



# Richmond Hill Centre Secondary Plan Study

## Vision and Principles Review and Options Development



November 11, 2019

Welcome to the Richmond Hill Centre Secondary Plan Study Vision and Principles Review and Options Development Public Open House.

This Open House is part of a study that will be used to inform the development of a Secondary Plan for Richmond Hill Centre.

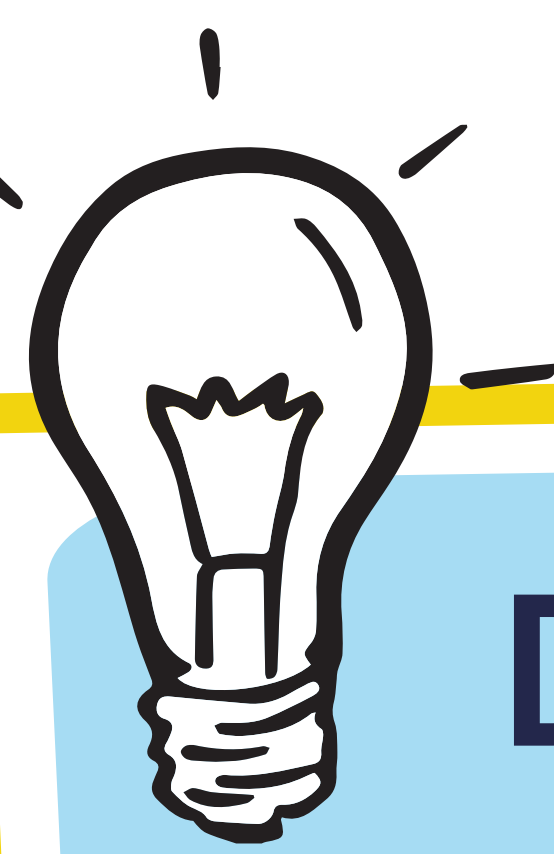
Today we are here to report back on what we heard during the June Open House, share a draft of the Vision and Principles for Richmond Hill Centre, and get your feedback on some key ideas that will inform how Richmond Hill Centre can grow and change in the future.

### Public Open House #2 Agenda

- 7:00pm** Welcome and Sign-in
- 7:15pm** Presentation
- 7:45pm** Open House Panels and Handout: Vision, Principles and Ideas
- 8:50pm** Meeting Closure and Next Steps

**Study Area**

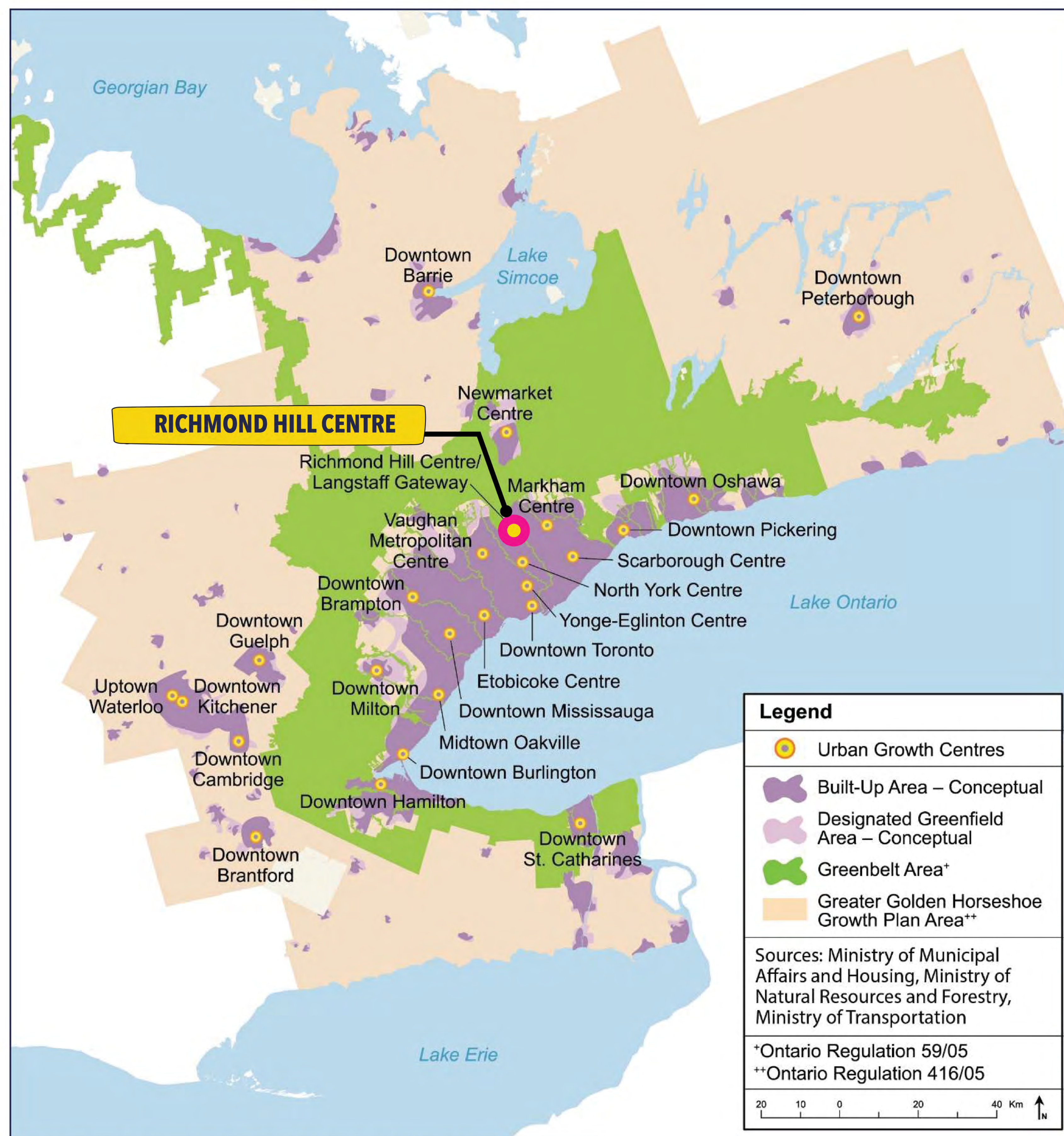




Did you know...

## There is a lot of growth and investment planned for Richmond Hill Centre!

**Richmond Hill Centre is a Provincially designated Urban Growth Centre and has been planned for population growth and major transit investment, including the Yonge Street Subway extension.** Ten years ago, the City undertook a study for Richmond Hill Centre to understand its role in the future of Richmond Hill. Since 2010, planning and engineering work has continued for the Yonge Subway Extension. To better prepare for growth and change, the City is now revisiting its plans for Richmond Hill Centre and is undertaking this Secondary Plan Study to determine a vision, shape development expectations and create a thriving new part of the City and region.

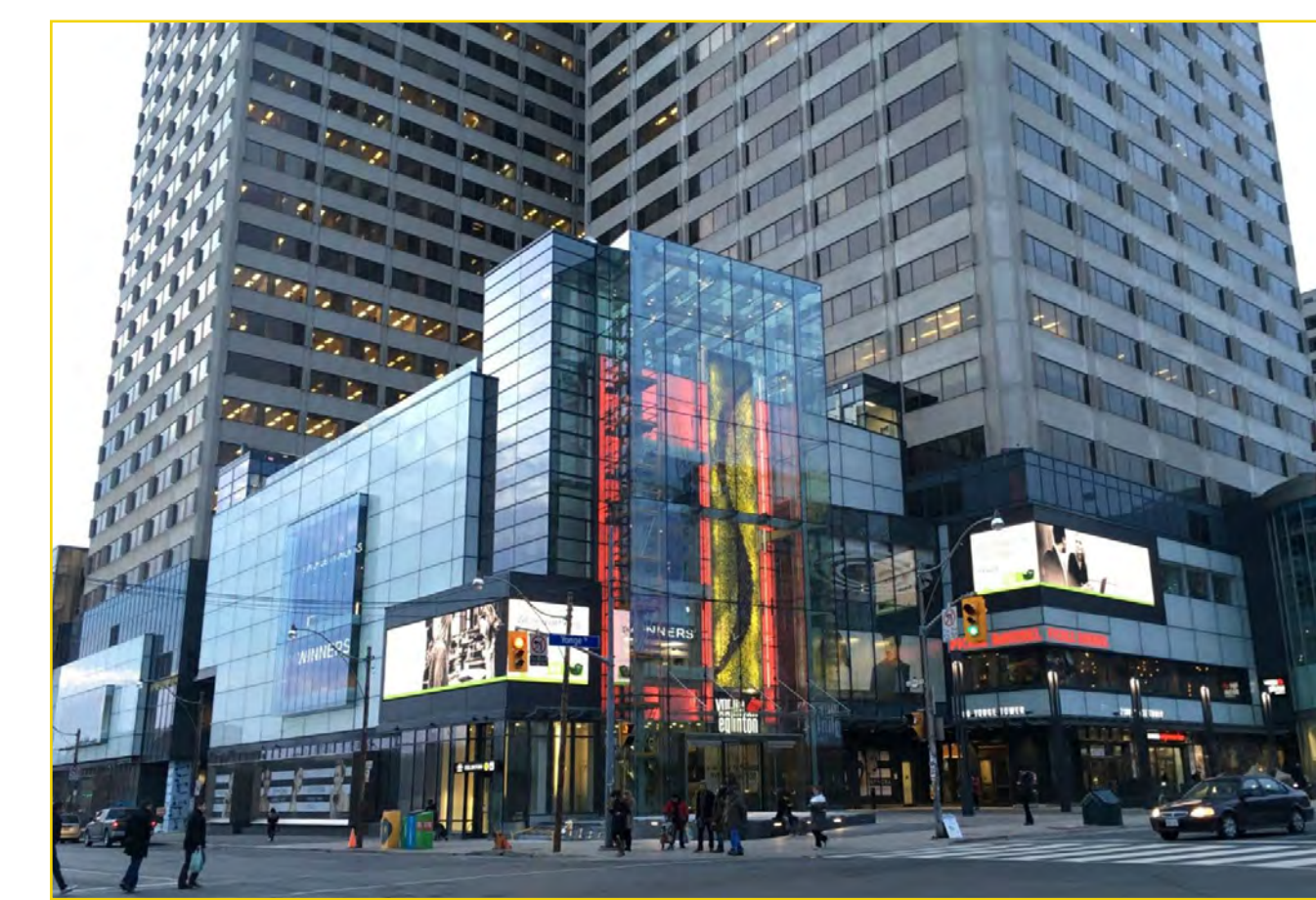


Urban Growth Centres, Places to Grow, Province of Ontario 2006

**Urban Growth Centres are intended to be transit-connected, complete communities.**



**Places to Live**



**Places to Work**



**Encourage Walking, Biking and Transit Use**

- **The Province requires Richmond Hill Centre to achieve a minimum of 200 people and jobs per hectare by the year 2031.**
- **The City's first study of the area assumed 450 people and jobs per hectare and 15,800 people + 15,700 jobs.**
- **York Region's Planning for Intensification Background Report assumes 500 people and jobs per hectare for Richmond Hill Centre.**
- **Richmond Hill Centre has land to accommodate new growth and will be well served by transit.**



Did you know...

