



City Plan 2041 Official Plan Update

Official Plan Update Committee
January 19, 2021



Presentation Overview

- Today's Objectives
- Richmond Hill's Future Readiness
- Principles & Thresholds for Complete Community Building
- Path to Updating Our Official Plan & 2041 Vision Considerations
- Urban Structure Considerations
- Project Timeline
- Public Engagement
- Next Steps

Today's Objective

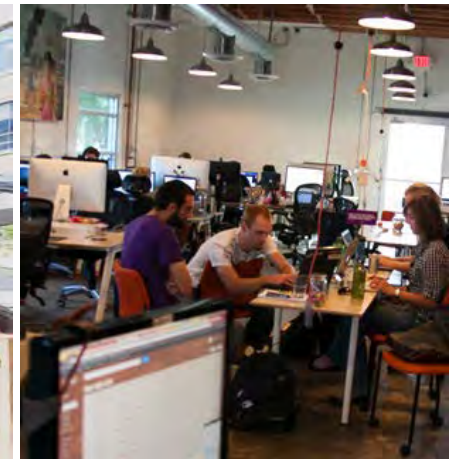
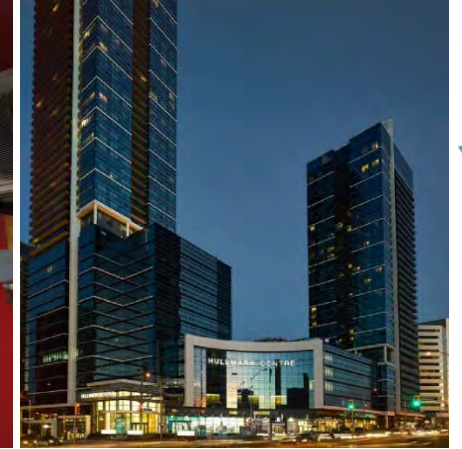
Confirmation of general direction of the OP Update:

- Richmond Hill's mid-21st century position in York Region
- The emerging "2041 vision" for the Official Plan
- The four pillars in updating our Official Plan.
- The emerging urban structure

RICHMOND HILL'S FUTURE READINESS: Setting the Stage

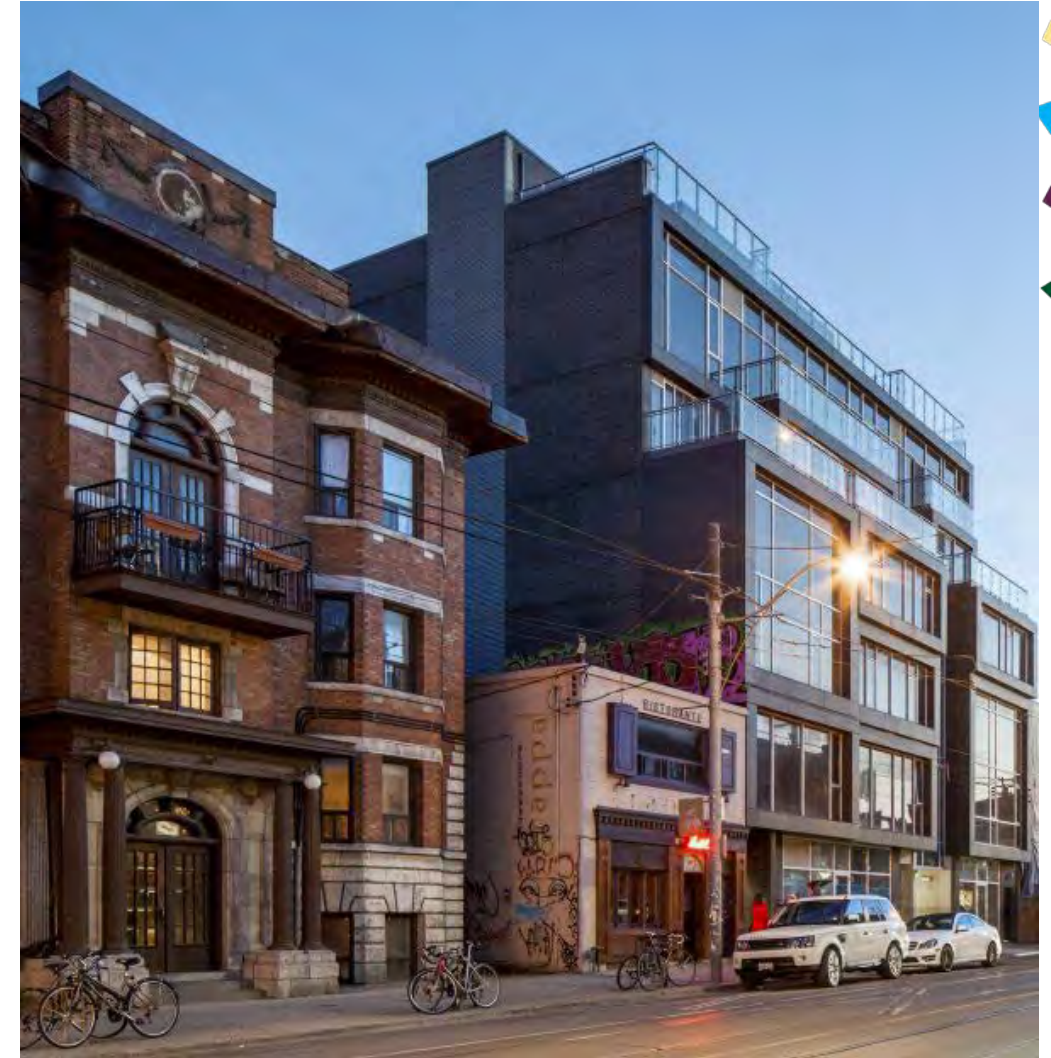
Two decades of opportunity and choices: Richmond Hill 2020-41

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



Two decades of opportunity: Richmond Hill 2020-41

- Economic development imperative
- Demographic opportunity
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- Technology innovations'



Cube Lofts
(Toronto)

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

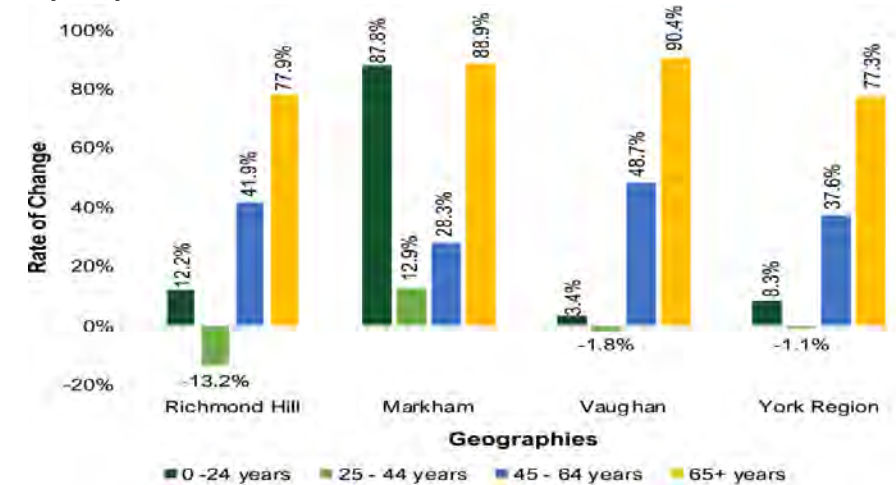
- The incidence of COVID-19 correlates with poverty, not density
- The pandemic has...
 - Hastened the decline of auto-oriented and mass-market retail...and suburban office parks
 - Increased interest in walkable access to nature...and outdoor dining
- The pandemic has not...
 - Slowed fundamental economic,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



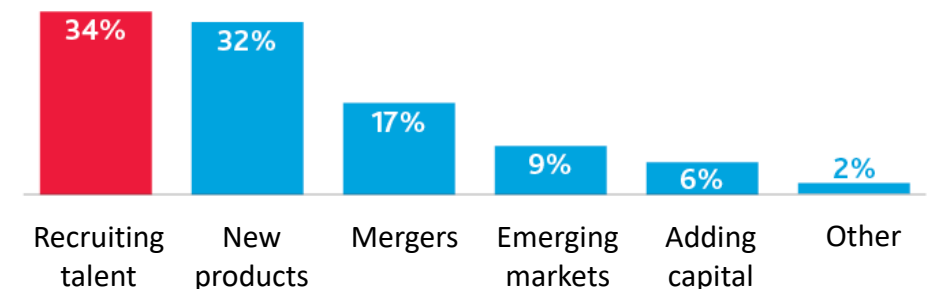
Economic Development Imperative: competition for talent drives jobs & investment

- 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%



Sherwood Park, Alberta (above)
Bracebridge Barrelhouse, Ontario (below)



