

**From:** Gloria Boxen

**Sent:** Thursday, March 31, 2022 4:45 PM

**To:** Regional Clerk <ClerkGeneralLine@york.ca>; FutureYork <futureyork@york.ca>

**Subject:** Submission for Future York: York Region Official Plan

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York Region

Re: Future York: York Region draft Official Plan

I will send a submission with more detailed comments on Future York and the draft York Region Official Plan separately later today. In the meantime, these are my main concerns and points.

In summary,

I agree with many of its worthy objectives to plan for a healthy sustainable environment and healthy, vital, and complete walkable communities for people.

Climate Change is real and accelerating. We cannot afford to lose more agricultural land nor greenspace.

All decisions have to be made with protection of foodlands and natural greenspaces a top priority. We have developed and paved over too much of these greenfields. Instead we have to look to renaturalization of these hard surfaces, particularly parking lots.

Growth has to be made within existing urban development and not at the expense of our food security and our natural spaces. The intensification has to be by providing the "missing middle."

Construction of large size single-family homes to replace existing ones and to be eliminated in favour of inclusive housing. Inclusive housing has to be allowed in neighbourhoods that have been exclusively single family homes. Where possible, the footprint of new buildings should not expand. If it does, a provision for replacing the lost vegetation and permeable surfaces should be made, including green roofs. Hard surfaces for parking and patios should be taxed.

Cars and their infrastructure have to be made secondary to infrastructure for safe, comfortable, convenient walking, cycling, and transit. Transit has to be convenient for starting and stopping points, economical and serve seniors, children and the disabled, not just able-bodied people or those with cars.

Centralized public and private services have to be made local to reduce transportation costs and reduce CO2 emissions.

We need a greener building code that reduces the need for energy use and also serves as a source of power for the grid. The design of buildings should produce shading for the building and those walking by, and protection for pedestrians in inclement weather.

Sincerely,  
Gloria Boxen  
Richmond Hill

**From:** Gloria Boxen

**Sent:** Thursday, March 31, 2022 9:37 PM

**To:** Regional Clerk <ClerkGeneralLine@york.ca>; FutureYork <futureyork@york.ca>

**Subject:** Submission, part 2: Re: Submission for Future York: York Region Official Plan

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Submission, Part two.

Thank you for giving residents and other “stake holders several opportunities to comment on the York Region draft Official Plan and for adjustments accordingly.

When making planning changes and decisions keep top of mind the following:

**The environment has to be the top priority;**

**survival, health, food, the economy all rest on a healthy environment.**

**1. The Environment- Climate change is accelerating, & exacerbating other problems**

2. Physical and Mental Health

3. Food Security

4. Supply chain issues

5. Future pandemics

6. Canada’s Involvement in future wars

These are all interconnected. Simply,

1. The Environment- Climate change is accelerating, & exacerbating other problems. All planning decisions have to include preservation, restoration, and renaturalization of the environment.

2. Physical and Mental Health- depend on the human built environment and a clean, safe environment. Studies show that tree-lined streets result in happier residents. Greenery also reduces violence and crime. COVID has shown how important accessible natural features are to physical and mental health.

As stated in the draft OP, communities have to be complete offering all the needs of daily life. They have to be safe, comfortable and convenient for pedestrians and cyclists, and provide safe, convenient affordable public transit. Pedestrians add to the vitality of a neighbourhood and community.

3. Food Security – climate change with its extremes of drought and flooding destroy crops.

Regenerative farming helps to reduce these extremes. Hedge rows and woodlots also moderate extremes in temperature and rainfall. We have to protect the foodlands we currently have.

4. Supply chain disruption – can be caused by severe weather, pandemics and war. Food, energy, and essential products require local production.

5..Future pandemics-Sars 1, was the Act 1, Sars 2 (COVID) is the 2<sup>nd</sup> act, with more to come. They increased movement of goods and people globally connects us and increases our vulnerability to new disease. Climate change is also introducing new diseases from warmer climates to humans and other animals and plants.

6. Canada's Involvement in future wars- food and water and problems often trigger civil war and invasions.

I have elaborated in the previous email on these points, but have other points that I will send an the attachment.

The draft York Region's draft Official Plan has main worthy goals, but I have some reservations that also will be sent in a separate email.