**Richmond Hill Centre is planned to be one of the most connected transit hubs in the GTA!**

### Transit Planned for Richmond Hill Centre



#### Yonge Subway Extension

Richmond Hill Centre is the planned terminus of a 7.4km extension of the Yonge Street Subway Extension. The project is currently in the Preliminary Planning, Design and Engineering phase.



#### Bus Station

Richmond Hill Centre will be home to an important bus terminal for Viva, YRT and GO buses, providing connectivity to locations across the region.



#### Langstaff GO Station

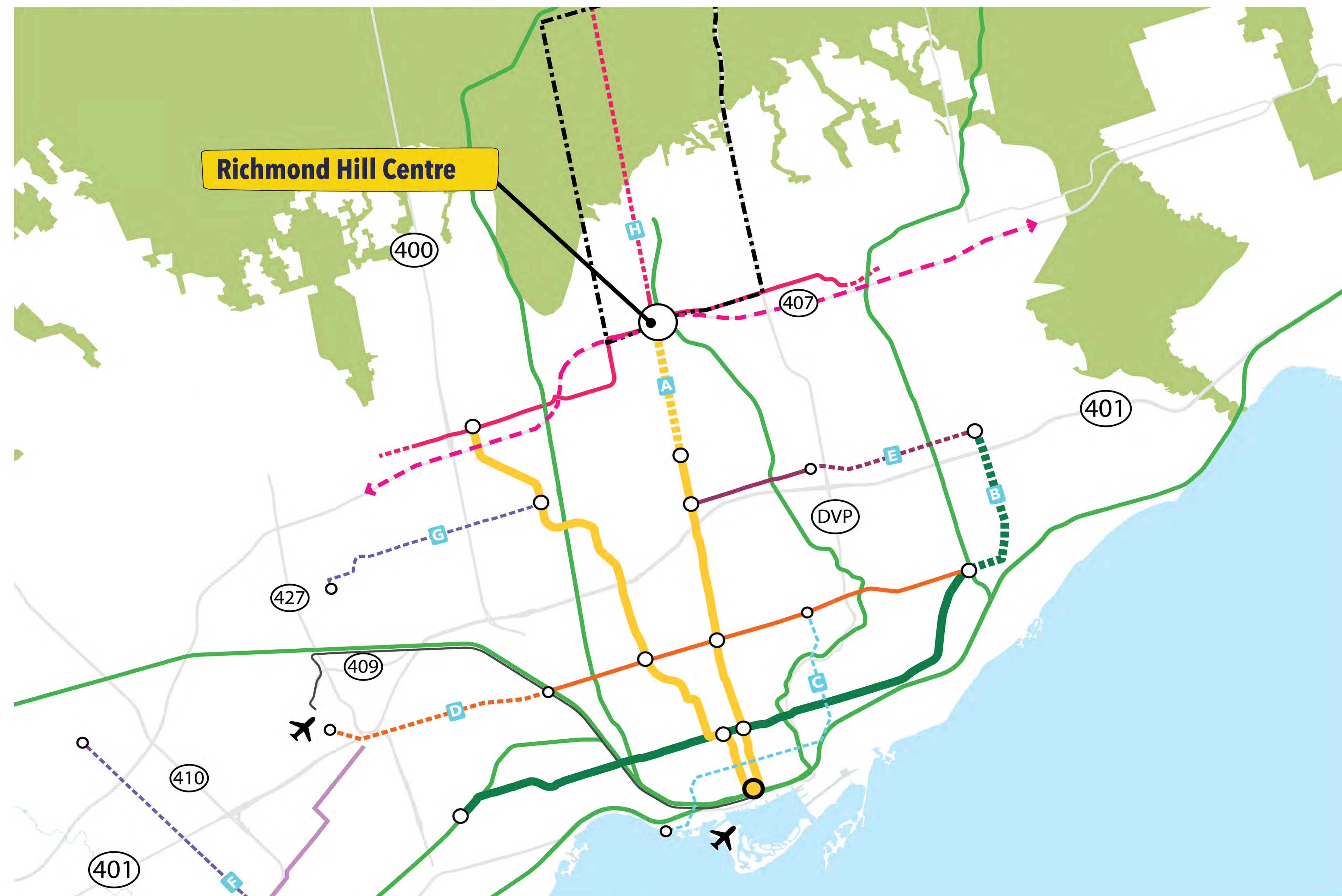
The existing Langstaff GO station currently serves Richmond Hill Centre and is a critical, high-speed link to points south, including Union Station.



#### 407 Transitway

The 407 Transitway is a long term inter-regional transit route planned to run along the 407 Highway connecting from Burlington to Durham Region.

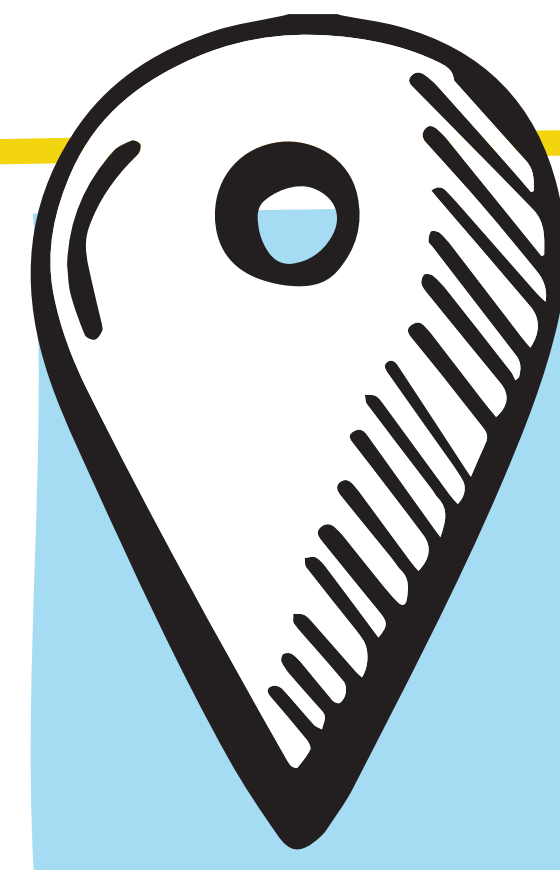
### The Emerging Transit Network



LEGEND

- Line 1: Yonge-University Line
- Line 2: Bloor-Danforth Line
- Line 4: Sheppard Line
- Line 5: Eglinton Line
- Mississauga Transitway
- VIVA Rapidway
- UP Express
- Go Lines
- 407 Transitway

- A Yonge North Subway Extension to Richmond Hill
- B Three-Stop Scarborough Subway Extension
- C Ontario Line
- D Eglinton West Extension to Pearson Airport
- E Sheppard East Extension
- F Hurontario LRT
- G Finch West LRT
- H VIVA Rapidway
- Richmond Hill



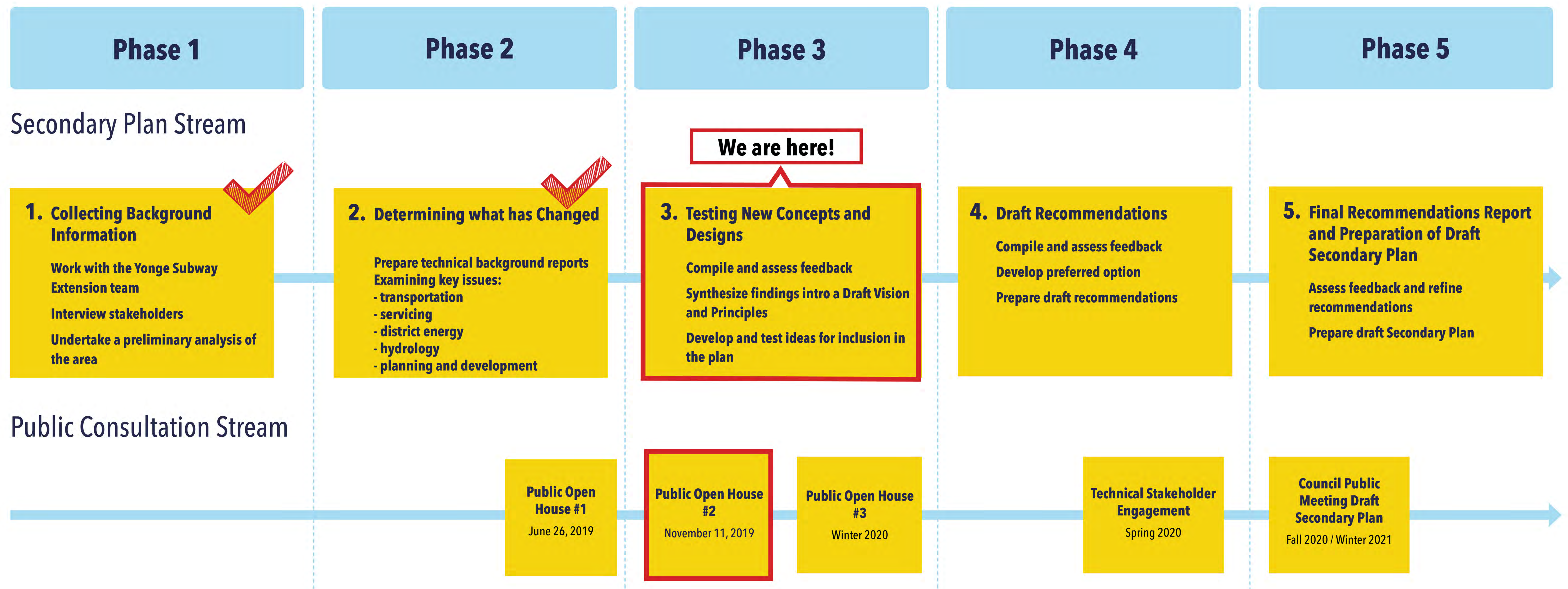
# Project Process

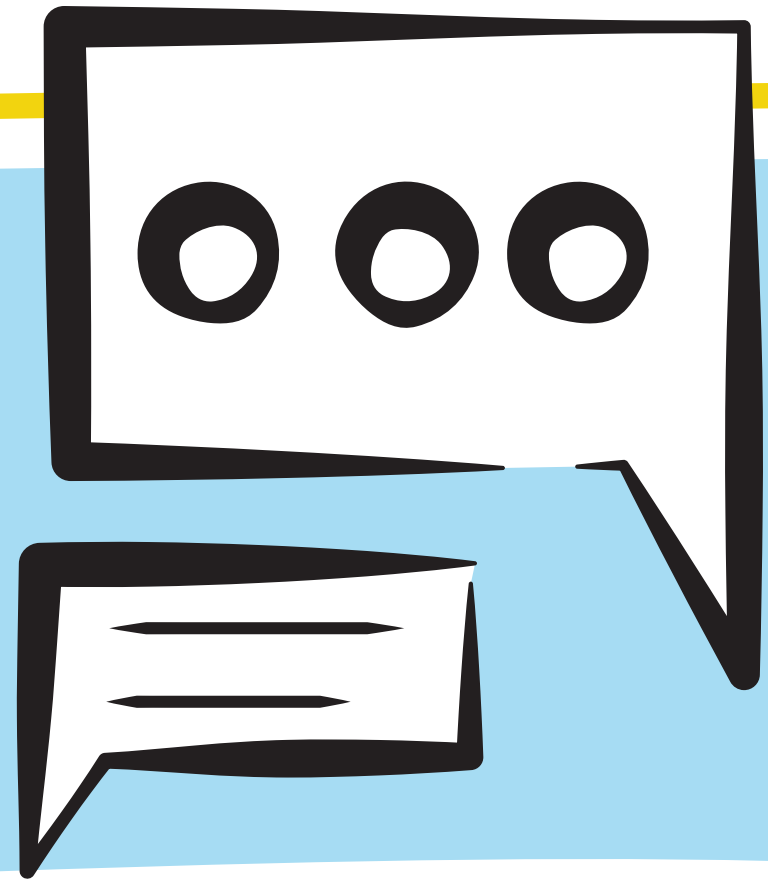
## How can you get involved?

