

Richview Square & 4620 Eglinton Avenue West

**Community Meeting #3**  
**Summary Report**

Prepared November 2017  
Finalized December 2017

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# 1. INTRODUCTION

Trinity Development Group and Build Toronto (the development team) are working in partnership to redevelop Richview Square and 4620 Eglinton Avenue West. The combined proposal currently being explored is for a mixed-use development that includes a mix of residential, retail and public gathering space use. Trinity Development Group owns Richview Square (5.3 acres) and Build Toronto owns 4620 Eglinton Avenue West (2.2 acres).

Trinity Development Group and Build Toronto have been committed to engaging the local community and working with the City of Toronto on the combined redevelopment of the two sites. As part of this commitment, the development team has initiated a pre-application engagement process which has included three community meetings before an application is submitted to the City of Toronto. Once a development application is submitted, Trinity Development Group and Build Toronto will continue to engage the community through the City of Toronto's statutory community consultation process targeted for 2018.

The development team has been engaging with the community since January 2017 through community group meetings and public community meetings. On May 27, 2017, the development team hosted their first public meeting at a Community Open House #1 to introduce the project, the project team and the development objectives for the site. On August 15, 2017 the development team held an Interactive Community Meeting #2 to share what they heard at the May 27 Open House, provide more details on aspects of the development, answer questions from the community and gather feedback. On November 1, 2017, the development team held Community Meeting #3 - the third and final pre-application meeting. The purpose of Community Meeting #3 was to share confirmed development objectives, feedback received to date during the community engagement process, and further development plans for the site. The meeting included a facilitated Q & A session to answer questions from the community.

Presentation materials and a comment form were made available on the project website following the meeting for individuals who could not attend Community Meeting #3, and for individuals seeking to review the materials in greater detail. A comment period of 7-days following the meeting provided additional time for community members to review the material and to submit feedback to the project team.

A development application will be submitted to the City of Toronto in early 2018, following which the City of Toronto will take the lead on the community engagement process. Trinity Development Group and Build Toronto will continue to be active participants in future public consultation meetings.



*Community Meeting # 3 - Photo credit: Build Toronto, 2017*

## 2. COMMUNITY MEETING #3 DETAILS

Community Meeting #3 was held on Wednesday November 1, 2017 at Martin Grove Collegiate. Details about the event, including the notification approach, project information panels, feedback opportunities and event photos are provided below.

### Event Details

**Date:** Wednesday, November 1, 2017

**Time:** 6:30 pm - 9:00 pm

**Location:** Martin Grove Collegiate Institute, 50 Winterton Drive, Etobicoke

### Attendees

Approximately 160 community members attended Community Meeting #3.

The following members of the project team were in attendance:

#### **Trinity Development Group (Development team)**

Mathew Laing

#### **Build Toronto (Development team)**

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

#### **CORE Architects (Architectural consultant)**

Charles Gane

#### **Bousfields (Planning consultant)**

Peter Smith, Jordan Kemp

#### **BA Group (Transportation consultant)**

Alun Lloyd, Stephen Bahadoor

#### **Brook Pooni Associates (Public engagement consultant)**

Gary Pooni, Aliya Tejani, Frannie Heeney, Dina Milani, Nicole Beuglet, Fairoz Retha, Andrew Winchur, Cara Chellew, Maria Skara, and Faduma Ali

### Notification

Notification for Community Meeting #3 was sent to the community approximately three weeks prior to the meeting. The following notification approach was taken:

#### **A. Mail Drop**

Community meeting #3 was promoted to residents and business owners located within approximately 750 m of the redevelopment site. A total of 7,544 notification flyers were distributed within this area.

#### **B. Email Notification to Community Groups**

Electronic "save the date" emails went out to members of the Richmond Gardens Ratepayers and Residents Association (RGRRA) and Friends of Silver Creek School four weeks prior to Community Meeting #3. Electronic copies of the notification flyer were sent to members of the RGRRA and the Friends of Silver Creek School approximately three weeks prior to the meeting. The event was also promoted through the RGRRA and Friends of Silver Creek School networks.

### **C. Email Notifications to Community Members**

Electronic “save the date” emails went out to community members four weeks prior to the meeting. Electronic copies of the notification flyer were sent to community members that signed up to receive email invitations approximately 3 weeks prior to the meeting.

### **D. Councillor Campbell Newsletter**

Notification of Community Meeting #3 was included in Councillor John Campbell’s October 2017 e-newsletter.

