



# City Plan 2041 Official Plan Update

Open House – February 18, 2021



# Welcome

# Tonight's Agenda

- Objective of event
- What is an Official Plan and why does updating it matter?
- Keynote Presentation: Forging a 2041 City Plan
- Emerging Vision, Pillars, and Urban Structure
- Next steps and how you can help plan our City

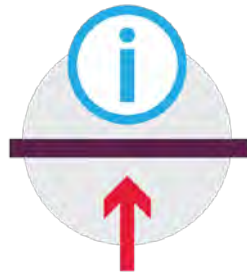
# Objective of Event



Information exchange between you and City staff



To inform you about and gauge your support for the emerging Vision, Pillars and Urban Structure



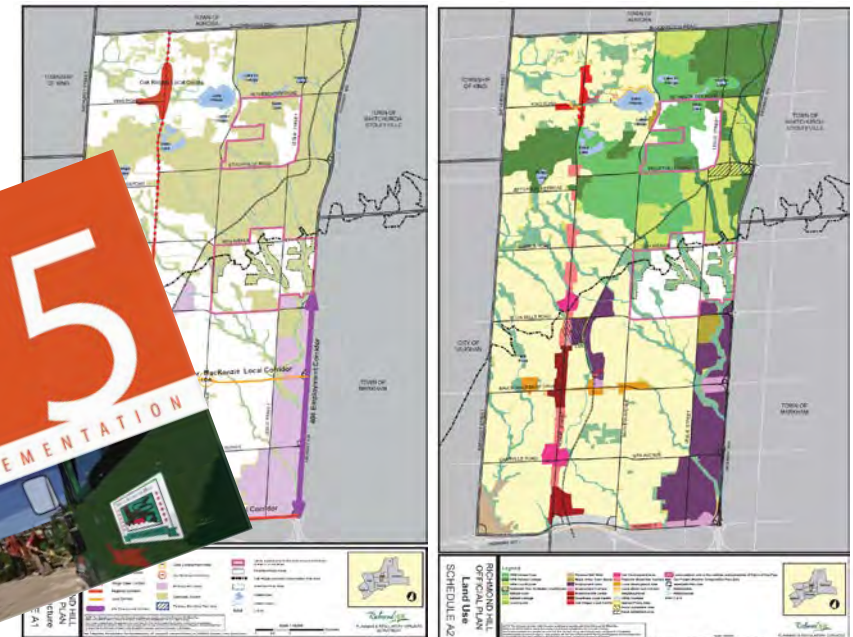
To provide a baseline of information for future engagement with you

What is an Official Plan and why does updating it matter?

# Official Plan Purpose

Statutory document under the *Planning Act*, consisting of policies and mapping, to **guide community development or building** over the long term.

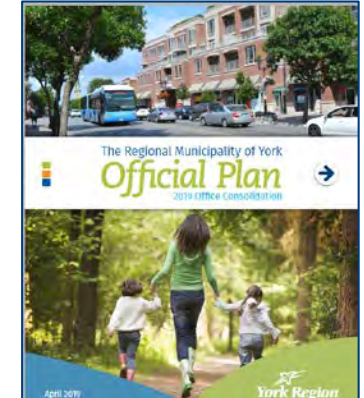
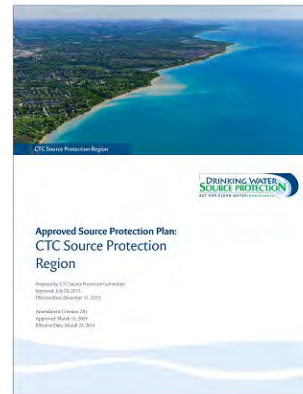
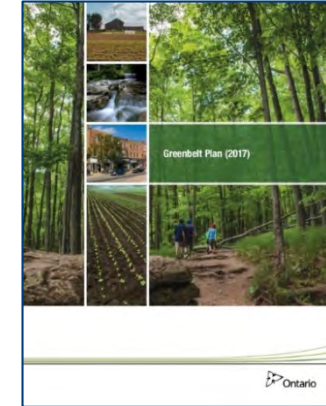
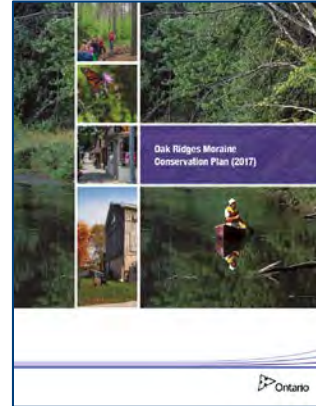
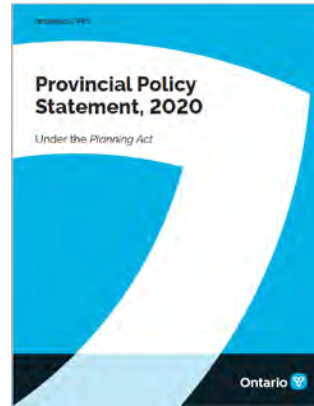
- All public works must be in accordance with the City's Official Plan
- All private development must conform with the City's Official Plan





# Official Plan Purpose

Implements Provincial and Regional land use policy direction



# Official Plan Purpose

- Articulates a vision for the long-term planning in the City
- The vision is the result of Council's priorities and direction, and public consultation.

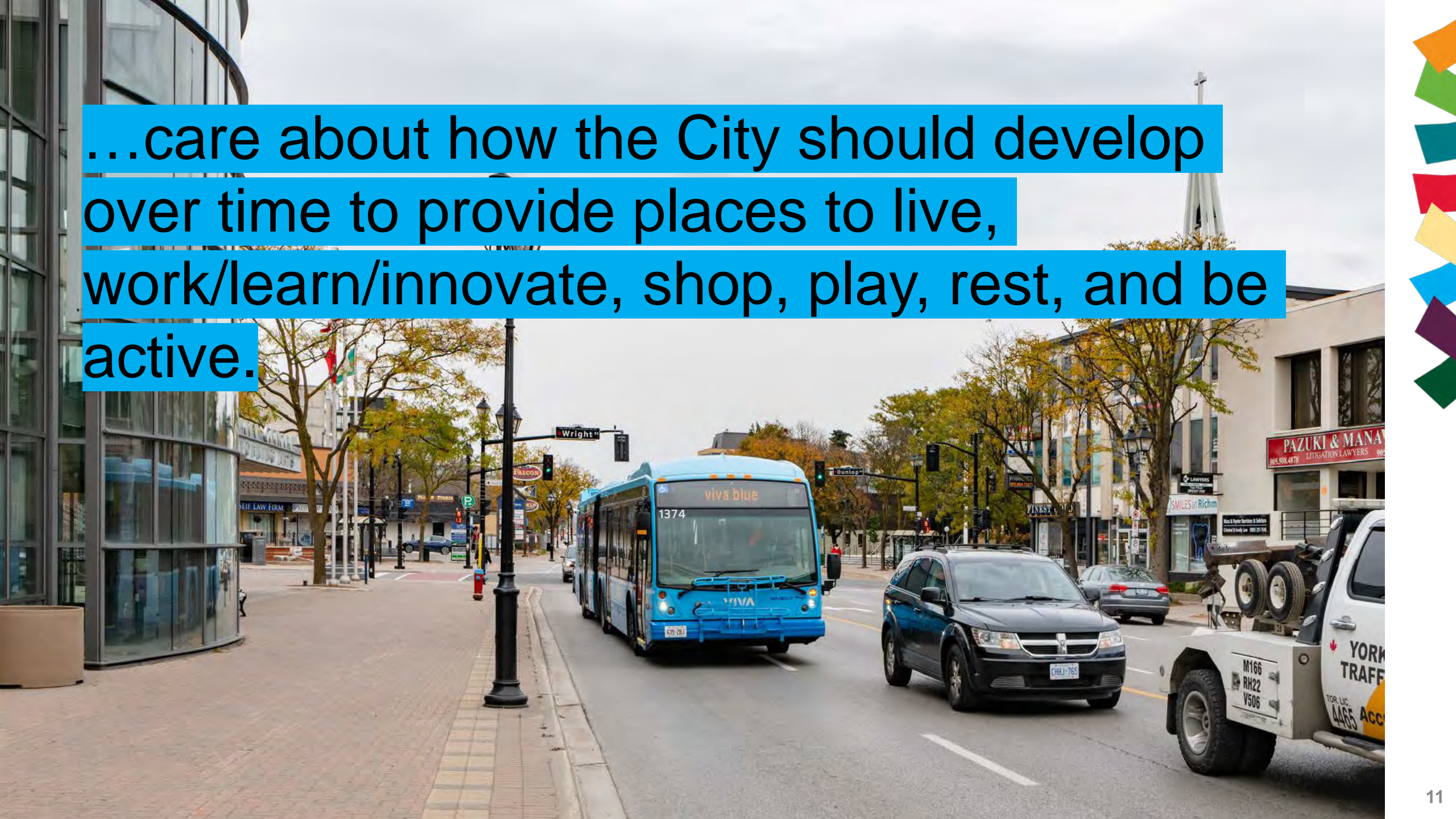




Why  
Should  
Updating it  
Matter to  
You?

If you...

...care about how the City should develop over time to provide places to live, work/learn/innovate, shop, play, rest, and be active.





...want to have a say on the type of development that you would like to see occur in your neighbourhood.





...are interested in how the City makes its decisions to provide/update infrastructure like streets, trails, and parks.

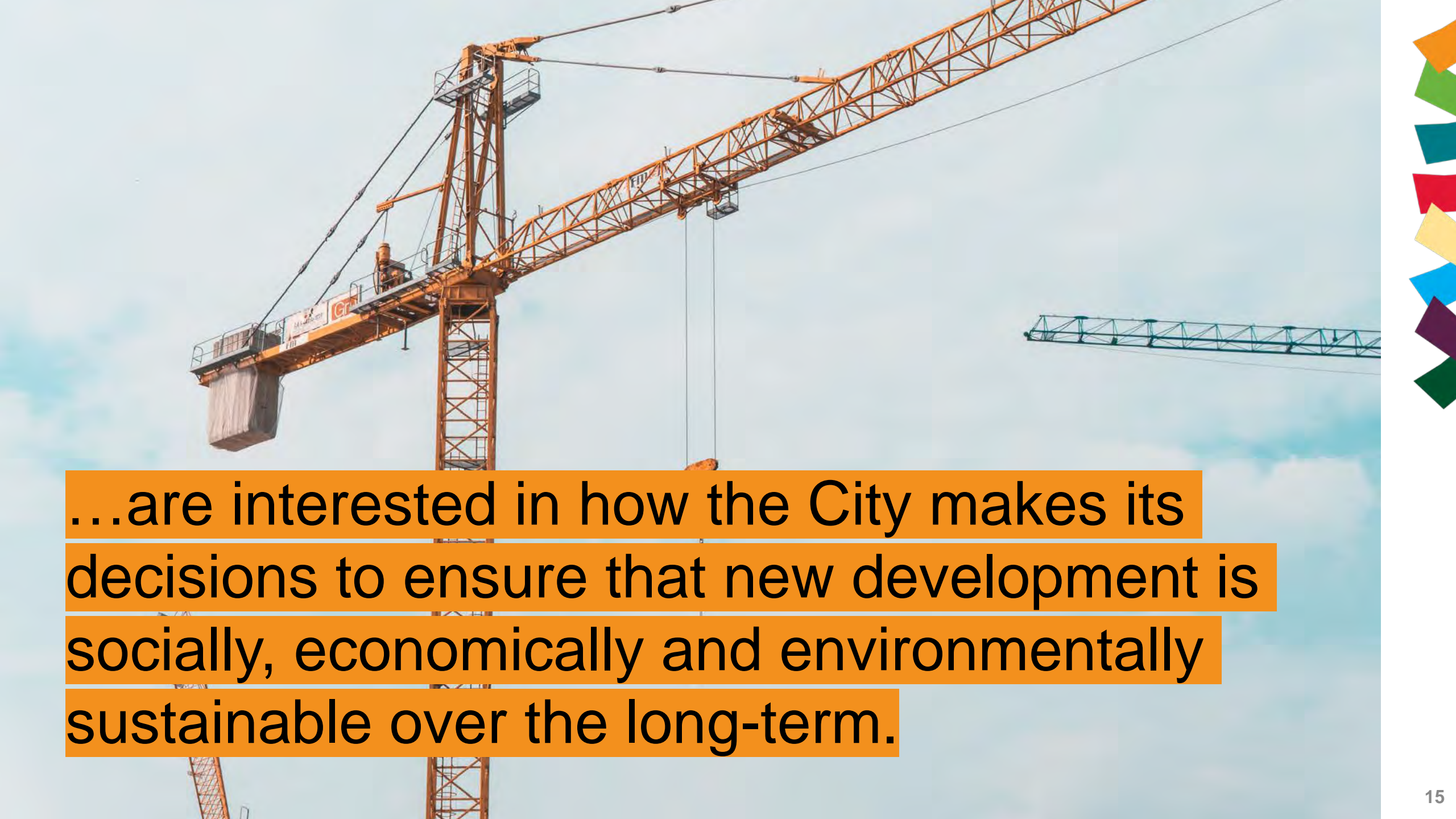




...are interested in how the City makes its decisions to identify and protect natural and cultural heritage features.







