



Yonge and 16th Avenue Centre Workshop

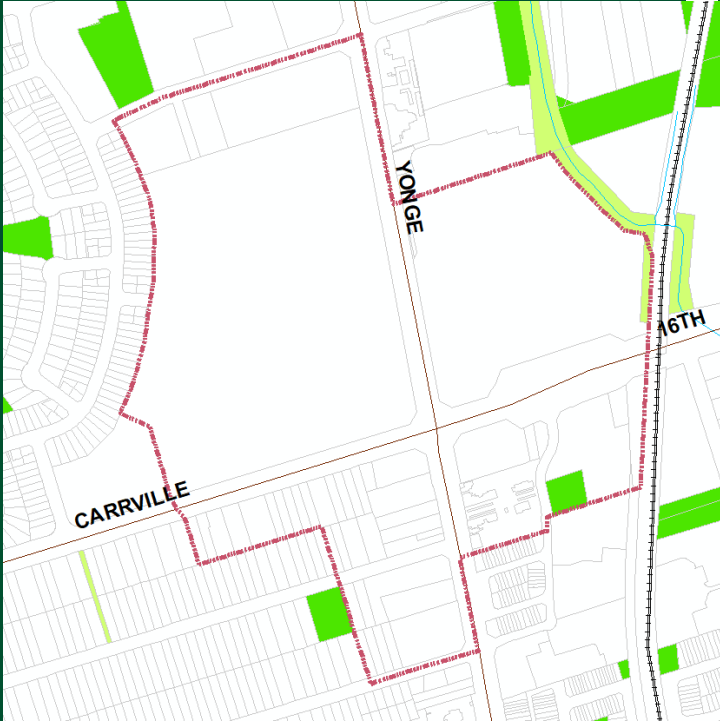
May 6, 2021



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



Why are we studying this area?

- Yonge and 16th Avenue is an important 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 be a better 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*

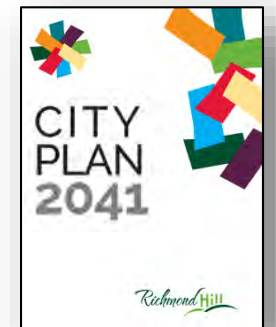
2022
Prepare and
Consult on
Official Plan
Amendments

July 2022
Recommend
Adoption of
proposed
Amendments
to Council

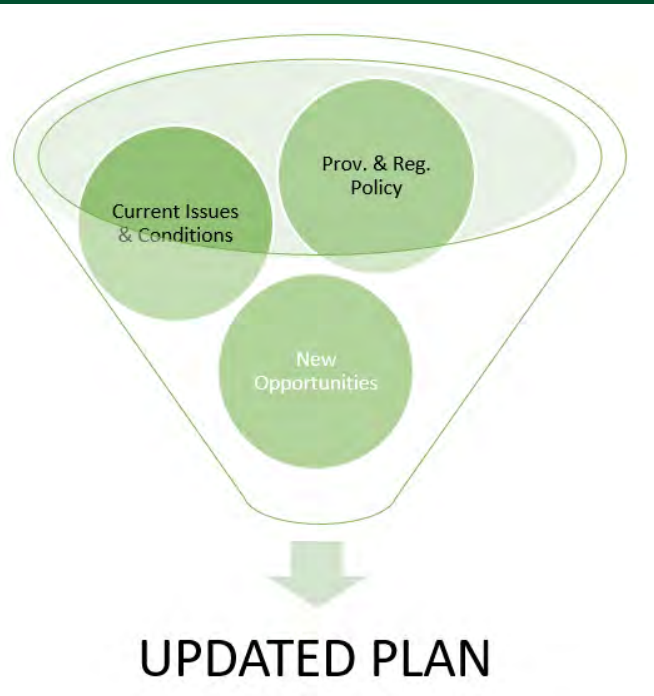
Key
Directions

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



Strong sense of
belonging



Balance Growth
and Green



Getting Around
the City



Fiscal
Responsibility

“ 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. ”



