

Attention: Ghislaine Boulianne, York Region
Date: June 12, 2010
From: Susan Sigrist
27 Matterhorn Road, Maple, L6A 2V4

I wish to be notified of the adoption of the York Region Official Plan.

I do not agree with items in the official plan.

I do not support urban expansion into the white belt between Teston Rd. and Kirby Rd. and Jane St. and Keele St. (Block 27), and similar between Pine Valley and Weston (Block 41).

1. Specifically related to Block 27

This area has been identified as Priority 1 – Terrestrial Natural Heritage Regeneration site in the Don Watershed Regeneration Plan. (Don River Watershed Plan – Beyond 40 Steps – Prepared by the Toronto and Region Conservation Authority, 2009, 5-33 & Fig. 27)

The terrestrial natural heritage system includes forests, meadows and wetlands, and the plants and animals that inhabit them. The terrestrial natural heritage system provides many benefits that are critical to the health of the Don Watershed. It helps maintain water balance and stream stability, protects aquatic ecosystems, provides wildlife habitats, moderates climatic conditions, and absorbs air pollution. (5.2.2)

The area noted above is part of the Upper West Don River (longest branch) and its watershed. This area contains half of the watersheds higher quality terrestrial habitat and some of the best opportunity to add natural cover. It also contains aquatic habitat supporting some of the few remaining habitat specialists. (5.2.1 FMZ2, 6.2.1),

Headwaters of the West Don River

Target Community: Indicator Species – near term: blacknose shiner, northern redbelly dace, Johnny darter – long term: brassy minnow (Fig. 25)

2.

I support this land continuing to be used as agricultural for local produce. York Region should support and encourage the production and consumption of locally grown produce – a region that can support itself. This could also be an area for private and community garden plots / coops, where everyone could have the opportunity to get back to the earth. Being very close to the urbanized areas of Vaughan will allow residents nearby access, ideally along bike paths, to nature and agricultural lands.

3.

I do not support any urban expansion in areas in Vaughan. Existing lands in the current urban boundary should be intensified to support people numbers expected over the next

20 years. This would support the proposed transit system also. Vaughan needs more dwellings where young singles, new couples, and retirees, singles and couples can live. The tradition of Vaughan being a community for families in single family dwellings does not allow for the “family” to live nearby into the future. Graduating university/college children, and new couples cannot live in the neighbourhood as there is inadequate smaller, affordable residences available. The elderly are forced to maintain their “too large” single family home as there are insufficient townhomes and apartments to suit their needs. Secondary suites are another means of providing affordable residences for this group. When these types of accommodations become available, this will free up numerous single family homes for those moving into Vaughan. With the changing demographics, this is a perfect alternative to further urban sprawl and expensive infrastructure expansion. Again, Vaughan does not need urban expansion at this time. Lands should not be designated as urban until all intensification projects have been completed. There is plenty of time in future official plan reviews to re-assess the need for further intensification, and potential needs for urban expansion.

In summary, by eschewing the mono-cultural sprawl of single-family dwellings through intensification, multi-use, affordable housing within the present urban boundaries and (4.) allowing secondary suites in existing residential areas, Vaughan can meet the needs of a more diverse demographic - young people just out of University with their first jobs, retirees, and those recently arrived to Canada.

5.

I support the control of drive-throughs in Vaughan’s Official Plan. A by-law controlling drive-throughs addresses clean air. This will also encourage residents to get out of their cars, walk in their communities and become more physically active, supporting a healthier lifestyle.

6.

I support the deputation of Sony Rai of Sustainable Vaughan. Two weeks is not enough time to review the Draft Official Plan. It does not give the public enough time to discuss whether the urban boundary should be extended. I support a five-year moratorium on expanding the city’s urban boundary onto the white belt lands.

Sincerely,
Susan Sigrist
Maple and York Region Resident