...are interested in how the City makes its decisions to ensure that new development is socially, economically and environmentally sustainable over the long-term.



# Poll #1:

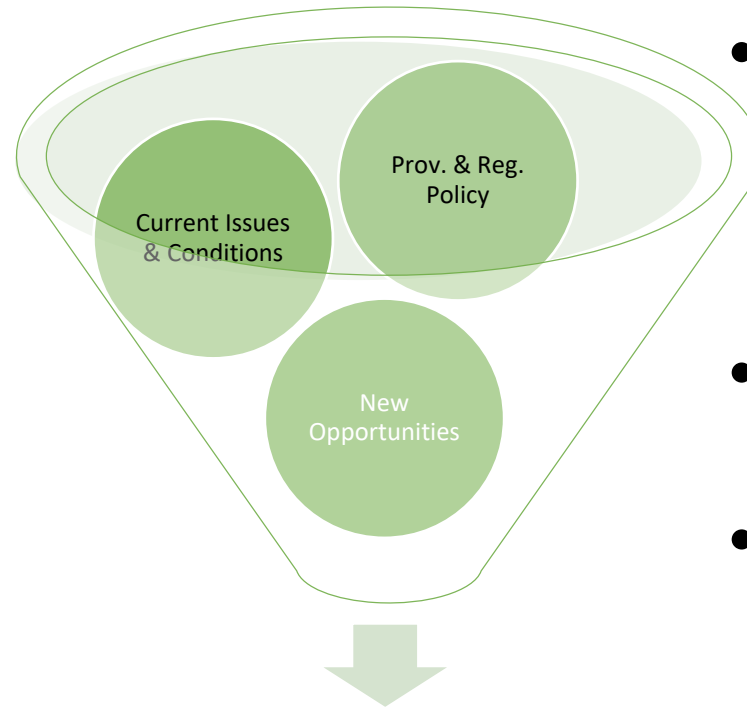
## What brings you here today?

- A. ...care about how the City should develop over time to suit your lifestyle.
- B. ...care about our neighbourhoods.
- C. ...care about City infrastructure like streets, trails, and parks.
- D. ...care about natural and cultural heritage features.
- E. ...care about social, economic and environmental sustainability over the long-term.

*Choose all that apply.*

# Purpose of Update

During an update, we:



UPDATED PLAN

- Update policies and schedules in accordance with Provincial and Regional policy and legislation
- Respond to current issues and conditions
- Consider new opportunities to shape Richmond Hill

# Purpose of Update

Align land use planning with other related  
City initiatives:

**Parks** PLAN



RICHMOND HILL  
**CENTRE**

**City of Richmond Hill**  
INVESTMENT ATTRACTION STRATEGY



# Purpose of Update

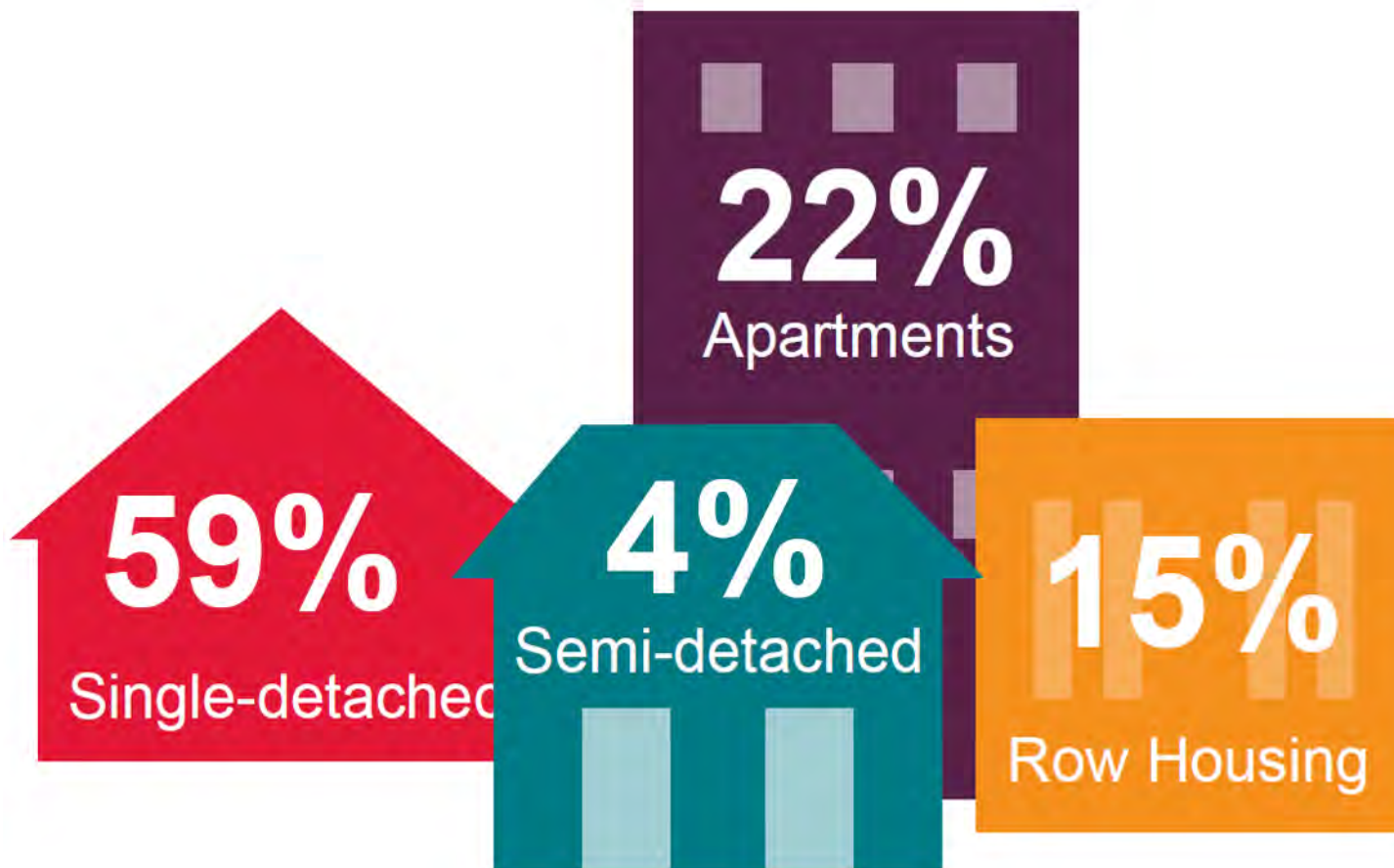
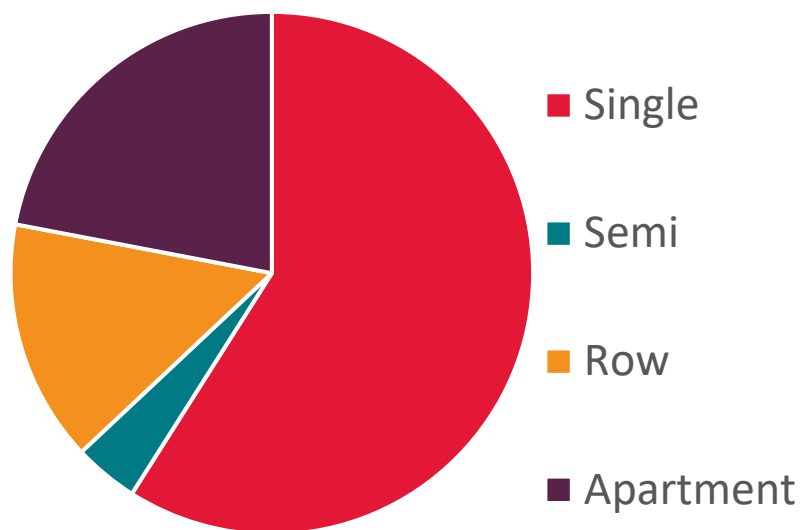
To respond to issues and opportunities, like:

- Changing demographics
  - Age, household size, income, health, lifestyle
- Responding to climate change
  - Mitigation, adaptation, and green economy
- Accommodating changes in technology
  - How we move around the City
  - How we communicate with each other
- Responding to changes in our economy
  - Globalization/domestic production, automation, innovation

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

# Places to Live: Housing Mix in Richmond Hill. 2016

Housing Mix



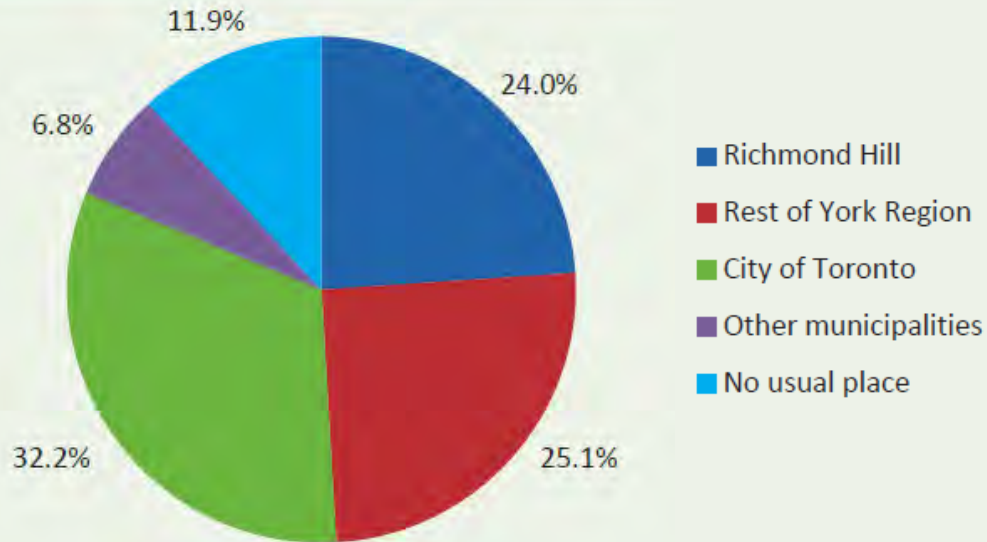
Housing Mix



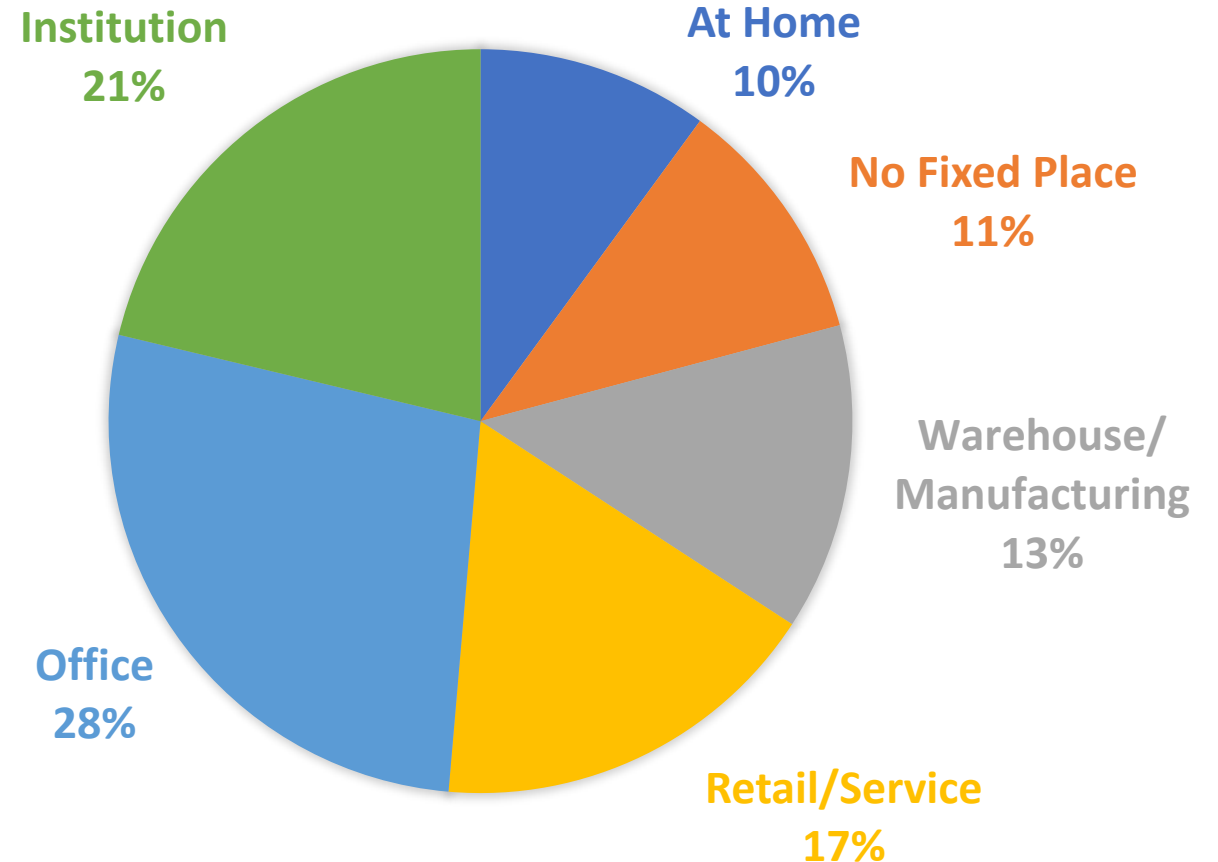
# Places to Work/Learn/Innovate:

## Places of Work in Richmond Hill, 2016

24% of RH Working Population work in Richmond Hill



RH POPULATION PLACE OF WORK





## Poll #2:

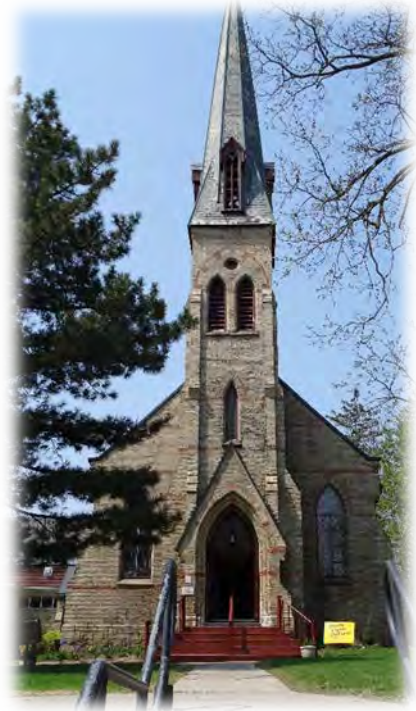
(a) What type of housing do you picture yourself living in, by 2041?



## Poll #2 (b):

(b) Where do you picture yourself working/learning/innovating in Richmond Hill, by 2041?

# Places to “Play/Rest”





# Poll #3:

## Outside of work/school and your home, what do you picture yourself doing in Richmond Hill, by 2041?

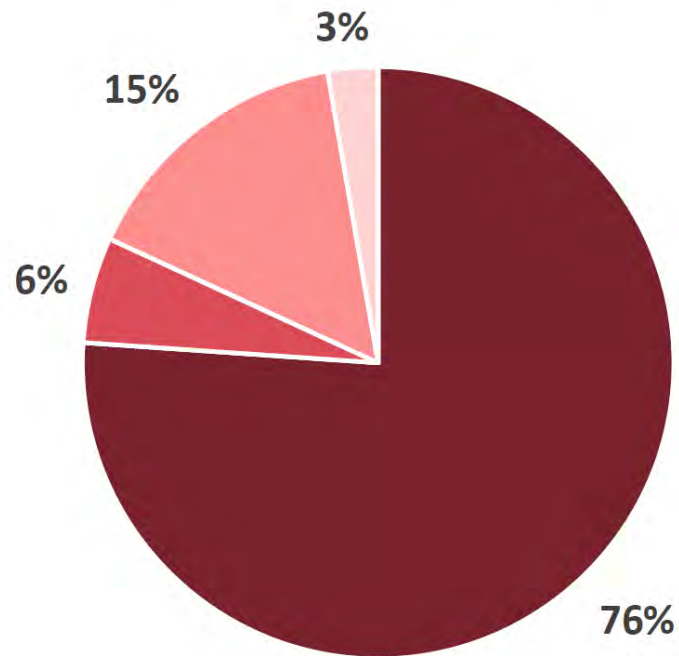
- A. Enjoying the parks and active trails in the City?
- B. Using transit/biking/walking for daily commutes and errands?
- C. Visiting cultural facilities, like museums, galleries, concert halls?
- D. Frequenting shops, cafés/delis, and services in the City?
- E. Enjoying recreational centres, sports facilities, the gym/yoga studio?
- F. Participating in fun activities like bowling, laser tag, escape rooms, and billiards?
- G. Meeting with friends and/or family at restaurants/bars?

Select all that apply.

# How we move around

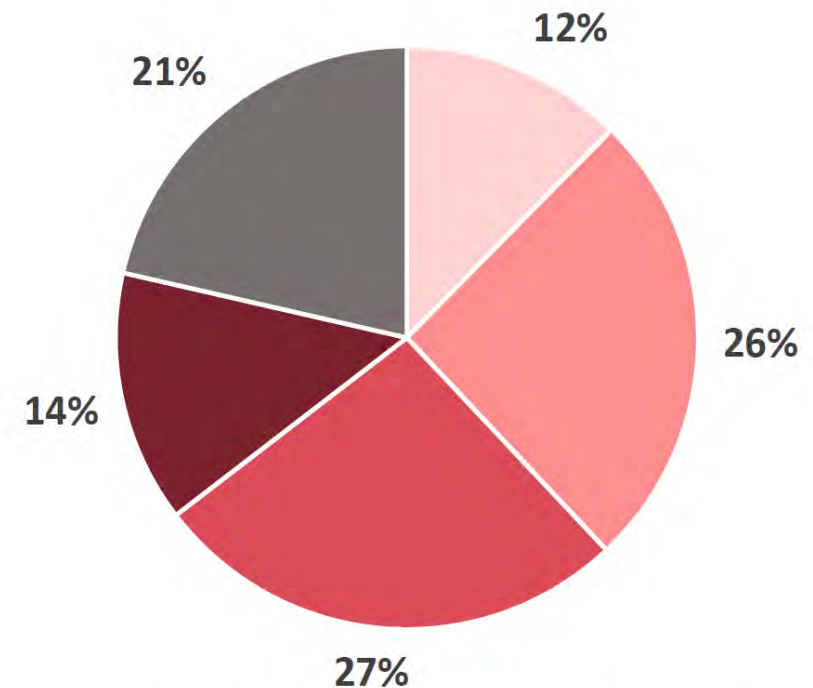
## Commuting mode and duration, 2016

**Commuter Travel Mode**



■ Auto driver ■ Auto passenger  
■ Public transit ■ Walking/Cycling

**Commuting Duration**



■ Less than 15 minutes ■ 15 to 29 minutes  
■ 30 to 44 minutes ■ 45 to 59 minutes  
■ 60 minutes and over

**Source: Journey to Work Data, Census Canada (2016)**

## Poll #4:

(a) In 2041, how do you want to travel within the city/commute to work/school in 2041?

(b) How much time do you want to spend travelling?

- A. Drive myself in my own car
- B. Be a passenger in someone else's car.
- C. Use public transit.
- D. Walk
- E. Bike
- F. Other

Select all that apply.

# Who is involved?







KEYNOTE PRESENTATION

# Forging a City Plan for 2041

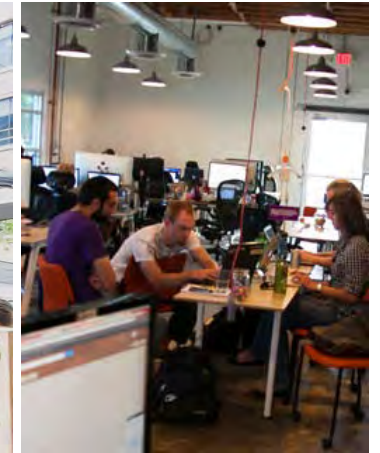
# David Dixon, Vice President & Urban Places Fellow, Stantec



- Stantec's Urban Places Fellow
- Fellow of the American Institute of Architects
- American Institute of Architects Thomas Jefferson Award or *"a lifetime of significant achievement in [creating] livable neighborhoods, vibrant civic spaces, and vital downtowns"*
- co-author of **Urban Design for an Urban Century; shaping more livable, equitable, and resilient cities** (Wiley, 2014) and co-editor of **Suburban Remix: the next generation of urban places** (Island Press, 2018).
- Led planning and urban design projects in places like Montreal QC, Toronto ON, London ON, and Vancouver, BC as well as many places in the United States

# Two decades of opportunity and choices: Richmond Hill 2020-41

- Economic development imperative
- Demographic opportunity
- Climate change
- Technology innovations'





# Two decades of opportunity: Richmond Hill 2020-41

- Economic development imperative
- Demographic opportunity
- Climate change
- Technology innovations'



Cube Lofts  
(Toronto)

# A NOTE ABOUT COVID-19: what lessons can we learn?

- The incidence of COVID-19 correlates with poverty, not density
- The pandemic has...
  - Hastened the decline of auto-oriented and mass-market retail...and suburban office parks
  - Increased interest in walkable access to nature...and outdoor dining
- The pandemic has not...
  - Slowed fundamental economic, demographic, technological, and climate changes
  - ...or growing interest in “Main Street” walkability

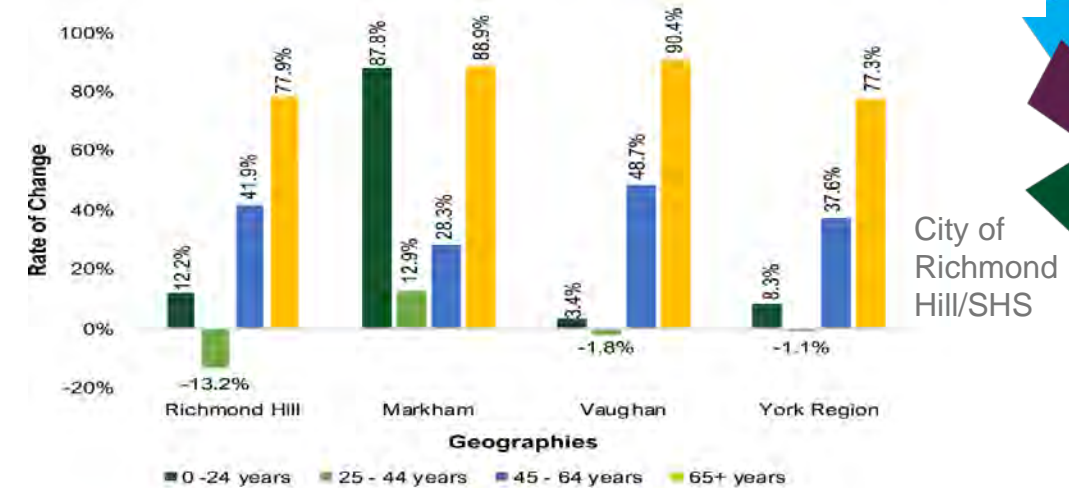


# Economic Development Imperative: competition for talent drives jobs & investment

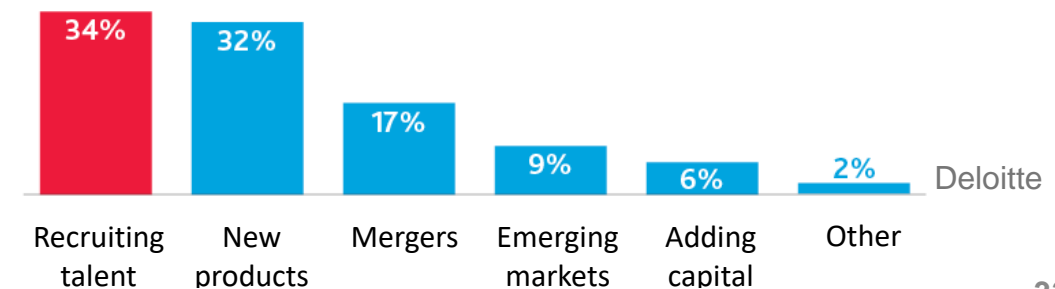
- Across North America 70% of jobs require higher education (The Chronicle for Higher Education)
- As knowledge industries drive growth, jobs and investment follow talent (particularly educated workers aged 20-35)
- Changing demographics mean fewer younger folks are entering the workforce—the York Region’s millennial workforce will grow far more slowly for the next 15 years than it has in recent decades—intensifying competition to attract and retain younger “talent” Statistics Canada



2006-16 Richmond Hill’s millennial population declined



...as tech increasingly prioritizes recruiting talent to fuel their growth





# Economic Development Imperative: diverse economy—with a strong knowledge sector

- AECOM
- BMW
- Compugen
- Apotex
- Mackenzie Health
- Olympus
- Magna
- Multimatic
- opentext
- Opus One

## Richmond Hill Headquartered Opus One Solutions & Switch Partner to Launch Blockchain-based Electric Vehicle Platform

© November 20, 2020





# Focusing growth to mixed-use, walkable centers & corridors promotes investment

- Talent strongly prefers lively, walkable, mixed-use—“urban”—environments...and places that don't require commuting in a car
- Rapidly growing virtual workforce—strongly prefers community-rich, walkable, places
- Daily commuting: 2/3 of RH residents commute out of RH, 2/3 of RH workforce commutes in
- 2021-41 RH workforce projected to grow 25%; balance of York Region projected to grow 35%