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

- 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

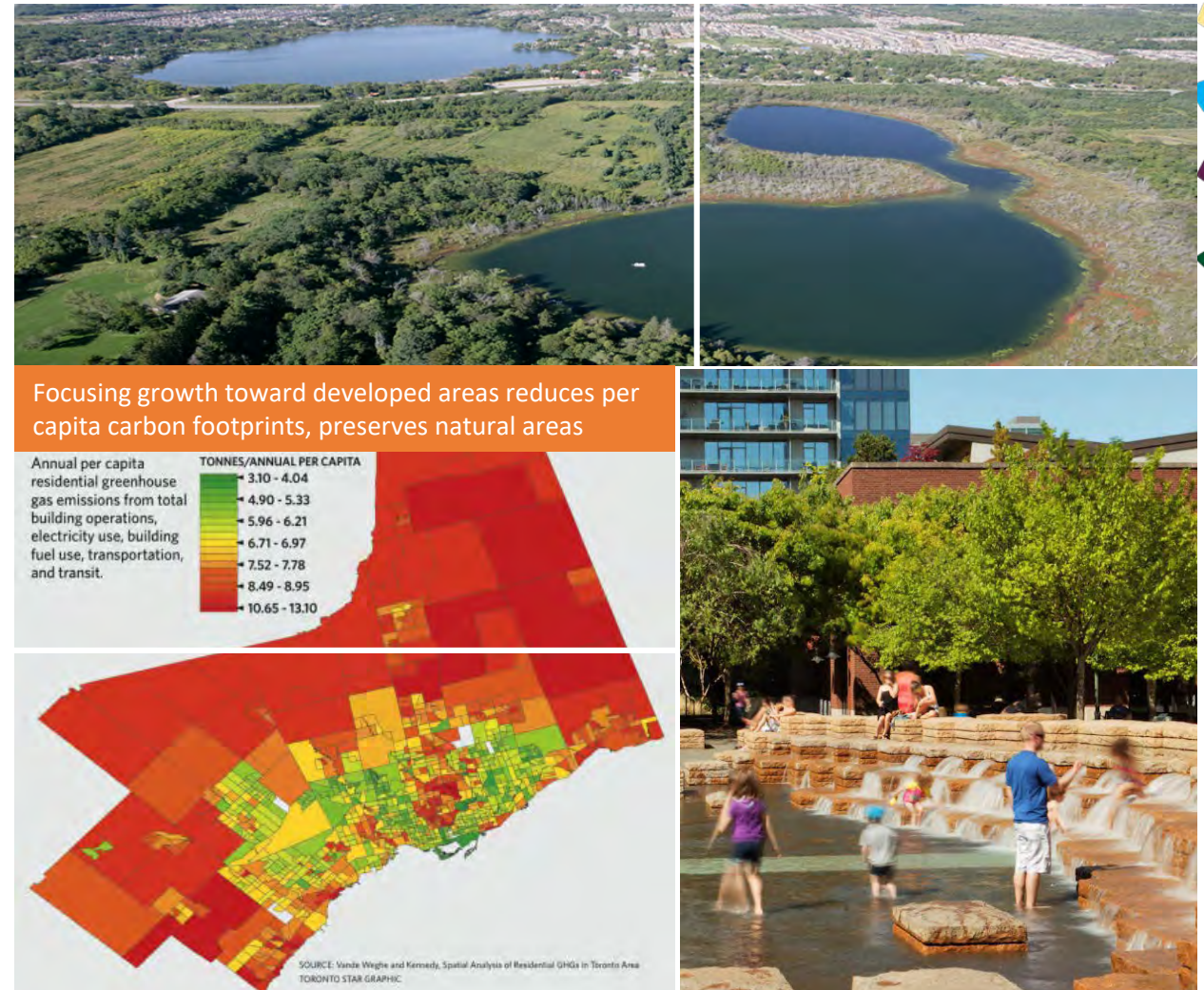


Climate Change: building a more sustainable future

- 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

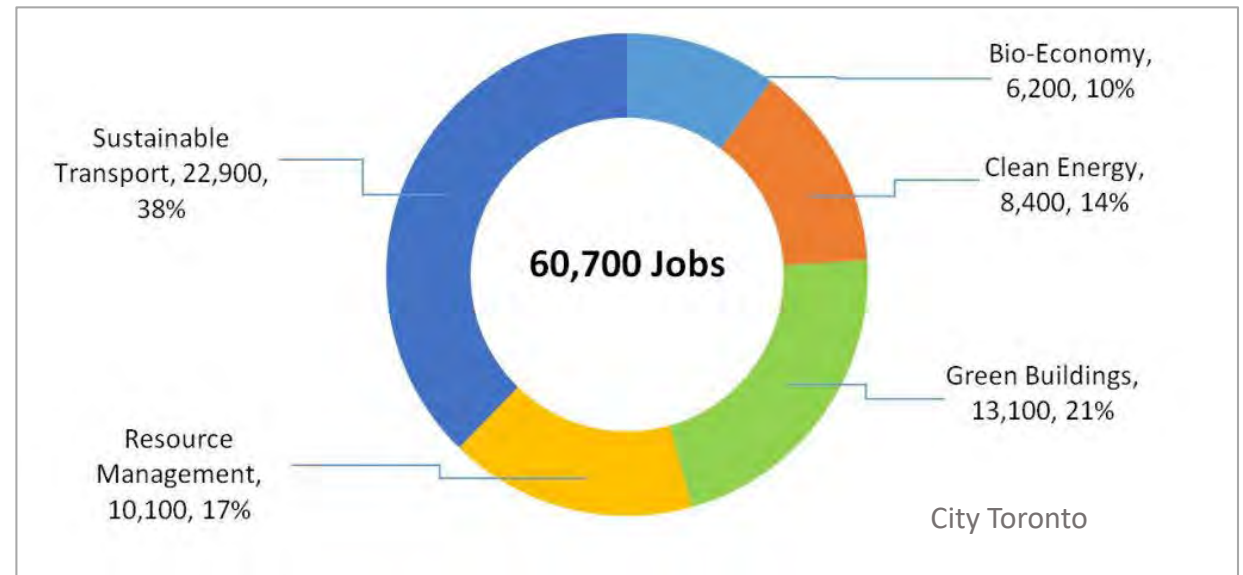


Preserving RH's natural environment (top), GTA per capita carbon footprint (bottom left), ecodistrict development Portland Or (bottom right)



Climate change: ...& 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

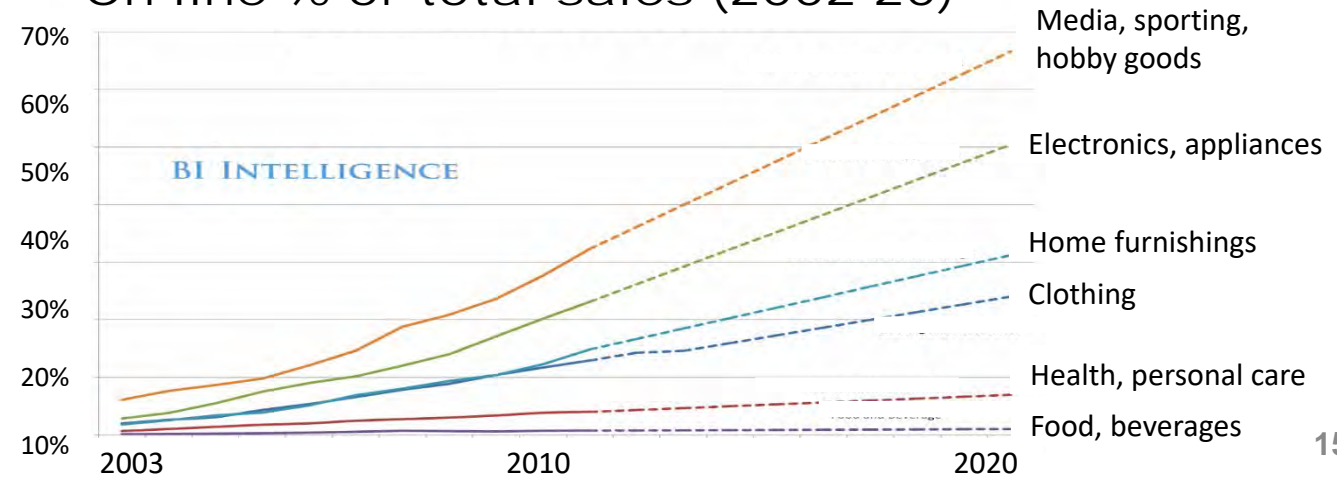
Technology Innovations: reinforce the benefits of walkable urban places

- 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

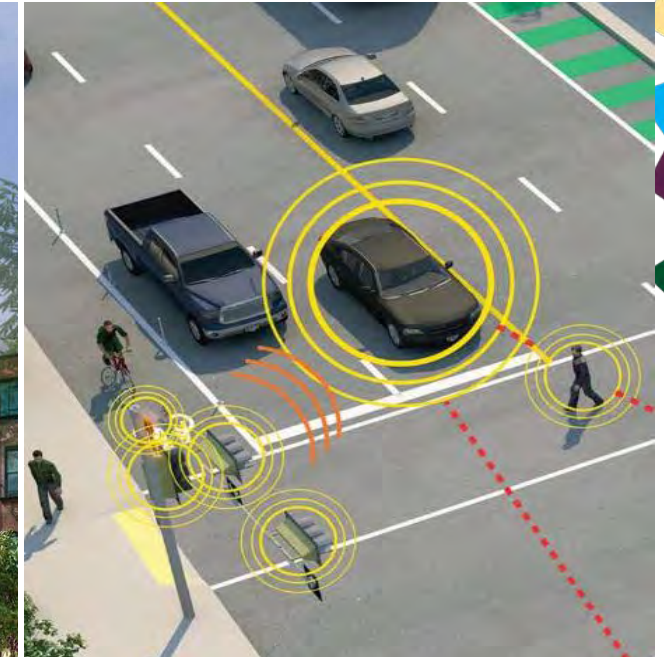
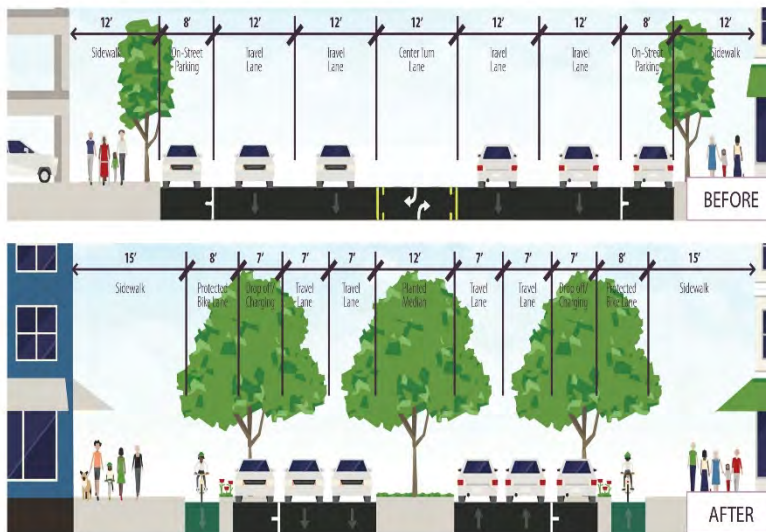


On-line % of total sales (2002-20)



Mobility innovations will provide a powerful tool to promote intensification

- 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)



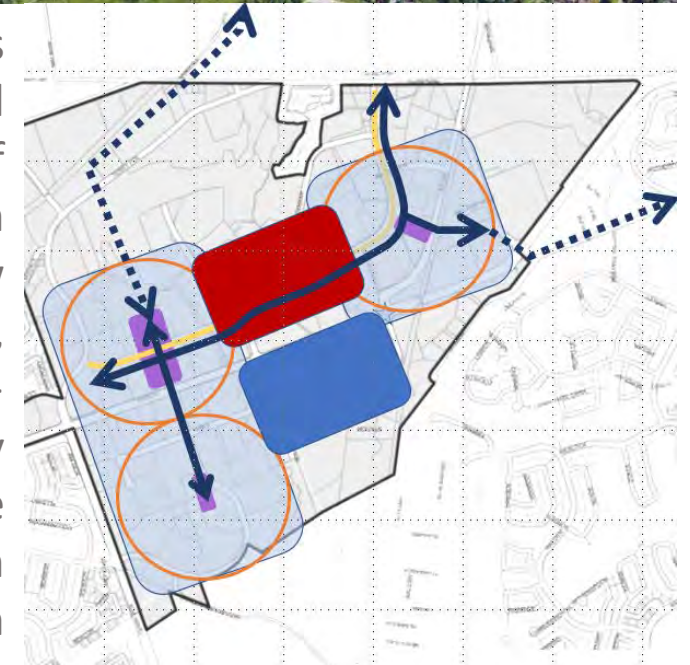
Mobility innovations can accelerate growth of knowledge economy jobs and investment

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



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: enhance community, economic opportunity, 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
- **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...



