

From: Chen He

Sent: Thursday, May 15, 2025 12:38 PM

To: Clerks Richmondhill [clerks@richmondhill.ca](mailto:clerks@richmondhill.ca)

Subject: Concerns Regarding Proposed 15-Storey Condominium at 107 Hall Street

Dear City Clerk,

I am writing to express my serious concerns regarding the revised proposal for the 15-storey condominium development at 107 Hall Street, which will be considered at the upcoming Committee of the Whole meeting on May 21, 2025.

As a resident of the neighborhood, I am deeply concerned about this development for the following reasons:

1. Incompatibility with Neighborhood Character: The proposed 15-storey building (approximately 52m/170ft tall) is grossly disproportionate to the existing historic neighborhood character. This area is predominantly comprised of low-density residential properties, and such a massive structure would be visually intrusive and incompatible with the established community aesthetic.
2. Increased Traffic Congestion: The proposal includes 300 residential units with 328 parking spaces plus 18 visitor spaces, which could introduce up to 500 new residents and their vehicles to our small residential street. With Hall Street being the only access point for residents, visitors, and service vehicles, this will create significant traffic congestion on a street that was not designed to accommodate such volume.
3. Inadequate Infrastructure: Our neighborhood's current road infrastructure is not equipped to handle the dramatic increase in traffic that would result from this development. The revised proposal has actually increased the number of units from 265 to 300, exacerbating this concern.
4. Environmental and Quality of Life Impact: The 15-storey building will cast substantial shadows over surrounding properties, affecting natural light and potentially decreasing property values. The proposed westward shift brings this massive structure even closer to Hall Street, amplifying its visual dominance and shadow effects.
5. Precedent for Future Development: Approving this oversized development would set a concerning precedent for other high-density projects in our low-density residential area, fundamentally altering the character of our community and potentially leading to overdevelopment of the Village Centre.

6. Parking and Traffic Safety Concerns: Despite the proposed 346 total parking spaces, the concentration of vehicles entering and exiting through a single access point on Hall Street raises serious safety concerns, particularly during emergency situations or peak hours.

7. Heritage Preservation: I understand the proposal retains the heritage home on the property, but the scale of the development surrounding it would overshadow this historical element and diminish its significance.

I strongly urge the Committee and Council to reject this proposal in its current form and to require the developer to submit a plan that:

- Significantly reduces the height and density of the development to be more in keeping with the neighborhood
- Addresses traffic flow concerns with possibly multiple access points
- Preserves the residential character of Hall Street and the surrounding area
- Includes a comprehensive traffic impact study for the neighborhood
- Considers the environmental impact on surrounding properties

Our community is not opposed to reasonable development, but this proposal is simply too large, too dense, and inappropriate for this location. I respectfully request that you consider these concerns when evaluating this application.

Thank you for your consideration of this matter.

Sincerely,

Chen He

Address: 59 Hall Street. Richmond Hill, Ontario. L4C 4N7