

Dear Council:

Welcome to all new councilors and welcome back to old councillors into the Great Hall of York Region:

My name is Jeffrey Stone. I am a 70 year + resident of York County who has resided between the 2nd concession west and the 3rd concession east and Lake Ontario in Toronto and Green Lane just north of Newmarket. I would like to address the current housing situation that must be resolved to attain present goals.

Cities are like humans, animals and plants in that they have a hierarchy of basic needs-food, clothing, shelter, air and water. The latter has to be filtered and cleansed-that is free of pollutants. In the last decade land use for business and residence was separate. Water plus food produces blood to carry these nutrients needed for life through the animal's body through a network of veins where they are cleansed. Now with IT one can work at home. Birds need the same-source of food close to the ground and place of disposal close to the ground-perhaps a moving or standing still vehicle, This distributes heavy demand across many land uses and a larger area which must be serviced by mass transit and networks of highways-the blood of civilization. Residents need more space to move, work and relax and live no matter what the livable density and height. These people need to be fed, so agriculture closer to cities is needed to keep food costs low. Even considering the big bang theory and habitable land, new land can seldom be created to enlarge habitable space. Thus we must make the best and maximum use of what nature has provided. Chaos must be avoided if we are to live in harmony with our environment All these ingredients must work consistently in harmony to ensure animal, plant and human survival to provide the best use for all.

In all communities, water-affluent- is needed to start and end the process. To complete the process waste must be disposed through the effluent. Water in York must be brought north from Lake Ontario to the Region via long distance pipelines, pumped uphill and stored in elevated tanks awaiting demand. York Region draws the water from Lake Ontario in Peel Region and pumps it uphill and over the moraine to Newmarket then flushes it downhill to Durham Region to Lake Ontario. We need larger sewage lines and processing plants. Their capacity and size must be increased –even doubled-if we are to accommodate sustainable civilized growth. Now with IT and electronic networks one can work at home or in the outdoors which enlarges livable and usable. This increases the area and demand for services-including work, recreation and transportation. More roads to service these structures are also needed in these communities All this increases the demand for services and usable area.

To supply this habitable demand a variety of housing types that suit affordable income or expense are needed. Due to many legalities to ensure the best possible units are built, there are many stringent legalities that must be complied with. These take too long a long time and increase costs to developers, contractors, municipalities and residents. The need to legalize this through multiple legislation and codes must be decreased if we are to attract and keep ever increasing population. Rent and Purchase controls would increase land use and occupancy. It would decrease the personal and community costs of homelessness while creating more productive lives. Multi unit housing –even rooming houses-of varying sizes and levels would allow us to increase population in livable conditions to maximize supply in minimal land. I believe this is a viable plan to make a liability of the homeless into productive persons contributing to the revenue stream to make a more livable community. There is a role for private and public bodies to work in harmony as a team if we are to attain our goal within the immediate future..

Legally the rules of democracy and nature are at stake now if we are to preserve this delicate survivable balance. This is a livable goal which municipal councils through proper legislation by all levels of government through co-operation and transfer of costs and revenue can attain by legislation and population consultation. Physically we must install larger facilities for waste disposal and water processing and transportation in the very near future.