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



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)

THRESHOLDS: foundation for planning that makes a difference

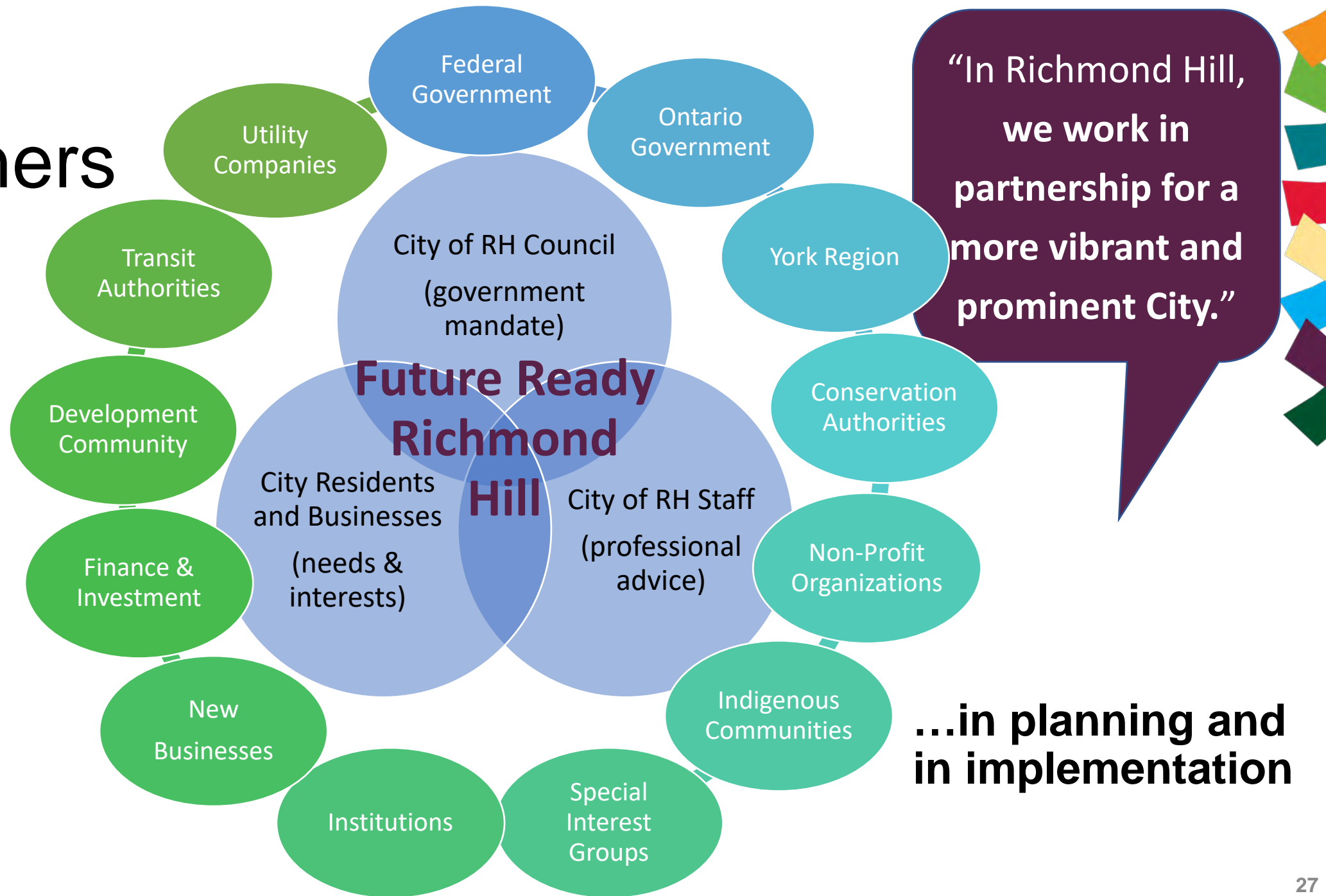
- Leadership
- Informed, inclusive engagement
- Preserving what we value
- Transformative Planning
- Partnerships



Suburban communities
unlocking new opportunities:
Sandy Springs GA, Dublin OH,
Richmond Hill ON, Newton
MA



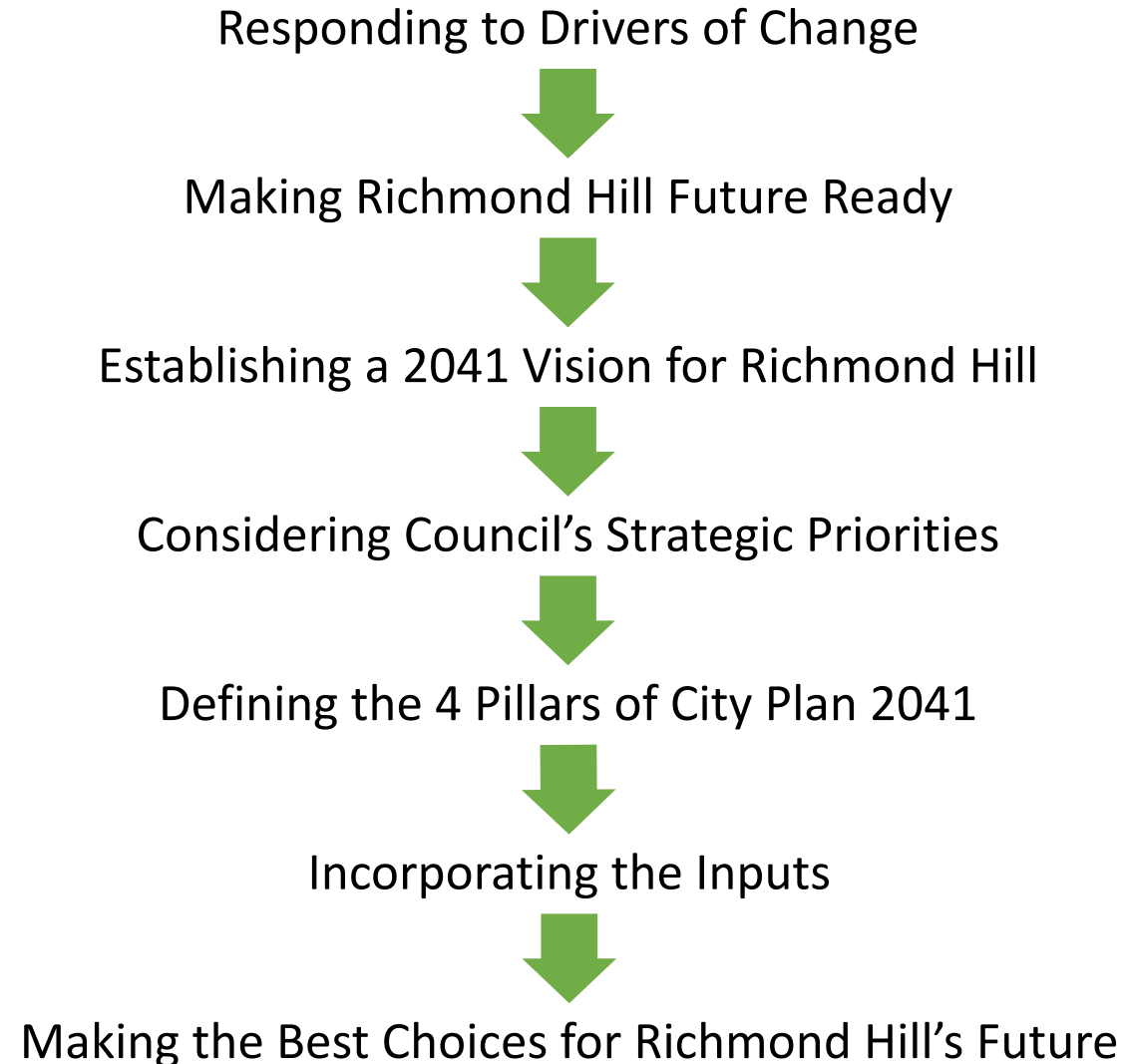
Our Partners



Questions

PATH TO UPDATING OUR OFFICIAL PLAN

Official Plan Update Roadmap



Council's Strategic Priorities for 2020 - 2022



Strong Sense of Belonging

This placemaking priority combines a desire for everyone to feel welcome in Richmond Hill and a commitment to community building in places like the downtown core, Lake Wilcox and the Richmond Hill David Dunlap Observatory.

Examples of major projects:

- Diversity, Equity and Inclusion Initiative
- Age Friendly Community Initiative
- Recover Richmond Hill Action Plan
- Affordable Housing Strategy
- Official Plan Update
- myRichmondHill community e-newsletter



Balancing Growth and Green

Recognizing the critical balance between economic development and environmental protection, this includes stewardship of green spaces such as wetlands, parks and trails and longer-term sustainability planning and climate action initiatives, alongside decisions that promote responsible economic intensification and prosperity.

Examples of major projects:

- Official Plan Update
- Parks, Recreation and Culture Master Plans
- Urban Forest Management Plan
- Resilient Richmond Hill
- Comprehensive Zoning By-law
- Climate Change Framework
- City Transformation Project
- Single-use Plastics Reduction



Getting Around the City

Council will prioritize ease of movement around the city by promoting Richmond Hill's multiple transportation interconnections, being well-positioned for the Yonge subway extension and improving active transportation networks for cyclists and pedestrians.

