

WELCOME

Thank you for attending our third pre-application community meeting. We want to hear from you – our neighbours, local businesses and other stakeholders – as we continue to develop plans for the site.

On May 27, 2017, we held Open House #1 to introduce the development team and share our development objectives. On August 15, 2017, we held Interactive Community Meeting #2 to share our refined development objectives and preliminary site plan and engage in more detailed conversations around specific development topics.

Today's community meeting is our third pre-application community meeting where we will be sharing further plans on our development. We anticipate submitting a formal application to the City of Toronto in the coming months. Further community consultation will be formally led by the City of Toronto.

The purpose of Meeting #3 is to:

- ➡ Share refined development objectives;
- ➡ Present new project information on aspects of the future development through a presentation and display boards;
- ➡ Provide an opportunity for the community to engage in one-on-one conversations with the project team; and
- ➡ Continue to gather feedback from the community.

Today's Community Meeting #3 will include the following components:

1. Presentation boards;
2. Presentation and Q&A; and
3. Opportunity to engage in conversations with the project team.

Your input is important to our process. Share your feedback by filling out a comment form and speaking with members of our project team.

Who Are We?

Trinity Development Group and Build Toronto are collaborating on this project.

Trinity Development Group and Build Toronto are working together to redevelop Richview Square and 4620 Eglinton Avenue West.

Trinity Development Group and Build Toronto are committed to engaging with the community and working collaboratively with the City of Toronto. We would like to introduce ourselves, our values and our objectives.

Trinity Development Group

Since its inception, Trinity Development Group strives to become the leader others follow. Through its belief that each and every property comes with its own unique set of opportunities, Trinity Development Group has applied its experience and innovation to turn its developments into category defining successes - separating them from the pack, and creating inspired spaces that flourish for their tenants and the communities they inhabit. Trinity Development Group is active in the following segments of real-estate development: Urban Mixed Use Centres and Large Format Centres. In each, the company strives to create spaces that allow tenants to thrive and communities to prosper.

Build Toronto

The City of Toronto established Build Toronto as an arm's-length real estate and development corporation to fully leverage its surplus and underutilized real estate assets. The company's vision is to develop surplus and underused City land to attract commercial development, create desirable jobs and improve the livability of the City. Build Toronto's mission is to be a catalyst for sustainable development, operate in a commercially viable manner and continually support City Council, City departments, the development community and the citizens of Toronto.

In addition to generating an annual dividend for the City of Toronto, Build Toronto's five City-Building Strategic Priorities are:

- Engagement
- Livable Neighbourhoods
- Sustainability
- Employment
- Transit-Oriented Development

Site Context

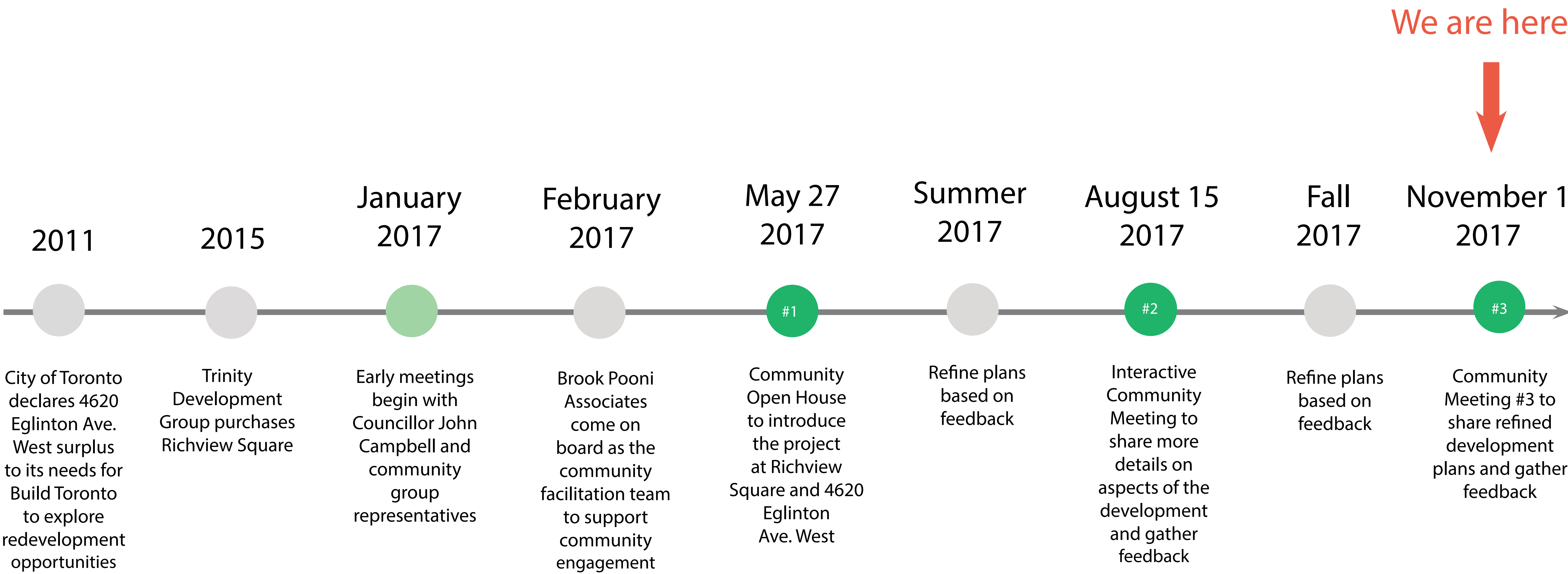
Our project proposes combining two properties – Richview Square and 4620 Eglinton Avenue West.



