

Attention:

Simone Fiore, Planner II - Subdivisions at
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Stephen Huycke, City Clerk
clerks@richmondhill.ca

Subject: Objection to High Rise Development of 11 Storey Apartment at Bayview Ave
(City Files: D01-20003, D02-20009)

As concerned residents in the community, we are writing to express our strong objection to the proposed high density 11 storey apartment building development on the subject lands at 13572 and 13586 Bayview Ave, because the project has obvious adverse impacts to our community and environment system nearby.

Based on our investigation and study on relevant city documents, official plan, zoning bylaws, and related Acts and plans such as Greenbelt, ORMCP and TRCA, we realized that the proposed high rise development project has big problems as below:

1. There is no compatibility of the proposed high rise development with the existing low density residential use in the surrounding areas:
 - The designation on the area/community nearby and on the subject lands are Neighbourhood, which may support a building up to 4-storey, but not to 11-storey;
 - Currently, all of the houses in the same community or surrounding areas are low-rise buildings;
 - The proposed development is for a high-rise high-density building, but it can be only allowed or contemplated along the Centres and Corridors on the Yonge St, not on the Bayview Ave.

Therefore, the development must be compatible with the character of the adjacent and surrounding area with respect to the predominant building forms and types, general pattern of street, landscaped areas, and the general pattern of yard setbacks. But this proposed project cannot be compatible with such at all.

2. The proposed development have adverse impact to the environmental system in the surrounding areas, because the subject lands have sensitive environment concerns;
3. Most parts of the subject lands are in the regulated area of TRCA, that has key hydrological and ecological features, or natural and scientific interest;
4. the subject lands contain portions of the Greenway System, which consist of significant wetlands and ponds, woodlands, and wildlife habitat surrounded;
5. The lands are within the ORMCP Natural Core area, but normally such high-density development cannot be permitted in the Natural Core designation by the ORMCP.

Therefore, the high density proposal on the subject lands must be refused, because it will adversely affect the ecological integrity, cause problems on pond bank stability, wildlife, storm-water management, conservation structures for flood and erosion control.

In general, the developer should not seek further a site specific exception to permit the high-density development due to the reasons above mentioned.

Please record our objection letter and comments to this proposed development with the City of Richmond Hill, and also request add our names to the "Notification List" to be notified of any council and public meetings or hearings of an appeal on this proposed development.

Respectfully yours,

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