Examples of major projects:

- Richmond Hill Centre Secondary Plan
- Yonge North Subway Extension project
- Transportation Master Plan
- Official Plan Update



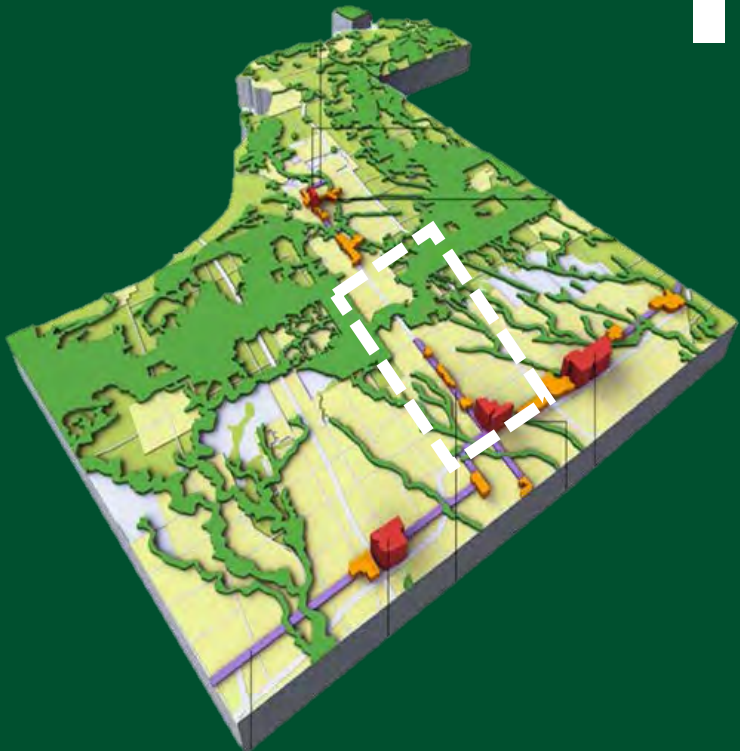
Fiscal Responsibility

Council will endeavour to keep tax increases below the cost of inflation and will avoid unnecessary expenditures in order to emerge from COVID-19 in a strong financial position.

Examples of major projects:

- Financial Sustainability Strategy
- Revenue Generation Initiative
- Asset Management Plan
- City Transformation Project
- Investment Attraction Strategy

Becoming the Heart of York Region



Meaning:

- Recognize our central location within the Region's urban communities and host to 2 BRT lines, GO Stations, a future subway system and 407 transit-way.
- Establish an urban structure that supports transit oriented, vibrant community development; starting with Richmond Hill Centre, which will be supported by 5 modes of transit
- Provide Official Plan direction that supports Richmond Hill as a robust regional mixed use hub community
- Invest in public infrastructure that not only supports residents and businesses of Richmond Hill; but, also those of York Region
- Partner with York Region and other levels of government, agencies, stakeholders, developers and the public to achieve common city-building goals

Proposed 2041 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. ”



IMPLEMENTING THE VISION

Pillars of the OP Update

From Council's Strategic Priorities....



Strong Sense of
Belonging



Balancing 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

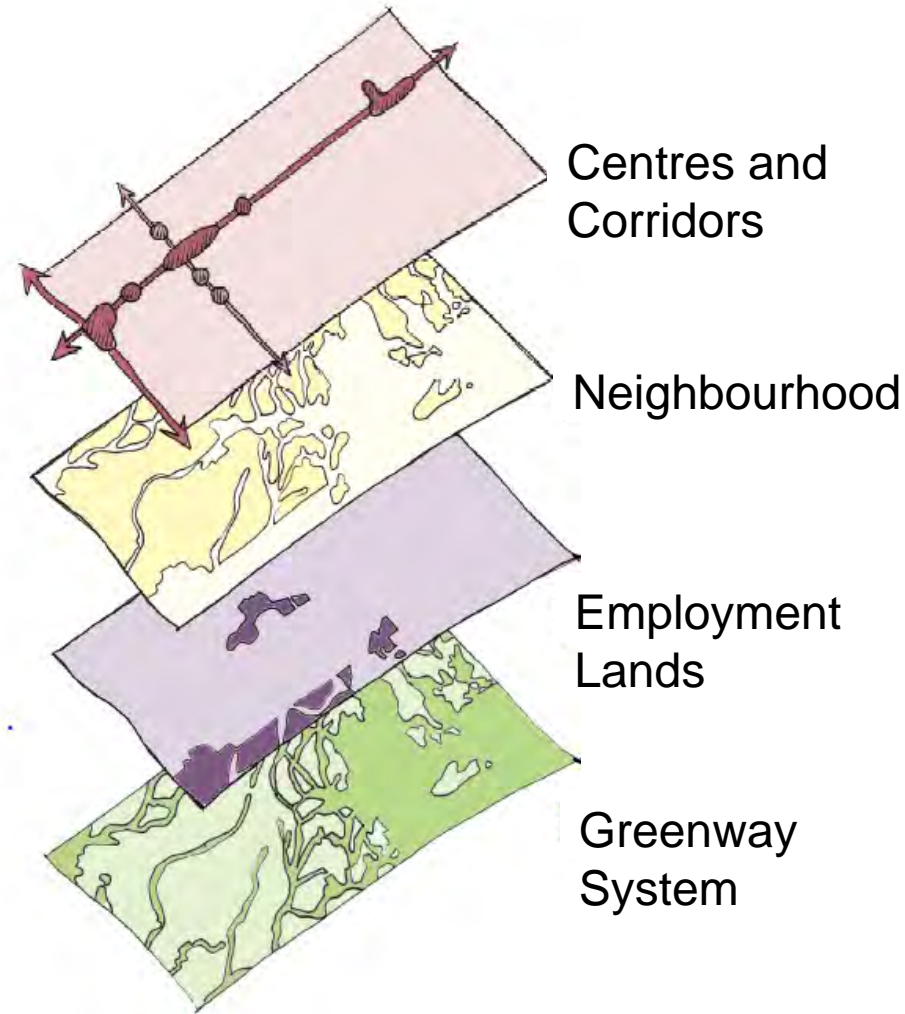


Questions

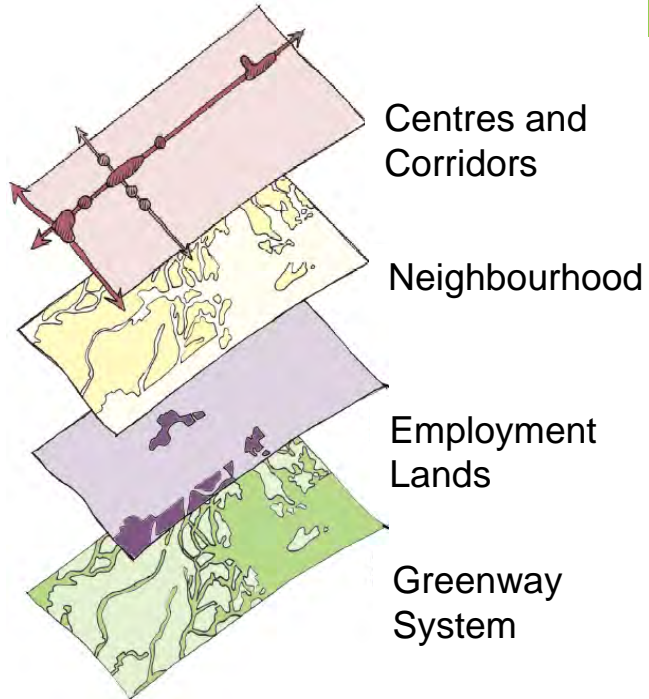
URBAN STRUCTURE CONSIDERATIONS

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

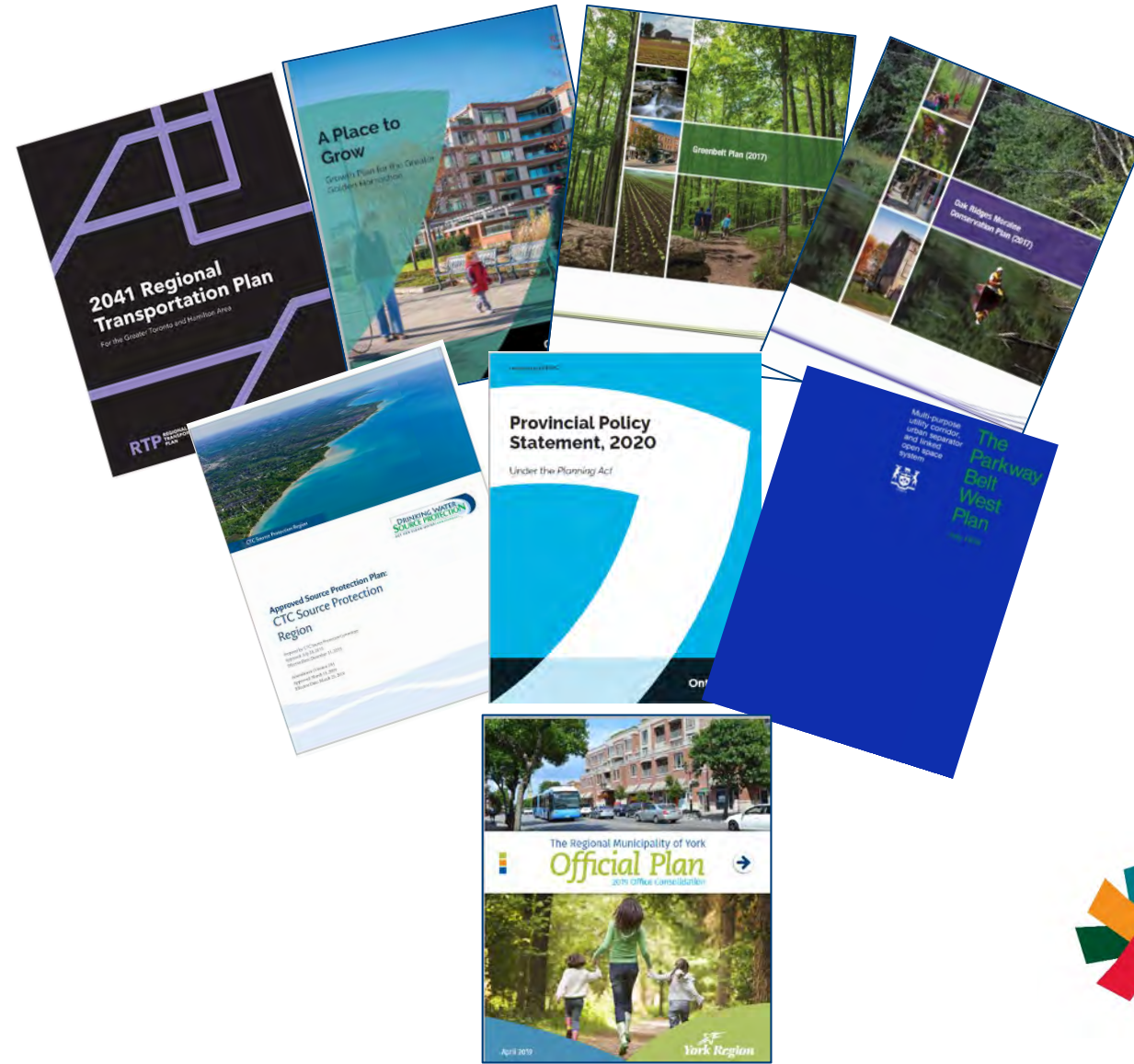
Reconsidering our Urban Structure...