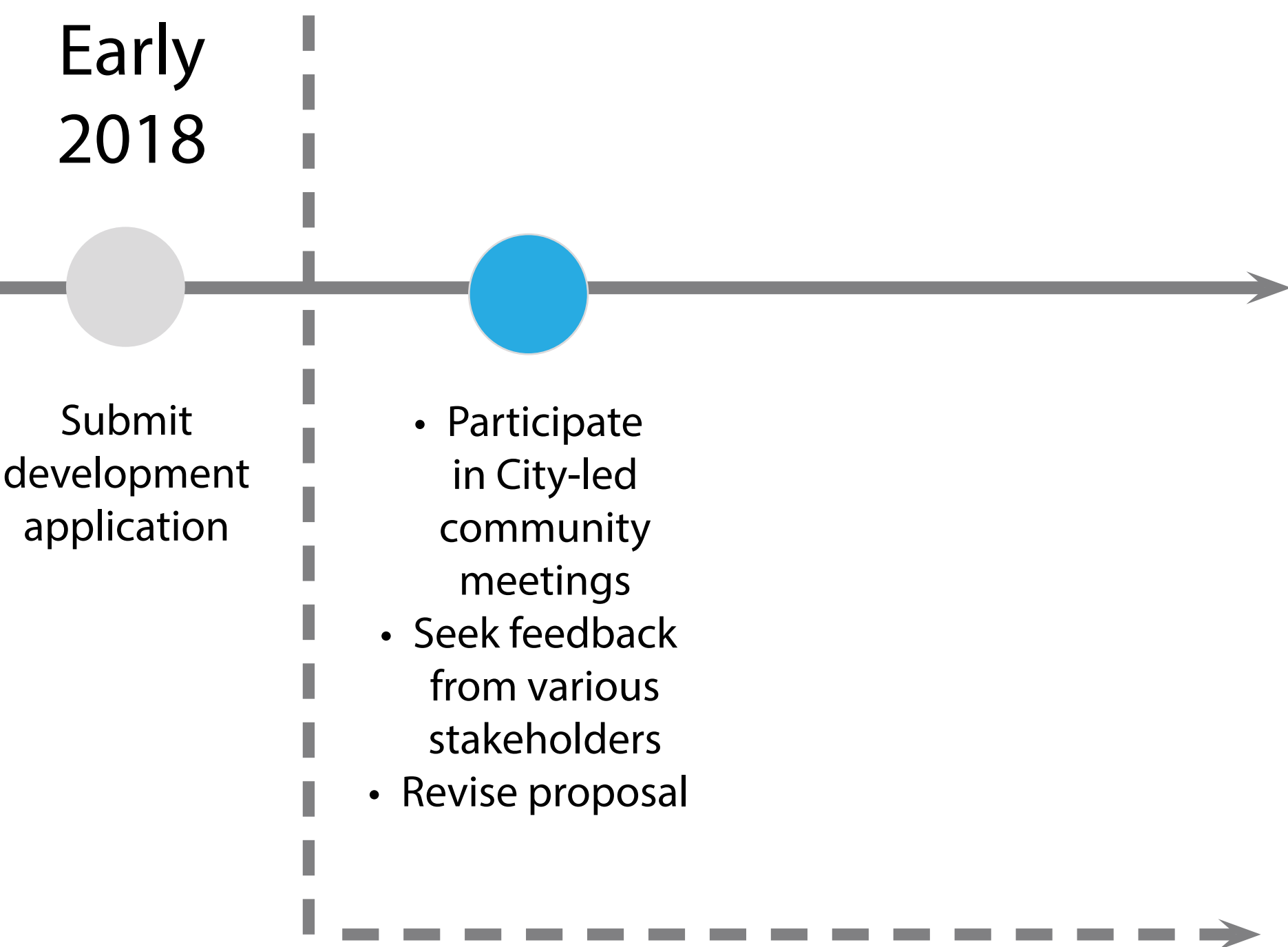
Where Are We In The Engagement Process?

We are concluding our pre-application engagement process and are committed to hearing from the community before submitting an application to the City of Toronto.

We have learned a great deal from spending time in your community. Our vision and future plans for the site will reflect some of these opportunities and will include ideas raised throughout this process.



