

▲Comparison with Nearby Condos and Apartments Over Five Storeys



Tiffany Hill Apartments (34 Centre Street West, Richmond Hill, ON L4C 3P5)

### \*\*Year Built\*\*Tiffany Hill Apartments was built in \*\*1975\*\*, making it nearly \*\*50 years old\*\*.

### \*\*Type of Residence\*\*

Tiffany Hill is an \*\*11-storey rental apartment building\*\* managed by \*\*Crestview Investment Corporation\*\*.

It offers \*\*1-bedroom and 2-bedroom units\*\*, approximately \*\*760 sq. ft.\*\* and \*\*1,000 sq. ft.\*\* respectively.

### \*\*Number of Residential Units\*\* The building contains a total of \*\*86 residential units\*\*.

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### \*\*67 Richmond Condos – Property Overview\*\*

\*\*Address:\*\* 67 Richmond Street, Richmond Hill, ON L4C 3Y3

\*\*Building Name:\*\* 67 Richmond Condos

\*\*Developer:\*\* Thomas McQueen Ltd.

\*\*Year Built:\*\* \*\*1982\*\*

\*\*Location:\*\* Mill Pond Community, Richmond Hill

\* \*\*Property Type:\*\* Condominium (Condo)

\* \*\*Number of Storeys:\*\* 7

\* \*\*Number of Residential Units:\*\* 51

\* \*\*Unit Size Range:\*\* Approximately 359 to 843 square feet

\* \*\*Condo Corporation:\*\* YRCC-537

\* \*\*Management Company:\*\* \*\*Royale Grande Property Management Ltd.\*\*





\* \*\*Name:\*\* Richmond Hill Heights Apartments

\* \*\*Address:\*\* 10330 Yonge Street, Richmond Hill, ON L4C 5N1

\* \*\*Building Type:\*\* Rental Apartment

\* \*\*Number of Storeys:\*\* 7

\* \*\*Number of Units:\*\* 92

\* \*\*Unit Types:\*\* 1-bedroom, 2-bedroom, and 3-bedroom units

\* \*\*Amenities:\*\* On-site management, coin-operated laundry facilities, parking, wheelchair-accessible entrance and parking lot

### ☐ ☐ Year Built: \*\*1973\*\*.

### ☐ ☐ Management Company: The property is managed by \*\*S K Properties & Development\*\*

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\* \*\*Name:\*\* The Benson Condos

\* \*\*Address:\*\* 10376 Yonge Street, Richmond Hill, ON L4C 3B8

\* \*\*Developer:\*\* Sanmik Developments

\* \*\*Year Built:\*\* 2012;

\* \*\*Number of Storeys:\*\* 7

\* \*\*Number of Units:\*\* 39

\* \*\*Unit Sizes:\*\* Approximately 376 to 1,600 sq ft

\* \*\*Property Management:\*\* Times Property Management

\* \*\*Condo Corporation:\*\* YRCC 1211

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▲ Other areas in Mill Pond community:

- Heritage zone
- Low-Density Residential Zone
- Strong Environmental Protection
- Quality of Life



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▲ Imaginary future extension of Crosby Road