### **E. Social Media**

Tweets promoting Community Meeting #3 were posted on Build Toronto’s Twitter account on October 15 and November 1, 2017.

## **Community Meeting #3 Format**

Community Meeting #3 was held between 6:30 pm and 9:00 pm in the following format:

- 6:30 to 7:00 PM – Display Boards & Discussions
- 7:00 to 7:45 PM – Project Presentation
- 7:45 to 8:30 PM – Facilitated Q & A
- 8:30 to 9:00 PM – Display Boards & Discussions

## **Display Board Material**

The following project information boards were displayed at the meeting. The boards provided background information on the project and development team, planning process, surrounding context, feedback received to date, and confirmed development objectives. Following the main presentation and facilitated Q & A session, boards sharing details of the plan were displayed. Presentation materials are available on the [project website](#).

1. Welcome
2. Who Are We?
3. Site Context
4. Where Are We In The Engagement Process?
5. Balancing Interests
6. Civic Policies and Role in Community Planning
7. Toronto is Growing
8. Etobicoke and Understanding the Local Context
9. Your Local Community
10. A Placemaking Opportunity
11. Development Objectives
12. What We Heard
13. Site Plan (*Displayed after the presentation*)
14. Landscape Plan (*Displayed after the presentation*)
15. The Plan In Detail (*Displayed after the presentation*)
16. Renderings (*Displayed after the presentation*)
17. Renderings (*Displayed after the presentation*)
18. Thank You

## Presentation

A presentation was held from 7:00 to 7:45 pm in the auditorium to provide attendees with further details of the plans and concepts for the site. The presentation included:

- An introduction to the project team and the community engagement process presented by Gary Pooni, President at Brook Pooni Associates;
- An overview of the confirmed development objectives presented by Salima Rawji, Vice President of Development at Build Toronto and;
- An overview of the updated development plans and planning rationale, including the site plan, landscape plan and architectural renderings presented by Mathew Laing, Vice President of Development and Planning at Trinity Development Group and Charles Gane, Principal at CORE Architects.

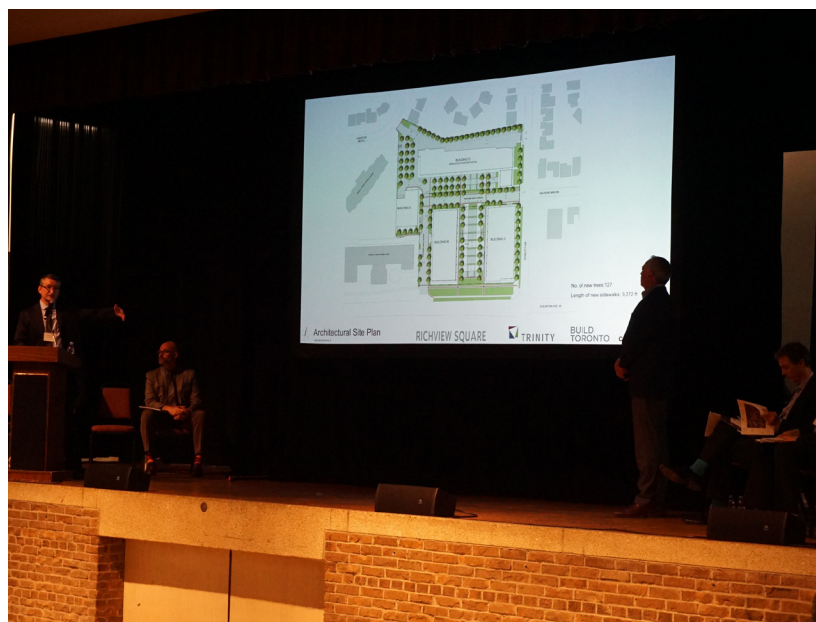
Following the presentation, attendees were invited to participate in a facilitated Q & A session.

## Facilitated Q & A Session

A facilitated Q & A session followed the presentation was led by Gary Pooni (Brook Pooni Associates).

The following project team members were available to respond to questions from the audience:

- Salima Rawji, Build Toronto
- Carlo Bonanni, Build Toronto
- Mathew Laing, Trinity Development Group
- Charles Gane, CORE Architects
- Alun Llyod, BA Group
- Peter Smith, Bousfields Inc.



