



Richmond Hill Centre Secondary Plan

Public Open House #2
Langstaff Community Centre

November 11, 2019





Richmond Hill Centre Secondary Plan Study

Public Open House #2 Vision and Principles Review and Options Development

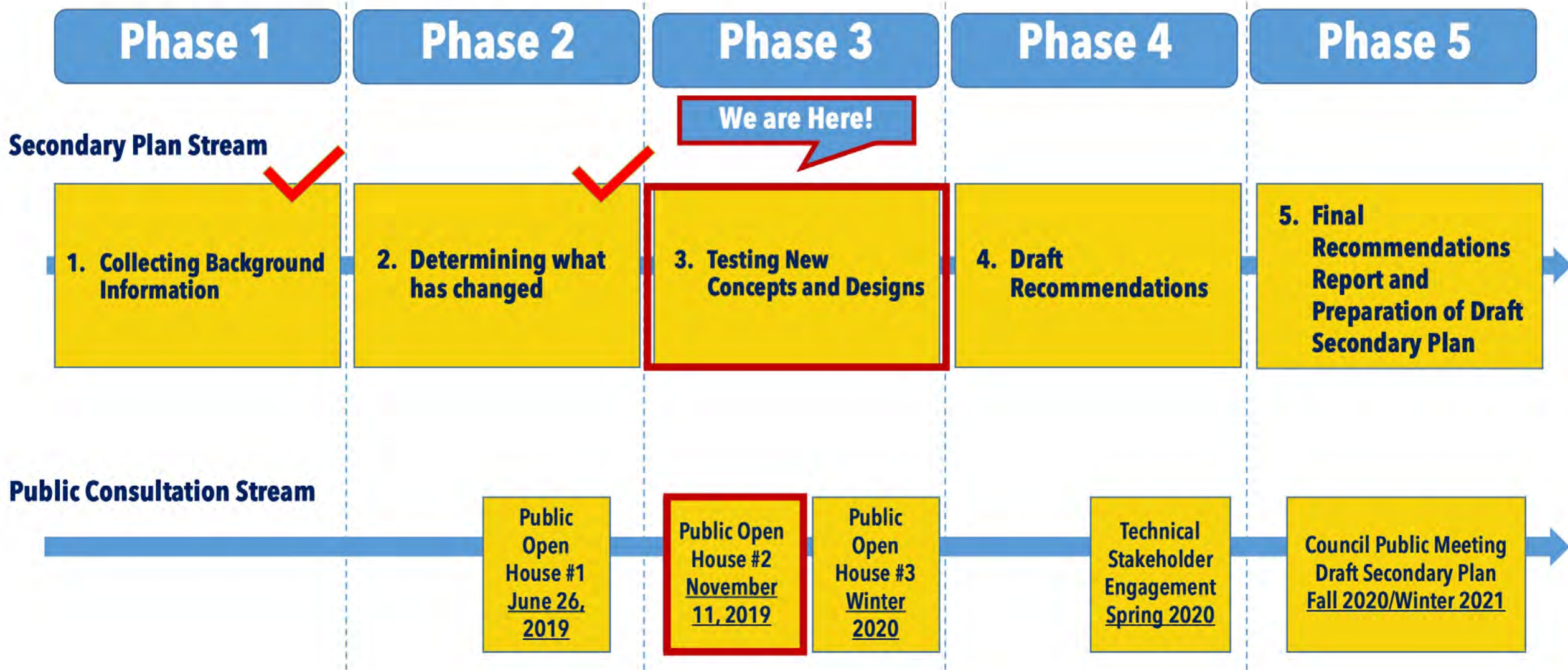
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Agenda

- 1 Process to Date
- 2 What We Heard
- 3 Vision and Principles
- 4 Key Ideas

Secondary Plan Process



Public Open House #1 - June 26, 2019

Open House participants were engaged in a discussion about how Richmond Hill Centre can develop over time. They provided a wide range of opinions and identified priorities on a variety of topics.



What We Heard

Input from the public, landowners, key stakeholders, City and Regional Staff and Council touched on high level aspirations and direction for Richmond Hill Centre

- This is a once in a lifetime opportunity to plan for something bold.
- This place is more than a transit hub, it needs to be a complete community.
- The station should be completely integrated into development.
- Realizing Richmond Hill Centre's potential will require partnerships, creative problem solving and new ways of doing things.



