

From: Imagination4power

Sent: Saturday, May 17, 2025 11:22 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Cc: Tatiana Poliveannaia

Subject: Opposition to Updated Development Plan for 107 Hall Street

Dear Mayor and Members of the Committee of the Whole,

I am writing as a concerned resident to express my strong opposition to the revised development proposal for 107 Hall Street, scheduled for review at the May 21, 2025, Committee of the Whole meeting.

The proposed development—which includes two high-rise towers of 10 and 15 storeys connected by a 4-storey podium—stands in stark contrast to the character of the Village Local Centre, which is composed primarily of low-rise, family-oriented homes and townhouses averaging three storeys or less. Approving a development of this scale would set a troubling precedent for future intensification in the area, risking irreversible changes to the historical and residential fabric of our community.

This proposal interferes with the everyday enjoyment of our neighbourhood and raises serious concerns about safety, livability, and community identity. My primary concerns are as follows:

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1. Traffic Impact

Hall Street is a narrow, low-capacity road. The proposed 300-unit development would dramatically increase traffic from residents, visitors, and service vehicles. This would not only burden Hall Street but also strain Benson Avenue and Mill Street, both of which already manage considerable traffic volumes. The increased congestion would endanger pedestrians and cyclists—especially families and children who regularly walk, bike, and play in the area. These streets are not designed to accommodate such a dramatic rise in traffic, and the proposal fails to address the long-term consequences for road safety and quality of life.

2. Height, Sun/Shadow, and Wind Impacts

The proposed building heights will create significant sun-shadow and wind issues for nearby properties. These impacts are not just technical concerns—they affect residents' daily lives. Gardens, which many families rely on for personal enjoyment, sustainability, and relaxation, will suffer from reduced sunlight. Limited access to

natural light and increased wind exposure can also have negative effects on mental well-being, especially for residents who value their outdoor spaces as a place of comfort and retreat. Any previous studies conducted under the earlier, smaller proposal must be redone to reflect the increased height and density now being proposed. The scale of this development would visibly dominate and overwhelm the surrounding homes.

3. Community Character and Heritage Concerns

Mill Street is a historically significant part of Richmond Hill and home to some of the community's most cherished and valuable properties. The charm, heritage, and premium value of these homes are tied directly to the character of the neighbourhood. Introducing high-rise towers in such close proximity threatens to erode that character and, over time, diminish the qualities that make this area unique and desirable.

4. Precedent and Suitability

The scale and density of this proposal would be more appropriate along Yonge Street, where similar mid-rise developments already exist and the infrastructure is better equipped to support higher population density. Even in the centre of Richmond Hill along Yonge Street, most buildings do not exceed 10 storeys. Proposing a 15-storey tower in a low-rise residential neighbourhood like Hall Street is not only out of place but sets a concerning precedent that could irreversibly alter the character of the area.

The previously approved 22-townhome proposal for 107 Hall Street offered a much more appropriate fit in terms of scale, design, and overall community impact. It provided gentle intensification in line with the neighbourhood's character without overwhelming it.

For these reasons, I urge the City to reject the proposed updated development plan. The height, density, and traffic implications of this project are not compatible with the Village Local Centre's character and heritage. Please consider this my formal submission opposing the development. I respectfully request that my comments be included in the public record and shared with all Council and Committee members.

Thank you for your time and thoughtful consideration.

Sincerely,

Tatiana Poliveannaia and Maria-Nikollette Muraru, Owners

129 Hall Street, Richmond Hill, Ontario, L4C 4N9