



Bathurst and Highway 7 Centre Workshop

May 04, 2021



Tonight's Agenda

- Welcome and Introductions
- Purpose of Workshop
- Official Plan Update Background
- Policy Context for this area
- Local Context
- Questions
- Workshop – Break out rooms
 - Planning for a Complete Community
 - Emerging Vision
- Report back
- Next Steps

Purpose of Workshop



 Study Area

- Why are we studying this area?
 - Bathurst and Highway 7 is an important emerging Centre within the City. Planning for this area contributes to the vitality of the neighbourhoods and intensification areas around it.
- What do we hope to achieve in this workshop?
 - Receive preliminary feedback from public and stakeholders on what planning direction is needed for this area to become a complete community;
 - Receive feedback to help develop a 2041 vision for this area.

Official Plan Update Background



Gather
Feedback on
Vision, Pillars,
Urban
Structure

2021
Prepare and
Consult on Key
Directions*

2022
Prepare and
Consult on
Official Plan
Amendments

July 2022
Recommend
Adoption of
proposed
Amendments
to Council

Key
Directions

Richmond Hill



*: Area Specific Workshops – May
Key Directions Report Public Open House – October
Council Endorsement of Key Directions – December

Purpose of Update



To update policies and schedules in accordance with Provincial and Regional policy and legislation.

To shape our city to respond to our need for places to **live, work, learn, innovate, play, and rest**, and for **how we get there**.

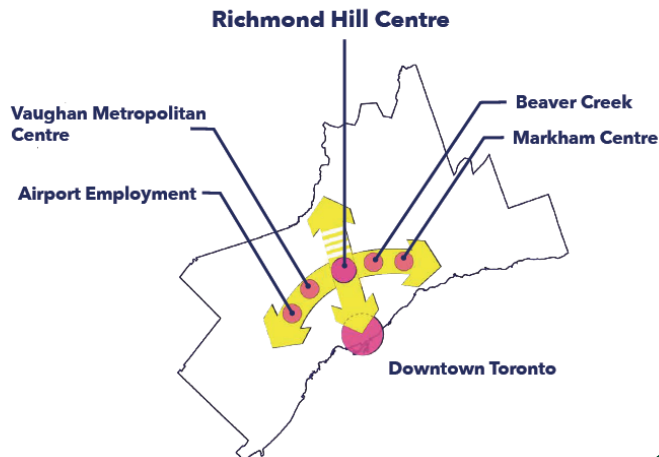
To respond to issues and opportunities, like:

- Changing demographics
- Responding to climate change
- Accommodating changes in technology
- Responding to changes in our economy

Proposed 2041 Vision



“ By 2041, the City of Richmond Hill will be the centerpiece of York Region and one of the most prominent, complete communities in the Greater Toronto Area. ”



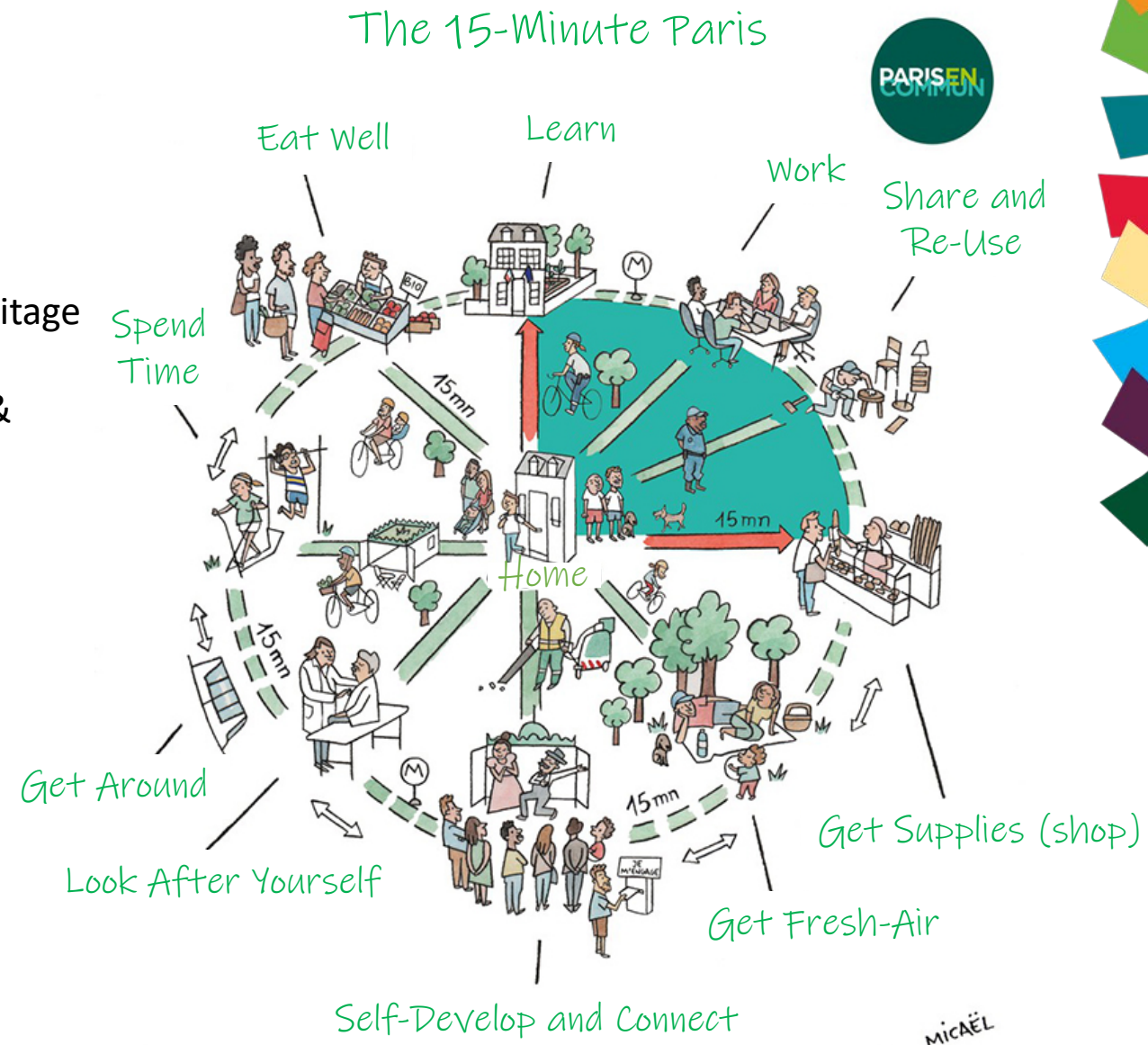
How can this Centre contribute to the achievement of Council priorities and this vision?