I have some more specific ideas to be put forth; they include

1. Making the David Dunlap not just a tourist destination, but a science convention destination, and a satellite campus with supporting services on 16th Avenue.
2. Protecting pedestrians and cyclists on major arteries with a roof covered by solar panels that will also generate electricity.

Sincerely,  
Gloria Boxen

**From:** Gloria Boxen  
**Sent:** Friday, April 1, 2022 2:11 PM  
**To:** FutureYork <futureyork@york.ca>; Regional Clerk <ClerkGeneralLine@york.ca>  
**Subject:** Submission, Part 3, York Region draft Official Plan

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Good morning,

The Official Plan is a large, comprehensive document with many worthy goals and I hope most can be realized.

I was told by a psychologist before COVID-19 hit that she had clients suffering from eco-anxiety. Now with students knowing that we have until 2030 to make meaningful change, many are also very depressed about the environment. Youth are deciding not to start families because they see no future.

As Greta Thunberg has said, if you act you will find hope. In other words, "Hope brings action and action brings hope." I remain hopeful that York Region Council and the lower municipalities take the environment and climate change seriously and bring meaningful change and with it hope for the future.

Here is my 3rd part of the submission, with detailed comments to come with specific references to the OP document. I am editing them now.

Sincerely,  
Gloria Boxen  
Richmond Hill

When reviewing the Official Plan draft, I look at it with a green lens and assess how it intends to connect people with nature and with each other.

### **Green lens for all OP and planning decisions**

#### **Connecting to nature and connecting to each other**

- If we use a **green lens** in evaluating planning decisions,
- and include in the planning
- **universal accessibility** for housing and all services, [inclusiveness]
- and make **connecting to nature and to each other priorities**,
  
- people will be **healthier and happier**, and
- our communities and neighbourhoods will be healthier, more attractive, **more vibrant, more sustainable, and wealthier**.
- **Violence and crime rates will decrease** and fewer resources will be needed for health care and the justice system.

**Roots:** The vitality and attractiveness of a town or city is increased by cherishing and emphasizing the **heritage and natural features** that provide it with **a unique identity and sense of place**.

**Wings:** The other important factors that influence the vitality and attractiveness of a town or city for living, visiting, and working are its **arts and culture**. **Creativity** is the life force of a community and when its oddball ideas and energy are directed towards **innovation**, a community can soar and flourish in the face of opportunities and challenges.

Of course many other factors influence the wellbeing of people and communities, but the urban form and nature are very significant factors.

Gloria Boxen

**From:** Gloria Boxen

**Sent:** Friday, April 1, 2022 3:27 PM

**To:** FutureYork <futureyork@york.ca>; Regional Clerk <ClerkGeneralLine@york.ca>

**Subject:** The attachment with specific comments: Re: Submission, Part 3, York Region draft Official Plan

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Thank you for giving residents and other “stake holders” several opportunities to comment on the York Region draft Official Plan and for making adjustments

I was told by a psychologist before COVID-19 hit that she had clients suffering from eco-anxiety. Now with students knowing that we have until 2030 to make meaningful change, many are also very depressed about the environment. Youth are deciding not to start families because they see no future.

As Greta Thunberg has said, if you act you will find hope. In other words, "Hope brings action and action brings hope." I remain hopeful and that York Region Council and the lower municipalities take the environment and climate seriously and bring meaningful change and with it hope for the future.

When reviewing the Official Plan draft, I look at it with a green lens and assess how it intends to connect people with nature and with each other.

### **Submission part 3**

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- **Violence and crime rates will decrease** and fewer resources will be needed for health care and the justice system.

**Roots:** The vitality and attractiveness of a town or city is increased by cherishing and emphasizing the **heritage and natural features** that provide it with a **unique identity and sense of place**. The Dunlap Observatory is one very unique asset of York Region.

**Wings:** The other important factors that influence the vitality and attractiveness of a town or city for living, visiting, and working are its **arts and culture**. **Creativity** is the life force of a community and when its oddball ideas and energy are directed towards **innovation**, a community can soar and flourish in the face of opportunities and challenges.

Of course many other factors influence the well being of individuals and communities, but the urban form and nature are very significant ones.

