

April 25<sup>th</sup>., 2023

Dear Mayor, and Members of Council,

I am writing/speaking to you regarding the newly proposed development of a 14 storey condominium building at 107 Hall Street. As a resident of 125 Hall Street, whose property abuts 107 I have many issues that I wish to address. The proposed development includes 2 sublevels of parking which will encompass the entire property of 107, and which will require digging immediately adjacent to the property line that 125 and 107 share. This will mean digging very close to the foundations of my house, and as such putting my property at risk of developing cracks in the foundation and walls. Additionally, the entirely southerly side of 125 Hall Street will sustain substantial damage from all the construction that will occur.

The proposed density and height of the building are both too much, and not at all in keeping with the esthetics of the neighbourhood, and the heritage home located on the property. A request of 265 units and 14 storeys, is not at all appropriate for this neighbourhood, and should such a development be allowed, this would be very precedent setting, not just here but across all of Richmond Hill. I ask council to not approve the requested change for the Official Plan Amendment and the zoning.

The access road to this building is proposed to be put down the northerly side of the development. This for me means having this right outside my bedroom windows, and rear yard. This building will operate 24/7, and as such that means that there will be noise of one form or another both day and night. The total number of proposed parking spots is 307, which includes 40 visitor parking spaces. All traffic will be flowing to and fro from the building using this road to access Hall Street, a residential street, which by no means can accommodate the amount of cars and trucks that would come with a building of this density. This presents a serious safety concern. The density that is being requested exceeds the currently allowed amount that is allowed on Yonge Street, and as such is totally unacceptable. Visitor parking is proposed along the northerly boundary of the development, which immediately adjoins my rear yard, so this will be the equivalent of having cars in my back yard. The access road along with the visitor parking will have to be lighted, which will in turn lead to light pollution negatively affecting myself and my home.

Having seen the drawings, the waste collection area of the building is proposed to be located across from my property. In a building of this size that means that garbage trucks will have to come daily, and as such the positioning of the waste collection area will devalue my property.

A sun/shadow study was included with the application. A proposed building of 14 storeys is going to mean significant loss of sunlight for my own home, and I will be guaranteed of having next to nothing from November to March inclusive.

The infrastructure related to the water and sewer pipes is another concern as the likelihood of the existing pipes beneath Hall Street being able to accommodate for a building as per the requested proposal would probably be very insufficient and would likely result in having to tear up the road to lay new pipes.

This is a neighbourhood that is steeped in the history of Richmond Hill, and while all areas undergo change, this proposal is a very radical shift from the existing neighbourhood, and the unique characteristics of Mill Pond. The City of Richmond Hill, established in 1873, is clearly marked on the street signs which includes Hall Street. 107 Hall Street, together with the Heritage Home located on the property comprises a very important part of Richmond Hills history. While the heritage home is being preserved the construction of a condo tower would not at all be complimentary to its heritage. Built in 1849 the property has undergone changes over the years, and while we all understand that change is difficult, I would hope to see that whatever would be built would be an appropriate fit, such as the townhouses that were approved for the property at least 5 or more years ago.

I therefore ask council, from both a personal level and heritage perspective, not to allow such a proposal to go through.

Regards,

Agnes Parr

125 Hall Street, Unit 19