



Planning for Tomorrow

York Region Growth Management

Towards a Sustainable Region

**York Region Open House – Feedback
May 3, 2007
Markham**

Discussion



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The following comments, questions and suggestions are a summary of public input at the consultation session in the Town of Markham. Regional Staff attempted to answer questions and provide additional input. Please contact the Region if this summary does not adequately reflect your input or ideas or if you have additional thoughts.

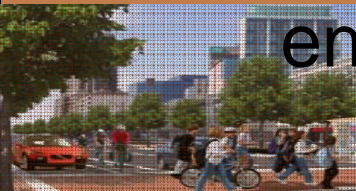


Discussion



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- East Gwillimbury has a recent policy requiring new residential development to be built to “Energy Star” standards should be applied across the Region
- Similarly, commercial and industrial buildings should be to a LEED standard, and incorporate other green technologies including green roofs
- Need to have more discussion on new communities
- Mattamy buildings Energy Star
- Need to collectively start thinking about energy use



Discussion



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- Need balanced development;
- Need to plan for industrial, commercial, open storage, etc. uses. These uses have been under planned in the last few years
- Need this balance for a properly integrated economic structure
- York Region is looking at both residential and employment lands in the growth management strategy
- Need to plan for a longer time period (than 25 years) out to 2051 so that we can protect for these uses



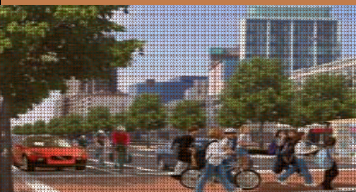
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- Development at Steeles and Midland, initially looked beautiful, has been modified to 6, and then 7 storeys, and is mixed use; concern about impact of intensification on existing stable neighbourhoods
- Concern that similar trends will continue in future, with future growth
- Need balanced integration (residential, employment)
- Need to make good decisions about intensification; where and how? Form, height, design.
- Detailed plan for intensification is the smart thing to do to ensure that we plan for intensification in the right places



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- Our historic buildings need to be protected, and not simply the facades
- EA processes conducted by the Region would benefit from a “blind peer review”
- Need creative ways to deal with infrastructure
- York Region now regularly have peer reviews of our EA processes as an effort to improve the EA process and ensure transparency

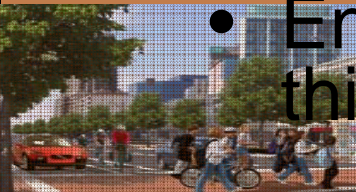


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- Residents are uncomfortable with current process “Blind peer review” would give comfort to residents; *Canadian Environmental Assessment Act* has a similar process
- We need to address our current EA process and give more confidence in the process to make it more effective
- We have looked at how and where of growth, but we need to also be asking WHY? Why do we have to assimilate all of this growth? Can York Region choose to not grow at the legislated pace?
- Encouraged by the process; confident that things are being managed well.



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- This level of growth has been prescribed by the Province for all regions in the GTA
- There are numerous benefits to growth, careful consideration needs to be given to where and how
- We may not have a choice to grow or not, we have a choice as to how we grow to ensure it is appropriately planned

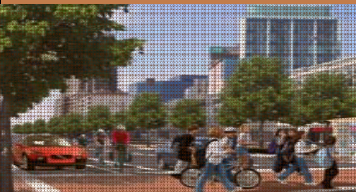


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- Intensification in Cornell Centre and Markham Centre are the places to grow but these are vacant, the 40% intensification is supposed to be within the built boundary. Does Markham Centre counts as intensification?



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- Is there any plan to integrate agriculture into growth planning. E.g., Community gardening in urban neighbourhoods
- Actively involved in Toronto Peak Oil. Concerned with energy use and adjusting society to a new energy regime.
- 100 mile diet: Can this be achieved in YR?
- Still have a very vibrant agricultural industry in York Region
- We have to build communities that are more efficient, compact, and more pedestrian friendly

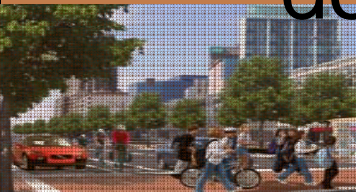


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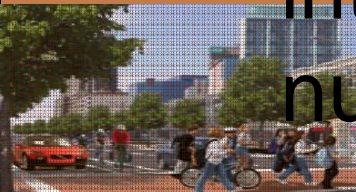
- Employment opportunities are changing within community; HOV, carpooling, etc.
- Working from home: a lot of companies are looking at this. Increases residential energy use, but reduces greenhouse gas, etc.
- 5% more people working from home would save on the transportation demands on our network



Discussion



- Concerned that intensification will not protecting existing stable neighbourhoods. Interface impact of 7 storey building on existing neighbourhoods
- Need to examine the correct scale and interface with existing neighbourhoods
- Good design is really important in intensification and can address a number of interface issues.

