

From: LEANNE STEVENS

Sent: Monday, July 4, 2022 10:15 PM

To: Simone Fiore <simone.fiore@richmondhill.ca>; Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Oak Ridges Development

Dear Members of Council and Clerk's Office,

The Condo application for 13572 and 13586 Bayview Avenue is wholly unacceptable and much too large for the lot. It proposes to replace just two single dwellings there now. An 8-storey building is far too high in Oak Ridges, an area with building height limits of 4-5 storeys. The official plan was designed to protect the area from buildings of greater than 5 storeys, yet we are seeing multiple development proposals requesting exceptions. It would be unacceptable to approve these requests, given these developments are out of character with the neighbourhood and the ideals of the official plan.

From an environmental perspective, the Bayview land sits adjacent to a significant wetland, where the Jefferson Salamander, a protected species, has been found. According to the condo application, the first three floors would be parking garages. Light pollution from this building would do irreparable damage to the ecosystems of a wetland that has been dark at night since formation.

Richmond Hill Council must insist on a more responsible development plan that is considerate of the character of the neighbourhood, demands on the infrastructure, and work in harmony with sensitive wetlands.

Sincerely,

Leanne Stevens
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