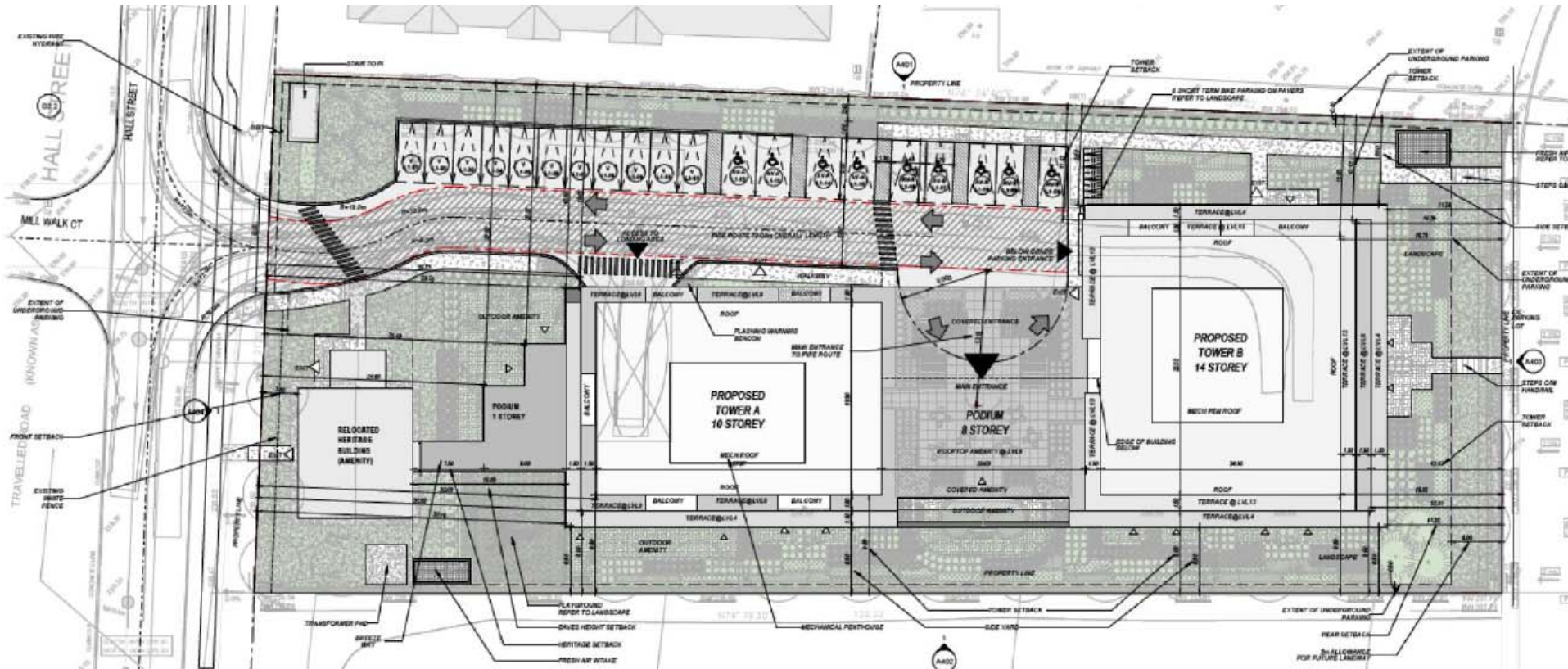
The applicant’s proposal relies on the assumption that a future north-south extension of Crosby Road will be built adjacent to the eastern boundary of the subject property. However, this assumption should not form the basis for approving the development.\*\* The developer does not own or control the land required for the road extension, and therefore cannot rely on \*\*an uncertain and imagined future situation\*\* to justify the current proposal.



Development Proposal

The applicant is seeking Council’s approval of its proposed Official Plan and Zoning By-law Amendment applications to permit a high density residential development on its land holdings (refer to Map 6). The proposed development is to be comprised of two apartment buildings, 10 and 14 storeys in height connected by an eight storey podium. The existing heritage designated dwelling on the lands is proposed to be retained and relocated to the front of the property with a connection to the apartment podium via a one storey breezeway. The proposal is to incorporate indoor amenity space within the repurposed heritage building and outdoor at-grade amenity space, a green rooftop, surface level visitor vehicular parking, two levels of underground vehicular parking, underground and surface bicycle parking areas and vehicular access is proposed by way of a right-in/right-out driveway from Hall Street. Furthermore, the applicant’s development proposal contemplates the future north-south public road extension of Crosby Road abutting the easterly limits of the subject lands (refer to Maps 6 to 10).

The following is a summary outlining the relevant statistics of the applicant’s development proposal based on the plans and drawings submitted to the City:



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▲ Comparison of Lot Areas: 107 Hall St High-Rise Condo vs. 2022 Townhouse Development

1. 107 Hall St

127m \* 53m = 1.66 acres





- **Site Area:** 0.58 hectares (1.44 acres)
- **Lot Frontage:** 50.40 metres (165.35 feet)
- **Total Number of Units:** 265
- **Number of Buildings:** 2
  - **Base building** 1
- **Number of Storeys:** 10 and 14 (excludes mechanical penthouses)
  - **Base building** 8
- **Building Height:** 31.45 metres (103.18 feet) and 44.25 metres (145.18 feet) (excludes mechanical penthouses)
- **Total Gross Floor Area:** 19,887.65 square metres (214,068.0 square feet)
- **Floor Space Index (FSI):** 3.4
- **Total Parking Spaces:** 307 (surface and 2 levels of underground parking)
  - **Residential:** 267 (1.0 spaces per dwelling unit)
  - **Visitor:** 40 (0.15 spaces per unit, incl. 9 H/C spaces)
- **Bicycle Parking Spaces:** 168 (0.63 spaces per dwelling unit)
  - **Resident:** 160
  - **Visitor:** 8

2. High Point Urban Towns, 60 Arnold Crescent, Richmond Hill, ON L4C 3R5

164m \* 45m = 1.82 acres



### □ **\*\*Project Summary:** High Point Urban Towns\*\*

\* **\*\*Developer\*\*:** Laurier Homes

\* **\*\*Address\*\*:** 60 Arnold Crescent, Richmond Hill, ON L4C 3R5

\* **\*\*Site Area\*\*:** Approximately **\*\*2.77 acres\*\*** (about **\*\*11,210 square meters\*\***)

\* **\*\*Residential Units\*\*:** A total of **\*\*88 stacked townhomes\*\***, offering **\*\*2- to 3-bedroom layouts\*\***



\* \*\*Unit Size Range\*\*: Approximately \*\*1,072 to 1,512 square feet\*\*

\* \*\*Number of Storeys\*\*: Each building is \*\*3 storeys\*\* tall

\* \*\*Occupancy\*\*: Some units began occupancy in \*\*2022\*\*



▲▲▲ On-Site Survey of Roadway Vehicle Occupancy

16MAY2025, 11.00am, Friday, Hall St.



