

EAST BEAVER CREEK SECONDARY PLAN

Community Workshops
August 18 & 20, 2025



LAND ACKNOWLEDGEMENT

We are gathering on lands that have been home to First Nations Peoples from time immemorial. We acknowledge that what we now call Richmond Hill is on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Mississauga and Chippewa Nations of the Williams Treaty. We also recognize that we are on part of the traditional territories of the Haudenosaunee and the Huron Wendat.

We would also like to acknowledge all First Nation, Inuit and Métis peoples from across North America, also known as Turtle Island, who now reside in the City of Richmond Hill. We are committed to rebuilding constructive and cooperative relationships.



AGENDA

Welcome and Study Overview

Presentation by the Consultant Team (Part 1)

- Existing Conditions
- Updated Vision & Guiding Principles

Small Groups – Visioning Activity

Presentation by the Consultant Team (Part 2)

- 3 Development Options

Small Groups – Discussion of the Options

Next Steps

HOUSEKEEPING

Main Meeting Room

- The main meeting room is being recorded
- Please keep cameras off and microphones muted in the main meeting room

Breakout Rooms

- Not recorded
- Go ahead and turn your camera on
- Please state your full name and any affiliations the first time you speak
- Notetakers will document the discussion as part of the public record

COMMUNITY GUIDELINES

To maintain a safe and productive space, we ask that you:

- Listen and ask questions to understand
- Appreciate the diversity of perspectives
- Maintain a respectful space
- Share what you think in a constructive manner

STUDY TEAM

gladki
planning
associates

**Project Lead /
Planning**

dtah

Urban Design

Parcel

Land Economics

 **SLR**

**Hydrogeology &
Geotechnical**

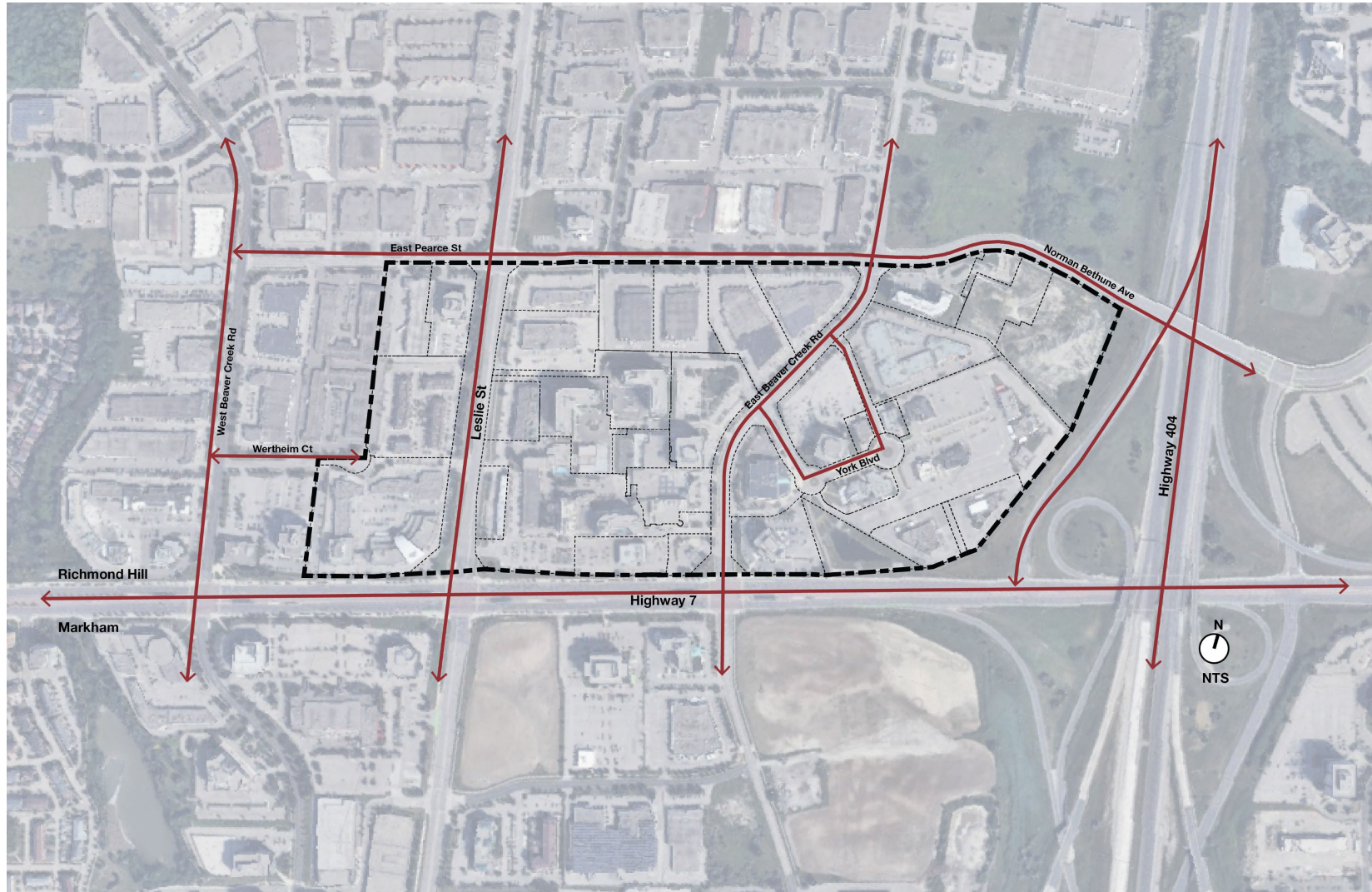
Supported by City Staff and Consultants:


Transportation




Aquafor Beech Limited

Municipal Servicing

EAST BEAVER CREEK SECONDARY PLAN AREA (EBC)



Legend

-  Study Area
-  Existing Public Streets
-  Existing Parcels

POLL QUESTION

What brings you to the East Beaver Creek area (EBC)?