Richmond Hill Centre

Vaughan Metropolitan Centre

Airport Employment

Beaver Creek

Markham Centre

Downtown Toronto



Richmond Hill Centre:

A new transit-oriented urban community and employment hub at the geographic centre of the Greater Golden Horseshoe.

At the heart of major employment and residential growth areas, Richmond Hill Centre will be a walkable, lively urban place that is a magnet for business, a leader in innovation and a key destination in the GTA.

Draft Principles and Conceptual Ideas

The following are draft principles to support the vision and speak to the characteristics of place that we want to achieve in Richmond Hill Centre.

1. A place for people to work, live and have fun
2. A place defined by its high quality design and place-making
3. A place for all people
4. A place for people to walk, bike and take transit
5. A sustainable and resilient place
6. A place that supports new technology and innovation

Draft Principle #1

A place for people to work, live and have fun

Richmond Hill Centre will be more than just a high density residential neighbourhood; it will be a vibrant and transit-integrated place supported by (and supporting) a wide mix of employment and housing options, diverse retail, community and entertainment uses.



Draft Principle #2

A place defined by its high quality design and place-making

Richmond Hill Centre will be a distinctive and beautiful place that is characterized by its building diversity and high-quality design.

Efficient use of land will contribute to strong place making where buildings, open spaces and complete streets define the experience and enjoyment of the place for all people whether they work here, live here or are visiting.



Draft Principle #3

An inclusive place

Richmond Hill Centre will be a desirable and inclusive place for people of all ages, providing housing options that meet the needs of a wide range of households.

Community services and amenities will support people at all stages of life and help to strengthen their ties to the community.

Safe, accessible streets, parks and pedestrian connections will make it easy for people to get around at all times.