What is a “Complete Community”?

- ✓ **High quality local spaces**
- ✓ **Mixed developments**
 - Local employment options
 - Housing options/affordability
 - Retail, services, public space, etc.
- ✓ **Transportation options**
 - High frequency transit
 - Complete streets account for cars, bikes, and pedestrians
 - Connected transit, pedestrian, bike routes
 - Parking
- ✓ **Space for Culture**
 - Preservation of heritage sites
 - Promotion of arts & culture
 - Schools
- ✓ **Open Space**
 - Parks
 - Urban forest
 - Urban agriculture
 - Roof top gardens
- ✓ **Clean energy**
- ✓ **Safe & accessible**



Source: City of Winnipeg, Complete Communities
<https://www.winnipeg.ca/interhom/CityHall/OurWinnipeg/pdf/CompleteCommunities.pdf>



Source: Paris En Commun via [Trend Watch March 2020 | Street Furniture Australia](#)

Complete Community Principles

David Dixon's Advice

URBAN DESIGN PRINCIPLES: placemaking unlocks opportunities for Richmond Hill

- **Walkability** that enhances community, economic opportunity, public health
- **Connectivity** that builds quality of life
- **Public realm** that enriches lives and celebrates diversity
- **Choices** that invite people to live, work, play, learn and innovate
- **Authenticity** that tells the community's stories and embodies its living culture



What makes/will make this Centre:

- Walkable?
- Connected?
- Publicly accessible?
- Fostering of choice?
- Authentic?



CITY
PLAN
2041



CITY
PLAN
2041

Pillars of the OP Update



How do we plan for this Centre to address the pillars of the OP Update?

Growing Our Economy



Design Excellence



Green and Sustainable



Protect and Enhance



WALKABLE – CONNECTED – PUBLIC – CHOICES – AUTHENTIC

A few of the trends in Richmond Hill that this centre could address...(2016 data)

- **Mismatch of household size and housing types**
 - 41% of households are one or two person households; seniors population growing much faster than any other cohort (73% between 2006 and 2016)
 - 78% of housing can accommodate 3 or more persons
 - Projections indicate a continued increase of 1 and 2 person households due to increase in aging population and decline of birthrates
- **Decreasing opportunity to find affordable right-sized housing**
 - Only 37% of households experienced income growth that was at or above the rate of inflation
 - Rate of growth in renter households is much higher (61%) than ownership (20%), however less than 18% of households are presently renting
 - 37.7% of households are spending 30% or more of their income on shelter
 - 20.5% of households are spending 50% or more of their income on shelter

A few of the trends in Richmond Hill that this centre could address...(2016 data)

- **Mismatch of residents and place of work**
 - 76% of working residents work outside of Richmond Hill
 - 64% of workers live outside of Richmond Hill
 - Declining millennial cohort (reduced by 13% between 2006 and 2016), more so than in other places in York Region
- **Mismatch of job availability in RH to current jobs held by residents**
 - More residents in fields of work such as retail, professional & technical service, finance, and construction, then there are jobs in Richmond Hill in those fields.

