



Richmond Hill Centre Secondary Plan Study

Public Open House

Kick-off and Visioning

June 26, 2019

Agenda

- 1 Welcome and sign-in
- 2 Presentation
- 3 Visioning
- 4 Next Steps

An Exciting Moment...



The Yonge Subway Extension is coming to Richmond Hill.

The subway, combined with existing and planned transit investments, creates an extraordinary opportunity to define a vision and plan for Richmond Hill Centre as an important new focal point in the city, region, and Greater Toronto Area.

The City is reviewing its planning for the Centre to date and looking for new ideas.

What is this Secondary Plan Study for?

- 1 Define the Centre's role in the city, region, and the Greater Toronto Area
- 2 Create a vision and development principles to guide what kind of place the Centre will be
- 3 Establish the City's expectations for the development of the Centre over time:
 - Development of a complete street & block network
 - Provision of parks, open spaces and pedestrian connections
 - Scale and character of new development
 - Integration of new uses and transit
 - Provision of new community uses
- 4 Assist in guiding the design of new transit investments
- 5 Explore opportunities to maximize developable areas
- 6 Create the content for a future policy document – a Secondary Plan for the Centre

The Project Team



Land Use Planning, Urban Design, Station Area Master Planning



Transportation

URBAN
EQUATION

Sustainability, District Energy



Municipal Servicing, Water and Wastewater



Hydrogeology and Geotechnical

Building on the Work To Date: A history of work to bring transit and growth to the Centre



Urban Growth Centre and Mobility Hub



Initial Planning and new Richmond Hill OP



Yonge Subway Extension Conceptual Design Report



YSE Preliminary Planning Design and Engineering

Secondary Plan Study Initiated



Yonge Street Subway Environmental Assessment



Metrolinx Regional Transportation Plan

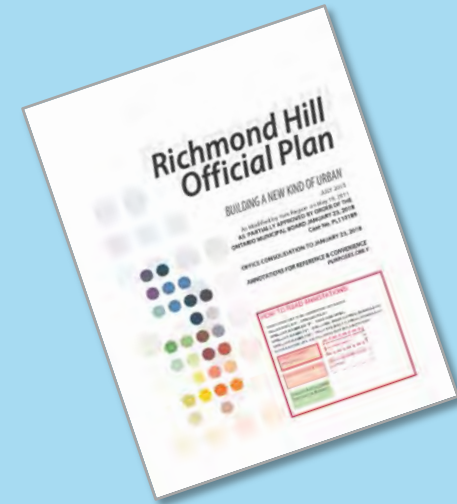


Provincial Announcement of Yonge Subway Extension

Building on the Work To Date: 2010 Plan Provides a Departure Point



Coordinating with Ongoing Initiatives: Many important studies will impact the planning for the Centre



Regional Municipal

Comprehensive Review (MCR)

- A 2 year-process to plan for growth to 2041
- Includes studies on many topics, including on how intensification should take place, including direction for the Centre
- Richmond Hill's plans must conform to Region's plans

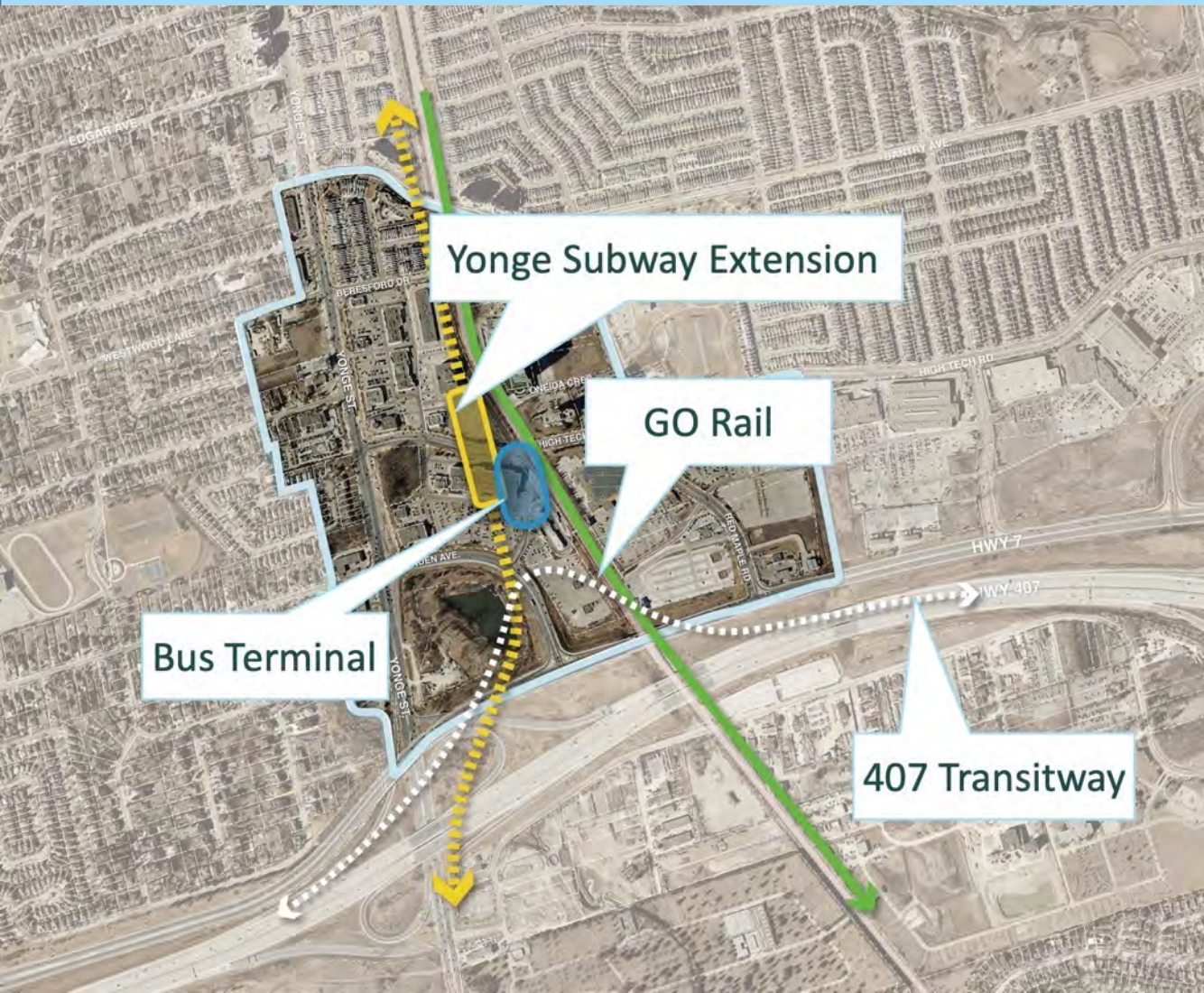
Yonge Subway Extension (YSE)