Pre-Application Process

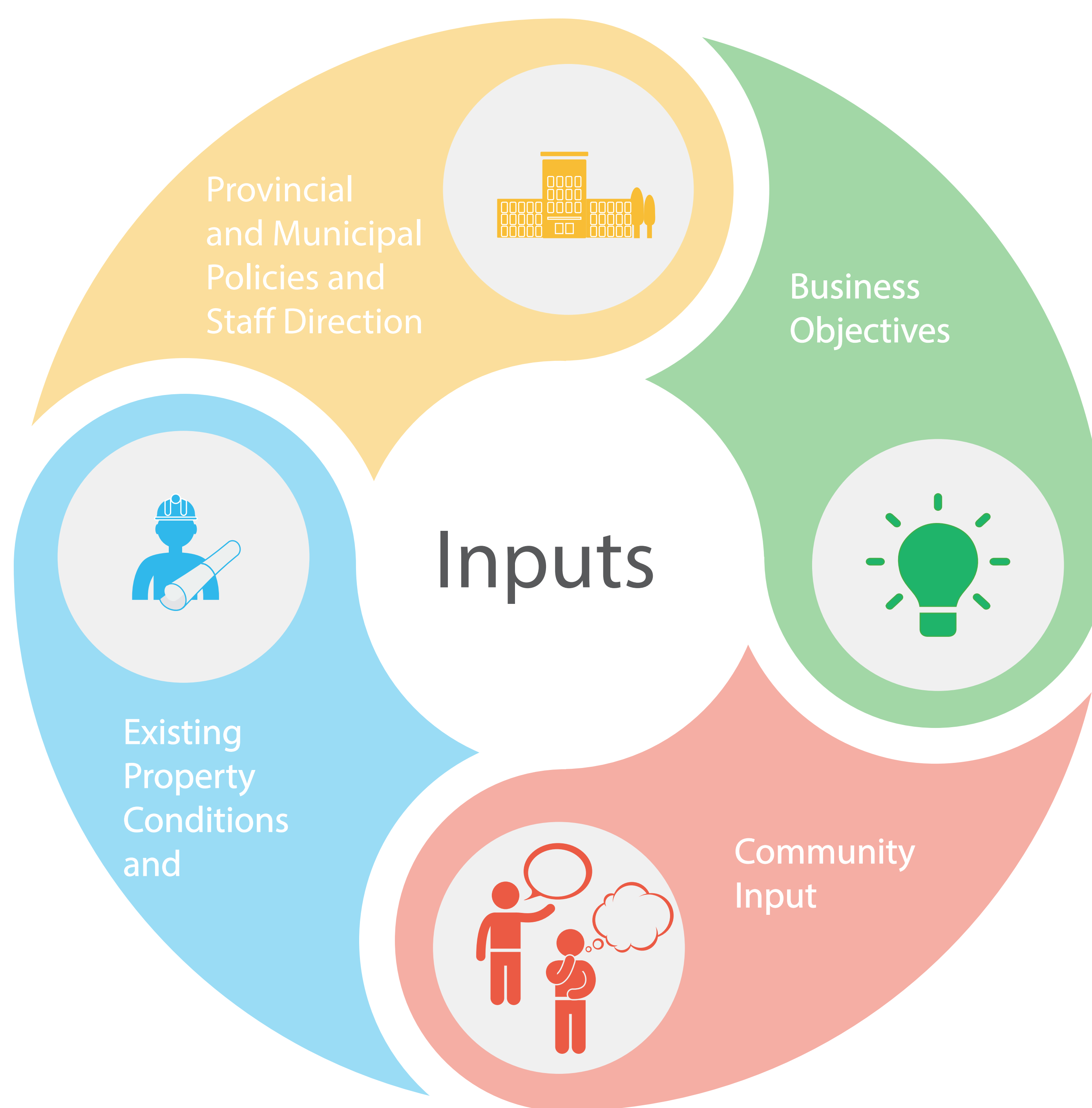


Development Application Process (typically 12-18 months)

Balancing Interests

How does public engagement inform the plans for this property?

Public engagement is a key part of the development approval process. It is one of the inputs we need to consider when undertaking a new development proposal.

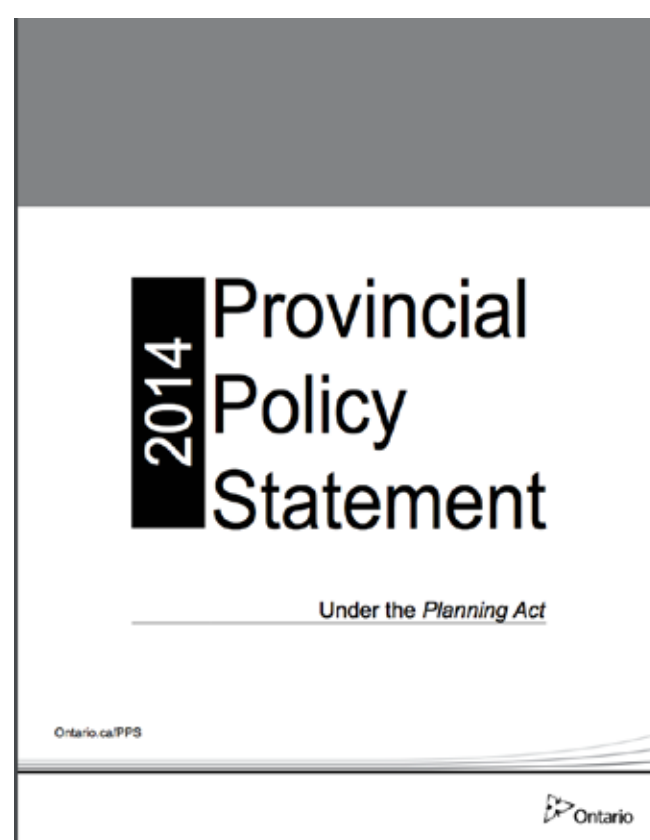


As we are developing our plans, we need to consider a number of different stakeholders and interests.

Our goal is to maintain open communication with you throughout our development process. Please provide us with your email address so that we can keep you updated.

