

3079 Pharmacy Ave , Public Meeting on Feb 25 2022

Dear Scarborough Community Council:

Thank you for arranging the Public Meeting.

We had received Notice of Public meeting on Feb 14, 2 weeks before meeting day Feb 25, usually 6 weeks waiting. It was better to give more time for public.

I have only one question, simply answer: **Yes**, or **No**

02 22 2022

- Can the current intersection of Pharmacy Ave x Chester Le / Huntingdale accommodate Traffic Volume after the construction of 2 Towers at 3050 Pharmacy, then 80 Townhouses at 3079 Pharmacy Ave, Plus another 2 projects at 2 ends (3453 Victoria Park and Bridletown Mall (with-in 500 m radius)? **Yes** or **No**

Below are some Info, history and Statistic can help you to answer (supported documents are at the end):

- Both Huntingwood and Chester Le Blvd are narrow streets, 2 ways traffic, but one Lane each direction.
- The Driver on (Chester Le & Huntingdale) X (Pharmacy Ave) has the options to go straight, turn left or right, all cars will be behind – waiting. Public cars, Construction trucks, Emergency in side proposed projects.....
- Traffic Impact Study for 3050 Pharmacy Ave was approved by Planners with mistake, shows: there is no changes in Traffic Volume on Chester Le by adding 2 Towers (400 + units means total of 800 cars in 3 towers).
- 3079 has old Traffic Impact Study 2019 and is not coordinated with new Traffic Volume of 3050 Pharmacy. (count volume of 2 projects together)
- For both projects, the distance from Traffic Light to vehicle access from Pharmacy Ave is v short / around 60 m. Always car access to 3050 driveway and 1 Chester Le are blocked when Traffic Light is red.
- The City Planners are aware of items above, repeated in 3 Public meeting with No action or changes in Site plan layout.
- There was demonstration in April 2021 in-front of 3051-3079 Pharmacy, then after few days, we saw 2 Pylon Signs on 2 streets / Marketing to sell Townhouse starting \$700,000. (the Owner is challenging the Public, City Councillor and the City Planner, he start to selling Townhouses without even Zoning Amendment Approval).

- After the Public meeting of 3050 Pharmacy Sept 15 2020 and many complains from neighbourhood against this project (because of future Traffic Issues), the Planer approved Zoning Amendment with dwgs shows one vehicle access (in –out) on Chester Le for 3 Resident. Towers.
- Then we received notice if anyone is willing to appeal the Zoning App. Then the construction started, all trees cut directly without Site Plan Approval. So the Zoning Approved without counting the contravention of future Traffic Volume. You should not amend the Zoning for these 2 Projects without professional Traffic Report, Professional Traffic Report will not allow current approved Re-zoning, but the construction had already started. Wrong process: It is better to stop the Construction.
- Construction trucks of 3050 Pharmacy Ave are entering from Pharmacy, because there is no way to use Chester Le, so this access should stay for the new project, (apply to proposed 3079 Pharmacy).
- Do you have [Construction Management Plan](#) for these 2 projects? Do you know where the; Labors, Contractors and Sub-contractors cars will park? Come and see the new construction on Morecambe Gate: a narrow lane street full of 2 side streets parking for construction cars, and left the neighborhood with one middle access for both direction.

I also have few options to be reviewed with you but will need a revision to Site Plan dwgs & Zoning Amendment again:

1. Do professional Coordination: Proceed with new comprehensive full Traffic Impact Study on Chester Le for all new projects / starting from Victoria Park/Morecambe Gate to Bridletown Mall. Put this 2 projects on-hold for 6 months and revise both proposed Site Plan dwgs and approved Zoning Amendments.
2. ([Landlord and the City should spend more Time and Money to solve Traffic Issue](#)): to cut & reduce partial land from the 2 Projects on Pharmacy (for Street widening) to accommodate more traffic and have access from Pharmacy. And to let cars at (Traffic Light/signal) turn right directly even when light is red on Chester Le/Huntingdale.
3. Proceed with new huge Planning change for this Neighborhood to satisfy the Public and close many Contravention in Planning process: change both streets [Chester Le and Huntingdale](#) to Mixed Use: **Commercial** and Multi Residential so we can sell our properties and find luxury living far from over crowded area.
4. Best options is to replace this 2 project: in other countries, for project like this, the City offers Developers Free-Land/Property to build in

suburban outside city to encourage; small families, Youth & new comers to rent there. Think again & follow.. to keep our neighbourhood green.