- 7.4 km extension from Finch to Richmond Hill
- Preliminary Planning Design and Engineering underway
- Richmond Hill is working with the YSE team to provide input to the station planning process

Richmond Hill Official Plan Review

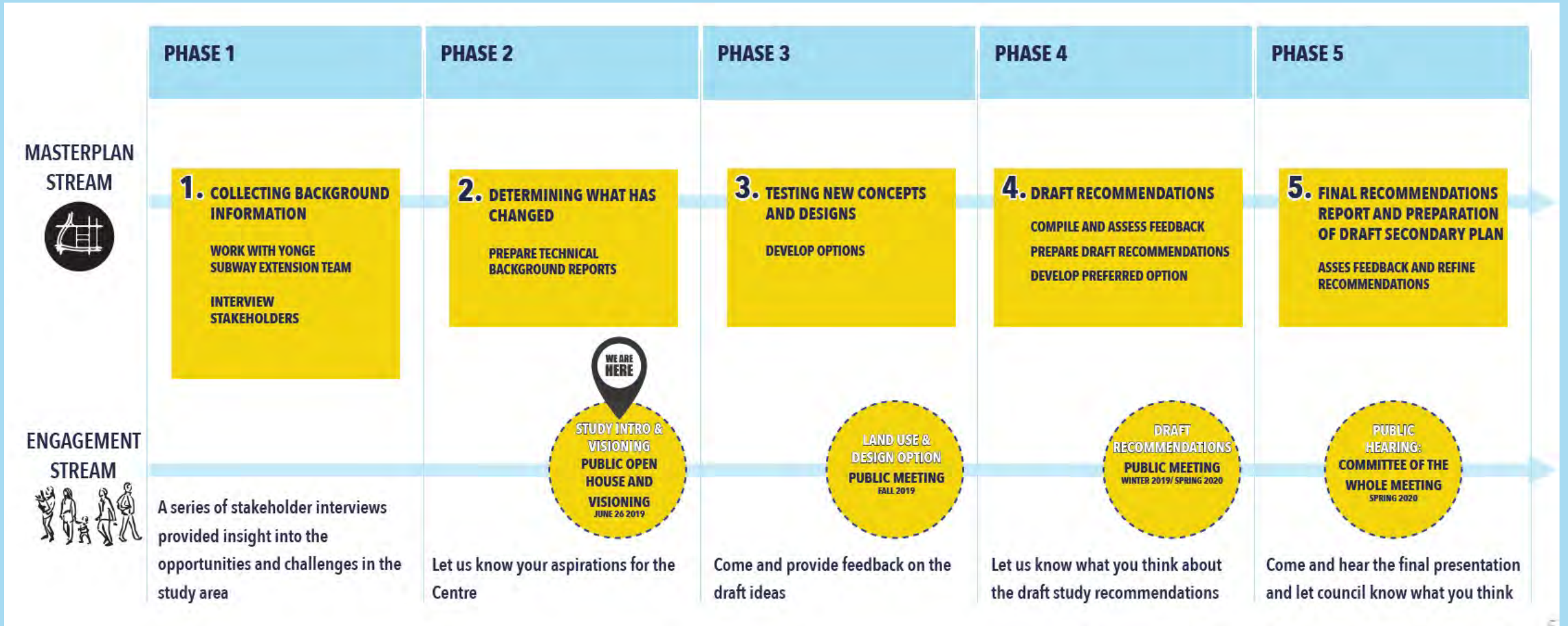
- Upcoming review of the City's existing Official Plan
- Will consider new direction from the Region's MCR
- Regional Centre study to inform the OPR process

Coordinating with Ongoing Initiatives: Integrating with the Yonge Subway Extension



- Outside of Union Station, Richmond Hill Centre is planned to have the largest convergence of transit lines
- Transit alone does not make a place great
 - How can the transit investment support both new development and the existing community?
 - What are the ways to enhance the existing and future community through this opportunity?
 - What are the place-making opportunities?

