

From: MARK Z

Sent: Friday, May 9, 2025 12:19 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Cc: Shan

Subject: Strong Opposition to the High-Density at 107 Hall Street (OPA-23-0001 & ZBLA-23-0002)

To Whom It May Concern,

Strong Opposition to the Proposed High-Density Residential Development at 107 Hall Street (OPA-23-0001 & ZBLA-23-0002)

As Canadian citizens and residents of the Mill Pond community, we are writing to express our strong opposition to the proposed high-density residential development at 107 Hall Street, including both the original proposal from 2023 and the revised proposal in May 2025. Although we were not aware of the 2023 proposal at the time, we now strongly oppose it, and we find the updated 2025 proposal to be even more concerning.

The revised 2025 proposal has seen a significant increase in both the number of residential units and the building height. Specifically, the number of residential units has risen from 256 to 300, and the building height has increased to 15 storeys, with a total height of 52 meters. Additionally, the revised plan proposes to relocate the vehicle entrance closer to the narrow internal roads of our Mill Pond community, which will increase traffic congestion and exacerbate safety issues in the neighborhood.

As a resident of the Mill Pond community, I am deeply concerned about the following issues:

1. Incompatibility with Surrounding Built Form: The proposed building heights and density far exceed what is appropriate in this heritage neighborhood. It violates the intent of the Official Plan's policies on compatible transition and urban design, particularly those requiring a respectful interface with adjacent low-density housing. The proposed 15-storey building is completely out of character with the existing low-rise single-family homes, townhouses, and other low-density residential structures in the surrounding area.
2. Traffic and Access Issues: The development site lacks direct access to a major arterial road. Instead, vehicular access is proposed from Hall Street, a narrow local street with limited capacity. This would create significant traffic congestion and pose serious safety risks for residents, pedestrians, and school children. The revised 2025

plan exacerbates this issue by shifting the vehicle entrance closer to the narrow internal roads of Mill Pond, further increasing the strain on these already congested streets.

3. Heritage Preservation Concerns: The inclusion of a designated heritage dwelling within a high-rise development raises concerns about the authenticity of heritage conservation. True preservation involves more than retaining a façade—it requires preserving the setting, context, and integrity of the heritage resource. The proposed development fails to properly consider the heritage value of the surrounding area, and the proposed changes to the historic setting could compromise the authenticity of the heritage dwelling.

4. Lack of Infrastructure Support: It is unclear whether existing infrastructure—such as water, sewage, and emergency services—can accommodate a development of this scale without negatively impacting current residents. The increased density and height will place additional pressure on already strained infrastructure, and it is uncertain if the city is prepared to handle these demands effectively.

5. Environmental and Parks Impact: The Mill Pond area is an environmentally sensitive and recreationally valued green space. The proposed density could place further pressure on our natural heritage features and parkland without proper mitigation or compensation. The proposed development threatens the character of this valued green space, and further degradation of our environment and loss of recreational land would severely impact the quality of life for all residents.

We strongly urge the City to reject this proposal. We, the residents of Mill Pond, are not opposed to development, but we are opposed to developments that drastically change the character of our community and compromise our safety, environment, and quality of life.

We will be attending the Committee of the Whole Meeting on May 21 at 9:30 AM at Richmond Hill City Hall. Please reserve a time slot for us. If there are any changes to the meeting time, please notify us by this email.

Thank you for your time and attention to this important matter. We look forward to your response and a more thoughtful, considerate approach to future development in the Mill Pond area.

Sincerely,

57 Hall St., Richmond Hill, L4C4N7

MARK ZHANG and JESSICA YANG