**The Richmond Hill Centre Secondary Plan Study is going to be used to inform future development and it will help to:**

- Define Richmond Hill Centre's role in the city, region, and the Greater Toronto Area;
- Create a vision and development principles to inspire and inform the planning and development process;
- Establish the City's expectations for development over time;
- Assist in guiding the design and integration of new transit investments; and
- Contribute to the development of a new Secondary Plan

**The study will be completed over the course of 5 phases with opportunities for input throughout.**





# Project Process What we have heard so far

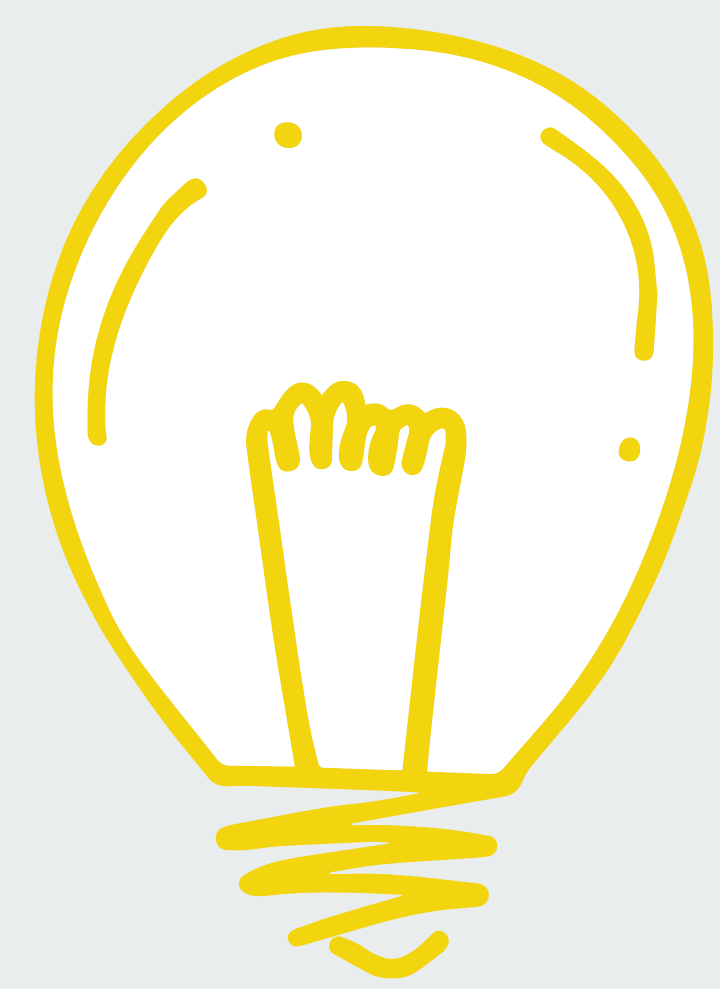


We have been getting feedback in a number of ways:

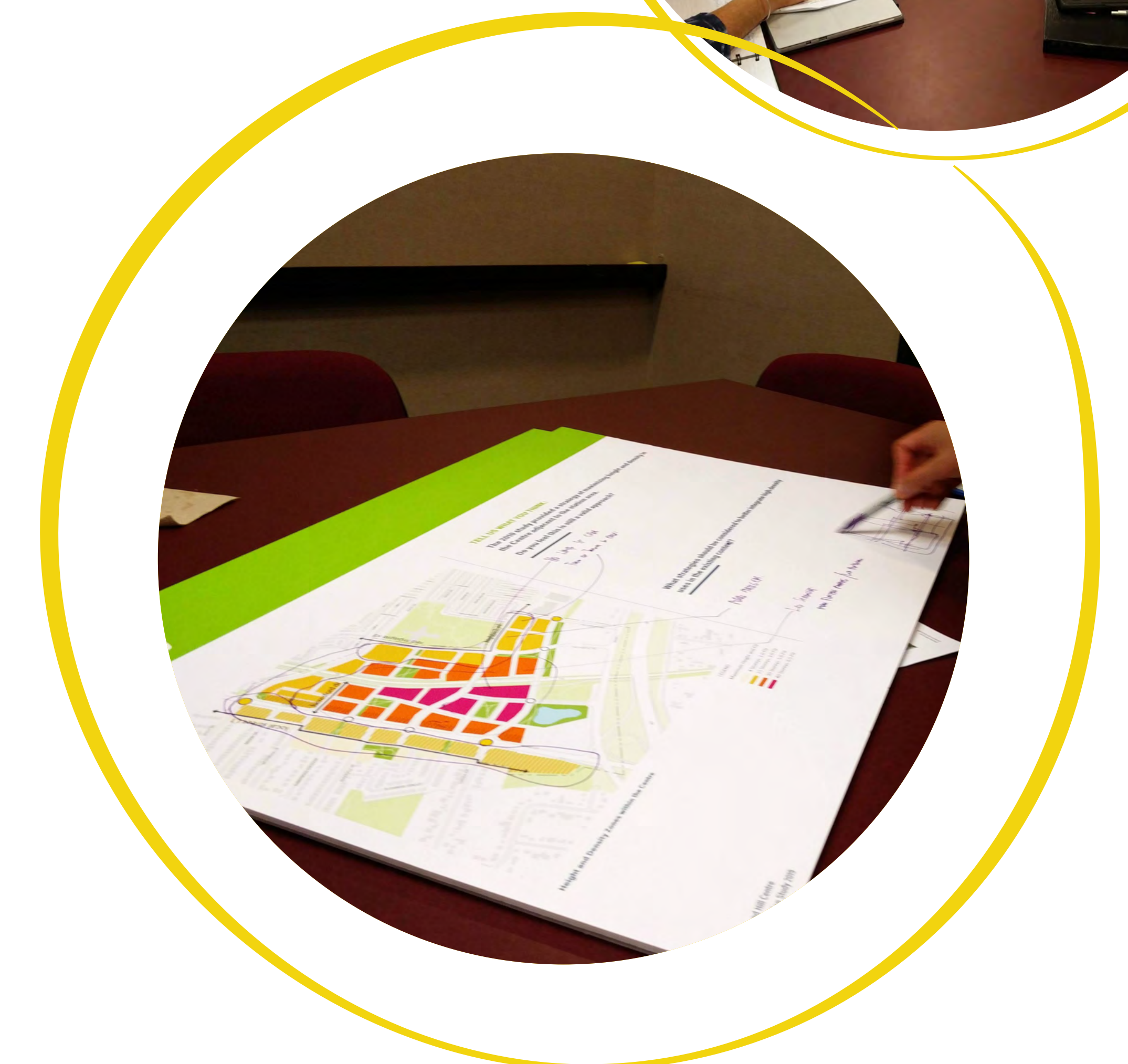


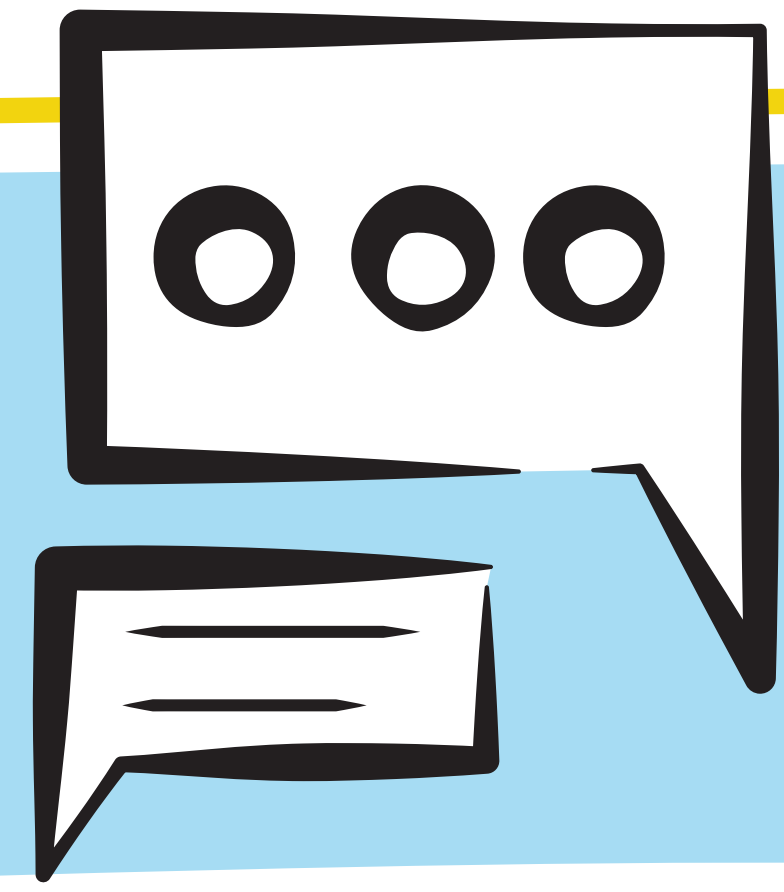
We have used feedback collected to date to help develop a draft vision, set of principles and some big ideas for how Richmond Hill Centre can evolve.

## We Heard Aspirational and Big-Picture Thinking:



- ⇒ 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 the Richmond Hill Centre's potential will require partnerships, creative problem solving and new ways of doing things.





# Project Process

## What we heard at Public Open House #1

At Open House #1, participants told us their vision of what they wanted to see in Richmond Hill Centre. Comments that we collected include a wide range of opinions and priorities on a variety of topics.

### How people want to get around:

Underground walkways would help pedestrians get around.

More options to move around – streets, connections, open space linkages.

Need to embrace new technology and ways of getting around.

It should be easy to take transit, walk, bike and get around in lots of ways.

It should be easy to park.



### What buildings should be like:

Development should fit with the existing neighbourhoods.

There should be many types of housing.

There should be a transition between tall buildings and low neighbourhoods.

The Centre should be high density.

A greater variety of buildings should be there.



### What uses people want to see:

There should be jobs that attract professional talent.