Community Meeting # 3 - Photo credit: Build Toronto, 2017



# 3. FEEDBACK SUMMARY

Community Meeting #3 provided a number of avenues for attendees to submit feedback, including one-on-one conversations with the project team, a facilitated Q&A session, and comment form.

Below is a summary of the feedback gathered from the community through the facilitated Q & A session and comment forms.

## Comment Forms

A total of 23 comment forms were submitted at Community Meeting #3 and during the 1-week comment period. Below is an overview of the responses submitted.

### **Question 1: What do you think has worked well as part of our pre-application process? What can be improved upon?**

Responses to this question included:

- The number of meetings worked well in the pre-application process, and suggestion for smaller working groups moving forward
- Facilitated Q & A session worked well for the pre-application process
- Liked seeing what community feedback had been taken into account
- Pre-application meetings have been informative

Other responses included:

- Support for the design of the buildings and of the plans presented
- Concerns over traffic, noise, height, and density
- Desire to see the proposed development fit with the character of their neighbourhood

### **Question 2: Do you have any other comments to share with us?**

Responses to this question included:

- Concerns over the height of proposed buildings
- Concerns around increased traffic resulting from the proposed development
- Concerns over the density of proposed buildings and increase in population

## Facilitated Q & A Session

Below is a summary of the facilitated Q & A session.

### **Question 1: How has the developer taken the LRT line into consideration? And will the shadows from the buildings impact growth of new trees on the site?**

**Answer:** Build Toronto has worked with Metrolinx and the City of Toronto to ensure the right of way width will accommodate a potential LRT at this location. The Eglinton West LRT is still being studied and has not yet been approved. The Eglinton West LRT project has its own community engagement process underway. With respect to shadows and landscaping, the distance between buildings will allow light to penetrate providing adequate sunlight for trees. As we move forward, we will be conducting further research into tree species to ensure maximum growth.

### **Question 2: How does the proposal integrate with the surrounding neighbourhood?**

**Answer:** We have designed the site to be permeable and connected to the neighbourhood through new sidewalks and roads. We envision the site as active, animated and having multi-purpose functionality. The proposal creates a literal Richview Square at the heart of the development, a community gathering space that will be an amenity for the surrounding neighbourhood.

### **Question 3: Can you provide more information on the residential component? Will you have larger sized units for seniors?**

**Answer:** We completed market studies that indicate that larger unit sizes are appropriate in Etobicoke. Our proposal will include unit sizes that are larger than what you can expect in Downtown Toronto. We have also added large terraces for private outdoor spaces, catering to the local market. There will be a minimum 10% of larger units (mainly corner units) and we will include units around the 1,000 square feet range.

### **Question 4: What are the traffic impacts of the proposed development?**

**Answer:** We are in the early stages of the planning process and will be conducting a traffic impact study as part of our complete development application. The study will incorporate concerns around traffic. As part of the study, the consultant will be counting cars, people, bikes in the area in order to gain a better understanding of the existing conditions in the neighbourhood. We will also be looking at what else is happening in the community including Smart Track and the LRT that will affect how people travel in the future.

### **Question 5: How do these buildings integrate into the community?**

**Answer:** The proposed buildings reflect a 1970s style of architecture typical of the Etobicoke area, with a 21st century approach.

### **Question 6: Is a community centre planned in this area?**

**Answer:** Community benefits discussions will begin once a development application has been submitted. We are using the feedback from the community to help determine what is needed in the neighbourhood. The City of Toronto has identified this ward as a potential location for a community centre.

### **Question 7: What type of residential units will these be? How will that impact traffic? Will we see healthcare and medical facilities in the site?**

**Answer:** Our intention is to retain the existing users in the plaza. Some of the larger retailers we're thinking of including were suggested by the community, and will be accommodated on the 2nd level. Ground level retail will have smaller storefronts. We are going to have some rental and some condo, but the exact mix of rental/ownership is still being discussed and has not been finalized. At the moment, our plans are for 670 residential units, and 120,000 square feet of retail space.

**Question 8: What is the estimated future population of this site? Will there be an impact on the local schools, and should there be a school planned on-site?**

**Answer:** We're expecting the occupancy rate to be approximate 1.8-2 people per unit, or approximately 1,200-1,300 people in total. The school board will inform us of the projected number of school aged students that can be anticipated from the new development, and as part of the development application process, both School Boards will be circulated and provide comment on the need for a new school(s). We will be looking at existing community services in the area, and we will work with the school boards to determine what capacity is needed to accommodate new students.