STUDY PROCESS AND TIMELINE



*Timeline subject to change

EBC TODAY



EXISTING CONDITIONS



Leslie Street

East Beaver Creek Road

Highway 7

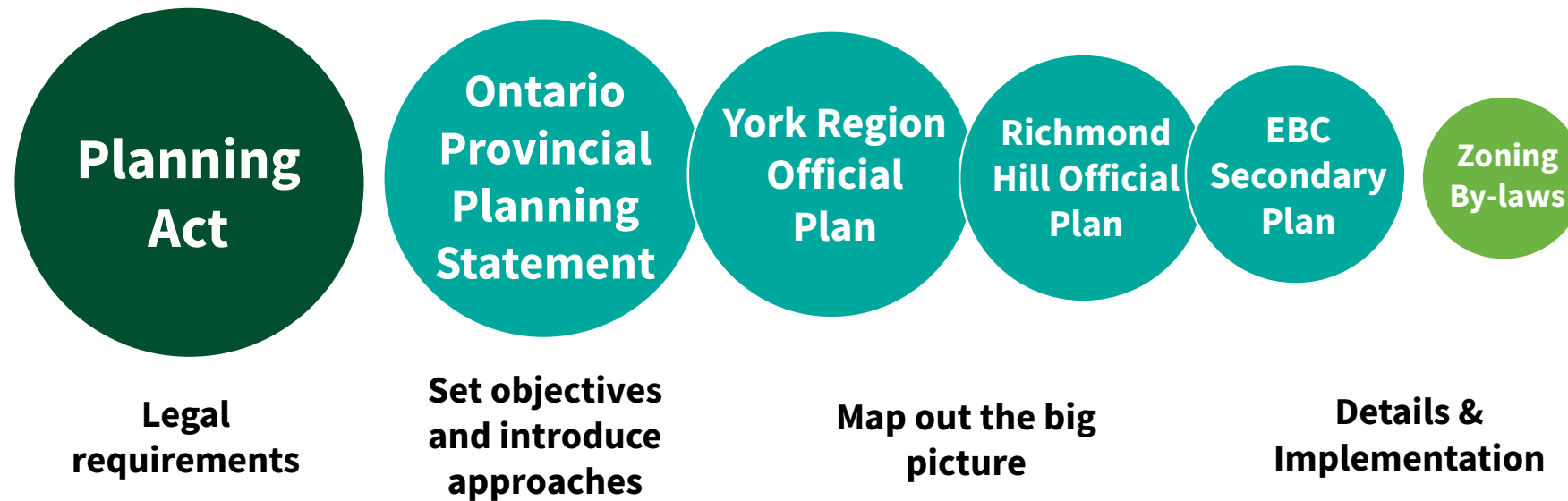
EXISTING CONDITIONS



EXISTING CONDITIONS

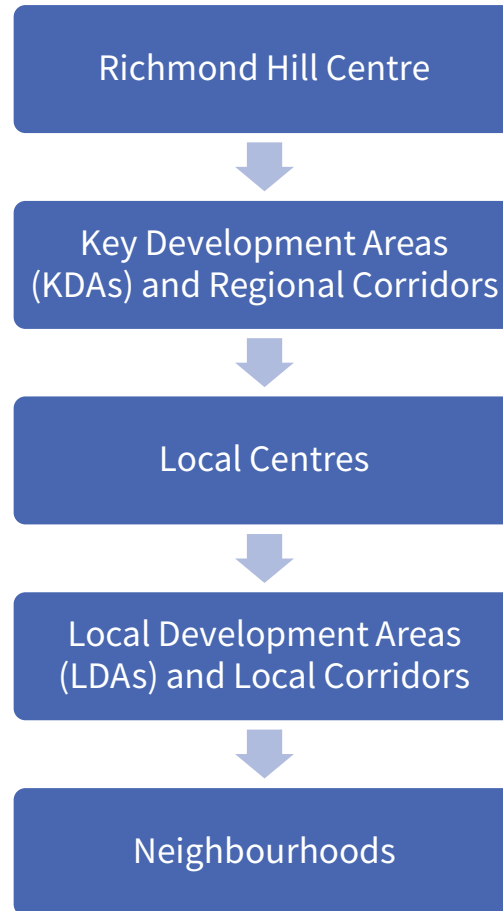


WHAT IS A SECONDARY PLAN?



WHY A SECONDARY PLAN FOR EBC?

Intensification Hierarchy



East Beaver Creek Road & Highway 7
Local Centre

EBC IN THE FUTURE



DRAFT VISION & GUIDING PRINCIPLES

East Beaver Creek and Highway 7 will evolve over the long term into a **mixed-use complete community** where residents enjoy a high quality of life and can meet their daily needs locally or by a convenient transit trip. It will be an **urban place with a uniquely broad range of uses, served by rapid transit** along Highway 7 and, in the future, Leslie Street.

Over time, the area's residential population and non-residential uses will be **connected by a public realm network** of walkable streets, pedestrian and cycling connections, greenspace, and urban open spaces that provide **access to amenities**. The area's **civic presence** will make this a destination in Richmond Hill.



