

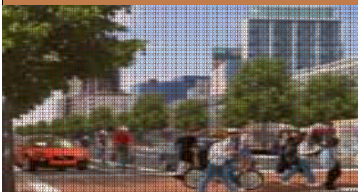


Planning for Tomorrow
York Region Growth Management

Towards a Sustainable Region

**Town of Markham
Town Hall Meeting Feedback
September 17, 2008**

- The following comments, questions and suggestions are a summary of the public input received at the consultation session held in the Town of Markham. Regional staff attempted to respond to questions and provide additional input. Please contact the Region if this summary does not adequately reflect your input or ideas, or if you have any additional thoughts.
- Comments from the public are recorded in black.
- *Regional staff comments are recorded in blue italics.*



Feedback



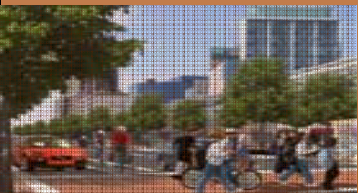
- In 2013 there will be developer demand for allocation. Will the Region release allocation to satisfy market demand, if built where already planned for?
- *Over the next 5 years, will allocate demand potential in certain amounts, keeping close to forecast rate; Want to monitor this, along with job creation, population and intensification rate.*
- Can we go higher than the 40% intensification rate or 50 people & jobs per hectare densities in new communities?
- *These standards are set by the Province as minimums for the Region – we can go higher. The rates in each municipality will vary – some will be higher, others lower. For example, Markham's intensification rate will be 50%.*
- How did the Province come up with these targets – based in forecasts or market demand?
- *Combination – The market will shift to a more mixed & compact form based on the needs of future demographics (i.e. substantial increase in seniors), but a fine balance must be maintained between progressive housing variety and realistic housing for the market.*



Feedback



- Is there a downside to being more aggressive with intensification and creating more multiple-unit dwellings?
- *York Region needs a variety of housing types – too many of any one type, and those looking for a different type will look elsewhere. People will drive longer commutes to get the housing types they prefer – negatively impacting the environment, traffic congestion.*
- Has the development industry/builders been consulted? I am concerned that the preference in York Region is still single family homes.
- *York Region continues to meet with the development industry to obtain their perspective. We must now carefully determine where intensification will go and where it will not go – must maintain a variety of housing choices and neighbourhoods.*
- Is “intensification” the redevelopment of existing properties, or the development of vacant land within the built area?
- *Both.*



Feedback



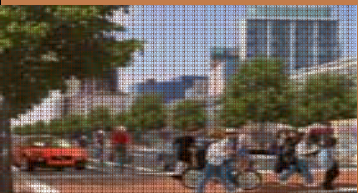
- “Cultural planning” has largely been left out of this conversation, which is a mistake. Without it, we will have problems with our quality of life. World cities that have richer culture do better economically – our communities must have stronger heritage and culture. What is York Region doing about this?
- *York Region is working on better supporting and integrating culture – this is an important part of the equation. We will look into this.*
- Markham has a diverse mix of ethnic groups – this diversity will continue to increase. What kind of social structures can create better neighbourhoods and communication between these groups?
- *35% of York Region’s population are new Canadians, creating unique housing and human service needs. To accommodate these groups, we will need to look at lifestyle preferences and family living arrangements, as well as ways to adapt education and health services.*
- Is the Region examining the impact of roads, the Metrolinx transportation plan, and the Pickering Airport will have on the Whitebelt lands?
- *Various agencies, along with York Region, are looking at the entire GTA comprehensively.*



Feedback



- 69% of York Region's land is protected – how much of this is agricultural land? We must make these lands sustainable and support locally growth food.
- *40% of York Region's land base is agriculture and half is actively farmed.*
- The importance of careful phasing and sequencing must be emphasized.
- Hospitals and health facilities are important infrastructure – they have not kept pace with growth and are suffering. Have there been lobbying efforts to engage higher levels of government about this issue?
- *York Region has worked with United Way to create the "Fair is Fair" document illustrating the shortcomings of Human Services in the Region. Region also sent the Province a list of the Human Services currently lacking and needed for the future.*
- Who from Federal Government is listening to York Region?
- How aggressive is York Region willing to be in demanding for more funding?
- *Council is concerned about inadequate funding for this growth. Council has said to the Province that we will not grow unless we can obtain adequate infrastructure.*



Feedback



- How are we going to persuade people to accept/buy/build intensification units?
- *Ensuring that intensification is appropriately located, with the proper fit, scale and design for communities, is key. We believe people will consider this choice due to constantly evolving communities, the aging population, etc.*
- York Region needs to decide how it will create intensification units. Concerned that only condo units will be built and neighbourhoods will change, so that everyone is forced to live in these units/dense communities. Must be careful to not be overly aggressive and eliminate a certain market segment (i.e. single family homes/neighbourhoods).
- *Each municipality will need to create its own intensification strategy – where it will and will not go. This will direct development into key areas and ensure intensification does not occur in areas where it is not appropriate.*
- Will the Centres and Corridors be able to accommodate 40% intensification?
- *Yes. Intensification will also occur throughout the built boundary, based on the intensification hierarchy that includes infill, such as second suites.*



Feedback



- The issues of intensification are also related to cultural planning, especially the quality of life created from intensification. These considerations are not clear in the current Growth Management Strategy. Cultural planning is present in local municipal plans, but should be stronger at the Regional level.
- *Local municipalities are primarily responsible for cultural services, however York Region can play a role in larger cultural facilities.*
- What impact will the Pickering Airport and Highway 404 extension have on the Whitebelt and lands in northern York Region?
- *Most new development in York Region will occur in the south and the pink “inverted T” on the maps. The Highway 404 extension will go to Ravenshoe Road in 2012/2013. Lands will not be taken away from the Greenbelt, therefore there will be no additional Whitebelt land created.*
- What does 50 persons and jobs per hectare look like?
- *Cornell is above 50. It is the only large community at this standard in York Region and maybe GTA. Angus Glen is slightly below.*