# Demographic Opportunity: growing demand for mixed-use, walkable, “urban” places

- In 2021 single-family detached housing represents the large majority of RH’s housing supply
- 2021-41
  - A majority of the York Region’s growth will be singles and couples—without kids (Statistics Canada)
  - These households are more likely to live in places based on lifestyle
  - ~2/3 of net new demand across the York Region will be for lofts, apartments, condominiums, and townhouses (York Region Planning and Economic Development | Long Range Planning)



College @ Spadina  
Central – Toronto





# Getting density right translates market demand into livability & economic development

- Context sensitive density unlocks vibrancy
- Achieving a critical mass of residents and jobs within a 5-minute walk can bring a block of “Main Street” retail to life
- Higher numbers of residents and jobs support GO Transit, BRT, and subway service
- Top ranked factors that influence housing choices today:
  - Proximity to a “Main Street”
  - Convenient access to work
  - ...and parks and public spaces
  - Proximity to transit



A new mixed-use, walkable neighborhood replaces surface parking lots, Boston





# Climate Change: building a more sustainable future

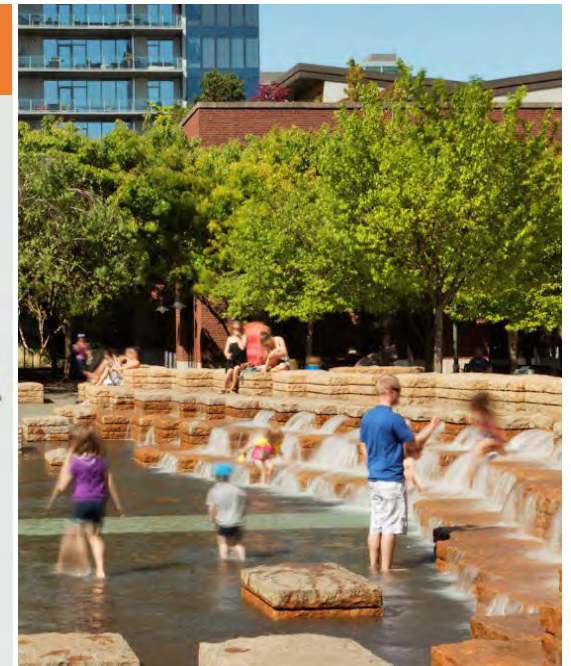
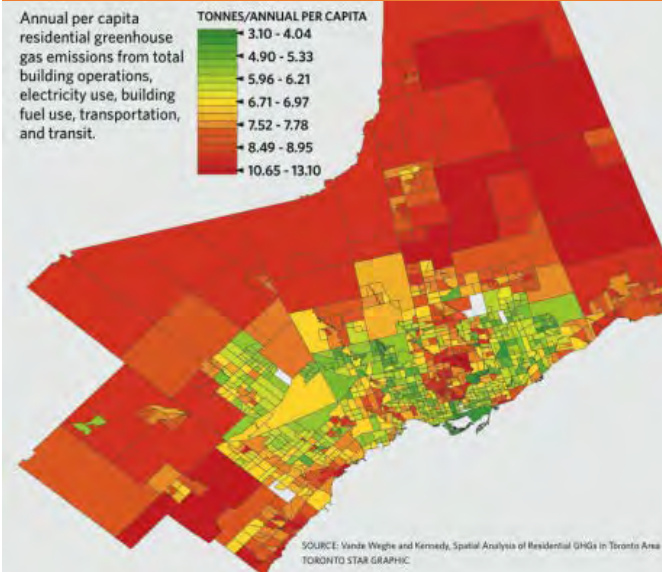
- Compact development reduces per capita carbon footprints
- ...and helps preserve its natural resources...and amenities
- ...and supports “ecodistricts” that share energy, water, and waste management to increase efficiency



Preserving RH's natural environment (top), GTA per capita carbon footprint (bottom left), ecodistrict development Portland Or (bottom right)



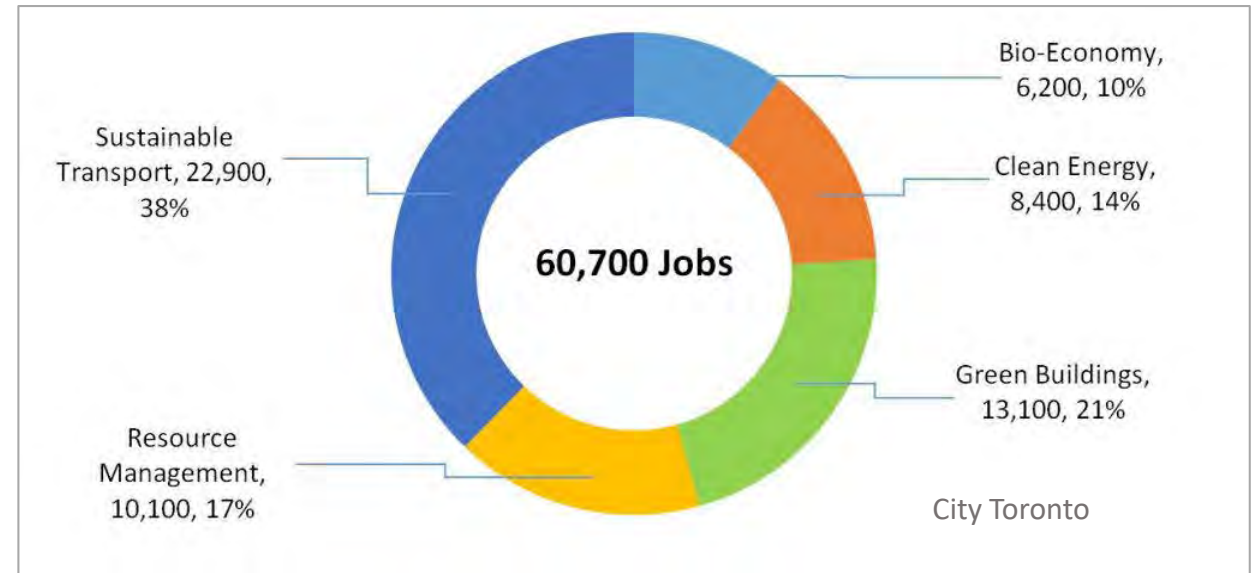
Focusing growth toward developed areas reduces per capita carbon footprints, preserves natural areas





# ...& a more economically competitive future

- Environmentally responsible development attracts a growing mix of green industries...and jobs
- Ontario leads Canada in green jobs
- HR directors report the first two questions prospective employees ask are “how green is your company?” and “how diverse is your company?”



Toronto's green jobs (top),  
high tech photo voltaic cells  
produced in Ontario

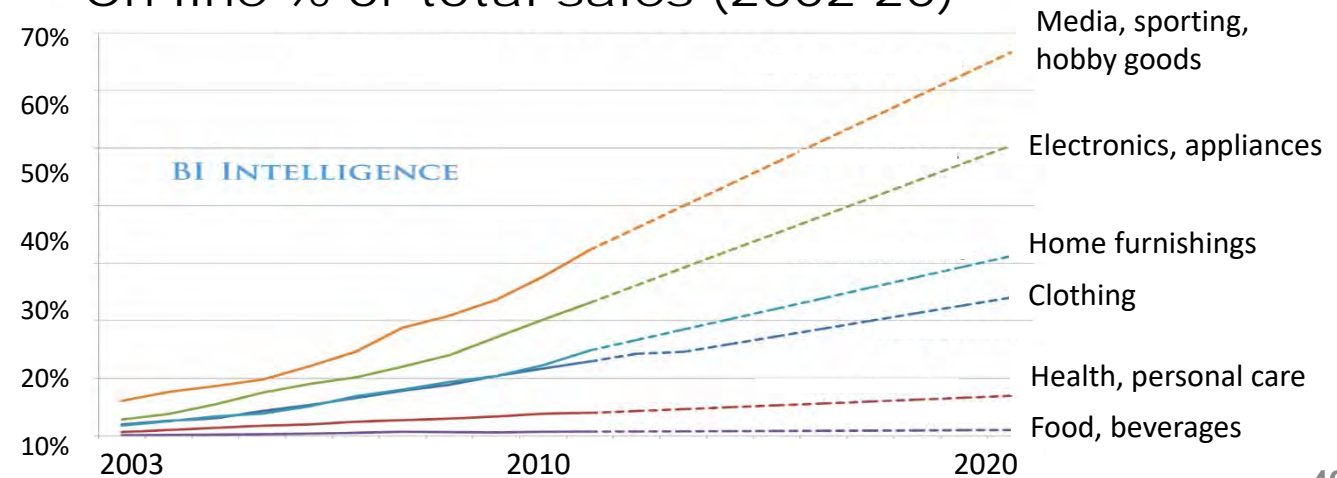
# Technology Innovations: reinforce the benefits of walkable urban places

- Fibre optic cable and 5G represent core knowledge industry infrastructure
- Online retail is displacing auto-oriented and big box retail, shifting retail growth to walkable retail along Yonge and in emerging centers and corridors
- ...creating demand for a new generation of distribution centers in underutilized areas with good highway access (without requiring visibility...)

Tech + density unlock innovation



On-line % of total sales (2002-20)





Transit and micro-mobility (e.g. bike share) are already unlocking economic opportunity





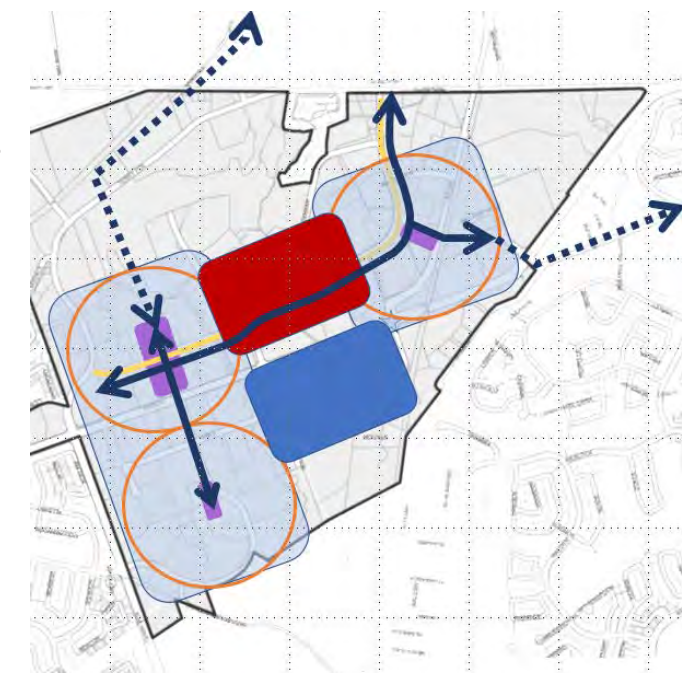
# Mobility innovations can accelerate growth of knowledge economy jobs and investment

*The Wall Street Journal*  
"The Joys of Urban Teach"

"Goodbye, office parks. Drawn by amenities and talent, tech firms are opting for cities."



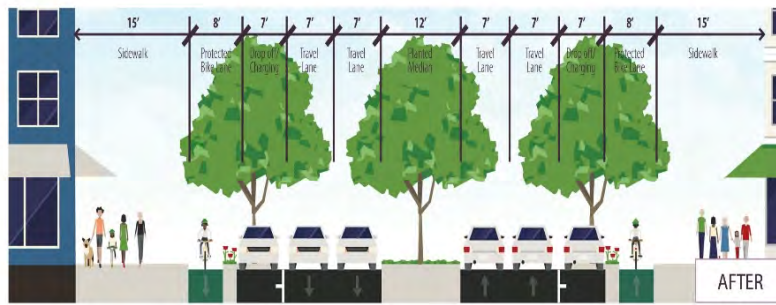
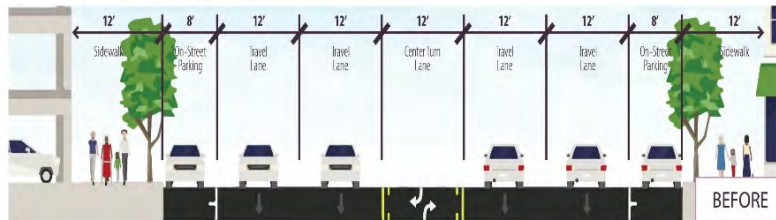
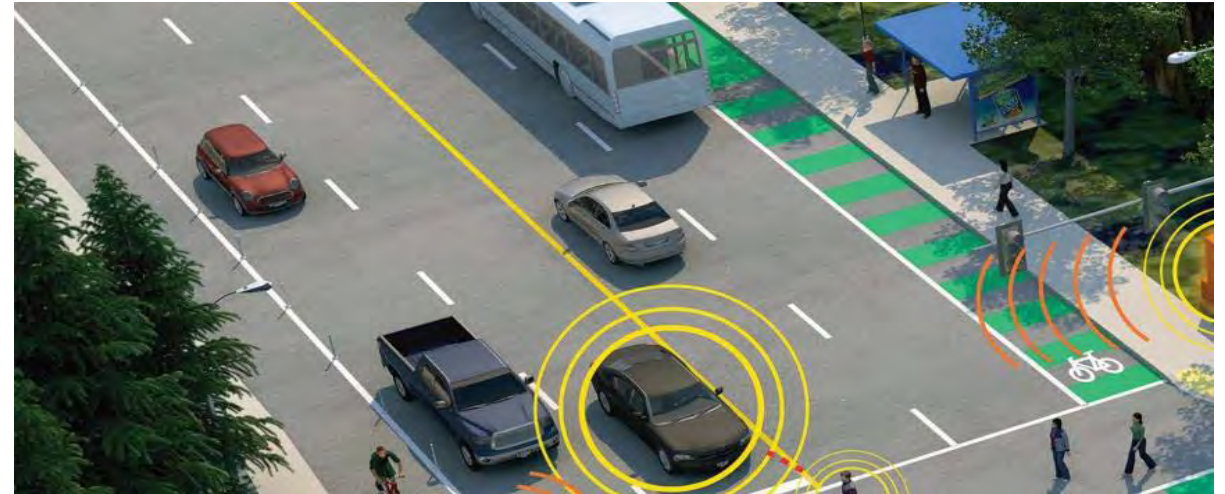
Autonomous shuttles will connect all of Kanata North (Ottawa) to new denser, lively, mixed-use cores—creating a globally competitive innovation ecosystem





# Mobility innovations can help reduce parking, promote intensification ...and green our cities

- Shared, connected, autonomous mobility will decrease mobility costs, improve safety, free-up ROW for people, reduce parking requirements in mixed-use, walkable urban places (Stantec)





# PRINCIPLES AND THRESHOLDS FOR COMPLETE COMMUNITY BUILDING

# 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



# Walkability: use compact critical mass to enhance economic opportunity, community, public health

- **Density:** Creating compact communities within a 5-minute walk can bring a block of “Main Street” retail to life, higher densities support transit, which enhances walkability...and significantly improve public health
- **Programming:** retail, food, arts, entertainment and other active uses that engage passersby
- **Quality of design:** conveyed via human scale, engaging passersby, enlivening the public realm, materials...



Examples of densities  
that promote walkability,  
Toronto





# Connectivity: build quality of life

- **5-minute city—amenities:** food/coffee/beer, neighborhood parks, friends, diversity, gym
- **10-minute city—services:** food market, local Main Street, daycare, daily commute transit, school
- **15/20-minute city—work and civic life:** jobs, major parks, recreation, culture, major gathering places





# Public realm: enrich lives and celebrate diversity

- **Multilayered:** from lively gatherings to quiet reflection
- **Common grounds for an increasingly diverse community:** actively invites the full spectrum of the community
- **A variety of scales and types:** from regional parks to squares & walkable streets that foster day-to-day interaction, markets, parades, spill-out patio space, & connect the public spaces to private spaces





# Choices: invite diverse people to live, work, play, learn and innovate

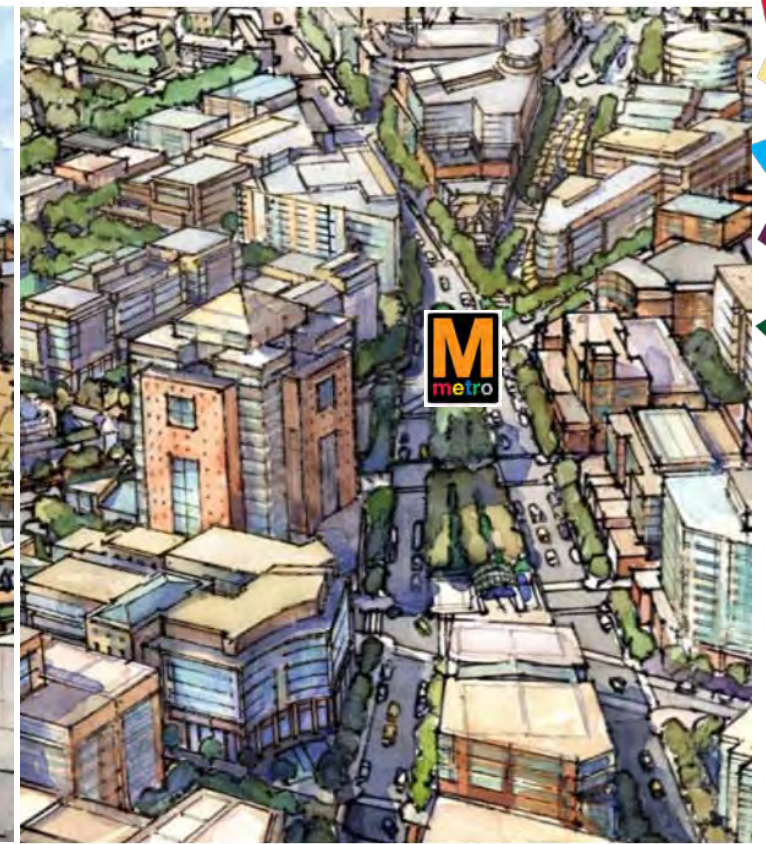
- **Housing:** for a wide spectrum of incomes and lifestyles
- **Work:** a wide range of local job opportunities
- **Community:** densities that support a wide variety of arts, culture, places to gather, mobility options, access to retail and similar “third places” that invite people to gather and interact

Arlington VA, a DC suburb, redeveloped a new transit corridor into a series of walkable urban centers within a 3 to 5-minute walk of single-family neighborhoods





# Providing choices & connections for a complete community





# Authenticity: tell the community's stories and express its living culture

- Promote programs that celebrate the community's diversity
- Involve the full spectrum of the community in implementing its future
- Install interactive public art that promote spontaneous interaction

Richmond Hill's annual Cultural Summit, supporting unique small businesses (Memphis TN), interactive public arts (Toronto)



# THRESHOLD: robust partnerships in planning and implementation matter

- ✓ Walkability
- ✓ Connectivity
- ✓ Diverse public realm
- ✓ Choices
- ✓ Authenticity



**“In Richmond Hill, we work in partnership for a more vibrant and prominent City.”**

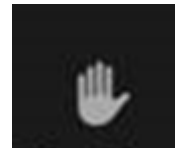
# Questions?

To ask a question of the presenter, please do one of the following:



**Type your question into the chat.** The moderator will read it aloud for everyone to hear.

OR



**Raise your hand.** Click the Raise Hand button and the meeting facilitator will unmute you and you will be able to ask your question.



PRESENTATION

# The Emerging 2041 Vision, Pillars and Urban Structure

# 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. ”





# Pillars of the OP Update

From Council's Strategic Priorities....



Strong sense of  
belonging



Balance Growth  
and Green

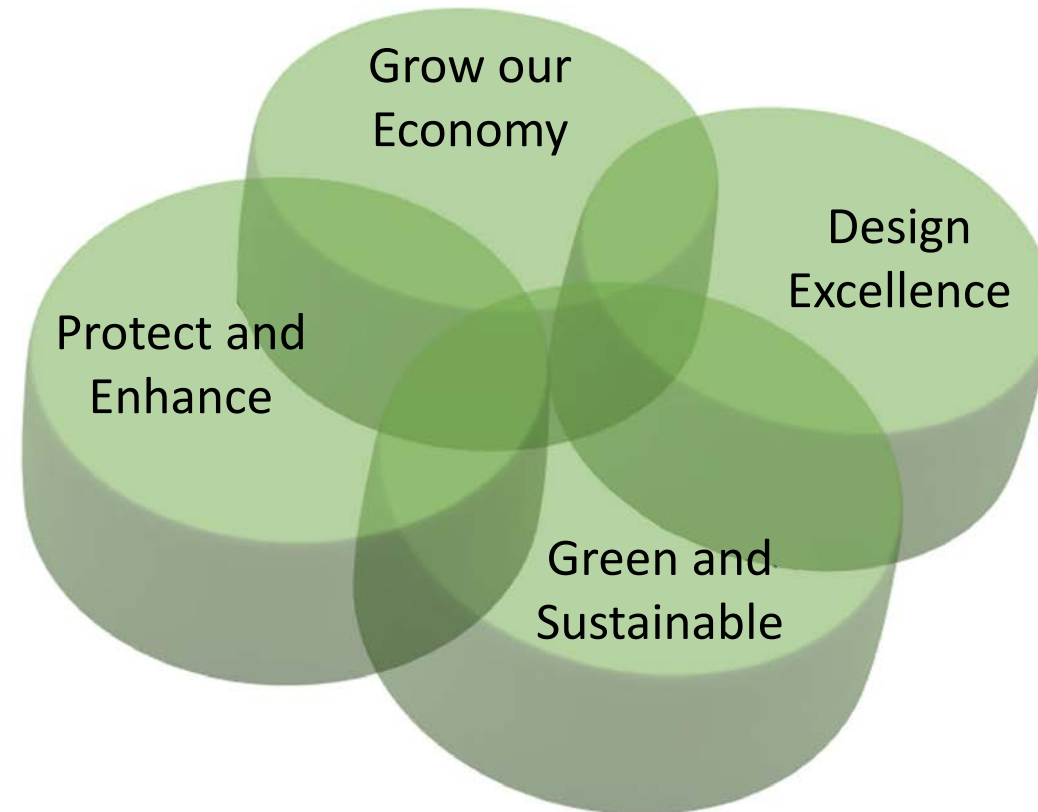


Getting Around  
the City



Fiscal  
Responsibility

To ...



# Growing Our Economy

- ✓ Walkability
  - ✓ Connectivity
  - ✓ Diverse public realm
  - ✓ Choices
  - ✓ Authenticity
- ...in partnership

- Enable conditions to attract and retain talent
- Provide a policy environment to facilitate business opportunities
- Provide the necessary infrastructure to support and expand our local business base.





# Design Excellence

- ✓ Walkability
  - ✓ Connectivity
  - ✓ Diverse public realm
  - ✓ Choices
  - ✓ Authenticity
- ...in partnership

- More than just great architecture, provide well designed public and private spaces
- Provide memorable destinations in our communities via parks, trails, and open spaces
- Improve access to community services through different modes of travel
- Allow for spaces to adapt to changing needs of society and environment



# Green and Sustainable

- ✓ Walkability
  - ✓ Connectivity
  - ✓ Diverse public realm
  - ✓ Choices
  - ✓ Authenticity
- ...in partnership

- Support innovation in “green” building standards
- Support achievement of GHG reduction target
- Support use of “green infrastructure”
- Capitalize on existing natural heritage features and functions





# Protect and Enhance

- ✓ Walkability
  - ✓ Connectivity
  - ✓ Diverse public realm
  - ✓ Choices
  - ✓ Authenticity
- ...in partnership

- Protect and enhance “our cherished places,” to ensure that while we change, we don’t lose what is important to us
- Enhance and promote a Richmond Hill identity
- Respond to the diversity of cultures and lifestyles within our community
- Support greater mix of housing types, tenures and levels of affordability
- Diversify and enhance our civic spaces



# Poll #5: Share your thoughts...

## (a) Proposed Vision:

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

## (b) Pillars:



Do you agree that the proposed (a) **vision** and (b) **pillars** resonate with what you would want for the Richmond Hill of 2041?

