

Town Hall Meeting Discussion Summary



City of Vaughan
Town Hall Discussion Summary
May 1, 2007

Vaughan Discussion



- 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.
- 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.
- 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.

Vaughan Discussion



- 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.
- 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.
- 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.

Vaughan Discussion



- What are we planning for through the expansions of the 404 and the 427?
- 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.
- 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.

Vaughan Discussion



- 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.
- 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.

Vaughan Discussion



- 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.
- 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.

Vaughan Discussion



- 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.
- 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.
- 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.



Town of Markham
Town Hall Discussion Summary
May 3, 2007

Markham Discussion



- 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
- 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
- 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

Markham Discussion



- 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
- 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
- Residents are uncomfortable with current process "Blind peer review" would give comfort to residents; *Canadian Environmental Assessment Act* has a similar process

Markham Discussion



- 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.
- This level of growth has been prescribed by the Province for all regions in the GTAH
- 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
- 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?

Markham Discussion



- 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
- 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
- Concerned that intensification will not protecting existing stable neighbourhoods. Interface impact of 7 storey building on existing neighbourhoods

Markham Discussion



- 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.
- 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.
- 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
- 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

Markham Discussion



- 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
- 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.
- 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?

Markham Discussion



- 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
- 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?



Town of Richmond Hill
Town Hall Discussion Summary
May 8, 2007

Richmond Hill Discussion



2007
Planning for Tomorrow
York Region Growth Management

- Should plan to encourage quality jobs to ensure that employees can afford to live in York Region.
- Strong existing base of higher paying jobs to build on
- Need to plan to protect employment lands
- How will intensification be accommodated within the existing suburban form? Is there a plan to accommodate intensification?
- Planning for types of employment is necessary to accommodate the residents of York Region. Large amount of big box retail in York Region.
- GO Transit service improvements are necessary
- Energy supply, infrastructure discussion is necessary
- Affordable Housing strategy to ensure a supply of affordable housing
- Need to address housing needs of aging residents in intensified neighbourhoods
- Need to ensure that new housing addresses energy efficiency, etc.
- What is the role of government in influencing the supply of affordable housing
- Need to ensure that housing choices match the jobs in the Region to ensure a supply of housing for all residents and employees
- Needs to be a link between affordable housing, transportation and jobs
- We need walkable communities

Richmond Hill Discussion



2007
Planning for Tomorrow
York Region Growth Management

- Parking provisions are necessary for transit corridors (example of shared parking provision provided by Feds, Province, Municipal - PEI)
- Intensification versus greenfield (whitebelt development). Can the local municipalities determine the amount of intensification or greenfield development
- More cost effective to build in existing urban area or brownfields (intensify)
- Coordination of transit services (GO, Viva) is necessary in addition to pedestrian linkages to transit facilities
- Protection of cultural heritage is important, there are a number of important cultural heritage resources that need to be protected
- Greater preservation of cultural heritage
- Concern that high population areas (greater than 10 million) can create higher taxes, loss of businesses,
- Concern that rate of growth may be too fast, could have negative impact on quality of life

Richmond Hill Discussion	
• Concerned with Fiscal impact of growth • Richmond Hill tax increase, concern that taxes will continue to increase to pay for growth • System of reporting back to participants? What are the results of the inputs from last round of consultation • Comments from all sessions are posted on the Region's website, and will report back to Regional Council in fall 2007 on what was heard at public engagement sessions. • Demographic centre of York Region at Yonge and 7 • "blind peer review" concern with regard to transparency of process • Linkages of transit facilities at Langstaff is necessary • Improvements to transit facilities are coming • GTTA: established to prioritize transit investment • Need to maintain a state of good repair in our infrastructure • Cultural heritage planning is necessary • Need to address water, energy, and recreational facilities • Parking is facilities along transit lines are necessary	

Richmond Hill Discussion	
• Concern with regard to road widenings and impact: heat island effect, air quality and climate change, salt loading • Local food availability and production will create a better place to live; improving our economy, be more sustainable • Regional road widening policy; if roads are widened to more than 6 lanes, one lane is provided for HOV • Need to increase transit usage • Housing affordability is a key issue for York Region; connected to liveability and healthy communities. This needs to be addressed creatively. How do we get local municipalities to address second suites? • Yonge Street is currently at 4 lanes, 2 lanes will be added exclusively for transit; at intersections, there may be up to 8 lanes to accommodate turning lanes • Concern with the conflicts between wanting to accommodating pedestrian facilities, increasing road ROW widths, while protecting greenspace • York Region's live-work ratio should be improved • Want to ensure that we have housing to accommodate the jobs in York Region	