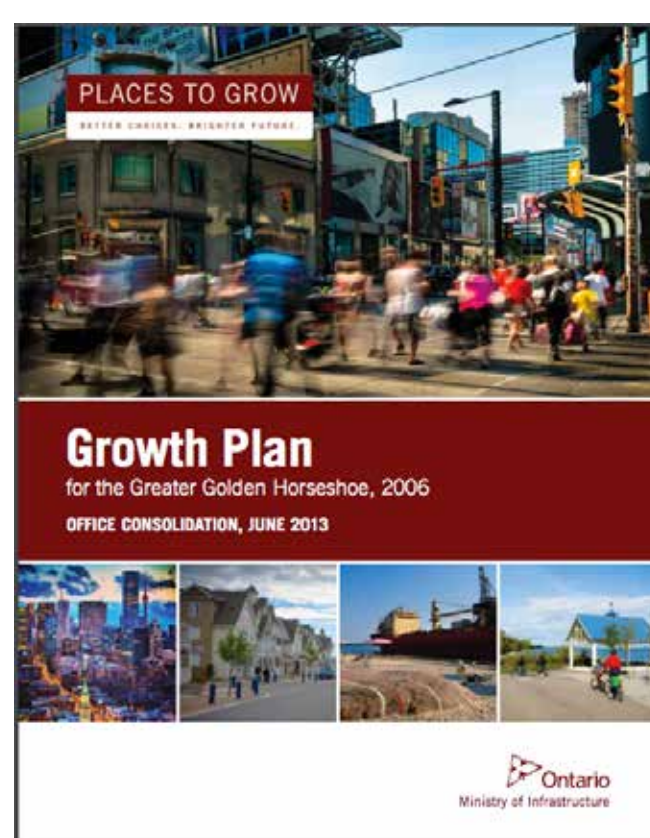
Civic Policies And Role In Community Planning

Future planning of this property is informed by Provincial and City of Toronto policies.



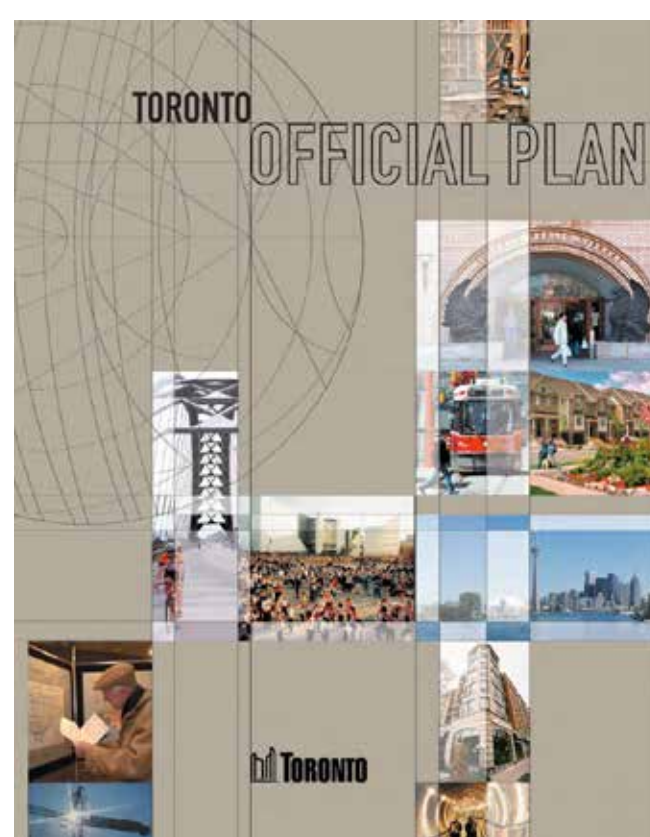
Provincial Policy Statement

The Provincial Policy Statement provides province-wide direction on land use planning to promote resilient communities, a strong economy and a clean and healthy environment. It includes policies on key issues that affect our communities including the efficient use and management of land and infrastructure, protection of environment and resources and ensuring appropriate opportunities for employment and residential development, including support for a mix of uses.



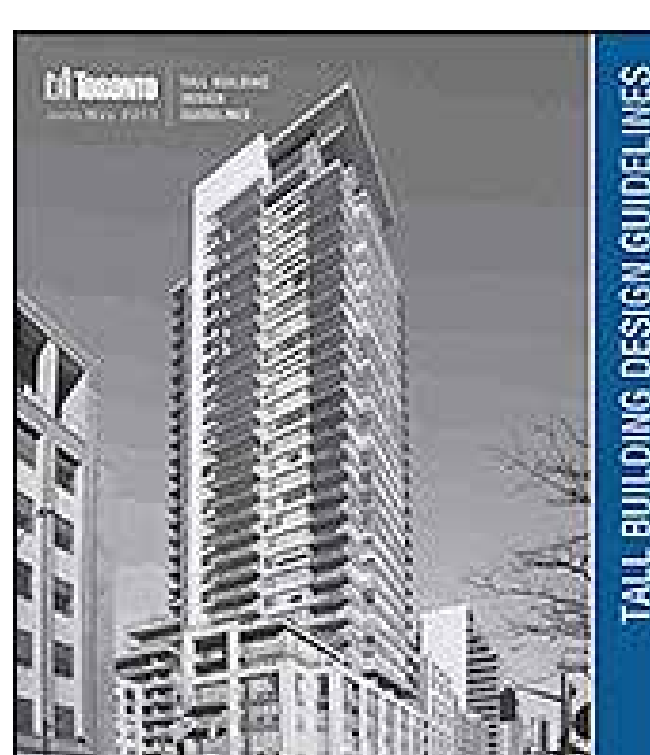
Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the region. The Plan guides decisions on a wide range of issues including transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage, economic growth and resource protection.



City of Toronto Official Plan

The Official Plan provides the policy framework to shape our city and is a statement of objectives and policies that guide city planning decisions. The current Official Plan is intended to ensure that the City of Toronto evolves, improves and realizes its full potential in areas such as transit, land use development and the environment.



