



# East Beaver Creek Centre Workshop

May 20, 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?
  - East Beaver Creek is an important Centre within the City. Planning for this area contributes to the vitality of the employment areas and the 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?*

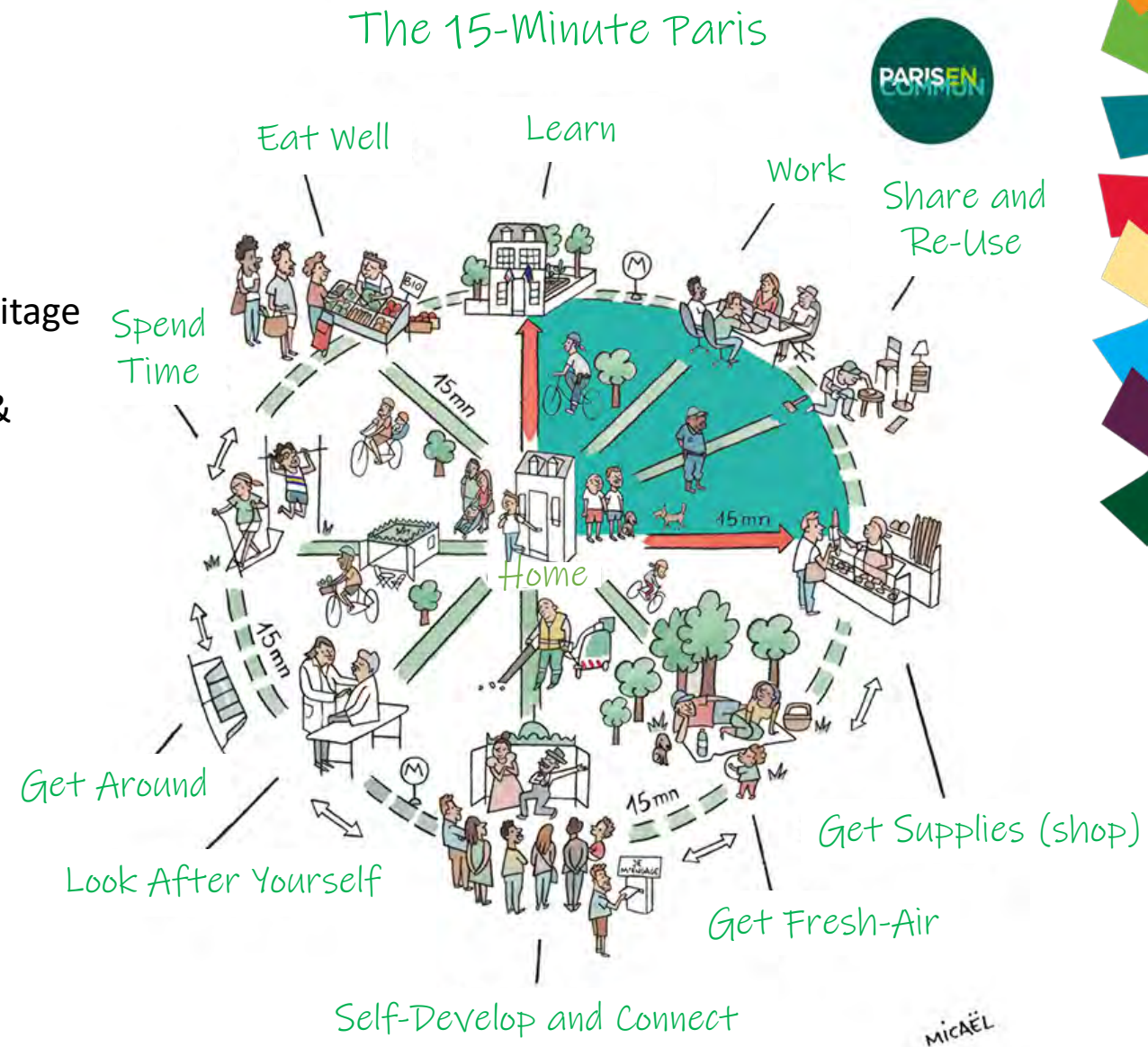


# What is a “Complete Community”?

- ✓ **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?





