



City Plan 2041 Official Plan Update

Official Plan Update Committee
NOVEMBER 24, 2020



Presentation Overview

- Today's Objective
- What we heard - February 2020 OPUC
- 2041 Vision Considerations
- Project timeline
- Public Engagement

Today's Objective

Confirmation of general direction of the OP Update:

- Richmond Hill's mid-21st century position in York Region
- Areas of innovation that the OP Update should consider
- The emerging "2041 vision" for the Official Plan

What we heard...

February 25, 2020
OPUC

- Understand lessons learned from implementing the 2010 Official Plan
- Consider Richmond Hill as the “downtown” of York Region
- Promote and enhance our special places
- Consider hiring a “visionary” to provide fresh perspectives

What we learned

from 2010 OP
implementation:

- Need for OP policies to be more visionary and less prescriptive
- Need for OP policies that foster and implement a vision rather than control the parameters of development.
- Need for a greater emphasis on a successful local economy
- Need to work with our partners to build a great city.

Visionary Urbanist: David Dixon



- Vice President and Urban Places Fellow at Stantec
- Residential Architecture Magazine named David to their Hall of Fame as “the person we call to ask about cities.”
- Received the American Institute of Architects’ Thomas Jefferson Medal for “a lifetime of creating livable neighborhoods, vibrant civic spaces, and vital downtowns.”
- Led planning in post-Katrina New Orleans
- Transformed strip malls into new suburban downtowns,
- Initiated a broad reappraisal of the role of density in building more livable, resilient, and equitable communities.
- Well known for helping create new, mixed-use urban districts (in both cities and suburbs) and the planning, revitalization, and redevelopment of downtowns.
- His current and recent work focuses on urban transformations.
- Recipient of numerous awards.

CREATING THE NEXT GENERATION OF URBAN PLACES

Richmond Hill, Ontario

A NEW ERA OF OPPORTUNITY

David Dixon FAIA · Stantec's Urban Places · Nov 24, 2020

Richmond Hill

1890s



Richmond Hill

Today





Richmond Hill

Writing a new
chapter during
a period of
emerging
opportunities



CITY
PLAN
2041

Dublin, Ohio

One of the
most
successful
suburbs in the
US Midwest...

2000



Dublin, Ohio

...reimagined a
successful new,
**community-rich,
future** for the 21st
century

2020





DUBLIN RANKED BEST PLACE TO LIVE

ACCORDING TO NICHE.COM

The **NEW NORM** 101:

- Demographics
- Knowledge economy
- Technology
- Climate change

A note about planning after Covid



- Demographics:
**THE NEW “URBAN”
OPPORTUNITY**
- Knowledge economy
- Technology
- Climate change



The great housing mismatch:

Families with kids dominated growth for decades



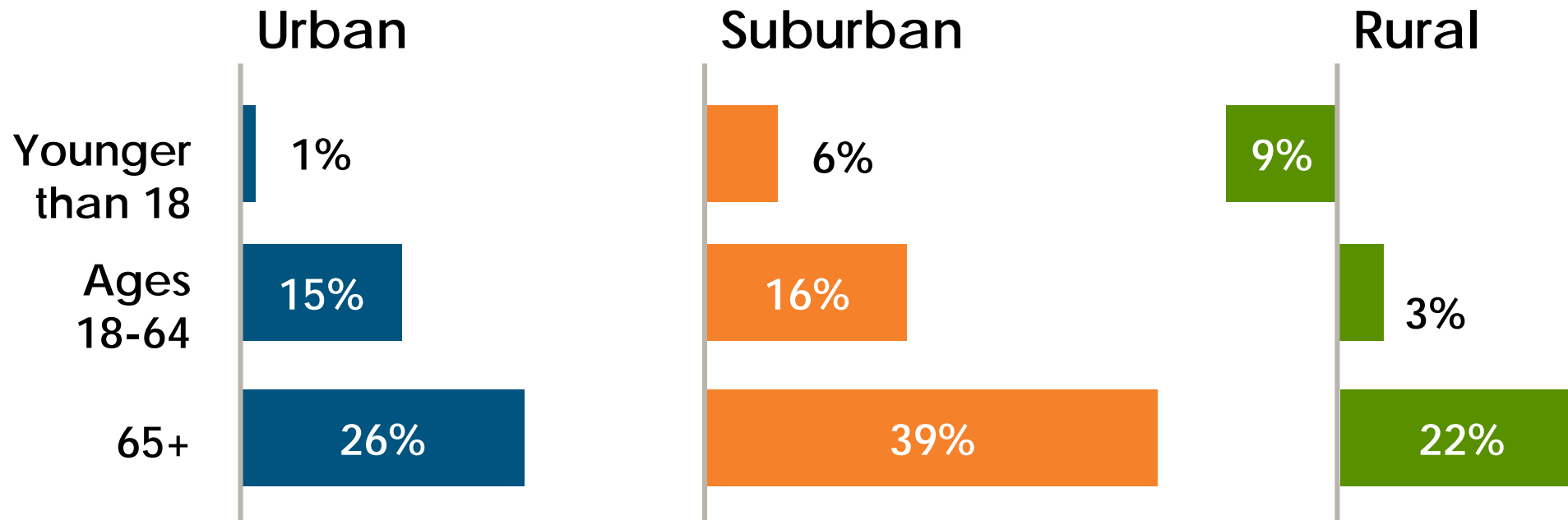
The great housing mismatch:

Families with kids dominated growth for decades



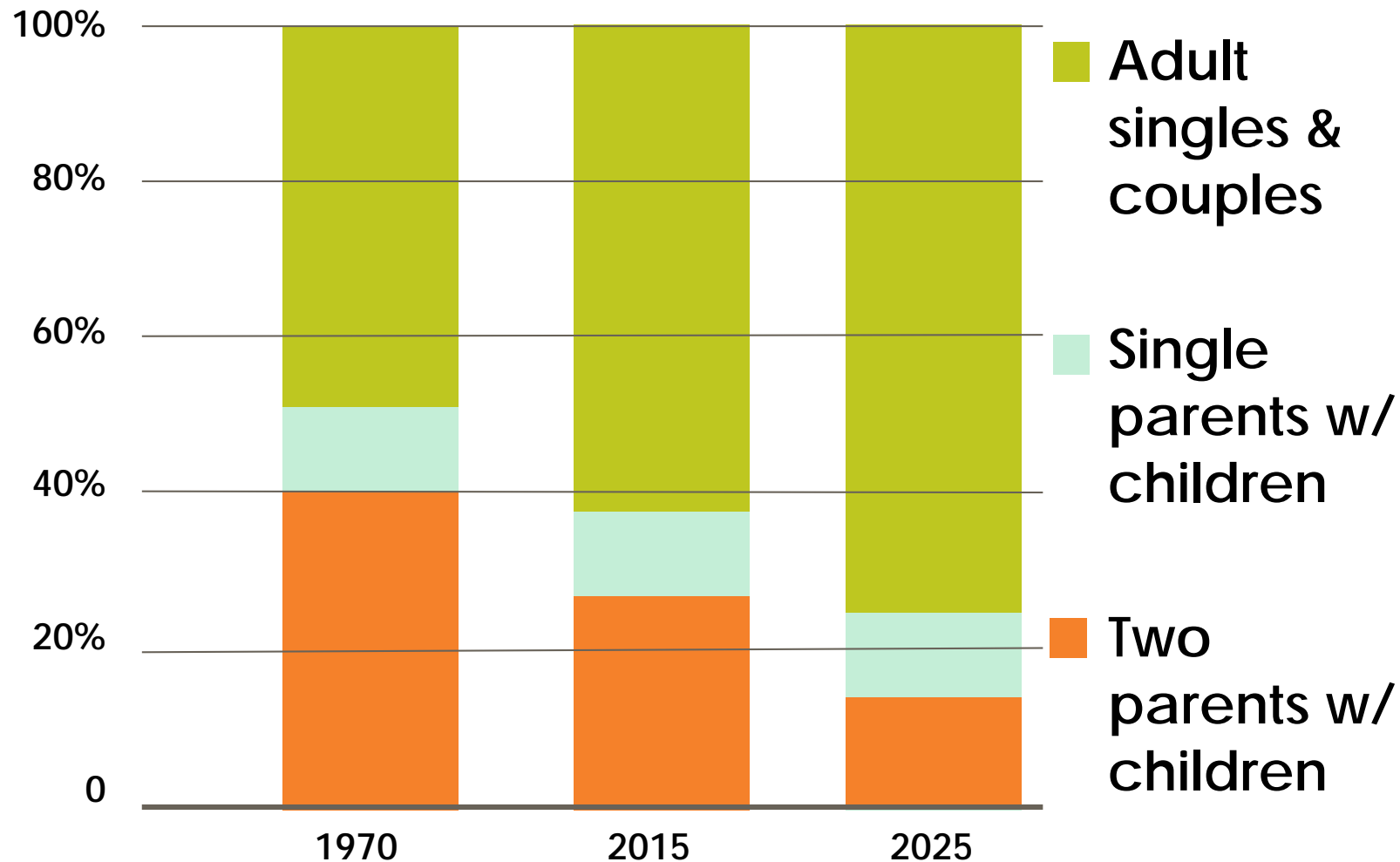
The great housing mismatch: Across North America suburbs are aging faster than cities... and out of single-family houses into mixed-use, walkable, places