Please find an elaboration of the above re a green lens and connections, and specific comments in direct reference to the draft Official Plan in the attachment.

Thank you,  
Sincerely,  
Gloria Boxen

## **Draft York Region Official Draft Plan Submissions March 31, 2022, April 1, 2022**

<https://www.york.ca/media/76311/download> **York Region OP**

<https://www.york.ca/media/102926/download?attachment> **Public Open House**

<https://www.newmarkettoday.ca/local-news/the-balance-is-off-right-now-residents-grill-york-region-on-growth-plan-4993907>

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I was told by a psychologist before COVID-19 hit that she had clients suffering from eco-anxiety. Now with students knowing that we have until 2030 to make meaningful change, many are also very depressed about the environment. Youth are deciding not to start families because they see no future.

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### **Submission part 3**

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Of course many other factors influence the well being of individuals and communities, but the urban form and nature are very significant ones.

.....

The draft York Region's draft Official Plan has main worthy goals, but I have some reservations

### **My comments and recommendations**

**To repeat from previous submissions, when planning  
The environment has to be the top priority;  
survival, health, food, the economy all rest on a healthy environment.**

- 1. The Environment- Climate change is accelerating, & exacerbating other problems, including**
2. Physical and Mental Health
3. Food Security
4. Supply chain issues
5. Future pandemics
6. Canada's Involvement in future wars

These are all interconnected. Climate change is accelerating, & exacerbating other problems. One serious problem is the movement north of diseases that affect humans, animals, and plants.

**Recommendations and some comments are in aqua. Comments in red are red flags.**

### **1. The Environment and Human Health**

Natural spaces moderate extremes of temperature and reduce flooding and drought. The natural environment and farmland has been continuously degraded and developed. While much of farmland, natural areas and other greenfields has disappeared, Nature is still in control.

**Accessible natural areas & parks, trees and flowers along streets increase both physical and mental health, and reduce violence and crime.**

**The environment has to be the top priority.**



**Or we pay the price in loss of lives and property** and need for more costly robust, resilient infrastructure and buildings. We pay for increased insurance rates, health care needs, and even costs to the justice system.

**Safety** As planners, you know Jane Jacobs stressed the importance of “**eyes on the street**”. Eyes on the street come from people being able to view the street from their homes. Rows of single-family homes and townhouses **with only garage doors and entrance facing the street** detract from the attractiveness and safety of the street.

People walking about city streets also add to the safety of the streets. Streets lined with **trees and planters, sidewalk cafes, shady benches all invite people to stroll and shop.**

**2. Municipalities control 40% of greenhouse gas emissions.** The sources include, heating /cooling and lighting of buildings, transportation, waste management and hydro. For energy use report based on 2019 figures, see, <https://www.canada.ca/en/environment-climate-change/services/climate-change/greenhouse-gas-emissions/sources-sinks-executive-summary-2021.html>.

**E-vehicles and Heat Pumps can act as Storage Batteries for Renewable Energy.**

E-vehicles can act as batteries for the grid when charged at night when overall usage is low. Heat pumps for heating and cooling spaces, and heating water can also act as storage batteries for renewable energy.

<https://react2020.eu/2021/05/25/the-role-of-heat-pumps-and-energy-storage-in-react/>  
<https://www.nrdc.org/experts/pierre-delforge/heat-pump-water-heaters-clean-energy-batteries>

### **Lighting**

Costs have already been reduced by the use of LED's. Energy costs can be reduced future by using motion sensors on exterior lighting for streets and buildings. Lighting fixtures should be shielded to direct light where it is directed, downwards. The design of exterior home lighting fixtures should 1) have a shield to direct lighting downwards, and 2) devoid of designs that block light along the bottom. See the Appendix at the end for references.

**A greener building code is needed.**

### **3. Environment, Health, Transportation**

Avoid expansion of roads and highways. Clogged arteries are a sign of economic health, a source of air, water, and soil pollution, and a signal that better public transit is needed for highways and main arterials. For city streets, it's a signal that not only is better public transit is needed, a signal for more attractive, safer and wider sidewalks and bikeways.

**3. New roads and lanes not only pave over permeable land and reduce CO2 sinks, they also require mining of gravel** - more loss of green areas that could capture CO2 and other toxins.