Connected and Complete Community Guiding Principle



Community Services and Infrastructure Guiding Principle



Balanced Land Use Guiding Principle



Comfortable Transitions Guiding Principle



Diverse and Inclusive Guiding Principle



Sustainable and Resilient Guiding Principle



Varied and Distinctive Built Form Guiding Principle



Gateway Guiding Principle



Civic Identity Guiding Principle



SMALL GROUPS – VISIONING ACTIVITY

30 minutes



OPTIONS

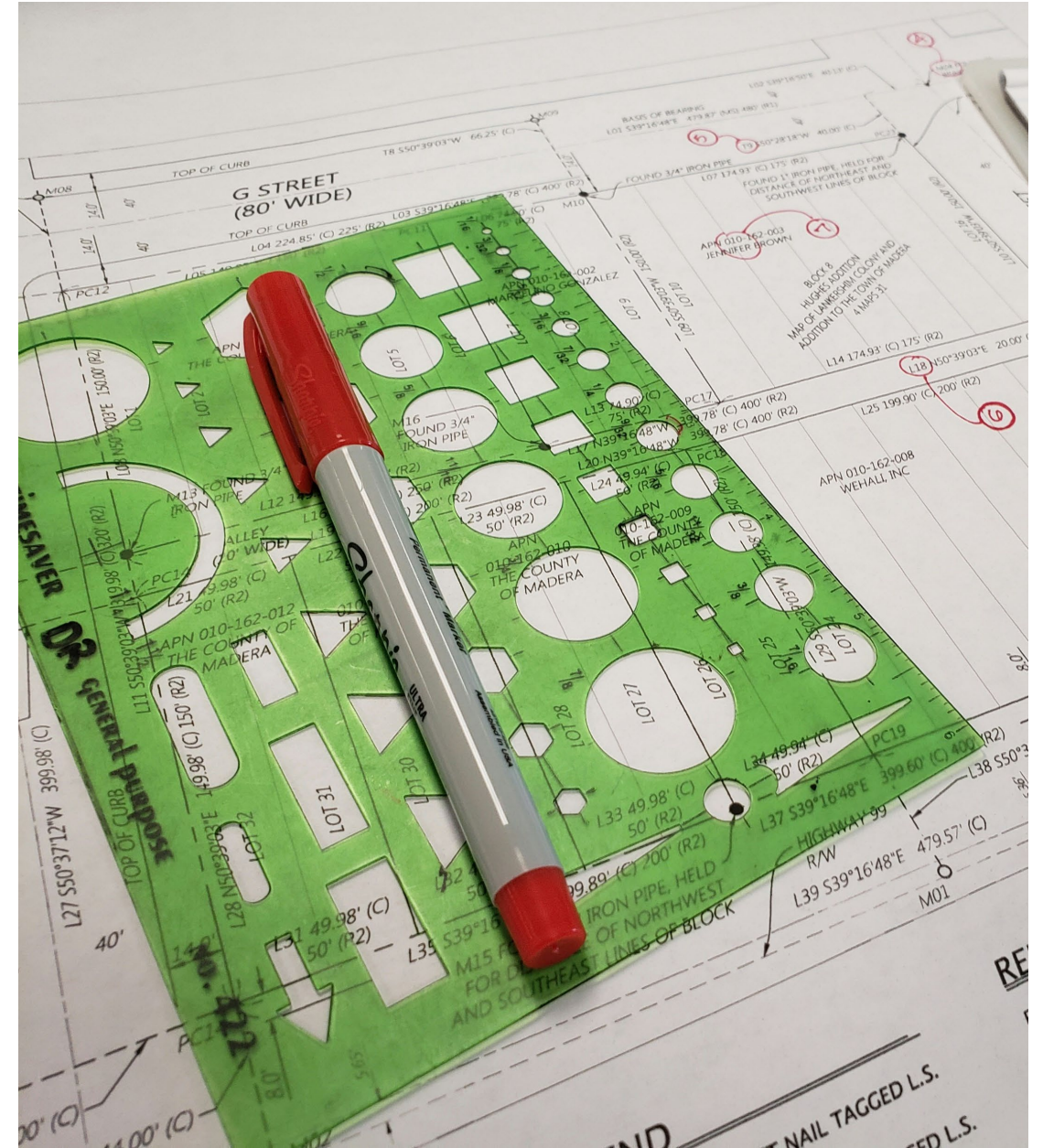


MAKING A NEW URBAN PLACE

How might the East Beaver Creek area change?