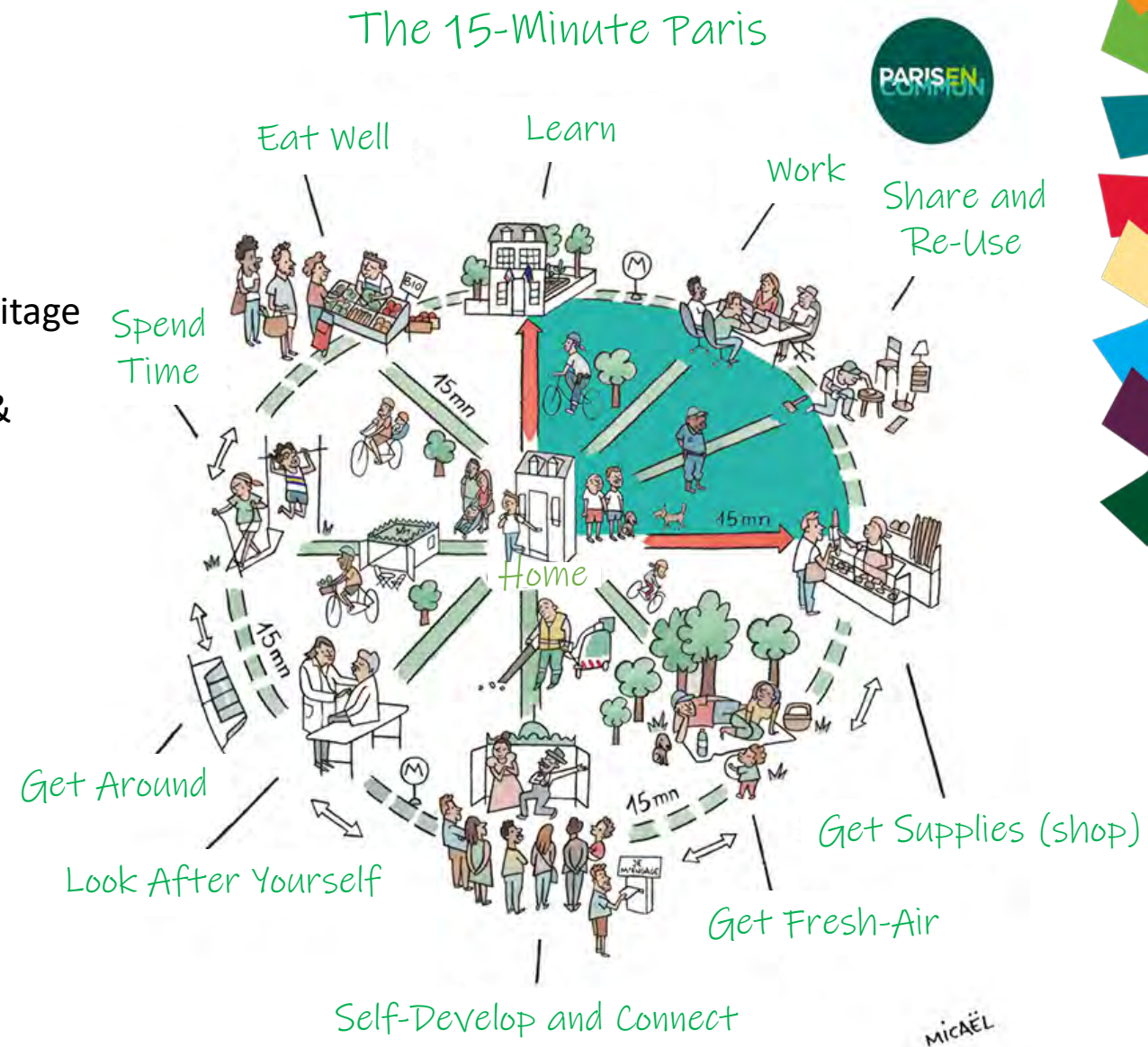
How can this Centre contribute to the achievement of Council priorities and this vision?

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

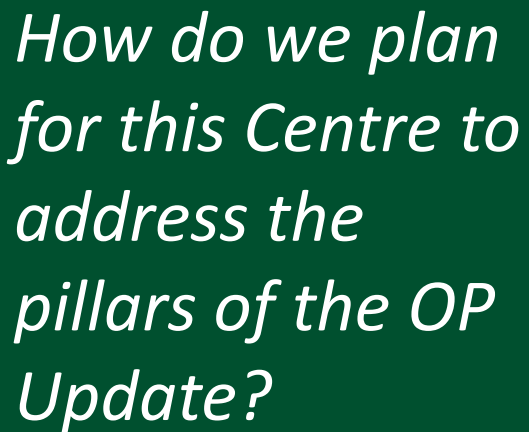
- **Walkability** that enhances community, economic opportunity, public health
- **Connectivity** that builds quality of life
- **Public realm** that enriches lives and celebrates diversity
- **Choices** that invite people to live, work, play, learn and innovate
- **Authenticity** that tells the community's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



What makes/will make this Centre:

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

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Protect and Enhance

[illegible]

A few of the trends in Richmond Hill that this centre could address...

- **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...

- 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.
- Regional municipal comprehensive review intends to designate the Yonge and 16th Avenue Key Development Area a Major Transit Station Area with a density of 300 people and jobs per hectare.
- Major Transit Station Areas are prioritized for growth and are intended for high quality and transit oriented communities.



What is a hectare of land?

- 1 hectare = 100 m X 100 m
- About 18 single detached houses (about 60 residents/hectare)



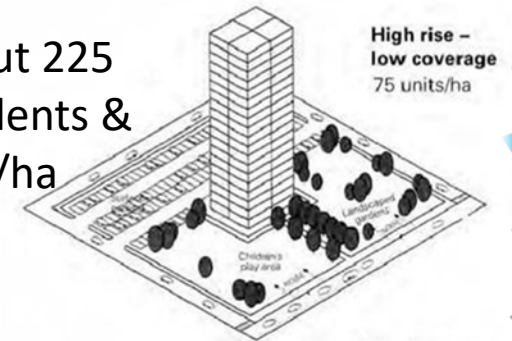
100 m



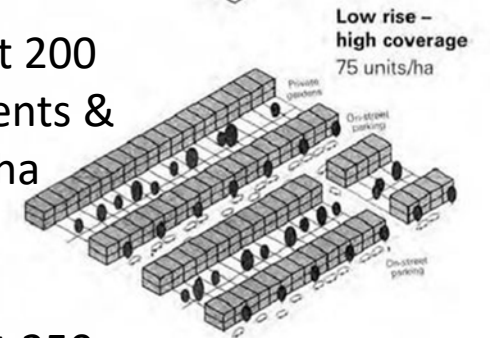
100 m

Or with different coverage and building types...