**The needs for daily living have to be accessible within neighbourhoods.** Large shopping centres and centralized health, education, and other public services require more travel.

**Communities have to become more walkable and transit oriented.**

#### **4. The Environment and Housing Needs**

**The increasing needs for housing for middle and low income families and individuals cannot be at the expense of the environment and human health.** How to provide more housing? **Continued introduction of townhouses, semis, and mid-side homes within existing neighbourhoods are needed with the preservation of green spaces.**

**Increase taxes on amount of hard, impermeable surfaces.** There is a trend to increase driveway sizes and backyard patios at the expense of increased flooding risk, and decreased uptake of greenhouse gases and other air pollutants.

Further comments: **The Missing Middle**

The Ontario Task Force's recommendations for intensification by allowing 4 units/4 story buildings on a single family lot irregardless of lot size makes us all cringe. So do transit oriented plans with concrete jungles of towering condos and office buildings.

However, there is a problem **when it is easier to build a 5,000 sq ft** single family home rather than a semi detached 2500 sq ft, or duplex, triplex or four-plex on a single lot with units of 900-1400 sq. ft.

We can no longer afford to have neighbourhoods of just single family homes. **Continued introduction of townhouses, semis, and mid-side homes within existing neighbourhoods are needed.** Older neighbourhoods that were once part of villages are attractive with their variety of buildings.

I look at Trench Street on the walk from the hospital to Mill Pond Park and pass a small apartment building that doesn't offend, while a wall of "single family homes" sitting "check by jowl" with little greenspace between them does.

When the footprints of homes expand on existing lots, **greenspace usually is lost** and has to be replaced somehow. **A green roof is a partial solution.** Wherever possible, the new building with increased units, should retain the same lot coverage by building up. Perhaps **a unit size cap of 2500 sq ft** ? is needed for the construction of any new home until housing needs are met. Seattle has done something along those lines and their lot sizes are larger. [https://sightline-wpengine.netdna-ssl.com/wp-content/uploads/2019/06/Sightline\\_ADUFlier\\_final.pdf](https://sightline-wpengine.netdna-ssl.com/wp-content/uploads/2019/06/Sightline_ADUFlier_final.pdf)

#### **5. The Environment, Human Health and Food Security, and Supply Chains**

There is a requirement in Ontario to provide land for future development with the continual removal of prime agricultural land from food production. **Much of our current crops are raised on farmland already sold for development.**

We have seen that climate change and war negatively impacts greatly on food supply. Food production and supply chains have disrupted because of COVID disease and other causes might emerge in the future. Crops have been lost to flooding and drought conditions. The civil war in Syria was rooted in local crop failure due to drought, while loss of Russian had a wheat failure from high temperatures. High grain prices brought desperate people to cities and civil wars.

**Our Ontario weather so far, not caused critical crop failures. It is essential to save all remaining foodlands for food security. Our natural spaces help to modify and reduce the risk of flooding and drought. My initial red flags below are based on this reality.**

### **Specific Comments on the Official Plan**

**The words and phrases bolded in red are red flags.**

This Official Plan represents York Region's ongoing collaboration with its partners and stakeholders to rethink the way communities are designed, serviced and supported. Key elements of this Plan include:

1. City building, focusing on Regional Centres and Corridors and including innovation in urban design and green building.
- 2. A minimum of 40 per cent residential intensification within the built-up area.**
3. New community areas, designed to a higher standard that includes requirements for sustainable buildings, water and energy management, public spaces, mixed-use, compact development, and urban design.
4. The protection of employment lands from non-employment uses.
5. Promotion of a well-designed and intensified built form for new commercial, industrial and institutional developments.
6. Updated York Region Master Plans for transportation and transit, water and wastewater, and pedestrian and cycling.
7. Enhanced mobility systems using a "people and transit first approach" to connect land use and transportation planning.
8. Progressively higher standards in energy and water efficiency, renewable energy systems and waste reduction.
9. Urban development and infrastructure projects that contribute enhancements to the Regional Greenlands System.
10. A natural heritage legacy based on a linked and enhanced Regional Greenlands System.
11. A minimum 25 per cent affordable new housing units.
12. A full-cost accounting approach to financial management that considers the economic, environmental and social costs.
13. Protection of the rural and agricultural countryside.