# 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.



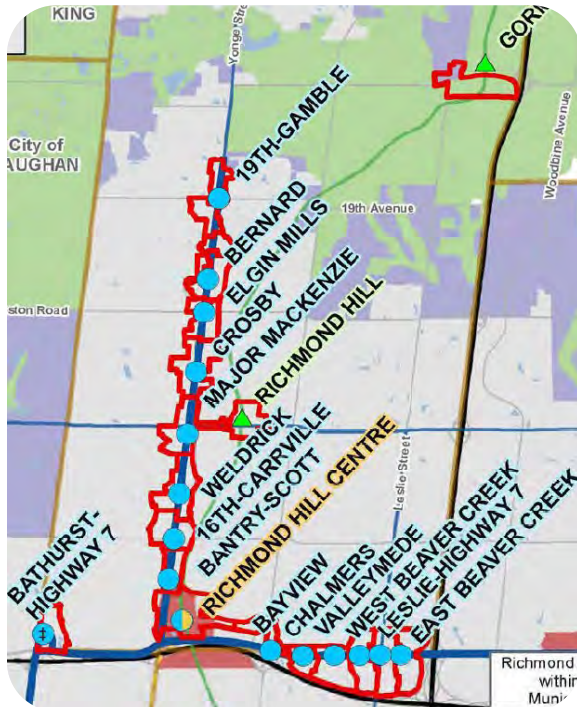
# Policy context for this area

- **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,
  - protecting provincially significant employment lands for employment uses; and
  - protecting for 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 (shared with the City of Markham) within a broader employment area, with a focus on employment uses and with a minimum transit supporting density of 200 people and jobs per hectare



# What is a hectare of land?

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



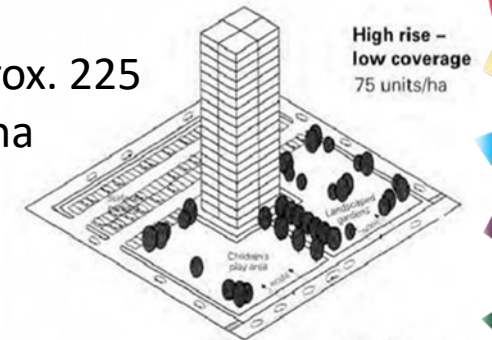
100 m



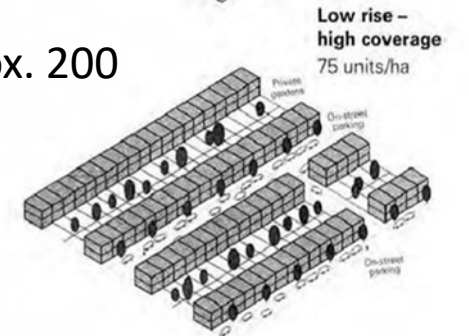
100 m

Or with different coverage a building types...