% change in age group 2000-2016 by county type



Pew Research Center

The great housing mismatch: A growing shortage of lofts, rowhouses and other multi-unit housing



54%
of Canadian
housing stock is
single-family

- Demographics
- Knowledge economy:
**AN “URBAN”
IMPERATIVE**
- Technology
- Climate change



A growing talent shortage

shortage

driven by a surging knowledge economy and slowing workforce growth

The US is adding fewer new workers...and the share of net new jobs requiring higher education now tops 90%



SOURCE : U.S. CENSUS BUREAU, ESTIMATED (2005-2011), PROJECTED (2012-2040); CUSHMAN & WAKEFIELD RESEARCH SERVICES.

The great talent shortage:

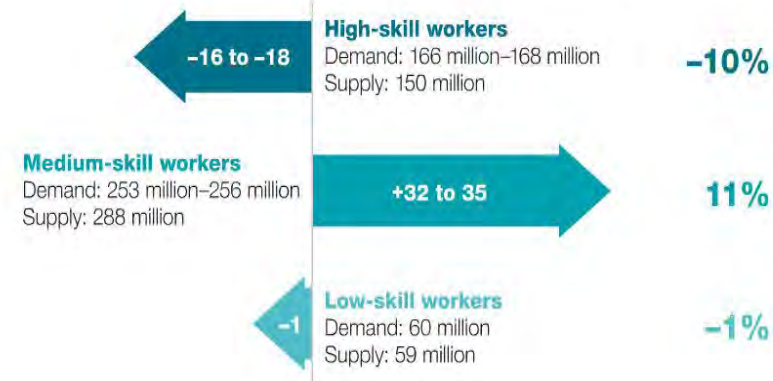
Educated (& affluent) folks are heading to urban places

The developed world is facing a growing shortage of knowledge workers

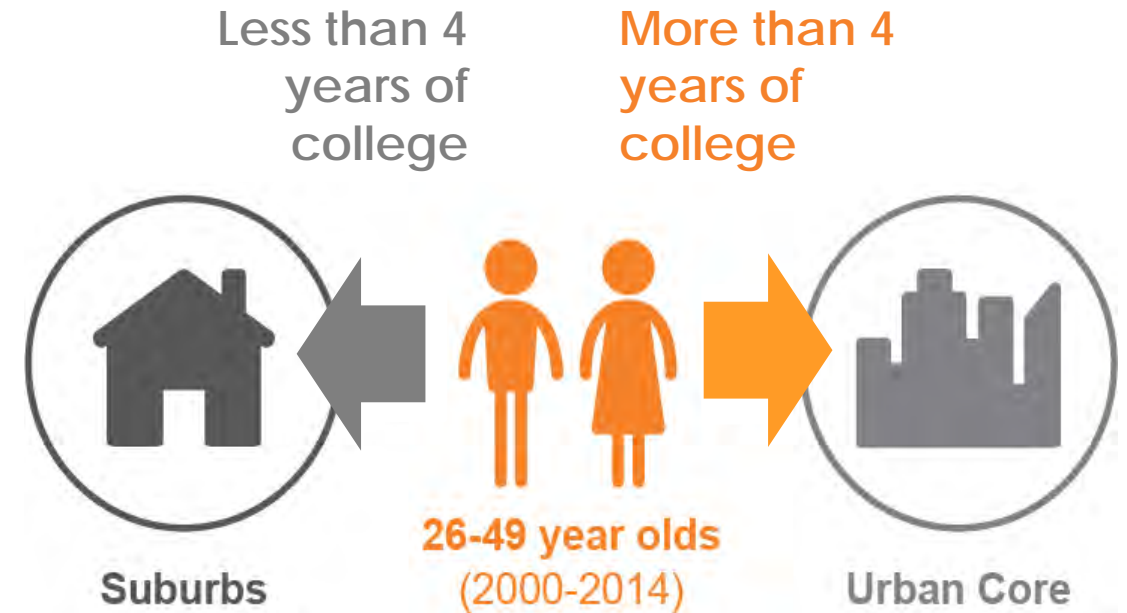
By 2020, advanced economies could have too few college-educated workers and too many workers with secondary degrees.

Projected 2020 labor demand and supply by skill level,¹
millions of workers

Share of total
% of demand (for shortages),
% of supply (for surpluses)



