

From: Igor Eren

Sent: Friday, May 9, 2025 10:11 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Written Submission – Opposition to Proposed 15-Storey Condominium at 107 Hall Street

Dear City Clerks and Members of Council,

I am writing to express my strong opposition to the revised proposal for a 15-storey condominium at 107 Hall Street (Committee of the Whole, May 21, 2025). I share my neighbours' concerns that:

1. Streets are too narrow. Hall Street is a small residential road with no alternative access; it cannot safely accommodate traffic from 300+ units.
2. Parking is insufficient. With only 328 resident and 18 visitor spaces, overflow parking will congest adjacent streets and create hazards for all road users.
3. Emergency access risks. Congested roadways could delay firefighters or paramedics in a crisis, endangering lives and property.
4. School-zone safety. École secondaire Norval-Morrisseau sits immediately adjacent to the site; hundreds of additional vehicles pose a serious risk to teenagers walking or biking to and from school.
5. Overshadowing & scale. A 52 m tower dwarfs the historic homes in our neighbourhood, casts long shadows, and dramatically alters the character of the Mill Pond area—one of Richmond Hill's most beautiful, historic enclaves.
6. Heritage & community character. Mill Pond is celebrated for its heritage homes, greenspace and waterfront setting. This proposal would irrevocably change its charm and undermine years of careful neighbourhood planning.
7. Precedent for over-development. Approving this tower sets a dangerous example for similar high-density proposals on our narrow, low-rise streets.

The City's own review of the May 2, 2023 design found it too large. Unfortunately, this revision is even bigger. I respectfully ask Council to:

- Reject the current 15-storey design, or
- Reduce height and density to a scale compatible with the surrounding residential and Mill Pond heritage context, and

- Ensure adequate parking and emergency access before proceeding.

Regrettably, I will be unable to attend the Committee of the Whole meeting due to medical commitments, but I trust my written comments will be fully considered.

Thank you for your attention to this critical matter. I ask the Council to stand with residents and protect the safety, heritage and character of our Mill Pond community.

Sincerely,

Igor and Rosanna Eren

128 Hall Street, Richmond Hill ON L4C4N8

cc. Councillor Godwin Chan, Richmond Hill Ward 4

Committee of the Whole, City of Richmond Hill