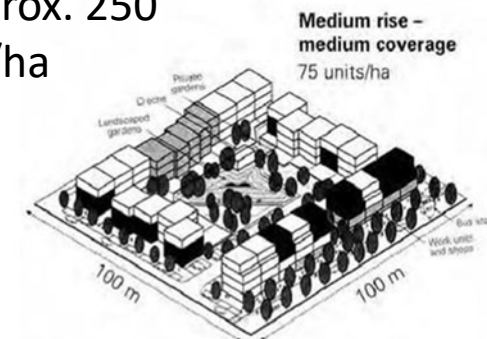
Approx. 225  
r&j/ha



Approx. 200  
r/ha



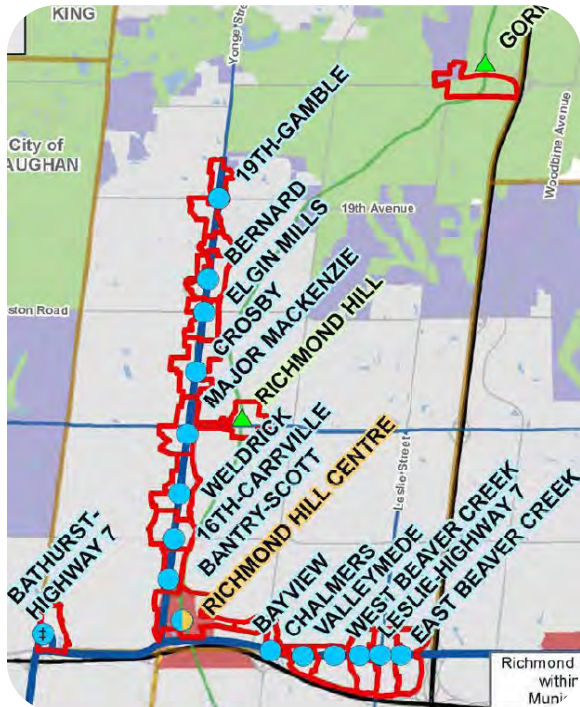
Approx. 250  
r&j/ha





# 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)



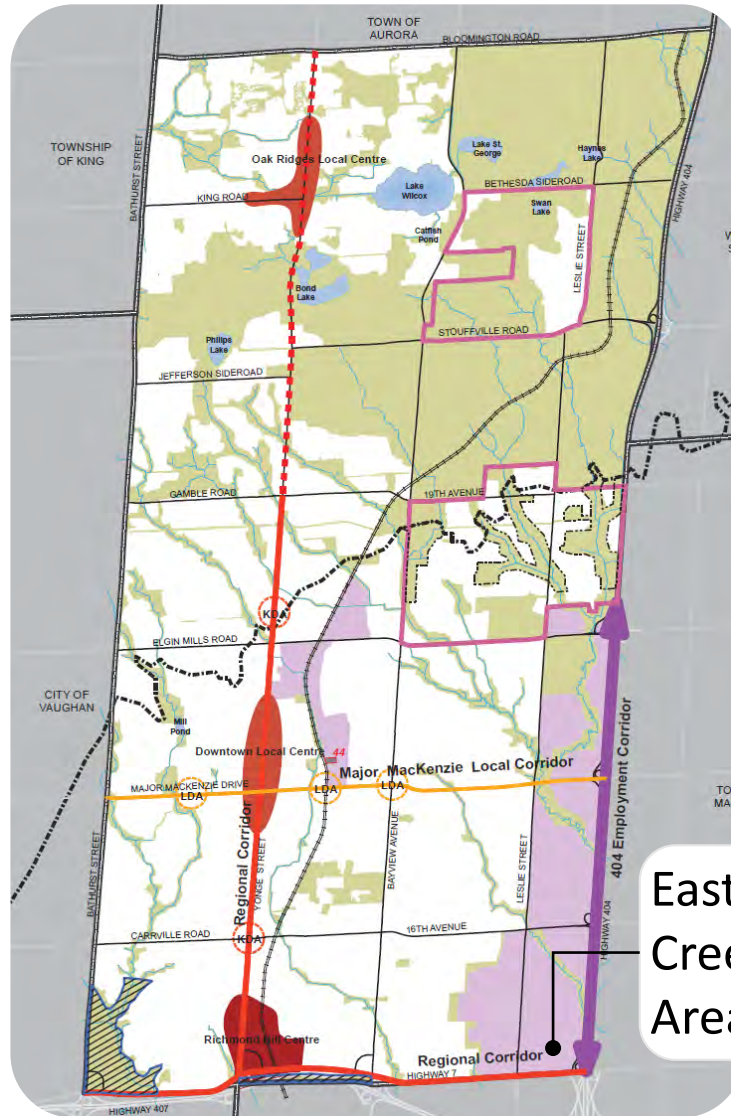
These forms of development allow for a mix of land use on a site and/or within a building. They allow for interesting streetscapes and opportunities for a variety of experiences.

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

# Policy Context: Local

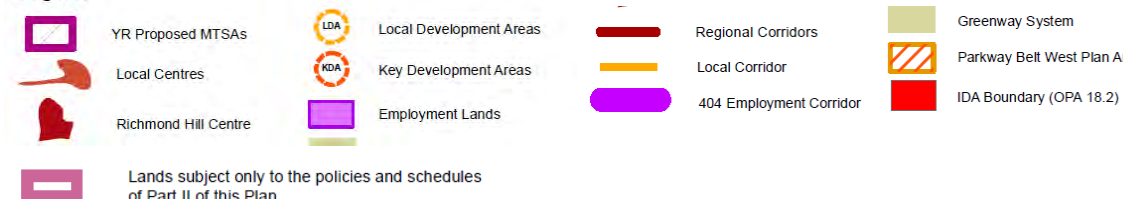
The emerging urban structure proposes that the lands within the study area be converted from employment to allow for a broader mix of uses.