Richmond Hill Discussion



2007
Planning for Tomorrow
York Region Growth Management

- Live-work target needs to be addressed, to increase the current ratio.
- Transportation is a key issue.
- Safe, comfortable transit facilities are necessary to increase ridership
- Tree planting needs to be complemented by maintenance to ensure that trees survive
- Consolidation of recreational facilities is necessary
- Provincial and Federal governments needs to be partners
- GTTA reviewing transportation from a larger perspective
- Design of new communities is key to connect housing with employment;
- Need to examine types of trees being planted;
- Examine ways in which the Region can influence the local municipalities to provide secondary suites (summit?)
- Greater coordination between local and regional infrastructure planning
- There needs to be a better connection between planning and implementation of tree planting along arterial roads
- Concern with road widening and tree planting

Richmond Hill Discussion



2007
Planning for Tomorrow
York Region Growth Management

- Map in brochure; show connected transportation facilities
- Need transit connections to airport
- Concern that we are losing prime farm land
- Need an innovative approach to protecting prime farm land, and water resources
- Connections between affordable housing and transit facilities are necessary



Town of Aurora Town Hall Discussion Summary May 9, 2007

Aurora Discussion



- Concern with regard to the state of Aurora's downtown core
- Growth changes can provide opportunity to revitalize the downtown areas (eg. Woodbridge Core, Village of Markham)
- Need plan to mandate "green" development
- East Gwillimbury has policy that housing be built to Energy Star standard, and institutional/industrial buildings will be built to LEED standard (staff comment)
- Can green development be mandated at a Regional level?
- Concern with regard to how new housing forecasts are going to be accommodated; whitebelt areas may not be enough.
- Concern with regard to St. John's Sideroad reconstruction (width)
- Roads must be built to respect natural environment
- Provincial plan requires that whitebelt be developed in a very compact standard, YR has identified that to accommodate the forecasted population in the whitebelt, 66% of the whitebelt lands are needed (staff comment)

Aurora Discussion	
• Appropriate scale of development must be addressed • Concern with regard to the planning time frame (25 years) may not be enough to address long term planning needs; particularly in relation to ecological systems • Fiscal impact needs more emphasis particularly with respect to the aging population • Human services planning is a key component • Need to address water as an element of natural heritage; protection of aquifers is essential (inter-basin systems) • Concern with respect to congestion and pace of infrastructure in relation to growth (road congestion and water restrictions) • Concern that intensification can bring crime, • Affordable housing needs to be addressed • Mixed use; live-work accommodations needs to be addressed • The level of intensification for Aurora is too high • The preliminary forecast for intensification in Aurora (2800 unit over 25 years) is the lowest of the 5 municipalities in York Region (Aurora, Markham, Richmond Hill, Vaughan and Newmarket (staff comment)	

Aurora Discussion	
• Agricultural industry should be included as a component of the strategy • Affordable housing is a key issue in York Region where the average home price is \$430K. Need to ensure that we have housing options for all residents • Concern with respect to the reconstruction of GW Williams; connection with YRDSB for forecasting population • How binding is the Provincial Plan? How is conformity to the Plan ensured? • Concern with respect planning for infrastructure needs (water servicing) • We should not be approving additional growth if we have summer water restrictions now. • We need to have strong and clear policies that are defensible • Concern with respect to the possibility of intervention of OMB on municipal planning decisions	

Aurora Discussion



- Infrastructure Master Planning 30-40 year plans. Important to get involved and participate in infrastructure master plans
- Seniors issues need to be addressed; affordable housing, high quality of life, access to facilities and services
- York Region has housing corporation to service seniors and affordable housing needs. Provincial and Federal support for affordable housing is needed (staff comment)

