

From: mariela sirizzotti

Sent: Monday, May 19, 2025 4:29 PM

To: Clerks Richmondhill [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Cc:

Subject: 107 Hall Street-Proposed Condominium

Dear City Clerk and Members of the Committee of the Whole,

We are writing to express the strong opposition and serious concerns of the residents of Mill Walk Court, Richmond Hill, regarding the revised development proposal for a 15-storey condominium at 107 Hall Street, which is scheduled for consideration by the Committee of the Whole on Wednesday, May 21, 2025.

Having reviewed the details of the updated plan, we, the residents of Mill Walk Court, find the proposed changes not only fail to address the City Council's previous concerns about the original 2023 proposal being "too big," but actually exacerbate the negative impacts on our community. The increase from 265 to 300 units and the increased height to 15 storeys (approximately 52 meters/170 feet) represent a significant intensification that is wholly inappropriate for this historic, low-density residential neighbourhood.

Our primary concerns, shared by many residents throughout the area, include:

- \* **Unacceptable Density and Scale:** A 15-storey building with potentially over 500 residents is fundamentally out of character with the existing residential fabric of Hall Street and the surrounding area. This scale of development is simply too large and too high for a small, residential street.

- \* **Severe Traffic, Parking Strain, and Child Safety:** With only one street access point via Hall Street, and no access from major arteries like Yonge Street, the proposed development will generate an unmanageable volume of traffic. The inadequacy of 328 parking spaces for 300 units (plus visitor parking) will undoubtedly lead to significant overflow parking onto residential streets, creating severe congestion. Crucially, the immediate proximity of Ecole Secondaire Norval-Morriseau to this development, coupled with existing school bus drop-offs/pick-ups and parent traffic, raises serious safety concerns for children. The increased volume of vehicles from this development will directly conflict with school operations, dramatically increasing traffic hazards for young pedestrians and cyclists.

- \* **Loss of Neighbourhood Character and Precedent Setting:** This development does not fit the established character of our neighbourhood. Approving such a proposal, especially one that is larger than the previously rejected plan, sets a dangerous

precedent for future high-density developments in existing low-density residential areas, potentially eroding the character of the entire Village Centre.

\* Environmental and Infrastructure Strain: The increased demands on local infrastructure (water, sewage, waste management) and the potential loss of green space are significant concerns that appear to be overlooked by this revised proposal.

\* Impact on Quality of Life: Increased noise, potential for overshadowing (especially with the westward shift of the tower), and the general strain on community resources will have a devastating impact on the quality of life for current residents.

City Council previously recognized that the original proposal was "too big." It is deeply concerning that the revised proposal is even larger and more impactful. We urge you to reconsider this application and reject the current proposal for 107 Hall Street.

We strongly request that the Committee of the Whole give full consideration to these significant community concerns and prioritize the preservation of our neighbourhood's unique character and residents' quality of life over unchecked development.

Thank you for your time and attention to this critical matter.

Sincerely,

Mauro Sirizzotti  
Mariela Sirizzotti  
12 Mill Walk Court, Richmond Hill,  
L4C 0P6

Frank Rosano, Pam Rosano and  
Emily Rosano  
15 Mill Walk Court

Violet Tarverdi  
Jani Khajavi  
Matilda Kontozis  
12 Mill Walk Court

Tom Zelenka  
17 Mill Walk Court

Cheryl Stephens  
11 Mill Walk Court

John Di Liso  
11 Mill Walk Court

Paolo Cieri and Stefanie Nastou  
7 Mill Walk Court

Angela Zhang  
1 Mill Walk Court

Utrey Woo  
3 Mill Walk Court

Kevin and Deborah Tobin  
10 Mill Walk Court

Davar Sepehri  
Roya Tabib  
16 Mill Walk Court

Theresa Yoo  
8 Mill Walk Court

Sameer Karim  
5 Mill Walk Court