Informed by:

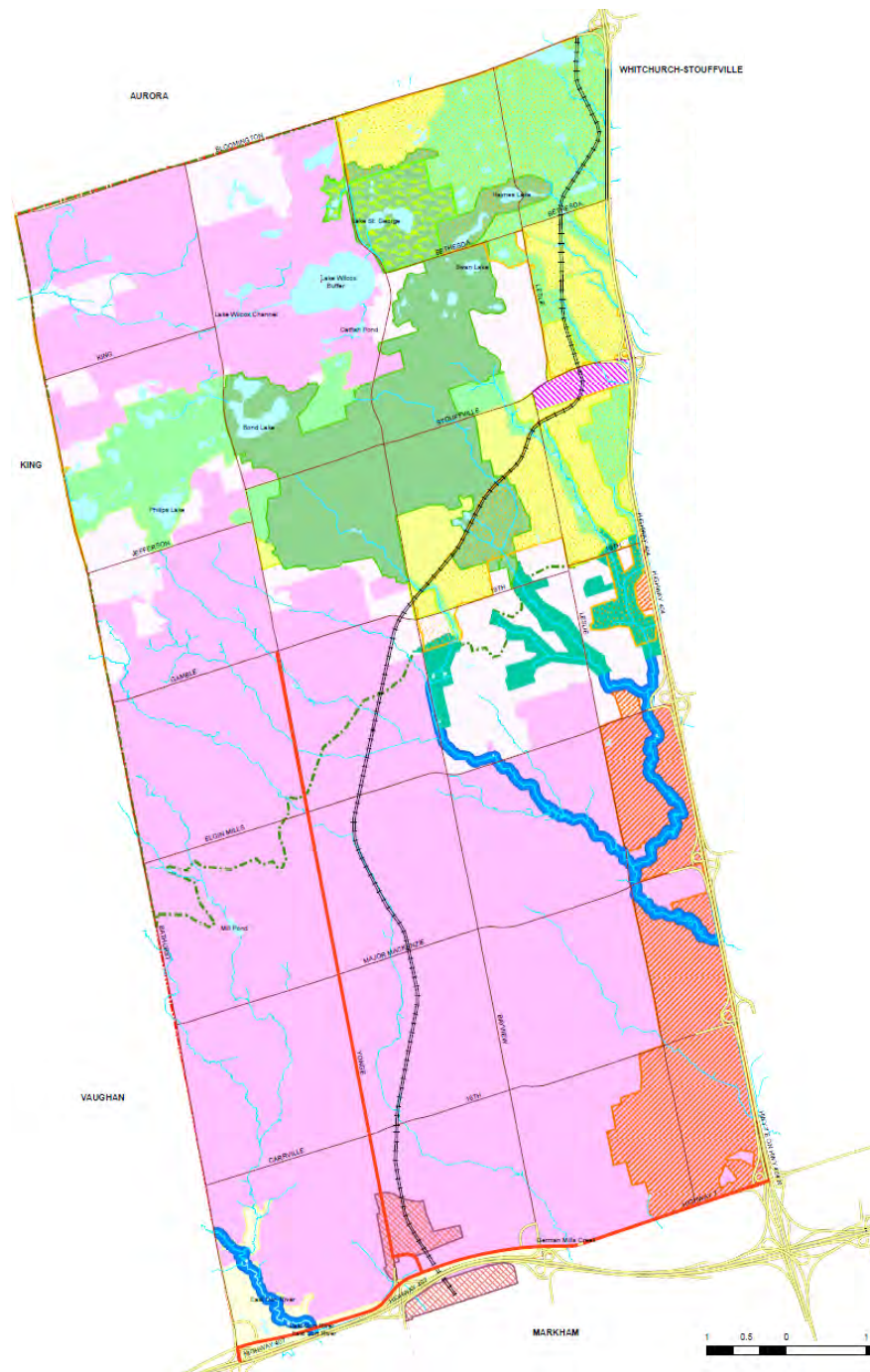
- Our 2041 Vision for Richmond Hill
- Provincial and Regional direction
- Council's emerging direction
- Emerging trends
- Input from the public and stakeholders

Richmond Hill's future readiness ...

- Must implement Provincial and Regional land use policy direction



Provincial Direction





Legend

Designated Growth Plan Areas Settlement Areas

-  Built Boundary
-  Designated Greenfield Area
-  Proposed Significant Employment Zone
-  Priority Transit Corridors
-  Urban Growth Centre



Designated Greenbelt Plan Areas

-  Protected Countryside & NHS
-  Urban River Valley


Designated Oak Ridges Moraine Plan Areas

-  ORM Conservation Plan Area Boundary
-  Natural Core Area
-  Natural Linkage Area
-  Countryside Area
-  Rural Settlement

Proposed Agricultural Land Base

-  Prime Agricultural Area
-  Candidate Area

Parkway Belt West Plan

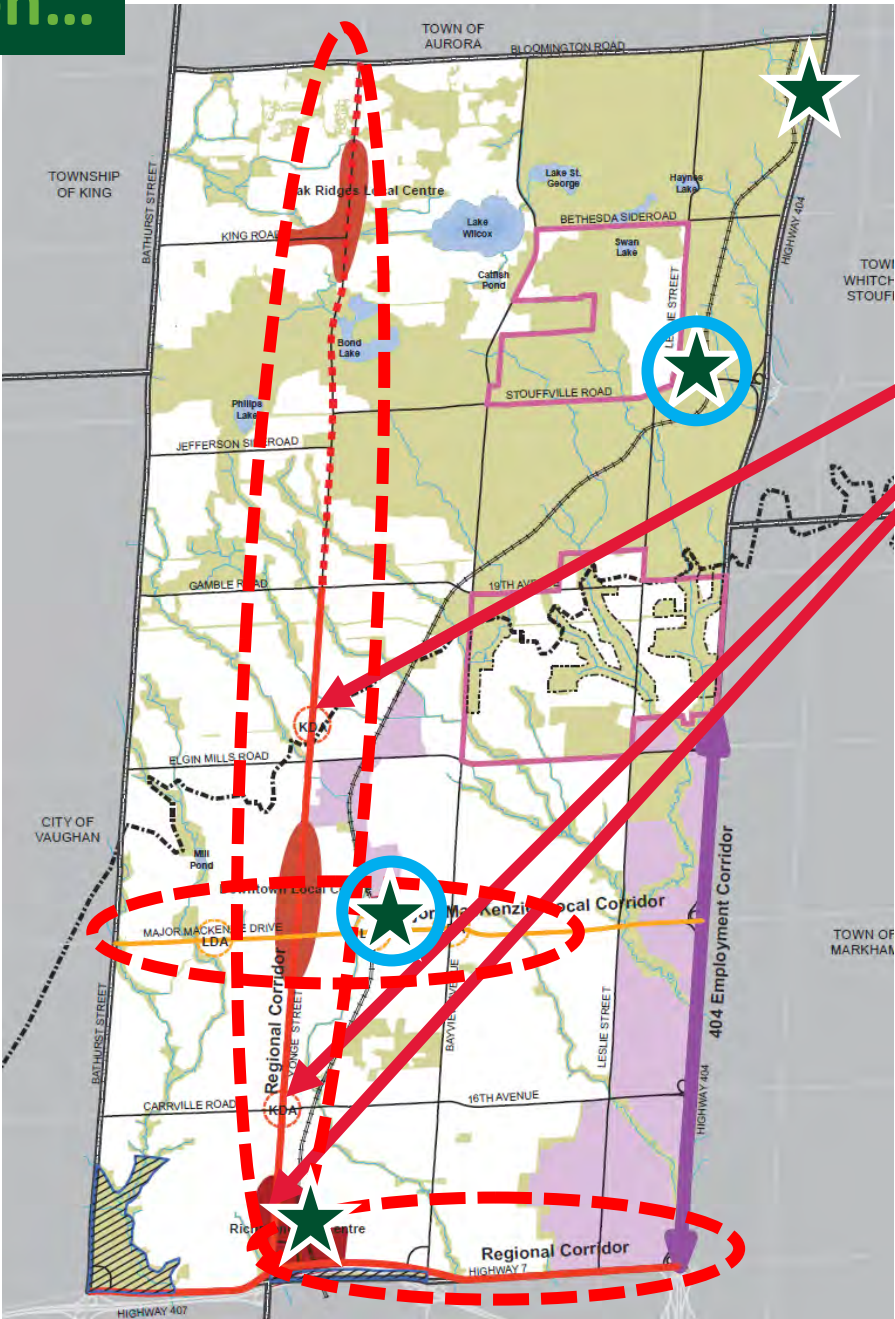
-  PBW Plan Area

Council's emerging direction...