16MAY2025, 11.00am, Friday, Wright St.





16MAY2025, 11.00am, Friday, Benson Ave.



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17MAY2025, 3.00pm, Saturday, Hall St. (South)





17MAY2025, 3.00pm, Saturday, Hall St. (North)





17MAY2025, 3.00pm, Saturday, Wright St.



17MAY2025, 3.00pm, Saturday, Wright St. (RH Art Performing Centre side)





17MAY2025, 3.00pm, Saturday, Wright St. (across the street from the RH Art Performing Centre)





17MAY2025, 3.00pm, Saturday, The school at the intersection of Wright St. and Hall St.





17MAY2025, 3.00pm, Saturday, Benson Ave.



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To Whom It May Concern,

**Strong Opposition to the Proposed High-Density Residential Development at 107 Hall Street (OPA-23-0001 & ZBLA-23-0002)**

As Canadian citizens and residents of the Mill Pond community, we are writing to express our strong opposition to the proposed high-density residential development at 107 Hall Street, including both the original proposal from 2023 and the revised proposal in May 2025. Although we were not aware of the 2023 proposal at the time, we now strongly oppose it, and we find the updated 2025 proposal to be even more concerning.

The revised 2025 proposal has seen a significant increase in both the number of residential units and the building height. Specifically, the number of residential units has risen from 256 to 300, and the building height has increased to 15 storeys, with a total height of 52 meters. Additionally, the revised plan proposes to relocate the vehicle entrance closer to the narrow internal roads of our Mill Pond community, which will increase traffic congestion and exacerbate safety issues in the neighborhood.

As a resident of the Mill Pond community, I am deeply concerned about the following issues:

1. **Incompatibility with Surrounding Built Form:** The proposed building heights and density far exceed what is appropriate in this heritage neighborhood. It violates the intent of the Official Plan's policies on compatible transition and urban design, particularly those requiring a respectful interface with adjacent low-density housing. The proposed 15-storey building is completely out of character with the existing low-rise single-family homes, townhouses, and other low-density residential structures in the surrounding area.
2. **Traffic and Access Issues:** The development site lacks direct access to a major arterial road. Instead, vehicular access is proposed from Hall Street, a narrow local street with limited capacity. This would create significant traffic congestion and pose serious safety risks for residents, pedestrians, and school children. The revised 2025 plan exacerbates this issue by shifting the vehicle entrance closer to the narrow internal roads of Mill Pond, further increasing the strain on these already congested streets.
3. **Heritage Preservation Concerns:** The inclusion of a designated heritage dwelling within a high-rise development raises concerns about the authenticity of heritage conservation. True preservation involves more than retaining a façade—it requires preserving the setting, context, and integrity of the heritage resource. The proposed development fails to properly consider the heritage value of the surrounding area, and the proposed changes to the historic setting could compromise the authenticity of the heritage dwelling.
4. **Lack of Infrastructure Support:** It is unclear whether existing infrastructure—such as water, sewage, and emergency services—can accommodate a development of this scale without negatively impacting current residents. The increased density and height will place additional pressure on already strained infrastructure, and it is uncertain if the city is prepared to handle these demands effectively.
5. **Environmental and Parks Impact:** The Mill Pond area is an environmentally sensitive and recreationally valued green space. The proposed density could place further pressure on our natural heritage features and parkland without proper mitigation or compensation. The proposed development threatens the character of this valued green space, and further degradation of our environment and loss of recreational land would severely impact the quality of life for all residents.

We strongly urge the City to reject this proposal. We, the residents of Mill Pond, are not opposed to development, but we are opposed to developments that drastically change the character of our community and compromise our safety, environment, and quality of life.

**We will be attending the Committee of the Whole Meeting on May 21 at 9:30 AM at Richmond Hill City Hall. Please reserve a time slot for us. If there are any changes to the meeting time, please notify us by this email.**

Thank you for your time and attention to this important matter. We look forward to your response and a more thoughtful, considerate approach to future development in the Mill Pond area.

Sincerely,

57 Hall St., Richmond Hill, L4C4N7  
MARK ZHANG and JESSICA YANG

09/MAY/2025