



Town of Aurora Council Public Planning Meeting Minutes

Date: Tuesday, February 13, 2024
Time: 7 p.m.
Location: Council Chambers, Aurora Town Hall

Council Members: Mayor Tom Mrakas (Chair)
Councillor Ron Weese
Councillor Rachel Gilliland
Councillor Wendy Gaertner
Councillor Michael Thompson
Councillor John Gallo
Councillor Harold Kim

Other Attendees: Marco Ramunno, Director, Planning and Development Services
Adam Robb, Associate Manager of Development Planning
Jaclyn Grossi, Deputy Town Clerk
Emily Freitas, Council/Committee Coordinator

1. Call to Order

The Mayor called the meeting to order at 7:00 p.m.

Council consented to recess the meeting at 9:00 p.m. and reconvened the meeting at 9:14 p.m.

Council consented to recess the meeting at 11:03 p.m. and reconvened the meeting at 11:13 p.m.

Council consented to extend the hour past 10:30 p.m.

Council consented to extend until 12:00 a.m.

Council consented to extend until 12:30 a.m.

Council consented to extend until 1:00 a.m.

2. Land Acknowledgement

Mayor Mrakas acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

That the revised agenda as circulated by Legislative Services be approved.

Moved by Councillor Thompson

Seconded by Councillor Gallo

That the revised agenda as circulated by Legislative Services be approved.

Yeas (6): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, and Councillor Gallo

Absent (1): Councillor Kim

Carried (6 to 0)

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

5. Planning Applications

The Mayor outlined the procedures that would be followed in the conduct of the public meeting. The Deputy Town Clerk confirmed that the appropriate notice was provided.

5.1 PDS24-017 - Zoning By-law Amendment Application, Regional Municipality of York, 14452 Yonge Street, File Number: ZBA-2022-04

Applicant

Scott Arbuckle, Director, Arcadis IBI Group, noted that they were accompanied by Erin Mahone, Chief Administrative Officer, York Region, Katherine Chislett, Commissioner, Community Health and Services, Karen Antonio-Hadcock, Acting General Manager, Housing Services, Gabriel Wong, Director, Housing Development and Asset Strategy, Colin Simic, Housing Development Planner, Affordable Housing Development, Kevin Powell, General Manager, Social Services, Carmela Siappa, Manager, Homeless and Community Programs, Amy Sheppard, Planner, Arcadis IBI Group, and Harry Zhu, Planner. The Applicant presented an overview of the proposed men's transitional housing, including an introduction to Housing York Inc., planning process, policy analysis, planning justification, environmental considerations, and the site plan.

Public Comments

Residents, including José Arias, Daniella Attalla, Amanda Arevalo, Neil Asleen, Carolyn Bailey, Alison Bartlet, Michael Barton, Michael Braithwaite, Costabile Carpinelli, Constance, Roy Cohen, Tristan Coolman, Daniel D'Urzo, Nicola Dalton, Janis Dawson, Joyce Deutsch, Phiona Durrant, Steve Falk, Steve Fleck, Sally Haberer, John Hartman, Ehsan Hassani, David Heard, Denis Heng, Benjamin Hognestad, Wasim Jarrah, Jordan, Kathy Kantel, Kevin Kennedy, Amalee Lavigne, Sigmund Lee, Andres Lelarge, Ki-Kat Li, Melissa Losco, Linda Ma, Jasbir Mandla, Alan McClain, Kimberley McLean, Adam Mobbs, Shaheen Moledina, Tracey Park, Gloria Reszler, Adrienne Rizzo, Heyden Santosh, Shanna, Nisa Shivji, Pat Strongitharm, Milad Tabataba, John Taylor, Alexei Tchernobrivets, Harbinder Thandi, Joe Vesia, Jane Wedlock, Klaus Wehrenberg, Eric Wolf, Tania Xerri, and Mike Zelyony, expressed the following comments:

- Opposition to the proposed development
- Support for the proposed development regarding:
 - The proposed site location
 - Alignment with the Town's Official Plan and Ontario Human Rights Code
- Concerns regarding:

- Lack of active transportation and access to surrounding areas by walking, public transportation, and lack of trail systems
- Environmental impact on the current woodland, including the removal of trees and species
- Community safety and security, lack of social services, and issues of social integration of the individuals
- Proximity of the proposed site to the existing railway, sewage pumping station, and businesses
- Alignment with the Town's Official Plan and Oak Ridge's Moraine Conservation Plan
- Questions regarding:
 - Noise impact and vibration assessment regarding the railway system
 - Environmental impact and land rezoning
 - Renovating Porter Place in East Gwillimbury rather than building a new facility and alternative location possibilities
- Suggestions regarding:
 - Providing background reports and studies including noise impact and vibration assessment, and risk assessment
 - Possibility of renovating Porter Place and examining alternative sites in the town

Applicant

The Applicants addressed the concerns, questions, and suggestions regarding community safety/impact, social integration, social services, site compatibility, and proposed site location criteria and alternative locations.

Moved by Councillor Gaertner

Seconded by Councillor Gilliland

1. That Report No. PDS24-017 be received; and

2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future General Committee meeting.

Yeas (3): Councillor Weese, Councillor Gilliland, and Councillor Gaertner

Nays (4): Mayor Mrakas, Councillor Thompson, Councillor Gallo, and Councillor Kim

Defeated (3 to 4)

Moved by Councillor Thompson

Seconded by Councillor Kim

1. That Report No. PDS24-017 be received; and
2. That the application for Zoning By-law Amendment regarding 14452 Yonge Street be refused as the proposed development does not conform to the Town's Official Plan, OPA 34.

Yeas (4): Mayor Mrakas, Councillor Thompson, Councillor Gallo, and Councillor Kim

Nays (3): Councillor Weese, Councillor Gilliland, and Councillor Gaertner

Carried (4 to 3)

6. Confirming By-law

6.1 By-law Number 6583-24 Being a By-law to confirm actions by Council resulting from a Council Public Planning meeting on February 13, 2024

Moved by Councillor Thompson

Seconded by Councillor Kim

That the confirming by-law be enacted.

7. Adjournment

Moved by Councillor Kim

Seconded by Councillor Weese

That the meeting be adjourned at 1:12 a.m.

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk