

From: Tevfik Kayagil

Sent: Sunday, May 4, 2025 3:06 PM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Notice of Updated Development Plan for 107 Hall Street.

We received notification from Ward 4 Councillor Simon Cui that the developers of the project located at 107 Hall Street have submitted an updated plan that proposes to construct a high-density residential development.

The plan retains the designated heritage building on the lands, but this revised proposal has increased the density and contains two high rise buildings of 10 and 15 storeys in height connected by a 4-storey podium, and increases dwelling units from 265 units to 300 units. Additionally, the number of parking spaces increases from 305 spaces to 328 spaces.

The Board of Directors will provide comments on the updated development plan as there is a concern the development will negatively influence surrounding structures due to the height, density, traffic, sun/shade and wind impacts. The concerns include that the development will overwhelm our neighbourhood which is part of the Local Village Centre, plus it is out of character for the neighbourhood.

The new development plan is scheduled to be considered by the Committee of the Whole at its meeting scheduled for May 21, 2025. The meeting will be held from 9:30 a.m. to 12:00 noon in the Council Chambers of City Hall 225 East Beaver Creek, Richmond Hill.

1. Traffic Concerns:

The only street access in or out of the 107 Hall project area for resident and visitor vehicles as well as garbage vehicles is Hall Street. Hall Street is a relatively narrow street so combining the traffic which will be generated by the new development to 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.

2. Height of Building Concerns:

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.

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 in the Village Local Centre are single family homes or town homes on an average of 3 storeys in height.

If this expanded project is approved, the future development in the local area will be shaped for years to come as it will be precedent setting. But the type of building proposed is not what residents feel is suitable. The proposal would be better located on Yonge Street where there are many opportunities to accommodate the larger structures.

The Village Local Centre should be developed 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 plan and design. There was an approved plan for 107 Hall Street that provided for 22 town homes but unfortunately did not proceed. A development of that size was and would be a better fit providing a continuation of increased density in a comparable size to the many recent developments on Hall Street, Benson Avenue and surrounding areas.

We are categorically against a development of this nature and request that this development be scrapped right away.

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