## Current Urban Structure

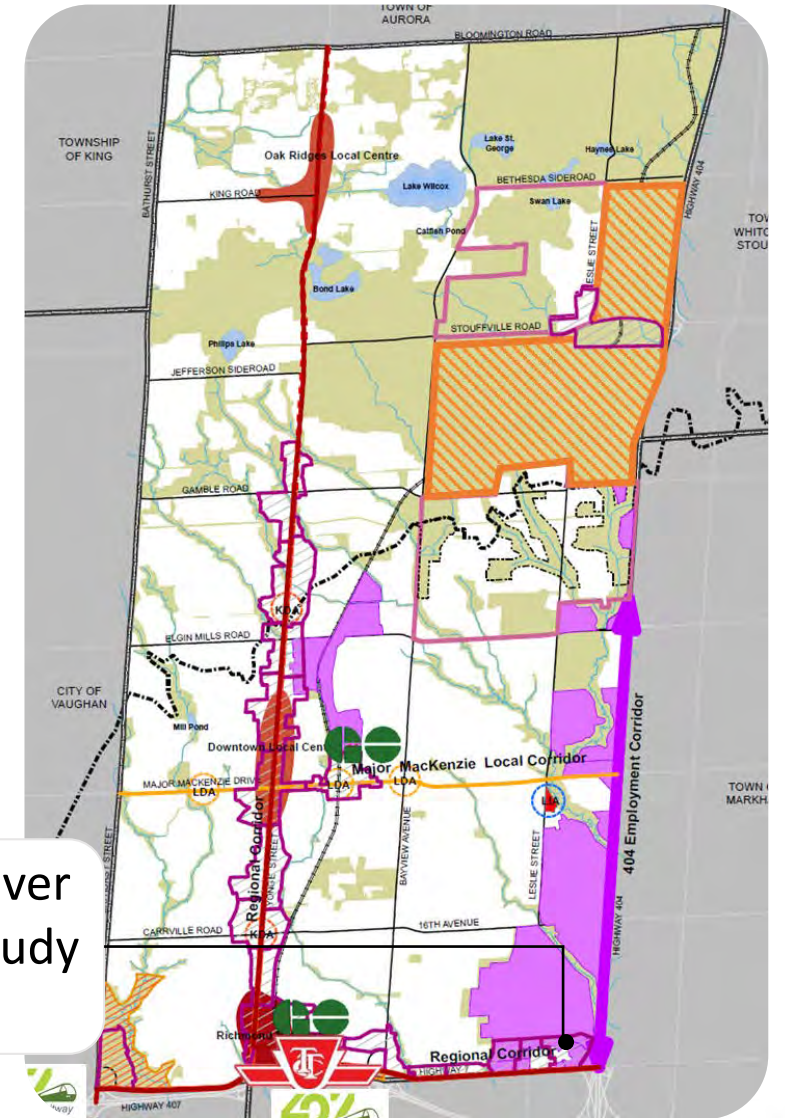


East Beaver Creek Study Area

## Legend



## Emerging Urban Structure





# Policy Context: Local



- **Current Vision:**

- Provide a balanced mix of business activities that include a range of high performance industrial activity and office uses that are not able to locate elsewhere in the City

- **Current Policy:**

- Presently under an “Employment Area” and “Employment Corridor” designation
- OP policies encourage intensification of employment uses, while also directing for the protection of designated employment lands from conversion to non-employment uses in strategic locations

- **Reasons to consider a change from the current 2010 OP direction:**

- Acknowledge the existing context of the study area as a mixed-use area, which includes a mix of land uses within a well-established employment area, including residential, office, retail, commercial and institutional uses
- Provide a broad range of amenities that serve both workers within the broader employment area and the residents in the area
- Respond to trends regarding the attraction of new office development in cities

**Legend**

GIS Parcels

Roads

Oak Ridges Moraine  
Conservation Plan

Greenbelt Plan Area

Waterbodies

Watercourses

C.N.R.

