

From: Juliusz Zulauf

Sent: Tuesday, May 20, 2025 10:17 AM

To: Clerks Richmondhill clerks@richmondhill.ca

Subject: Development Proposal for 107 Hall St. Richmond Hill

Dear Richmond Hill Staff,

My name is Juliusz Zulauf, I am the owner of a townhouse #24 at 125 Hall St, Richmond Hill, L4C4N9. Our complex is located directly north of 107 Hall St. The proposal for a redevelopment of 107 Hall St will be discussed at the Committee of the Whole Meeting on Wednesday, May 21st

The proposed application includes:

- Increase in the number of units from 265 to 300.
- Increase in the height of the easterly tower to 15 floors (about 52 m / 170 ft)
- Shifting the building further westward, which will make it closer to Hall Street.
- 2 levels of underground parking running the entire circumference of the property.
- 328 parking spaces, and 18 visitor parking spaces.

The only street access road in and out of this planned hi-rise site for residents, visitors and service vehicles is from Hall Street. This property has no access to Yonge, or any other street. About half of the complex is comprised of single bedroom apartments, resulting with up to 800 people living there with way too many cars. This development is too big and too high for this location.

The population density will increase trifold and will be on par with the highest in the Yonge St corridor. This new development will not have enough parking space and will generate traffic exceeding capacity of the residential streets in the area. It does not fit this neighborhood. The impact on the community will be devastating.

This project shall not be approved in its present form.

Please find attached a brief study showing the impact this development would have if completed as planned.

Sincerely,

Juliusz Zulau