



York Region Condominium Corporation No. 811  
c/o 133 Hall Street, Richmond Hill, ON, L4C 4N9

April 24, 2023

TO: Mayor West and Members of City Council

RE: **Concerns About Development – 107 Hall Street  
OPA-22-001 and ZBLA-23-0002**

We are a small townhome condominium corporation located at the intersection of Hall Street and Benson Avenue and have been made aware of a new proposal for development at 107 Hall Street which has caused us some concerns.

The initial development plan for 107 Hall (approved by the City of Richmond Hill) was to develop 22 townhomes for 66 persons, provided open space and local parking at each unit, and included planting of additional trees. That development would have looked much like the other townhome developments that have been built around us over the past several years. This proposal would have met the City's Official Plan goals to enhance and strengthen the character of neighbourhoods; that new development should respect the character and distinguishing features of neighbourhoods; and be compatible with adjacent and surrounding areas including consideration height, scale, density and dwelling types of nearby residential properties.

Unfortunately, the developer has chosen not to proceed with the original plan and instead has submitted a new plan proposing development of 3 towers with heights of 4, 8, and 14 storeys providing 256 dwelling units and 2 levels of underground parking and some surface parking. This change of plans is the reason for our concerns as follows:

- (i) The height of the towers (especially the 14-storey tower) has the potential for shade and wind impacts on adjacent properties. Further review is required to ensure that the neighbourhood (as part of the Uptown District and Downtown Local Centre) is not overwhelmed by developments that can detract from the area and negatively impact people living nearby.
- (ii) The new plan is not consistent with other infill development in the neighbourhood neither in look or character. It is definitely not a small-scale infill development as is encouraged by policies in the City's updated Official Plan.

- (iii) The proposed development will have impacts on surrounding properties, open space, schools, and local residential street traffic. The 265 dwelling units could house between 420 to 684 new residents (depending upon the number of people occupying a unit). Outdoor space for new residents appears limited to one playground and two other spaces to serve the entire development.
- (iv) There is concern about the Downtown of Richmond Hill. If this area is to be the ‘heart’ of the City of Richmond Hill then in terms of “place making” the City needs to retain what exists downtown and ensure development nearby has to be compatible and should represent a “good fit” within the physical context and the character of the surrounding neighbourhood.

The Board of Directors is not against development or some increases to density like recent developments on Hall Street and Benson Avenue have provided. However, we are concerned that what is currently being proposed at 107 Hall Street would overwhelm the neighbourhood and detract from rather than improving the downtown core area.

We believe if City Council follows their strategic plan for the Downtown Area, and their growth management strategies which have provided the type of townhome developments with smaller infill development we now have around us rather than move to tower-like structures, the City of Richmond Hill will retain quality of our community and our downtown.

Yours truly,

Frank Liou  
President

Neil Zaph  
Secretary-Treasurer