



Planning for Tomorrow

York Region Growth Management

Towards a Sustainable Region

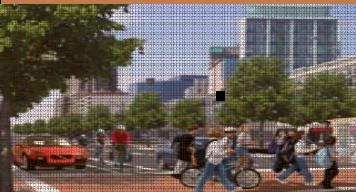
**York Region Open House – Feedback
May 1, 2007
Vaughan**



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The following comments, questions and suggestions are a summary of public input at the consultation session in the City of Vaughan. 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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- The Region needs to give developers a break on development charges to ensure affordability – housing for the elderly, those with mobility issues, and for young couples.
- While transit corridors will be a focus for future intensification, this seems to be mainly Yonge and 7, we need to consider intensification on other corridors, e.g. Bayview.



Discussion



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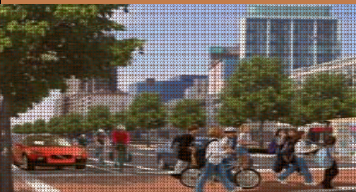
- As well, the Province is calling for a large area of greenfields, shouldn't people also have highrise apartments to enjoy these views, trails, etc. especially with all the money the conservation authorities are spending to maintain these areas.





Discussion

- The Provincial Policy Statement needs to be stronger to allow the Region to provide various forms of affordable housing types.
- We need to address the balance between jobs and places where people live.



Discussion



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- Affordability and intensification are linked. Employment areas and residential areas need to be linked, not separate blocks, especially when the types of employment areas being built are compatible with residential areas.
- We need to think about walkability to place of work, less reliance on cars.

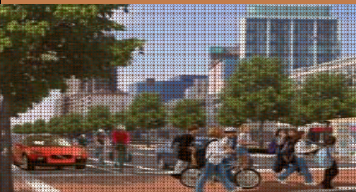


Discussion



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- Concerned with intensification of lower income housing all in the same place. Need to spread intensification and mix different socio-economic groups. It may cost more but will be more beneficial to the community.
- Lower income housing often means housing for our young people – service sector workers, daycare employees, our children. We need to ensure choices.



Discussion



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- Assume Region's plans are going to be sums of it's parts, i.e. coordinated with other municipal plans, Vaughan, Markham etc.
- When there's disagreement at the OMB, who will the OMB listen to – the local municipality, or the Region or the Province?
- Region and area municipalities need to work closely together to achieve common goals
- We need to ensure it's not up to someone else to decide and that we can defend our plans at the OMB.

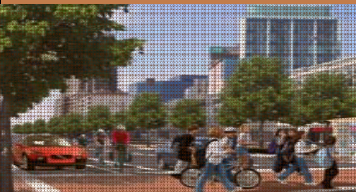


Discussion



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- Since the Region is predicting that most of the employment and population growth is being directed to the southern municipalities, what is the purpose of the expansion of 404 to Ravenshoe Road?
- We question whether highway extensions and sustainable growth are compatible?
- The Province is talking about expanding the 404 to Ravenshoe Rd and are looking at expanding the 427 north into Vaughan, and currently doing an EA to look at exactly where it will go and what the implications are.
- We do need these expansions and would like the Province to move faster on this.



Discussion



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- Why does York Region want to expand the 400 and won't expansion of the 404 create more sprawl?
- York Region needs to walk the talk, with more transit and less roads.
- We need the 404 expansion to give access to our rural areas, and 427 to service our employment areas.
- We know that we can't accommodate more traffic simply by expanding roads, we need to invest in transit to get people around in other ways, however, we know that we have to continue to make road improvements.

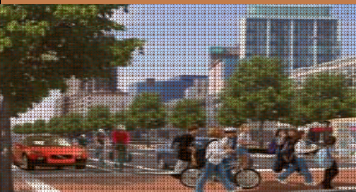


Discussion



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- The Region needs to lead and get involved in ensuring that we know where we are going to intensify.
- The Province's target of 50 jobs and people per ha is very low, do we want the Region to look like Mississauga, i.e. sprawl? Suggest we could go up to 120 or more to create very pleasant communities.
- Suggest we can extend 10 year supply to 20 years with more people/jobs per ha.

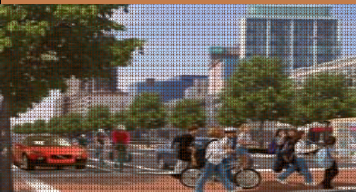


Discussion



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- What is the priority of providing water and sewer services to new development in order to allow planned development to go ahead. Some existing homeowners are converting basements into apartment units, which is using water, while planned developments are being delayed by lack of water supply.

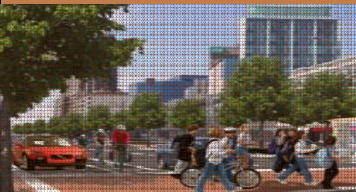


Discussion



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- What is the difference between greenbelt and greenfields?
- The Greenbelt is a Provincially designated area of land that is to be protected, not developed on.
- Greenfield areas are areas where development may be permitted but has not yet occurred.
- Not all areas of the Region have a 10 year supply of developable land.
- Some greenfield areas are in the northern part of the Region and are on hold pending sewer supply.

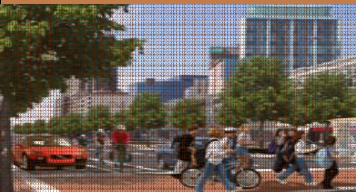


Discussion



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- Province's initiative to extend 427 north, what are the Region's plans to extend and/or improve Regional roads that link in with the 427.
- We need to provide a percentage of affordable housing in each development, and should seek help from the Feds and Province and developers.



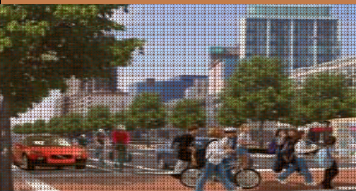


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- After 9-11, we need to do more planning for emergencies. This needs to be reflected in the sustainability strategy.
- We need to follow East Gwillimbury's minimum standard of green building. Why is the Region not following this lead?
- Some builders in the GTA are voluntarily using a more energy efficient standard. We need to have more discussions with developers on this.
- We need to look at a different standard of development and communities, better energy use, live/work, walkable etc.

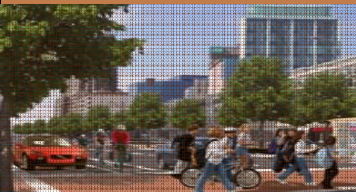


Discussion



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- Is there a new east-west 400 series corridor planned for York Region?
- The Province has just released a terms of reference on the west GTA corridor.
- To what degree does the Region recognize peak oil, lack of new natural gas findings, etc.



Discussion



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- Very supportive of the Region doing some modeling at the front end of strategic planning in order to ensure effective plan.
- We need as much adaptability and flexibility in our urban form in order to ensure that we accommodate future generations.

