

September 5, 2020

To: The Scarborough Community Council

We, the residents of York Condominium Corporation 229 at 45, 55, 65 Huntingdale Blvd at Pharmacy and Finch, are not opposed to your proposed building(s) plan at 3050 Pharmacy Ave, but we have major concerns which are identified under "comments" in the City's Preliminary Report that the proposal requires amendments to the Zoning by-laws for building height, density, setbacks, parking provisions and other performance standards in the by-law:

1. The proposed 16-storey towers are too high and too close to their property line on Pharmacy Ave. Such a short separation distance, barely the width of Pharmacy Ave. The privacy of the residents in suites facing each other across the street. The comfort and enjoyment of our homes, are greatly reduced. **A much greater setback for the proposed buildings is needed.**
2. **The suites in 45 Huntingdale Blvd. facing west are occupied by families mostly seniors (over 70%).** The height of the towers and the further mechanical projections will completely block off the view and sunlight essential for maintaining good health. Greater separation distances will also minimize shadowing and wind impact
3. Your proposed project would increase the population in a dense area. There are already 5 large towers (18 storeys or higher) on 3 of the 4 corners at Finch and Pharmacy. This proposal and another proposed development on the corner of Pharmacy and Huntingdale for 85 4-story townhouses would put added demand on utilities, schools, and the one hospital north of the 401 which has limited facilities. More congestion will also not help policing in an area already known to have a high crime rate.
4. There is already a great deal of traffic on Finch Ave, one of the busiest TTC routes in the GTA. Your proposed project with a combined underground parking of 565 plus visitor parking in an already congested area will increase traffic congestion on Huntingdale Blvd. between Pharmacy and Bridlewood Mall which is currently a cause of concern to us and the Chester Le Blvd Community.
5. We need more green space in our area not less as they provide cooling and absorb the heavy rains to reduce runoffs and potential flooding. According to the Scarborough and City Zoning by-laws, it would appear that the proposed building project will exceed the lot coverage limits set by the above by-laws.
6. **Few years ago, a similar project at the Bridlewood Mall at Finch and Warden was not approved for many of these same reasons.**

We ask for your careful consideration of all the above concerns to this plan before making a decision which will negatively affect our neighbourhood permanently.

Thank you,

Attached :) **A petition with 259 signatures is on file in the City Clerk's Office**