In order to accommodate future growth beyond the planning horizon, **York Region may redesignate additional rural and agricultural lands outside of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area for urban uses through Regional Official Plan**

**Amendments**, provided the redesignation meets the tests and policies of the Growth Plan and the Provincial Policy Statement and is undertaken through a Regional municipal comprehensive review of the York Region Official Plan. The Growth Plan outlines a

series of tests and criteria to ensure expansions occur when necessary and where most appropriate, and in a way that ensures that infrastructure is in place and the natural environment is protected.

**This is at odds with the goal of a natural sustainable environment.**

A Sustainable Natural Environment Goal: To protect and enhance the natural environment for current and future generations so that it will sustain life, maintain health and provide an improved quality of life.

**The original Regional Greenlands System** was established in 1994, and there have been a number of successes in identifying, protecting and securing elements of the System through the Regional Greening Strategy partnerships and programs.

The primary function and vision of the Regional Greenlands System, and the policies of Section 2.1 of this Plan, is the protection of natural heritage features in a system of cores connected by corridors and linkages. The Regional Greenlands System also provides opportunities for passive recreation in a future Regional Trails System, such as hiking and nature appreciation. Urban uses and infrastructure projects should contribute ecological gains to greenlands systems through enhancement and restoration, and the strategic creation of natural habitat.

York Region Official Plan -  
**It is the policy of Council:**

2.1.1 To protect and enhance the Regional Greenlands System and its functions shown on Map 2 and **to control new development and site alteration within the vicinity of the System** in accordance with the policies of this Plan.

b. legally existing land uses, that conform with in-force local official plans, zoning by-laws and Ministerial Zoning Orders, at the time this Plan is approved, may be permitted to continue to the extent provided for in local official plans, zoning by-laws and **Ministerial Zoning Orders**;

**How has the Region dealt with the request for Ministerial Zoning orders for development on environmentally significant areas? What will it do in the future?**

**e. new infrastructure required to service the community including water and wastewater systems, and streets if:**

- i. no other reasonable alternative location exists and if an approved environmental impact study demonstrates that it can be constructed without negative impact, and shall be subject to the policies of the Greenbelt Plan, where applicable; or,
- ii. authorized through an Environmental Assessment.

**Does e.i. mean that growth is happening in environmentally important or sensitive areas?**

**If so, again, this is at odds with the goal of a natural sustainable environment. We have already developed over and removed too much of our productive agricultural land and greenspaces. Pressure mounts to provide more land for housing. If you continue to**

develop greenfields, the math tells us that we are continuing to diminish our environmental services – our green infrastructure **until we get to nothing- to zero.**

**3. Healthy Communities – Objective: To promote human health and well-being in York Region, where people can live, work, play and learn in accessible and safe communities.**

**My Recommendation: Increasing capacity for water and sewage economically by encouraging recycling of a building's waste water. One upside is that new toxins will not be introduced from the environment with in-house recycling. Even sewage can be as purified as well or better than that coming from the tap. The technology has been around for years.**

**All are worthy goals as stated in the document.**

Healthy communities are places where people can live, work, play and learn in an accessible and safe environment. Communities that provide a strong sense of belonging and identity contribute to a high-quality of life, health and well-being. Healthy communities offer affordable housing choices and access to transit, a range of quality human services, schools, public spaces, and local amenities. The natural environment, including clean air, land and water, is an essential component of a healthy community. A vibrant economy offers meaningful employment and opportunities for local business to thrive. York Region has a wide variety of communities, Regional Centres, Hamlets, and Agricultural and Rural areas. As York Region continues to grow there is a unique opportunity to create healthier, more sustainable and, compact communities.

The definition of a healthy community as adopted by the World Health Organization is one that is “continually creating and improving those physical and social environments and expanding those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.”

Human health is strongly related to the built and natural environments. Personal health and well-being is linked to opportunities to live, work, play and learn within the same community.

Designing and building communities to encourage active lifestyle choices, protecting the natural environment and ensuring access to clean air, water, and healthy food can significantly improve overall health and well-being and can prevent or delay the onset of diseases and premature death.