Enable more intense City Centres

Maximize transit investment

Capitalize on GO stations



More intense Richmond Hill Centre and Key Development Areas

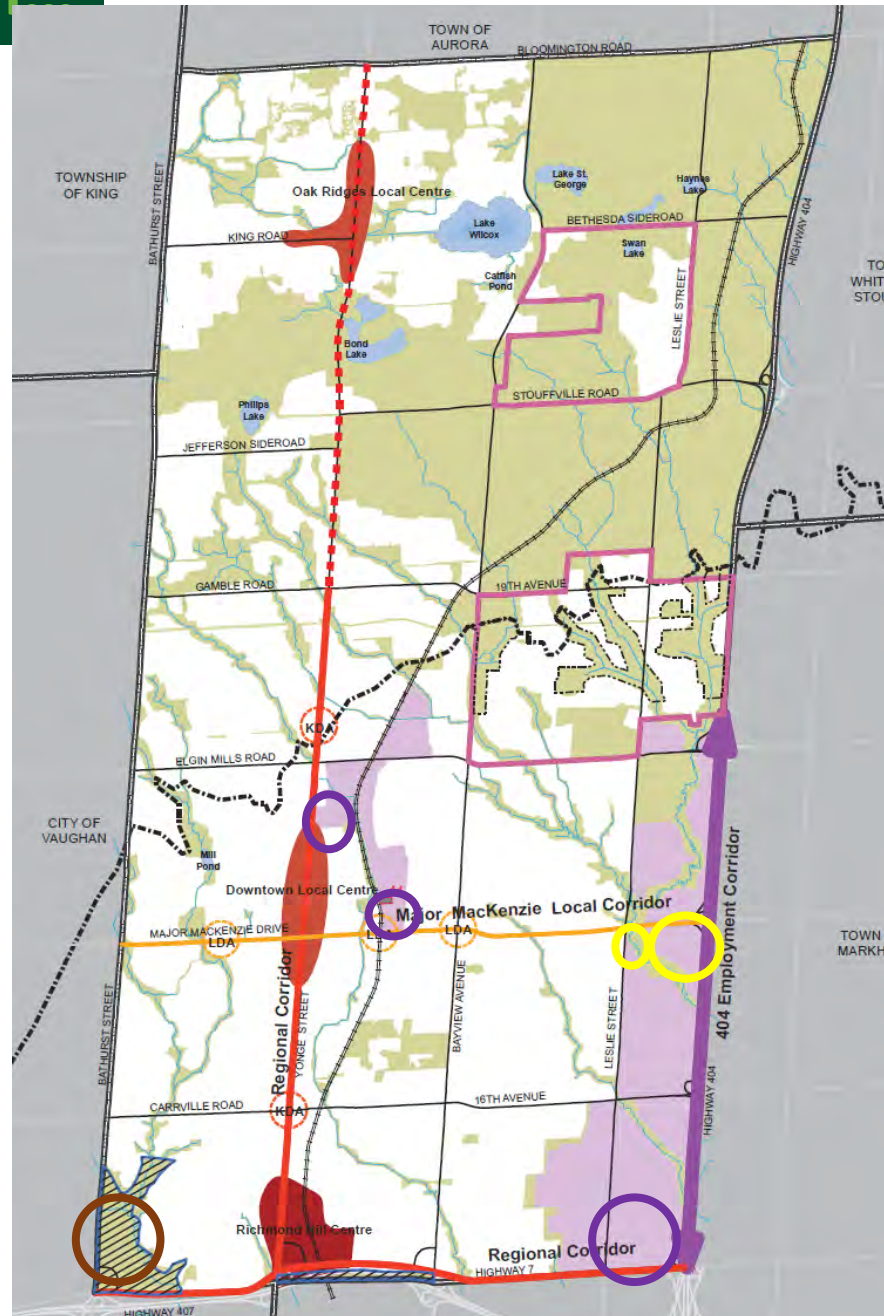
Taller buildings within intensification corridors

Plan for Rail Integrated Communities supported by electrified GO line

Identify Major Transit Station Areas beyond Provincial direction

Create more mixed use & intensification areas

Reduce land use restrictions to facilitate more institutional uses

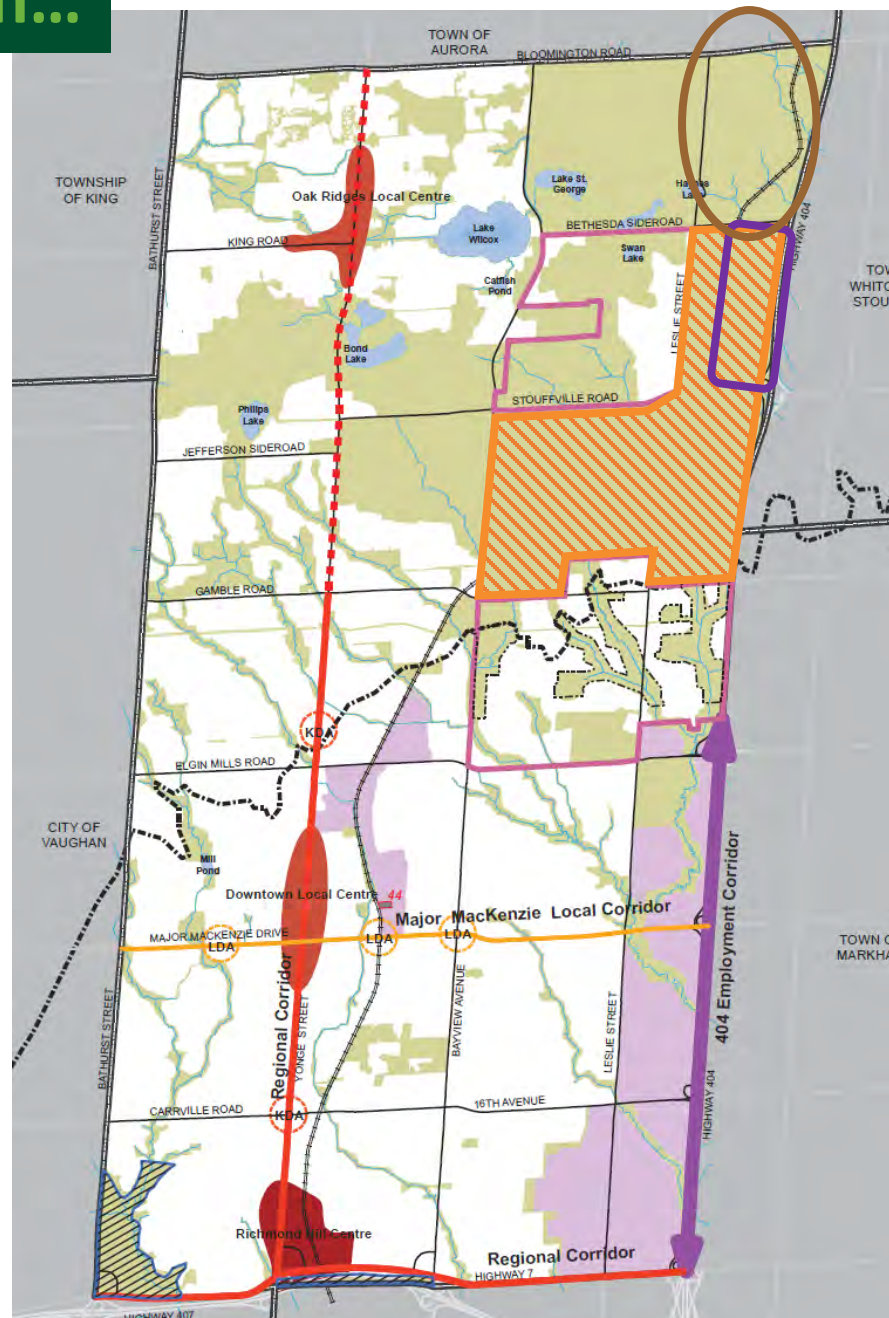





- Conversion of employment areas to permit a greater mix of land uses within MTSA's
- Support Regional request to remove lands from Parkway Belt West Plan for mixed use development.
- Conversion of employment areas to permit a mix of land uses with a focus on institutional facilities.