Aurora Discussion



- York Region did not listen to Aurora's concerns about the proposed new water tower on Bloomington Road.
- Concern that facilities (recreational) cannot keep up with the pace of residential growth. This is essential for quality of life
- Who is mandating that we will be growing?
- Concern with respect to OMB
- What is the Relationship between regional and local planning,
- Concern that Aurora only has one voice at Regional Council
- Can Aurora decide that it doesn't want to accommodate any growth
- Relatively little growth is forecasted for Aurora (2C lands and some intensification) in relation to other YR municipalities (staff comment)
- A 20,000 increase in population is too much for Aurora.
- There may be some opportunity to limit growth, however, there are a number of planning approvals in place, and the expansion in Aurora (2C) is before the OMB
- Concern with respect to the ability for Aurora to be able to accommodate more growth

Aurora Discussion



2007
Planning for Tomorrow
York Region Growth Management

- Planning should be done on a watershed basis; aligned with natural boundaries
- Should address drinking water sources and protect water supplies
- Earlier and more fulsome involvement of public in the planning process
- Planning for Baby boomers will have impact on our communities in order to plan for housing needs, social needs, etc.
- Greenspace (parks and natural spaces) needs to be addressed in planning which needs to be integrated into communities; makes higher quality of life
- 5% Parkland dedication requirement of the Planning Act; new communities will have more greenspace than currently (staff comment)
- Greenspace must be integrated into the community and must be accessible
- Infrastructure (water and sewer) is needed to accommodate growth
- Comprehensive infrastructure plans are being prepared to determine how the growth will be accommodated (staff comment)

Aurora Discussion



2007
Planning for Tomorrow
York Region Growth Management

- Who is responsible to ensure that growth will occur in a sustainable manner
- We need a strategy to ensure that new communities will be developed differently (i.e., address sustainability)
- York Region needs to work collaboratively with local municipalities to ensure the vision is achieved by creating policies which addresses concerns
- The discussion of these issues is not over, we will keep residents informed as we go forward, and will have an opportunity for further input and comment (staff comment)
- Natural heritage features need to be identified
- Arterial traffic congestion needs to be addressed; particular concern with the traffic at Yonge and Wellington and the impact on Aurora's downtown core
- Traffic should be re routed around Yonge Street core.
- York Region should not have placed a reservoir on natural heritage lands on Bayview avenue (Anne Bartley Smith Lands)
- In the future meetings like this should be scheduled for Aurora. We want our say.

Aurora Discussion



2007
Planning for Tomorrow
York Region Growth Management

- Key questions in the Region's Planning and Economic Development Committee Meeting report on Growth (April 4, 2007) are;
 - Are we prepared to accept and endorse the Provincial forecast of 1.5 million people at this time?
 - Is the 40% Intensification target achievable? Is it desirable?
 - Are we prepared to accept and endorse the pace of growth as it is forecasted? This includes both the number of households and the greenfield take-up proposed.
 - How do we want our Whitebelt Areas to be developed? How will infrastructure and the natural heritage system be integrated:
 - To meet the Province's forecast boundary expansions in some municipalities will have to be considered as part of this Growth Management exercise.
 - How will Whitebelt development be phased across the Region?
 - Are we able to meet the proposed forecasts while maintaining fiscal responsibility?
 - How will we monitor growth?
 - How will we measure intensification?
- Need to continue to have dialogue on these issues



2007
Planning for Tomorrow
York Region Growth Management



Environment
Community
Economy

Town of East Gwillimbury Town Hall Discussion Summary May 10, 2007

East Gwillimbury Discussion	
• Issues around future Quality of life, air quality, have concerns with high rate of growth. We already have worse air quality than areas like Hamilton. • The proposed Regional incineration facility in East Gwillimbury will add to poor air quality. • Need to focus funds on education, conservation, reduce, reuse recycle versus investing in new incineration and land fill facilities. • We do have existing facilities that deal with waste separation successfully – recycling, etc. at Bales Road. • If York Region reaches a 60% diversion rate, we only have 50 tons of residual waste because of existing agreements, which is not enough to run an incineration facility effectively, will have to bring in waste from other areas. • Urban sprawl is a result of cheap housing, and farmers who don't have to pay speculation taxes, pressure put on planners and then on taxpayers to connect sprawl with the rest of our community.	