My question is simple, any Person (Employee of the City, Resident, Engineer & Councillor) agree with the comments above. So is your answer **YES** or **NO**.

This Report & photos below are more practical than approved Traffic Impact Study !! This information & analysis are a treasure to the Community.

Rafid Kustou 1 Chester Le Blvd / Unit 3 416 494 9764 02 22 2022



TRAFFIC
CONTRAVENTION

**3453
VICTORIA
PARK AVE**



Notice of Public Meeting (3050 Pharmacy Ave)

Attention: Mr Ashby Renrick , Senior Planner / City Of Scarborough

SEPT 15 2020

Sub: Public Meeting/ 3050 Pharmacy Ave new development by Bousfields - Scarborough
Zoning By-Law Amendment: 18 272965 ESC 22OZ
From: Owner of Unit 3 - 1 Chester Le Blvd.
To: Planning Dept / Scarborough Civic Centre

Dear Mr Renrick:

Thank you for your effort to proceed with this development.

I received a Notice of virtual meeting for the development above, I need to verify few information:

1. Traffic Volume: main issue is the increase of Traffic in this narrow local Blvd. Chester Le is a secondary access to Finch / HW 404, serving dense Residential Neighborhood East and West of Pharmacy Ave to Victoria Park. The project file did not include Traffic Study for Chester Le, only interior parking and car /truck circulation. In spite of this project, there is new development opposite Side: 3077 Pharmacy Ave: with approx. 85 Townhouses, and 3453 Victoria Park Ave: with approx. 280 Townhouses.
2. Existing Planning & Road layout: The only Vehicle entrance now to the new project is from Chester Le, v close to intersection with Pharmacy Ave, it is a v busy entrance, If you check the traffic (from Chester Le to the entrance of the existing building) at 4 - 8 pm in winter, or 5 - 11 pm in summer esp during the snow you will believe that. So you need Traffic Study (but not during COVID 19).
3. Noise Report, is required: usually include Traffic Noise (for the Item above).
4. Shade Study, has no Report, Graphic show that Shade will affect the Town houses on the West.
5. Site Services: Are all existing services of neighbourhood: Water Supply, Storm Water and Drainage sufficient?. Please conform.
6. Construction Management: Are all construction Trucks come from Chester Le Blvd

