

Dear Mayor West and City Council

May 1, 2023

RE : Concerns About 107 Hall Street Planning Applications (SRPI – 23 – 049 ; OPA – 23 – 0001 ; ZBLA – 23 – 0002)

I wish to provide input for the City's consideration regarding the significant development proposal at 107 Hall Street with respect to three key issues of concern as a neighbour.

1. **DENSITY:** The Official Plan already identifies the Downtown Local Centre for change and transition setting a maximum density of Floor Space Index (FSI) = 2.5. This proposal seeks to exceed that limit by another 33% of more development floor area to set a new maximum of FSI = 3.4, which would have negative implications for the residential neighbours and results in a very bulky form.
2. **BUILT-FORM and URBAN DESIGN:** The plans present a bulky apartment building, which does not meet the City's planning policies intended to achieve livability for the apartment residents and the neighbours. The plan proposes to:
 - exceed the maximum podium height for the base building block,
 - not separate the higher towers sufficiently and exceed the tower floor-plate size limits,
 - not provide the needed minimum yards separating the buildings from the north and south property lines.

The massing, articulation, step-backs and design need to be reworked to better respond to the site's context, particularly with respect to the transition and effect on the adjoining townhouses and Hall Street's character. Reducing the overall maximum density to respect the Official Plan would help achieve these urban design objectives.

3. **RETENTION OF RELOCATED HERITAGE BUILDING:** It is important that the

City fully protect and ensure the retention as well as the optimum restoration and re-use of the Langstaff House. This significant vestige of Richmond Hill's heritage needs to be respected, not overwhelmed, by the proposed high density residential development through sensitive urban design and strong regulatory protection.

I ask the City to address these concerns and to uphold the Official Plan policies to ensure that sensitive change and densification in Richmond Hill's heart is planned for and achieved to strike the right balance for the existing and future community.

Yours truly, Susan Day