

From: Preston Wong

Sent: Sunday, October 4, 2020 6:18 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Cc: Simone Fiore <simone.fiore@richmondhill.ca>

Subject: City Files: D01-20003, D02-20009 - October 7th Hearing

October 4, 2020

Attention:

Simone Fiore-Triumbari, Planner II - Subdivisions

Stephen Huycke, City Clerk

Subject: Bayview Condominium Proposed Development, Forest Marsh

City Files: D01-20003, D02-20009

I am a concerned Oak Ridges (Richmond Hill) resident who objects against the Condominium development and amendment to the official plan and zoning by-laws for lands municipally defined as 13572 and 13586 Bayview Avenue.

I am very concerned about the implications of the proposed amendments and its facilitation of the proposed condominium development.

The following is a summary of concerns behind my objection of these amendments and development:

(1) Traffic and Noise Pollution - Increased volume of vehicular traffic and the associated noise/environmental impacts from an 11 storey condominium would present challenges to maintain area safety, convenience and the current state of peace in the area.

(2) Ontario Wetlands Impact - These amendments and proposed development are in direct conflict with the Ontario Wetland Conservation Strategy found here: <https://www.ontario.ca/page/wetland-conservation-strategy>. Specifically, pursuit of these amendments and development would directly and indirectly affect the wetlands and its associated wildlife in the same area of this development. Specifically, this development goes against the Ontario Wetland Conversation Strategy to halt the net loss of wetlands by 2025.

(3) Community Character and Integration - A condominium development of this type, with 122 units, does not integrate naturally with the residential and environmental areas. We would like to preserve the intrinsic environmental benefits that we and all residents enjoy now and into the future. Amending by-laws to afford such a condominium

development does not present favourable conditions to preserving the community character.

(4) Ontario Places to Grow Policy <https://files.ontario.ca/mmah-greater-golden-horseshoe-place-to-grow-english-15may2019.pdf> - These amendments and development do not fully align with the Guiding Principles (1.2.1) for development, and are specifically in conflict with the Managing Growth (2.2.1(b)) guideline to limit growth in the Greenbelt Area (Oak Ridges Moraine). These are important considerations especially when we consider the negative environmental impacts of the 122 unit, 11 storey building from this proposal.

To ensure my written objection to this proposed development is received and recorded as part of the public record with the City of Richmond Hill, I am submitting my comments directly to Simone Fiore-Triumbari, the Planner assigned to his proposed application and the City Clerks Department.

I am also requesting that my name be added to the "Notification List" to be notified of any council and public meetings related to this proposed development.

Thank you.

Preston Wong

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