Make this location full of institutions – art, culture, education, community.

People at all stages of life should be able to live and work here.

Support independent stores and businesses.

Community services should support everyone who lives and works here.



### What types of spaces do we want to create:

There should be parks for kids of all ages to play.

Parks should contribute to a more sustainable and resilient place.

In need places to meet people and talk.

It should have smaller “urban” spaces like in older cities.

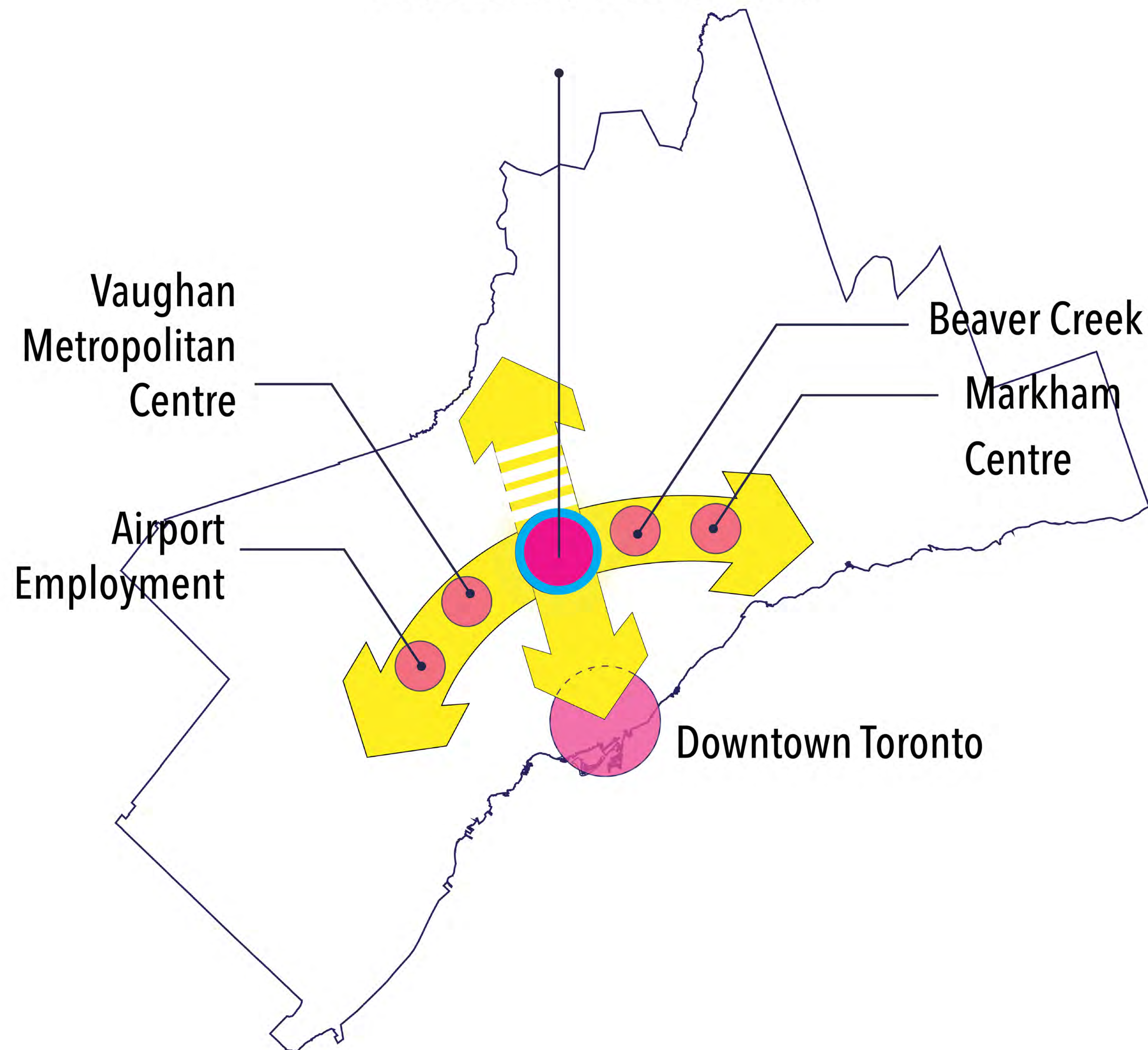
It should have gardens and places for people living in apartments.



# Defining a Vision

## The heart of the GTA's next generation of growth

### Richmond Hill Centre



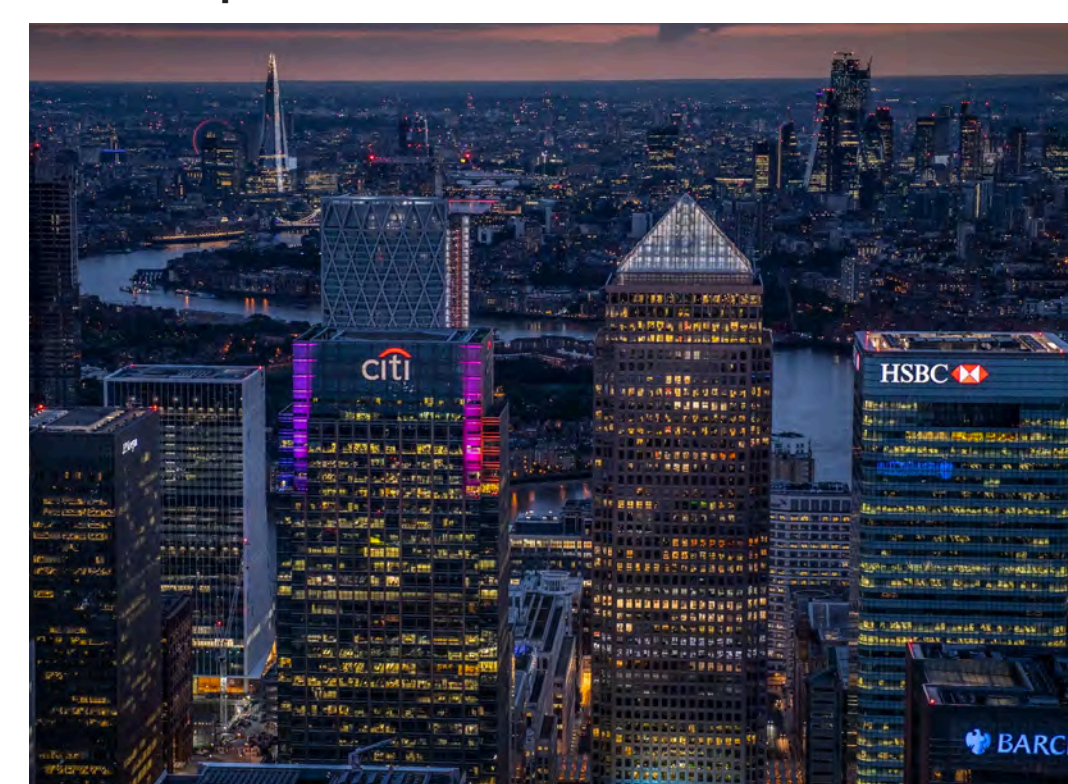
### Draft Vision:

**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 and inclusive place that is a magnet for business, a leader in innovation and a key destination in the GTA.**