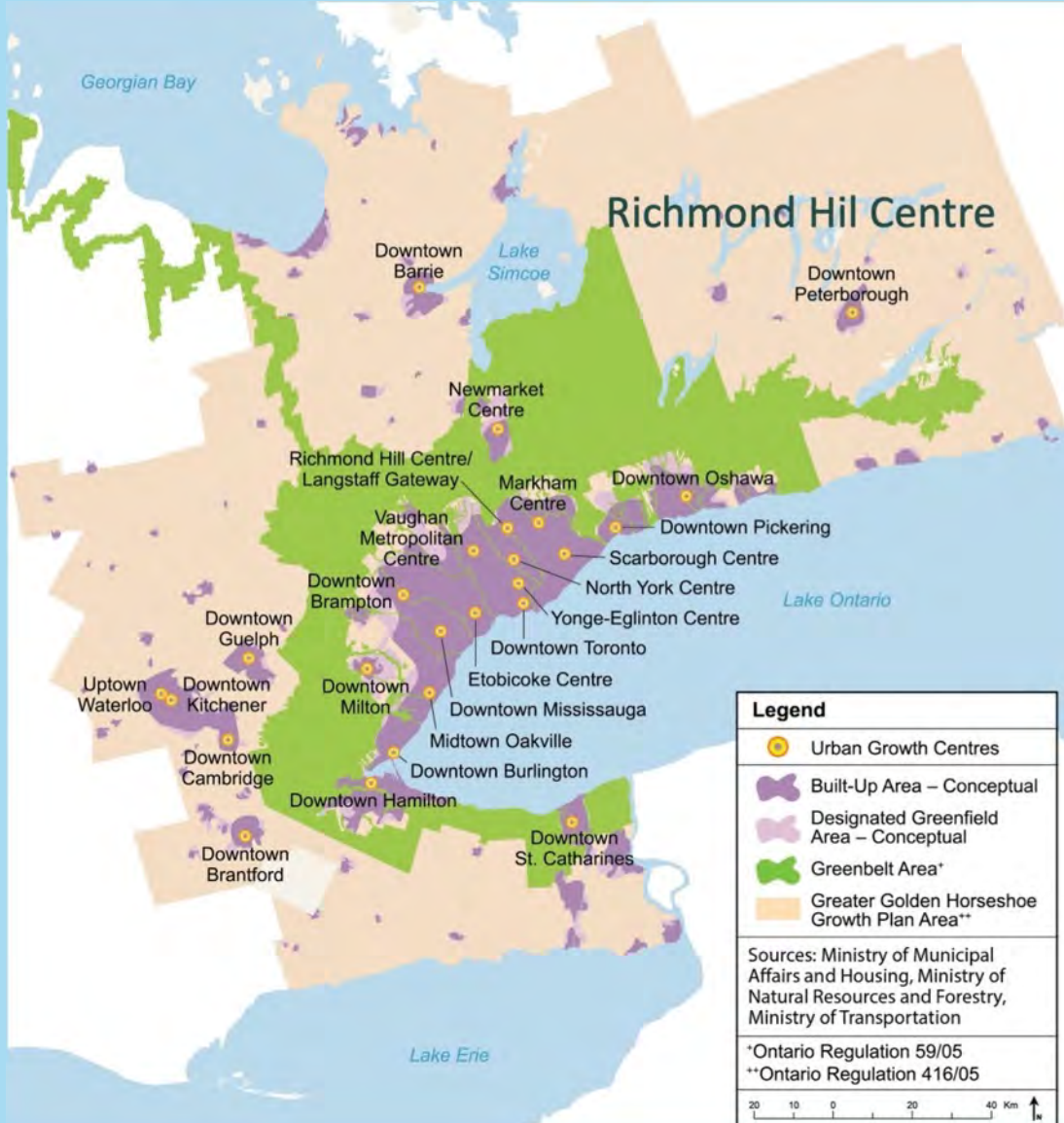
Secondary Plan Process



What sets Richmond Hill Centre Apart?



The Centre has been planned for growth since 2008 as a Provincial Urban Growth Centre



- Since 2008, Richmond Hill Centre has been designated by the Province as part of a network of 25 Urban Growth Centers across the Greater Golden Horseshoe
 - UGCs are where cities and towns across the GGH are planning to accommodate significant numbers of future people and jobs
- Richmond Hill Centre must be planned for a minimum density of 200 people and jobs per hectare by 2041
 - The City's first study of the area in 2010 assumed 450 people and jobs per hectare
 - York Region has assumed a target of 500 people and jobs per hectare in their 2019 Planning for Intensification Background Report

What does this look like elsewhere?



PORT CREDIT ~200 p+j/ha

What does this look like elsewhere?



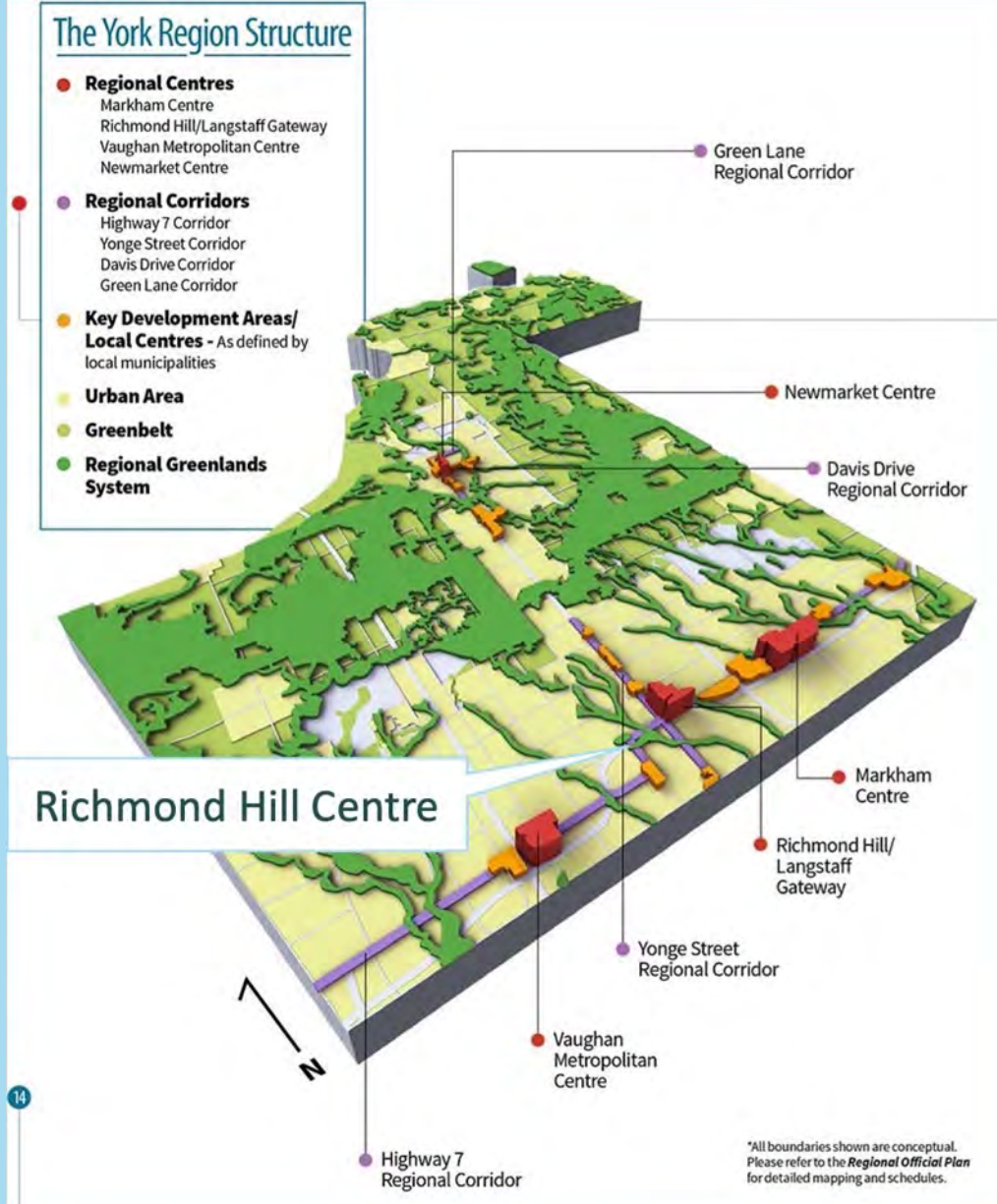
NORTH YORK CENTRE ~480 p+j/ha

What does this look like elsewhere?



