

September 9, 2020

To: The Scarborough Community Council

I am writing this letter on behalf of the Board of Directors of Royalcrest Condominiums (York Condominium Corporation 229) at 45, 55, 65 Huntingdale Boulevard at Pharmacy and Finch. We are not opposed to your proposed building plan at 3050 Pharmacy Ave. However, we have major concerns about amendments to the zoning by-law regarding the building's height, density, setbacks and parking provisions as identified under "comments" in the City's Preliminary Report.

1. The proposed 16-storey towers are too high and too close to their property line on Pharmacy Ave. The privacy of residents in suites facing each other, barely across the width of Pharmacy Ave. is compromised, reducing the comfort and enjoyment of homes of Royalcrest residents and renters of 3050 Pharmacy. **A much greater setback of the buildings is needed.**
2. Reducing the height of the towers by several storeys will protect the amount of sunlight and sky view of neighbouring existing buildings. The suites in 45 Huntingdale Blvd. facing west are occupied by families with seniors. 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. The 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-storey 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. The 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. **Can you imagine the impact of the high traffic in these areas on the great number of senior residents here!!! A few years ago, a similar project at the Bridlewood Mall at Finch and Warden was not approved for many of these same reasons.**
5. We need more green spaces 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.

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.

Sincerely,



Imran Devji, President, York Condominium Corporation 229