College-educated 26 to 49-year-olds are moving to urban places

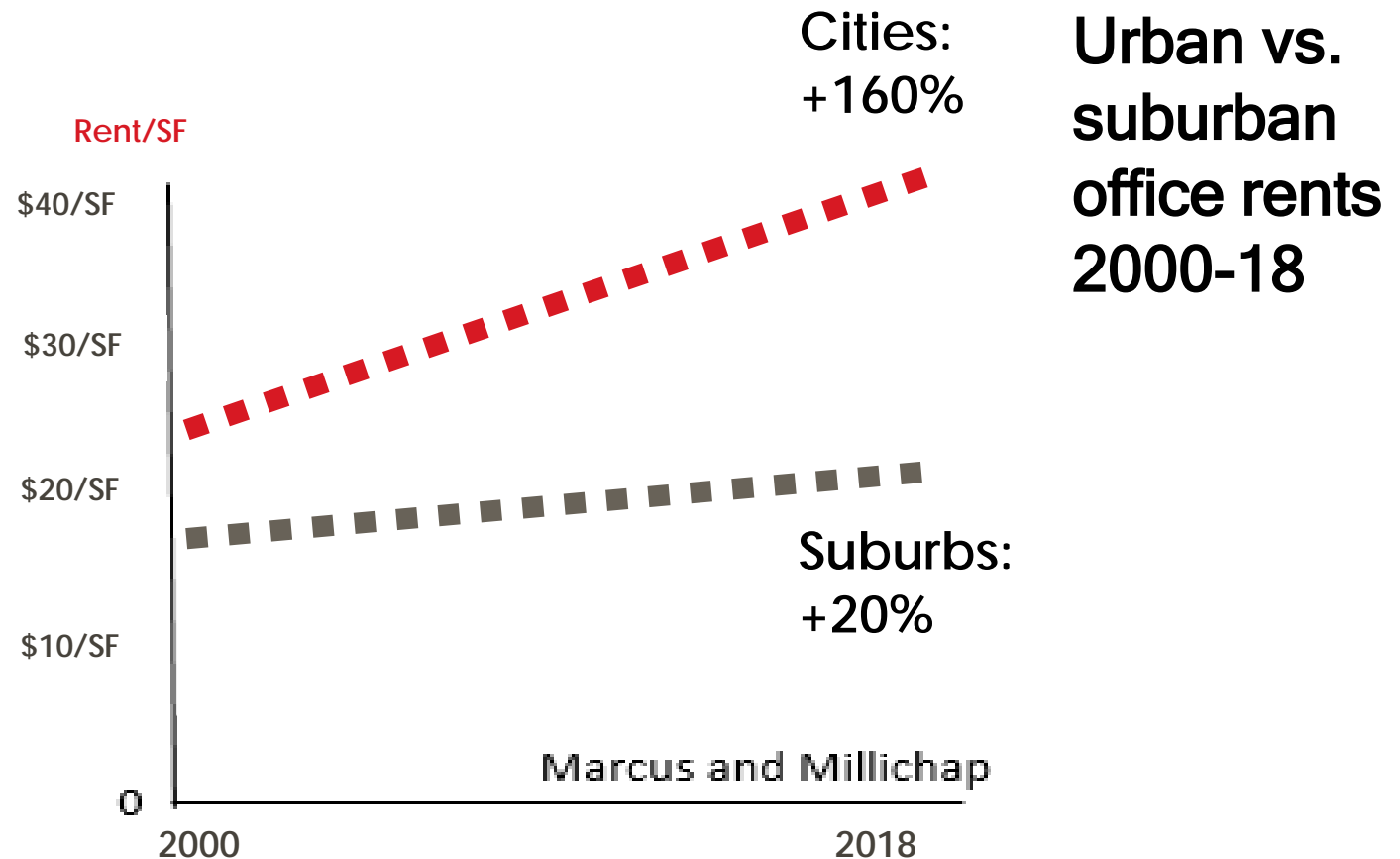


The great talent shortage:

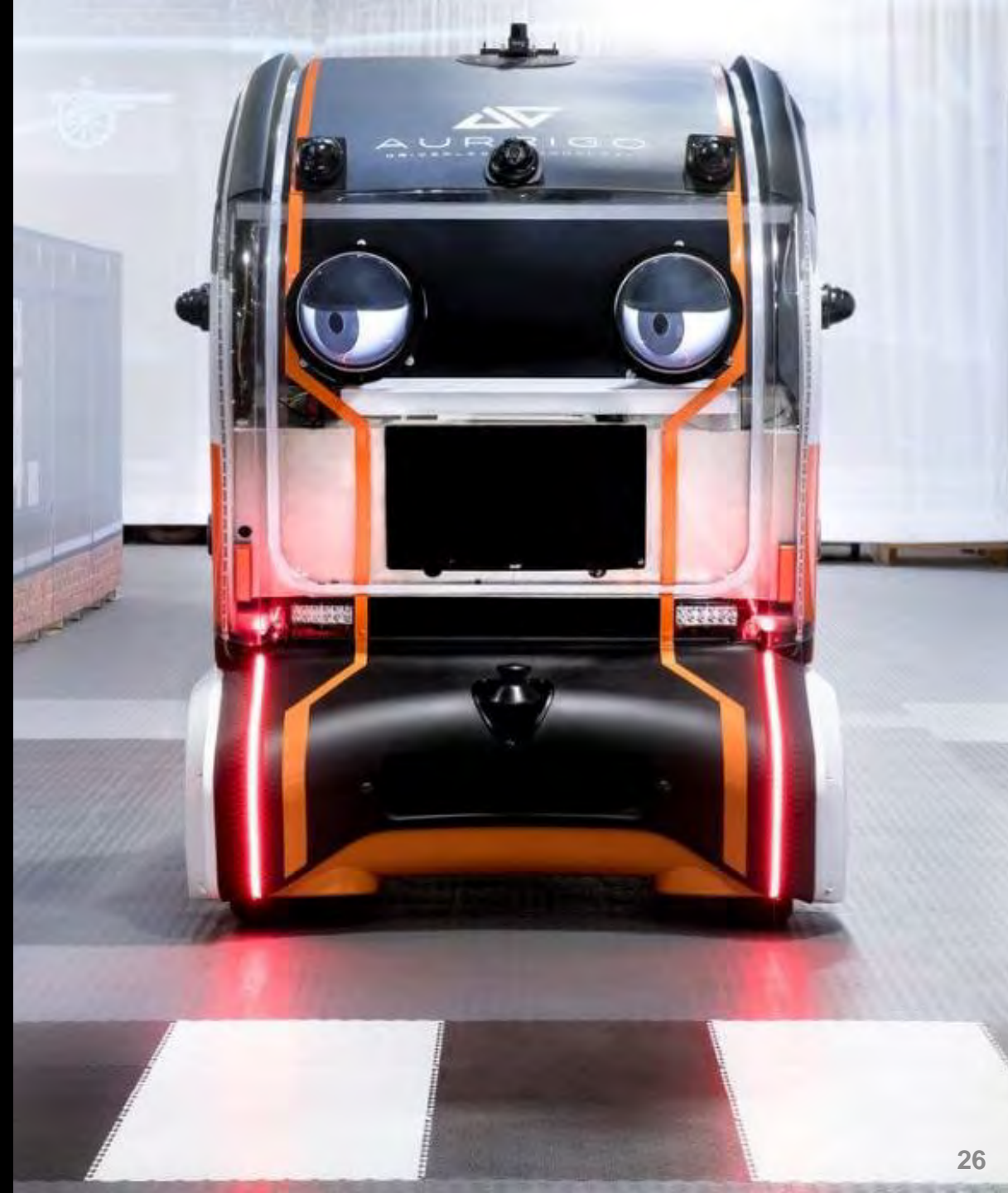
Educated (& affluent) folks are heading to urban places

The Joys of Urban Tech

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



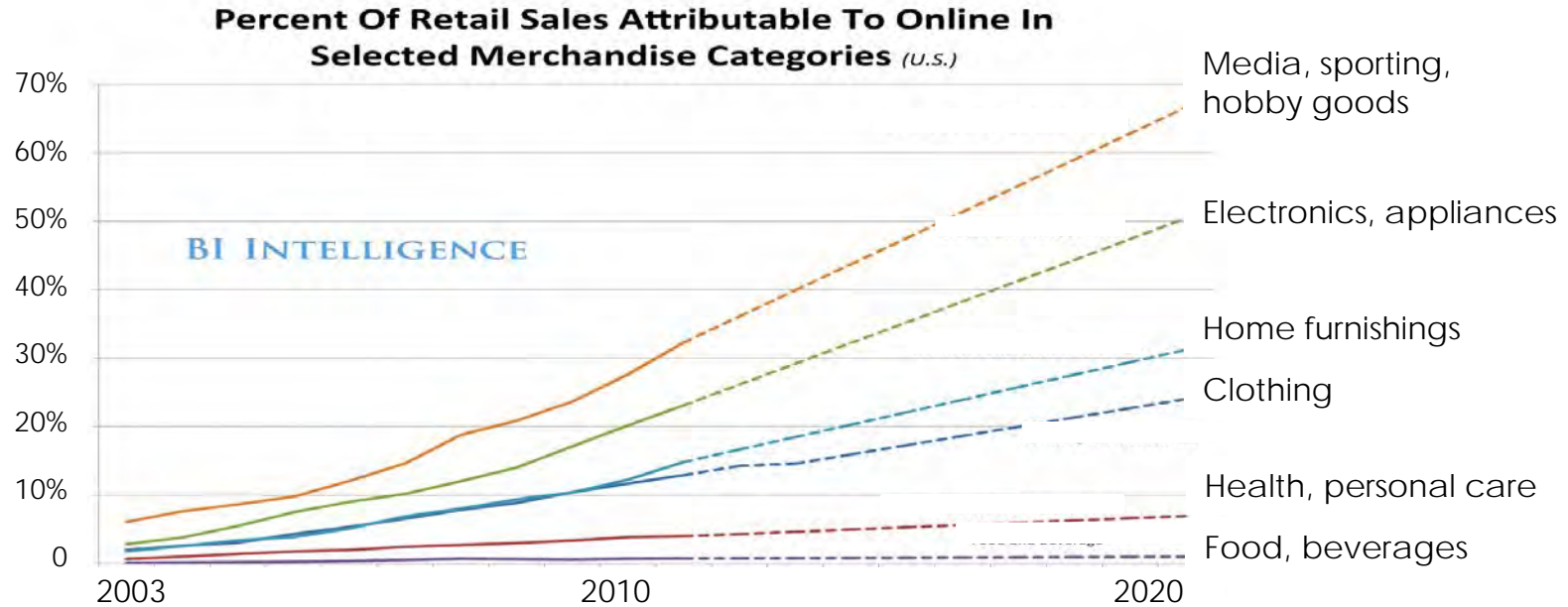
- Demographics
- Knowledge economy
- Technology:
**MANAGING
CHANGE—rather
than the other
way around...**
- Climate change