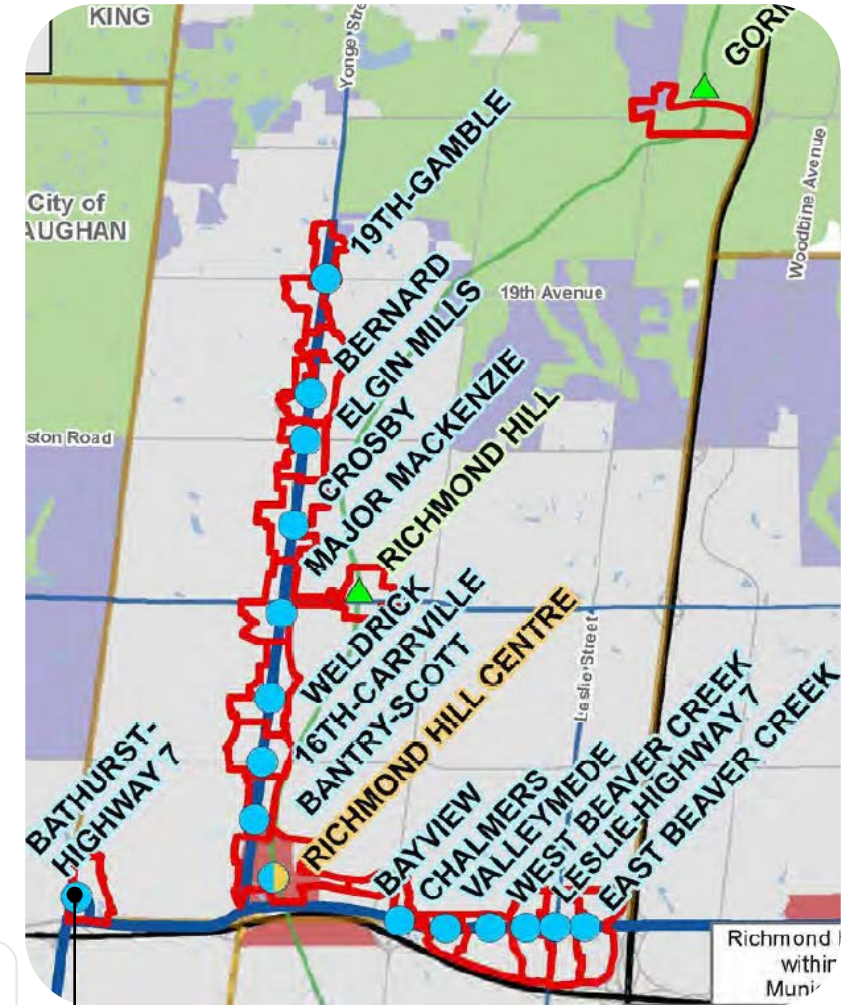
Policy context for this area



- **Provincial and Regional** policies state that intensification should be focused on lands adjacent to major transit routes, at densities and in a form that is transit supportive, providing a mix of uses, walkable, connected, with a diverse public realm
- Accordingly, the Provincial Plans collectively direct for intensification and growth to occur in settlement areas and focused in locations with existing or planned transit, while also protecting what is valuable (i.e. natural heritage features and areas, cultural heritage resources, ecological integrity)
- Emerging Regional policies direct for this area to become an MTSA, with a mix of residential and non-residential uses, and with a minimum transit supporting density of 160 people and jobs per hectare

Policy context for this area

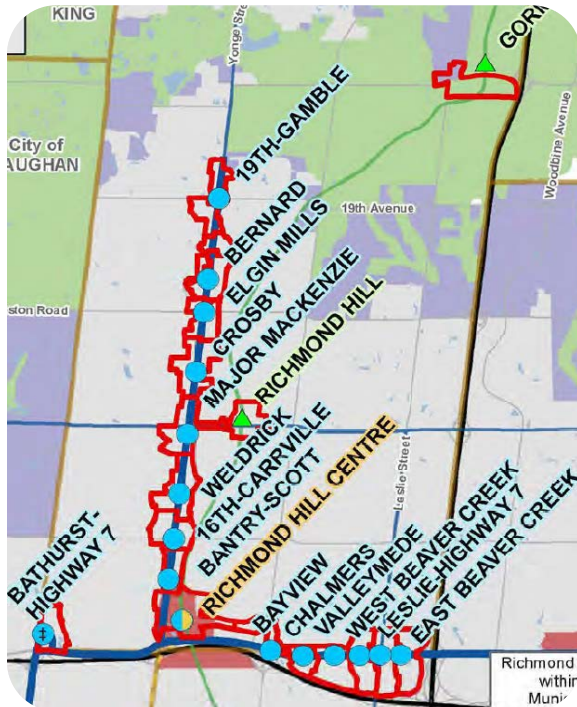
- As an area within a *Major Transit Station Area*, the Region is directing that over time, the Bathurst and Highway 7 MTSA area should achieve a minimum density of 160 residents and jobs/hectare, in accordance with the policies of *A Place to Grow*, Growth Plan 2019.



Bathurst and Highway 7 Study Area

What is a hectare of land?

- 1 ha = 100m X 100m
- About 18 single detached houses
 - approximately 60 residents/ha.



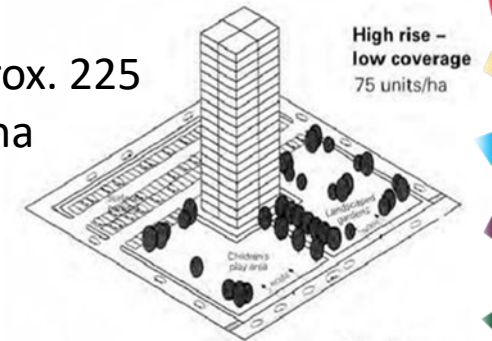
100 m



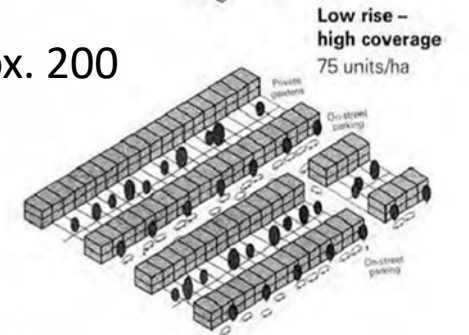
100 m

Or with different coverage a building types...

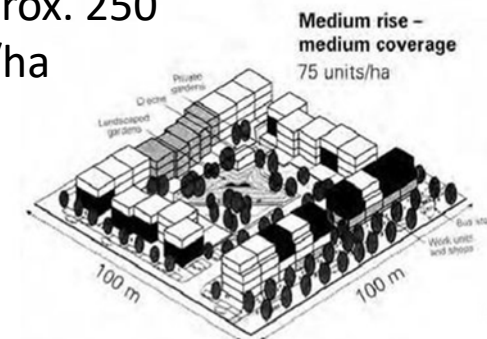
Approx. 225
r&j/ha



Approx. 200
r/ha

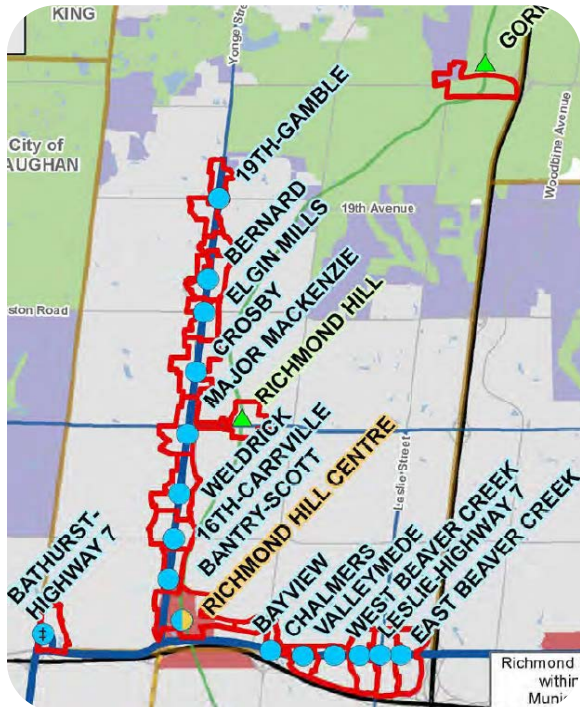


Approx. 250
r&j/ha



How are residents and jobs per ha deployed?