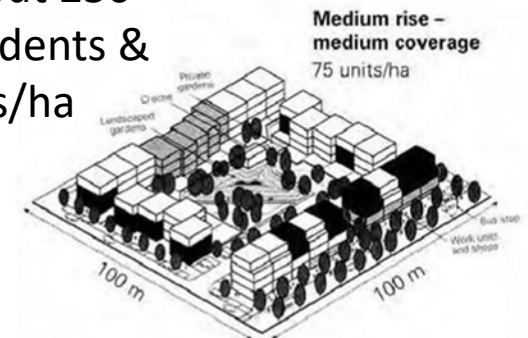
About 225 residents & jobs/ha



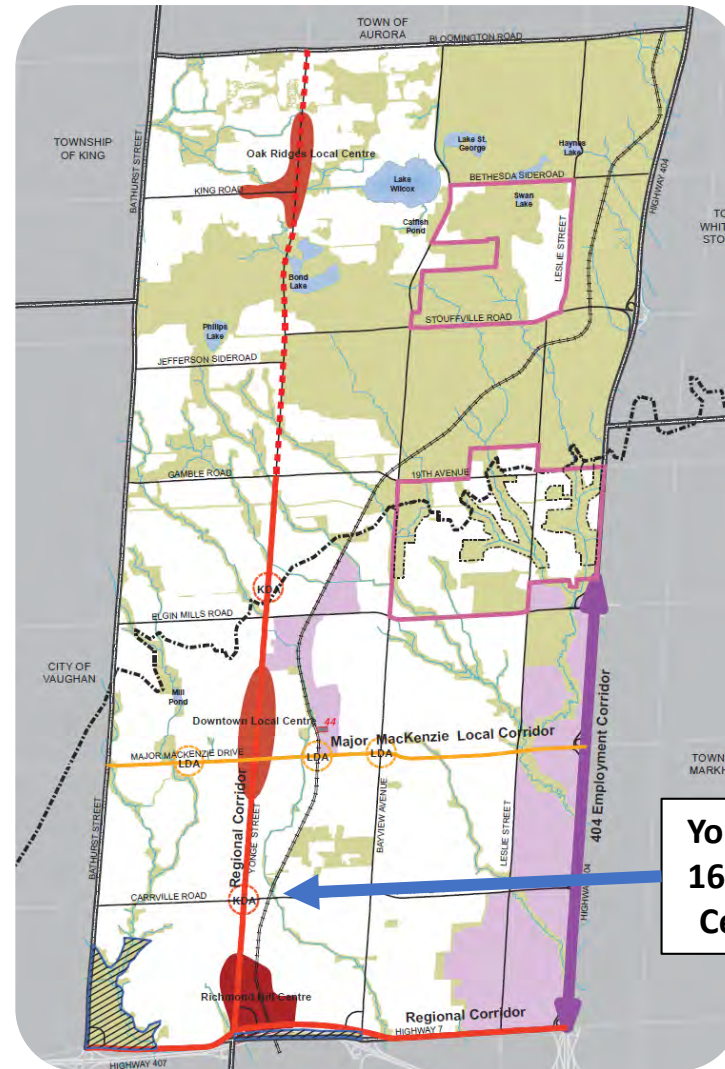
About 200 residents & jobs/ha



About 250 residents & jobs/ha

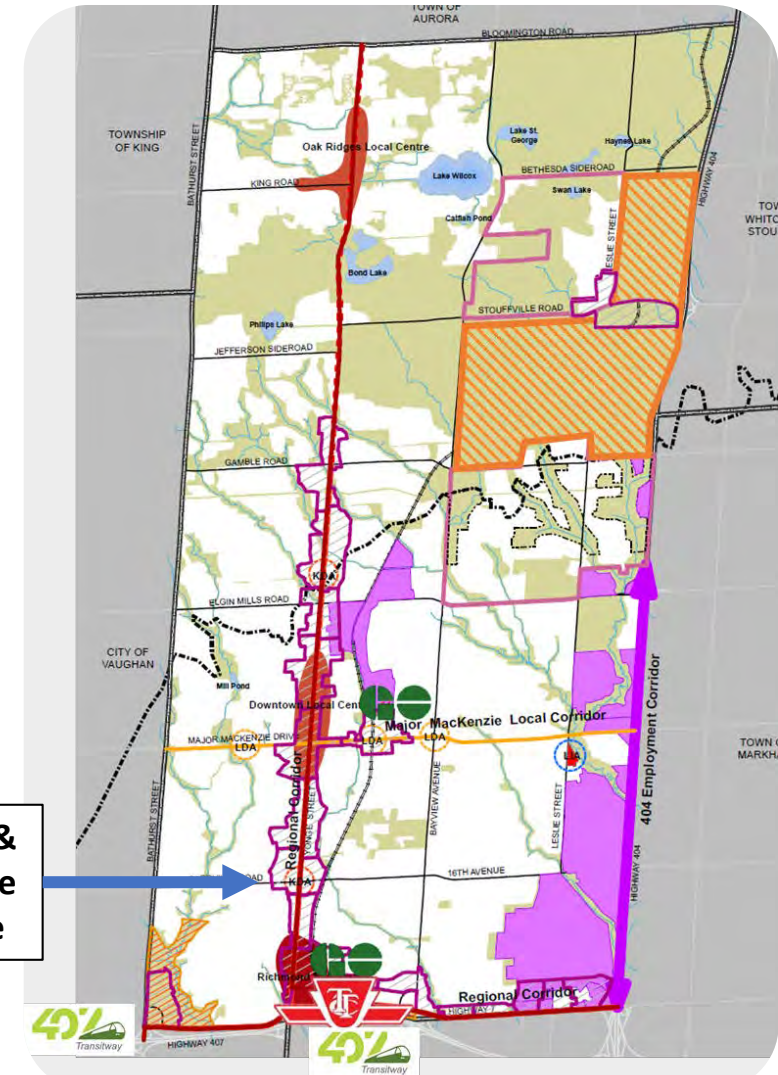


Policy Context: Local



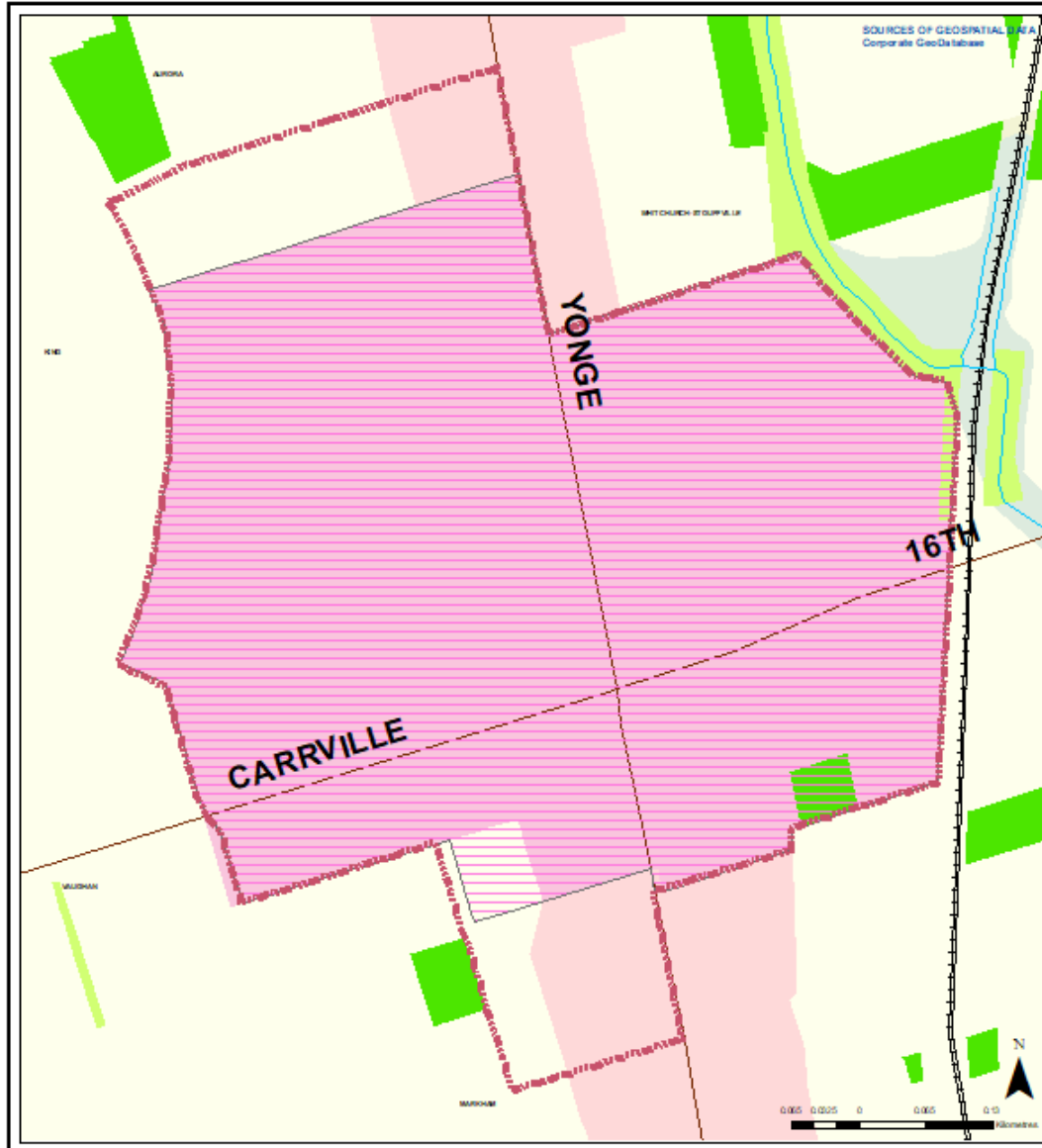
Current Urban Structure

Yonge &
16th Ave
Centre



Emerging Urban Structure

Policy Context: Local



Current Vision:

- Mixed-use inter-modal centre serving the surrounding area with retail, commercial, residential, community and park/open space opportunities, connected with transit and active transportation options.

Current Policy:

- Currently the majority of the study area is designated “Key Development Area” (KDA) with “Regional Mixed Use Corridor” to the south and north of the KDA
- Permits a broad range of mix of land use and provides guidance related to built form and building design.
- 2010 Official Plan directs that a secondary plan be created for this KDA



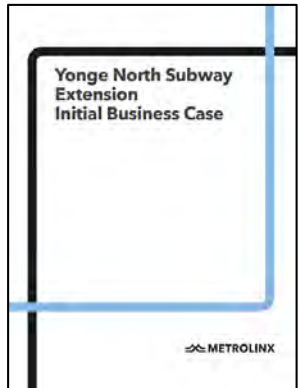
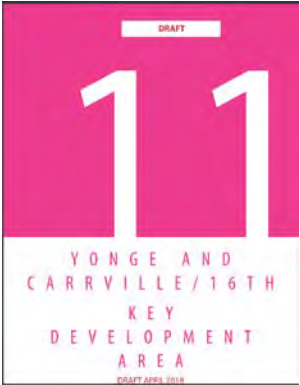
Policy Context: Local