Natural Core

Natural Linkage

Countryside

Parkway Belt West

Major Urban Open Space

Employment Area

Employment Corridor

Utility Corridor

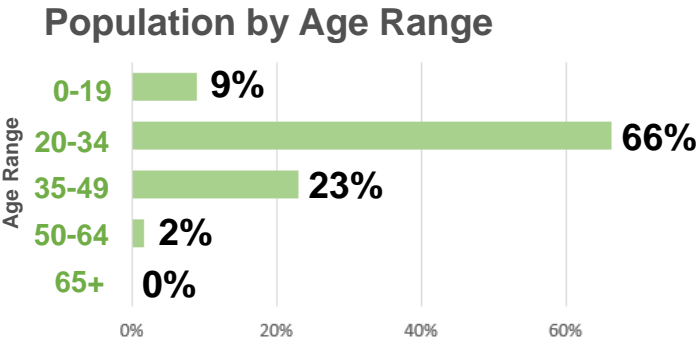
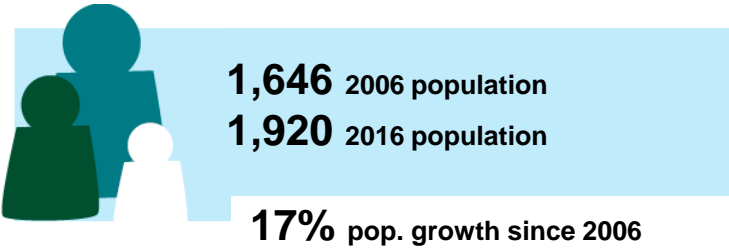
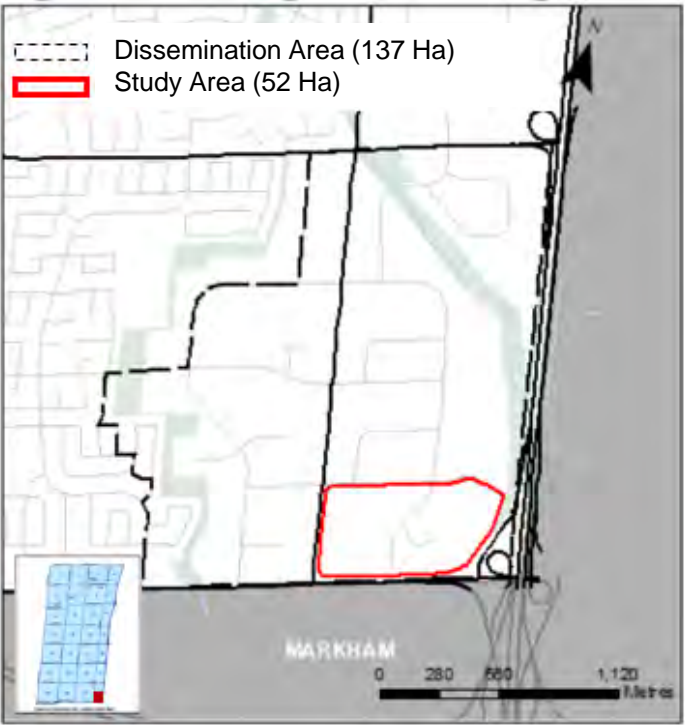
Proposed Major Transit Station Area  
Station Location

Proposed MTSA Boundary

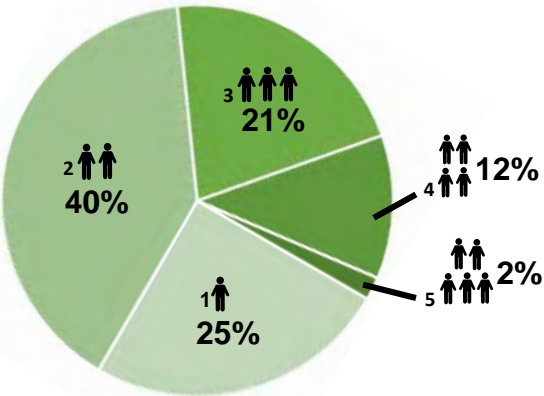
# What do we know about this area today?

- 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 East Beaver Creek Study Area by Census Dissemination Area (DA)



Households by Number of Members



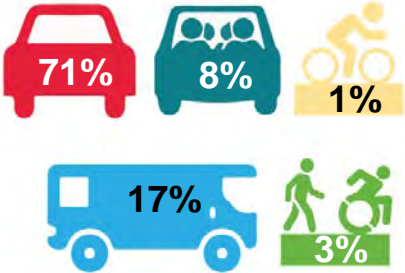
Employment Rate



Residents of this DA who work within Richmond Hill



Common Modes of Travel

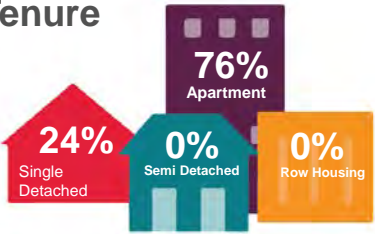


Top Occupation of Area Residents

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

Housing Type & Tenure

Total Occupied Private Dwelling: 795 dwellings



Own (70%) Rent (30%)