Deployment of density can be in various forms. When building a complete community, we factor in a multitude of needs to determine the most appropriate means of achieving the desired outcome.



300 Units / 300 Units

2 Midrise (90 units each)
+ 2 Towns (45 units each)
+ 10 Triplexes (3 units each)

1 Tower (35 storeys)



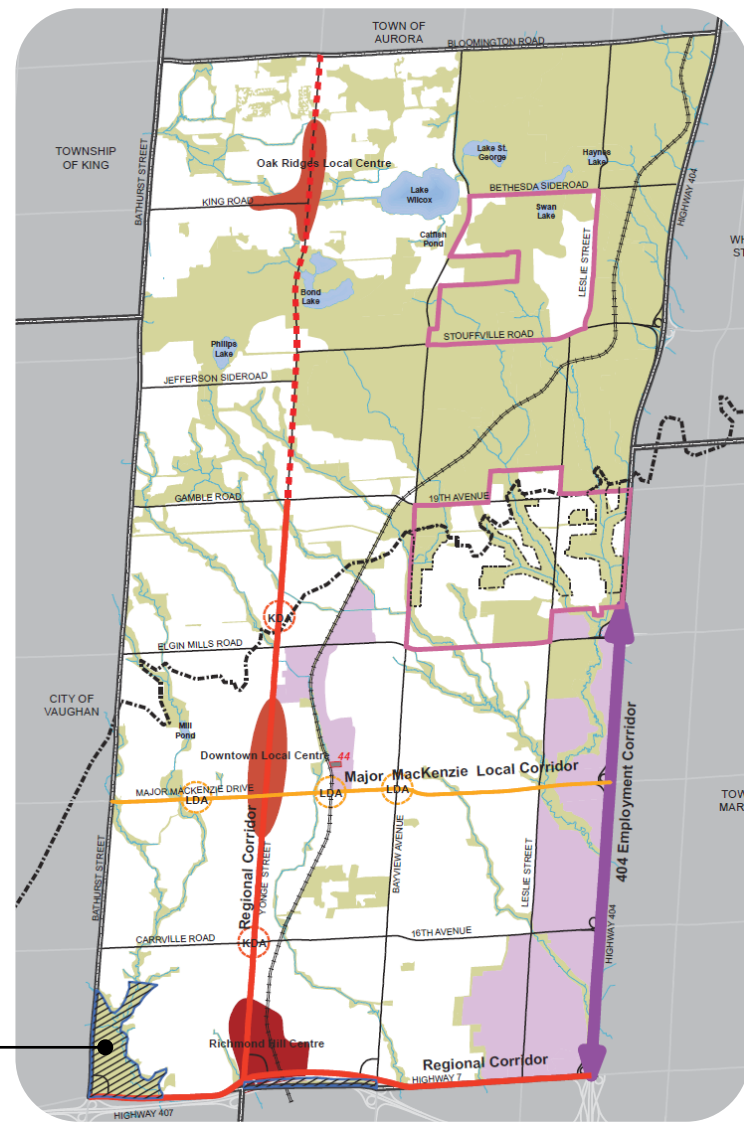
These forms of development allow for a mix of land use on a site and/or within a building. They allow for interesting streetscapes and opportunities for a variety of experiences.

Source: Density Done Right, Ryerson University, Ryerson City Building Institute, 2020

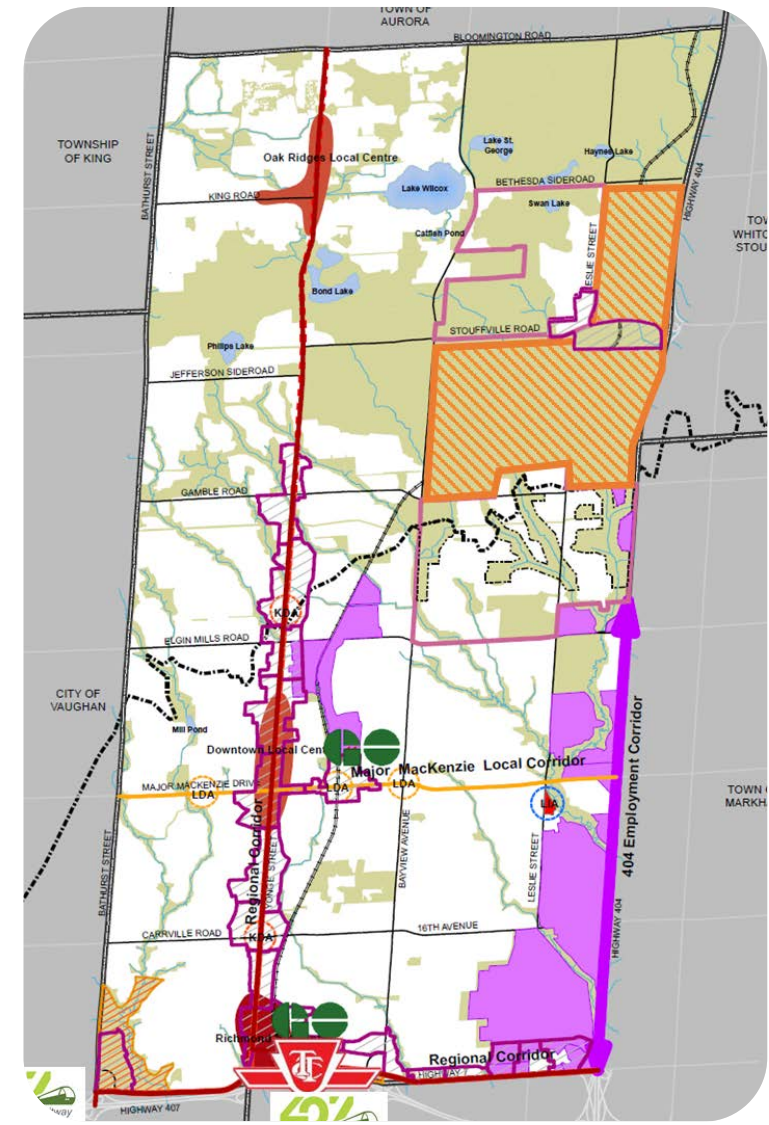
Policy Context: Local

Bathurst and Highway 7 Study Area

Current Urban Structure



Emerging Urban Structure



Legend

- YR Proposed MTSAs
- Local Centres
- Richmond Hill Centre
- LDA
- KDA
- Employment Lands
- Regional Corridors
- Local Corridor
- 404 Employment Corridor
- Greenway System
- Parkway Belt West Plan Area
- IDA Boundary (OPA 18.2)
- Lands subject only to the policies and schedules of Part II of this Plan.