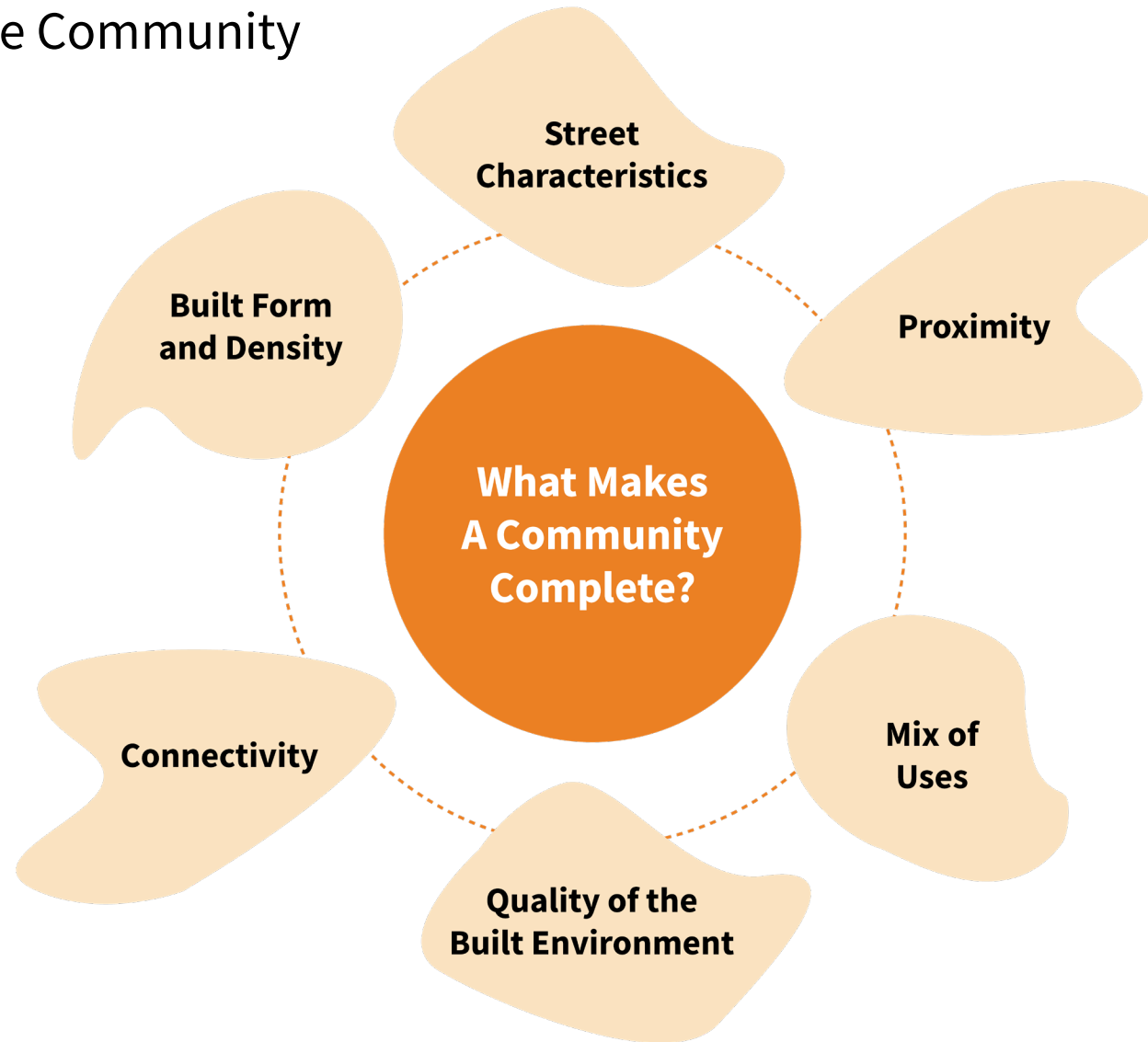
Task: Show how the EBC area can become a Complete Community that satisfies the Vision and Guiding Principles.

- Develop a framework that can adapt to different conditions over time.
- Describe the ingredients that could become part of this revitalized part of Richmond Hill.
- Discuss potential options and show one way they might look like.



MAKING A NEW URBAN PLACE

Elements of A Complete Community



MAKING A NEW URBAN PLACE

The Starting Point



Block Structure: Existing Streets

MAKING A NEW URBAN PLACE

The Starting Point



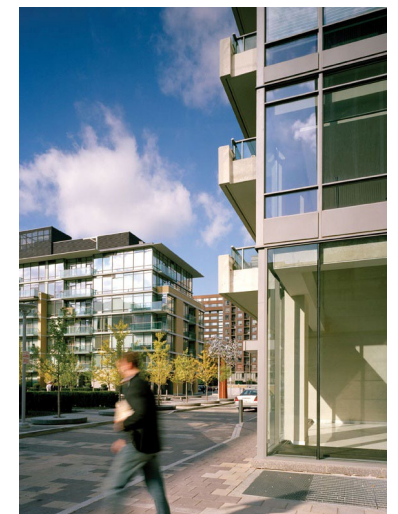
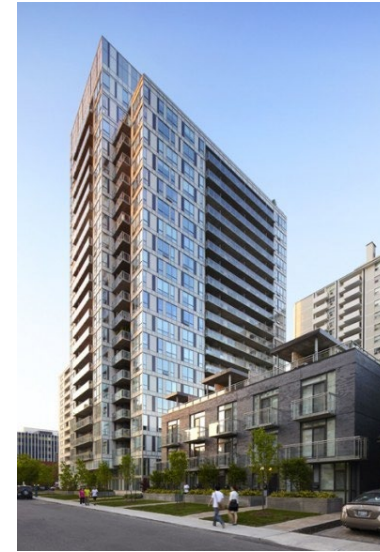
Block Structure: Potential Connections

MAKING A NEW URBAN PLACE

Adding The Ingredients

Assumptions

- New streets and connections
- New parks and public spaces
- A “Civic Heart”
- A range of building types and height
- Tallest buildings related to transit stops
- Retention of non-residential and employment land uses
- Potential for community-related institutional uses
- Expanded stormwater pond



MAKING A NEW URBAN PLACE

Adding The Ingredients

Constant for each option*

New streets and connections

New community park and civic square

General location of urban plazas/POPs

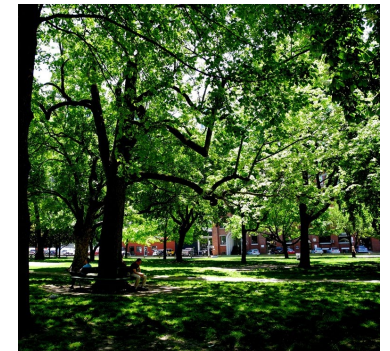
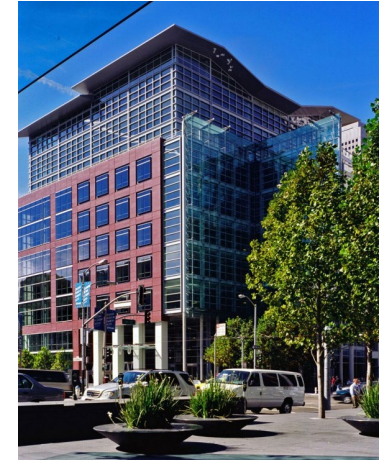
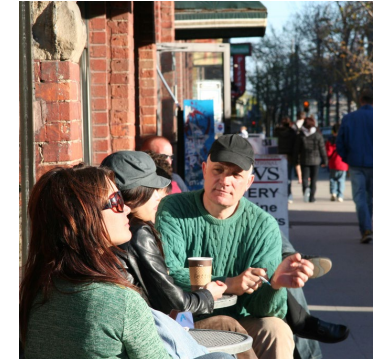
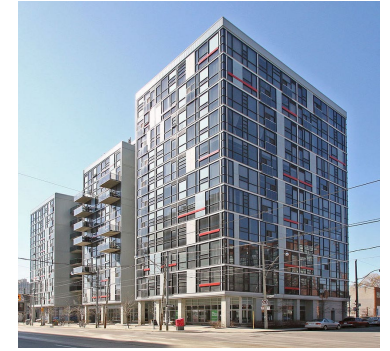
Expanded stormwater pond