Status of Secondary Plan:

- Study for a secondary plan for the Yonge and 16th Avenue Key Development Area began in 2015
- The public was consulted on a first draft of the secondary plan in 2017 and a second version in 2018
- In October 2019, Council resolved to reconsider this secondary plan through a comprehensive review of the Official Plan

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

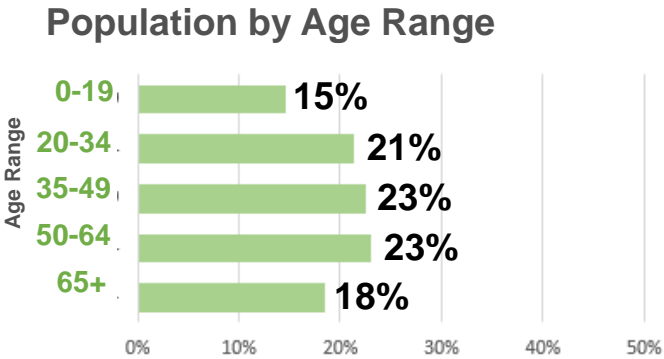
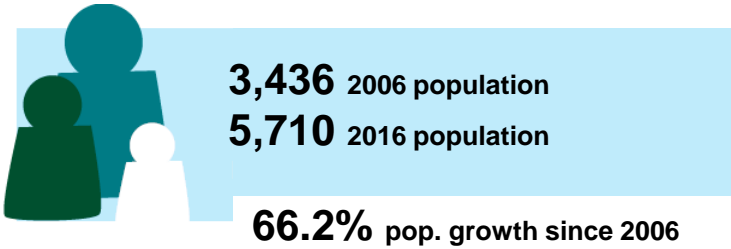
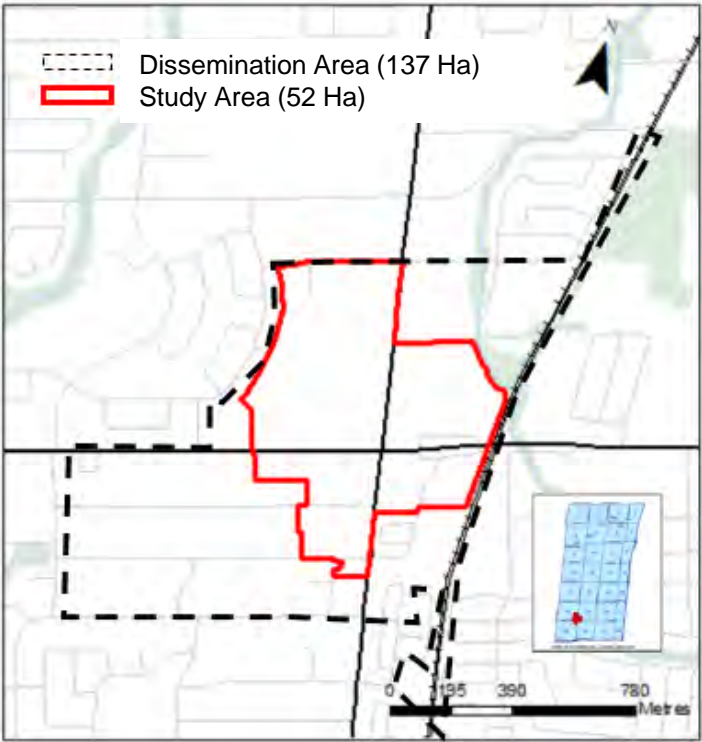
- Emerging trends:
 - OMB/LPAT approvals exceeding height/density permissions
 - Development proposals seeking to create a vision different from current OP
 - Provincial/Regional plans for major transit station areas
 - Accommodate future TTC expansion from Finch Station



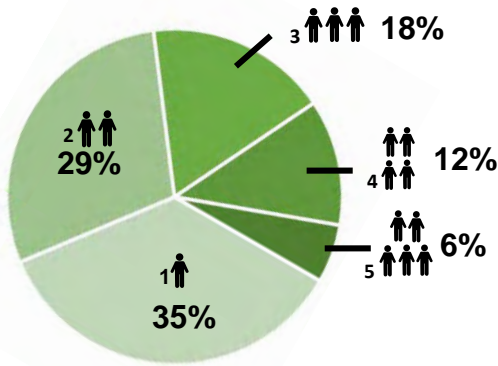
What do we know about this area today?

- 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 Yonge and 16th Avenue Study Area by Census Dissemination Area (DA)

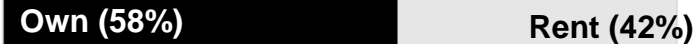
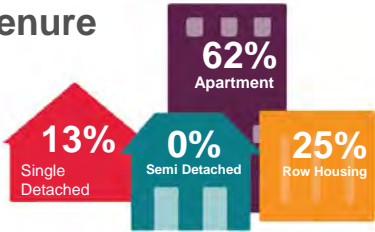