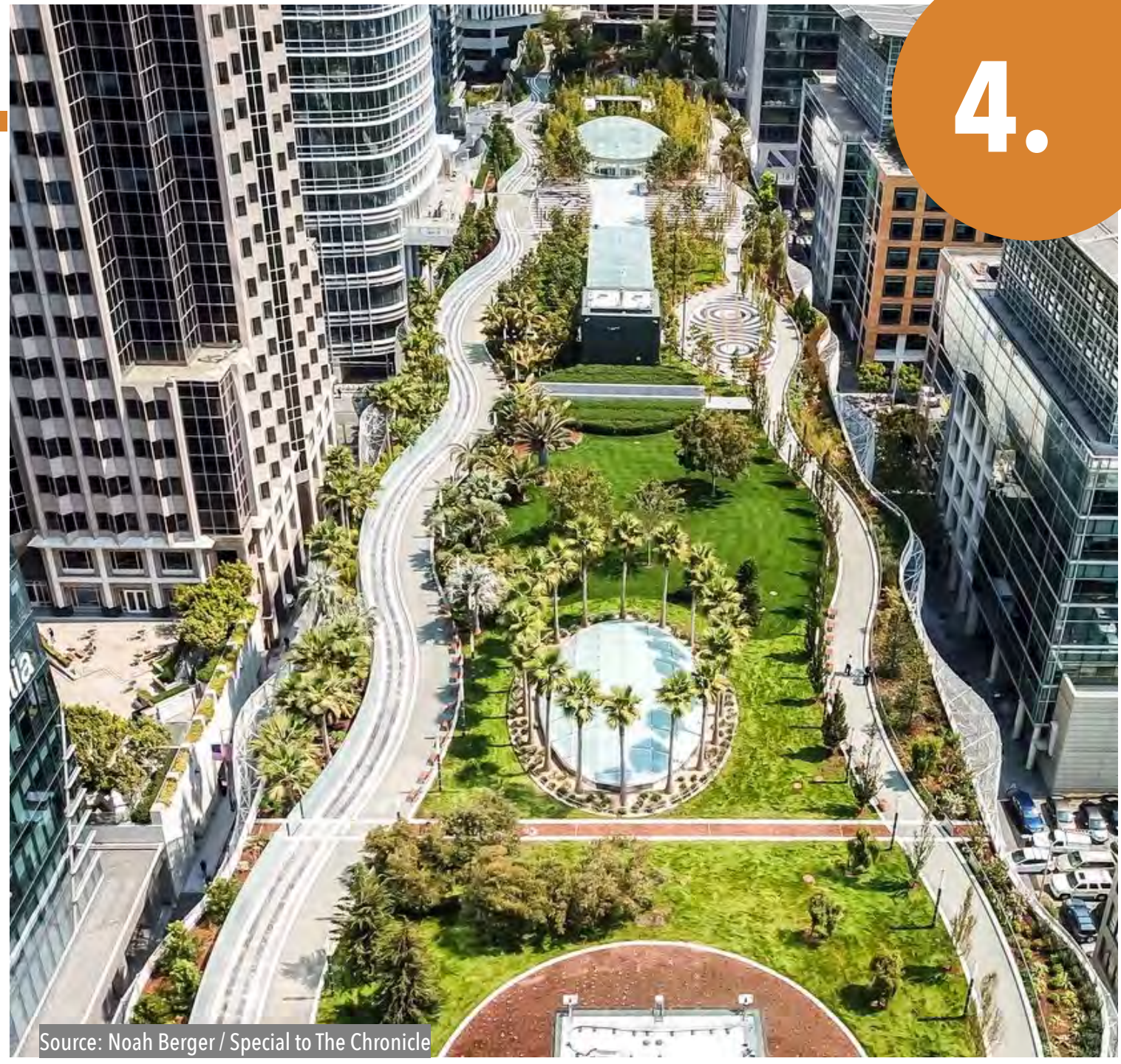
Source: Janet Rosenberg Studio

Draft Principle #4

A place for people to walk, bike and take transit

Richmond Hill Centre will be a pedestrian-oriented urban centre with the most fine-grained network of streets and pedestrian and cycling connections in the city. This network will allow easy pedestrian access to not only many destinations and amenities in the area, but also the surrounding established residential neighbourhoods and transit facilities.

High quality transit will be seamlessly integrated with development and minimize its footprint above ground. While cars will continue to be important, they will be accommodated in a way that does not detract from the quality of place.



4.

Draft Principle #5

A sustainable and resilient place

Development of Richmond Hill Centre will take a comprehensive approach to sustainability that integrates sustainable practices at all stages of development including infrastructure planning, urban design, architecture and open space design.

This sustainable approach combined with a commitment to a more mixed-use, transit-supportive environment will help to create a more resilient place that reduces its impact on the environment.



Source: Zinco

Draft Principle #6

A place that supports new technology and innovation

Planning and development of Richmond Hill Centre will be future-focused and embrace new technology, leveraging it to create a more functional and sustainable place with improved mobility.

Innovation and creativity will be reflected in collaborative methods of delivering development, community facilities, services and infrastructure to facilitate urban evolution over time. Innovative forms of city building will make this part of the City an international show piece for transit-integrated development.



Source: ArchDaily

6.

Some Key Ideas for Richmond Hill Centre

- Develop the Richmond Hill Centre as an important place of employment
- Integrate development with transit to support a great mix and density of uses
- Integrate higher density development while supporting design innovation
- Optimize the hydro corridor to contribute to Richmond Hill Centre
- Use the space above the rail corridor for new development and open space
- Supporting people of all ages and stages in life
- Define smaller blocks to improve pedestrian connectivity
- Transform the storm pond into an asset for both the community and the environment
- Integrate high-tech and smart technologies



