

# **YORK REGION STANDARD CONDOMINIUM CORPORATION 991**

May 1, 2023

To City of Richmond Hill  
Attn: Leighann Penner/Clerks Office  
125 Hall St  
Richmond Hill, On

## **RE: City Files: OPA-23-0001 and ZBLA-23-0002**

To Whom It May Concern,

We are writing to you on behalf of our client York Region Standard Corporation 991 located at 125 Hall Street, Ward 4 of the City of Richmond Hill (Mill Pond) and would like to express our concerns regarding the proposed official plan amendment and zoning by-law amendment for the lands at 107 Hall Street, Richmond Hill, Ontario.

### **City Files: OPA-23-0001 and ZBLA-23-0002**

The owners who currently neighbor the site in question, strongly believe that this development should **NOT** be approved for many reasons including:

- This type of development is not in scale for this location and is more suitable for a property with direct access to Yonge Street.
- This development is not keeping with the uniformity of all other residential homes on Hall Street.
- This is a local road, and the City of Richmond Hill should not approve this development due to the severe increase in noise and traffic congestion.
- This development should be avoided to prevent an immediate and adverse impact on the infrastructure due to severe increased wear and tear and use of all services in the neighborhood.
- The policies and by-laws for the City of Richmond Hill currently prevent this structure to exist at this location. The policies and by-laws should not be amended as this structure is not suitable for Hall Street and should be constructed elsewhere.

Please confirm receipt of this email and include the local MP to action and voice my concerns about this development.

Thank you,

Bruno Zaffino  
President  
New City property Management