

107 Hall St Redevelopment

Community Impact

Juliusz Zulauf
24-125 Hall St. R.H.

May 20, 2025

- Proposed redevelopment of 107 Hall St will have deep, permanent impact on the character of the neighbourhood and the life of all residents.
- The proposal includes the 15 storey hi-rise to be constructed in high and medium density zones.
- The following slides attempt to capture an impact of this proposal.
- A corridor adjacent to Yonge St from Elgin Mills St to 16th Avenue was selected for this study.
- The study includes 4.2 square kilometer occupied by 7,300 people.
- Average occupancy in the highest population density dissemination area (35191047) included in this study is 1.99 person per dwelling.
- Proposed development comprise of 300 units. It was assumed that it will be inhabited by 600 persons.
- All the data in this study come from Statistics Canada website. The data were updated in 2021 – 2023.

Population Density in persons
per square kilometer

Population Density Along Yonge St
Persons per sq km

Elgin Mills

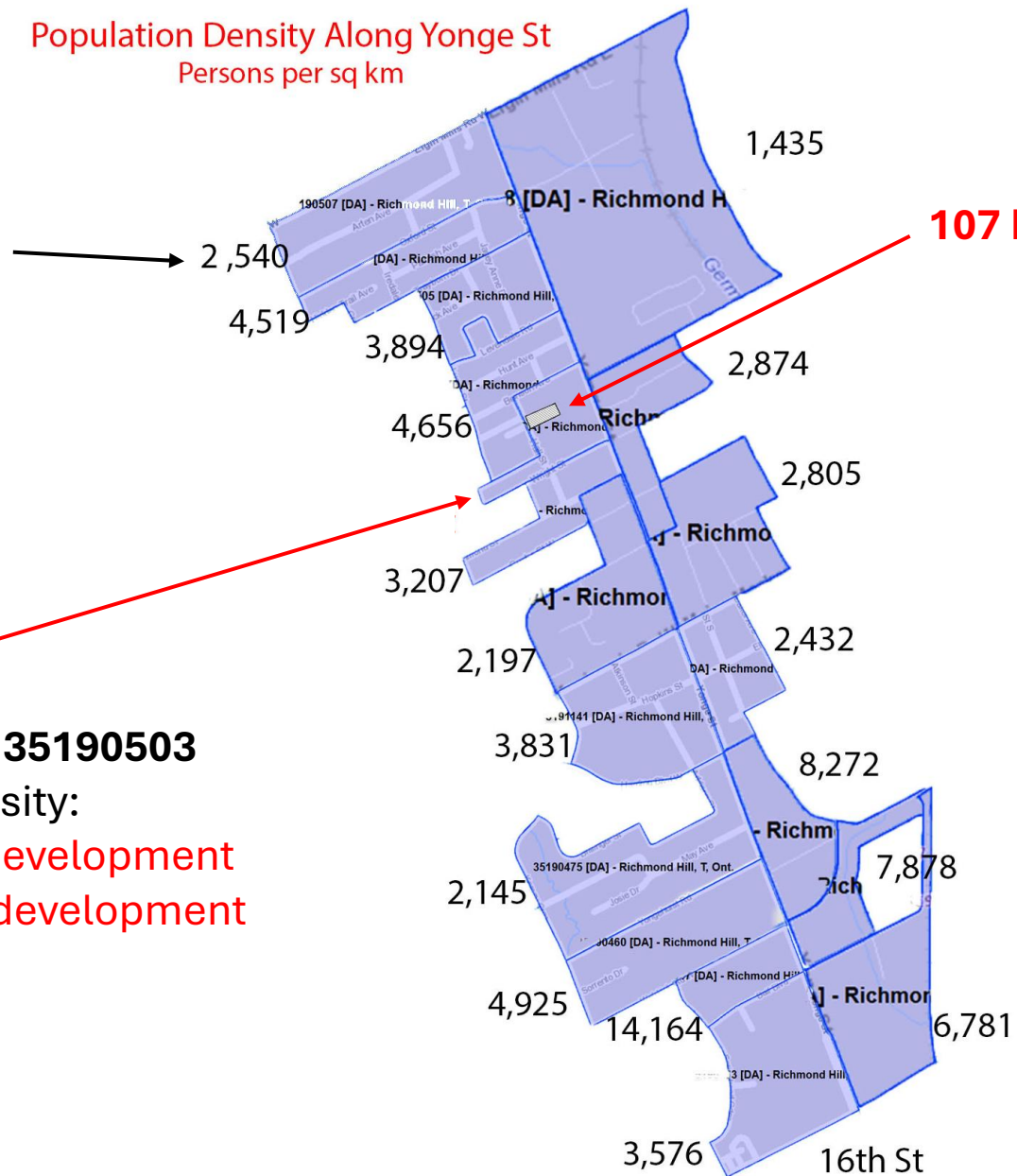
107 Hall St.