Urban Design Guidelines

The Toronto Official Plan states that good urban design is an important part of its implementation strategy. Urban design guidelines, such as the Avenues and Mid-Rise, and Tall Buildings Design Guidelines, are adopted to advance the policies, goals and objectives of the Plan and help translate these directions into desired outcomes for the design of streets, parks, open spaces and buildings.



Toronto Green Standard

The Toronto Green Standard is an important performance management tool for new development aimed at lessening future infrastructure demands and environmental impacts. Toronto Green Standard integrates environmental performance requirements established through City policy, guidelines and regulations, and implements these through established land use planning processes.

Toronto Is Growing

Toronto is Canada's most populous city and the fourth largest city in North America.

Canada's population is growing and Toronto is absorbing the majority of this growth. The city's livability, diversity, vibrancy, employment opportunities and unique neighbourhoods are attracting people from all over the world. Among Canada's 33 census metropolitan areas, Toronto is ranked No.1 in population growth.

According to the Growth Plan for the Greater Golden Horseshoe, Toronto's population is approximately 2.6 million and is forecast to grow to 3.4 million people by 2041. Between 2006 and 2011, Toronto's population increased by 6.9%. By comparison, Ward 4's population increased by 1.9% during the same time frame. The population within 2 km of the project site is expected to increase by 3.2% over the next 5 years.

Growth in Toronto is focused in the Downtown and Central Waterfront, Centres, Avenues and other Mixed-Use areas with good access to public transit, jobs, retail and amenities.

Our project site is located along an Avenue and is defined as a Mixed-Use area within Toronto's Official Plan.