1) Dramatic changes to retail markets:

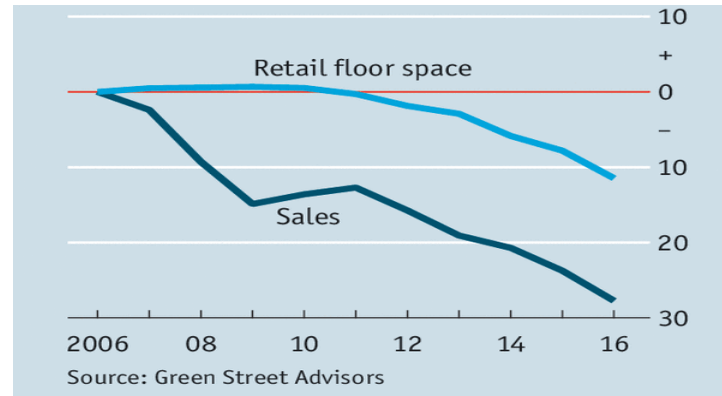
food and experiences replacing shopping to animate streets

Online share of retail sales



Retail anchors are shrinking

Retail rents dropping



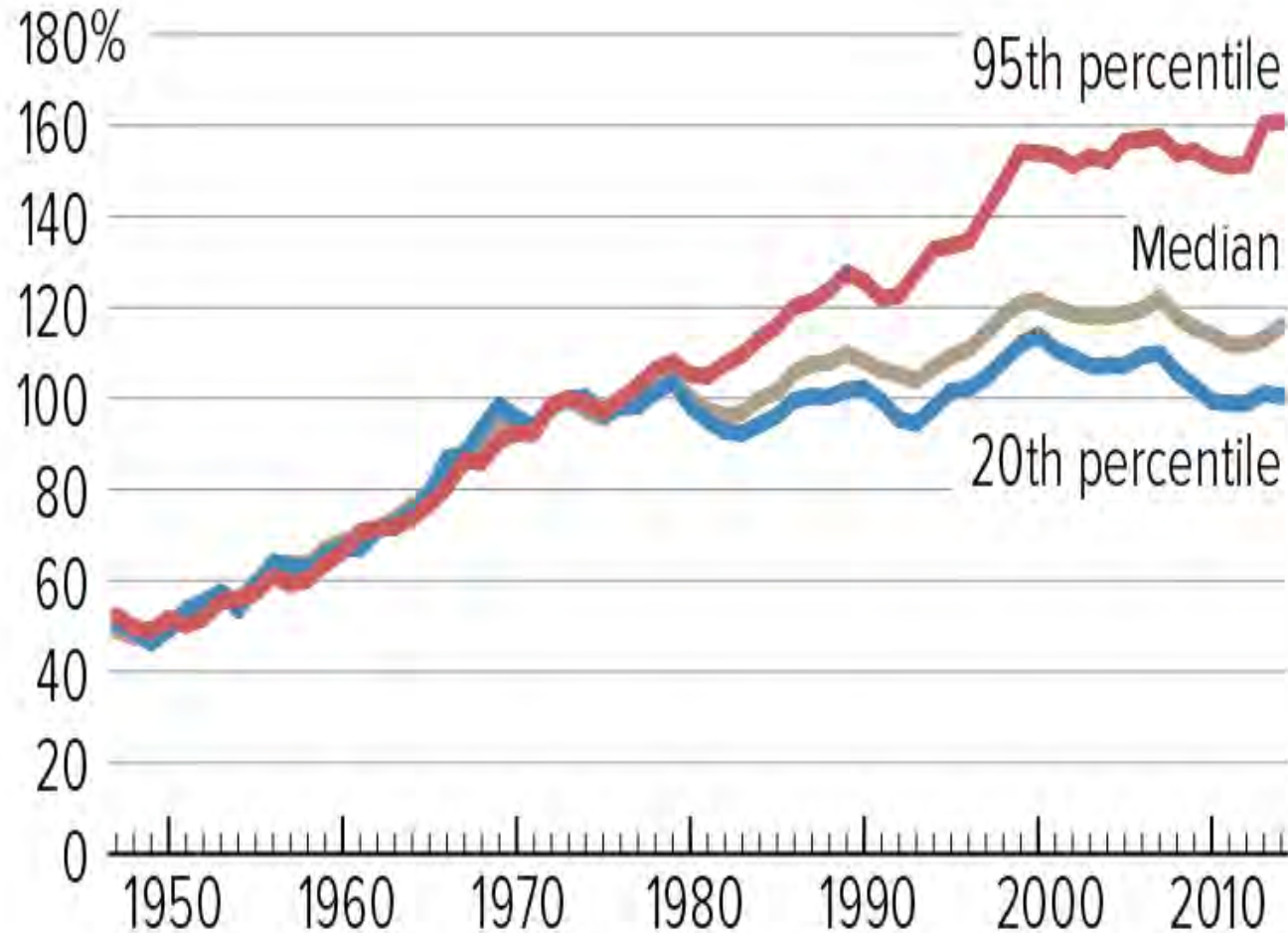
THE WALL STREET JOURNAL.

Retail Rents Decline in Big U.S. Cities as Landlords Succumb to the Retail Storm

Landlords...once considered immune from downturns are having to adjust their lease pricing

Shrinking share
of wealth
controlled by
the middle class
is hurting strip
centers and
malls

Real family incomes 1947-2014



CENTER ON BUDGET AND POLICY PRIORITIES | CBPP.ORG

AI and
autonomous
mobility
revolution will
reshape
communities

The chart displays the following data series:

- Road (Blue):** The base layer of the stacked bars, showing a steady increase from approximately 1,000 bn miles in 2023 to 2,000 bn miles in 2033.
- Rail (Orange):** The second layer, showing a slight increase from approximately 1,500 bn miles in 2023 to 2,500 bn miles in 2033.
- Water (Yellow):** The third layer, showing a significant increase from approximately 2,500 bn miles in 2023 to 4,500 bn miles in 2033.
- Air (Green):** The fourth layer, showing a slight increase from approximately 500 bn miles in 2023 to 1,000 bn miles in 2033.
- Pipeline (Purple):** The top layer, showing a slight increase from approximately 500 bn miles in 2023 to 1,000 bn miles in 2033.
- Total (Red Line):** The sum of all modes, starting at approximately 3,500 bn miles in 2023 and reaching approximately 14,500 bn miles in 2033.

Year	Road (bn miles)	Rail (bn miles)	Water (bn miles)	Air (bn miles)	Pipeline (bn miles)	Total (bn miles)
2023	1,000	1,500	2,500	500	500	3,500
2025	1,200	1,800	2,800	600	600	4,000
2027	1,400	2,100	3,100	700	700	4,500
2029	1,600	2,400	3,400	800	800	5,000
2031	1,800	2,700	3,700	900	900	5,500
2033	2,000	3,000	4,000	1,000	1,000	6,000

An aerial photograph of a city skyline, likely New York City, showing a dense cluster of skyscrapers and buildings. In the foreground, a large red brick building is prominent. The skyline extends into the distance, with a hazy horizon line. The image is part of a presentation slide, as indicated by the navigation icons in the top right corner.

The diagram illustrates the 'Before' and 'After' scenarios for a street layout. The 'Before' scenario shows a street with a sidewalk, trees, and a road with cars. The 'After' scenario shows a street with a sidewalk, trees, and a road with cars, but with a different layout of trees and a different width for the sidewalk and road.