Variable

Building heights and distribution

Land use transitions towards the existing employment to the north

*Subject to change as we move towards preferred development concept. A parallel technical study will inform the recommended movement network.



EAST BEAVER CREEK AREA TODAY



DEVELOPING OPTIONS FOR DISCUSSION

1: Lowest Density

Locates the greatest intensity of people and buildings along Highway 7 and Leslie Street.

Density like other Local Centres in Richmond Hill.

2: Medium Density

Differs from Option 1 with taller buildings and more people along Leslie Street and Highway 7.

Density responds to transit and land use context.

3: Higher Density

Differs from Option 2 with taller buildings throughout but still with reduced height moving away from transit. Tall buildings along 404.

Density approaching but not greater than Key Development Areas in Richmond Hill.

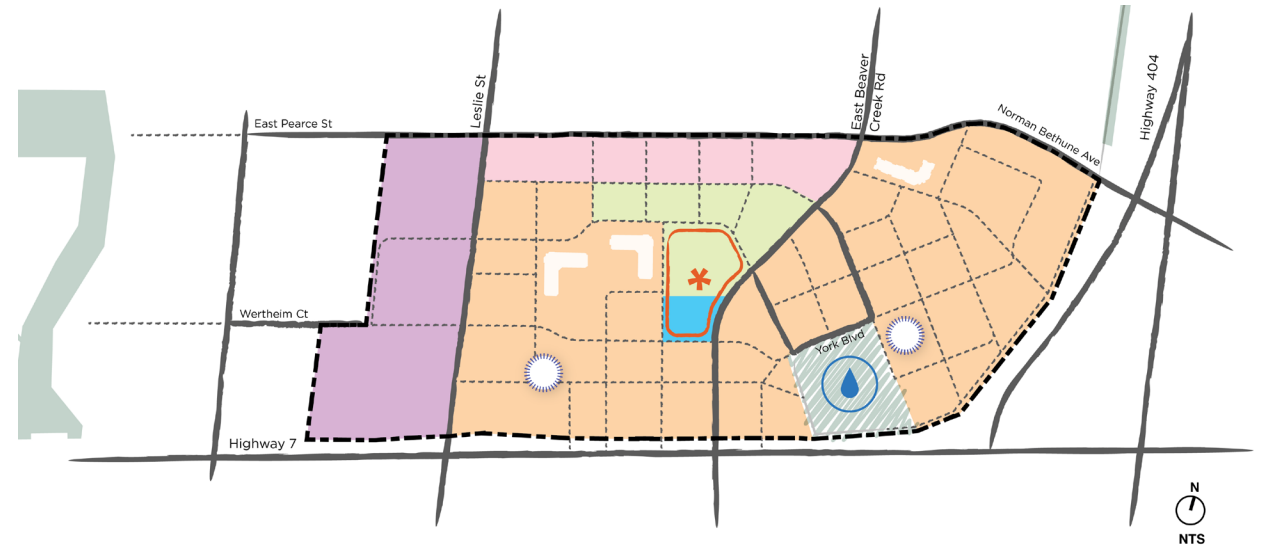
OPTION 1: LOWEST DENSITY

273 People Plus Jobs Per Hectare

Densities like other Local Centres in Richmond Hill.

Employment/non-residential to north and west.

