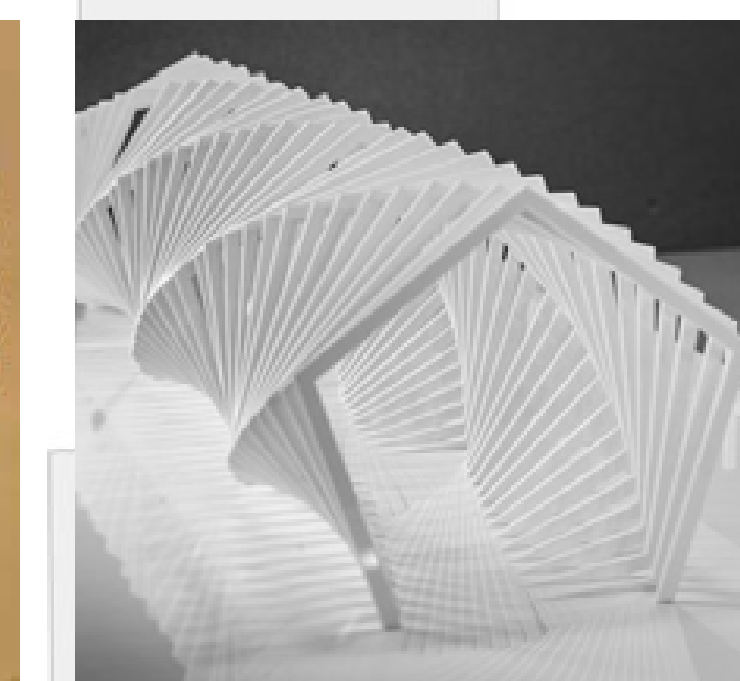
LANDARTDESIGN
landscape architects inc.

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OPT 1:
WIRE/ROPE STRUNG
OF BUILDINGS,
MIMICKING BEAMS
OF LIGHT



OPT 2:
LIGHTS HANGING
FROM BUILDING
OR FROM FRAMES



OPT 3:
SHAPES/GRAPHICS ON
FRAMES EVOLVE, MOVING
THROUGH THE PLAZA



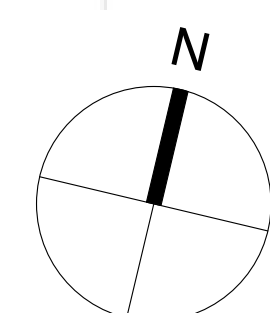
OPT 4:
TENSILE FABRIC
STRUCTURES,
HANGING FROM
BUILDING WALLS



A series of frames in the centre of the plaza support a sculptural central feature.

It animates the plaza and create a distinct identity for the entire development.

Four different options are shown here.



Central Sculptural Feature

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LANDARTDESIGN
landscape architects inc.

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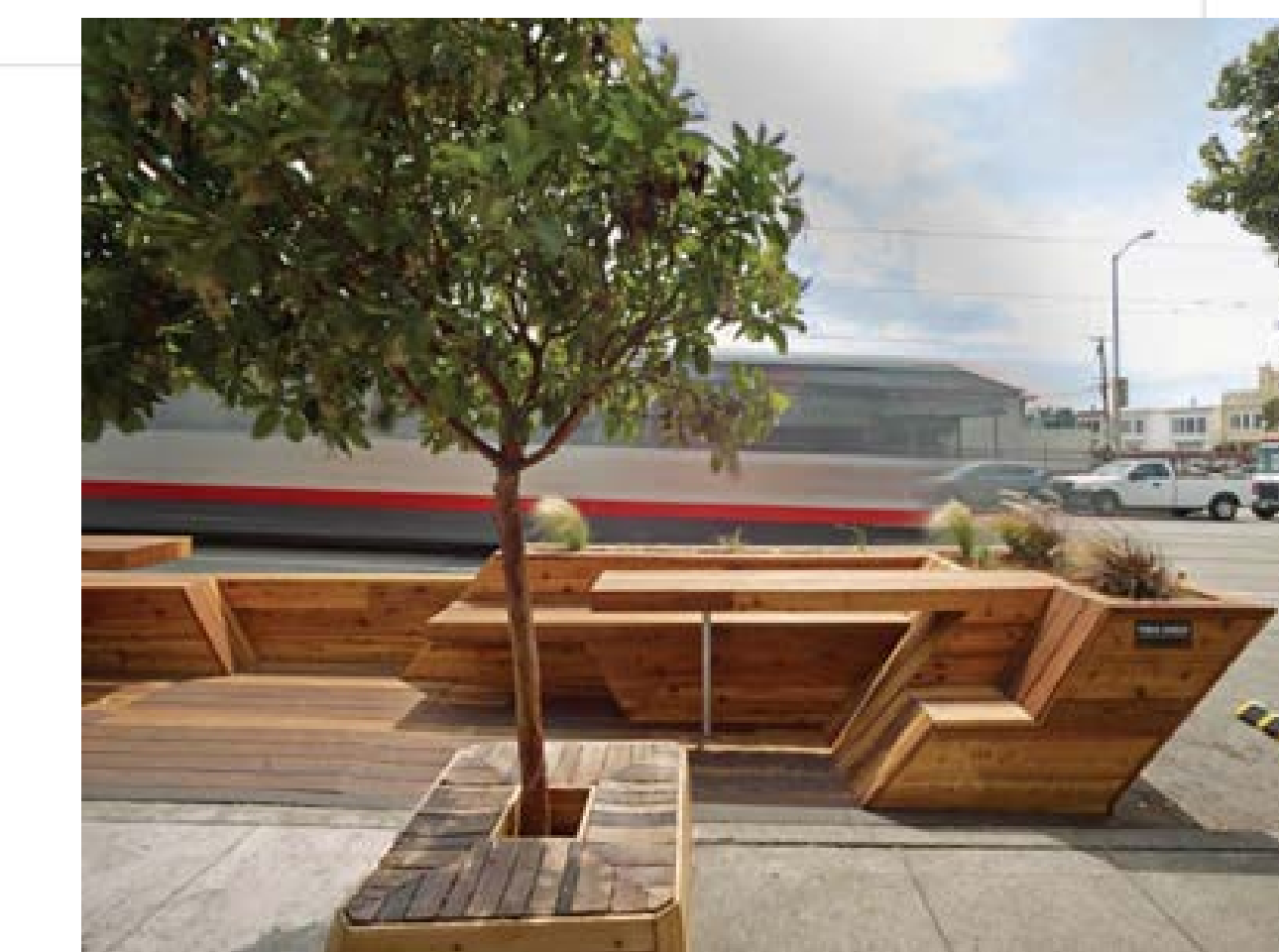
LINEAR SEATING