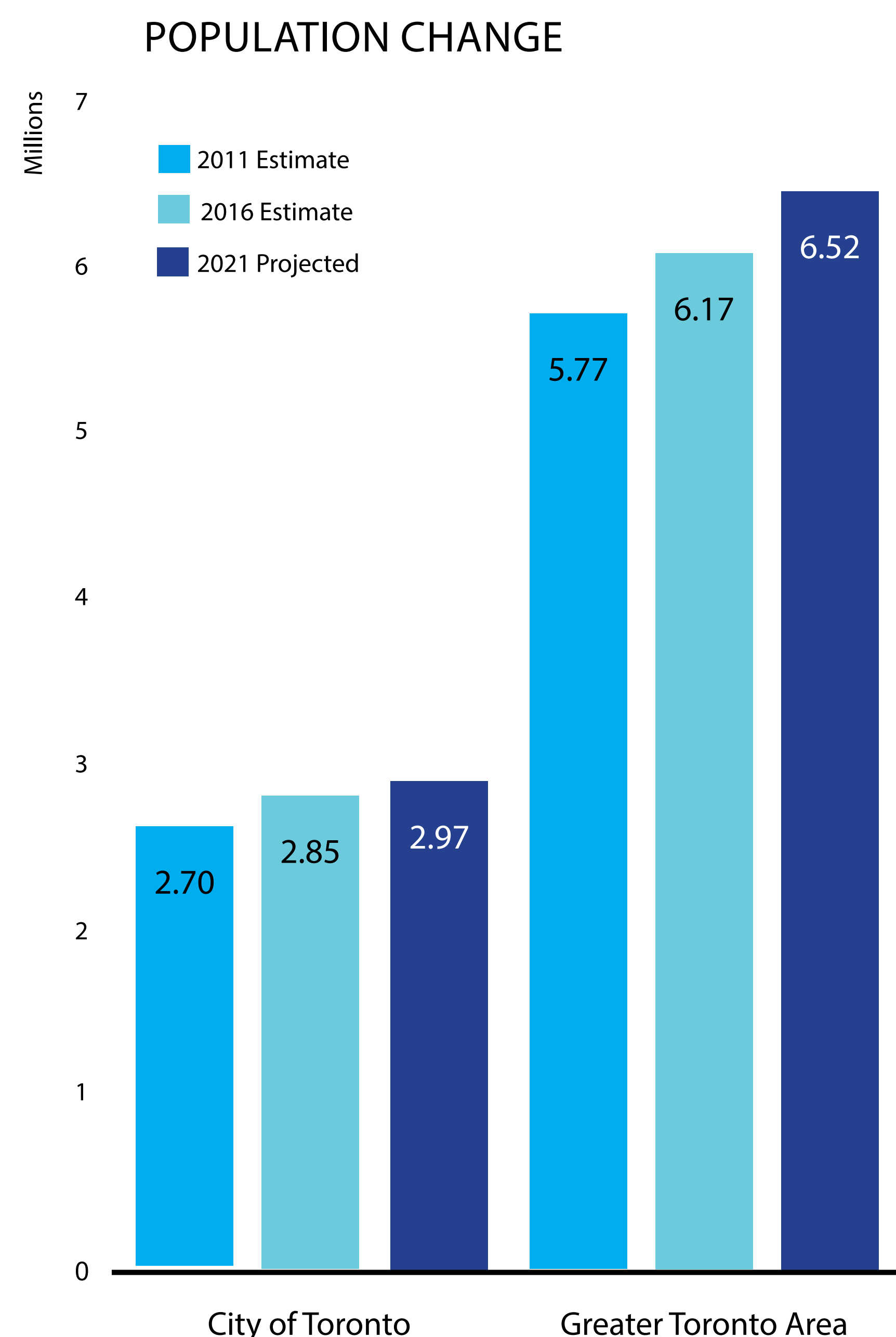
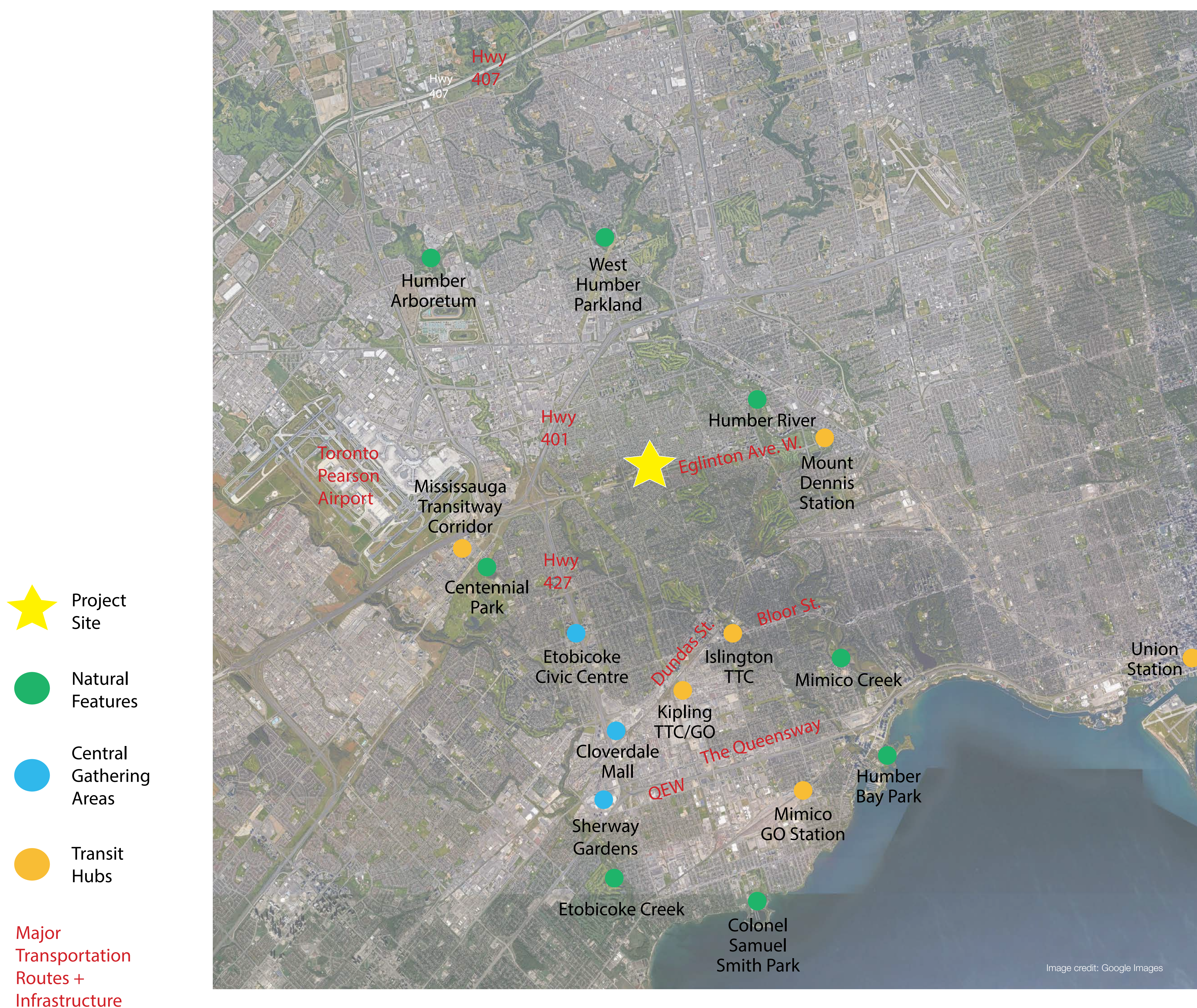


Image credit: Tom Moeres

Etobicoke & Understanding the Local Context

There are a number of things we understand about the local area.

Etobicoke has been growing, much like the rest of the GTA. We need to have a greater understanding of our project's role within the neighbourhood, city and region. This includes an awareness of transit planning, transportation infrastructure and how we can become a focal point on Eglinton Avenue West. A new development on this arterial street requires a thoughtful understanding and awareness of the surrounding context.



Your Local Community

The project site is located in Etobicoke within the Richview Gardens neighbourhood in close proximity to parks, transportation routes and schools.

The community surrounding the site is primarily residential. Originally an agricultural community, the streets of this neighbourhood are now lined with mature trees and a mix of post WWII bungalows and high rise buildings. The following is within 1km of the site:



Housing

- There is a mix of single family homes, high rise buildings and townhouses.
- 45% of dwellings are owned.*
- 55% of dwellings are rented.*

