

Leaside Property Owners Association Incorporated
1601 Bayview Avenue, P.O. Box 43582
Toronto ON M4G 3B0

October 2, 2015

North York Community Council
North York Civic Centre
Main floor, 5100 Yonge St.
Toronto, ON M2N 5V7
Att: Francine Adamo, Committee Clerk

Re: NY9.26 Final Report - Zoning By-law Amendment Application - 42-46 Overlea Boulevard (Ward 26)

Dear Councillor Augimeri and Members of North York Council,

The Leaside Property Owners' Association provides this correspondence to express its concerns about the above noted application for a ZBA to permit the Costco Warehouse Membership Club, an 18 pump vehicle fuel station and 625 surface parking spaces on the former Coca-Cola Canada site in Thorncliffe Park.

Based on studies conducted to date, the key impact concerns are:

- Annual traffic on Overlea in 2012 was 4,875,000 trips per the City's statistics. Costco would generate an additional 2,463,000 trips, a 51% increase using Overlea. In addition Costco has under-estimated the traffic on Overlea it will cause by 26%
- Access to Costco from the east will be from a High Occupancy Vehicle (HOV) lane and Costco weekday peak traffic hours conflict with afternoon HOV lane times
- Traffic signal wait times will be increased by 25% to 33% - but increased signal wait times do not decrease traffic congestion
- The critical role of Overlea Boulevard daily commute involving in the Don Valley Corridor including 65,000 bus passengers on Overlea/Don Mills each workday who will be inconvenienced, just to benefit Costco.
- Approving Costco would almost certainly lead to more big box stores on Overlea, a phenomenon known as "retail contagion" (which the community has experience of already - on Laird)
- And the number of customers served at Costco stores constantly increases – a 9% increase over the last 18 months in Canada

- The large parking lot for over 600 cars. Toronto's Official Plan says this type of store must have most of its parking underground or in a parking garage, but this Costco will not!
- Additional traffic in the Business Park will make it increasingly difficult particularly for businesses in the Core Employment Area to function efficiently and in a cost competitive fashion.
- The fundamental concern that Costco's location on a minor arterial with "T" junctions at both ends, rather than adjacent to a 400 Series highway, is inherently unsuitable and undesirable for a store of this nature.

In addition, there are several key process concerns:

- The inadequacies of the Transportation studies conducted by consultants and supervised by the City:
 - Lack of a study of the impact of flow-through traffic on Leaside streets, in spite of numerous requests for intersections west of Laird to be included in the study
 - Lack of consideration of the impact Costco generated traffic is likely to have on Beth Neilson and Wicksteed, particularly when train movements block Wicksteed for lengthy periods (average 10 minutes), and the movement of transport trucks into and out of the Business Park is impeded.
 - Current traffic forecasting risks - the area's current traffic flows are likely to significantly under represent future flows when the former Target space in the East York Town Centre is fully leased.
- The inadequacies of the Market Impact studies which fail to evaluate the impact of a regional serving Costco, a prime destination which would draw in custom from a very wide area and an estimated half a million potential customers.
- This project has involved four applications to date, from 2013 to the current one, yet there has been only one public consultation meeting in the community (November 2013). The second meeting in 2014 dealt with additional parking north of the site that is no longer being applied for.

It is recommended that:

- (1) Council defer a decision on the rezoning application pending a full external review of the Transportation and Market Impact implications
- (2) Council require that a public consultation meeting be held in the community following release of complete information on traffic and economic impacts .

The LPOA appreciates your consideration of our comments.

Yours truly,

Geoff

Carol

Geoff Kettel and Carol Burtin Fripp
Co-Presidents

c.c. Councillor Jon Burnside
Jennifer Keesmaat, Chief Planner and Executive Director
Joe Nanos, Director, Community Planning, North York District
Stephen Buckley, Executive Director, Transportation Services
Michael Williams, General Manager, Economic Development and Culture
Dag Enhorning, President, Leaside Business Park Assn.