
3. Scheduled Business:

3.2 SRPI-23-049 - Request for Comments - Official Plan Amendment and Zoning By-law Amendment Applications - Hall Street Development Corporation - 107 Hall Street - City Files OPA-23-0001 and ZBLA-23-0002

Leigh Ann Penner of the Planning and Infrastructure Department provided an overview of the proposed Official Plan Amendment and Zoning By-law Amendment applications to permit a high density residential development and the retention of an existing designated heritage dwelling on the subject lands.

Murray Evans, Evans Planning, agent for the applicant, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He reviewed the proposed density of the residential development and the planning principles behind the proposal, and provided information regarding the Site Plan specific to the location of the subject lands and its surrounding uses. He addressed the design of the proposal including the height of the two apartment buildings that would be connected by a podium, location of the buildings on the subject lands and setback from neighbouring properties, and the tiered built form. He advised that the heritage dwelling (the Dr. Langstaff House) on the subject lands would have to be relocated on the property, and displayed an artist rendering of the urban design perspective. M. Evans reviewed the angular plane and the proposal within the City's Official Plan and Downtown Local Centre designation policies, and advised that they would continue to meet with staff regarding design matters.

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Agnes Parr, 125 Hall Street, Unit 19, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. She noted that she was an immediate neighbor to the subject lands and advised of a number of issues that she had with the proposed development because of the negative impact it would have on her and her home including potential property damage from construction, noise from the access point to the property, parking and increased area traffic, community safety, location of the waste collection area, decrease in property value, sun shadows, insufficient underground infrastructure, and the proposed height and density which in her opinion were too much for the aesthetics of the existing neighbourhood and for the heritage home on the property. A. Parr further expressed her concerns with the precedent this development would be setting and requested that Council approve something better suited for the neighbourhood, as further detailed in her correspondence distributed as part of Item 3.2.1 and Item 3.2.2.

Susan Day, 137 Hall Street, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. She advised of her concerns with the applications because of the proposed height of the development which exceeded what was permitted within the Official Plan, and with the proposed built form and urban design which were also in contravention of the City's planning policies. S. Day expressed her disappointment that the previous submission to build townhouses on the subject lands had been abandoned, that the current proposal did not attempt to fit within the character of the existing community, stressed the importance of retaining the heritage building on the property because of the historical significance of the home and the Langstaff family, and requested that Council not approve the current proposal, as further detailed in her correspondence distributed as part of Item 3.2.2.

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Deborah Tobin, 10 Mill Walk Court, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. She advised of her concerns with the applications because of the proposed height and density of the buildings as they would overwhelm the current neighbourhood and would detract from the Downtown Core area; the increased traffic would cause safety concerns for the local streets, particularly during the winter months; and mature trees that were home to different wildlife would be destroyed. D. Tobin highlighted the importance of the historical Langstaff home, noted that she was not opposed to change but that the proposal should fit with the character of the neighbourhood, and requested that Council reject this proposal and consider a smaller scale infill development.

Juliusz Zulauf, 125 Hall Street, Unit 24, addressed Council regarding the proposed Official Plan Amendment and Zoning By-law Amendment Applications submitted by Hall Street Development Corporation for 107 Hall Street. He advised of his concerns with the applications as in his opinion, the proposed development was extreme and would change the historic character of the existing neighbourhood and Downtown Core. He further expressed concerns with the proposed height and density of the proposal as they exceeded the City's planning guidelines and policies for the area, noting the current zoning for the subject lands, the negative impact the development would have on the quality of life of the existing residents, and the dangerous precedent that would be set if this proposal was approved. J. Zulauf suggested that this type of development would be better suited along the Yonge Street corridor, and requested that Council consider the proposal in the context of the community and the long term vision of Richmond Hill.

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Extracts from
Council Public Meeting
C#17-23 held May 2, 2023

Moved by: Councillor Cui
Seconded by: Councillor Thompson

a) That Staff Report SRPI.23.049 with respect to the Official Plan and Zoning By-law Amendment applications submitted by Hall Street Development Corporation for lands known as Block 1, Plan 65M-4652 (Municipal Address: 107 Hall Street), City Files OPA-23-0001 and ZBLA-23-0002, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

For Your Information and Any Action Deemed Necessary