*Statistics Canada, 2016



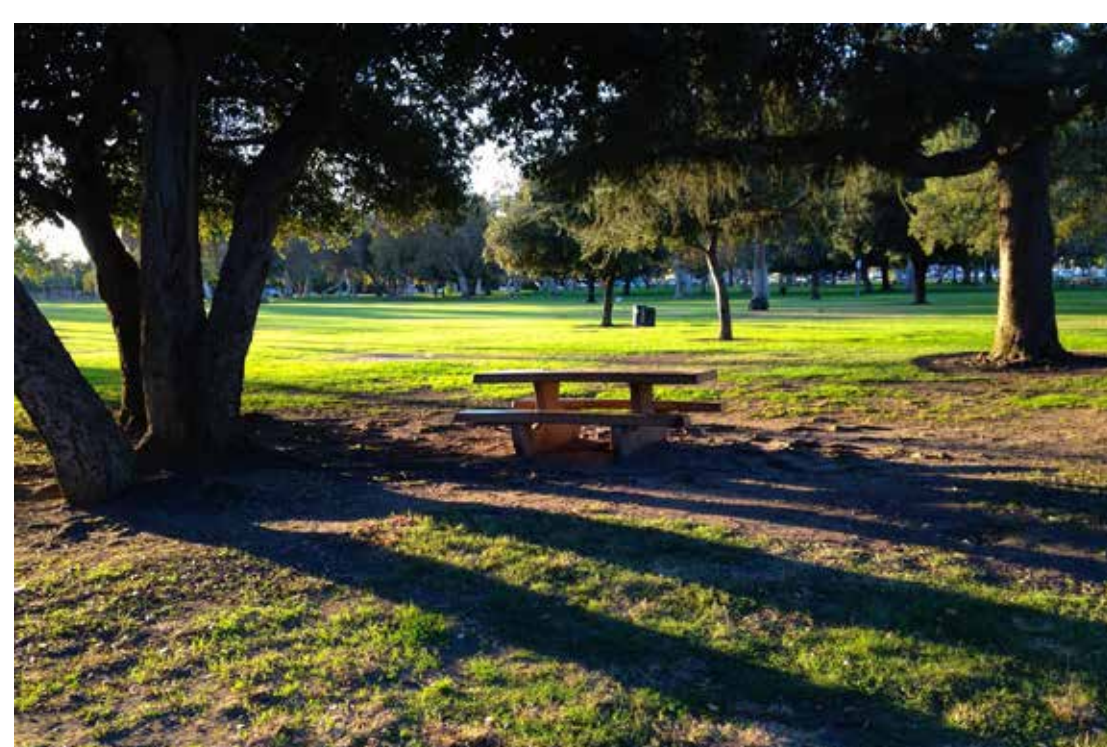
Transportation

With access to east-west and north-south highways, five arterial roads, and surface transit routes that connect to the GO and Bloor-Danforth and Yonge subway lines, the Richview community is well connected to different parts of the Greater Toronto Area. Toronto Pearson International Airport is less than 10-minutes away by car from the project site.



Retail

There are several small retail plazas within the Richview community. Retail offerings in these small outdoor retail plazas include Metro, LCBO, neighbourhood shops and services, among others. Overall, we have heard the residents are underserved by retail in this community.



Parks

Our project site is well situated in a neighbourhood of parks. Over 9 public parks are accessible within a 1-km radius of our project site, the largest of which are Silver Creek Park and Richview Park.

A Placemaking Opportunity

The development of Richview Square and 4620 Eglinton Avenue West presents a unique placemaking opportunity.

The proposal for the future of this site strives to enhance the existing retail experience, provide new housing for a growing community, and introduce public gathering spaces to maintain the quality of life in this neighbourhood. There is an opportunity to create a new neighbourhood destination that integrates with the surrounding community in the heart of Etobicoke.



Development Objectives

The first step in our process was to establish a set of development objectives to inform our thinking for the site and to ensure a thoughtful approach throughout our planning process.

Based on the feedback received from the community, we have refined our development objectives.



1. Enhance the Retail Heart of the Community

Richview Square has been a destination for the community and we want to create a new legacy project and heart for Richview.



2. Generate City-Building and Financial Value for the City of Toronto

One of Trinity Development Group's focus areas is Urban Mixed Use Centres that strive to create spaces that allow tenants to thrive and communities to prosper. Build Toronto's approach to development is to create greater financial and City-Building value from the City's underutilized real estate assets.



3. Integrate a Number of Land Uses on the Mixed-Use Site

The integration and mix of land uses makes for a balanced development.



4. Focus on Great Urban Design and Architecture

Great projects have great urban design and architecture.



5. Create New Residential Opportunities

Etobicoke is growing and new housing options are needed to accommodate a range of residents.



6. Enhance the Retail to Serve the Community

We want to create a diverse retail environment that is relevant to the neighbourhood and that can serve the community of today and tomorrow.



7. Ensure Open Communication Throughout the Community Engagement Process

We want you to be engaged. Your feedback will assist us in shaping our future proposal as we are considering the right balance between planning policies, site geography and the advice of our development partners.



8. Ensure Integration with the Surrounding Neighbourhood

The new joint development should respect and enhance its surrounding established neighbourhood.

What We Heard

Since January 2017, we have held a number of informal meetings with representatives from the Richmond Gardens Ratepayers Residents Association and Friends of Silver Creek School, and hosted two pre-application community meetings.

On May 27, 2017 we held Community Open House #1 to learn about your neighbourhood and priorities, share our development objectives and gather your feedback. On August 15, 2017, we held Interactive Community Meeting #2 to share more information on aspects of the future development, our refined development objectives and preliminary site plans.