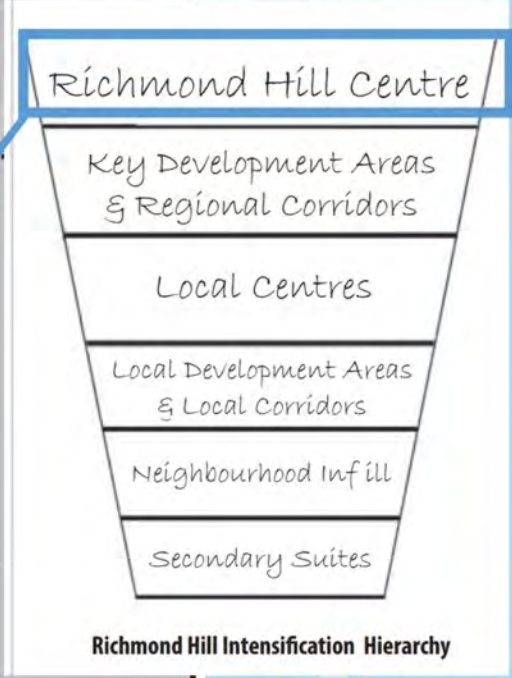
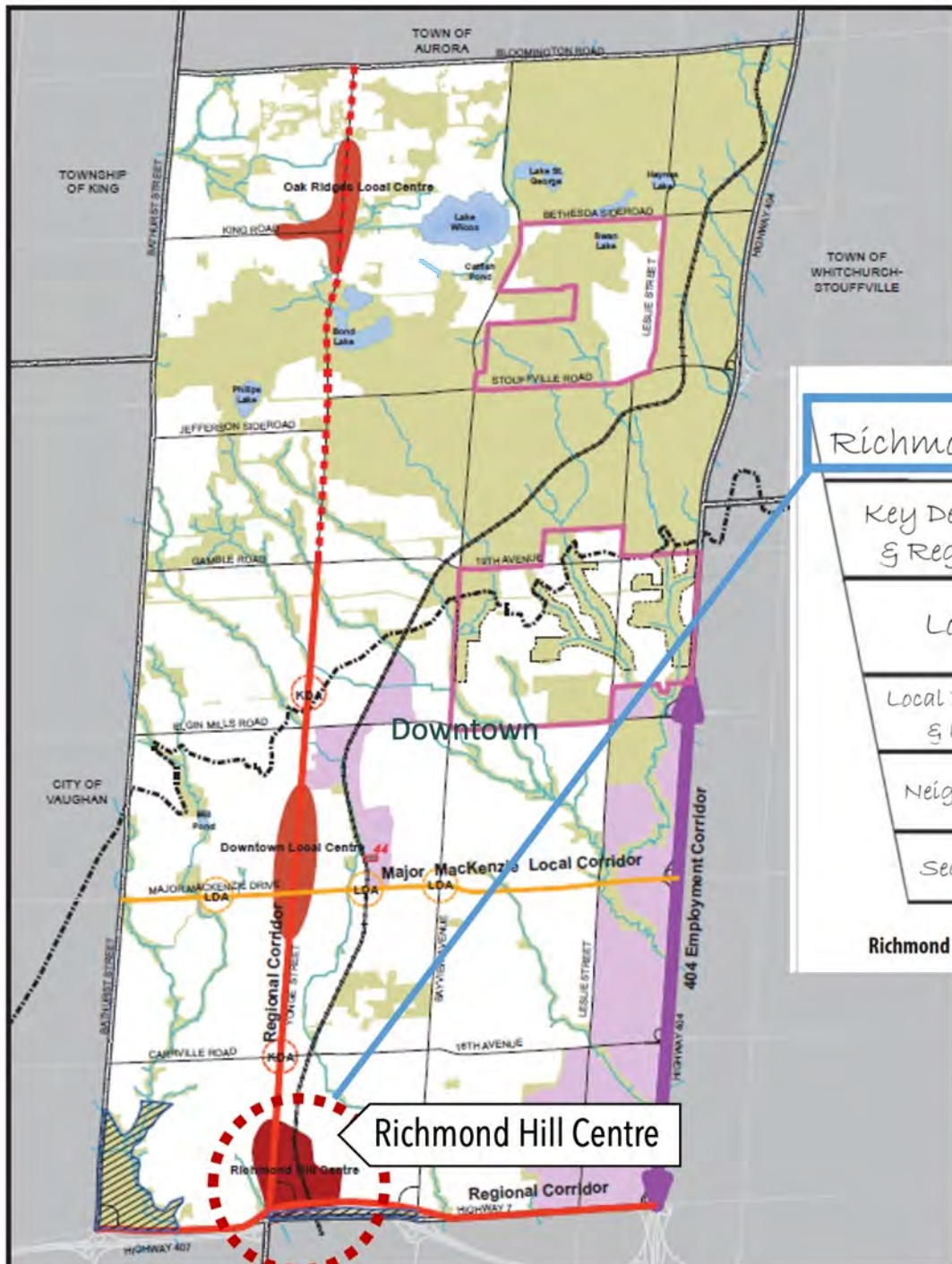
YONGE AND EGLINTON - ~600 p+j/ha

The Centre is strategically located in York Region



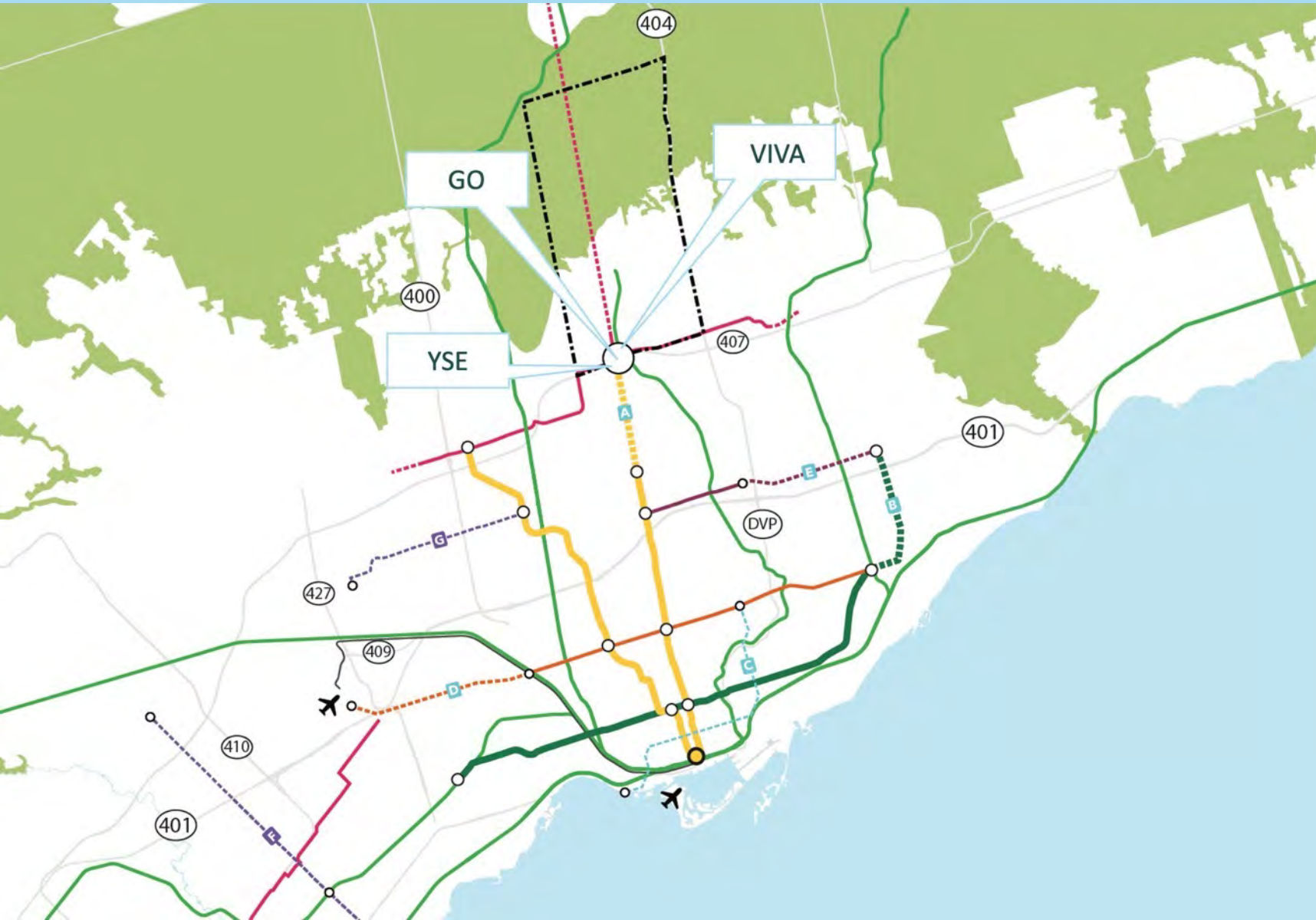
- One of four “Regional Centres” designated by York Region
- At the geographic middle of York Region and well connected to other Centres

