

From: Helen Harela

Sent: Tuesday, May 27, 2025 11:47 AM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Re: Council Meeting C#15-25, May 28, 2025 re: Revised Official Plan and Zoning By-Law Amendment Application by Hall St Development Corp 107 Hall St.

Re: Council Meeting C#15-25, May 28, 2025 re: Revised Official Plan and Zoning By-Law Amendment Application by Hall St Development Corp 107 Hall St.

Hello.

As a 21 year resident of the Mill Pond community, I have seen this area evolve while still maintaining its historic charm and character throughout several other infill developments. The original sign on this site which offered townhomes for sale stood there for many years without being developed, and it appeared that nobody had any issue with that type of development. Our neighbourhood currently exists with a healthy mix of small apartment buildings, town homes, and single detached properties.

To place a 15-story condominium of 300 suites, underground parking for up to 346 vehicles, with the only road access in and out of the condo onto Hall St (which is only 2 short blocks long), is a major safety concern and will greatly impact day to day living for the existing area residents. This revised proposal (which actually increased the density of the original proposal which was rejected and sent back to the developer for revision) does not conform with the existing neighbourhood and indicates an indifference to the needs of the community

There are many concerns with bringing such a massive development to this site:

There are 4 schools in the Mill Pond area:

MacKillop PS on Lucas St - busy main street running north-west providing access via smaller neighbourhood streets to Yonge/Bathurst/Elgin Mills

Pleasantville PS on Mill St - busy main street running west-east between Yonge and Bathurst

Ecole Secondaire Norval-Morrisseau SS - on Wright St parking access on Hall St beside the proposed condo site

Alexander Mackenzie (on Major Mackenzie Rd) across from Mackenzie Health Hospital

The traffic gridlock caused from anywhere up to 328 vehicles being forced onto Hall St during morning/afternoon rush hours and school opening/closing times will result in drivers using Mill Pond residential streets to try to access Bathurst, Elgin Mills, Major Mackenzie and Yonge Street. The current traffic conditions around both elementary schools during student drop off and pickup in particular are already a safety concern.

In closing, I believe this is the wrong site for a development proposal of this size. Too many stories high (impacting sun, shade wind, environment), too many units (impacting

the neighbourhood), too few parking spaces (impacting the existing shortage of 3 hr parking on residential streets) resulting in current residents unable to their own enjoyment of property. I ask that Council reject this proposal and listen to the concerns of the Mill Pond residents as we do care about our community. Although housing is a major crisis across the region and indeed the country, this development is not suitable for this area.

Thank you.

Helen Harela

101 Benson Ave

submitted May 27, 2025