Households by Number of Members



Housing Type & Tenure

Total Occupied Private Dwelling:
2,630 dwellings



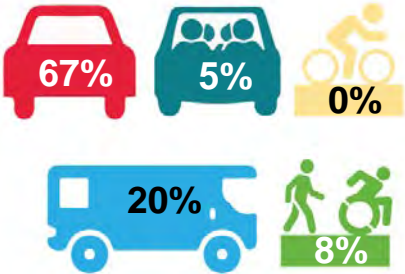
Employment Rate



Residents of this DA who work within Richmond Hill



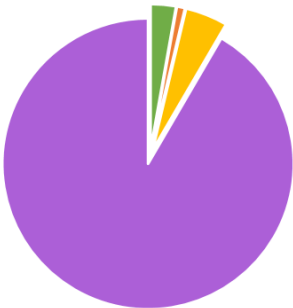
Common Modes of Travel



Top Occupation of Area Residents

- Sale Service
- Business Finance Admin
- Management
- Trades, Transport, Operators

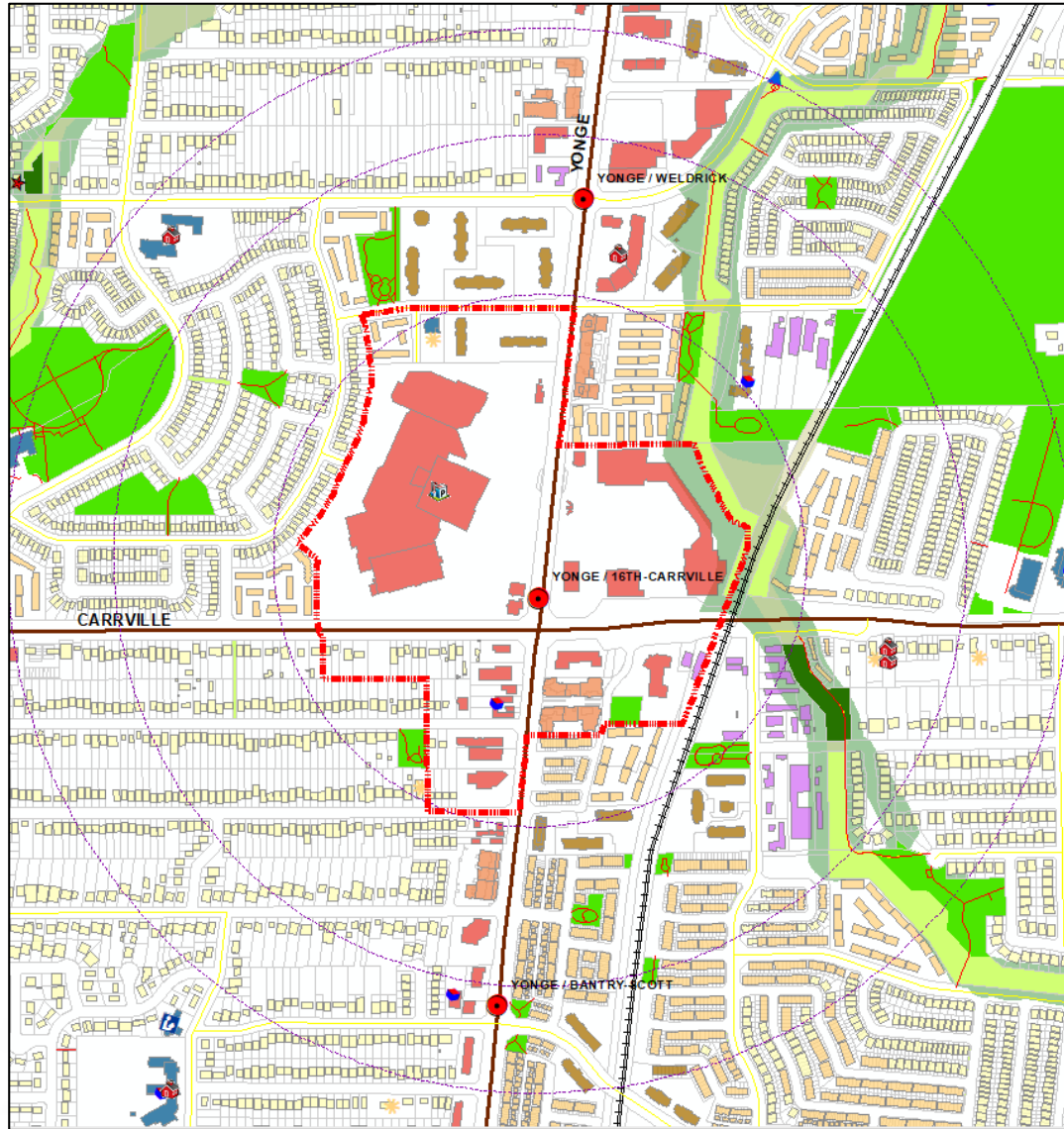
Percent of Jobs by Building Type



Commercial (92%)
Industrial and Institutional (1%)
Office (5%)
Home Based (3%)

