

Attention: Marian Barsoum, Assistant Planner, Community Planning, Scarborough District

**Response to City Of Toronto Zoning By-Law #4569-2015  
Concerning Property at 3051 & 3079 Pharmacy Ave.**

This letter represents the opinions and concerns of the residents of 45, 55, 65 Huntingdale Blvd., known as Royalcrest Condominiums, a community of more than 700 residents.

**Common Fenceline/Treeline**

Royalcrest Condominiums share a common fenceline that runs approximately 159.69 metres along the south and east boundaries of the current plaza property. As part of our property renewal plans, the iron fence surrounding our property is slated to be replaced this summer. The Board of Directors is requesting that the owner, Mr. Demezak meet with the board members to discuss the fence issue as well as the compromised mature trees currently contained near the fence line.

**Parking**

As neighbours to this new housing development, we are concerned about the very few visitor/customer parking spaces allotted. There is limited street parking on Huntingdale Blvd. Our concern is that our parking spaces will be used by visitors to the townhouses or the residents themselves as only one parking space per unit is allotted, but very likely many require two cars.

**Playground**

Examining the site plans, there is not a designated playground for young children, only a space assigned as Amenity. Since our complex has substantial green space with a children's playground we are concerned about illegal trespass of townhouse residents.

**Traffic Flow**

Although your report finds the potential increase in traffic flow from the new townhouse residents within the acceptable range, prior experience of the plaza as commercial space showed most traffic accessing Huntingdale west to Pharmacy. Added to the proposed townhouse traffic will be cars from the new multi-story rental units under construction at Pharmacy and Finch. As their access will be off Chester Le, traffic will increase as well across Huntingdale to access the services at Bridlewood Mall including the only nearby grocery store. The congestion to turn left at Huntingdale Blvd. and Bridletowne Circle to access the Mall is already heavy and dangerous, not just for cars but for pedestrians.

We would appreciate a written response to our concerns as well as an opportunity to meet with Mr. Demezak.

Sincerely,

Imran Devji, President, Royalcrest Condominiums YCC 229

On behalf of the Board of Directors and Residents