### Richmond Hill Centre should be a place that...

Source: Wikipedia



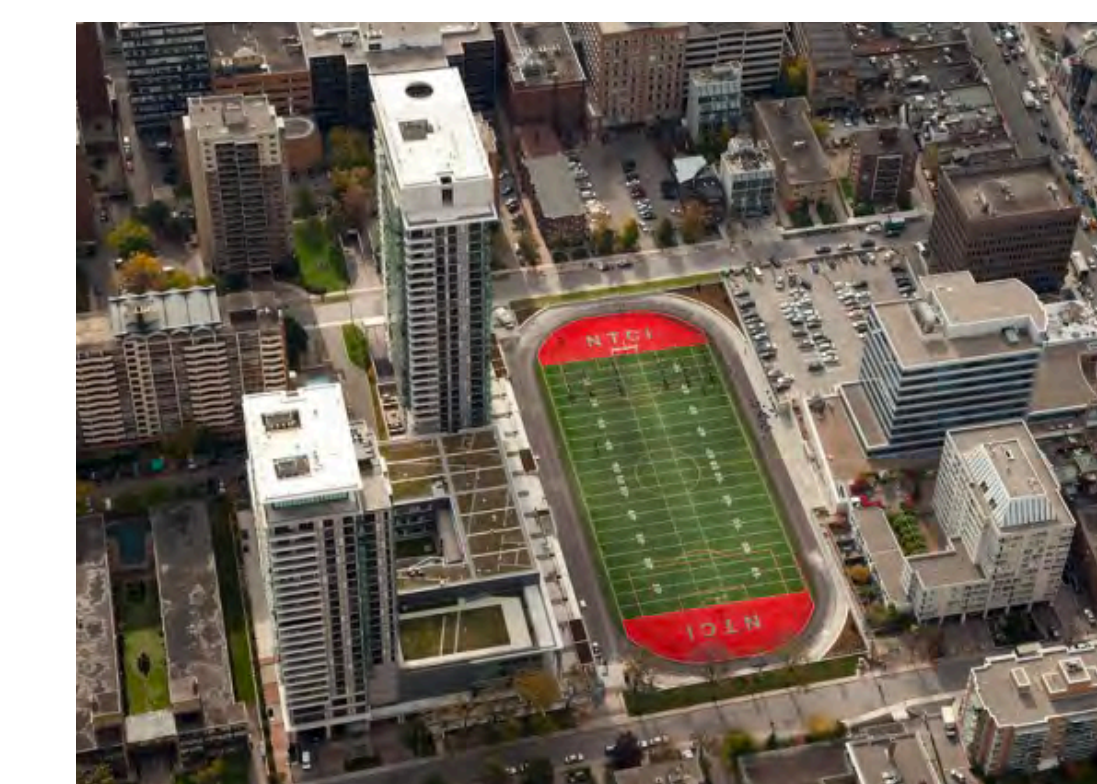
Supports business and jobs

Source: Norm Li

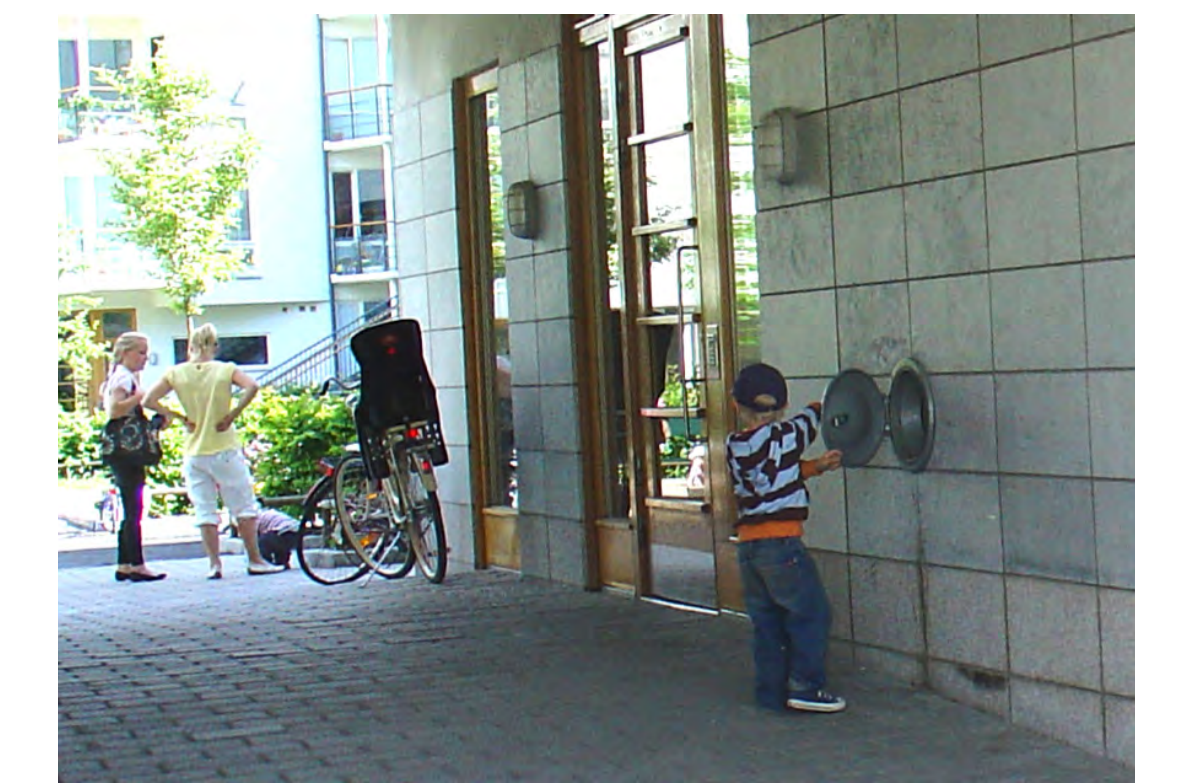


Supports mobility

Source: Dol Turf



Has a mix of buildings and uses



Demonstrates and supports innovation

Richmond Hill Centre has a unique position in the Region. It is a key location that links a fast-growing network of Urban Growth Centres to Downtown Toronto. Its location sets it apart; positioning it as a highly desirable, well-connected destination for office and residential development.

Source: Hines



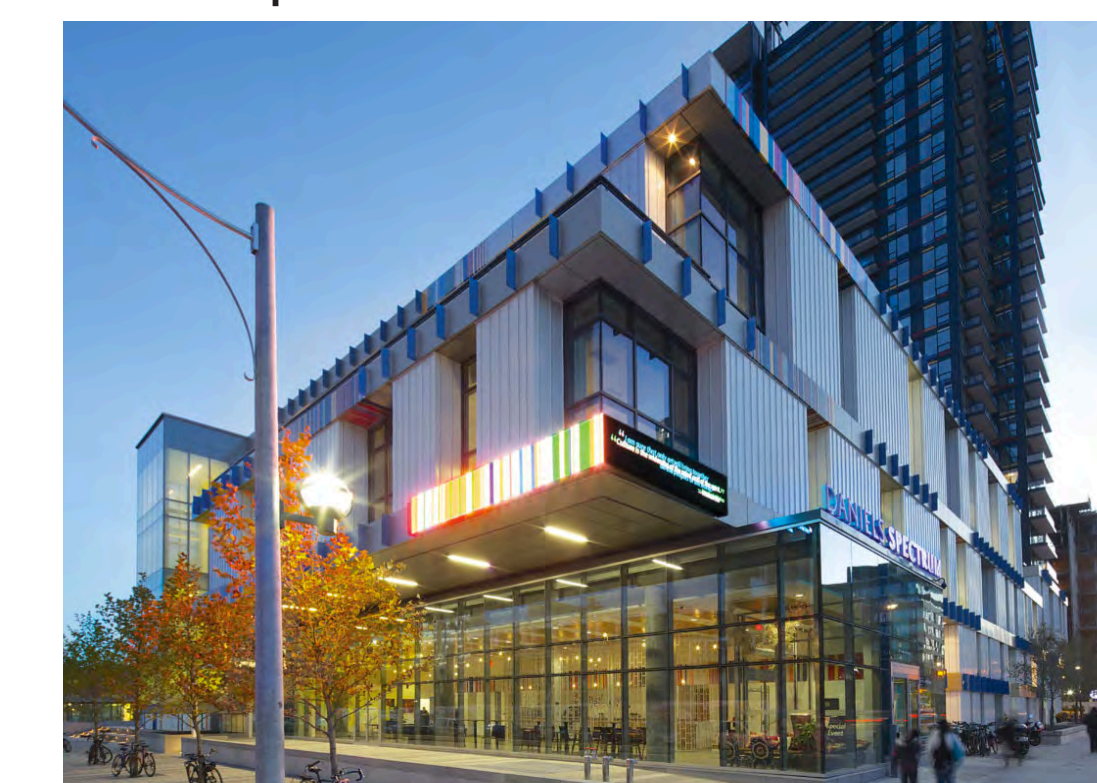
Has great streets and vibrant open spaces

Source: Urban Surrey



Is sustainable and resilient

Source: Artscape



Includes community infrastructure

Source: City of Toronto



Supports an interesting public realm

# Richmond Hill Centre

## The heart of the GTA's next generation of growth

### Draft Principle #1:

**A place for people to work, live and have fun**

With a wide mix of employment and housing options, diverse entertainment, retail and community services, Richmond Hill Centre will be a vibrant place with 24 hour activity.

### IDEA #1b

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

Richmond Hill Centre will be planned to encourage the integration of transit facilities with development. Minimizing the amount of land needed for transit infrastructure will allow more space for things like employment, parks and residential uses.



Rouse Hill Town Centre  
Sydney AUS

### IDEA #1a

**Develop Richmond Hill Centre as an important place of employment**

An appropriate balance of residents and jobs is critical for success. Richmond Hill Centre should be planned to attract and retain high value employment which will elevate its profile in the region and make it an attractive place to invest.

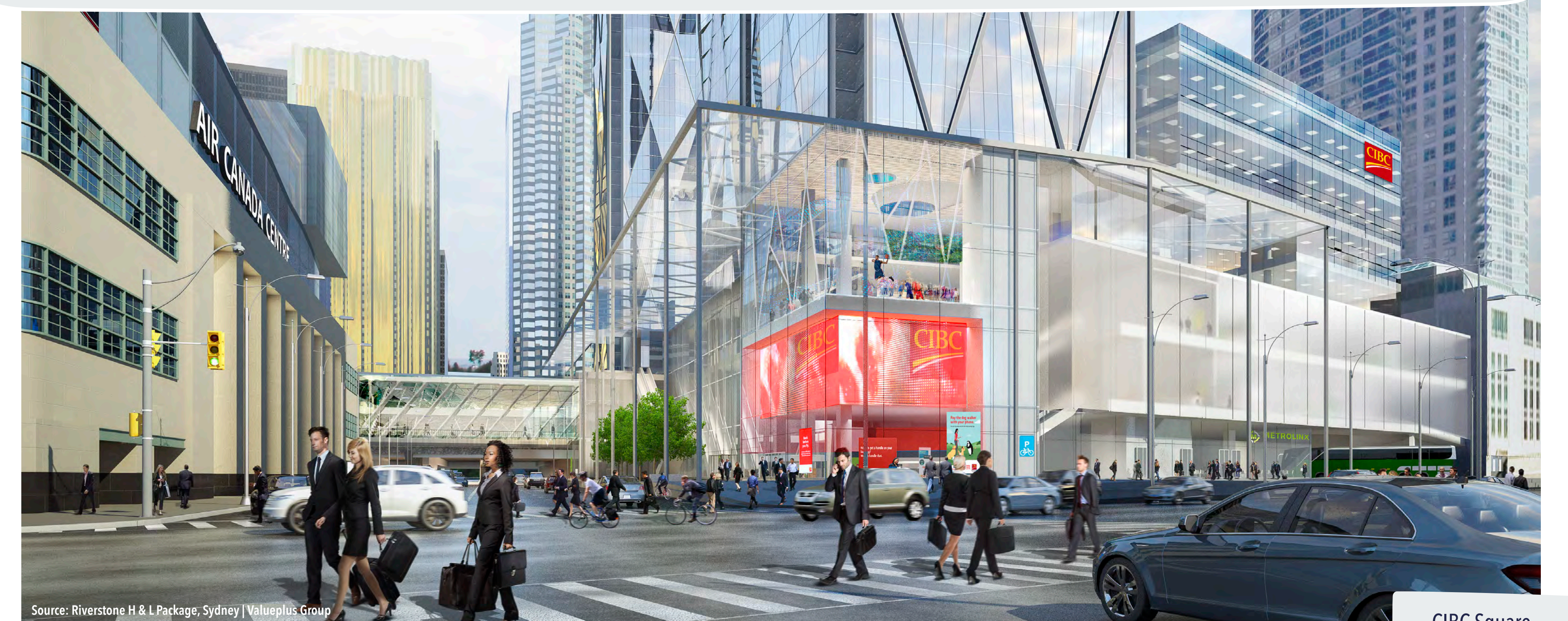


East Harbour,  
Toronto, ON

### IDEA #1c

**Activate Richmond Hill Centre with shopping and entertainment uses**

Retail, commercial and entertainment uses will be critical for establishing Richmond Hill Centre as a destination. Retail will support the day-to-day needs of future residents, employees and visitors and create opportunities to have memorable experiences that define a unique sense of place.



CIBC Square  
Toronto, ON

**TELL US WHAT YOU THINK...**

Use the **green** sticky arrows to point to and describe things you **DO** like.

Use the **orange** sticky arrows to point to and describe things you **DON'T** like.

# Richmond Hill Centre

## The heart of the GTA's next generation of growth

### Draft Principle #2:

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

Building diversity and high quality design will help make Richmond Hill Centre a distinctive and beautiful place to live, work or visit.

### IDEA #2b

#### Optimize the hydro corridor to contribute to Richmond Hill Centre

In the long term, the space along the hydro corridor will be used for active transportation routes and sports fields which will add open space and improve access to nature for the residents and visitors. Adaptively reusing the hydro corridor for recreation and natural areas will make it a place to demonstrate innovation in sustainability and resiliency.



Green-line Implementation Plan  
Toronto, ON

### IDEA #2a

#### Integrate higher density development while supporting design innovation

Richmond Hill Centre will promote a varied architectural approach to new buildings to contribute to design excellence and a developing strong sense of place. High quality built form will be complimented by an attractive public realm including tree lined streets, open spaces and urban parks that will establish a unique character.