East Gwillimbury Discussion	
• Taxpayers are subsidizing sprawl. • Need demand management approach to land supply. • Encourage the Region to undertake financial assessment of the cost of sprawl over a 25 year planning horizon. • This will help create cost benefit analysis for each subdivision approved, which will show that green sprawl is too costly, but infill is more cost effective. • Encourage the Region to increase development charges which will help to make sprawl too costly, and will increase benefit to taxpayers for infill housing. • Bradford by-pass is not a good idea, nor are the proposed employment lands adjacent to it. • Take these project off the maps, which will reduce sprawl. • Bradford By-Pass area is within Native burial grounds, we do not want another Caledonia. • The Region has an extensive consultation process with our first Nations Communities. • Housing prices are pricing people into different housing choices.	

East Gwillimbury Discussion



- Managing growth effectively will require compromise. It's not reasonable to expect zero growth.
- If we don't have the job creation along with affordable housing, our residents will be commuting long distances for employment.
- We need to carefully balance employment with growth, can't just attract "jobs", that aren't matched with our residents' skills.
- Need high quality jobs.
- 70% of jobs are in the service/retail sector, don't really have a good cluster based employment base.
- Wonder about decisions we are making on the environment that will effect our children's future.
- The research on incineration indicates the toxic ash isn't something our future generations want – the health impacts are significant.
- We need to tread very carefully in the decisions we make.

East Gwillimbury Discussion



- We need to make decisions that are better in the long term.
- The air quality from European incinerators is different, they are burning different types of garbage than we will be.
- Please continue this dialogue for our children's sake, we have that responsibility.
- Don't see as many places for children to play around the Region.
- There is no affordable housing in the Region for younger people.
- Senior's need apartments with one level, bungalows take up a lot of space.
- Toronto is trying to stop residential and job growth in 905 so they can retain jobs, development charges etc.
- If we don't have Bradford By-Pass, gridlock will only increase, making getting to work difficult.
- Big box stores take up so much space including huge parking spaces, why can't we have apartments in these spaces, above box stores, and make the best use of these spaces.
- Focus on high rises to save our countryside, make better use of the land.

East Gwillimbury Discussion



- What is the thinking about the types of jobs we're trying to attract.
- Gas emissions, incinerators and sustainability – never expected that such plans would be considered in the northern area of the Region in a greenbelt area.
- The Region needs to better integrate its planning for infrastructure, land use, job growth, etc.
- We are forgetting the ability to create energy through biodiesel in the agricultural community/industry.
- We need to deal with greenbelt skip to Simcoe County and the people driving through the Region – are we dealing with this through infrastructure planning?
- It is difficult to engage people in the civic planning process, hats off to the Region for bringing this process forward.
- Realize that this program began with the Province's plan, and quite proud of the Region and East Gwillimbury's Council work on this.
- What will happen with a change in government?
- These issues are long lasting, people from all over the globe want to live in this Region because it is so attractive and has a good quality of life. Any government will have to deal with this issue.

East Gwillimbury Discussion



- 100 mile diet concept – local food, how will we keep farmers in this growing region, in the Greenbelt. Durham Region has an economic development officer devoted to the agricultural community. We need more help like this in York Region.
- The Greenbelt is right now dealing more with traffic and tractors.
- We need to find better ways to celebrate our farm community.
- Because York Region has been quite commodity based, need to address how we deal more with a food based industry in the Region.
- Concerned with dramatic decline in postal service to rural residents, have to travel long distance to pick up mail.



Town of Newmarket Town Hall Discussion Summary May 15, 2007

Newmarket Discussion



- Upset about all development that will take place, un-natural for people to be herded into high density housing and for children to live in high density townhouses with no yards.
- Feel this whole thing is a tax grab and development bonanza for people in federal government and developers.
- The environment is suffering from this with only a few people making a lot of money from this.
- Buildings are here for the long run and difficult to replace.
- Disappointed with what's happening to Oak Ridges Moraine with prior approved development.
- Why is all of this taking place? What types of jobs will be provided? Are they just part-time jobs without benefits for minimum wage which will not allow for a family to live?
- Why is a very legitimate question. York Region is one of the most attractive areas to live in the GTA. We have a lot of people immigrating to Canada and most to the GTA.