GATHERING SPACES



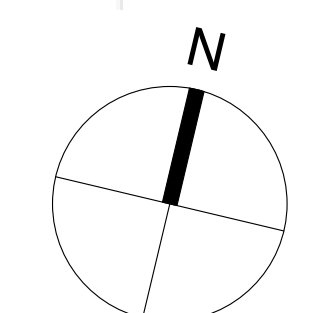
GATEWAY STRUCTURES



The P.O.P.S are proposed as neighbourood gathering spaces with a diversity of interpretive seating and group configurations integrated with planting beds.

A distinct children's play area is not incorporated, as there are much larger parks and playgrounds only a short distance away.

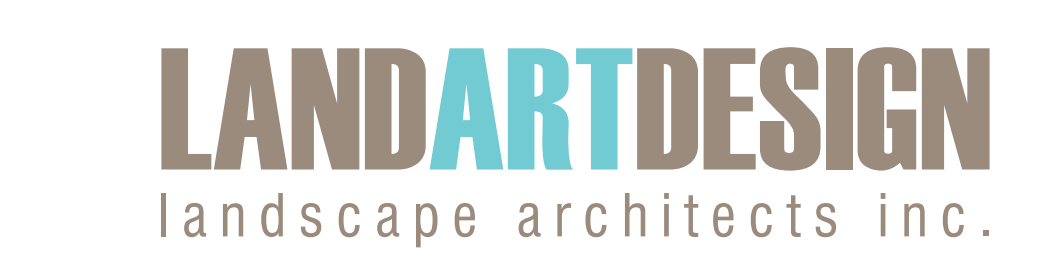
A narrow parkette is included along the new road to mirror the P.O.P.S. on the south side of the plaza