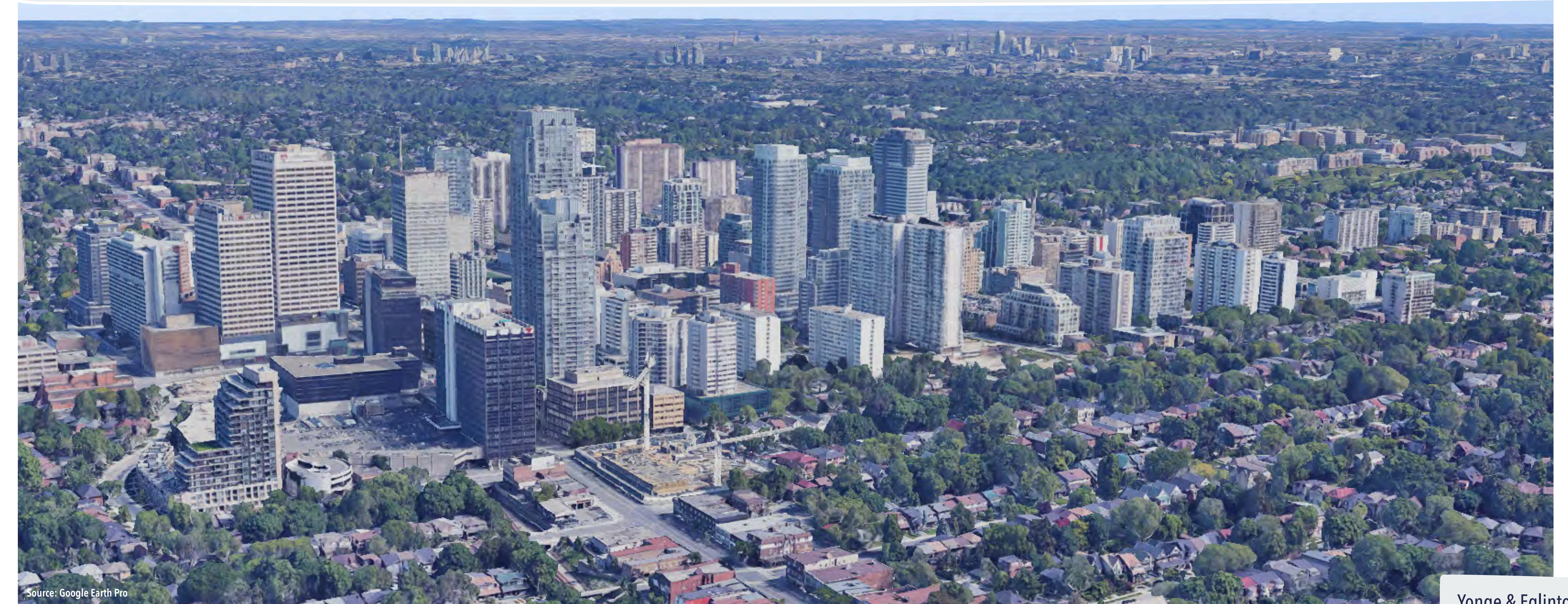


Mirvish Village  
Toronto, ON

### IDEA #2c

#### Use design controls to transition higher density development to existing neighbourhood

Existing stable neighbourhoods should be celebrated and respected through transition in built form. New buildings will demonstrate a gradual shift in height and density from the surrounding low-rise neighbourhoods to a mix of moderate to high density development.



Yonge & Eglinton  
Toronto, ON

## TELL US WHAT YOU THINK...

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# Richmond Hill Centre

## The heart of the GTA's next generation of growth

### IDEA #2d

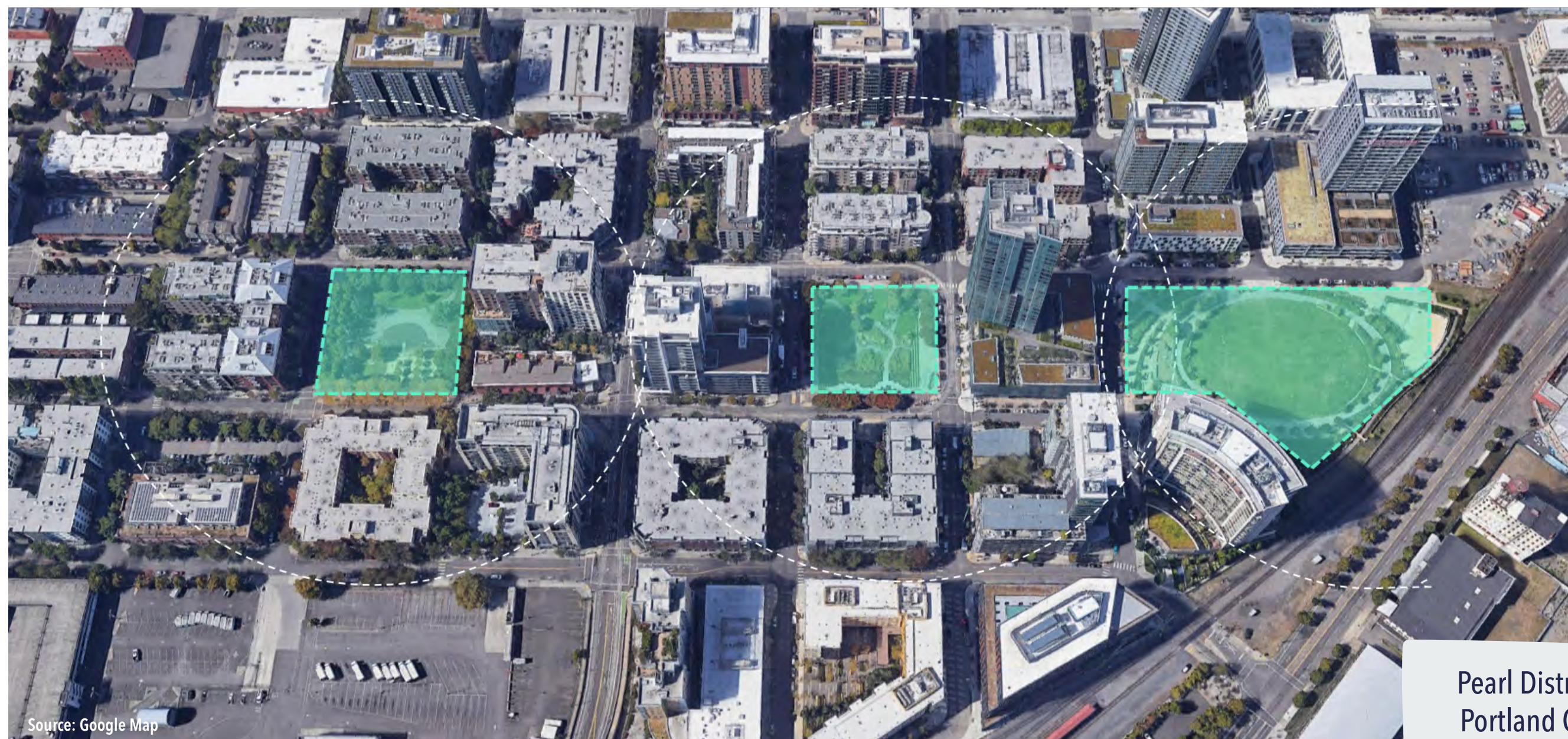
#### Define the right mix and scale of open space

Future development options for Richmond Hill Centre will consider a mix of open spaces. The team is considering different approaches including a large central open space, a series of neighbourhood focused parks and linked open spaces. **Tell us what you think!**



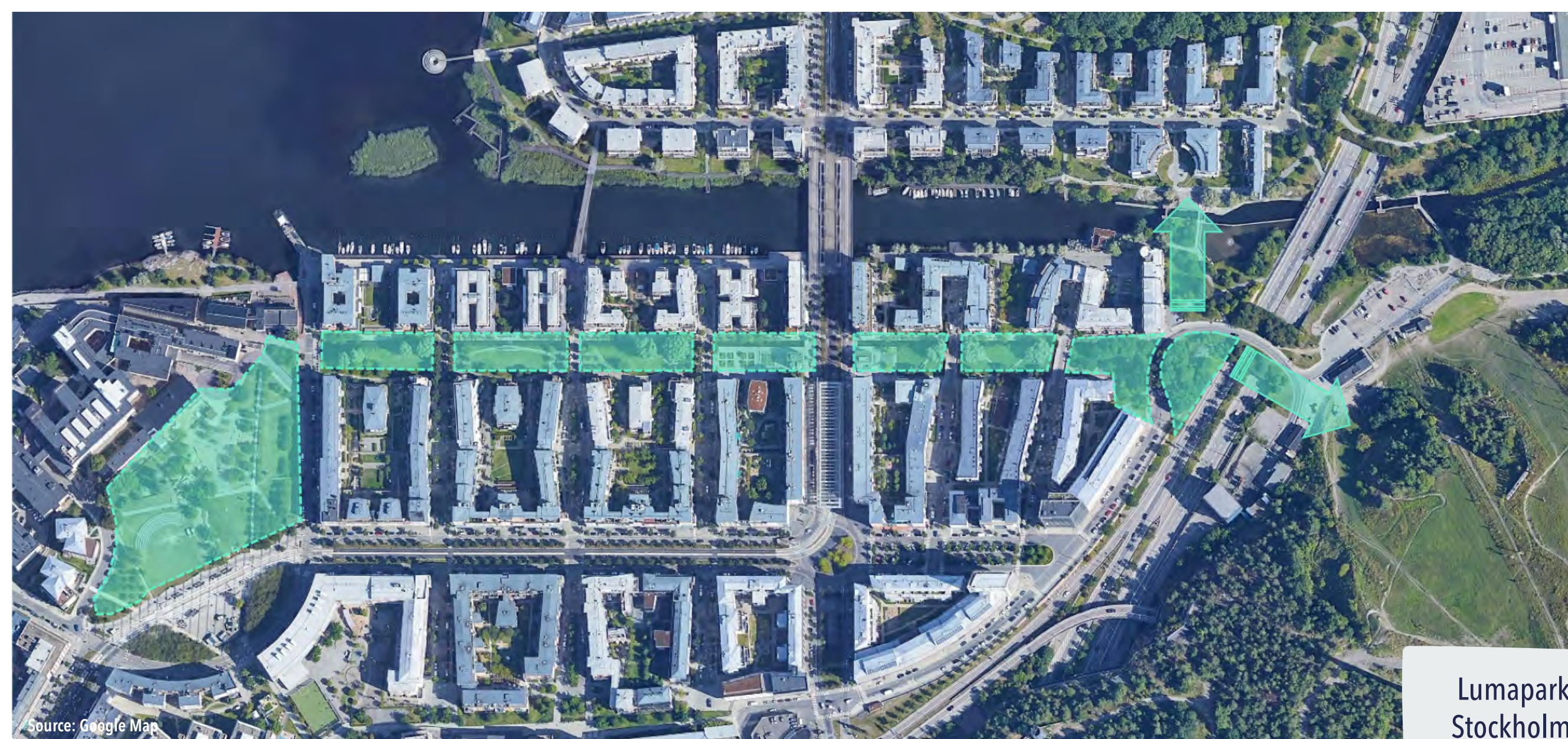
CityPlace  
Toronto, ON

A large central open space has the potential to act as a gathering space for community and special events. An open space such as this could include a range of different types of spaces: places for play, contemplation, celebration and conversation that serve the greater community in and around Richmond Hill Centre.



