

May 11, 2025

107 Hall Street Development Application

Dear Committee of the Whole Members

My name is Agnes Parr, and I am the President of York Region Standard Condominium Corporation 911 representing the unit owners of 125 Hall Street. We, the owners, are opposed to the development at 107 Hall Street in the form which it is presented in and wish to outline a number of different issues that will directly affect us, as well as the negative impacts on the wider neighbourhood.

The application proposes a condominium which will reach up to 15 storeys in height. It also proposes having 2 levels of underground parking. This is to encompass the entire circumference of the property and will require digging immediately adjacent with the property line at 125 Hall Street. With the use of heavy equipment, and all the noise and vibrations that this will produce, the foundations and walls of the units at 125 Hall Street will likely sustain some forms of damage. Additionally, this will have adverse effects on the physical and mental health of the residents.

Next the application proposes an access road with the only entrance and exit via Hall Street, which is a residential street that is not designed to accommodate the volume of vehicles that will be coming and going 24/7.

While a traffic study was done June 21, 2023 this study is completely inadequate due to when it was done, and that it does not take into account the numbers of cars that are parked on Hall Street when the Performing Arts Centre is running a full slate of Events. The volume of traffic that will be created by the development, with this access road will be a disaster waiting to happen. This building is not on Yonge Street and has no access to it. The placement of this access road has a very negative impact on 125 Hall Street, as it is proposed to be running past the rear of many of our units, which will be the equivalent of placing it in our rear yards and the backs of our homes. As a result, there will be constant activity and noise 24/7. The placement of the visitor parking, will add to this situation.

The garbage area of the building has been placed right opposite our units. A building like this, with this number of units and people is going to require garbage pickup every day. As such, with constant comings and goings of garbage trucks that will occur our homes will be devalued, and this is a very serious concern to us.

With the increase in the size of the building, the design has shifted the footprint further to the west on the property and thus increasing its footprint over 125 Hall Street, Hall Street itself and the Heritage Home. Should this be allowed to go forth this will be the equivalent of allowing a

Condominium Tower on a residential street, that is neither equipped nor designed to handle this.

It has also been noted in the drawings that a transformer platform is to be beside the property line adjoining 125 Hall Street. While, at this time we do not know the exact size and form of what this transformer will be, we do know that it carries electricity, makes noise, can have negative health effects and we the owners object to having this placed right beside our homes. We request that this be relocated to a more suitable place.

The proposed height of this building will grossly overshadow our homes, and create a situation of having no sunlight from November to March inclusive. In addition, tall buildings create wind tunnels, causing further negative impacts on immediate neighbours. There has been no revised sun/shadow study done, nor a wind study.

In May 2023 a Council Public Meeting was held regarding this very project. Council specifically stated that it was too big and gave instructions that the project be revised and downsized. The revision has come back with an even larger building that increases the units from 265 to 300. The proposed density of such a building is far too immense for a neighbourhood such as Mill Pond and the Village Core. This building will tower over everything and everyone around it, and if such a proposal is allowed to

happen it will be precedent setting, and will destroy the neighbours and the surrounding community.

On behalf of the owners of 125 Hall Street, comprised of 24 units we collectively oppose this development. We ask that the Committee take into account the negative impacts that this will have on our homes and our lives, and ensure that what is built is an appropriate fit for the neighbourhood.

Regards,

Agnes Parr

125 Hall Street

President, YRSCC991