Community design has an important role to play in increasing levels of physical activity. Reducing the amount of automobile dependency helps prevent obesity and other physical and mental health diseases related to physical inactivity, adverse air and environmental quality.

**In regards to clean air, water, and soil, they** depend on strong environmental controls for release of toxic substances. The Provincial government has reduced controls over toxic substances. I hope York Region Council carry out this goal

3.2.13 To investigate strategies related to reducing the industrial use of toxic materials in consultation with provincial, municipal and business partners.

**Also note that runoff from roads and cars carry salt and toxins into the water and soil. Even tires wear down and add to the runoff.**

3.2.12 To investigate emissions trading and carbon offsets to finance and showcase clean air initiatives in consultation with the Province and Federal government. **Note that carbon offsets are generally not effective in reducing CO2 emissions. .**

**Local food and other products can offer fresh, healthy produce, and employment opportunities, while reducing transportation needs. . Protecting agricultural lands from development is important.**

### **3.5 Housing Our Residents**

**Objective: To promote an appropriate mix and range of acceptable housing to meet the needs of residents and workers**

The provision of a full mix and range of housing includes emergency shelters, affordable housing for low- and moderate-income families, and special needs accommodations.

3.5.3 To ensure an adequate region-wide supply of housing by:

- maintaining a minimum 10-year supply of land designated for housing through intensification and redevelopment and in designated **greenfield areas**; and,
- maintaining a 3 to 7 year supply of registered and draft approved plans of subdivision, condominium plans and/or site plans.

**With the climate change crisis, we cannot afford to develop on greenfield areas.**

Average Annual Housing Targets

2021-2026: 9,000 units

2026-2031: 8,000 units

Housing in the Region should contain a mix and range of:

- Types – such as single detached, semi-detached, townhouse, apartment or duplex. **We cannot afford to build single-detached homes on greenfields, nor massive homes on existing lots.**
- Unit Sizes – such as family-sized apartment units
- Functions – such as special needs housing
- Tenures – rental and ownership
- Costs – such as housing that is affordable to low- and moderate-income residents and workers

**I applaud the objective of increasing affordable and accessible housing as a key priority.**

### **4.0 Economic Vitality**

**Yes, the central location of York Region and its transportation opportunities should be a driver of economic activity in the Region. Its destination for new immigrants is also an asset. They are risk takers and well educated.**

. 4.1.12 To work with local municipalities, the Province and Federal government to ensure that the Region is a high-priority location for major sporting, trade and convention facilities, natural heritage interpretive centres, and venues for showcasing arts and entertainment activities.

**4. 2. Objective: To support Regional Centres and Corridors as a focus of economic activity and culture in York Region**

4.2.5 That government, educational, institutional, major office, cultural, entertainment and other commercial uses be located and designed to support the Regional Centres and Corridors structure of this Plan.

[As a resident of Richmond Hill] for its unique identity and as part of tourism, I would like to see **the David Dunlap Observatory promoted as a tourist and scientific convention destination**. The development along Sixteen Avenue -it should be renamed as Clarence A. Chant Avenue to reflect his importance as its builder and first director – The road should **reflect these functions with boutique hotels and retail and other services**. A connected features is the **Dunlap home in Markham that could be part of a tour for the DDO**

**The DDO as a university satellite** – Its site, including a naturalization of the lands that remain and part of the site on the other side of the rail tracks should be used as a university satellite campus. It could be a GO train stop for commuters and visitors.

**Better control of lighting within York Region** would help darken the skies and make more stars visible for telescope and binocular observing. Reduction of **light pollution** would save money, and make for a healthier environment for humans and other animals.

Because of my limited time, - and I think you see where my priorities are, I am skipping to **6.0 Servicing our Population**

**Objective: To create an active transportation system and programs that encourage walking, cycling and the use of public transit**

7.2. 5 To provide safe, comfortable and accessible pedestrian and cycling facilities that meet the needs of York Region's residents and workers, including children, youth, seniors and people with disabilities.

**That includes planning for people not cars first. Walking and biking have to be perceived as safe.**

**Making all building entrances accessible to pedestrians – public, commercial, retail.** . Example where it hasn't happened is the entrance to Langstaff Community Centre and its 2 elementary schools in **Richmond Hill**, and in **Vaughan the long, windy trek from the parking lot to the entrance** of Pleasant Ridge Community Centre and Library.