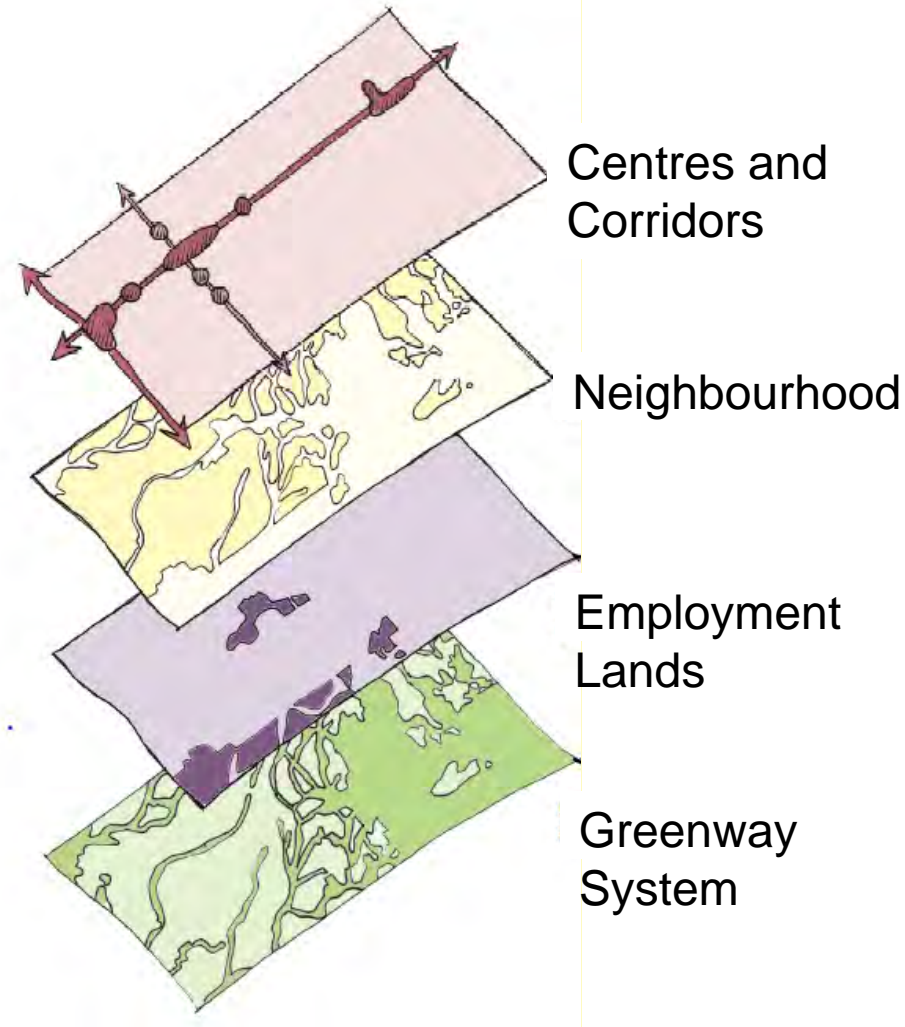
- A. Strongly agree
- B. Somewhat agree
- C. Do not agree
- D. Not sure

**Note:** Feel free to add comments in the “chat.”

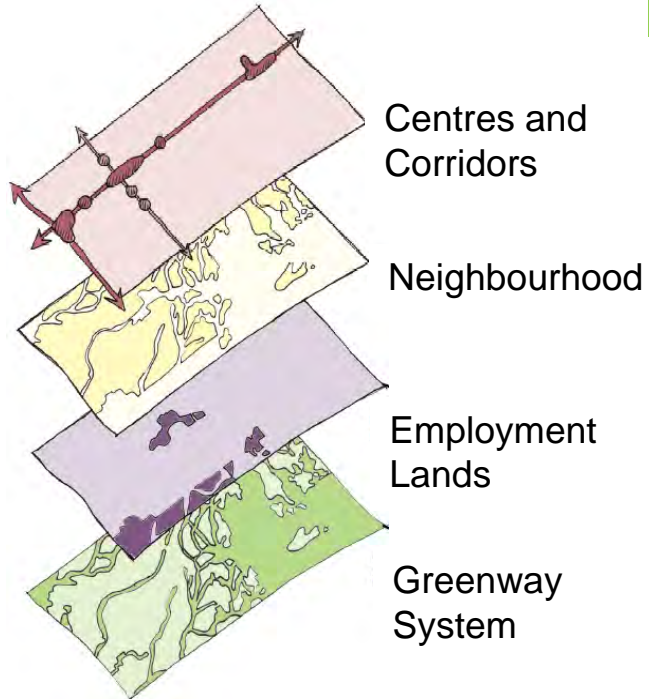


# Urban Structure

Identifies where and how the City will grow



# Urban Structure



## Elements of the City structure today:

### Centres and Corridors

- Intensify for a mix of use and density of development

### Neighbourhood

- Provide for predominantly modest low-rise residential and community-serving development

### Employment Areas

- Protect for long term employment uses that provide jobs and services

### Greenway System

- Protect from development over the long-term to provide clean air and water, mitigate effects from Green House Gas, support our Agricultural economy and preserve our natural heritage

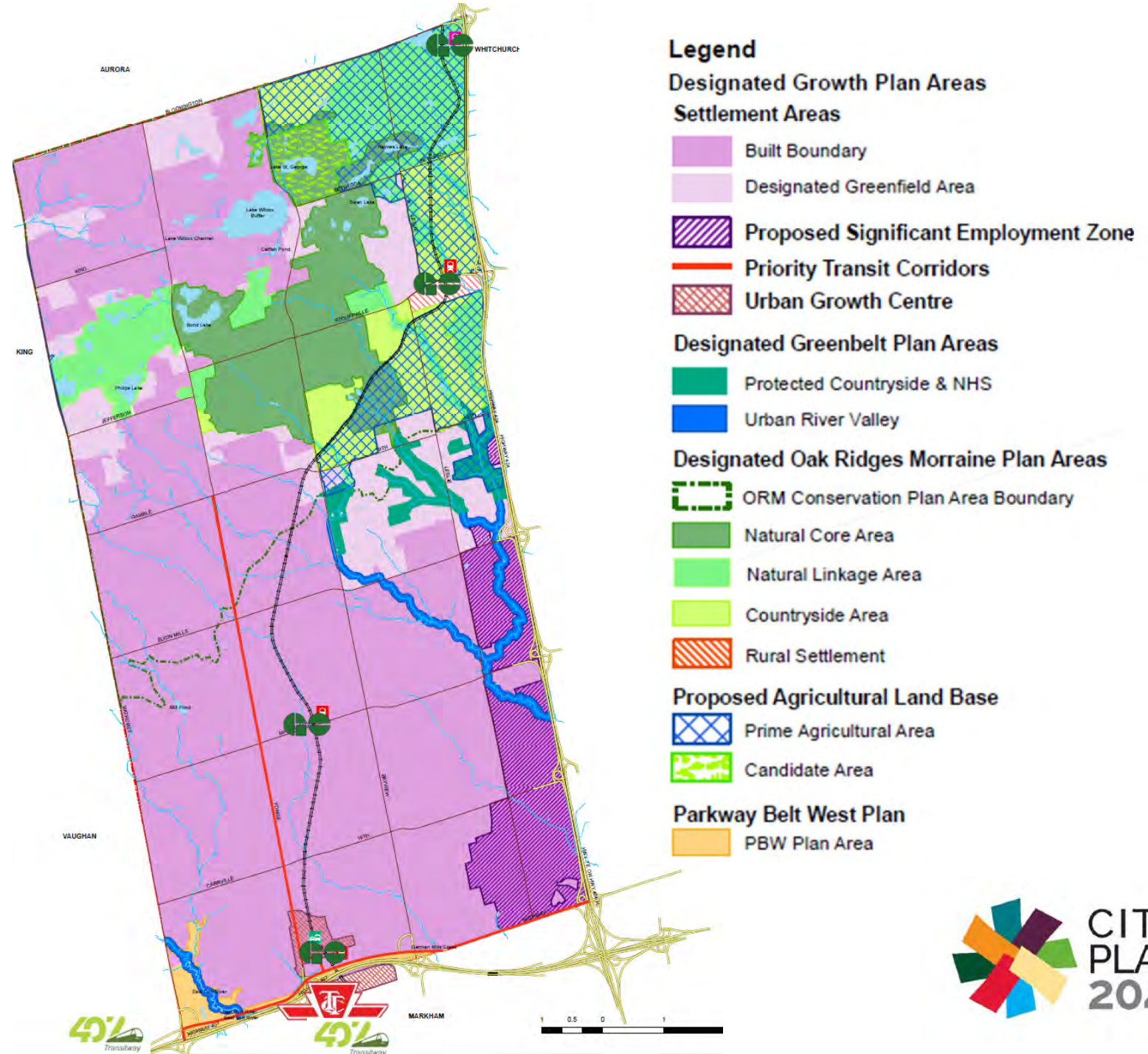


# Reconsidering our Urban Structure...

Informed by:

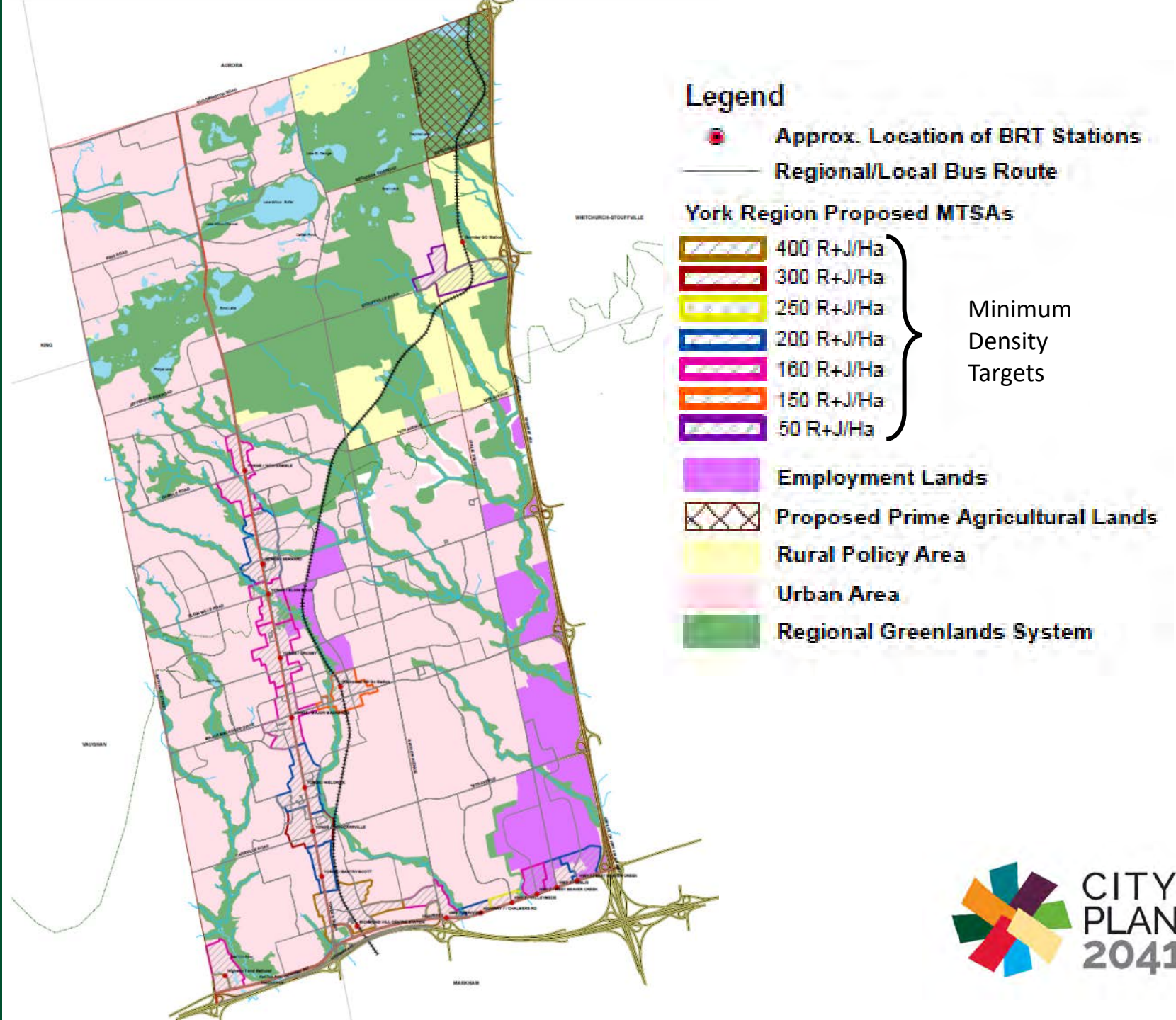
- Our 2041 Vision for Richmond Hill
- Provincial and Regional direction
- Council's emerging direction
- Emerging trends
- Input from the public and stakeholders