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

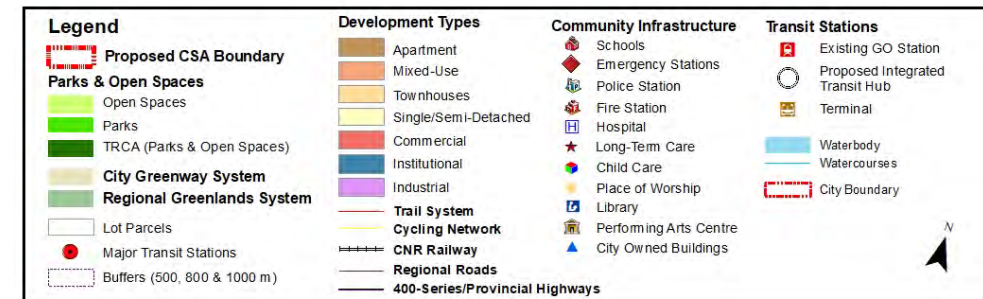


Study Area: 50.8 ha

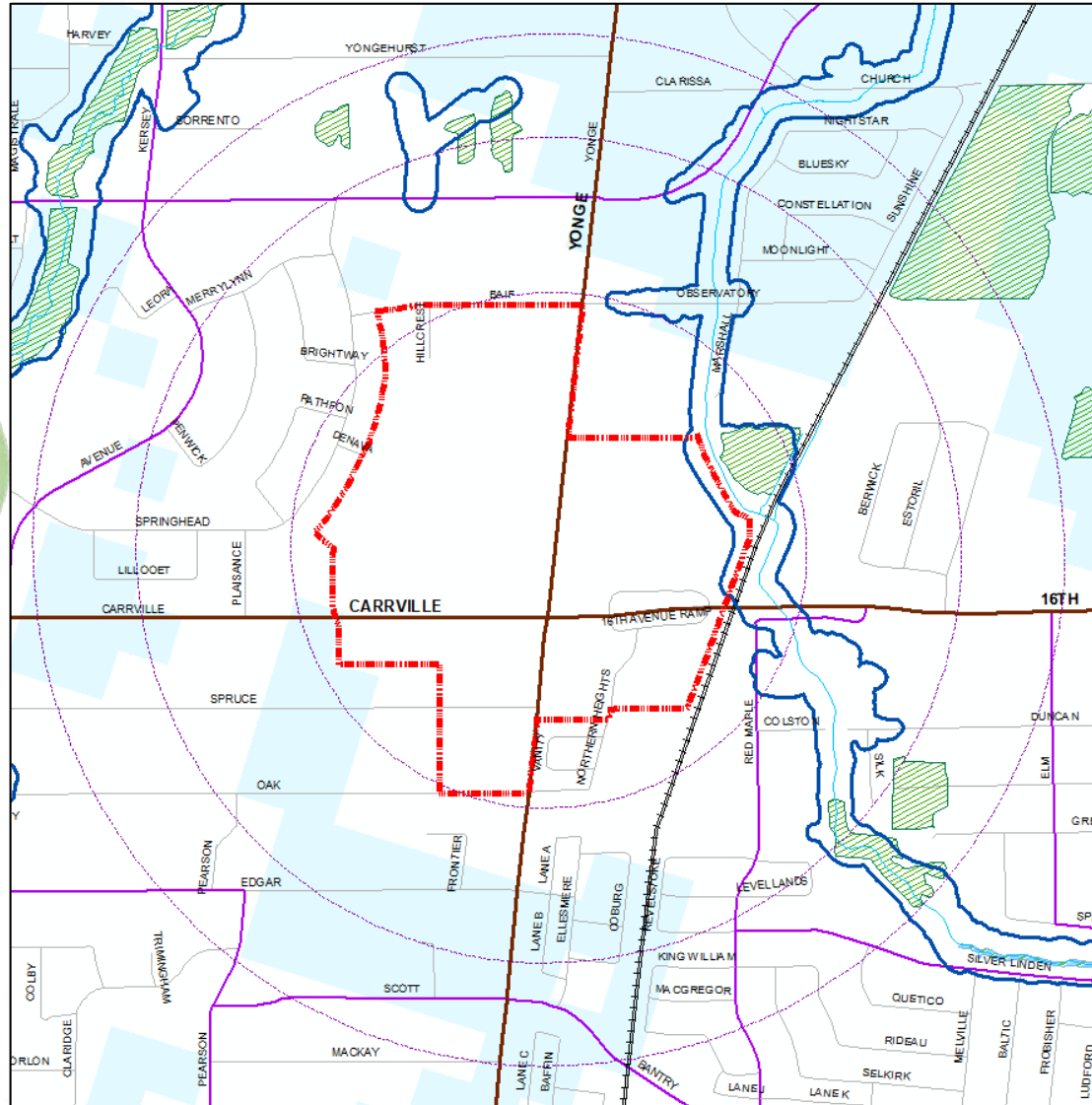
Current density: 55 residents and jobs/ha

Notable attributes within and nearby:

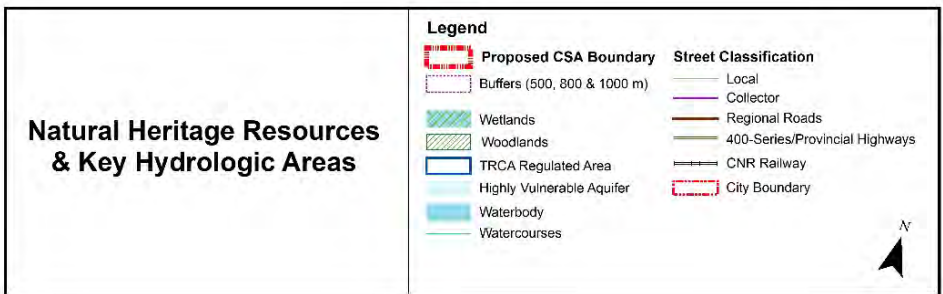
- Two large shopping centres: Hillcrest Mall and South Hill Shopping Centre
- Many restaurant and retail options
- Major grocery store
- Less than 10% of greenspace in the study area – lots of surface parking!
- 5 parks within 500 m radius
- 4 schools within 1000 m radius
- River valley system and David Dunlap Observatory and park to the east