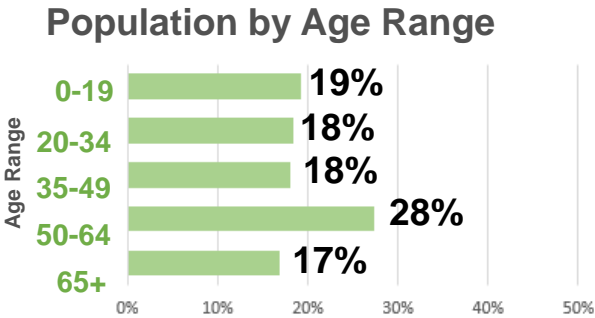
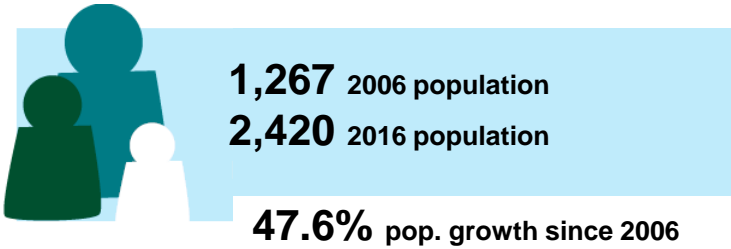
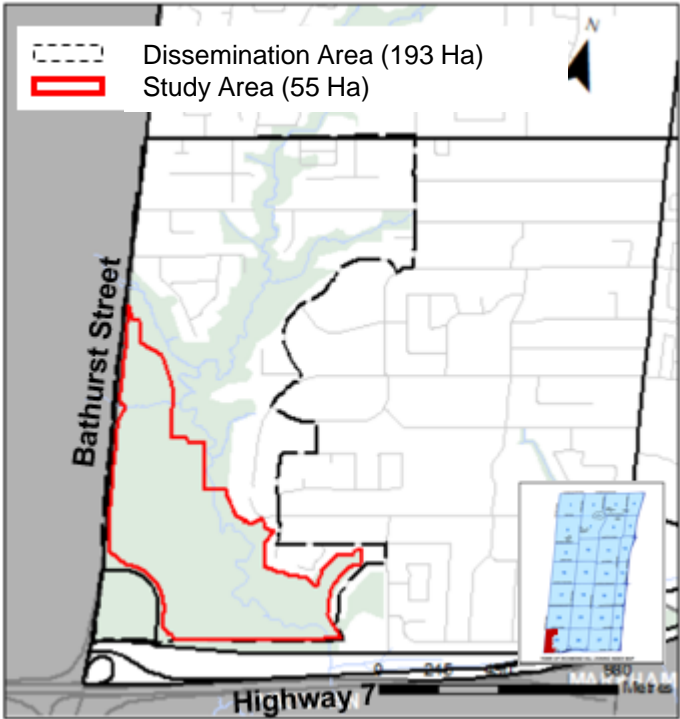
Policy Context: Local

- **Current Vision:**
 - Open space and natural heritage protection
- **Current Policy:**
 - Presently under a Provincial Parkway Belt West Plan (PBWP) designation; “Open Space and Buffer Area”
 - OP policies reflect Provincial PBWP designation, and direct that land use permissions for the area be governed by the PBWP, 1978
 - Valley lands along East Don River serve a key natural heritage and key hydrological function
- **Reasons to consider a change from the current 2010 OP direction:**
 - Acknowledge the area’s emerging status as an MTSA; and
 - Respond to the removal of lands from the PBWP, 1978; in doing so, the City must define a future vision for the lands to ensure they develop in accordance with good planning principles

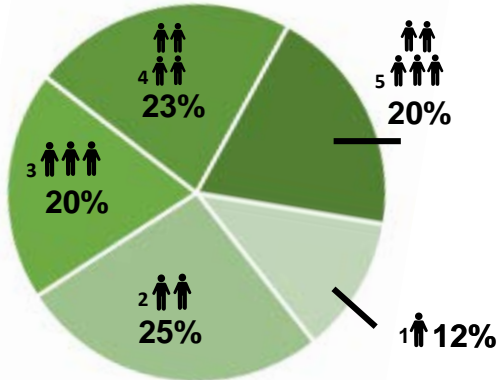
What do we know about this area today?

- Demographics
- Current land use(s) and amenities (i.e. parks, recreation)
- Current streets, transit & cycling network
- Current natural and hydrological features
- Current built form, approved development and development applications in process

Socio-demographics for Bathurst Street & Highway 7 Study Area by Census Dissemination Area (DA)

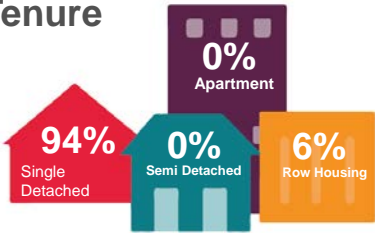


Households by Number of Members



Housing Type & Tenure

Total Occupied Private Dwelling:
490 dwellings

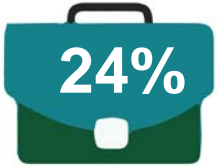


Own (96%) Rent (4%)