Pearl District  
Portland OR

Neighbourhood-focused parks could be planned across Richmond Hill Centre. Finer-grained parks such as those in the Pearl District shown at the left, could contribute to a more widespread open space network.



Lumaparken  
Stockholm SE

Linked open spaces could be planned throughout Richmond Hill Centre connecting neighbourhoods with intimate block connections. Linked open spaces may be smaller in size but they offer distinctive programming opportunities and, as a collective, can function as a larger open space network.

### IDEA #2e

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

Future development options for Richmond Hill Centre will contemplate how to best use all developable lands including exploring and imagining new possibilities for the rail corridor. Development over the rail corridor could incorporate a range of new uses. **Tell us what you think!**



Station F  
Paris FR

New development over the rail corridor could include private development such as office or commercial uses.



Federation Square  
Melbourne AUS

Rail corridor over-build could be focused on civic and culturally-oriented development. The example at the left includes a strong civic square, plaza and giant screen, atrium and labyrinth.



Union Square,  
Toronto ON

Rail corridor over-build could become a destination open space supported by development on either side of the rail corridor. Providing publicly accessible physical linkages across the corridor could improve neighbourhoods and enhance the pedestrian circulation and open space network.

## TELL US WHAT YOU THINK...

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# Richmond Hill Centre

## The heart of the GTA's next generation of growth

### Draft Principle #3:

#### An inclusive place

In order to be a desirable and inclusive place for people of all ages to live, Richmond Hill Centre will need to provide housing and community services that meet the needs of a wide range of people.

### IDEA #3b

#### Deliver affordable housing

Richmond Hill Centre will be planned to permit a mix of residential uses and, following Region of York policy directions require 35% of new housing units to be affordable which can include rental or ownership units, townhouses, apartments, senior housing, rent-geared, low-income, non-profit housing or government sponsored housing.



Regent Park  
Toronto ON

### IDEA #3a

#### Use creative ways to integrate community uses

Accommodating schools and community centres in an urban area will require new approaches to how things are done today. Tell us what you think!

Existing facilities such as schools and community centres could be renovated in order to do more for the community. Existing facilities could be expanded to better utilize space and provide the capacity to serve the neighbourhoods.



Nelson Mandela Park Public School  
Toronto ON

Creating new developments that integrate community facilities within can help to create a diverse mix of uses in built form that are also community assets.



North Toronto Collegiate Institute  
Toronto ON

### IDEA #3c

#### Support people of all ages and stages in life

Development in Richmond Hill Centre should offer functional and flexible space for people of all ages and abilities. Spaces should act as flexible elements that address the needs of every community member and support strengthening of community ties.



Source: ArchDaily



Via Verde  
New York US

## TELL US WHAT YOU THINK...

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# Richmond Hill Centre

## The heart of the GTA's next generation of growth

### Draft Principle #4:

**A place for people to walk, bike and take transit**

Richmond Hill Centre will have a fine-grained network of streets and will be designed to make walking, cycling and transit the most convenient ways to get around.

### IDEA #4b

**Use a mix of public and private streets to improve walkability**

Throughout Richmond Hill Centre, development can be supported by a mix of public and private streets. Connections interior to a block can be made through the use of private streets and pedestrian connectivity that reduces walking distances and create a more interesting place.



Carnaby Condos  
Toronto ON

### IDEA #4a

**Define smaller blocks to improve pedestrian connectivity**

Providing pedestrian connections through blocks will make it easier to walk around. Mid-block connections will make for a more interesting space defined by many varied public spaces.



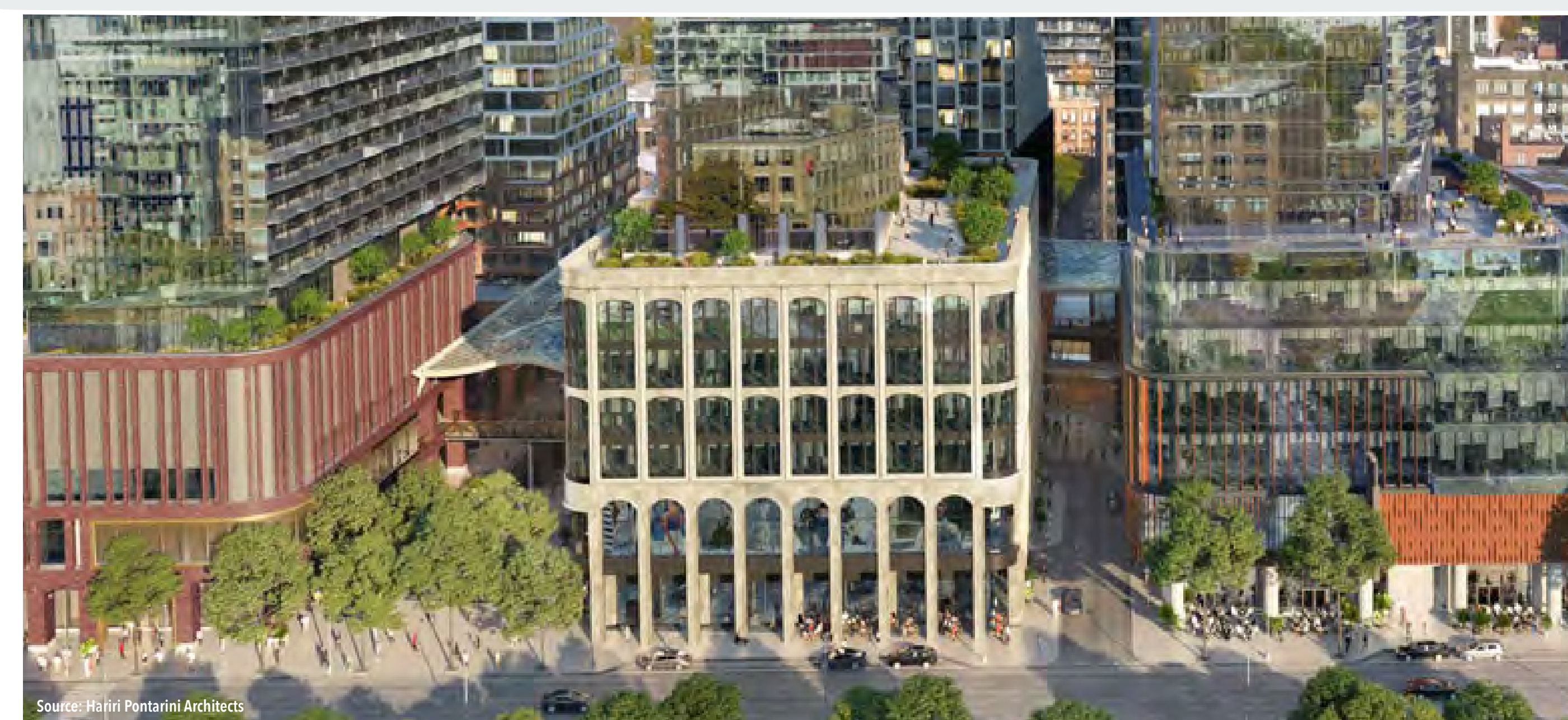
CityCenter  
Washington DC

Richmond Hill Centre should offer some streets that are planned to be shared by pedestrians, bikes and cars. Hybrid streets, such as the Woonerf below attract people and support shopping and entertainment uses.



Woonerf  
Amsterdam NL

Streets and pedestrian spaces should be planned to remain active in the colder seasons. Development in Richmond Hill Centre can utilize atriums and galleries which provide opportunities for activity throughout the entire year and establish a strong sense of character.



Source: Hihini Pontarini Architects



The Well  
Toronto ON

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# Richmond Hill Centre

## The heart of the GTA's next generation of growth

### Draft Principle #5:

#### **A sustainable and resilient place**

To ensure that Richmond Hill Centre is a resilient place, development should employ sustainable practices to minimize the impacts of development on the environment and plan for future generations.

#### **IDEA #5a**

**Encourage a District Energy System to decrease carbon, add resiliency, and give greater flexibility in building design**

A District Energy System can be implemented in Richmond Hill Centre to help decrease carbon emissions from individual buildings and support the shared use of energy. Developing a District Energy System can improve the environmental performance of future buildings and can be designed to demonstrate innovation, such as in the example below in Surrey, BC.



Surrey District Energy Plant  
Surrey BC

#### **IDEA #5b**

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

Richmond Hill Centre has an exciting opportunity to reinvent the storm water pond into an open space that has a dual role: a natural amenity with recreation and leisure value and a sustainable low-impact development showcase.



La Marjal  
Alicante ES

### **TELL US WHAT YOU THINK...**

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# Richmond Hill Centre

## The heart of the GTA's next generation of growth

### Draft Principle #6:

## A place that supports new technology and innovation

To ensure that Richmond Hill Centre is future-focused, planning and development should embrace new technology and consider new and different ways of delivering services and decision-making.