The Centre is a key part of the City's Plan to accommodate growth



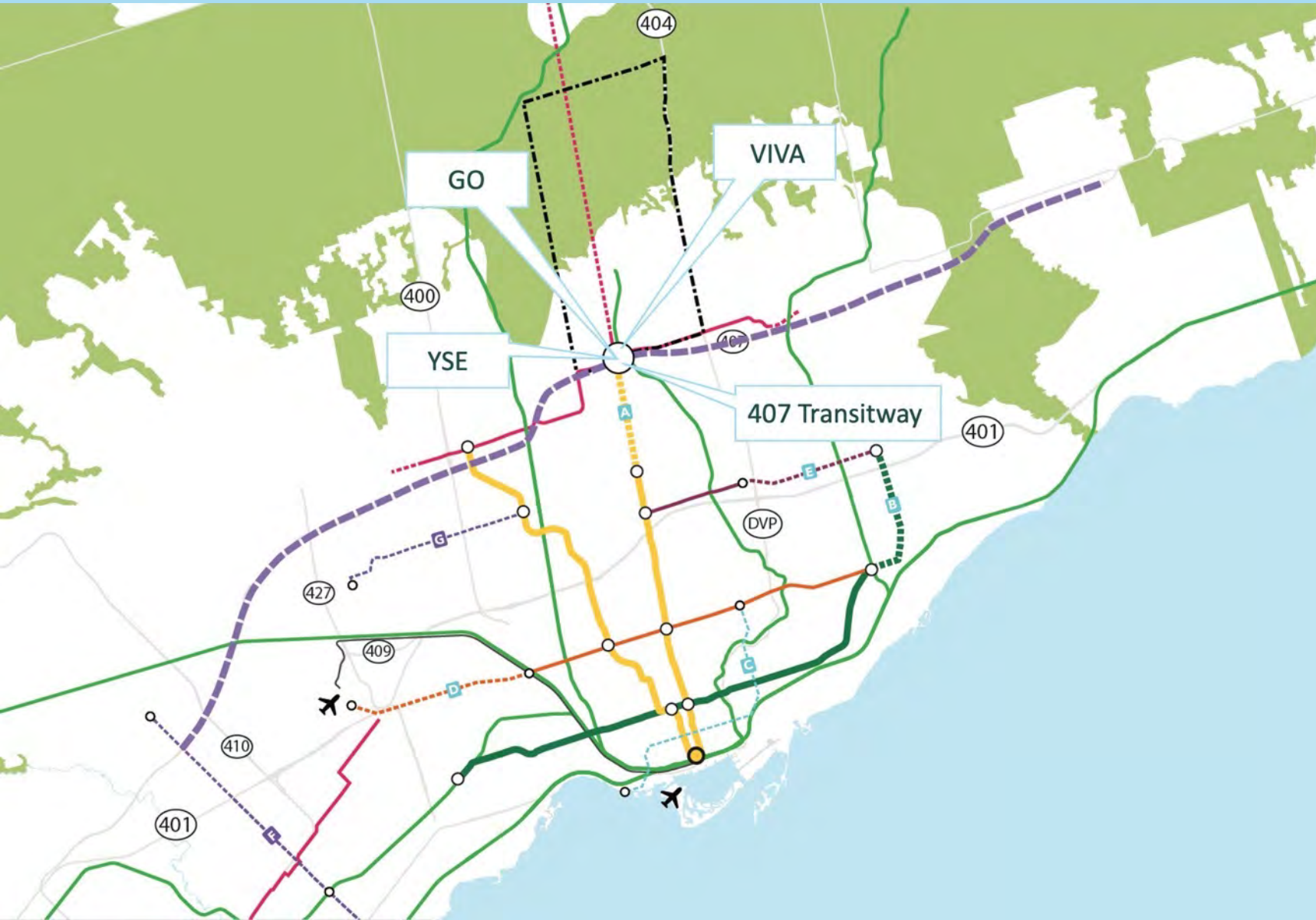
- The 2010 Official Plan established Richmond Hill Centre at the top of the City's intensification hierarchy
- The Centre is intended to attract the greatest amount of growth

An Emerging Key Hub in the Regional Transit Network



- Richmond Hill Centre is more than a centre for York Region
- It is an emerging key hub in the broader Greater Golden Horseshoe

An Emerging Key Hub in the Regional Transit Network



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An area with significant potential for change



An area with significant potential for change

LIBERTY VILLAGE



YONGE AND EGLINTON



SOUTH CORE



The Opportunity

- 1 There is consistent policy direction to support new growth and investment in Richmond Hill Centre
- 2 The Centre has large areas of underutilized land and a collaborative development community ready to initiate change
- 3 The geographically central position of the Centre in the Region is a great asset, enhancing connections to other centres and making it a desirable location for new employment
- 4 The Centre is planned to be one of the most connected places within the emerging transit network
- 5 There are opportunities to maximize the developability of lands to support the extensive transit investment

What are the key elements of a great new urban centre?