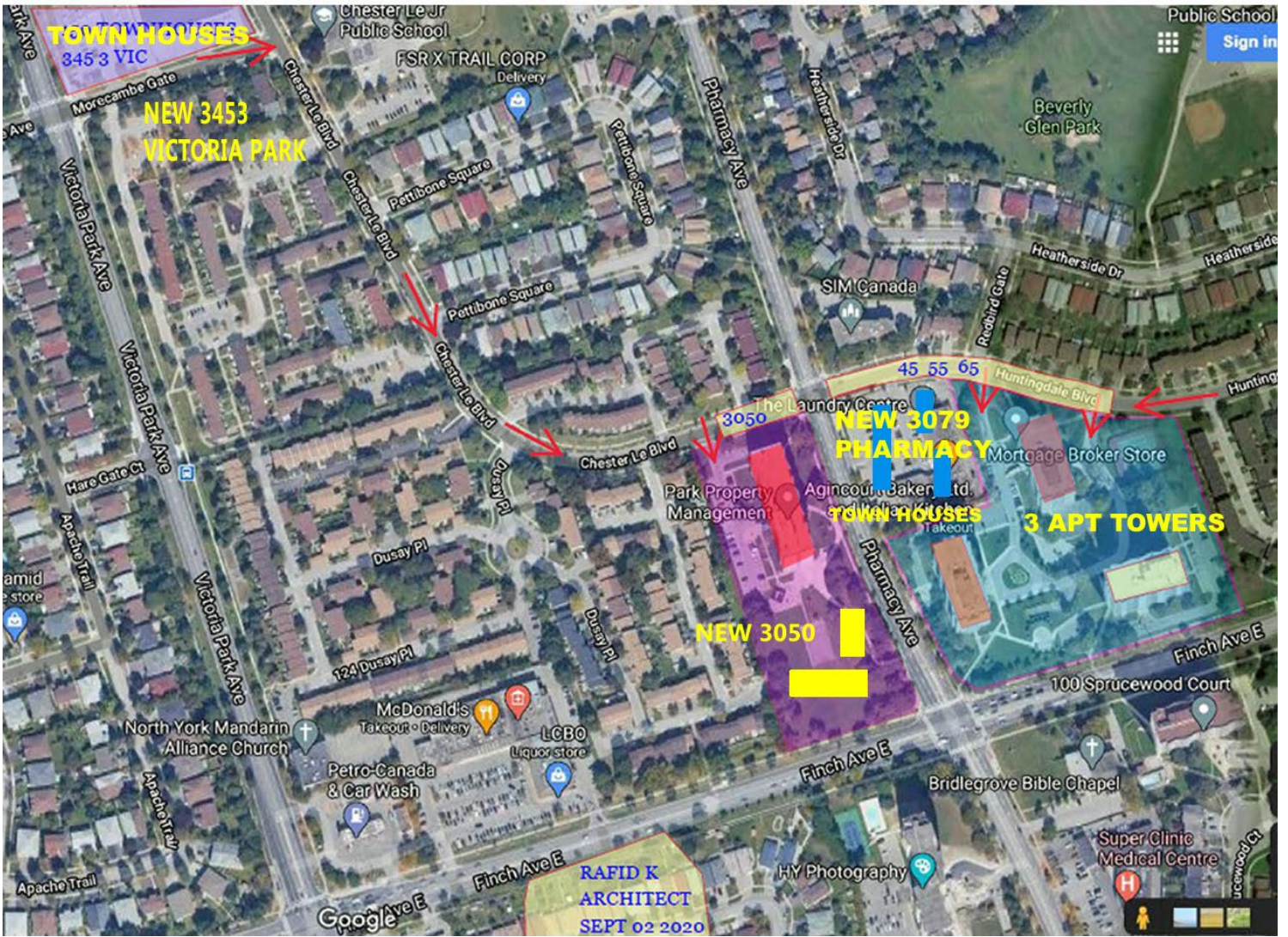
Conclusion: the proposal will reduce the value of our quiet Townhouses / neighborhood, my opinion is:

1. To relocate the Vehicle Access to Pharmacy Ave, study the option of widening part of Pharmacy Ave (in-out chop to Pharmacy)
2. It is better to match the current Planning of this Low density neighbourhood by developing Townhouse instead of High-rise (High Density)
3. To perform extensive Traffic Study/volume on Chester Le in either options.

I like to attend the Video Conference on Sept 15 - 9.30 am and be one of the speakers, Thank you