BEFORE

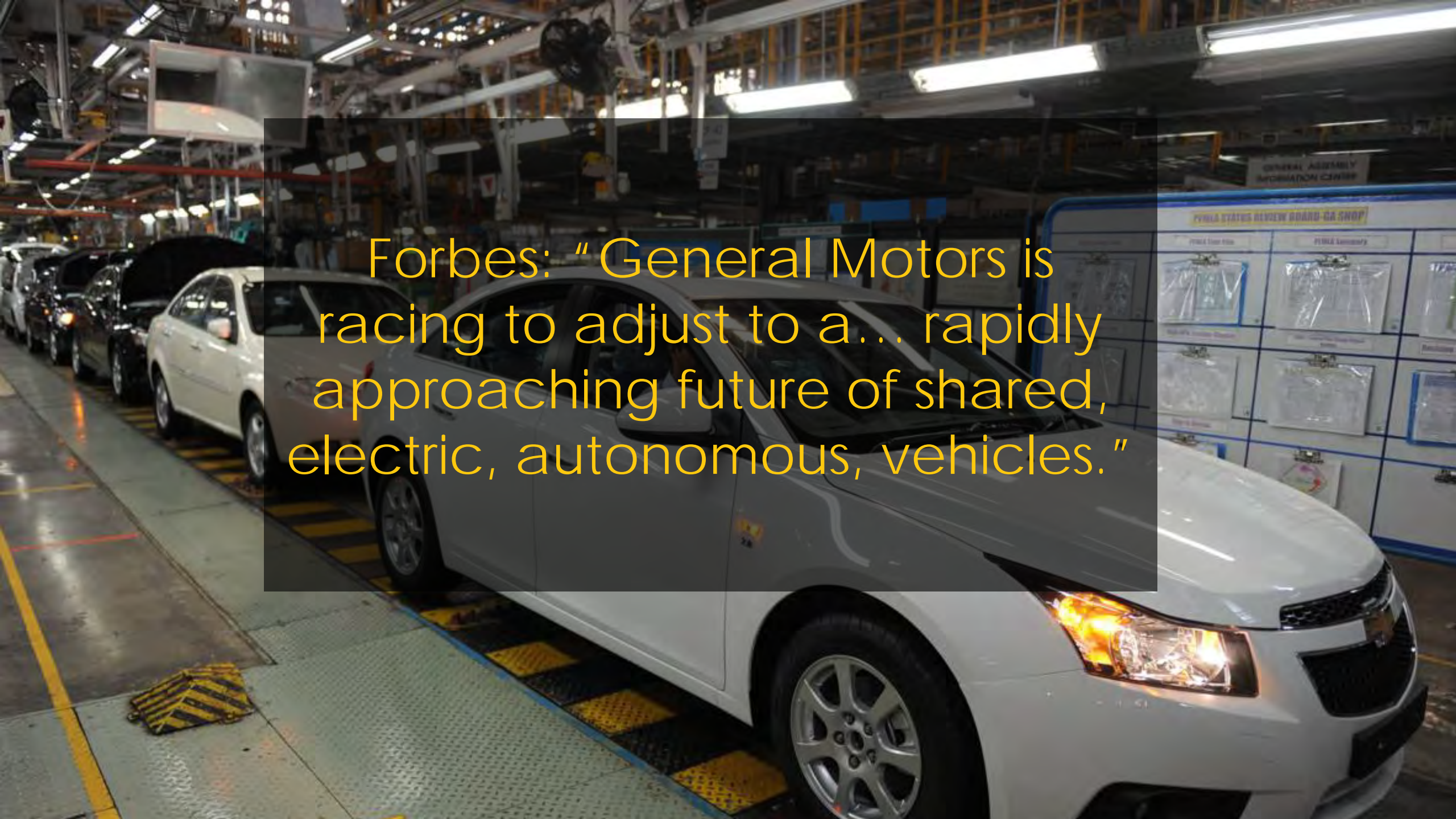
AFTER

The story in **traditional suburbia** will be about **personal autonomous vehicles**



The story in **urban places** will be about **shared autonomous vehicles (SAVs)**



A photograph of a white Chevrolet Cruze sedan on an assembly line in a factory. The car is positioned on a yellow and black striped platform. In the background, other cars are visible on the line, and a large blue panel with various documents and charts is mounted on the wall. The text "Forbes: 'General Motors is racing to adjust to a... rapidly approaching future of shared, electric, autonomous, vehicles.'" is overlaid in yellow on a semi-transparent dark grey rectangle in the center of the image.

Forbes: "General Motors is racing to adjust to a... rapidly approaching future of shared, electric, autonomous, vehicles."

Why **plan now?**

By the early
2030s

60%

- OF VEHICLES WILL BE CONNECTED
- MIX OF AV AND LEGACY VEHICLES ON THE ROAD
- SAV FLEETS APPEARING IN URBAN CORES (Stantec)

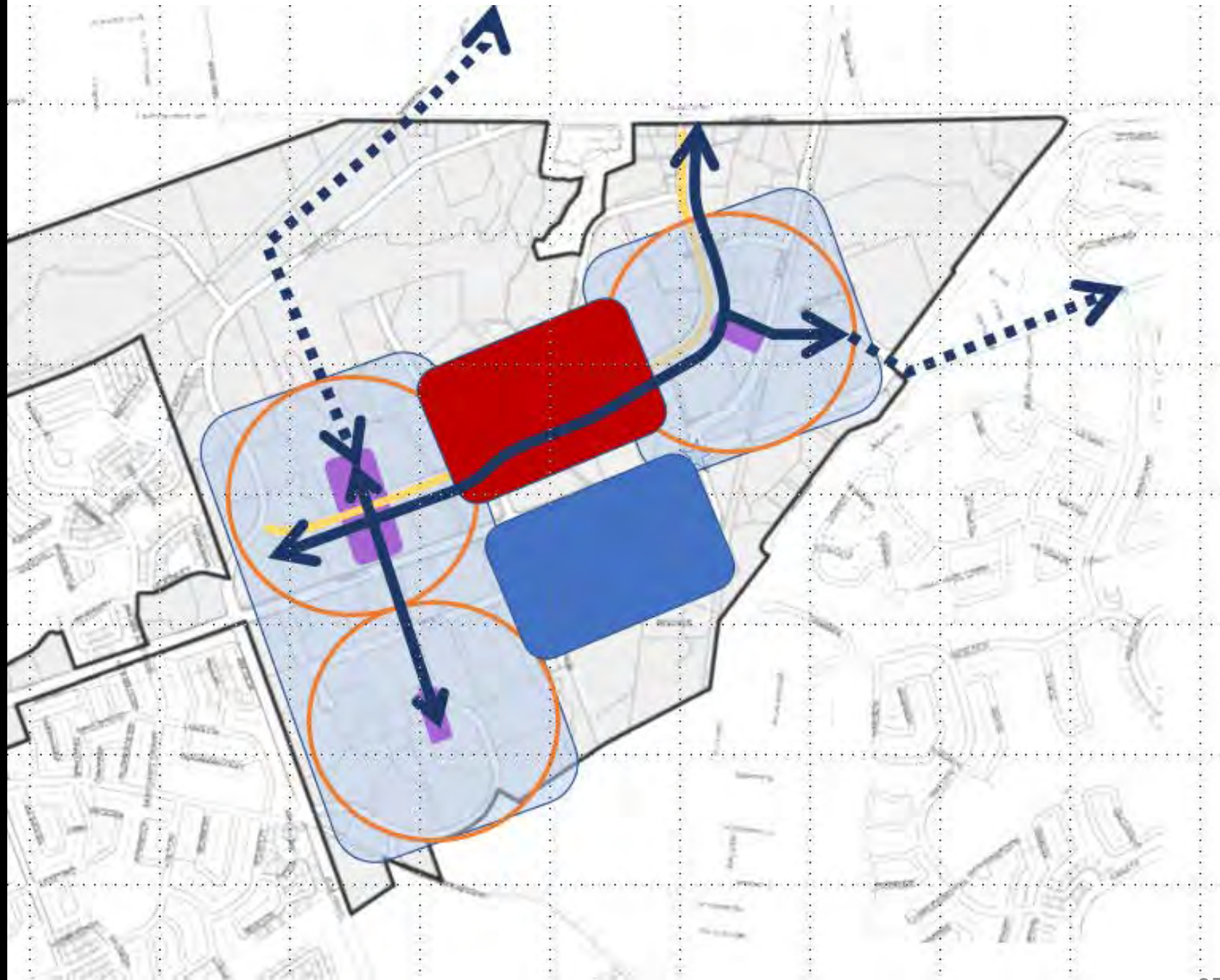
Connectivity dividend:

Kanata North
Business Park,
Ottawa



Kanata North Innovation District 2020-late 20s

A series of amenity-rich, higher density, mixed-use nodes connected by a system of low cost/high convenience automated shuttles



Why **plan now?**

late 2030s to
early 2040s

75%

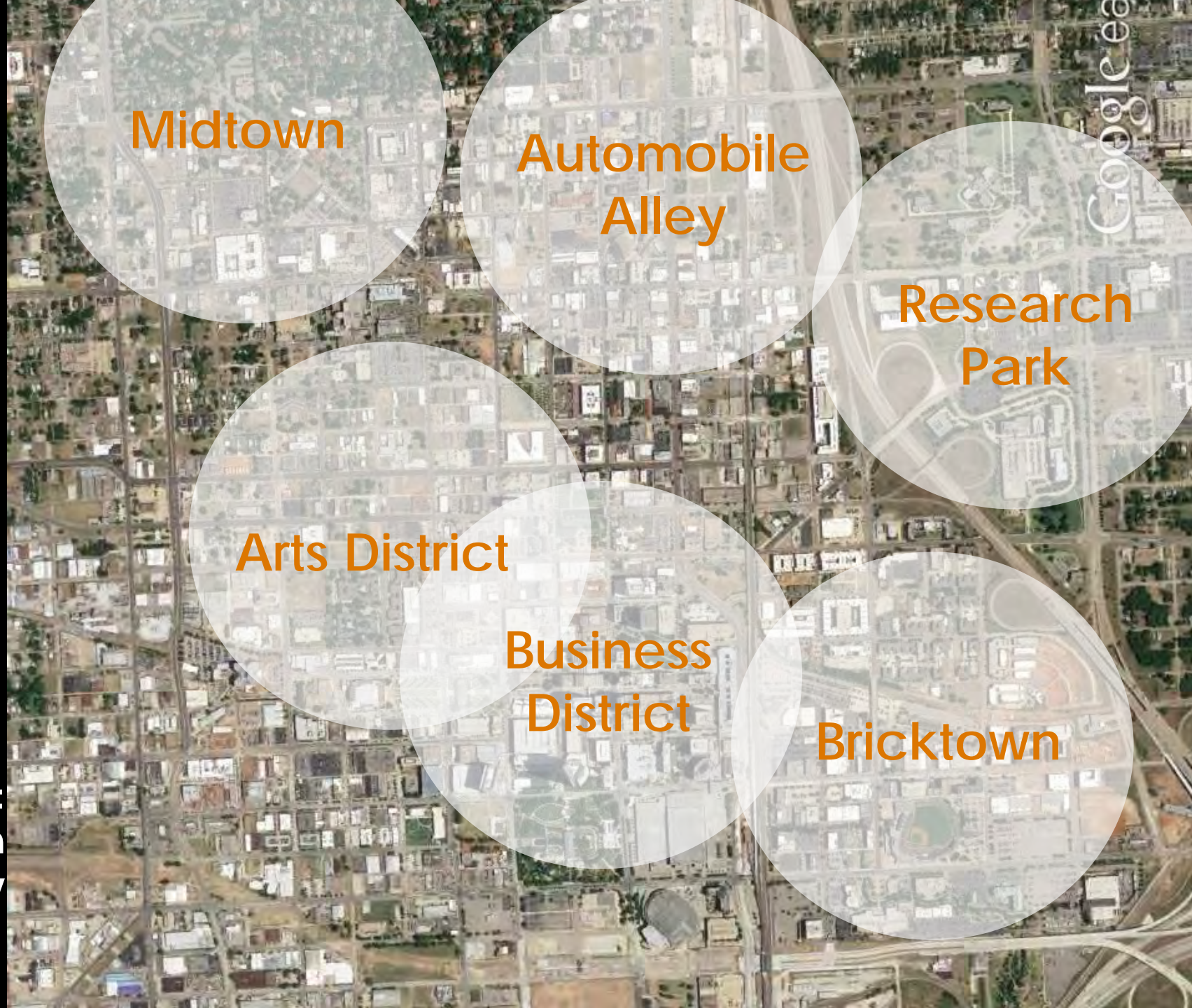
OF VEHICLES WILL BE
DRIVERLESS BY 2040
(Stantec)

Source:
www.flickr.com/photos/gmanviz/16467802971/in/faves-41182236@N00/

AMENITY DIVIDEND:

the 5-minute walkshed
grows into the 2-3 mile
SAV-shed

Case study:
downtown
Oklahoma City



AMENITY DIVIDEND:

the 5-minute walkshed
grows into the 2-3 mile
SAV-shed

Case study:
Downtown
Oklahoma City

Midtown

Automobile
Alley

Research
Park

Arts District

Business
District

Bricktown



Business District



Bricktown

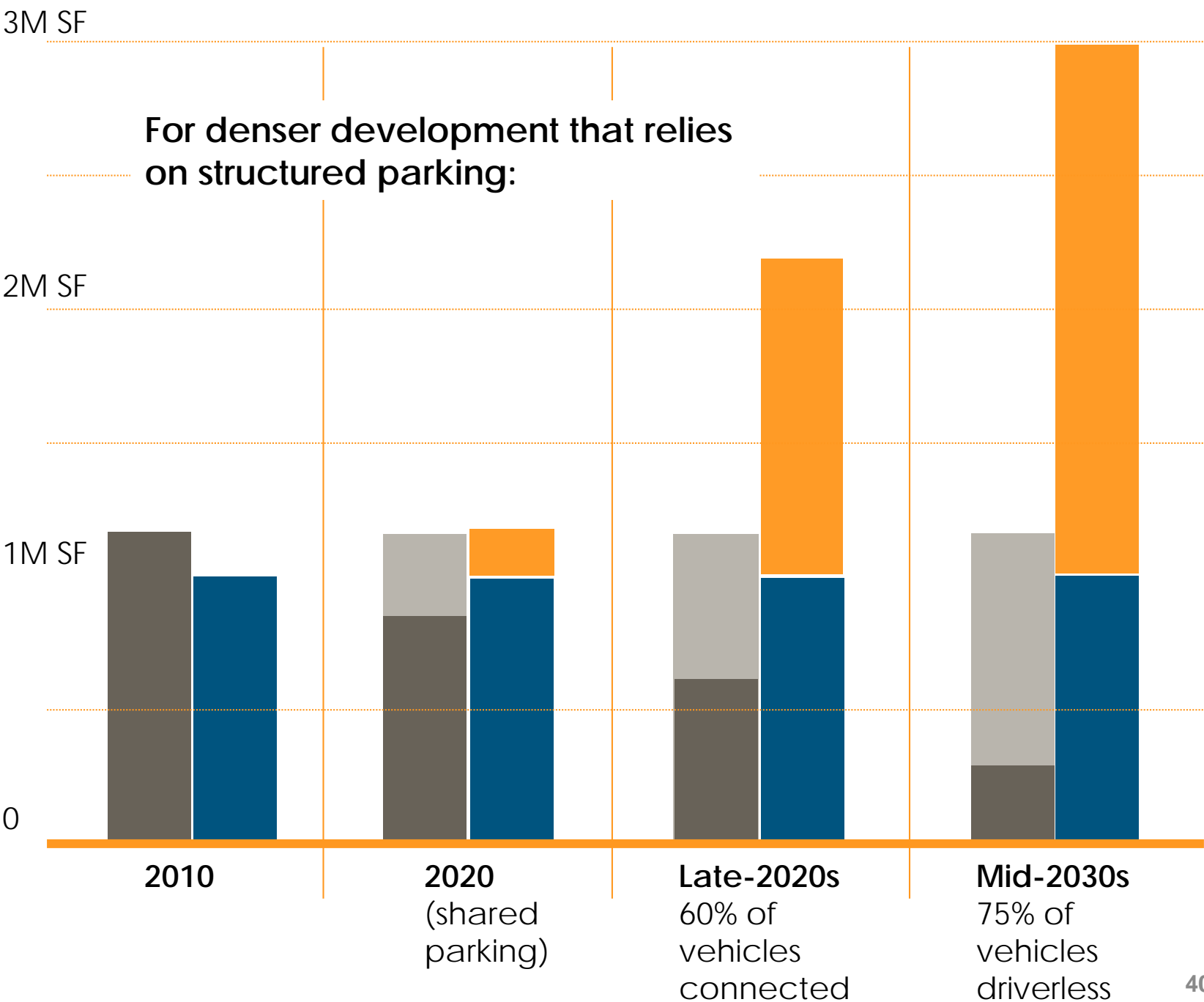


Automobile Alley

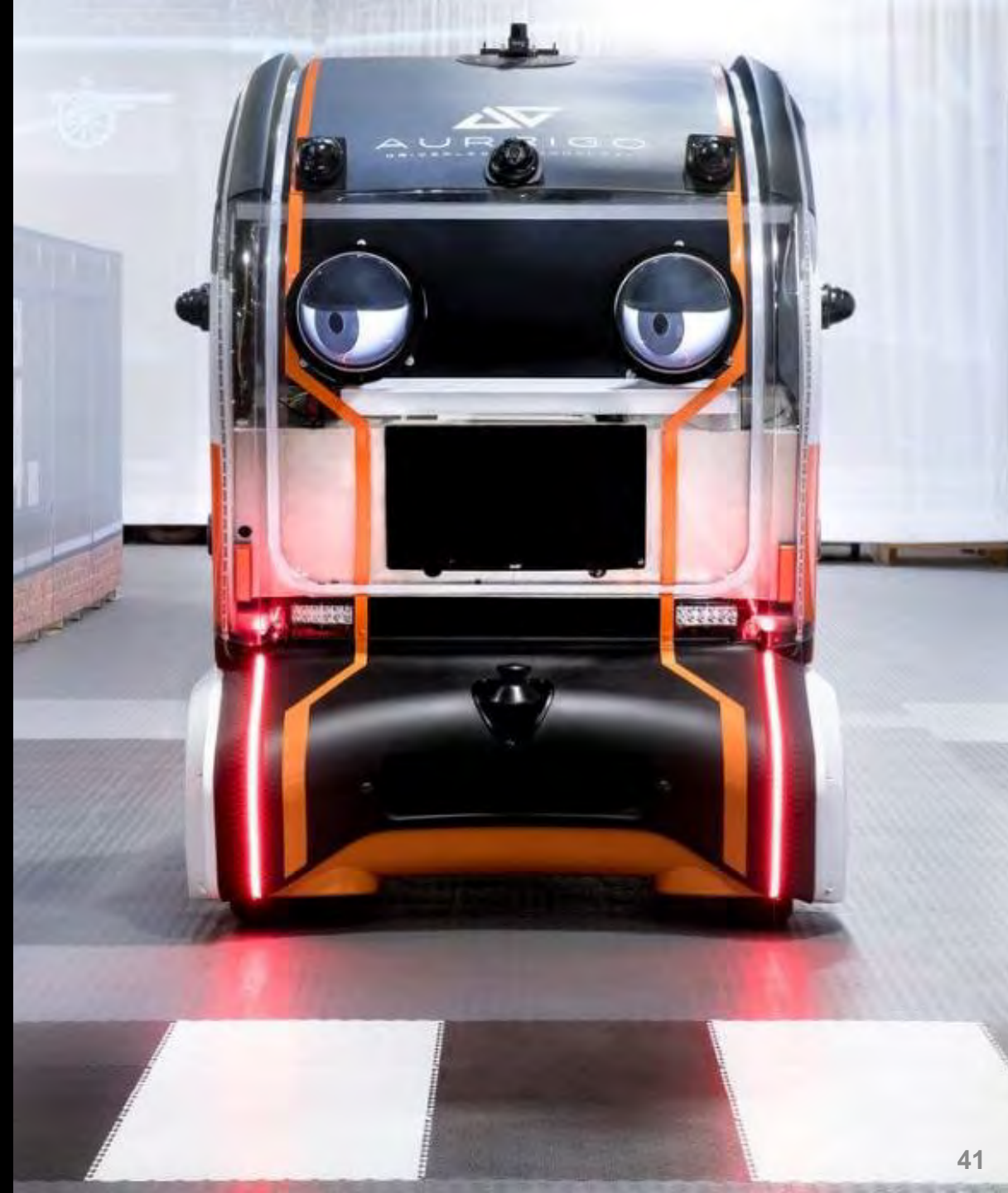


Arts District

DENSITY DIVIDEND:

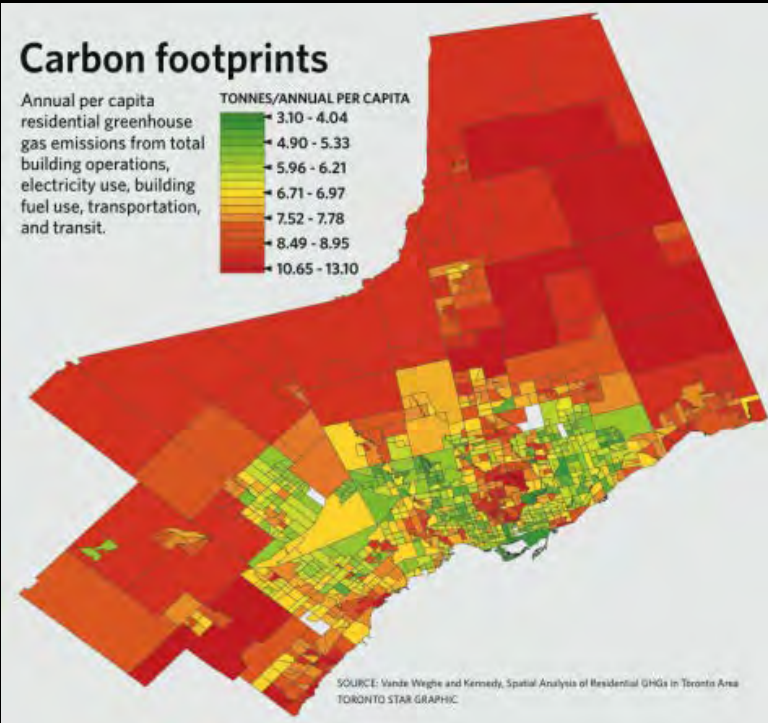


- Demographics
- Knowledge economy
- Technology
- Climate change:
**MANAGING
CHANGE TODAY**



THE URBAN DIVIDEND:

reducing CO2
emissions—and
protecting valued
natural resources



The **OPPORTUNITY**:

- Thresholds for success
- Principles for community-building

Thresholds for success:

Leadership, Engagement, Partnership, Preserving what
is valued, *Transformative* Planning

LEADERSHIP



Sandy Springs, GA

Mayor Eva Galambos led her conservative, affluent community to create a de novo downtown

ENGAGEMENT



WHAT, ME WORRY?