Ratio of Jobs by Building Type



1,837 Number of jobs

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: 32.4 ha

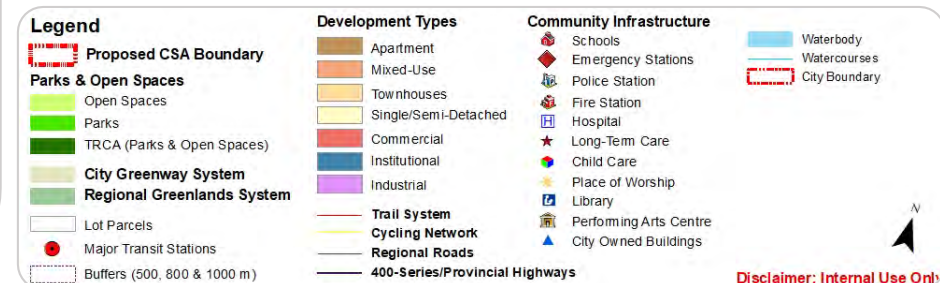
Total Existing Residential Units: 878

Total Existing Jobs: 3,505

Current density: 162.3 residents and jobs/ha

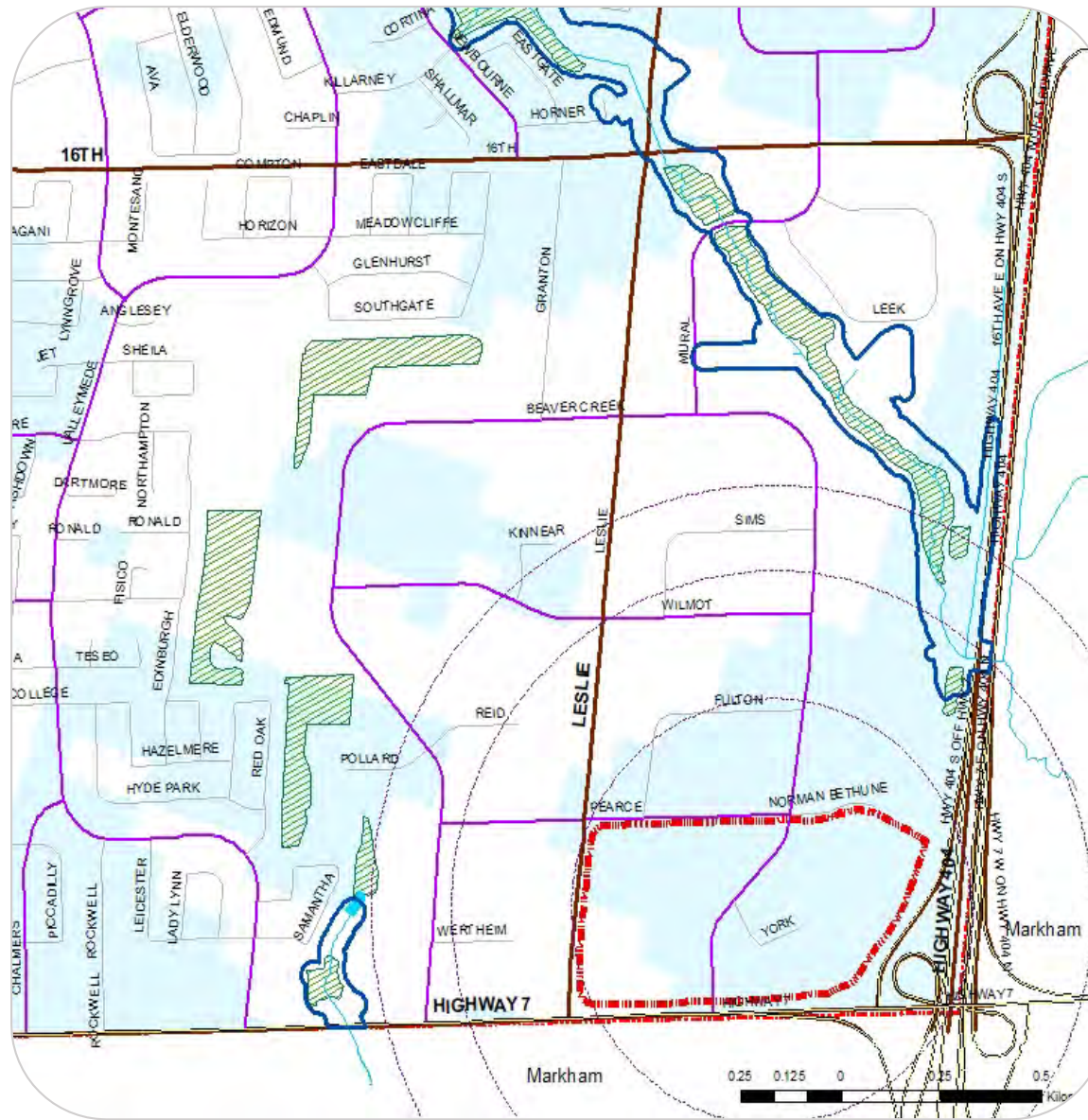
## Notable attributes within and nearby:

1. Times Square Plaza
2. Restaurant Campus (York Blvd)
3. Sheraton Parkway and Conference Centre
4. Beaver Greenway Open Space  
Lands along Beaver Creek tributary

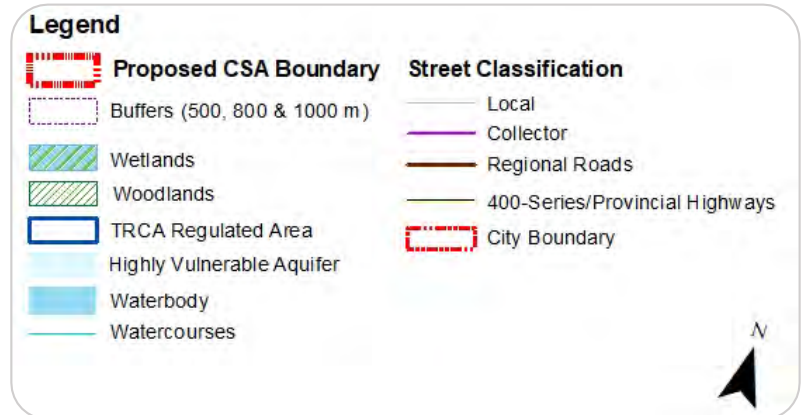




# Context Maps: Natural Heritage & Hydrological Features

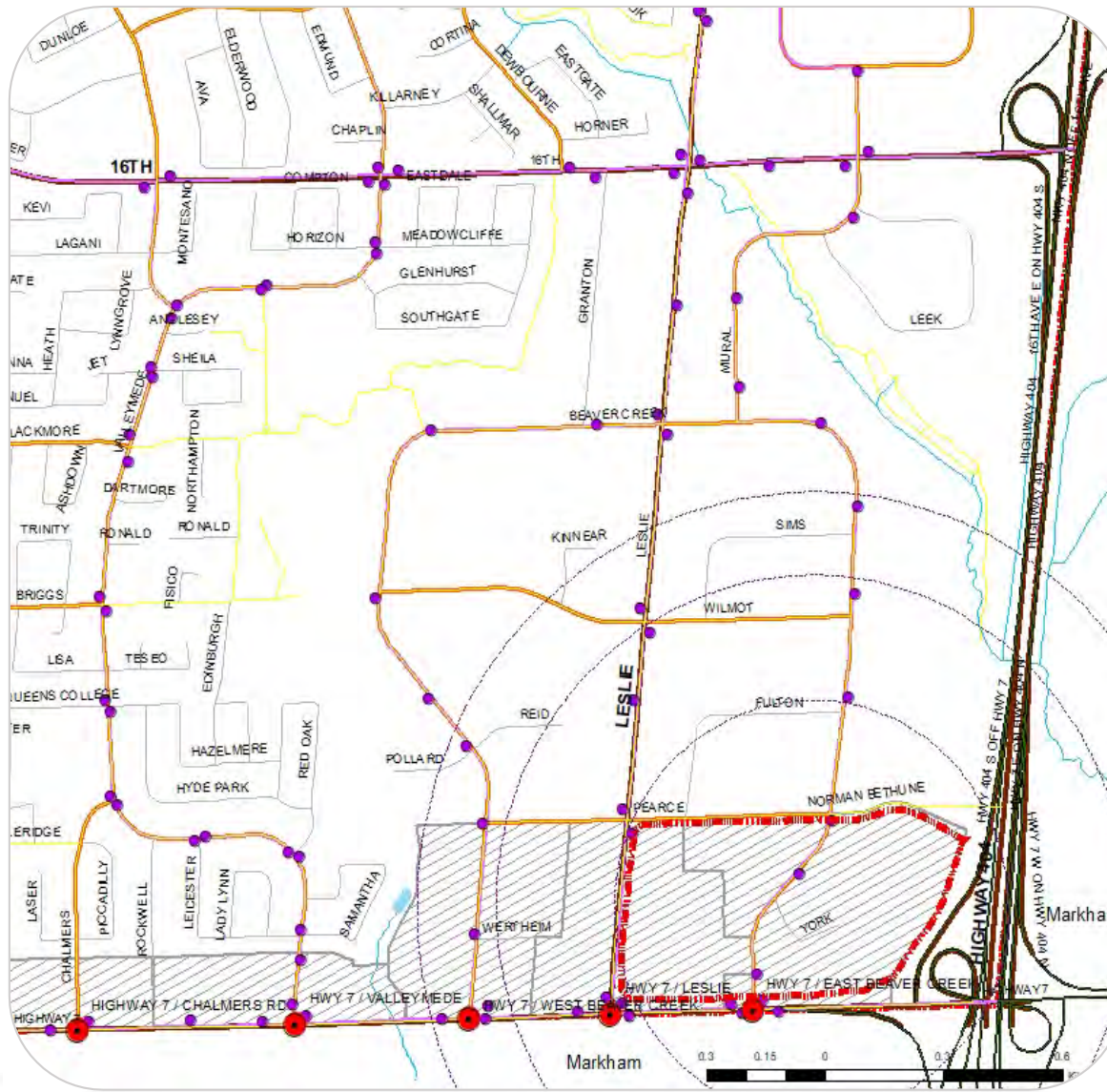


- Key Natural Heritage Features:
  - None within study area, but exist outside to the northeast
- Key Hydrological Features:
  - None within study area
- Highly Vulnerable Aquifer

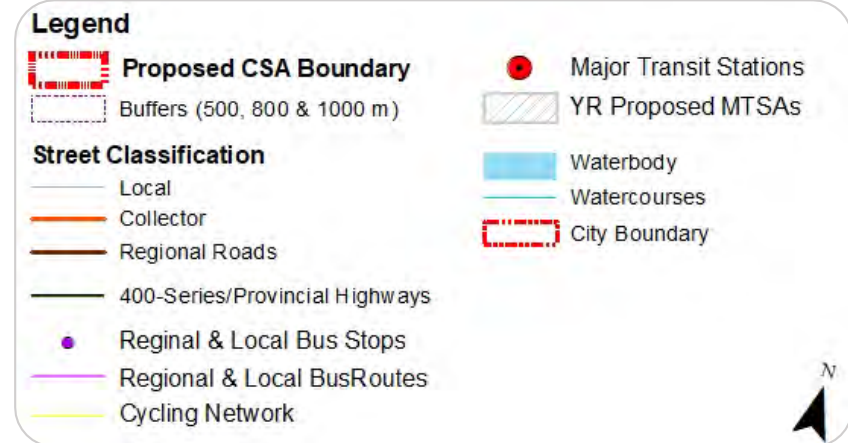




# Context Maps: Streets, Transit & Cycling Network


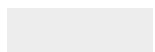


- Highway 7 is a Rapid Transit Corridor, with two bus rapid transit stations within the study area.
- Cycling network exists:
  - Along Highway 7 (Regional)
  - East Beaver Creek (Local)



# Current built form


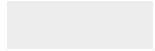




-  Study Area Boundary
-  Buildings



# Current built form with approved and in-process development applications



-  Study Area Boundary
-  Buildings
-  Approved OPA/ZBLA
-  Active OPA/ZBLA Applications



# Planning for this area...

- Inputs to consider:
  - Provincial and Regional Policy direction regarding MTSA's, employment lands and Council's consideration to plan for this area as a mixed-use centre;
  - Achieving a balance between residential and non-residential development;
  - 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 June 3, 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](mailto:OPUpdate@richmondhill.ca)



# Thank You!

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