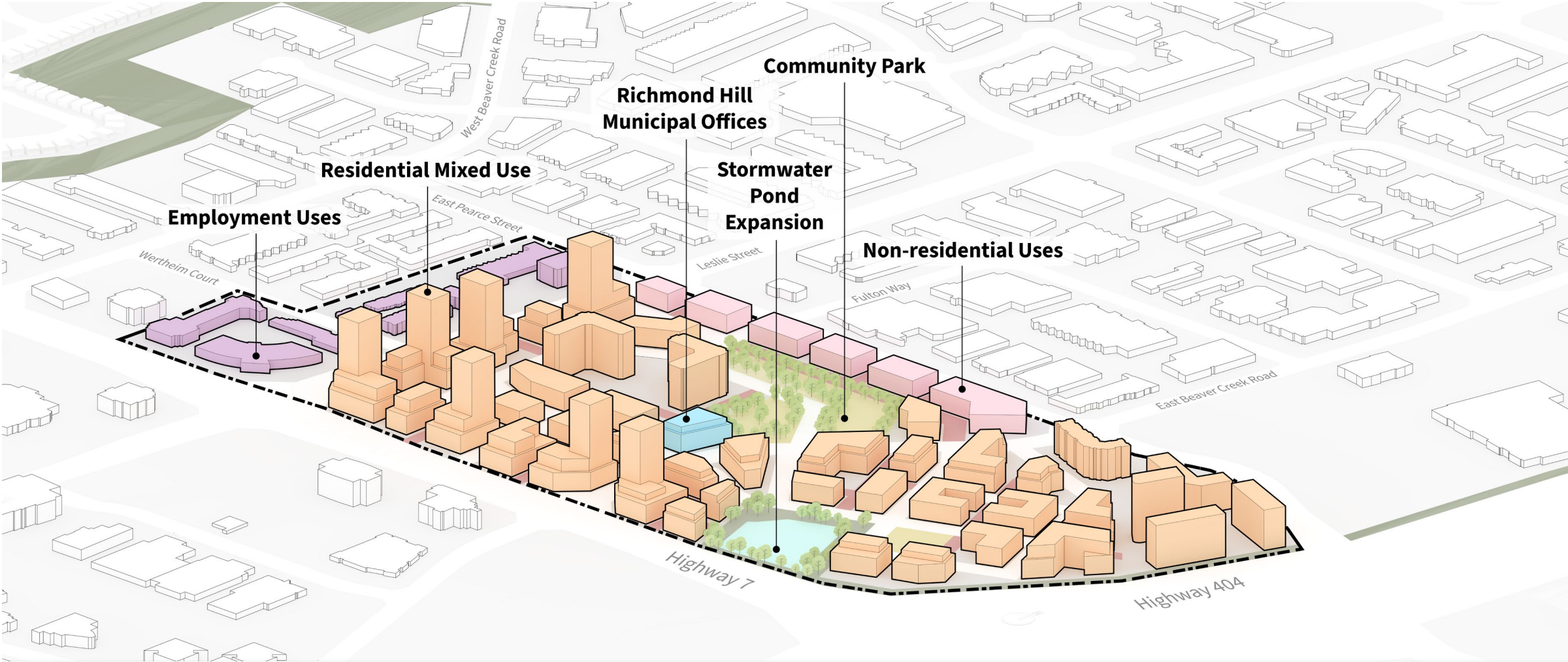
Locates the greatest intensity of people and buildings along Highway 7 and Leslie Street.



Land Use

- Study Area
- Existing Greenway System
- Existing Streets
- Existing Trails/Pathways
- Existing SW Pond + Future Expansion
- Civic Block
- Potential Movement Network
- Potential Urban Plazas/POPS
- Land Use: Mixed-use
- Land Use: Employment
- Land Use: Non-residential
- Land Use: Institutional
- Land Use: Parks

OPTION 1: LOWEST DENSITY



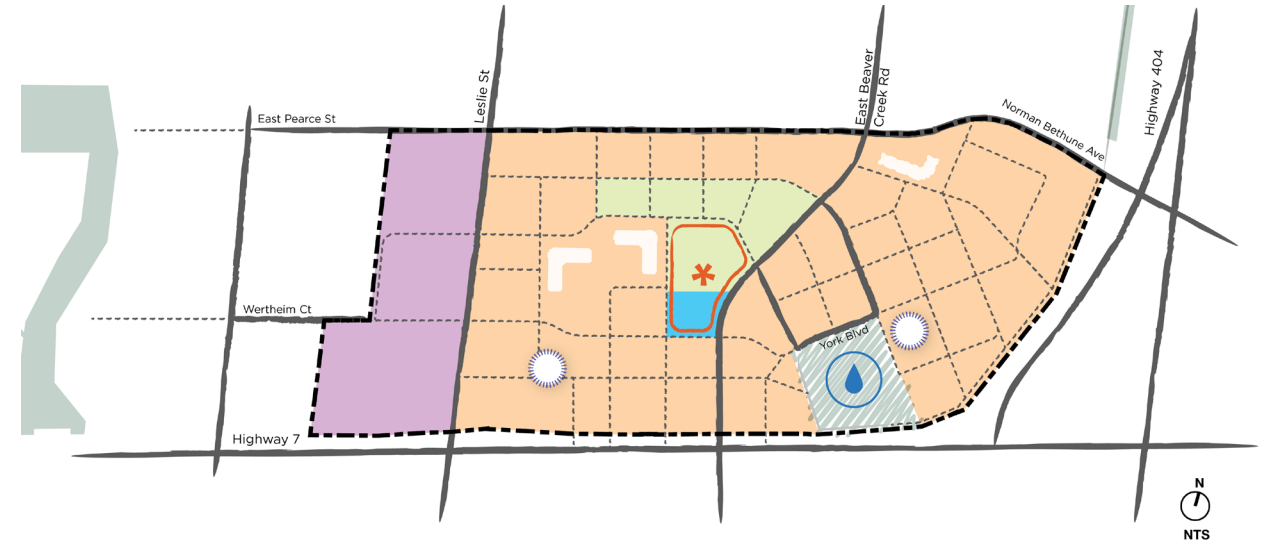
OPTION 2: MEDIUM DENSITY

328 People Plus Jobs Per Hectare














Density responds to context which includes higher order transit (BRT) and no adjacent low-rise residential neighbourhoods.

Employment to west.

