

April 21, 2025

To: City of Richmond Hill Council

Subject: **Strong Opposition to Proposed Increase in Height and Density for Bayview Ave Development**

Dear Council Members,

As a resident of Richmond Hill, I am writing to express my unequivocal opposition to the developer's request to increase the height and density of the Bayview Avenue development, which is in close proximity to the significant Snively Wetlands.

Council previously approved this development with a clear and reasonable limit of eight stories and 103 units, after a thorough review process that considered community feedback and technical studies on traffic, parking, and environmental impact. The developer's current attempt to add two additional stories and increase the unit count by 70% is an outrageous disregard for Council's decision and the public interest.

This request is unacceptable for several critical reasons:

- **Disregard for Due Process and Council Decisions:** The developer's push for additional height and density after Council approval demonstrates a lack of respect for both the democratic process and the community's expressed concerns.
- **Exacerbation of Traffic and Parking Issues:** The area is already challenged by limited parking and increasing traffic, with no access to public transit to mitigate these impacts. A 70% increase in units will only worsen congestion and strain parking resources, undermining the quality of life for current residents.
- **Environmental Threats to Snively Wetlands:** The Snively Wetland is a Provincially Significant Wetland, forming part of the Wilcox-St. George Complex and receiving drainage from a vast area. Intensifying development so close to this sensitive ecosystem risks further environmental degradation, water level fluctuations, and negative impacts on local biodiversity.
- **Violation of Community Trust:** Residents participated in good faith during the public consultation process, and Council's original decision reflected a balanced approach. Allowing the developer to override this decision would erode public trust in municipal governance.

I urge Council to uphold its original decision and reject any application for increased height and density. The community's interests, environmental stewardship, and respect for established planning processes must take precedence over speculative development ambitions.

Sincerely,

Ron Cabak  
19 Beaufort Hills Road  
Richmond Hill