- High Quality Development and Mix of Uses
- A Broad Range of Mobility
- Great Streets and Open Spaces
- Integrated Resiliency and Sustainability
- *What are your new and fresh ideas?*

How we will explore these topics:

- Ideas & Considerations
- How they were addressed in the 2010 study
- What we have heard to date

High Quality Development and a Mix of Uses

A critical mass of development that supports activity but integrates with its surroundings



A mix of uses



A mix of building types and styles



A focus on high quality design and creation of place



Animated and active streets



Reflecting on the 2010 Report



Focusing taller buildings at the transit station

Retail at street level

Lower buildings closer to existing neighbourhoods

A mix of office and residential

What have we heard so far?

- 1 Tall buildings are more commonplace than they were in 2010
- 2 There are ways to integrate with neighbourhoods other than regulating height
- 3 There is a desire to realize high quality architecture and a mix of building forms
- 4 It may be better to focus retail and create clusters rather than spread it out
- 5 We should learn from successes and challenges faced in other centres such as in Vaughan and Markham
- 6 Look for opportunities to bury the hydro lines and relocate the stormwater management pond to maximize development potential in the Centre

A Broad Range of Mobility



**A fine grained
network of streets**



A pedestrian friendly environment



Places To bike



Integrated transit



Places for cars



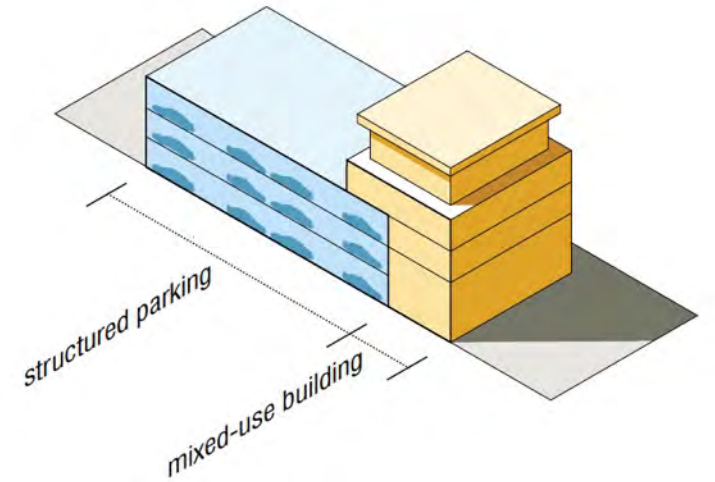
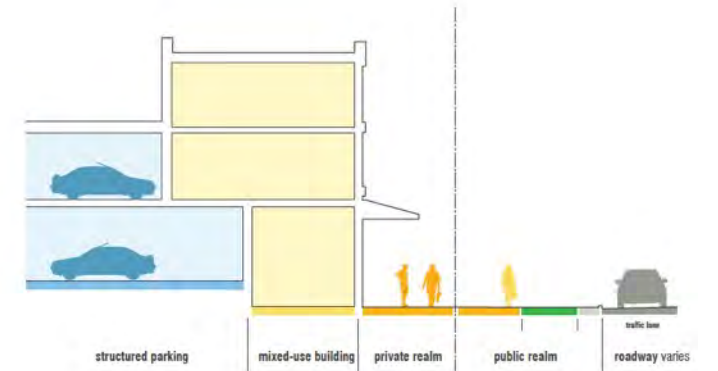
Reflecting on the 2010 Report

Integrated parking

A fine grain network of streets

Integrated cycling

A mix of street types



What have we heard so far?

- 1 It should be easiest to walk, cycle and use transit in the Centre
- 2 There is a need to integrate the planning for the transit station and new development
- 3 We need the right transportation network to support growth
- 4 There will be a need to think creatively about accommodating cars while the Centre develops
- 5 There is an opportunity to directly connect developments to the transit station with an underground pedestrian network

