

From: Candice X W

Sent: Friday, May 9, 2025 10:08 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Formal Opposition to Proposed Development at 107 Hall Street

To Whom It May Concern,

I am a homeowner on Hall Street and the parent of a young child whose daycare is located just a few minutes' walk from the proposed development at 107 Hall Street. I am writing to express my strong objection to the proposal, based on a number of serious long-term concerns about the project's impact on the well-being of residents and the integrity of our neighborhood.

1. Impact on Local Childcare and Community Health

My child attends a daycare near the proposed site, and I am deeply concerned about the air quality and noise exposure during the extended construction period. Infants and toddlers are extremely vulnerable to airborne particulates and environmental stress, and many parents in the area will be directly affected by daily decisions about whether it is even safe to send our children outdoors.

2. Overburdened Public Services

An influx of new residents from a large-scale condo development will inevitably place pressure on schools, daycares, and healthcare services. These essential resources are already stretched thin in our area. In addition, the increased density will place added pressure on municipal services such as garbage collection, snow removal, and street maintenance—services that are already stretched on a street not designed to handle high-volume waste and traffic. Without a clear strategy to support this added burden, the overall quality of life for both current and future residents will suffer.

3. Planning Integrity and Zoning Concerns

This proposal requires rezoning that deviates significantly from the current Official Plan. Allowing a mid- or high-rise development in a stable, low-rise residential neighborhood sets a dangerous precedent. It undermines years of structured planning and opens the door to further inappropriate density in areas that were not designed to support it.

4. Lack of Community Consultation and Transparency

From what I've experienced and heard from neighbors, there has been minimal outreach from the developer or planning authorities. The scale and scope of this project took many residents by surprise. True community engagement means more than public notices—it requires two-way dialogue, listening, and meaningful incorporation of feedback.

5. Long-Term Livability and Property Value Concerns

Beyond the construction phase, the lasting impact of such a development on our neighborhood's livability and character is significant. We moved to Hall Street for its quiet, family-oriented environment. The presence of a large, high-density building would erode the sense of space, privacy, and cohesion that defines this community—and could adversely affect property values across the block.

Conclusion

This development is not just a construction project—it represents a long-term change to the identity and functionality of our neighborhood. I respectfully request that this proposal be rejected, and that any future planning decisions prioritize sustainable growth, planning integrity, and genuine community involvement.

Sincerely,

Candice Greenwell

14-125 Hall St