Canary Wharf, London UK

Develop the Richmond Hill Centre as an important place of employment

Source: Wikipedia



CIBC Square, Toronto CA

Integrate development with transit to support a great mix and density of uses

Source: Metrolinx/DBOX



Mirvish Village, Toronto CA

Integrate higher density development while supporting design innovation

Source: Henriquez Partners



Dongguan Link International Business Park, Dongguan CHN

Optimize the hydro corridor to contribute to Richmond Hill Centre

Source: Pinterest



Union Park, Toronto CA

Use the space above the rail corridor for new development and open space

Source: Toronto Life



Via Verde, New York USA

Supporting people of all ages and stages in life

Source: InHabitat and AIA New York





The Well, Toronto CA

Define smaller blocks to improve pedestrian connectivity

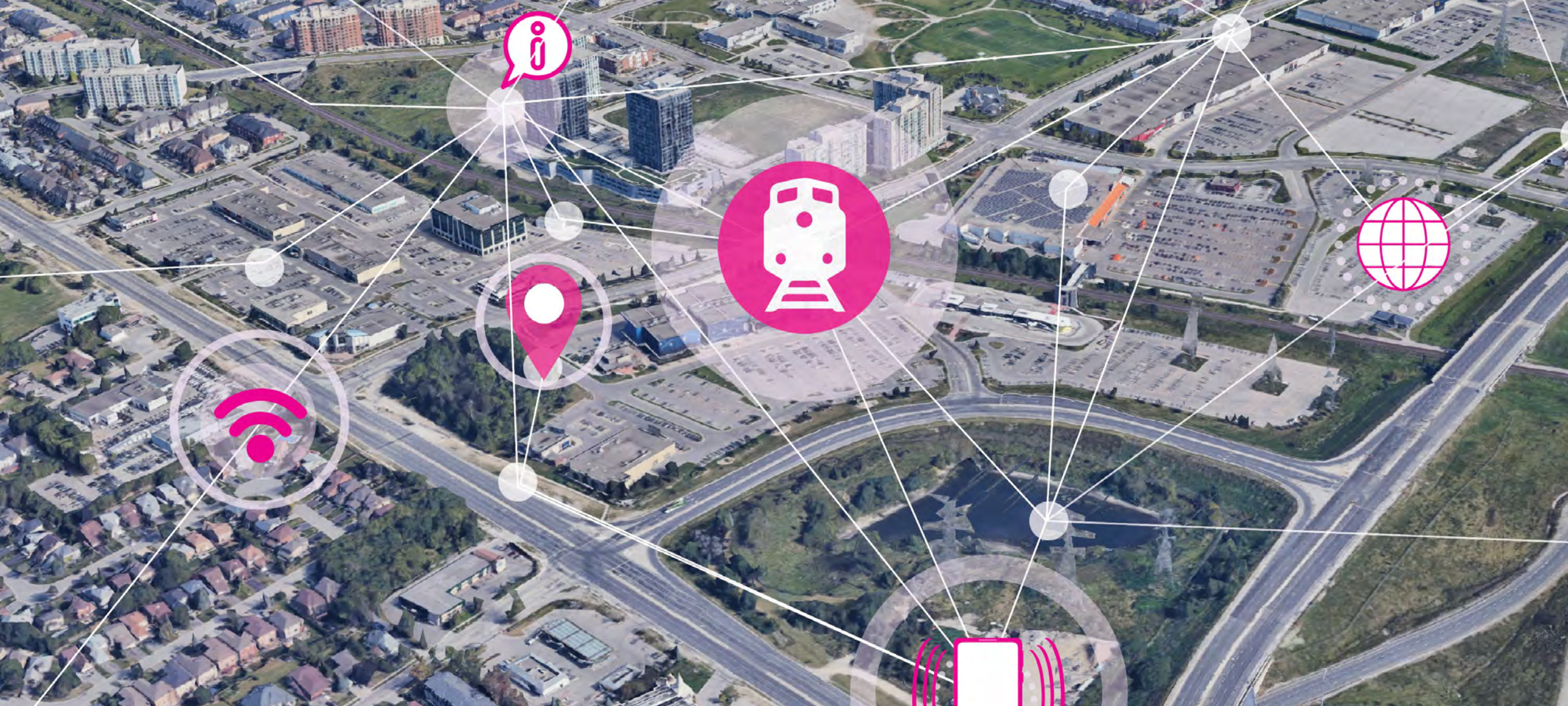
Source: Hariri Pontarini Architects



La Marjal, Alacant ES

Transform the storm pond into an asset for both the community and the environment

Source: Tierra Del Misterio



Integrate high-tech and smart technologies

Source: Urban Strategies Inc.

Applying the Ideas to the Centre: Shaping a Framework for Growth

We are beginning to explore how these ideas can shape Richmond Hill Centre



Shaping a Framework for Growth

Use Design Controls to Transition Higher Density Development to Existing Development

- Achieving transition to existing neighbourhood areas is an important part of creating a liveable centre that fits within its context.
- Determining transition areas starts with understanding where stable areas are and where change is being directed.
- The yellow areas are places that are expected to be largely stable areas.



Shaping a Framework for Growth

As part of this process we have highlighted two areas at the edges of the Centre that require special attention and consideration in the planning process.