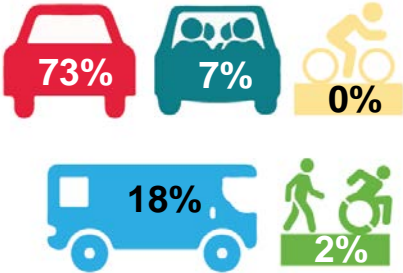
Employment Rate



Residents of this DA who work within Richmond Hill



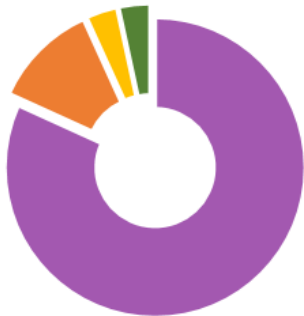
Common Modes of Travel



Top Occupation of Area Residents

- Sale Service
- Business Finance Admin
- Management
- Natural Applied Science

Ratio of Jobs by Building Type



2019 YR Employment Survey

Source: Statistics Canada Census 2016 by Dissemination Area 35190853; 2019 York Region Employment Survey; Planning and Infrastructure Department; Housing Supply 2019; 2019 MPAC property assessments.

Context Maps: Current Land Uses and Amenities



Study Area: 54.6 ha

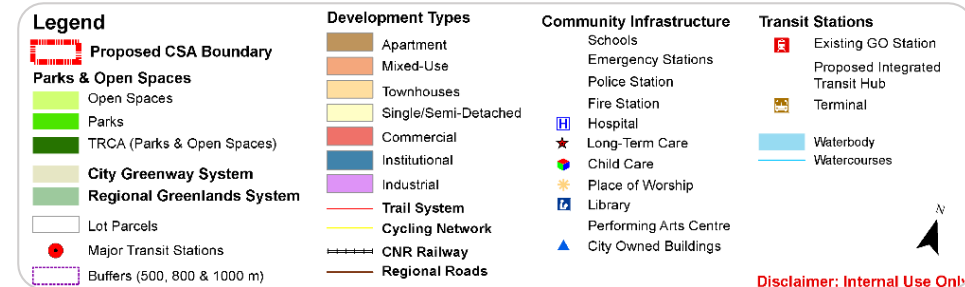
Total Existing Residential Units: 1 SFD

Total Existing Jobs: 337

Current density: 6.2 residents and jobs/ha

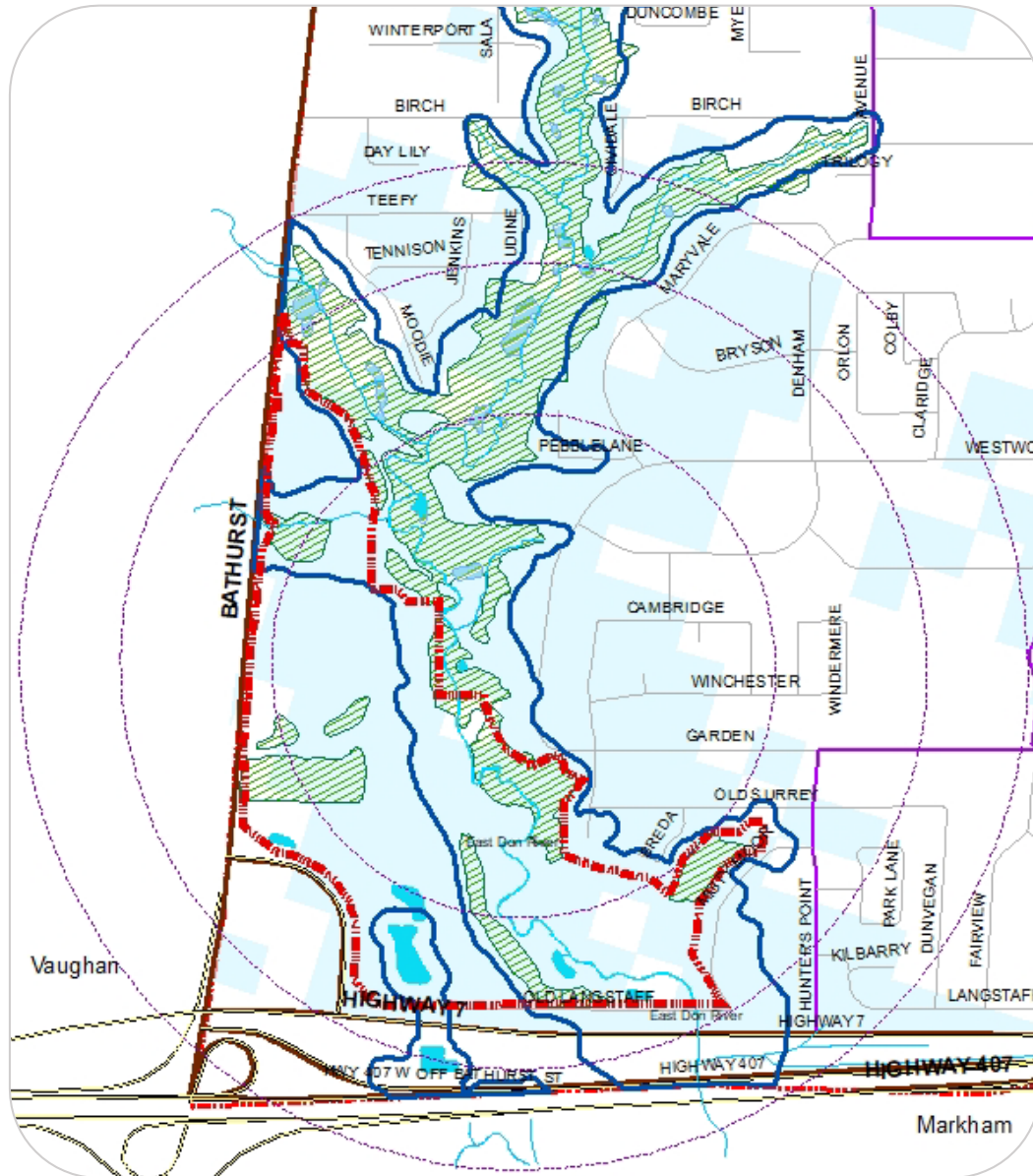
Notable attributes within and nearby:

1. Golf Club
2. Three public parks:
 - a. Webster Park (north)
 - b. Hunters Point Wildlife Park (East)
 - c. Good Brothers Parkette (Northeast)
3. Langstaff Secondary School
4. 8825 Bathurst Street (Nicholas Cober House, c. 1855; Listed Cultural Heritage)



Disclaimer: Internal Use Only

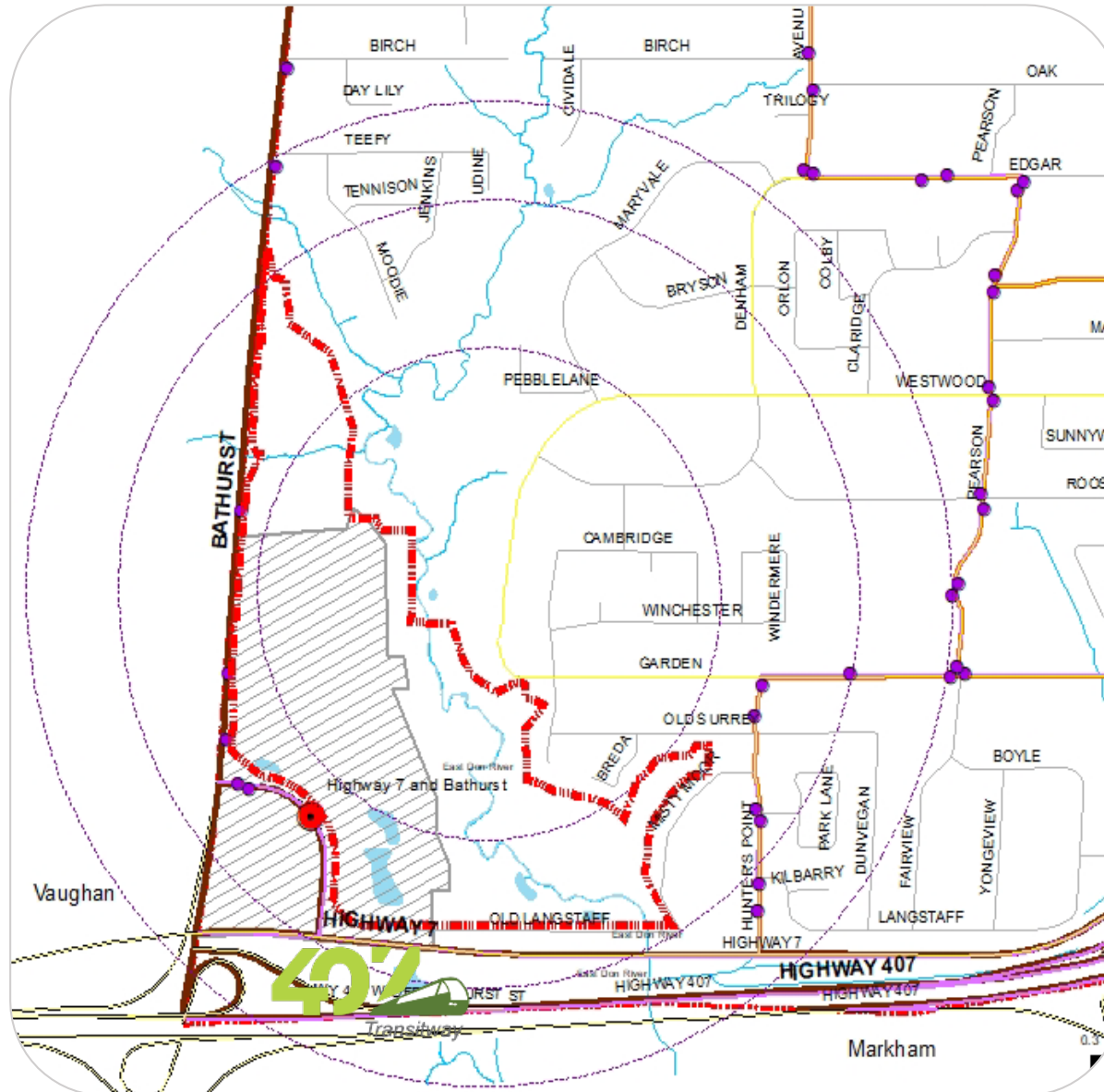
Context Maps: Natural Heritage & Hydrological Features



- Key Natural Heritage Features:
 - Woodlands
 - Wetlands
- Key Hydrological Features:
 - Permanent and Intermittent Streams and Watercourses (East Don River)
- Highly Vulnerable Aquifer



Context Maps: Streets, Transit & Cycling Network



- Highway 7 is a Rapid Transit Corridor, with bus rapid transit
- Bathurst and Highway 7 bus rapid station is located in “jug handle”
- Future 407 Transitway infrastructure proposed within “jug handle” and is another form of higher order transit provided to this area
- Cycling network exists:
 - Along Highway 7 (Regional, paved shoulder)
 - Westwood Lane and Garden Avenue (City and Regional, shared roadway)

Legend


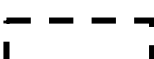
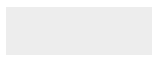
- Proposed CSA Boundary**
- Street Classification**
- Local
 - Collector
 - Regional Roads
 - CNR Railway
 - YR_Highways
 - Regional & Local Bus Stops
 - Regional & Local Bus Routes
 - Cycling Network
 - Buffers (500, 800 & 1000 m)

- Transit Stations**
- Existing GO Station
 - Proposed Integrated Transit Hub
 - Terminal
 - Major Transit Stations
 - YR Proposed MTSAs
 - Waterbody
 - Watercourses