# Provincial Direction

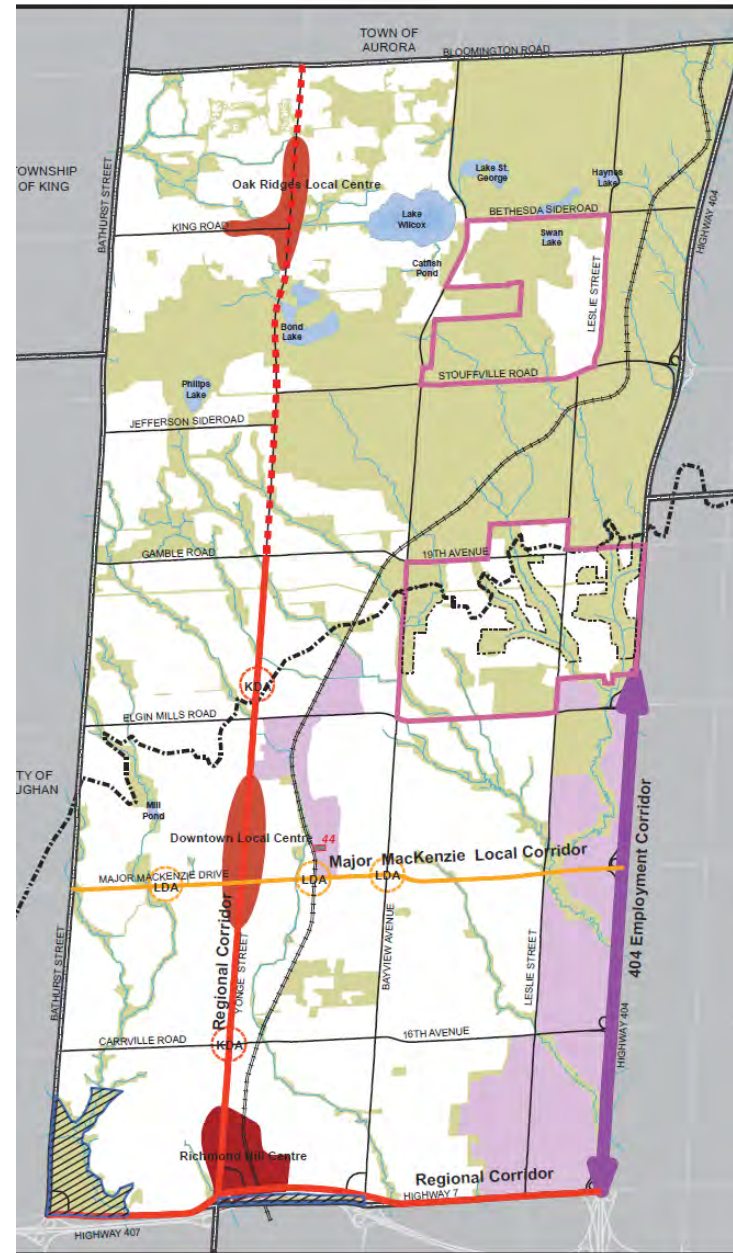




# Emerging Regional Direction



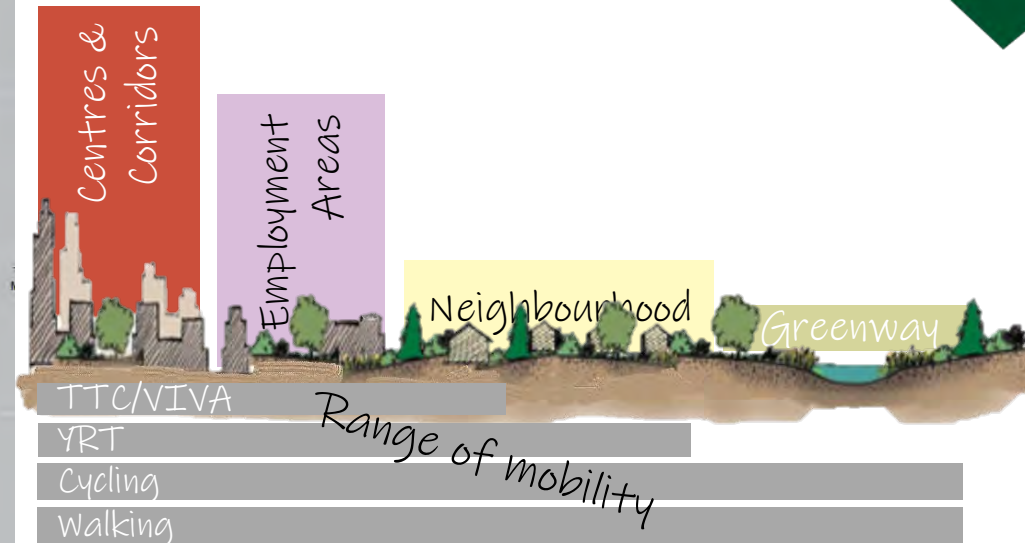
# Balancing Growth and Green



Current Urban Structure, Schedule A1

Council's priority to balance growing our economy and greening our community, supports the prevailing policy direction in the City's, Regional and Provincial plans...

By prioritizing growth in the C&C and protecting our Greenway.

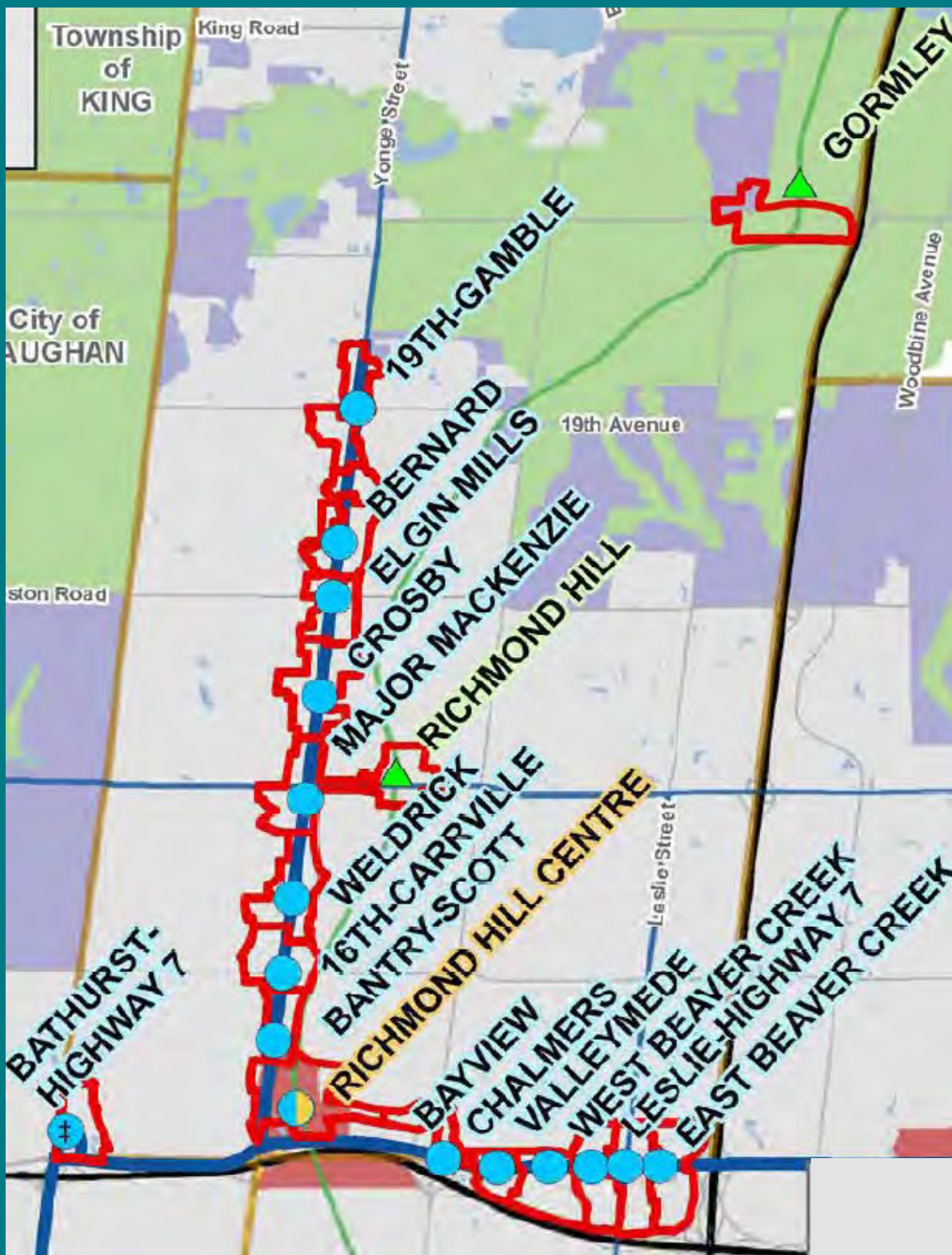




# City Plan 2041: **Urban Structure Big Moves**

## To implement Provincial and Regional direction:

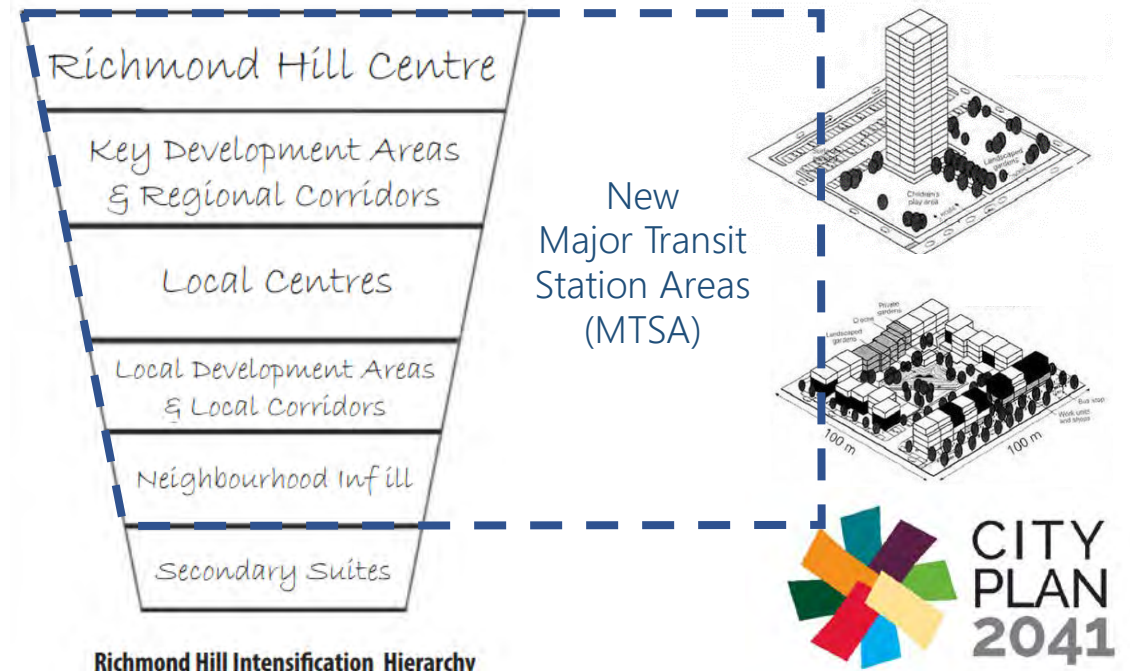
- Align with regional Major Transit Station Area direction.
- Align with Regional Employment Area direction.
- Change land use permissions at specific nodes on Highway 7 to support Bus Rapid Transit.



## Big Move: MTSAs

Align with Regional direction, and recognize Major Transit Station Areas within our intensification hierarchy and build “live-work-play” hubs.

- Yonge Street corridor, from Hwy 7 to 19th Avenue/Gamble Road.
- Hwy 7 corridor, from Bathurst to Hwy 404
- Newkirk & Gormley GO stations

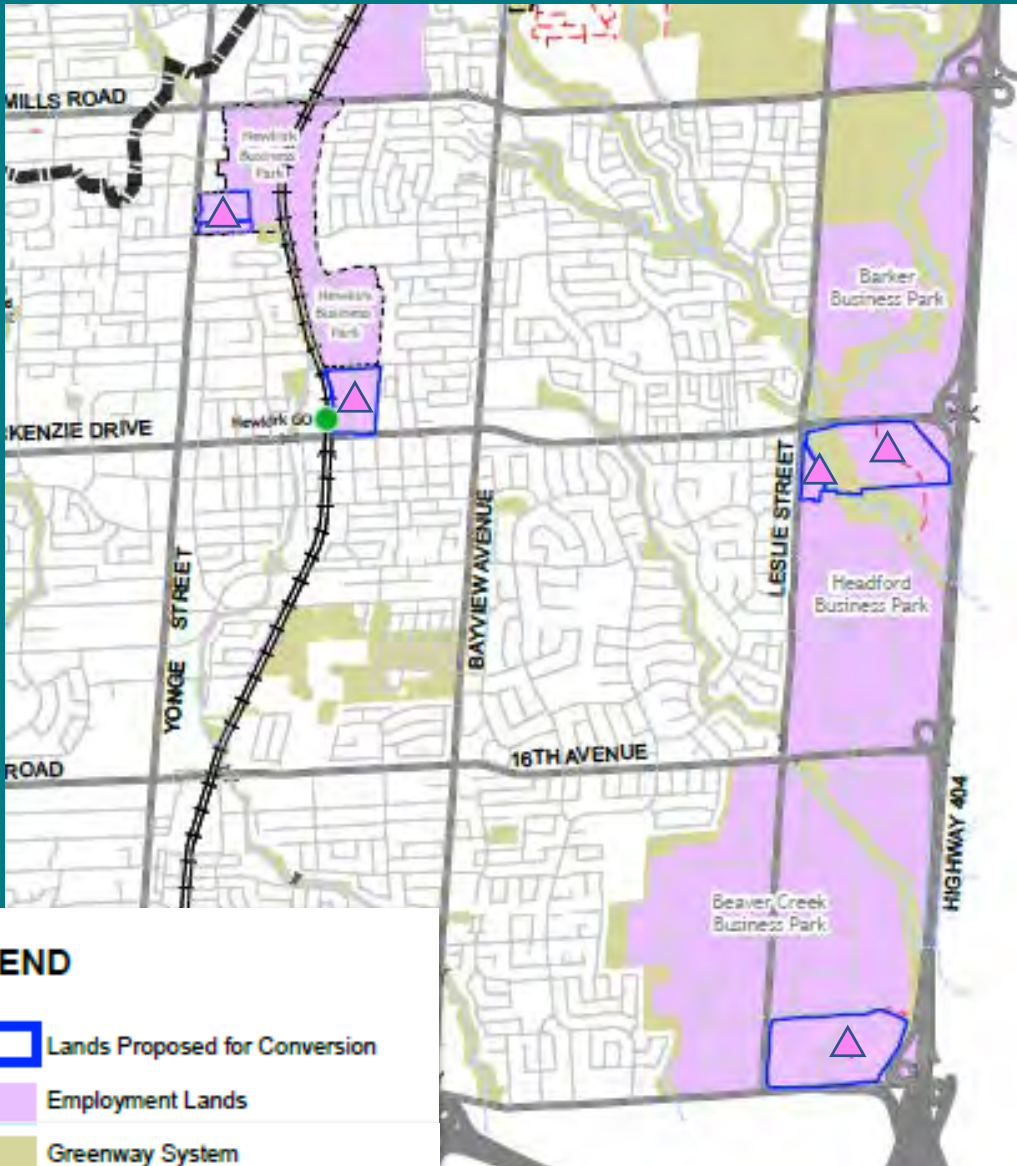




# Big Move: Employment Area Conversions

**Align with Regional employment areas** and broaden select employment areas to support a greater mix of land use and economic opportunities.