Great Streets and Open Spaces

A mix of parks and open spaces



More finely scaled spaces



Attractive pedestrian connections



Places for fun and delight

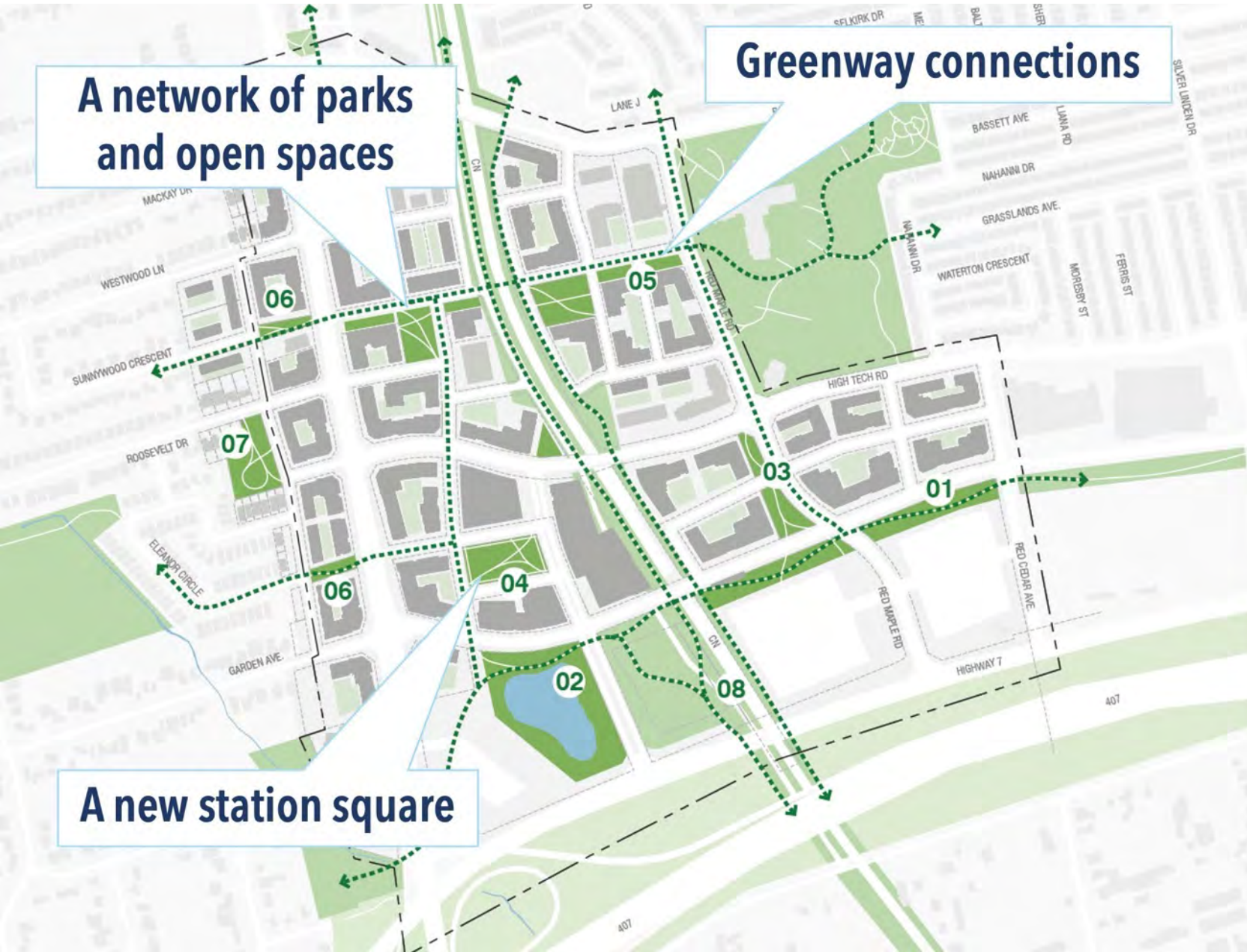


Reflecting on the 2010 Report

A network of parks and open spaces

Greenway connections

A new station square

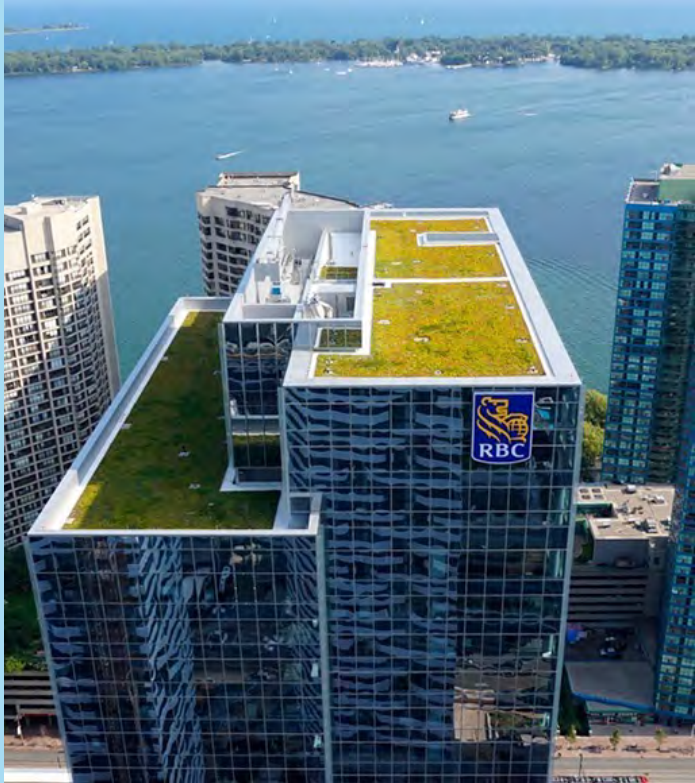


What have we heard so far?

- 1 Parks and open spaces should be planned to meet the needs of a growing population
- 2 The complexity of the Centre means that innovative ways to provide parks and open spaces will need to be explored
- 3 Parks should cater not only to residents but visitors and employees in the area
- 4 There needs to be much more focus on the quality of the street