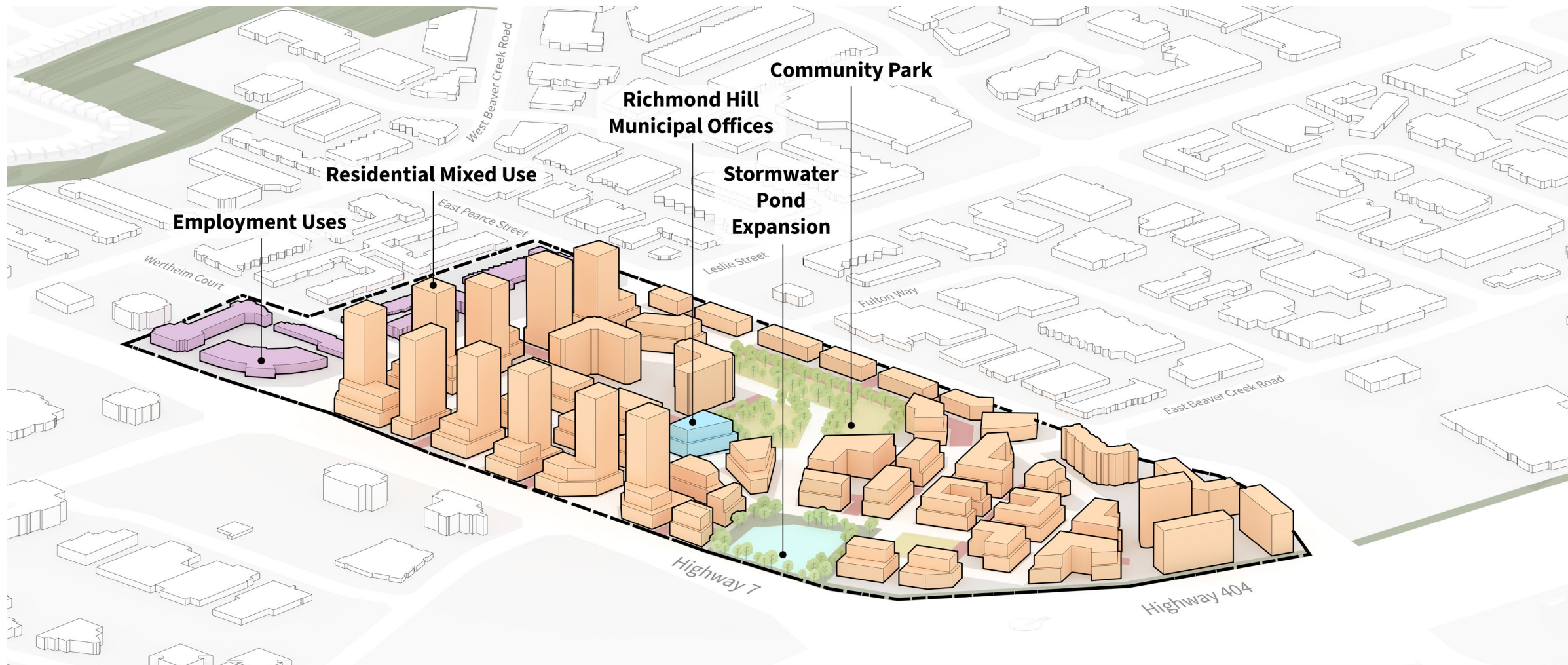
Differs from Option 1 with taller buildings and more people along Leslie Street and Highway 7.



Land Use

- | | |
|---|--|
|  Study Area |  Land Use: Mixed-use |
|  Existing Greenway System |  Land Use: Employment |
|  Existing Streets |  Land Use: Non-residential |
|  Existing Trails/Pathways |  Land Use: Institutional |
|  Existing SW Pond + Future Expansion |  Land Use: Parks |
|  Civic Block | |
|  Potential Movement Network | |
|  Potential Urban Plazas/POPS | |

OPTION 2: MEDIUM DENSITY

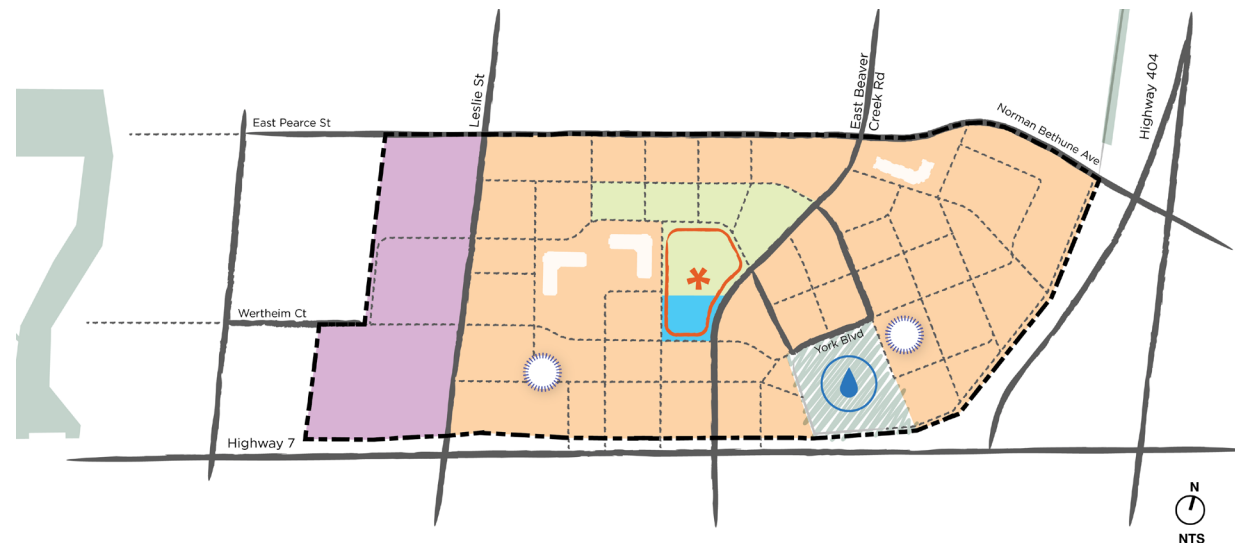


OPTION 3: HIGHEST DENSITY

444 People Plus Jobs Per Hectare

Approaching but not exceeding density for Key Development Areas in Richmond Hill.