These are:

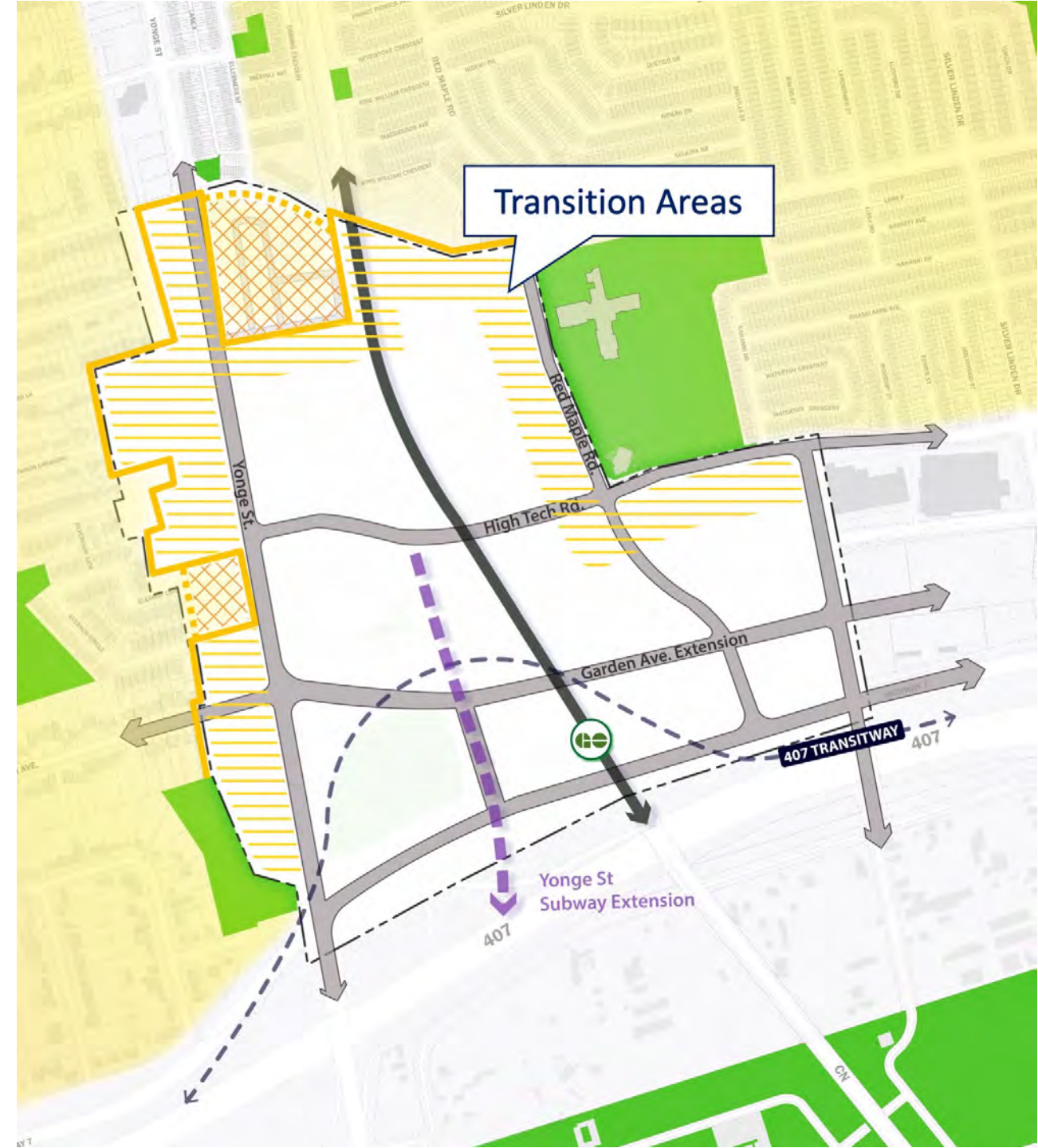
1. Properties backing onto Yonge Street and fronting Eleanor Circle
2. Existing townhouses and nine storey building north of Beresford Drive

Future stages of the Secondary Plan process will determine what role and function these areas have in the future of Richmond Hill Centre.



Shaping a Framework for Growth

- At the edge of the stable areas are places where close attention must be paid to how Richmond Hill Centre meets the existing community.
- The yellow hatched area is where we expect there will be special direction for how new buildings transition to the existing community.