Sidewalks being sheltered by building overhangs. Sidewalks and sheltered benches available along major streets. .

**My ideal would to have a roof of solar panels over sidewalks and bike lanes on major arteries to serve as a source of energy and as protection from the elements.**

Highway 427 north to the GTA West Corridor;  
b. Highway 404 north beyond Ravenshoe Road to the Highway 48/Highway 12 junction;  
c. the Bradford Bypass;  
d. the GTA West Corridor; and,  
e. interchanges on 400-series highways at Regional and other arterial street crossings as identified in the York Region Transportation Master Plan.

Local municipalities, in consultation with and to the satisfaction of the Province, shall develop official plan policies that provide corridor protection to ensure that development applications will not predetermine or preclude the planning and/or implementation of the above noted transportation facilities.

**Some of the above facilities (clauses (b) and (c)) are not recognized as priorities for the Province within the Growth Plan horizon to 2031. Yes, protect the foodlands and greenfields.**

## Appendix Street Lighting

<https://static1.squarespace.com/static/546bbd2ae4b077803c592197/t/54b3ffa8e4b0fc4c2295079e/1421082536074/CUIPublication.MunicipalLightingGuide.pdf> April, 2011

### **Municipal Policy Options Guide for Advanced Outdoor Lighting**

The Canadian Urban Institute (CUI) was retained by TAF [Toronto Atmospheric Fund] to develop a policy guide for municipal practitioners and decision-makers to aid with the acceleration and uptake of LEDs and adaptive lighting technology for advanced outdoor lighting.

Street lights and traffic lights represent up to 13 percent of the electricity consumption in a municipality. Advanced lighting technologies, including replacing conventional light sources with LEDs (light emitting diodes) and using timers or **motion sensors to ensure that lights are illuminated only when needed**, offer a way to reduce energy use. Since energy conservation means lower costs and lower greenhouse gas emissions, these technologies offer both economic and environmental benefits to municipalities.

<https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf> 2018

### **Best Practices Effective Lighting 2017**

#### **Discusses the effect of light pollution, including health of humans and animals**

Without thinking, our outdoor lights not only shine where we want them on our streets and buildings, but also up, into the sky. Big cities like Toronto glow intensely, visible testaments to incomplete planning and wasted energy.

The impact is far-reaching. Nocturnal animals, wildlife mating instincts and migrating birds have their natural patterns disrupted. Fossil fuels are burned for no purpose. Glare exceeds the ability of the eye to properly use the created light. The Northern Lights are rendered invisible. City children get a stunted intrinsic understanding of the night sky and the universe

Vancouver, <https://council.vancouver.ca/20190723/documents/a4.pdf>



**In February 2015, Council adopted a motion “towards enacting a healthy, safe and energy efficient outdoor lighting strategy in order to control harmful outdoor lighting, set standards for outdoor lighting and provide for the designation of dark-sky preserves.”**  
The full Council motion can be found in Appendix A.

LEDs are relatively cheap and easy to install. For that reason, in recent years there has a significant increase in the amount of decorative outdoor lighting installed on private property. This can have a negative impact on neighbouring properties, as well as ecological impacts. These negative impacts can be mitigated by careful fixture selection and design. Groups such as the Royal Astronomical Society of Canada (RASC) and the International Dark-Sky Association (IDA) have worked to promote education and awareness about light pollution across the country and to encourage local governments to implement lighting best practice guidelines. Proper fixture selection, include shielding where necessary, will ensure that light is focussed on where it is needed. The improvement program will prioritize failed HPS fixtures and locations with higher collision rates and vulnerable population spaces. I

**For all new residential buildings, or residential portions of buildings, the proposed amendments will require that permanent ancillary lighting:**

- i. have fixtures that are appropriately shielded;
- ii. not be mounted higher than 4 m above grade or a balcony surface along the side yard, back yard, and similar outward facing courtyards or setbacks of the building;
- iii. have dimmer and timer controls; and
- iv. minimize light spillage onto adjacent properties and properties across a street, lane, or public way.