Rafid Kustou – Architect / Unit 3 – 1 Chester Le Blvd 416 494 9764

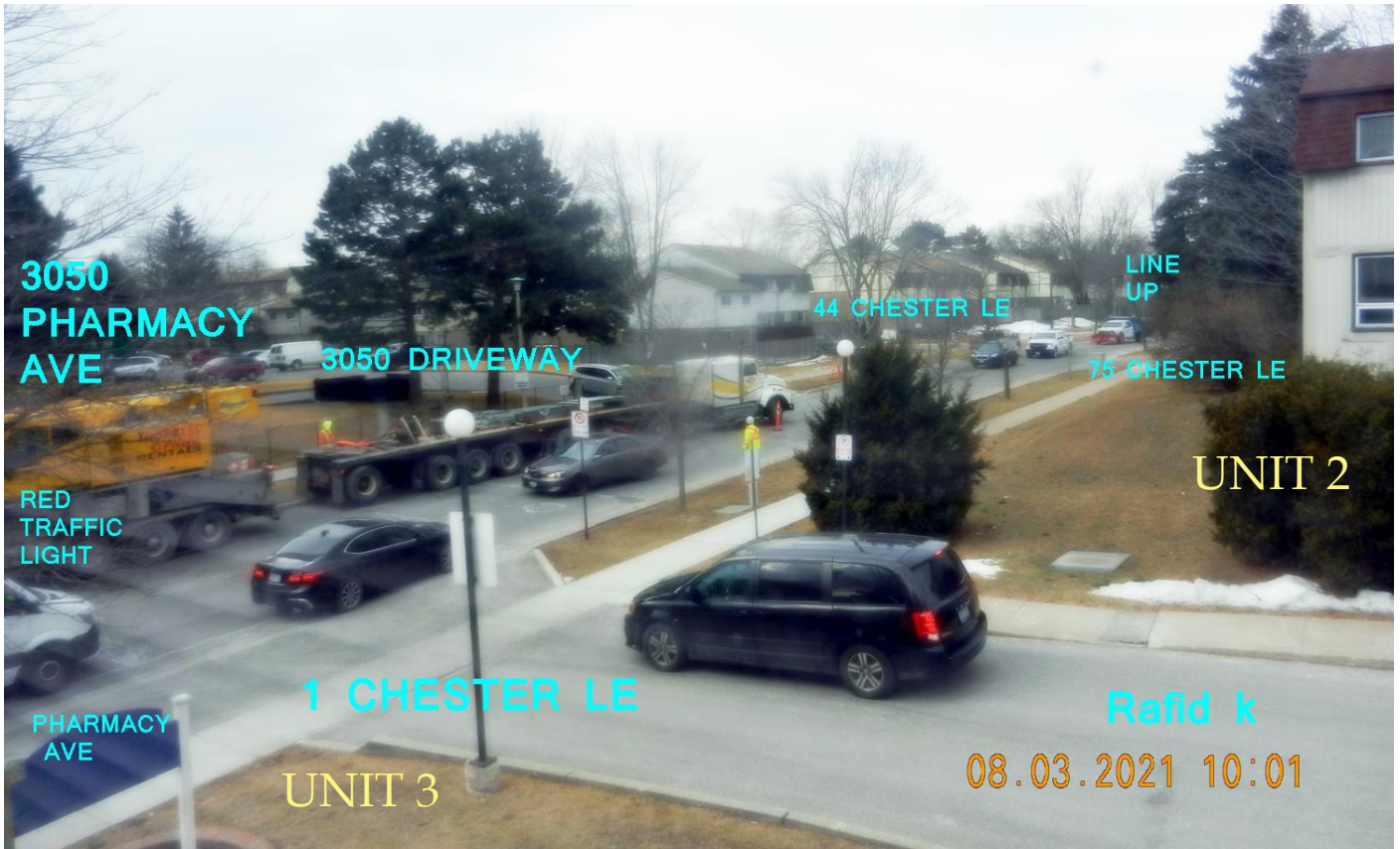
Cc: Scarborough Community Council (scc@toronto.ca), Lynn Boyle / City Clerk's Office / (Renrick Ashby - Renrick.Ashby@toronto.ca) , (Rafid Kustou - rafid-arch@hotmail.com)



Chester Le Blvd. is narrow (1 lane each way) and connecting Pharmacy Ave to Victoria Park Ave with 3 new major huge development, that will increase the Density and Traffic Volume



THIS IS WHAT WILL HAPPEN DURING CONSTRUCTION



PHOTOS FROM UNIT 3 - I CHESTER LE BLVD

RAFID KUSTOU