This is what we heard were important considerations as we developed a comprehensive plan for the combined properties:

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

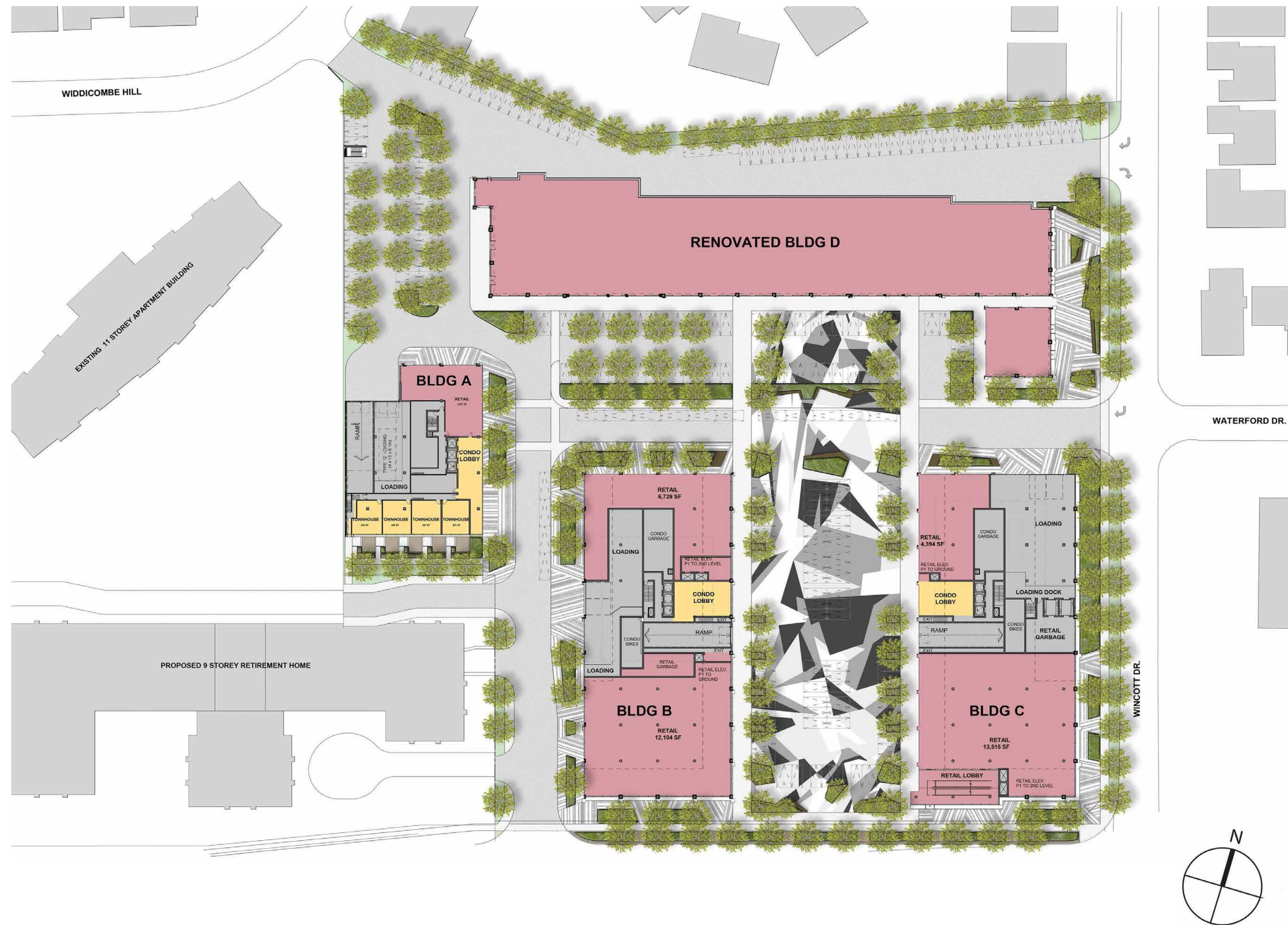
This is what we heard the community wanted more information on:

- 1 Traffic
- 2 Affordable Housing
- 3 Height and Density
- 4 Inclusion and location of public gathering spaces
- 5 Location and safety of parking
- 6 Opportunity for the inclusion of community gathering space

Site Plan



Landscape Plan



The Plan In Detail

We are excited to share our plans for Richview Square and 4620 Eglinton Avenue West with you today.

Integrating Land Uses

- Integration and mix of land uses
- New opportunities to live, work, shop, and play
- Supporting the Official Plan land use designation

New Residential Opportunities

- Etobicoke is growing and new housing options are needed
- New residential opportunities encourage positive growth, support various stages of life and promote retail vitality and vibrancy
- New housing options will include a range of sizes, amenities for an active community and underground parking

Enhanced Retail

- Enhanced retail to serve the community of today and tomorrow
- The retail proposal includes renovating the existing retail block, and incorporating new at-grade retail at the base of three proposed buildings

Public Gathering Spaces

- Supporting a strong sense of community through great urban design, public realm and the creation of new public gathering spaces
- Flexible gathering spaces in key locations can be used for various programming activities
- Public realm considerations include safety, walkability and comfort
- Support a sense of place through careful planning and design

Renderings



Renderings



Thank you

Thank you for attending Community Meeting #3. Your feedback is valuable to our team and an important part of the planning process.

Today's Community Meeting #3 provides an opportunity to learn more about the plans for Richview Square and 4620 Eglinton Avenue West, ask questions and share your feedback. Members of our project team are on hand to answer your questions, and please share your feedback by filling out a comment form.

Visit buildtoronto.ca/4620 to stay informed.

If you have any questions, please contact Aliya Tejani, Brook Pooni Associates at atejani@brookpooni.com.



Interactive Community Meeting #2, August 15, 2017



Interactive Community Meeting #2, August 15, 2017



Interactive Community Meeting #1, May 27, 2017



Interactive Community Meeting #2, August 15, 2017



Open House #1, May 27, 2017