

From: Sue Vukovic

Sent: Tuesday, May 20, 2025 1:24 PM

To: Clerks Richmondhill <clerks@richmondhill.ca>

Subject: Objection to Proposed Condominium Development at 107 Hall Street

Dear City Clerk,

I am writing to express my strong opposition to the proposed condominium development at 107 Hall Street, Richmond Hill, ON. As a proud resident of this neighbourhood for over 25 years—having raised my family here and developed deep roots in the community—I cannot support a project that would so dramatically alter its character, livability, and safety: the very traits that have made this such a wonderful place to live. I would like to highlight the following areas of concern:

Increased Traffic Congestion and Public Safety

Hall Street is a residential road with limited access and serves as the sole entry point to the proposed development. A structure of this scale would significantly increase traffic congestion—particularly concerning given the presence of three schools nearby, including one located on Hall Street itself. The resulting volume of vehicles on this narrow, already burdened road presents a serious safety risk for children, families, and pedestrians.

Parking Overflow

The proposal includes only 18 designated visitor parking spaces for approximately 300 units, which will almost certainly result in overflow parking on surrounding residential streets. This will further strain already limited infrastructure and reduce accessibility for current residents.

Neighbourhood Character

The proposed 15-storey building is entirely out of character with this low-rise, heritage-oriented neighbourhood in Richmond Hill. The area is known for its architectural charm, walkability, and strong sense of community—none of which align with a large-scale, high-density development.

Property Devaluation

There is reasonable concern about the potential devaluation of neighbouring homes—both due to the visual and environmental impact of such a structure, and the disruption it will bring to the day-to-day life of existing residents.

Furthermore, City Council previously reviewed and deemed the original proposal (presented in May 2023) to be too large. This revised version is even larger, which suggests a clear disregard for the feedback, values, and interests of the community.

I urge you to consider not only the practical consequences of this proposal, but also the spirit and identity of this neighbourhood—one that so many of us have chosen and cherished for its quality of life and proud heritage.

Please help us preserve the safety, integrity, and character of this great community.

Best regards,

Sue Vukovic | 96 Hall Street, Richmond Hill, ON