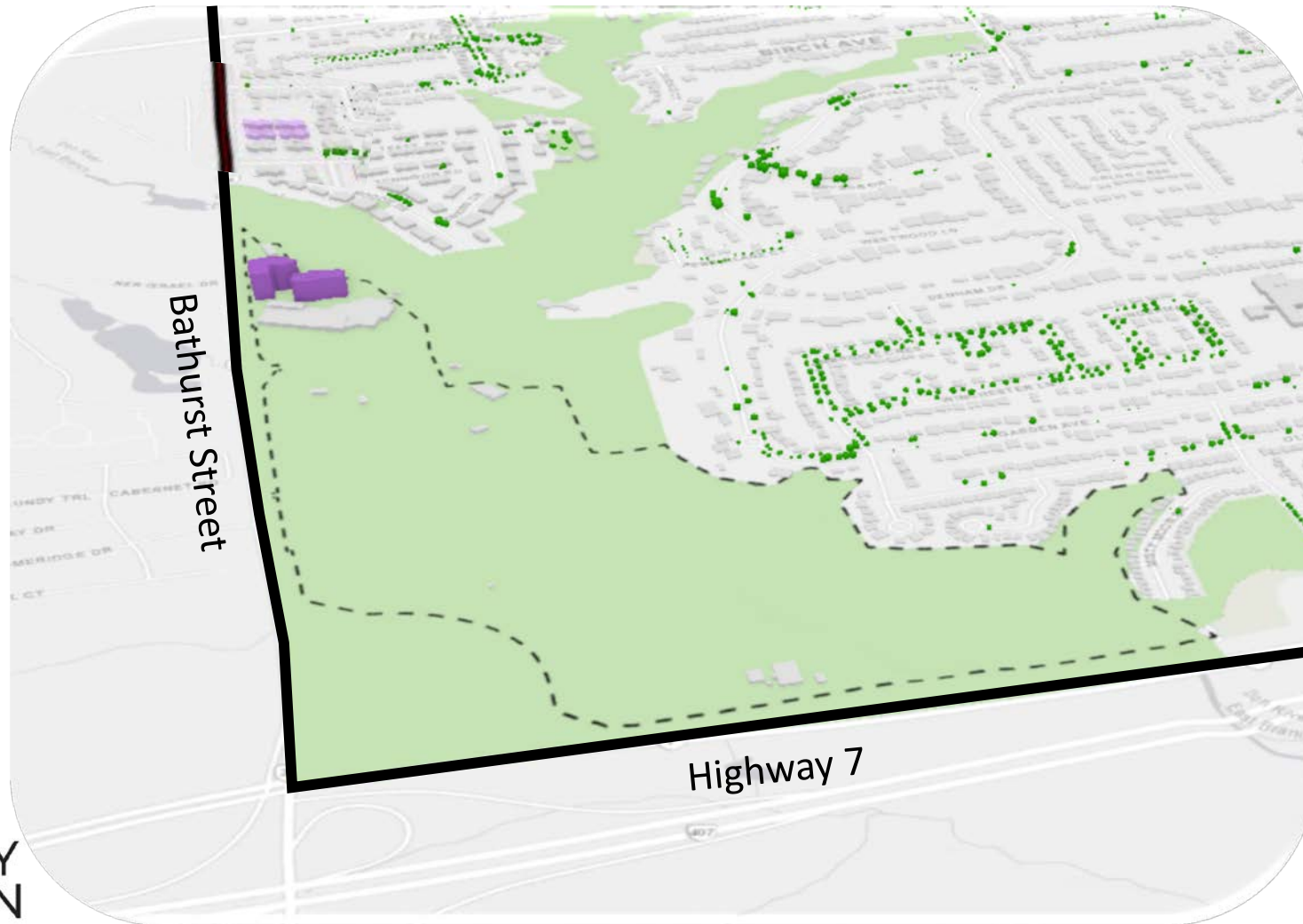


Current built form



-  Dissemination Area Boundary
-  Study Area Boundary
-  Buildings

Current built form with in-process and approved developments



- Study Area Boundary
- Approved Developments
- In-Process Developments
- Buildings

Planning for this area...

- Inputs to consider:
 - Provincial and Regional Policy direction regarding MTSA's, natural heritage features and functions and cultural heritage resources
 - Opportunities for redevelopment on table lands within the golf course property
 - Amenities surrounding the area
 - Current landowner visions for redevelopment
 - Overall local context, public interest and expectation for how this area should evolve over the next 20 years

Questions

Workshop

- Step 1.** “My Favourite Places” in this area (10 minutes)
- Step 2.** Building a Complete Community here (30 minutes)
- Step 3.** Future proofing our City (10 minutes)
- Step 4.** Defining the character and function of this area (10 minutes)

Workshop Approach & “Ground Rules”

- One voice at a time
- Share ideas, and allow others an opportunity to do so as well
- Be respectful of and openminded to others’ ideas
- Stay focused on the discussion at hand
- This workshop is one of several inputs that will be considered when planning for this area
 - Others include items mentioned previously in this presentation, stakeholder meetings, online surveys and open house sessions.

Break Out Session

Report Back

Report Back

Share your break out room highlights!



Next Steps

Next Steps

- **Online survey** (closes on May 18, 2021)
- Consolidate comments and feedback
- Official Plan Update Committee Meeting in September 2021
- **City Plan 2041 Open House October 2021**
- Summarize findings in *Key Directions Report*
- Finalize *Key Directions Report* for Council consideration in Winter 2021
- Policy development to start after direction from Council

Stay involved and *Let's Plan Our City!*



Complete online survey about the topics covered in the workshop.



Attend future meetings.



Register for updates on the topics that matter to you.



Discuss issues and concerns with staff, your Regional and Local representatives, as well as your colleagues and neighbours.



Learn more about the Official Plan, how it is used, and think about what matters to you.



Make oral/written submissions at Council meetings.



Pin your favourite place at "My Favourite Places".

Visit: [Richmondhill.ca/OPUpdate](https://richmondhill.ca/OPUpdate)

E-mail: OPUpdate@richmondhill.ca

Thank You!

To serve you better, please complete the event feedback survey (**see link in the chat**).