P.O.P.S. and Parkettes

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RICHVIEW SQUARE





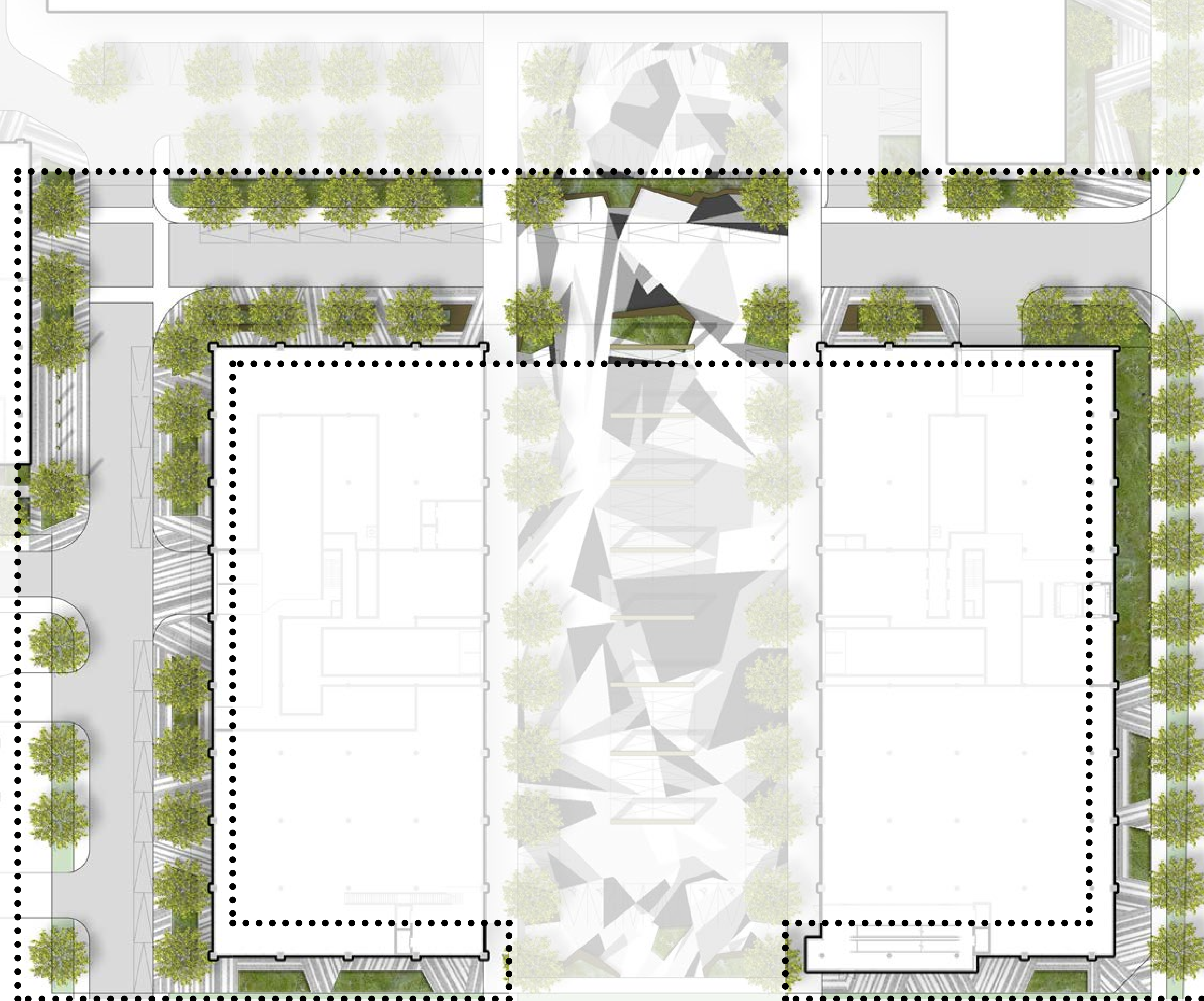
SEATING ISLANDS - CREATE LINEAR PARKETTE FEELING ALONG STREETSCAPE



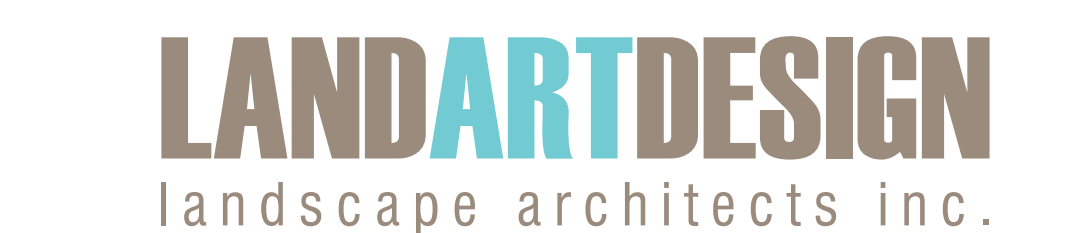
PAVING PATTERN - SIMPLE PAVERS, BOLD EFFECTS



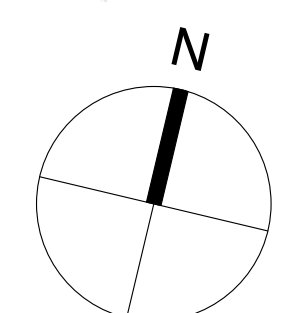
ANGULAR PLANTING BEDS



RICHVIEW SQUARE



A consistent, edge-to-edge paving pattern is use along the frontages of the new buildings. Planting beds with street trees respond to the angular pattern.



Streetscape

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SW Aerial Perspective

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NE Aerial Perspective

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Richview Square Market

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View From Eglinton Ave.

4620 EGLINTON AVE. W

RICHVIEW SQUARE



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Purpose

- Opportunity to address new and outstanding questions.
- Forum for a productive dialogue between development team and the community.

Process

- Be brief and concise to provide other community members with an opportunity to participate.
- Please respect the opinions of others. Every participant brings information, points of view, and ideas to contribute.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations is not permitted.
- Q & A will end at 8:30 pm. Project team members will be on hand in the cafeteria to answer any additional questions.
- There will be a roaming microphone and members of the team will circulate to provide an opportunity for community members to ask their questions.