MAD

Dublin, OH

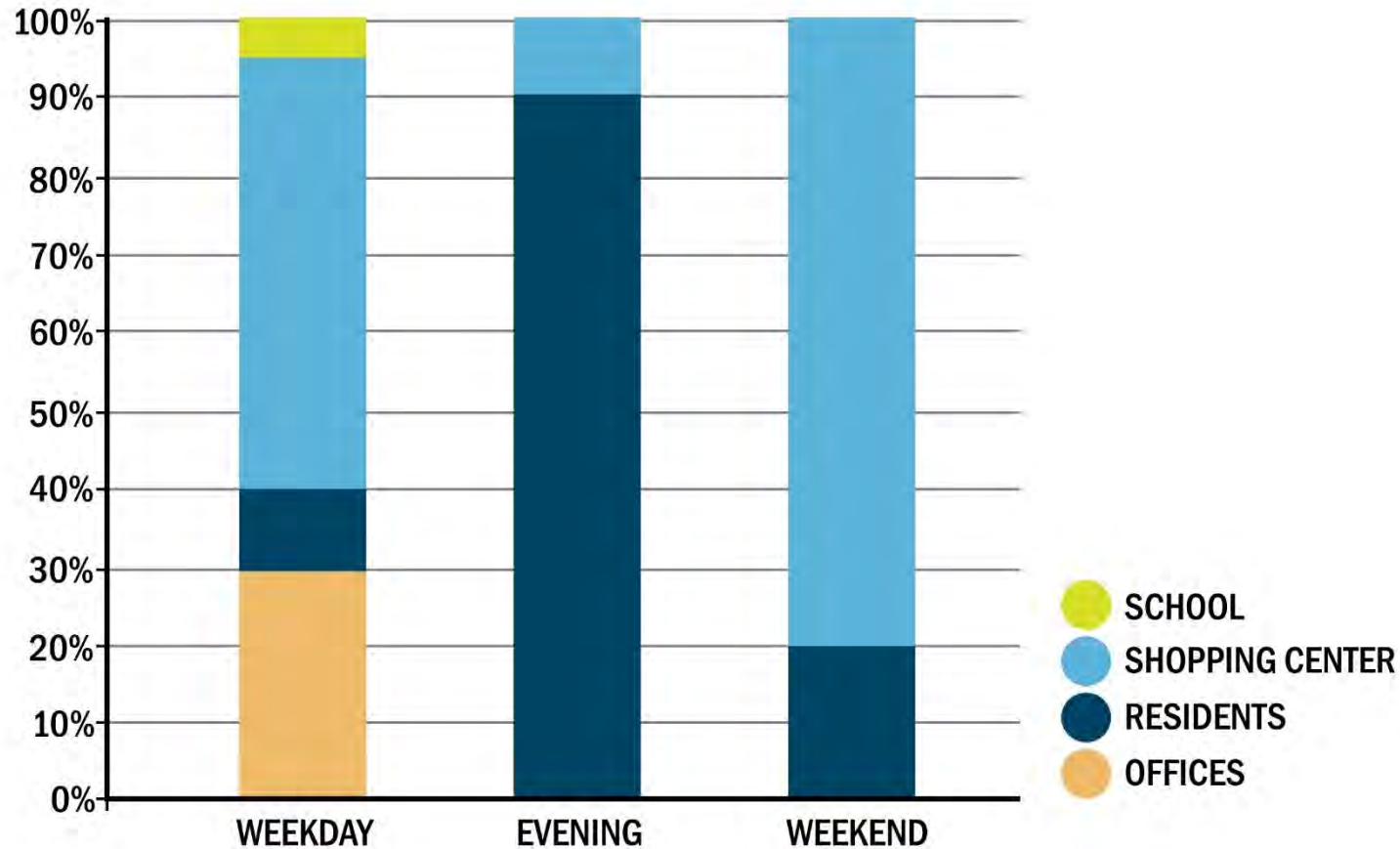
Dublin Ohio's City Manager and Council launched a year-long community-based visioning process centered around an intensive series of workshops, lectures, and charrettes

PARTNERSHIPS



Bridge Park, Dublin, Ohio

...shared parking strategies



Walkable densities require structured parking—shared parking strategies can reduce expensive parking requirements 25-35+%



PRESERVING WHAT WE VALUE



TRANSFORMATIVE PLANNING

...put markets to work



South Bay, Boston

THEATER



South Bay, Boston

Principles for community building:

walkability, connectivity, *diverse* public realm,
choices...and authenticity

WALKABILITY

Made real with density, programming and design



Needham Street, Newton MA




Needham Street, Newton MA

CONNECTIVITY

Linked to their communities physically and socially



Brooklyn Village, Charlotte NC

An architectural rendering of a modern, two-story building with a large, flat roof supported by a grid of dark metal beams. The building features extensive glass windows and a prominent entrance area. The text "SANDY SPRINGS PERFORMING ARTS CENTER" is visible on the facade. In the foreground, there is a paved plaza with several people walking and sitting on benches. To the right, there is a large, active fountain. The sky is blue with some clouds.

“There was no central heart of Sandy Springs, a place that people could call a city center.”

Sandy Springs GA



Rockville Town Center, MD



PUBLIC REALM

Multilayered—from places to reflect to lively squares





City Springs, Sandy Springs GA

AUTHENTICITY

Celebrate their communities' stories and living culture



Water Street, Tampa FL



Belmar, Lakewood, CO



Robert E. Simon, founder of Reston

Reston , VA—Robert E. Simon, founder of Reston



Memphis TN



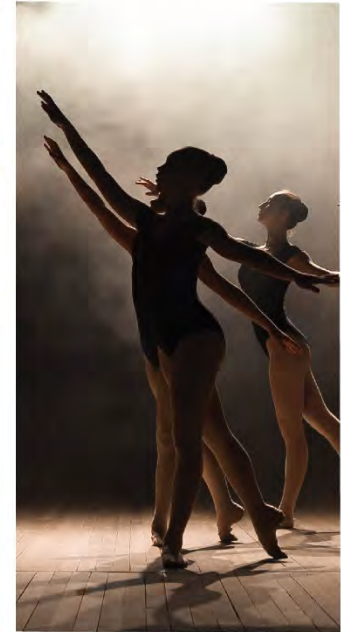
Cultural Summit

..... Celebrating arts & culture in our community



Free

Event



Moving forward:

Foundation, thresholds for success, principles for community building

1. Foundation

- Demographics: urban opportunity
- Economy: the urban imperative
- Technology: urban assistant
- Climate change: urban dividend

2. Thresholds for success

- Leadership
- Engagement
- Partnership
- Preserving what is valued
- Transformative Planning

3. Principles for community building

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



CREATING THE NEXT GENERATION OF URBAN PLACES



DAVID DIXON, FAIA . Stantec's Urban Places

David.Dixon@Stantec.com @DavidDixonUrban

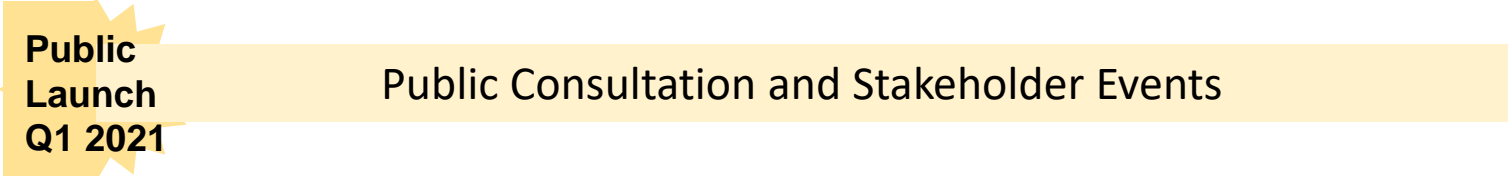
Discussion

Project Timeline & Public Engagement

Project Overview

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

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



- Council Endorsement
- Statutory Open House & Special Council Public Meeting

Engagement Approach - Events

Event Type	Quantity	Event Themes
OP Update Committee Meetings	5+	Launch, Vision, Urban Structure, Key Recommendations, Draft OPA
Council Meetings	2	Key Directions Endorsement, OPA Adoption
Statutory Special Council Public Meeting	1	Draft OPA
General Public Open House Sessions	3	Launch; Key Directions; Draft OPA Statutory Open House
Centre/Area Specific Public Workshops	5-10	1-2 each for: Y&16 th , DLC, ORLC, new Growth Areas
Project Related Engagement Events	(See project plans)	Thematic consultation, i.e. Transportation, Economic Development, Climate Change, etc.
Stakeholder, agency, and land owner meetings	Multiple	various

Related Projects



Public Launch Virtual Event –

Purpose:

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

Approach:

- February 2021 Launch Event:
 - Led by a visionary urbanist
 - Virtual interactive meeting
- Online Survey (2-weeks, before and after event)



Next OPUC Meeting

Date: Tuesday, January 19, 2021 at 1:30pm (TBC)

Purpose: Confirm Committee's 2041 Vision and Proposed Urban Structure

Discussion