Dissemination Area 35190503

Population density:

4,731 before Hall 107 development

10,707 before Hall 107 development

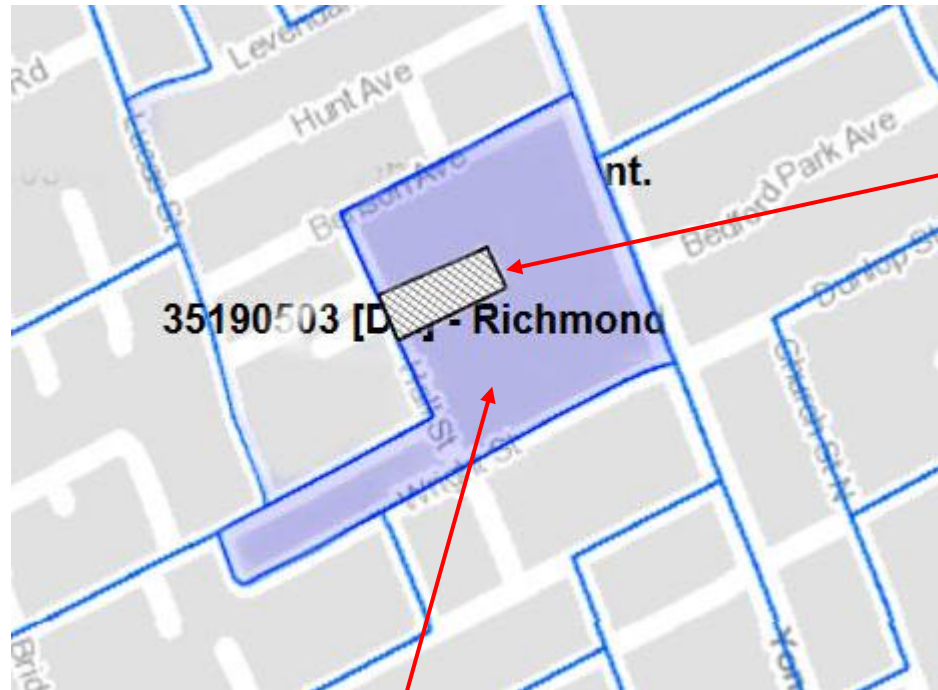


Before Hall 107 development

Dissemination Area	No. of Dwellings	Population	Area [sqkm]	Population Density	Occupants per Dwelling
35190507	198	647	0.255	2,540.2	3.27
35190506	261	663	0.147	4,519.4	2.54
35190505	214	523	0.134	3,894.3	2.44
35190504	285	718	0.154	4,656.3	2.52
35190503	205	475	0.100	4,731.1	2.32
35190502	137	329	0.103	3,206.6	2.40
35190501	231	519	0.236	2,197.3	2.25
35191141	526	954	0.249	3,831.3	1.81
35190475	216	683	0.318	2,145.1	3.16
35190460	594	1,178	0.239	4,924.7	1.98
35191047	704	1,398	0.099	14,164.1	1.99
35190463	430	1,048	0.293	3,575.6	2.44
35190508	541	1,143	0.797	1,434.8	2.11
35190499	225	411	0.143	2,874.1	1.83
35190500	265	625	0.223	2,805.2	2.36
35190480	107	322	0.132	2,432.0	3.01
35190459	729	1,297	0.157	8,271.7	1.78
35190458	467	880	0.112	7,878.2	1.88
35191102	993	1,951	0.288	6,781.4	1.96
Total / Aaverage	7,328	15764	4.179	3772.6	2.15

After Hall 107 development

Dissemination Area	No. of Dwellings	Population	Area [sqkm]	Population Density	Occupants per Dwelling
35190507	198	647	0.255	2,540.2	3.27
35190506	261	663	0.147	4,519.4	2.54
35190505	214	523	0.134	3,894.3	2.44
35190504	285	718	0.154	4,656.3	2.52
35190503	505	1,075	0.100	10,707.2	2.13
35190502	137	329	0.103	3,206.6	2.40
35190501	231	519	0.236	2,197.3	2.25
35191141	526	954	0.249	3,831.3	1.81
35190475	216	683	0.318	2,145.1	3.16
35190460	594	1,178	0.239	4,924.7	1.98
35191047	704	1,398	0.099	14,164.1	1.99
35190463	430	1,048	0.293	3,575.6	2.44
35190508	541	1,143	0.797	1,434.8	2.11
35190499	225	411	0.143	2,874.1	1.83
35190500	265	625	0.223	2,805.2	2.36
35190480	107	322	0.132	2,432.0	3.01
35190459	729	1,297	0.157	8,271.7	1.78
35190458	467	880	0.112	7,878.2	1.88
35191102	993	1,951	0.288	6,781.4	1.96
Total / Aaverage	7,628	16364	4.179	3916.2	2.15



107 Hall St.

Dissemination Area 35190503

Population density:

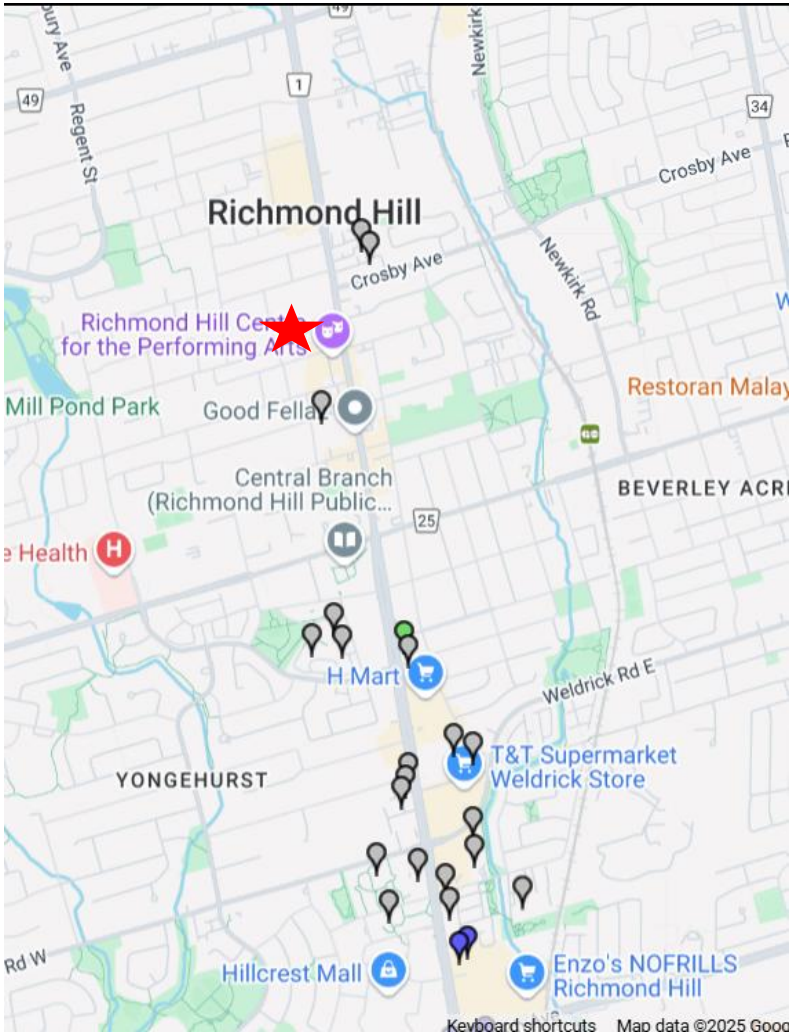
4,731 before Hall 107 development

10,707 before Hall 107 development

Proposed 107 Hall St development will be the third the biggest residential building north of 16th Avenue

Hi-Rises in Richmond Hill North of 16th Ave			
Units	Floors	Location (vs Major M and Yonge)	Directry on Yonge?
451	22	SE	Yes - under construction
364	14	SE	Yes
300	15	NW	No, 107 Hall St - proposed
238	15	SE	Yes
228	15	SE	Yes
201	15	SE	No
197	15	SE	No
197	15	SE	No
190	16	SW	Yes
185	12	SW	No
181	12	SW	No
177	14	SE	No
173	12	SW	No
168	15	SW	Yes
164	15	SW	Yes
164	12	SW	Yes
154	12	SW	No
139	12	NE	Yes
129	11	SW	No
86	11	NW	Yes
73	12	NE	Yes

