

From: William Zhu
Sent: Tuesday, July 5, 2022 11:01 AM
To: Clerks Richmondhill <clerks@richmondhill.ca>
Subject: Fw: Objection to 8-Storey Apartment Building at 13572 Bayview Ave

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From: William Zhu
To: simone.fiore@richmondhill.ca <simone.fiore@richmondhill.ca>
Sent: Tuesday, July 5, 2022, 11:00:13 a.m. EDT
Subject: Objection to 8-Storey Apartment Building at 13572 Bayview Ave

Attention:

Simone Fiore, Planner II - Subdivisions at
simone.fiore@richmondhill.ca

Stephen Huycke, City Clerk
clerks@richmondhill.ca

Subject: Objection to High Rise Development of 8-Storey Apartment Building at Bayview Ave (City Files: D01-20003, D02-20009)

As concerned residents in York Region, we are writing to express our strong objection to the proposed high density 8-storey apartment building development on the subject lands at 13572 and 13586 Bayview Ave, because the project has obvious adverse impacts to the community and environment system nearby. Therefore, we do not want to see the development would be approved to create a terrible precedent in the York region.

Based on our serious 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 none of 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. Currently, all of the houses in the same community or surrounding areas are low-rise houses;
 - The proposed development is for a high-rise 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 cannot be compatible with the character of the adjacent and surrounding area, regarding the building forms and types, general pattern of street, landscaped areas, and the general pattern of yard setbacks.

2. The proposed development have adverse impact to the environmental system in the surrounding areas, because the subject lands have sensitive environment concerns:

- 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;
- the subject lands contain portions of the Greenway System, which consist of significant wetlands and ponds, woodlands, and wildlife habitat surrounded;
- 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 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, but they may keep develop a 4-storey residential building on the subject lands as approved by the Council in 2015.

Respectfully yours,

William Zhu and Yiyang Cai

Print Name: William Zhu & Yiyang Cai

Address: 51 Grayleaf Dr., Stouffville, ON L4A 1S8