

## APPENDIX A: Assumptions

The Richmond Hill Centre is identified as a key location for growth and intensification in a range of planning policy documents which indicate minimum density targets for the Centre. As part of an Urban Growth Centre and a Major Transit Station Area in the Provincial Growth Plan (2019), Richmond Hill Centre is required to achieve a minimum density of 200 residents and jobs per hectare by 2031 or earlier. At the Regional level, the Centre is identified as a Regional Centre in the Regional Official Plan (2010), which requires a minimum density requirement of 2.5 FSI and 3.5 FSI per development block around major Subway stations (5.4.23). The Regional Official Plan also directs the planning and implementation of Regional Centres to achieve a resident-to-employee target ratio of 1:1 in the long-term (5.4.20.f).

To demonstrate conformity with the density direction in the Growth Plan and the Regional Official Plan, a series of assumptions were developed and tested using a conceptual model to ensure an appropriate density and distribution of jobs and people across the Study Area.

The assumptions used in the calculations of people and jobs for the Richmond Hill Centre Study Area are as follows:

**Average Residential Unit Size :** 95.02 m<sup>2</sup>

**Average space per employee**

**(urban office) :** 20.90 m<sup>2</sup>

**Average space per employee**

**(retail) :** 37.16 m<sup>2</sup>

**Floor height for residential building :** 3 m

**Floor height for office building:** 4 m

**Secondary Plan Area:** 98ha

**Land Base for Density Calculations (UGC Boundary) :** 60 ha

**Table 1.** Study Assumptions

Density assumptions and target land use ratios were developed for each character area, considering planned transit infrastructure, existing development, and the recommended street and block network.

The lot area for each character area, the assumptions for average unit size and average space per employee and the target FSI were used to calculate the projected people and jobs at full-build out:

Character Area	FSI	Office	Retail	Residential
Inner Transit Core	9.5	50%	6%	44%
Outer Transit Core	6.5	17%	3%	80%
Bantry	4.0	8%	3%	89%
West of Yonge	2.5	5%	5%	90%
South of High Tech	4.5	10%	3%	87%
Red Maple	5.5	0%	2%	98%

**Table 2.** Richmond Hill Centre Study Assumptions

Character Area	People	Jobs
Inner Transit Core	3,190	8,200
Outer Transit Core	10,970	5,450
Bantry	3,500	800
West of Yonge	4,600	900
South of High Tech	3,600	1,050
Red Maple	2,200	60

**Table 3.** Richmond Hill Centre People and Jobs Projections – Full Buildout

Note: These targets are based on gross area-wide assumptions