

Feedback – City of Vaughan



- Two comments/questions on protection of natural environment
 - What is the tree cover goal in York Region?
 - In conjunction with air quality, the Region should consider a goal for introducing green roofs in urban areas as they are helpful in sequestering pollutants.
- Where is Province in it's OMB reform?
- I have concerns around housing affordability and in particular market affordability.
 - The Housing stock built lately has been largely higher end, even townhouses exceed \$300,000 per unit.
 - Not surprised there is an influx of workers into the Region and residents out of the Region as we continue to provide higher- end housing.
- Is there thought being given to providing housing in York Region that will meet needs of lower and medium incomes?

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- Fascinated by the word sustainability, what do we mean by it? It's a buzz word that sounds good but doesn't mean anything.
- On the issue of water sustainability, I live in Nobleton and wanted to find information on precipitation, runoff, evapotranspiration and groundwater recharge to calculate the water balance - could not find enough information for Nobleton and had to use information for King City
- Our calculations showed that with the YDSS and approved growth, the water cycle in King City would not be balanced and the amount of groundwater would be diminished. On our appeal of an MOE decision on the YDSS, the calculations weren't considered. The Environmental Commissioner of Ontario (ECO) noted that MOE failed to confirm or deny our conclusions, and that MOE considers sewage works (requiring a C of A) and the taking of water (requiring a PTTW) to be unrelated processes. However, ECO cited a 2004 Environmental Review Tribunal decision where an MOE issuance of a C of A was found to be premature in the absence of a valid PTTW.

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- York Region and MOE when dealing with Permits to Take Water for water and sewer infrastructure certificates of Approval need to start looking at the whole water picture to consider water sustainability.
- We are growing very fast and need to deal with the issue of water and the interrelationship between servicing and all aspects of the hydrological cycle.
- Storm water retention ponds have not been in place for a long time – do we know if they work? TRCA has said there are long term maintenance problems with them.
- Are problems like washout of Finch Avenue last August, and Jane and Hwy 7 road collapse a result off too much water runoff?

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- Problems result from too much intensification, kids need things to do.
- Greg Sobara has said we're in a global competition for immigration and our economy depends on immigration – if we have more homes, developers get rich, people who sell appliances get rich. But this is a house of cards, and is not sustainable.
- There has to be a limit to growth.
- 427 and 404 are identified as important infrastructure- Highway 400 should also be mentioned in the discussion.

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- Nobleton is isolated, need a car to get around, no transit, no cycling paths along King Road. Need a walking path along King Road with trees for shade.
- A lot of things said in the presentation make sense, but I see a lot of challenges, including the environment.
- I'm seeing situations where the decision pendulum seems to be swinging too far – When decisions are based on emotion rather than science. We need to come up with sensible solutions, which is part of sustainability, and it's challenging to keep a level head during planning decisions.
- Need growth and intensification, regardless of NIMBY (Not in My Backyard - opposition to intensification within communities) because we need growth for a healthy society.



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- What happens if we don't meet projected figures Province has given us?
- Will seniors be able to afford to live in the housing we have in the Region?
- We are not bringing into the debate issues around security – e.g. Grow Ops which didn't exist 20 years ago.
- There is a simple way to look at sustainability: look at what previous generations did, look at what we're doing, and what future generations can do – we should be living by the fruit of the tree, not the tree.
- Thrilled to see *State of the Environment Report*



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- Cannot have quality of life if you don't feel secure - recent home invasions and carjacking's in the news. Need the issue of Security to be considered as part of planning.
- Green buildings – Toronto is taking steps to develop standards for green roofs and York Region is building to LEEDS standards. York should require that developers build green buildings and encourage LEED standards - this is the time to do what is right for the Region.
- Are we making progress on Greening in the Region?

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- I'd like to speak about York Region needing policies that put people and environment first.
- Concerned with energy and how it will be supplied for new development – what thought is given to providing safe power, especially around our schools where risks of leukemia to children is higher near power lines.
- Attended a meeting several months ago on City of Vaughan OPA 600 updates that dealt with policies along Hwy 7 and corridors that meshed with ROPA 43. I understand goals around transit, and understand that subway is coming up to Vaughan Corporate Centre, so ideally we should see people living along Highway 7.

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- Saw height restrictions of 10 stories in Vaughan OP, but am seeing applications for a number of buildings at 18 to 20 storeys in Maple and not along highway 7, so hundreds of people will be driving to subway instead of living along highway 7 and taking transit.
- Developers are buying cheaper land in Maple – so we need to direct where the intensifications is going.
- With Ontario's legislation for 40% intensification and Newmarket and East Gwillimbury being the only places where second suites are permitted
"as of right", is the Region going to require other municipalities to accept second suites?

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Feedback



- Assume there are farmers fields in green areas marked as greenfields, and in white areas marked for growth – will our agricultural lands be preserved or will we have to import our fresh fruits and vegetables because we can't eat bricks!
- I want to speak about the 19th Avenue sewer across Rouge headwaters. I completely disagree with it as it will create a groundwater dam. When when this is considered with proposed development in North Leslie, I think a great deal of soil will need to be imported to keep the pipes in the ground.
- I live in Richmond Hill in an area that will be considered for intensification, but OMB hasn't considered problems with stormwater retention in considering intensification.

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- New development is being proposed near the 50 year old development but the existing storm water detention ponds aren't working.
- There should be consideration for the purchase of additional lands for storm water management facilities in these older areas
- Don River has become storm water management system in Richmond Hill and it has become totally degraded.
- Hoping to see mixed use in intensified areas.
- With the aging population, will see people who want to work part time, walk to local store, and move towards work/ live/play vs. drive-to communities.



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- Solar panels should be encouraged in industrial areas and wind turbines should be built along 400 series highways so that businesses along these highways can hook into this power source.
- Need to put *Water for Tomorrow* into the official plan of Region and area municipalities
- Need more opportunities and encouragement for reduction in water use.
- A lot of farms, even in silage, are not owned by farmers.
- Even with Province's intensification targets, there is still a lot of greenfield development (60%) what is Region doing to encourage developers to build something other than single family homes?



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- Concerns around transmission of power across Region – need to address safe ways to provide power, though generation, alternative power sources, need to be more aggressive.
- Region doesn't seem to be involved in energy conservation and the onus for conservation efforts seems to be directed to homeowners not businesses.
- Need to put more emphasis on building new homes that are more energy efficient, need to look at retrofitting existing homes.
- Understand that management of water and wastewater uses the most power and energy consumption – more than residences combined. We need to ensure that we are using the latest technology

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- Concerned about Moraine – not all areas are protected, some areas slated for urban uses and development and a lot of homes are going in.
- Is it possible to re-evaluate these areas when the plan is reviewed in 5 or 10 years, to return some of these areas to core, natural linkage areas, and use intensification.
- Perhaps communities built in these areas could be model communities – built to utilize water runoff, trees, green homes, etc.
- Refer to modern sewage pipes and collection systems. Many large cities in the US are moving away from large systems whose pipes many leak over time, how can you repair them underground.

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- Sewage will be pumped down to Lake Ontario, and water is being pumped uphill from the Lake, if we had local treatment plants, they would cause less impact on the environment, large central pipe is a huge problem.
- Collapse of Highway 7 and Jane is a harbinger of things to come.
- There is a lot of published information that is at great odds with the information that the Region is publishing, e.g. City of Toronto and Environmental Commissioner of Ontario.
- City of Toronto and Environmental Commissioner of Ontario aren't opposed to growth in York Region so this isn't the issue.
- Education is needed around conservation, people don't realize how much water is used when they flush a toilet, or if taps drip.

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