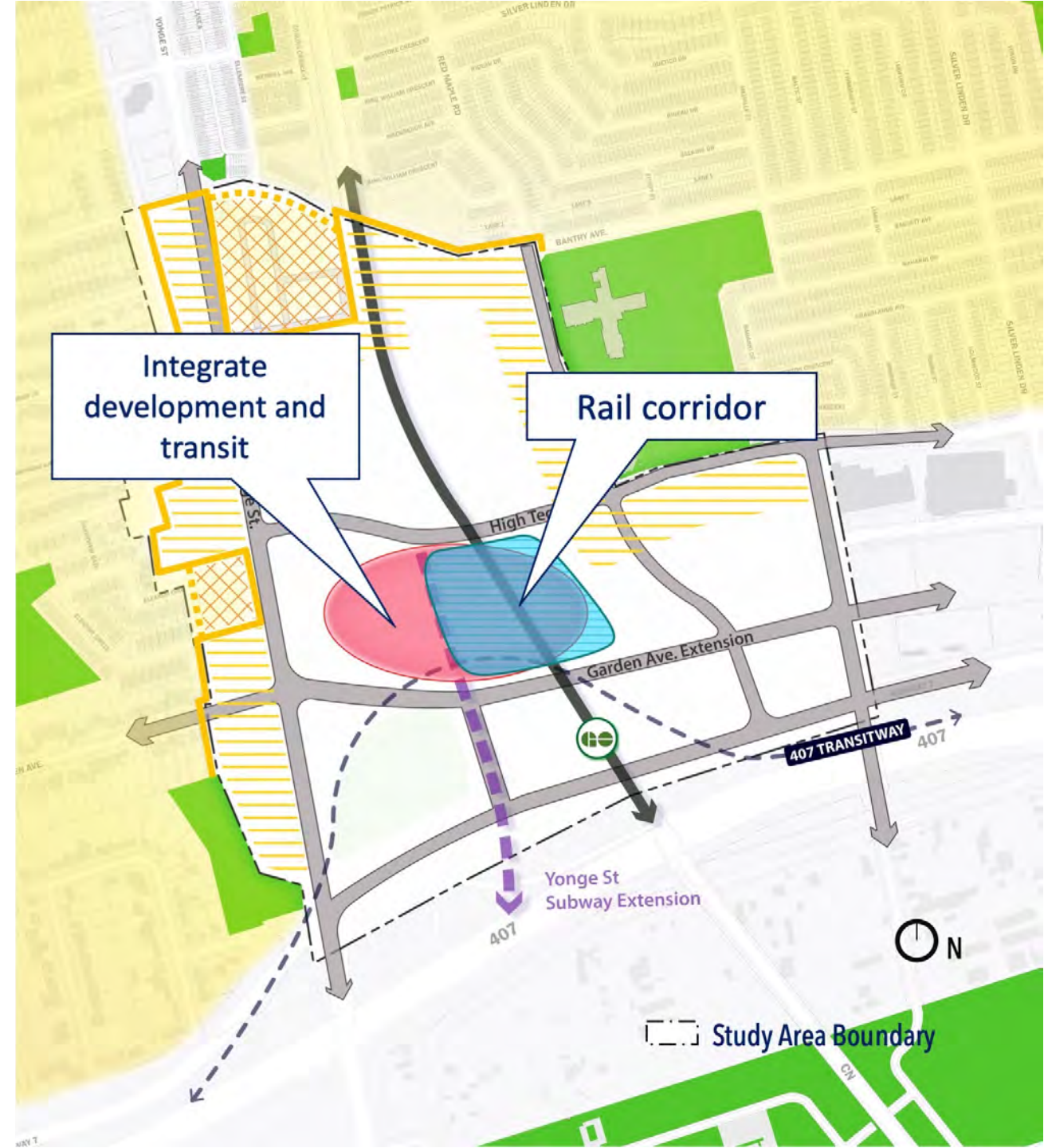


Shaping a Framework for Growth

Integrate development with transit to support a great mix and density of uses

Use the space above the rail corridor for new development and open space

- Encouraging the integration of transit with built form will help to minimize the amount of land needed for transit and maximize space for things like open space and employment. This helps to define a dynamic and unique centre.
- There is potential in using the space over the rail corridor for new development. This could materialize in built form or new open space.



Shaping a Framework for Growth

Optimize the hydro corridor to contribute to Richmond Hill Centre

Transform the storm pond into an asset for both the community and the environment

- The hydro corridor and stormwater pond are large features that define the southern edge of the Centre.
- Enhancing the stormwater pond could transform an unused feature of the area into an asset for future residents and employees.
- There may be the potential to reconfigure the hydro corridor to free up new land for development and create a new greenway along Highway 7.



Next Steps

- Today's presentation shows the start of a development framework for Richmond Hill Centre
- We will take feedback from today and continue to work on the development framework and conceptual design
- The next planned Public Open House is Winter of 2020 where we will return with an emerging preferred option





Have Questions?

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