- Yonge & Enford Road
- Newkirk & Major Mackenzie
- Leslie & Major Mackenzie (OPA 18.2)
- Major Mackenzie & Hwy 404
- Hwy 7 & East Beaver Creek



Map of Council supported Employment Area Conversions (Feb. 2020)

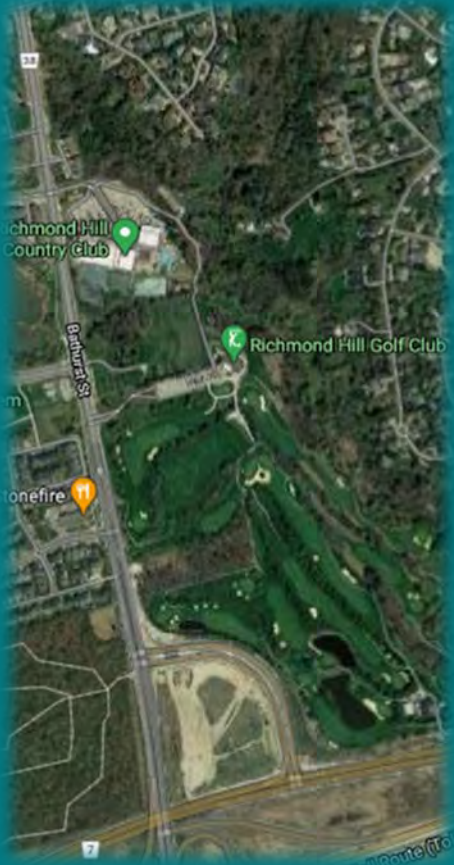
# Big Move: New Growth Areas

**Support Bus Rapid Transit** and promote three new mixed-use growth areas within the intensification hierarchy to implement Regional MTSA transit supportive development direction.

- Promote Bathurst & Hwy 7 area from 'Parkway Belt West Plan' to permit MTSA supporting mixed use
- Promote Bayview & Hwy 7 area from 'Neighbourhood' to permit MTSA supporting mixed use
- Promote East Beaver Creek & Hwy 7 area from 'Employment' to permit MTSA supporting mixed use



Bayview Avenue & Hwy 7  
30.4 HAs



Bathurst & Hwy 7  
25.5 HAs



East Beaver Creek & Hwy 7  
32 HAs



# Poll #6: Share your thoughts...

## Big Moves:

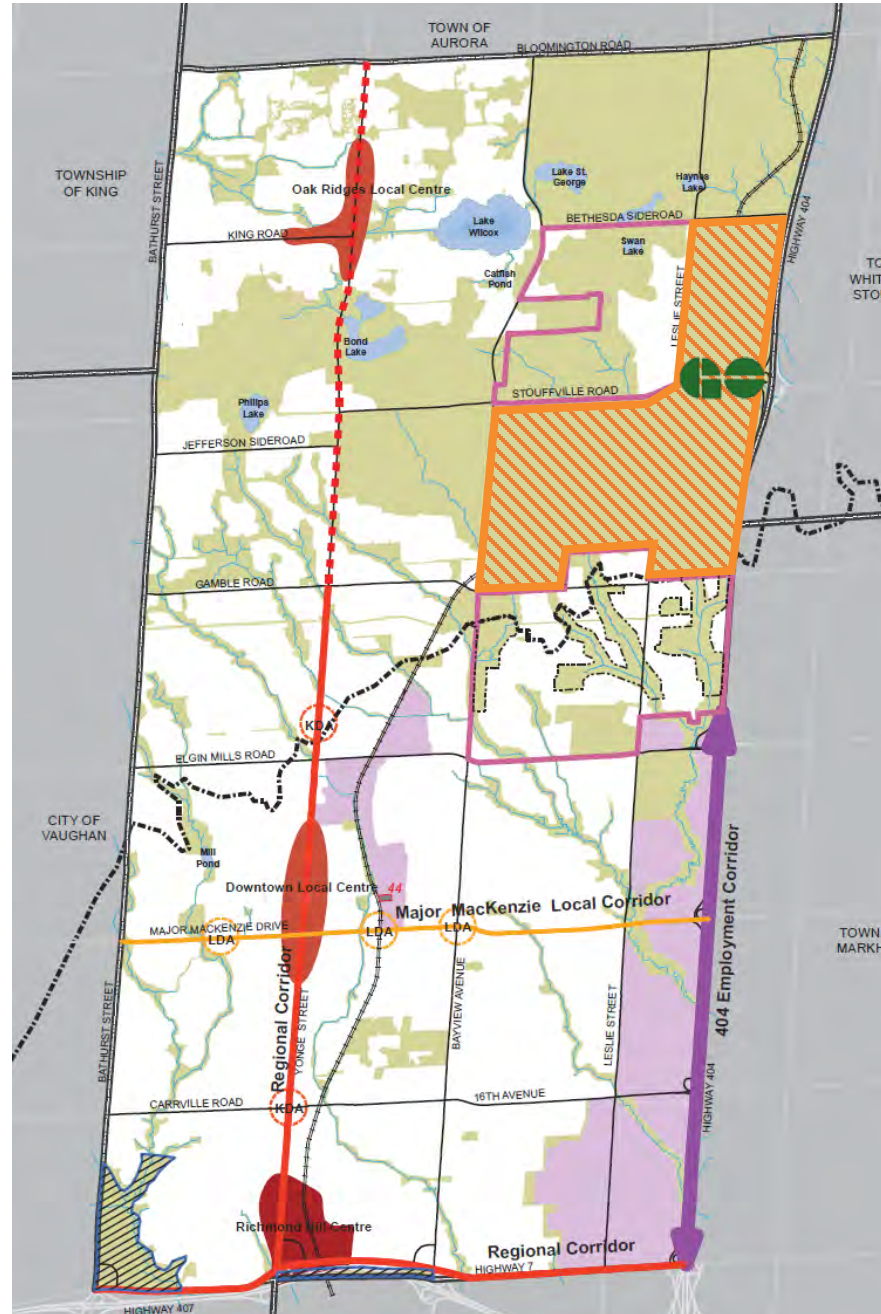
1. Align with regional Major Transit Station Area direction.
2. Align with Regional Employment Area direction.
3. Change land use permissions at specific nodes on Highway 7 to support Bus Rapid Transit.

Do you agree that these “Big Moves,” and their potential changes to our urban structure, resonate with what you would want to see happening in the Richmond Hill of 2041?

- A. Strongly agree
- B. Somewhat agree
- C. Do not agree
- D. Not sure

**Note:** Feel free to add comments in the “chat.”

Council's emerging direction:  
Capitalize on GO infrastructure to provide more housing, and support local economy



Consider expansion of the City's urban area to include lands designated ORM Countryside south of Bethesda Sideroad



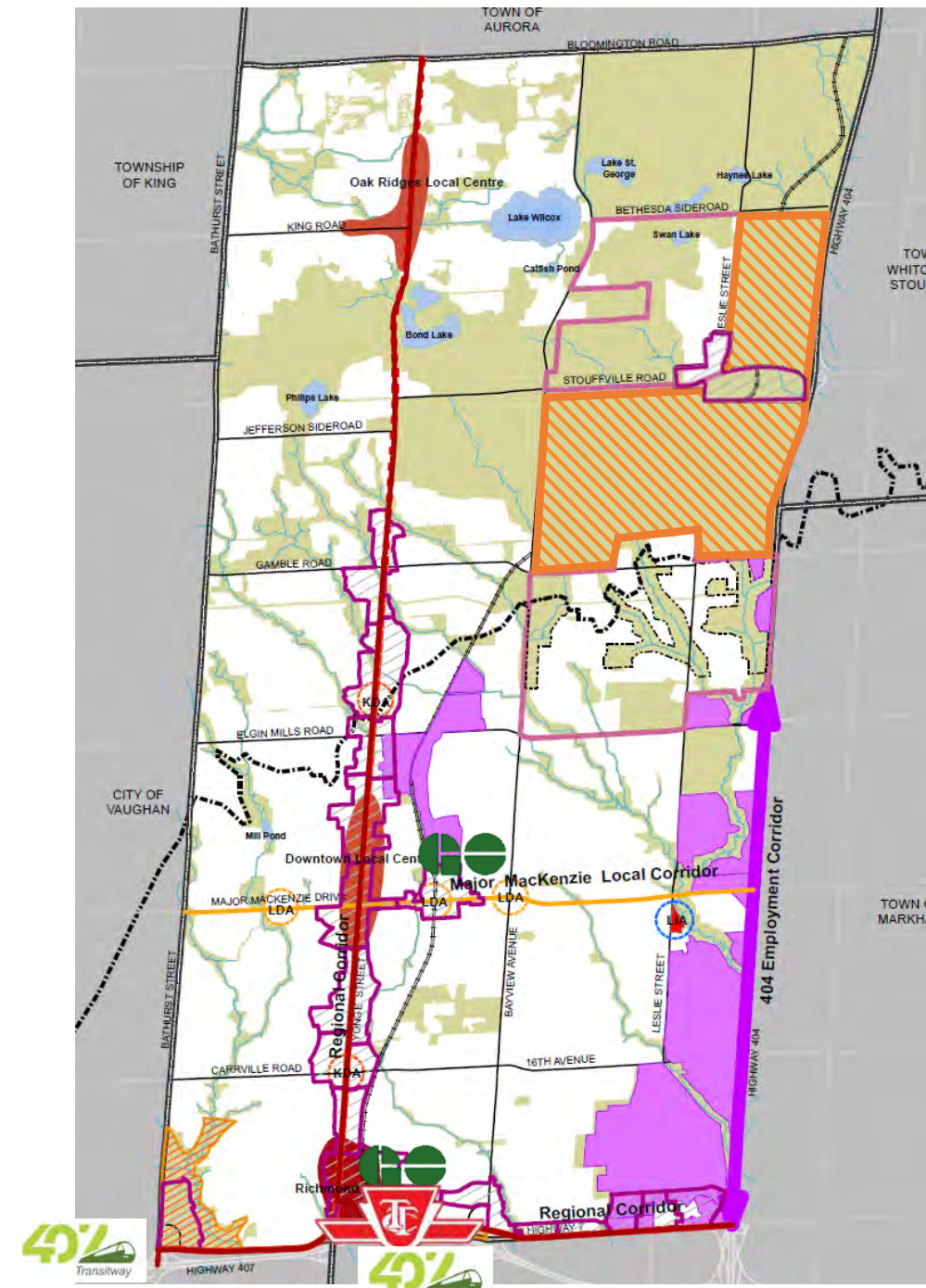
# Big Move: Consider Expansion of Urban Area

Subject to Provincial and Regional decisions:

- Requires completion of Regional land needs assessment (and approval by Province)
- Requires amendment to Provincial Plans via its Plan review process (likely timing 2027)

# City Plan 2041: Big Moves

*...to support the various  
lifestyles of current and future  
residents, workers and visitors  
of Richmond Hill...*





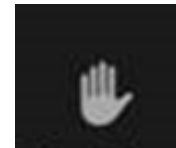
# Questions?

To ask a question of the presenter, please do one of the following:



**Type your question into the chat.** The moderator will read it aloud for everyone to hear.

OR



**Raise your hand.** Click the Raise Hand button and the meeting facilitator will unmute you and you will be able to ask your question.

# Next Steps and How To Be Involved



# Next Steps



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 – April to June  
Key Directions Report Public Open House – October  
Council Endorsement of Key Directions – December



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



Complete on-line  
survey about the  
topics covered during  
the open house.  
**Open until March 4.**



Register for updates  
on the topics that  
matter to you.



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



Attend future  
meetings.



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



Make oral/written  
submissions at  
Council meetings.



Pin your favourite  
place at "My Favourite  
Places".

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





# Thank You!

To serve you better, please complete the event feedback survey.