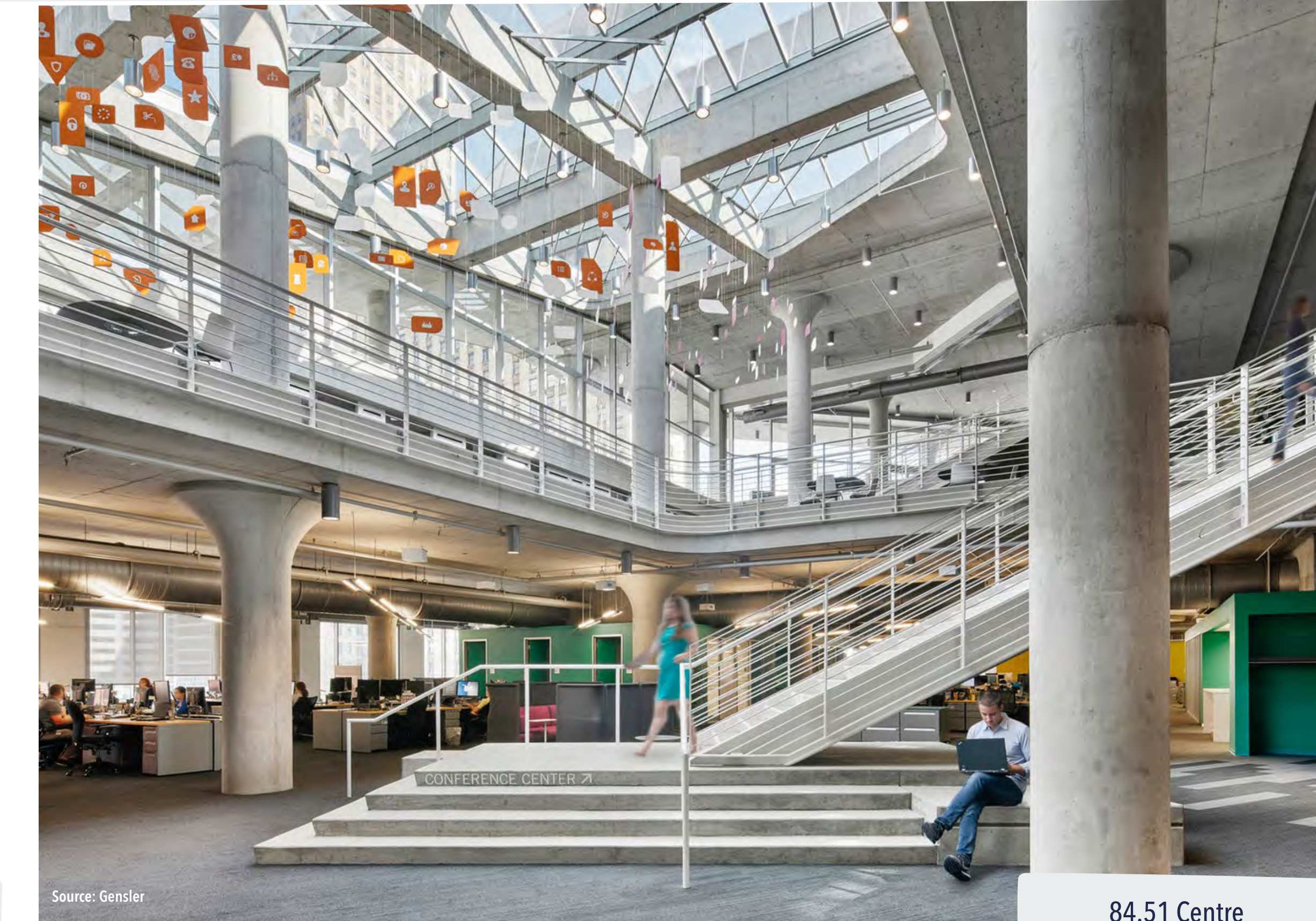
### IDEA #6a

Encourage adaptable building design which can support change over time

Building in Richmond Hill Centre should anticipate change. Versatile design should be permitted in order to maximize the adaptability of buildings to meet different community needs over time. The example below shows how parking can be designed to be adaptable for new uses.



1111 Lincoln LAZ Parking  
Miami FL

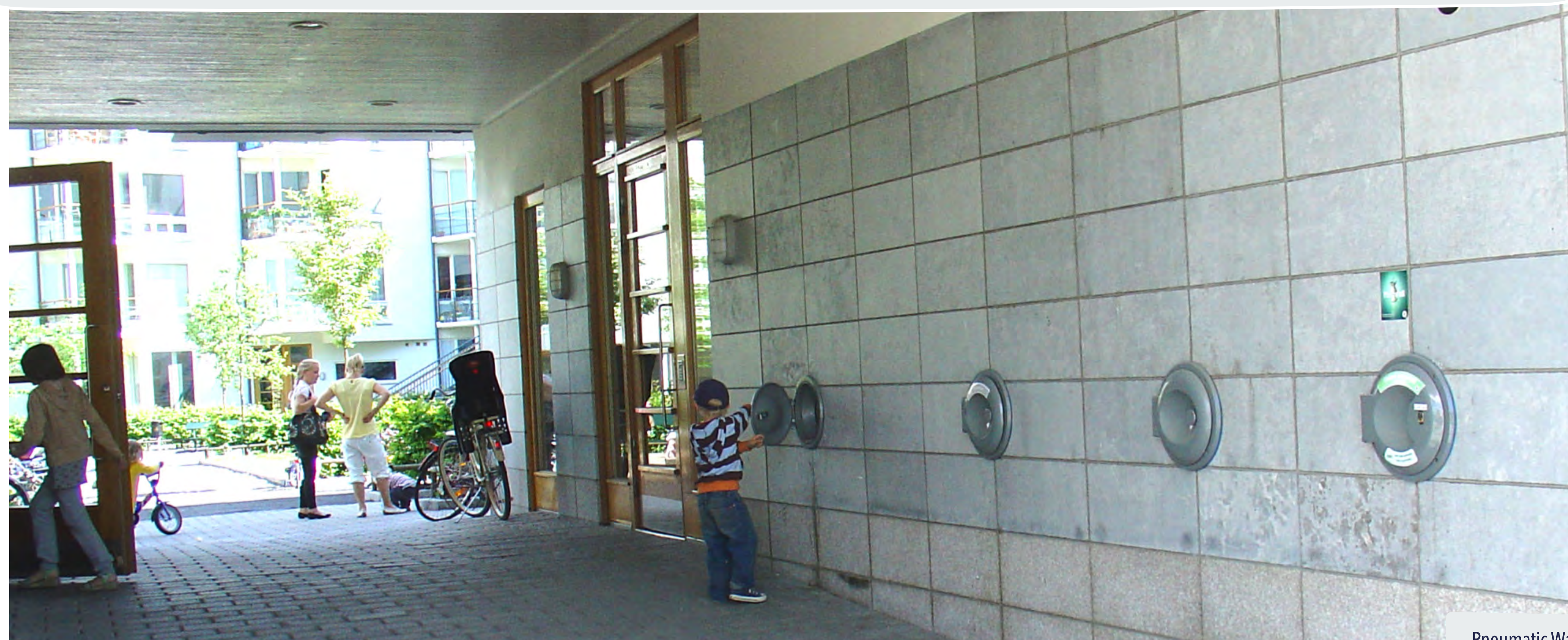


84.51 Centre  
Cincinnati OH

### IDEA #6b

Explore new ways to deliver municipal services

Planning for Richmond Hill Centre should encourage municipal services to be more efficiently delivered to the community in ways that improve day-to-day life. Creative waste management strategies such as vacuum waste collection could be one way to become more sustainable in the long-term and change how services are delivered.

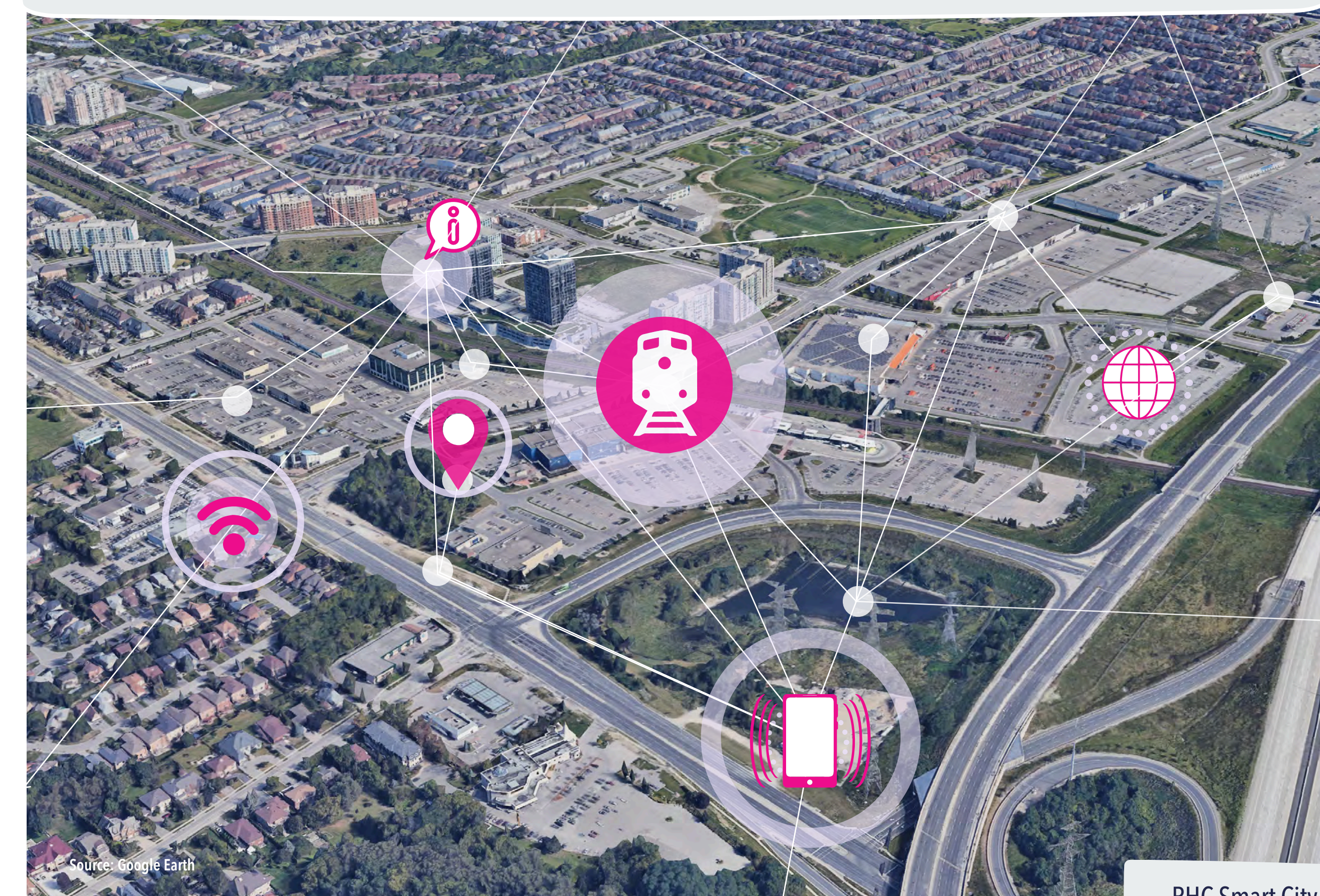


Pneumatic Waste,  
Sweden

### IDEA #6c

Integrate high-tech and smart technologies

The City should consider developing an Innovation Framework for Richmond Hill Centre to continue to define how to best plan for and embrace new technology.



RHC Smart City  
Abstract

## TELL US WHAT YOU THINK...

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# How the Ideas Apply to Richmond Hill Centre Shaping an Emerging Option:

We have started to apply some of the ideas we have explored with you today to Richmond Hill Centre.  
These ideas are the start of a structural framework that will inform the development of the Draft Plan.

## Ideas for all of Richmond Hill Centre:

There are **12** ideas for Richmond Hill Centre that can be applied across the entire study area.

## Ideas for Specific Areas of Richmond Hill Centre:

There are **6** ideas for Richmond Hill Centre that can be applied in specific places in the study area.

- #1a Develop Richmond Hill Centre as an important place of employment
- #2a Integrate higher density development while supporting design innovation
- #2d Define the right mix and scale of open space
- #3a Use creative ways to integrate community uses in Richmond Hill Centre
- #3b Deliver affordable housing
- #3c Support people of all ages and stages in life
- #4a Define smaller blocks to improve pedestrian connectivity
- #4b Use a mix of public and private streets to increase walkability
- #5a Encourage a District Energy System to decrease carbon, add resiliency, and give greater flexibility in building design
- #6a Encourage adaptable building design which can support change over time
- #6b Explore new ways to deliver municipal services
- #6c Integrate high-tech and smart technologies



- #1b Integrate development with transit to support a greater mix and density of uses
- #2e Use the space above the rail corridor for new development and open space
- #1c Activate Richmond Hill Centre with shopping and entertainment uses
- #2b Optimize the hydro corridor to contribute to Richmond Hill Centre
- #2c Use design controls to transition higher density to existing development
- #5b Transform the storm pond into an asset for both the community and the environment

Study Area Boundary