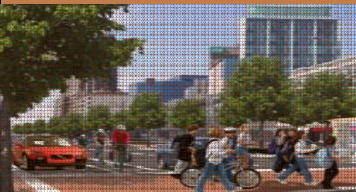


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- Working at home: people could operate neighbourhood offices (remote office locations in neighbourhoods)
- Intensification: is there room in current employment lands for redevelopment? Residential above malls? Mixed uses in Beaver Creek business area.

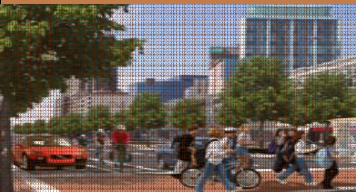


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- There are opportunities to intensify within existing employment areas; we need to examine these opportunities
- Working from home: Live/Work units are an option there are examples of very high end units in Port Credit area

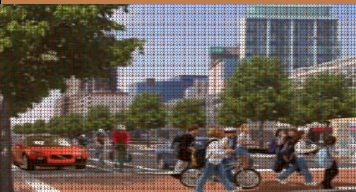


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- Concern with the impact of intensification on stable existing neighbourhoods, concern with social impact is high
- Is there necessity for expropriation for Regional Road widenings?
- For better community design, roads should be narrower, not wider

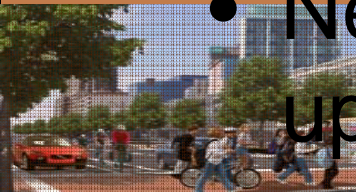


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- Concern with regard to crime incident increase; crime rate dropping, but incidence of crime is increasing as we intensify
- Concern with the affordability of this growth
- Development charges should pay for new infrastructure
- Need to invest in maintaining and upgrading infrastructure

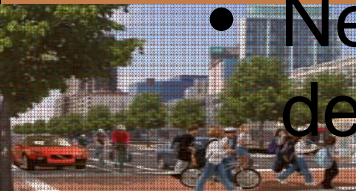


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- When do we see the official plan?
- Interested in seeing what the plans will look like
- Need incentives for developers to transform parking
- Detailed design for new communities would be completed by Markham
- We do not know at this point which areas, if any will experience growth
- Need to look at a different form of development in new communities

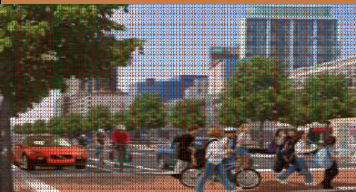


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- Social services: soft infrastructure. What are York Region's Plans for social services with this growth?
- It is clear that YR is not getting its share of Human Services funding.
- We need to continue this discussion.

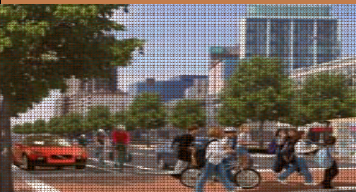


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- Greenbelt: what plans are in place to assist in the continued operation of farms in YR? Whitebelt areas: need something to protect agriculture
- Will there be support for ethanol production and biodigestion?

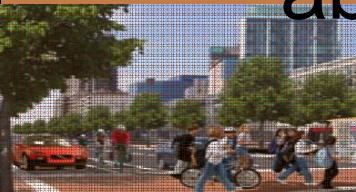


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- Concern for young people. Mobility, activities, resources, etc.
- We present this information to our young people so that we can share this information with them and gather their concerns
- In intensifying, we need to accommodate people of all ages and abilities



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- Aging baby boomers: are we discussing these issues to ensure that their needs are being accommodated
- There isn't enough assistance provided to the aging population.
- What are the next steps?

