

## PETITION TO AMEND THE 107 HALL STREET DEVELOPMENT PROPOSAL

To the City of Richmond Hill Council and Planning Department,

We, the undersigned residents of Hall Street and the surrounding neighbourhood, express our profound concerns regarding the proposed 15-storey condominium development and associated zoning changes at 107 Hall Street (City Files OPA-23-0001 and ZBLA-23-0002). We strongly disagree with the proposal as it stands which is incompatible with the historic Richmond Hill community's character and existing infrastructure.

While we acknowledge the need for more housing, we respectfully request the following critical amendments to the proposal for a responsible and integrated development:

- **Significant Reduction in Height and Density:** The proposed 15-storey height and Floor Space Index (FSI) of 3.4 are excessive. We request a substantial reduction in height, size, and number of units to align with the historic Richmond Hill Downtown district established character and capacity.
- **Improved Built Form and Urban Design:** The current overbearing tri-building design is unacceptable. We request revisions to redesign the layout to consolidate the towers to the very eastern portion of the land (perhaps with a smaller or no central section) and preserve green space and old growth trees on the western side with the Heritage Dr. Langstaff house made into a community centre or heritage museum along with a playground for children under the canopy of the existing old growth trees.
  - This large development will surely have many young families and there is no playground in the area for children. A playground could be used by all children in the area to create and foster a sense of community with the new residents in the development.
  - The Heritage designated home of Dr Langstaff has a long history in Richmond Hill, even once serving as a local community hospital we have heard. It deserves to be made accessible and serve for the benefit of all Richmond Hill residents as a community amenity, and not just the condo owners of the development.
- **Ensure waste management logistics prevent garbage trucks from backing onto Hall Street.** As it stands, we do not see how garbage trucks will be able to turn around within the development.
- **Ensure "45-Degree Rule" compliance for appropriate building setbacks in particular on the Western and Northern property lines.**
- **Comprehensive Traffic and Safety Solutions:** We request robust, independently verified traffic management plans and parking solutions that do not negatively impact existing residents.

We urge City Council to listen to its residents and ensure any development at the precedent setting 107 Hall Street is a responsible addition that can serve as an example for future developments that integrate within the existing community and residents, not create an overwhelming imposition with a disregard for heritage, culture and the existing community.

Sincerely,

The undersigned residents of Hall Street and surrounding neighbourhood