

Dear members of Council,

I am writing to object to the proposed 8 story condo complex that is proposed for 13572 and 13586 Bayview Avenue. Although the subject properties are within a Settlement Area of the Oak Ridges Moraine, many sections of Planning Act and ORMCP relate to protection of the natural environment. The Provincial Policy Statement (PPS) defines negative impacts to natural heritage features as, "degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities." The Growth Plan states: "A Place to Grow will continue to ensure protection of our ...natural areas and support climate change mitigation and adaptation as Ontario moves towards the goal of environmentally sustainable communities." The ORMCP Policy indicates the purpose of Settlement Areas is to focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Plan Area; maintaining, and where possible improving or restoring, the health, diversity, size and connectivity of key natural heritage features, key hydrological features and the related ecological features.

The following outlines some of my objections:

- The proposal is in excess of the planning requirements for the area and will set a precedence for buildings of this height which do not conform to the characteristics of the area. We know that means unscrupulous people will push the envelope for even higher developments in the future.
- This has not been identified as a key development area. Socio-economic amenities have not been put in place in this area for high density developments such as eight story condo complexes.
- This development is adjacent to a significant wetland, where it has been reported that the Jefferson salamander, an endangered species has been found. The endangered species list keeps expanding. Everyone should be working towards reversing this trend. Developments in areas such as this do not help.  
<https://www.ontario.ca/page/species-risk-ontario#section-1>
- Increased density from 2 single dwelling properties to an 8-story condo complex will lead to increased impact to the surrounding significant wetlands. With raised parking spaces, it seems apparent that there may be hydrogeological features that are impacting the wetlands. The ecological functions of the wetlands from increased development pressures will not be minimized or enhanced but will likely deteriorate.
- Developers are aware of sensitive development areas and should be held to conform to requirements in these areas. Speculation buying for profit should not usurp environmental protections. The environment continues to provide us clean air, water and soil in spite of all the negative impacts humans have imposed. When will our luck run out? What messes are we leaving future generations?
- Although reduction in urban sprawl is imperative to avert environmental degradation, not to mention helping to reduce tax increases, there are areas in the urban boundary that require greater protection, such as adjacent to significant wetlands and the Oak Ridges Moraine. This is one of those areas.

Sincerely,

Cheryl Lewandowski  
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