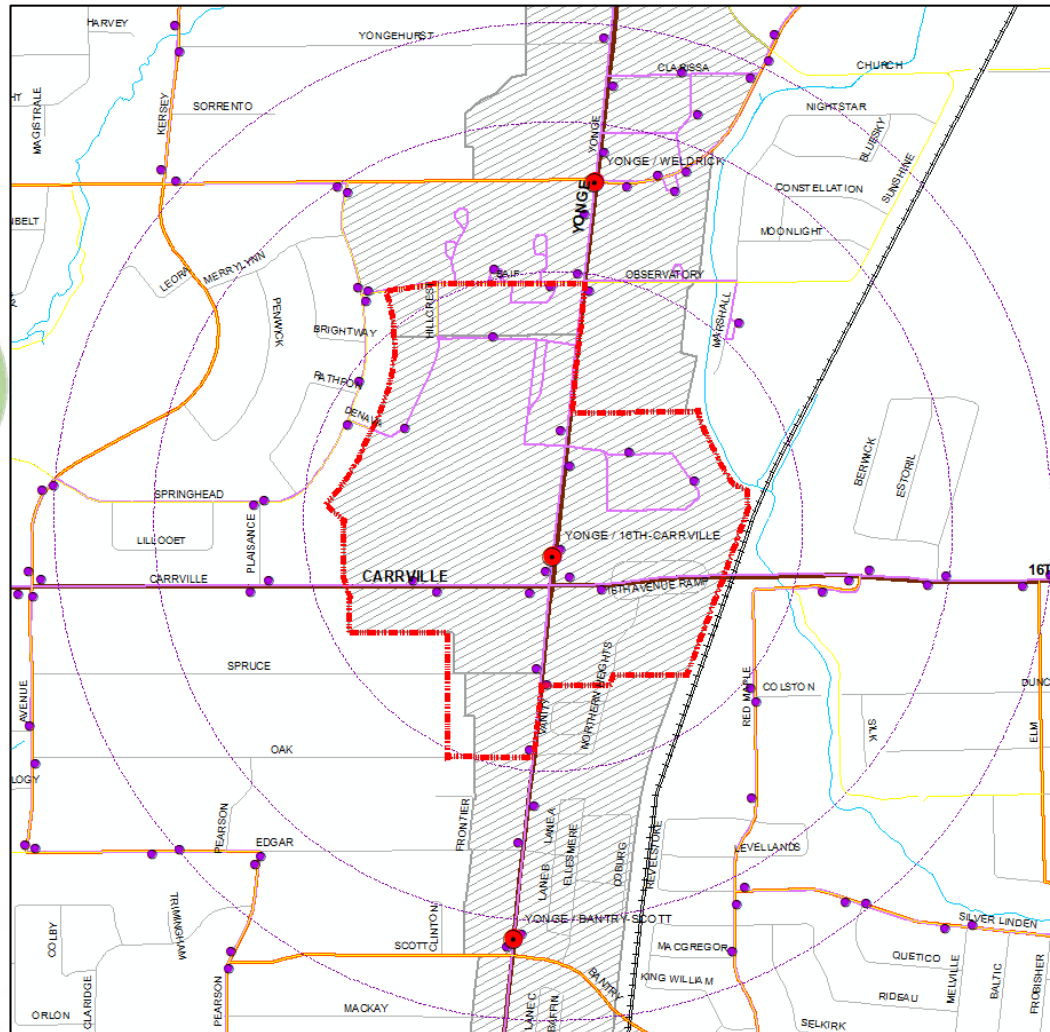
Context Maps: Natural Heritage & Hydrological Features



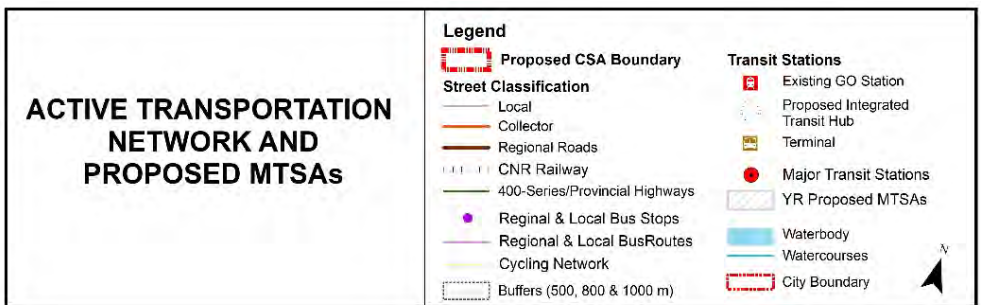
- German Mills Creek to the east
- Woodlands nearby
- David Dunlap Observatory Park and woodlands to the east



Context Maps: Streets, Transit & Cycling Network



- YRT and VIVA bus routes
- Trails along German Mills Creek
- Shared bike paths





Current built form

 Study Area Boundary






Current approved developments

-  Study Area Boundary
-  Approved OPA/ZBLA



Current built form with in-process developments

-  Study Area Boundary
-  Approved OPA/ZBLA
-  In-Process OPA/ZBLA Applications



Planning for this area ...

Inputs to Consider:

- Provincial and Regional policy directions regarding Major Transit Station Areas, natural heritage features and functions
- Opportunities for redevelopment in underutilized lands (e.g., parking lots)
- Amenities in the area
- Current landowners' visions for redevelopment
- Overall local context, public interest, and expectations for how the 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 May 21, 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 by May 20.



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**).