Newmarket Discussion



- It is not Regional staff or Council who are deciding this, but rather, the Federal and Provincial government need to accommodate this growth and it's up to the Region to determine where this growth goes, and how we're going to accommodate it.
- Housing types will be dictated by the buying public.
- We cannot just have retail jobs in the Region, need a mix of high quality and high paying jobs so that our work force can actually work in York Region.
- Asking the Region to consider alternative energy. Commercial and residential buildings should include rough-in of solar water heaters.
- The Region needs to have a renewable energy committee, we should be striving to meet the Kyoto accord.
- We must consider different types of architecture to make sense of the future needs of planning.
- Propose the use of sugar beets as an alternative form of fuel, important to protect children from poor air quality generated by fossil fuels.
- We need to think differently about these issues, our draft Sustainability Strategy is Council's first effort to think about how we do things differently and meet initiatives like Kyoto.
- More people will also mean more vehicles contributing to air quality, including a new incinerator. How is the Region going to control poor air quality?

Newmarket Discussion



- Very encouraged by what the Region has put together, like the way the Sustainability Strategy is put together, would encourage us to go further and set targets for things like greenhouse gas reductions, water conservation.
- Other organizations would benefit from following these targets and partnering with the Region. Please do communicate with other areas like Viva that held their public meeting the same nights as these consultations.
- Concerned about farmland disappearing in whitebelt area.
- Built heritage is very important.
- The oldest heritage conservation district of Thornhill is right on Yonge Street and it's no longer walkable because of Viva and road widenings.
- Emphasize built heritage.
- No intensification can be done on Yonge street before proper storm sewers are built.
- Solution to widening roads is not working – use what we've got. To have a pinch point on Bayview in a 200 year old area is not going to work.

Newmarket Discussion



- Pedestrian considerations are important to transit.
- What is the Region doing to encourage industry to sustain itself as well as to increase the number of jobs.
- York Region's economy is very diversified and very strong, and our employment growth rate has historically been higher than our population growth rate.
- How is the Region encouraging people to take transit, especially as it is more costly than the TTC.
- Will there be some retrofitting of existing communities to make them more walkable?
- Making existing communities more walkable is something we need to look at.
- Concerned with the amount of growth happening and water quality – will the water table be degraded.
- Most of Newmarket's water is from groundwater, but committed to not taking any more water to supply new growth, but will come from Lake Ontario.

Newmarket Discussion



- Have we netted out areas that cannot be developed in the whitebelt?
- What will the form of development be in the whitebelt.
- Will agriculture be provided in Oak Ridges Moraine and Greenbelt rather than the whitebelt?
- A large part of the greenbelt is protected for agriculture.
- Growth will have a significant impact on the array of health services required.
- How much support does the Region give to the existing hospital infrastructure.
- Regional documents have revealed a shortage of affordable housing, how does the Region plan to address low vacancy rates in the southern part of the region and lack of affordable housing in the Region.
- York Region is a nice place to live, but need to plan for next generations.
- Concern with incinerators and air quality.
- If we wanted to increase our waste diversion, we do not have the amount of waste needed to incinerate, encourage the Region to look at alternative strategies to avoid incineration.
- What is happening to the "light pink" areas approved for development on the maps.
- Has there been any attempts to go back into areas where development has already been approved to renegotiate densities.

Newmarket Discussion



- Are there any incentives to encourage developers, even in existing approved areas, to change the form of development.
- Sustainability principles – how do we negotiate trade-offs between conflicting areas? How can the Region start to deal with trade-offs of higher densities? Is there enough green infrastructure? We need publicly owned land so that people will accept the tradeoffs.
- Intensification is about choosing the right location, the right height, the right design.
- We need to consider what other countries are doing in terms of providing jobs.
- Encourage the Region to go further in terms of sustainability, particularly in our attitudes towards the car – our communities are planned for the car first, we need to go further than linking our natural areas just for recreation.
- How do we change the mindset around the car, what would convince people to walk or cycle?
- Our urban structure is designed to be traveled by car, no amenities for bikes, no sidewalks.
- Worldwide, the nice places to be are those that have public spaces like public squares.
- Pedestrians and cyclists should have the right of way. If it's easier to walk and cycle people will drive less.

Newmarket Discussion



- What is the Region's vision for a Regional airport?
- Our problems are relating to too many people and too little space.
- Density is a reality when the government want to use immigration as an industry and as a way to keep the economy going and expecting people to live in an un-natural way.
- Meetings are more efficient if minutes of past meetings and agendas.