Richmond Hill Skyscraper Map - SkyscraperPage.com



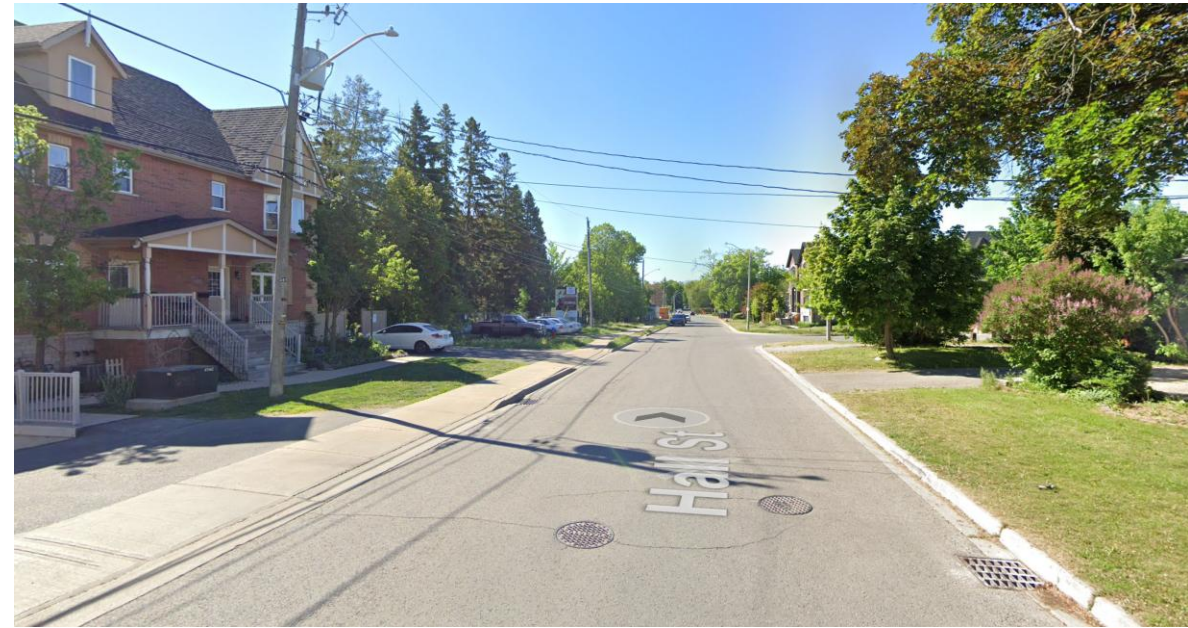
Yonge St and Weldrick Blvd

The highest population density 14,164 persons per sq km



Vicinity of 107 Hall St

Proposed population density 10,707 persons per sq km



107 Hall Development Local Impact

Dissemination Area	No. of Dwellings	Population	Area [sqkm]	Population Density	Occupants per Dweling
35190503	205	475	0.100	4,731.1	2.32
35190503	505	1,075	0.100	10,707.2	2.13
Ratio %	246	226	100	226	92

Population density almost triples.

107 Hall Development Global Impact

Analyzed Area	No. of Dwellings	Population	Area [sqkm]	Population Density	Occupants per Dweling
Total / Avealage	7328	15,764	4.179	3,772.6	2.15
Total / Avealage	7,628	16,364	4.179	3,916	2.15
Ratio %	104	104	100	104	100

Population density increases slightly.

Conclusions

- Proposed development has minor effect on Yonge Street corridor. The population density will increase by 4%.
- Proposed development has dramatic effect on the area around 107 Hall St:
 - The population density will be almost tripled. It will be the second highest density in Yonge corridor.
 - Average population density in studied area is about 4,000 per square kilometer. It will be almost 11,000 per square kilometer in 107 Hall St area.
 - Proposed 107 Hall St hi-rise will be third the biggest residential building north of 16th Avenue.
 - Since 107 Hall St has access to Hall St only, the impact of this development will be catastrophic.

Conclusions

- Proposed development is too big. It does not fit the area.
- It shall not be approved in its present form.