Refine Provincial
Prime
Agricultural Area
designation

Expand
Settlement Area
into ORM
Countryside

Create a new
employment area
along Hwy 404

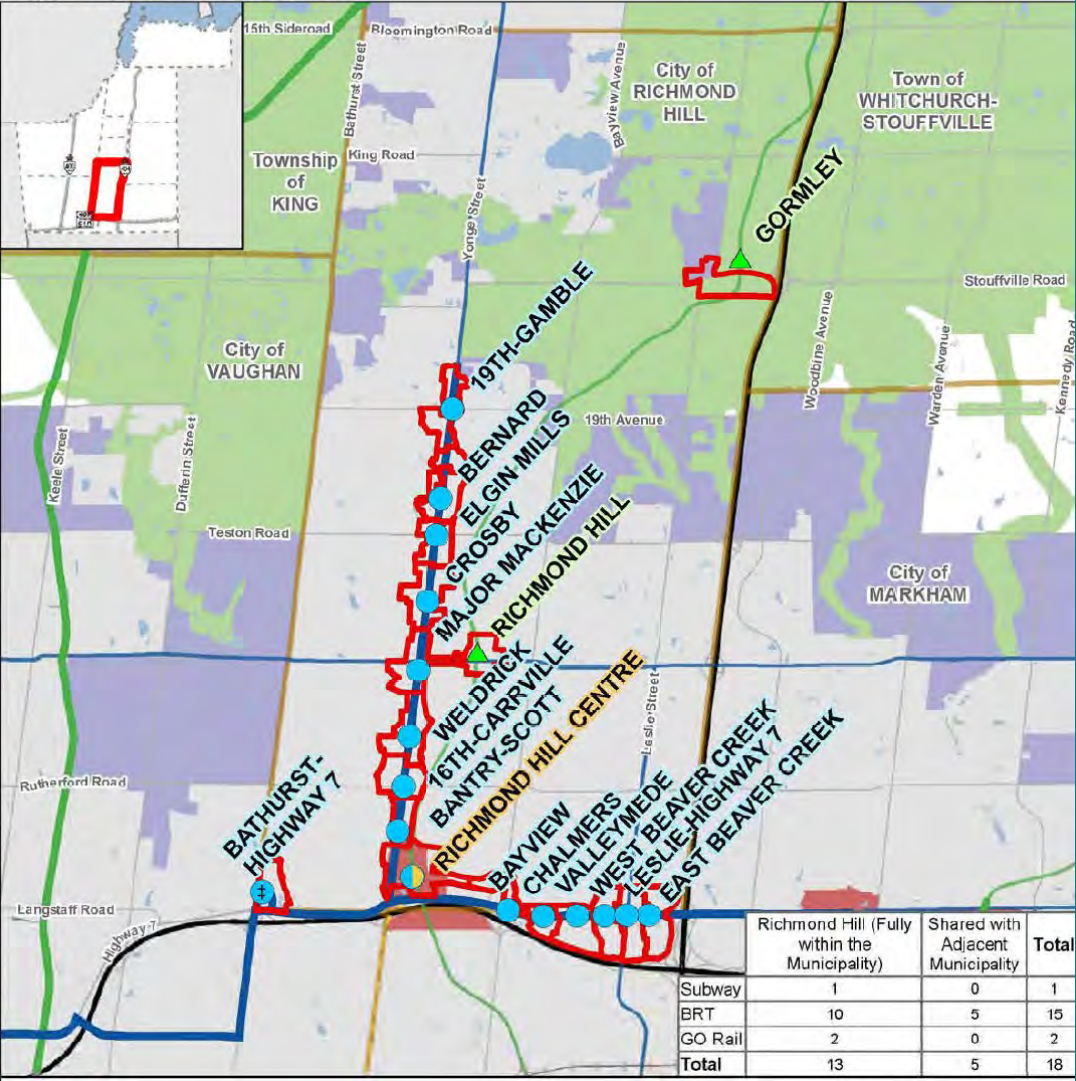


-  Support Regional refinement of Provincial Prime Agricultural Area
-  Request expansion of the City's urban boundary to include lands designated ORM Countryside south of Bethesda Sideroad
-  Request Minister's Zoning Order for new Employment area

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

- Recognize Major Transit Station Areas within our intensification hierarchy and build “live-work-play” hubs.
- Promote three areas within the intensification hierarchy as new mixed-use growth areas.
- Convert select employment areas to support a greater mix of land use and economic opportunities.
- Consider expansion of settlement area for a mix of uses north to Bethesda Sideroad and east to Hwy 404 – in the context of Provincial and Regional planning.

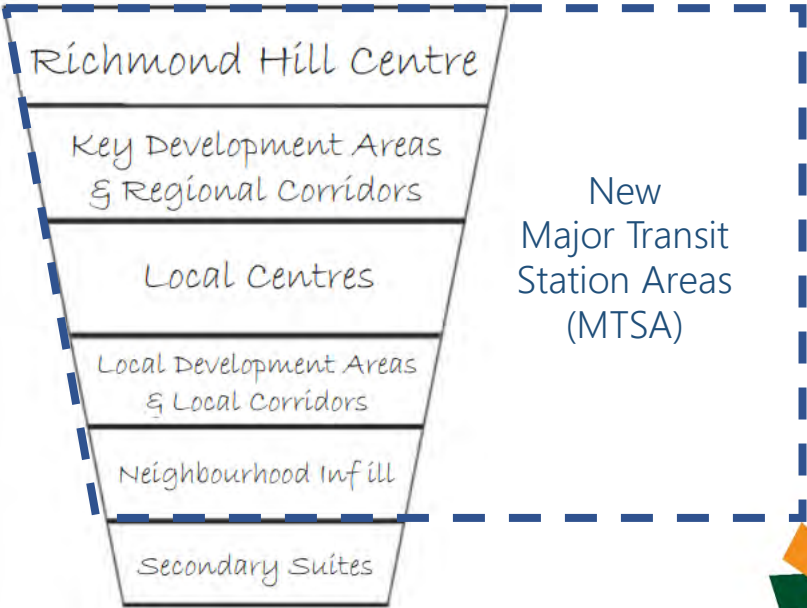
Richmond Hill Major Transit Station Areas



Big Move: MTSAs

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



Richmond Hill Intensification Hierarchy

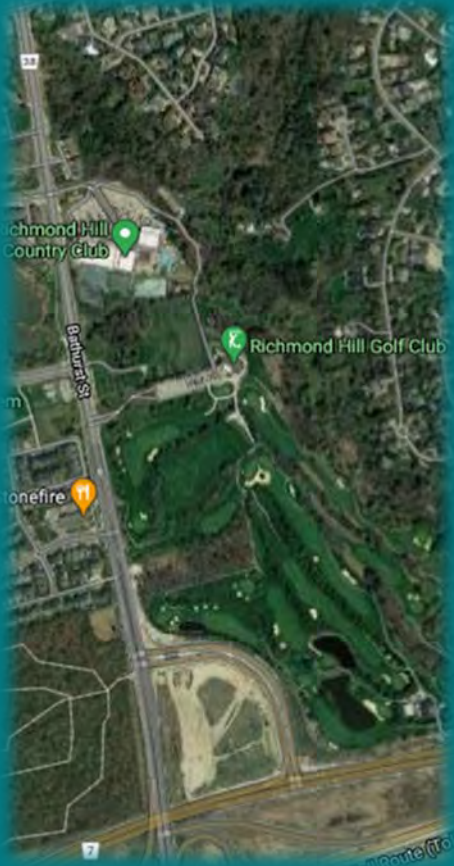
Big Move: New Growth Areas

Promote three new mixed-use growth areas within the intensification hierarchy to implement Regional MTSA transit supportive development direction.

