



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

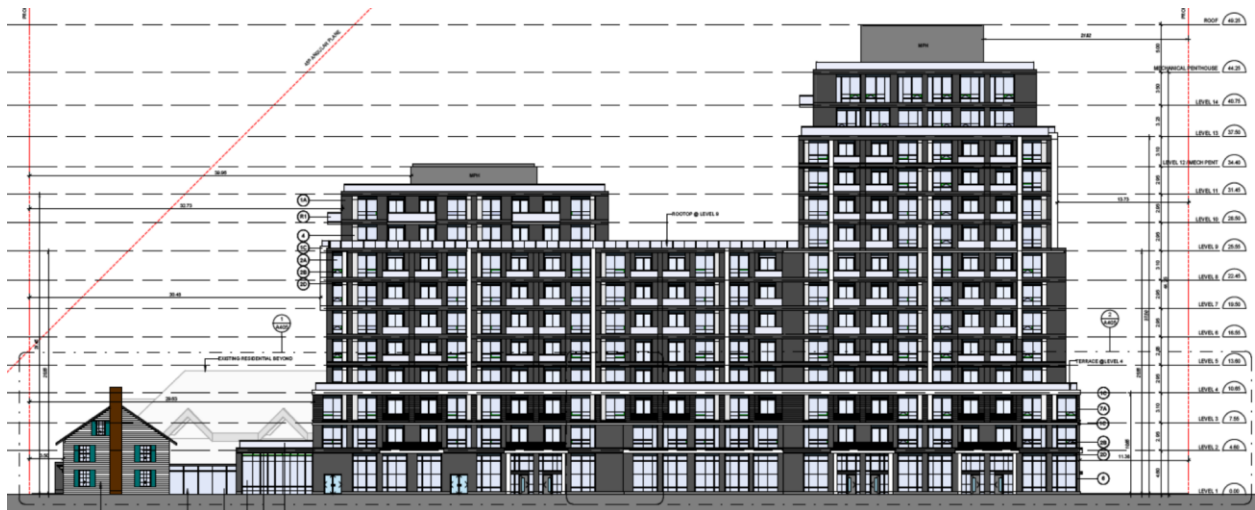
9 May 2025

Mayor West and Members of City Council

City of Richmond Hill

Subject: Comments on the Revised Proposal for 107 Hall Street

City Council reviewed a development application for 107 Hall Street on May 2, 2023 and found the original proposal as too big, and sent it for a redesign. For context, the original plan is shown below:



Source: <https://pub-richmondhill.escribemeetings.com/Meeting.aspx?Id=c237715e-6f58-4f2c-a0c3-7bce125e1e52&Agenda=Agenda&lang=English&Item=7&Tab=attachments>

A revised proposal from the developers of 107 Hall Street now includes a 15-storey condominium structure - so, unfortunately, the plan is coming back bigger than ever! The key points of the new proposal are:

- An increase in the number of units from 265 to 300.
- An increase in the height of the easterly tower to 15 storeys (about 52 m/170 ft.)
- An increase in parking spaces from 305 to 328.

The proposal presents a number of concerns.

Size & Height:

The buildings are too big, and too tall for this location. About half of the complex consists of single bedroom units which can result in up to 500 people living there. It will not have enough parking space and will generate traffic which will exceed capacity of the residential streets in the area.

The increased height of the towers will impact surrounding properties in terms of sun/shade coverage, and wind impacts. The 10 and 15 storey buildings will definitely impact many adjacent properties and any studies undertaken in past for sun/shade and wind impacts should be revisited and re-done due to the increased height being proposed.

Site Access:

The **only** street access in or out of the 107 Hall Street project area for resident vehicles, visitor vehicles as well as garbage/service vehicles is Hall Street. Hall Street is a relatively narrow street, so combining the traffic which will be generated by the new development with the existing traffic load will create a significant problem, and a negative impact for vehicle movement. Given the connections of Hall Street, Benson Avenue and Mill Street there will be increased traffic flow on all streets.

Character & Fit:

The project is completely out of character and is not a good fit with what exists in the neighbourhood. The vast majority of housing located near the proposed development are town homes on an average of 3 storeys in height, or single-family homes.

If this expanded project is approved, the impacts of increased traffic, sun & shade and wind impact from it will be felt well beyond Hall Street. It would set a precedent, and other similar developments could occur in other lower density residential areas further impacting the local village centre, which is not a desirable outcome.

The downtown area of Richmond Hill should be developed in a way to pursue the character of the existing neighbourhood, and appropriately sized to ensure there is growth in terms of housing residents, but not at the size contemplated in the 107 Hall Street proposal.

What would make more sense is to provide a continuation of the current style of housing (e.g. town home developments) in the neighbourhood which would also increase density, but in a level that is consistent with other recent developments in and around the downtown area.

The proposal for 107 Hall Street would be better located on Yonge Street where there are many opportunities to accommodate the larger/ taller structures; street level businesses could be added to increase activity in the downtown areas; and the regional roads can handle higher traffic volumes.

Thank you for the opportunity to allow the community to provide their thoughts and feedback on the development plan request. We sincerely hope you will take our voices into consideration in shaping the future community of downtown, while retaining the historic building and maintaining the uniqueness of the style of the surrounding neighbourhood in the City of Richmond Hill.

Frank Liou, President

Neil Zaph, Secretary-Treasurer