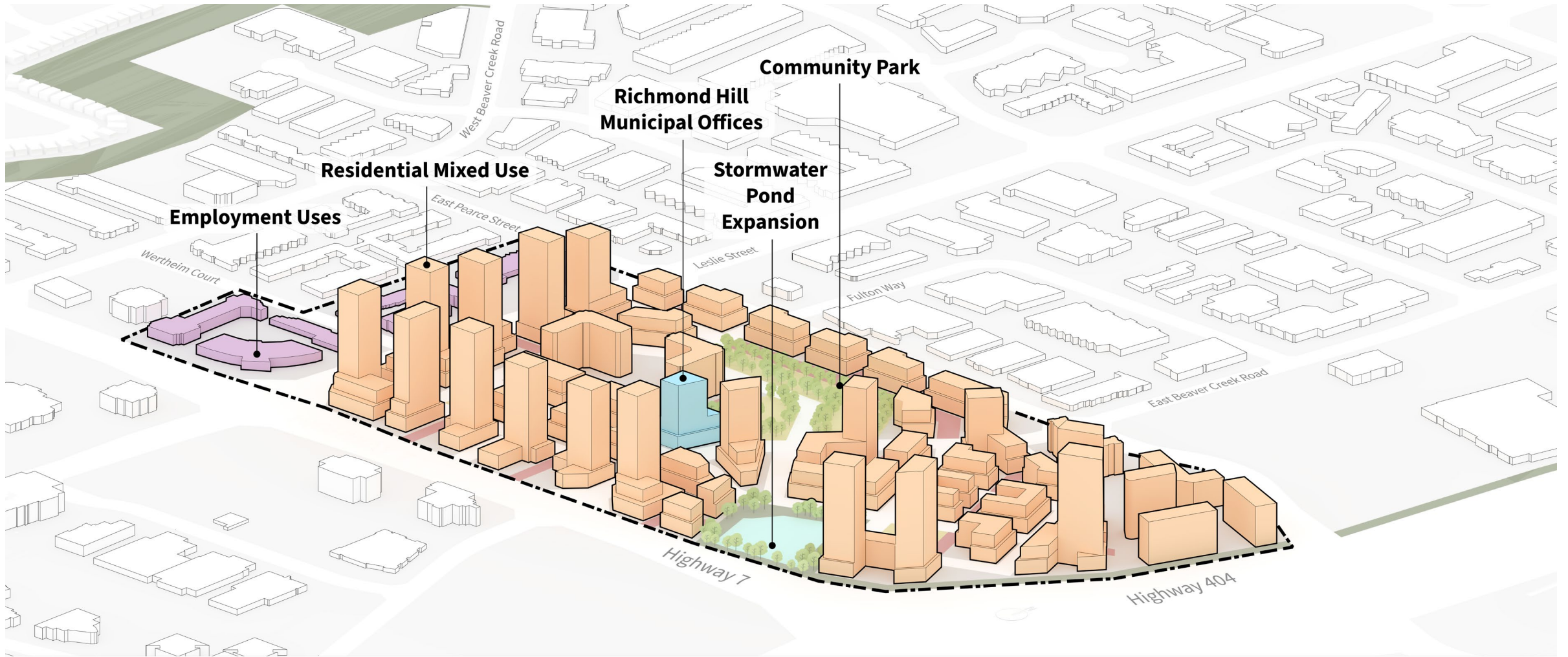
Differs from Option 2 with taller buildings throughout but still with reduced height moving away from transit. Tall buildings along 404.



Land Use

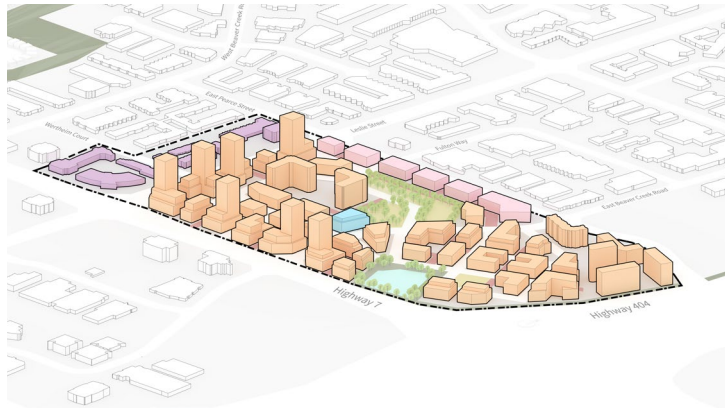
- | | |
|-------------------------------------|---------------------------|
| Study Area | Land Use: Mixed-use |
| Existing Greenway System | Land Use: Employment |
| Existing Streets | Land Use: Non-residential |
| Existing Trails/Pathways | Land Use: Institutional |
| Existing SW Pond + Future Expansion | Land Use: Parks |
| Civic Block | |
| Potential Movement Network | |
| Potential Urban Plazas/POPS | |

OPTION 3: HIGHEST DENSITY



OPTIONS SUMMARY

*Statistics are estimates and subject to change



Option 1: 273 People Plus Jobs Per Hectare

Units: 4,872

People: 9,159

Jobs: 1,839

Maximum Height: 25 storeys



Option 2: 328 People Plus Jobs Per Hectare

Units: 6,112

People: 11,490

Jobs: 1,733

Maximum Height: 30 storeys



Option 3: 444 People Plus Jobs Per Hectare

Units: 8,647

People: 16,257

Jobs: 1,643

Maximum Height: 35 storeys

SMALL GROUPS – DISCUSS OPTIONS

50 minutes



NEXT STEPS

Continue Engagement

- Online survey and engagement with interested and affected parties is ongoing to early September

Present to Council

- Background Report and What We Heard Report will go to Council in October

Develop Policy Directions

- Use feedback to develop high-level policy directions that support a preferred Development Concept
- Public engagement on policy directions in late 2025

CITY CONTACTS

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