- Bathurst & Hwy 7 MTSA
- Bayview & Hwy 7 MTSA
- East Beaver Creek & Hwy 7 MTSA



Bayview Avenue & Hwy 7
30.4 HAs



Bathurst & Hwy 7
25.5 HAs

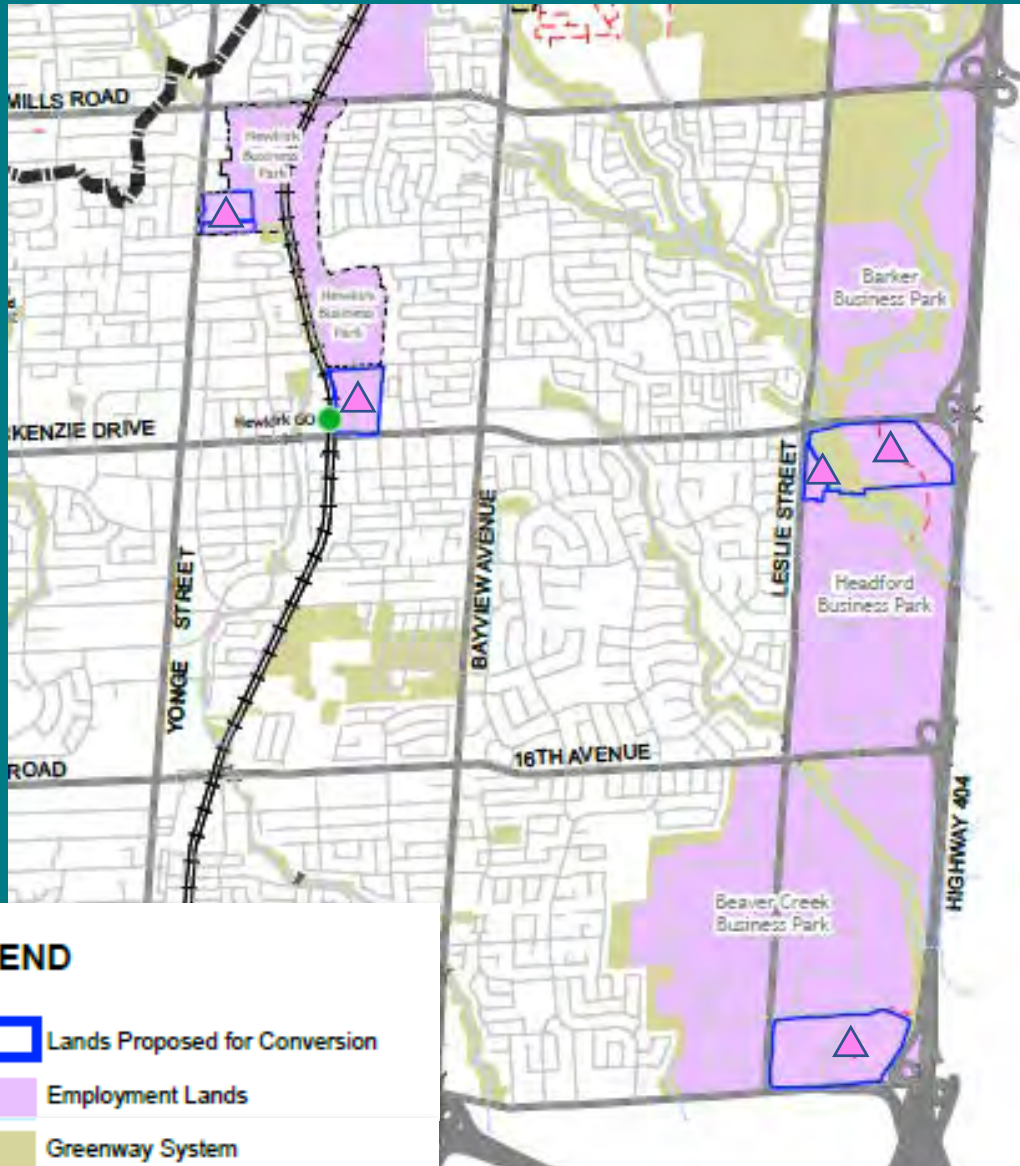


East Beaver Creek & Hwy 7
32 HAs

Big Move: Employment Area Conversions

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*



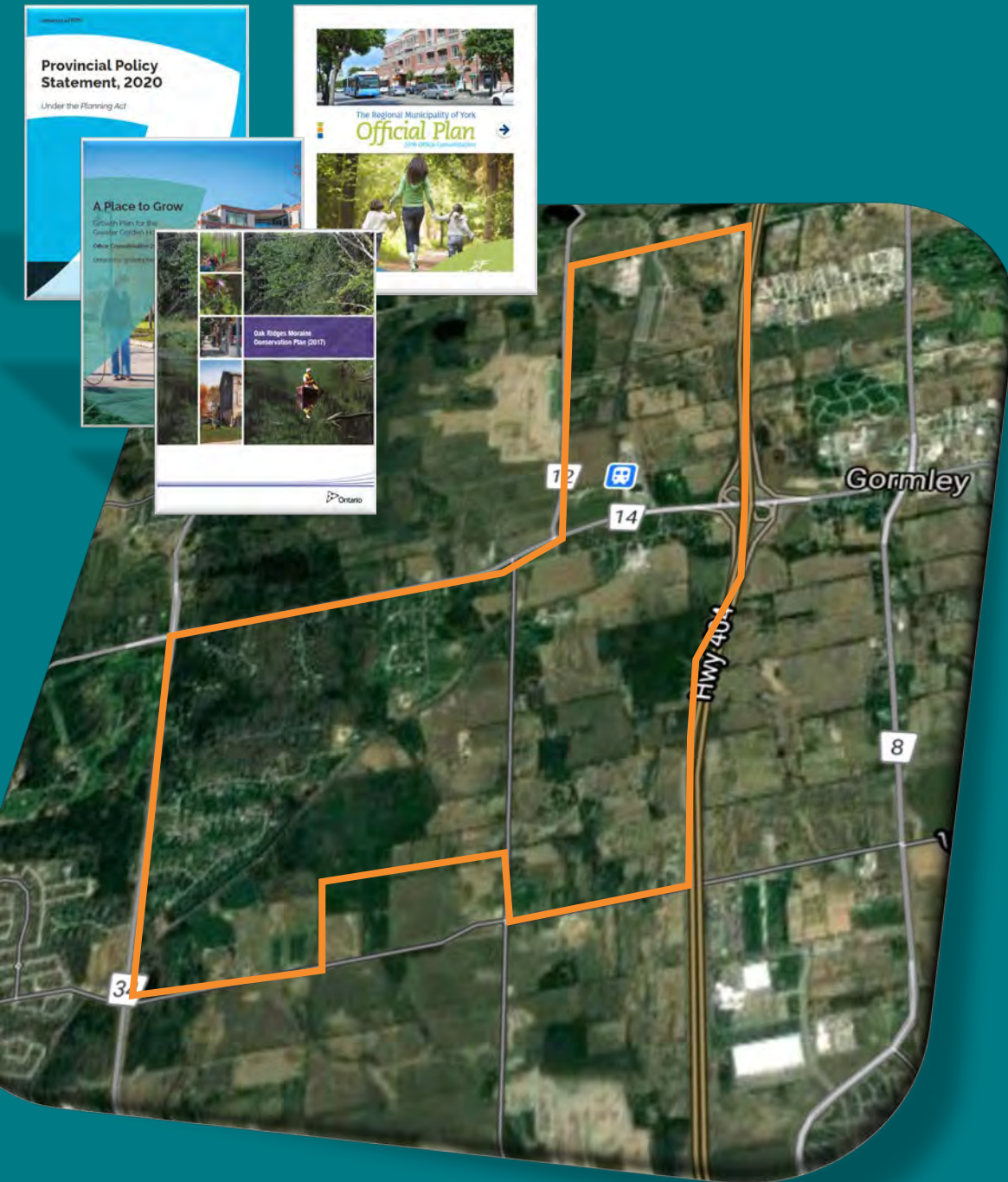
Map of Council supported Employment Area Conversions (Feb. 2020)



East Beaver Creek - Regional Council endorsed conversions

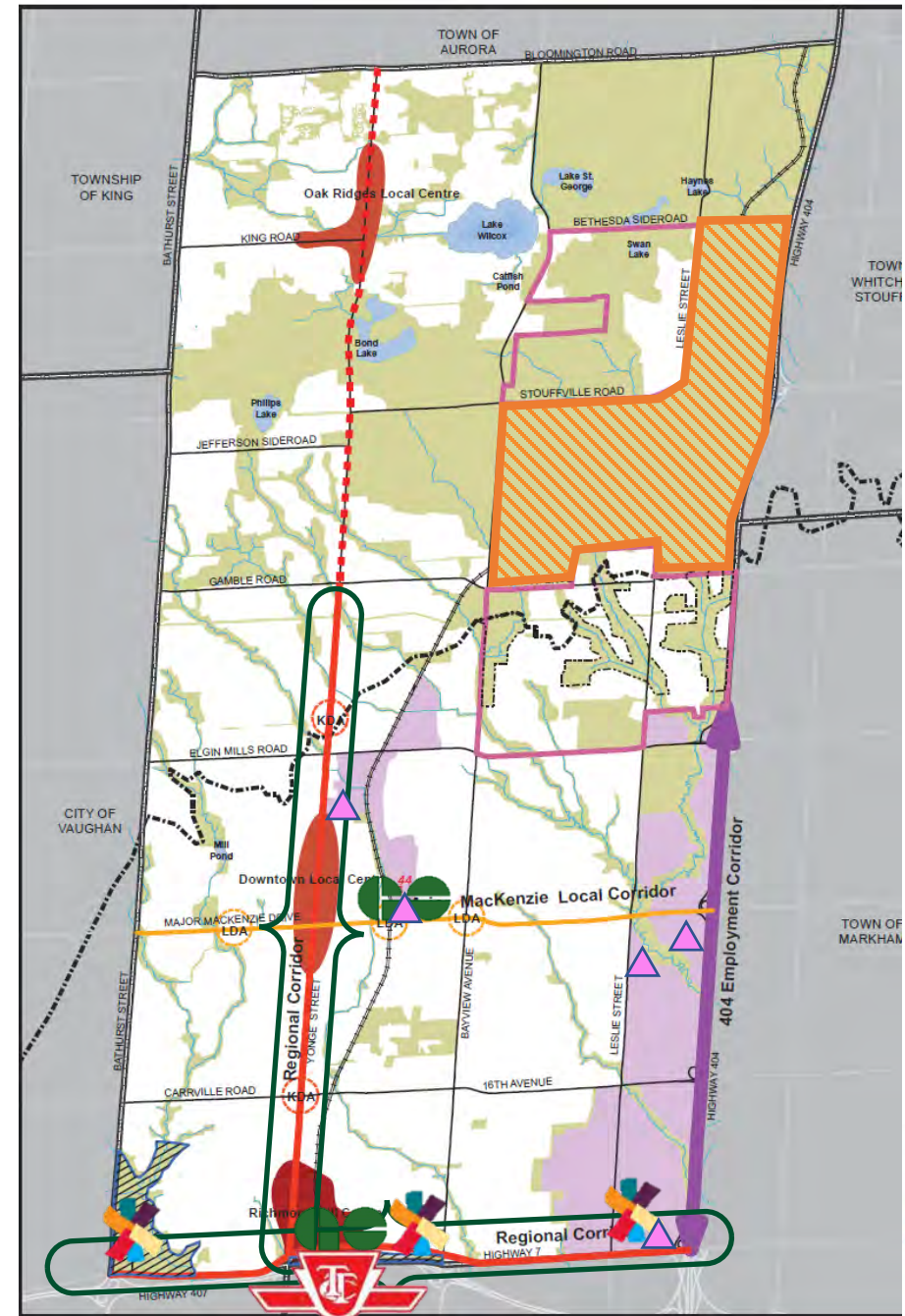
Big Move: Consider Expansion of Settlement Area

- Requires completion of Regional land needs assessment (and approval by Province)
- Requires amendment to Provincial Plans via 10-year review (likely timing 2027)
- Subject to Minister's decision in relation to Council's request for a MZO to authorize an Employment Area



City Plan 2041: Big Moves

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



PROJECT TIMELINE & PUBLIC ENGAGEMENT

Project Overview – Revised Timeline

(NOTE: Timing is dependent on Regional Municipal Comprehensive Review)

2019	2020	2021				2022			
Q4	Q1-Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

York Region's Official Plan (ROP)

Background Work
Since 2015

Forecast & Directions Report(s) Released
Q1 2021 – Q2 2022

Draft ROP Release
Q3 2021

ROP Adoption
Q1 2022

Provincial Review & Approval
(120 days)

PHASE 1 Research & Analysis

PHASE 2 Key Directions

PHASE 3 Policy Development & Approval

Initiation and
Background
Research

Q4 2019 - Q4 2020

Define **Vision &
Urban Structure**

Q4 2020 -
Q1 2021

Key Directions Report
Confirm Policy Direction for
Land Use &
Implementation

Q2 – Q4 2021

Q4-
2021

Draft **OPA**

Q1 – Q2 2022

Q2-
2022

OPA*
Adoption



July - 2022

York Region
Review &
Approval
(120 days)



**Public
Launch
Feb. 2021**

Public Consultation and Stakeholder Events

 Council Endorsement
 Statutory Open House &
Special Council Public Meeting

Note: See appendix regarding population and job forecast timeline.

Public Launch Virtual Event –

Purpose:

Discuss Council's preliminary vision and emerging urban structure, receive feedback from stakeholders and the public.

Date: February 18, 2021

Time: 6:30 pm – 8 pm

Approach:

- Virtual Open House Style
 - 6:30 Welcome & Introduction
 - 6:35 What is an Official Plan and Why Updating may matter to you
 - 6: 45 Keynote Speakers – David Dixon, forging the 2041 Vision
 - Patrick Lee, the 2041 Urban Structure and Planning Pillars
 - 7:45 Next Steps & Closing Remarks
- Online Survey (2-weeks, after event)
- I ♥ Richmond Hill Story Map

Next Steps

February 4, 2021	Release formal notice of Open House
February 18, 2021	City Plan 2041 Public Open House (Emerging Vision, Pillars, & Urban Structure)
March - April 2021	Stakeholder and Agency meetings (gauge interest in OP Update)
May - June 2021	Public Workshops (Center Specific and Employment Areas – Character & Function)
August 2021	OPUC Meeting (emerging key directions)
September 2021	Public Open House (emerging Key Directions for OP overall)
October 2021	OPUC Meeting (report back re: Key Directions consultation)
November 2021	Prepare and release Key Directions Staff Report
December 2021	Council Meeting for endorsement of Key Directions Report



Note: List does not include other related City initiative events.

Concludes Phase 2 of Official Plan Update Process

Provides the foundation for Phase 3: Updating of Official Plan Policy and Mapping

DISCUSSION

Seeking Committee input on:

- Richmond Hill's mid-21st century position in York Region
- The emerging “2041 vision” for the Official Plan
- The four pillars in updating our Official Plan.
- The emerging urban structure

Recommendation

- a) That the presentation from staff regarding the Official Plan Update be received,
- b) That staff hold a virtual public open house on February 18, 2021 to gauge public support for the emerging vision, pillars of the Official Plan update, and urban structure, and
- c) That staff proceed with other consultation events as noted in the project work plan to formulate a Key Directions Report for Council endorsement by the end of 2021.