Integrated Resiliency and Sustainability

Green infrastructure



More sustainable building design



Planning for change over time



RETAIL



OFFICE



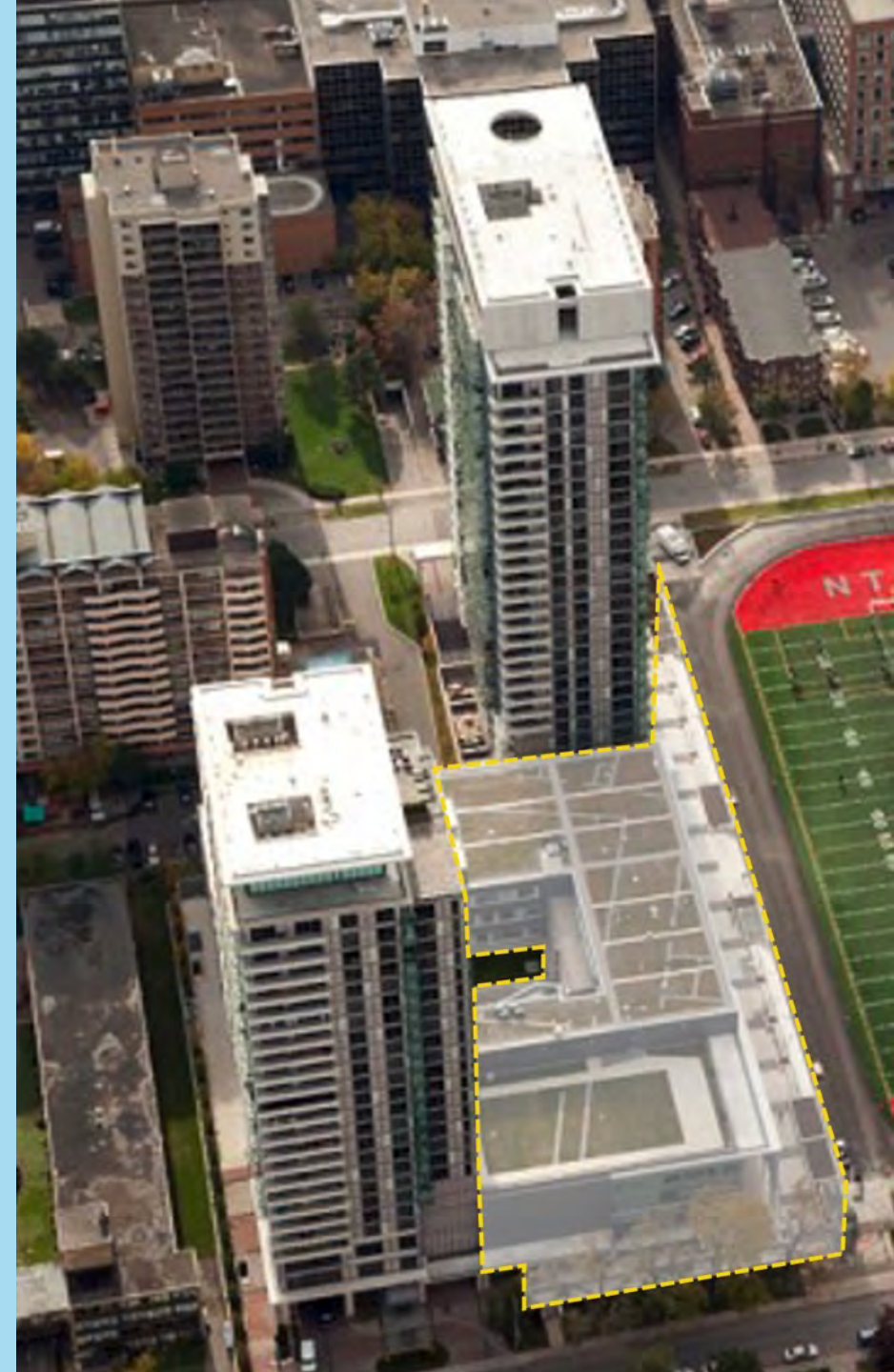
RESIDENTIAL



GARAGE

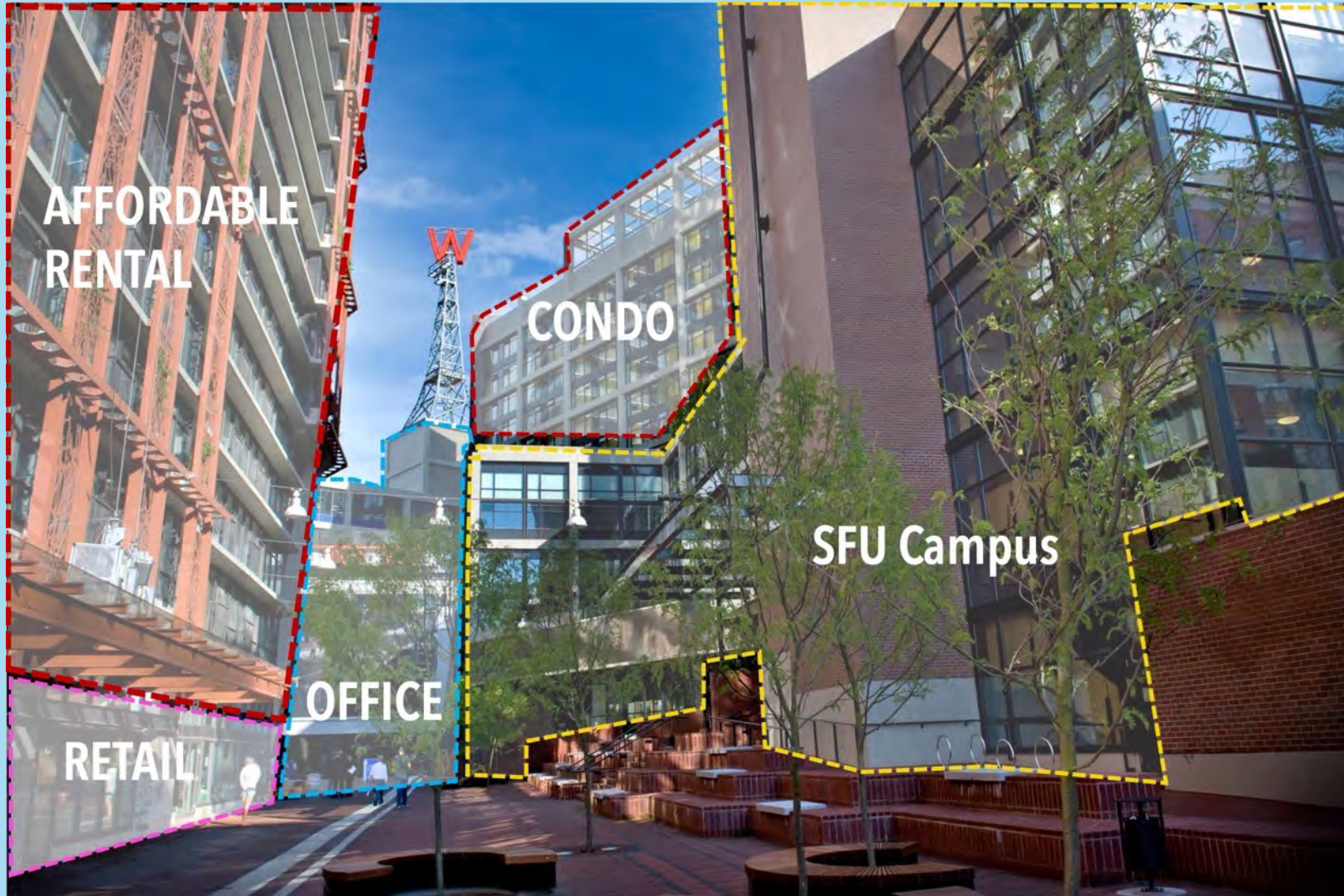


New schools & community facilities



Planning for a more complete and inclusive community

Woodward's Building



Reflecting on the 2010 Report



- Focused on encouraging sustainable travel modes
- Low impact development and innovative storm water management and building practices
- Not much of a focus on resiliency



What have we heard so far?

- 1 Innovative policy directions should be embraced that address social, economic and environmental sustainability
- 2 The plan should be flexible, and future-focused in order to be more resilient
- 3 There is potential for a District Energy system in the Centre
- 4 Services like schools, community centers and libraries, will need to be addressed to ensure the Centre is a successful place to live

**What Else?
We Want to Hear From You**

Visioning Activity



RICHMOND HILL CENTRE REDEFINING A VISION

It has been 10 years since the first vision for the Centre was created.
Help us think far into the future about what the Centre can achieve.
What words best characterize the kind of place you think the Centre should become?

HOW SHOULD IT LOOK AND FEEL?

WHY WOULD YOU CHOOSE TO WORK THERE?

WHAT WILL ITS PARKS AND OPEN SPACES BE LIKE?

WHAT WILL IT BE LIKE TO LIVE THERE?

WHAT WILL MAKE IT UNIQUE IN THE REGION?

WHAT IT COULD BE...



Market Gateway, Vancouver, B.C., Canada
Source: Skidmore Design



Trump Tower, Dallas, TX
Source: Skidmore Design



CityCenter, Washington D.C., USA
Source: Skidmore Design

SELECT THE WORDS THAT BEST APPLY FROM THE STACK BELOW OR USE THE MARKERS PROVIDED TO LET US KNOW WHAT YOU THINK THE RICHMOND HILL CENTRE SHOULD BE LIKE.

1. Work at your tables to tell us about your vision for the Centre.
2. Discuss what elements make a great place:
 - What is the right mix of buildings and uses?
 - How do we support mobility?
 - How do we create great streets and open spaces?
 - How do we create sustainability and resilient community?
 - What community infrastructure is required here?

Next Steps

Thank you for your input! We will use your feedback to:

- **Update the vision for the Centre**
- **Create development principles**
- **Provide input to the Options Development in Phase 3**

Have Questions?

Project Contact:

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Project Website:

<https://www.richmondhill.ca/en/find-or-learn-about/richmond-hill-centre-secondary-plan.aspx>