**Question 9: Will there be enough parking on site? For both retail and residential, plus the new retail draw?**

**Answer:** We are incorporating this feedback into our design. The space has to fulfill many functions and accommodate the needs of many types of users. There will be approximately 1 parking spots per residential unit, and 3.5 spots for every 1,000 square feet of retail.

The amenities all surround the lobbies and open space to ensure constant flow while retaining access. Arterial roadways are planned for public ease of access. There will be places for the general public to play, shop, and walk your dog. For building users, there will be a terrace and children's playground, as well as fun lounges for grandparents and grandkids.

**Question 10: How high will these buildings be? Can you explain the height, as well as how the access roads will work?**

**Answer:** We are proposing 2 taller towers and 1 smaller building. The taller buildings will work as follows: there will be a podium of 2 storeys, on top of which there will be a mid-rise portion of 10-12 storeys, and a taller portion for a total height of 22 storeys. The smaller building is proposed to have a height of 16 storeys.

We will be working to extend the newly built Shannex road to create a formal intersection. We will also retain the two existing access points.

**Question 11: What are the plans for the plaza? Will there be more height? Are trucks permitted to use Widdicombe Hill for access to Richview Plaza?**

**Answer:** We are leaving the existing plaza in place, but will add a new facade and renovate it to match the new development. We are going to incorporate the loading of new buildings so we will not add to already busy loading area.

**Question 12: How are you going to close down event planning on site? Will on-site parking be free or paid?**

**Answer:** As retail is Trinity Development Group's main business, this is our expertise. We are invested in making this project successful. The future development should benefit the community. Parking will reflect the uses on the site and incorporate both surface and underground parking. Retail parking will be free. Trucks are not permitted to use Widdicombe Hill currently, and will not be allowed to as part of the redevelopment.

Trinity Property Management will work with the community on closures for events.

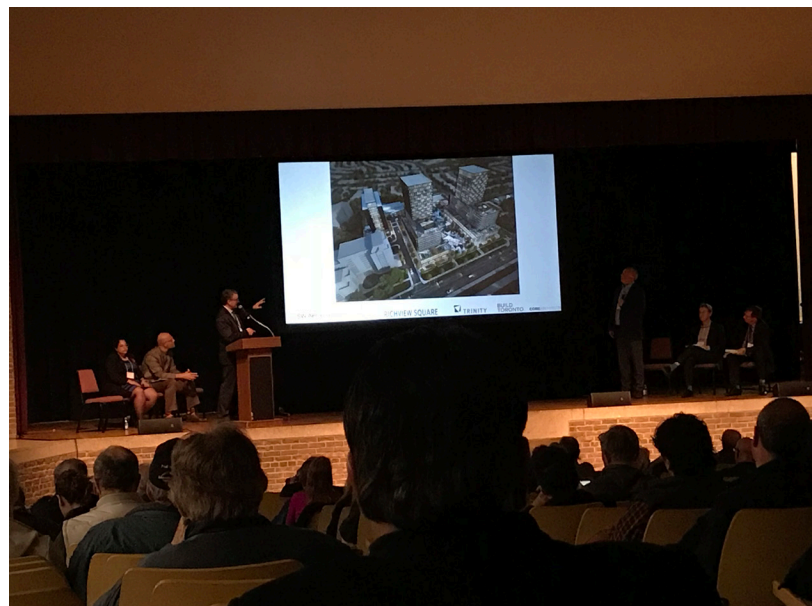


## 4. CONCLUSION

Trinity Development Group and Build Toronto hosted Community Meeting #3 on November 1, 2017 at Martin Grove Collegiate Institute to share current concepts and development plans for the site. The event was well attended by 157 members of the community. A total of 23 comment forms were submitted at the event and during the 7-day comment period that followed.

Overall, some community members expressed support for the community engagement process, noting that it was informative and helpful. Community members also expressed support for the design of the buildings and the development in general. Some community members expressed concerns in relation to the future development. Specifically, concerns and questions related to traffic congestion, heights and density of proposed buildings, and the perception that the future development does not fit within the physical and aesthetic quality of the neighborhood.

Community Meeting #3 marked the end of the pre-application community engagement process, with a development application anticipated for submission in early 2018. Once a development application is submitted, the City of Toronto will lead the statutory community consultation process.



Community Meeting # 3 - Photo credit: Build Toronto, 2017