



Town of Aurora Council Public Planning Meeting Minutes

Date: Tuesday, January 24, 2023
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
 Sean Lapenna, Planner
 Jaclyn Grossi, Deputy Town Clerk
 Linda Bottos, Council/Committee Coordinator
 Palak Mehta, 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 9:12 p.m.

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

Council consented to extend the hour past 11:00 p.m. for 30 minutes.

Council consented to extend the hour past 11:30 p.m. for 15 minutes.

Council consented to extend the hour past 11:45 p.m. for 15 minutes.

Council consented to extend the hour past 12:00 p.m. for 10 minutes.

Due to time constraints, item 5.2 was not considered and instead included on a Special Public Planning meeting agenda for Monday, January 30, 2023.

2. Land Acknowledgement

The Mayor 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

Moved by Councillor Gilliland

Seconded by Councillor Kim

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

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

Absent (1): Councillor Gaertner

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 given in accordance with the relevant provisions of the *Planning Act*.

5.1 PDS23-003 - Application for Zoning By-law Amendment, Regional Municipality of York, 14452 Yonge Street, File Number: ZBA-2022-04

Planning Staff

Sean Lapenna, Planner, presented an overview of the staff report regarding the Zoning By-law Amendment application, noting the applicant proposes to develop the subject lands to accommodate a Men's Emergency and Transitional Housing facility to contain 37 emergency housing units and 18 transitional housing units for a total of 55 units (68 beds). The applicant proposes to rezone the subject lands from 'Oak Ridges Moraine Rural General (RU-ORM) to 'Institutional exception zone (I-X)' and 'Oak Ridges Moraine Environmental Protection Zone (EP-ORM)'.

Applicant

Monica Sangoi, Manager, Homelessness Community Programs, Social Services, York Region noted that they were accompanied by Melissa, McEnroe, Manager Affordable Housing Development, Housing Services, York Region, and Amy Shepherd, Associate, Manager of Planning, Arcadis IBI Group. The applicant presented an overview of the proposed emergency and transitional housing, including an introduction to Housing York Inc., project background, community engagement, planning process, proposed design, project need and merit.

Debbie Thompson, Director, Homelessness Community Programs, Social Services, York Region, Colin Simic, Program Manager, Affordable Housing Development, Housing Services, York Region, and Sergeant Matthew Reid, York Regional Police were also present to answer questions.

Public Comments

Aurora residents, including Michael Barton, Natalie Bassari, Michael Braithwaite, Lyndsay Breedon, Roy Cohen, Nicola Dalton, Stephanie Gallo, Rod Hiscock, Jaffer Hussein, Kevin Kennedy, James Ko, David Krowitz, Paul Langston, Melissa Losco, Rosal Lovy (ph), Jasbir Mandla, Mike Manning, Penny Marrett, Shaheen Moledina, Rene Nascimento, Steven Levitt, Steven, Stephane Perron, Sean Rourhani, David Russo, Taribo S-Douglas, Nisha Shivji, Jennifer Sodiya, Quasi Sodiya, Nadia Somani, Harbinder Thandi, Jeffrey Turner, Tom Vagenas, Joseph Vesia, Marco Visconti, Klaus Wehrenberg, Jessica Zaks-Whitehead, Mike Zelyony, expressed the following comments:

Concerns regarding:

- Alignment with the Official Plan and Oak Ridge's Moraine Conservation Plan, and overall neighbourhood compatibility
- Impact on property values in surrounding area
- Lack of access for pedestrians to surrounding areas on foot, via public transportation, and through the existing trail system
- Impact on traffic density in the existing community
- Environmental impact on the surrounding significant woodland including the removal of trees, and the need for protection of endangered and at-risk species
- Community safety and security, social integration of the individuals, lack of access to the surrounding business community and social services
- Proximity of the proposed site to existing school bus stops, sewage pumping station, railway, and childcare facilities
- Lack of communication, consultation, transparency, and engagement with the neighbourhood from the applicant

Questions regarding:

- Access to York Regional Police activity reports for the proposed site
- Community safety and security, intake criteria, maximum site capacity, gender separation in emergency shelters and transitional housing
- Employability of individuals, access to social services, affordable housing, and social integration
- Noise impact and vibration assessment, compatibility study, statistics surrounding successful social integration, and a community risk assessment
- Possibility of renovating Porter Place in East Gwillimbury rather than building a new facility and alternate locations researched
- Proposed site planning process, appeal process, and Official Plan Amendment criteria
- Environmental land rezoning and environmental impact

Suggestions regarding:

- Provision of independent expert opinions on information provided in the investigation report and to confirm information provided by York Region
- Provision of statistics surrounding social integration and individuals returning to the establishment
- Provision of background reports and studies including noise impact and vibration assessment, compatibility study, and risk assessment
- Feasibility of renovating Porter Place versus building a new facility, and information on alternate sites considered
- Additional affordable housing in York Region and consideration of a community housing project

Planning Staff

Staff addressed the concerns, questions, and suggestions regarding the application/appeal process, required background studies, reports and technical issues, expert opinions and review, environmental impact, and compliance with Ministry standards, plans, and policies.

Applicant/Agent

The Applicant/Agents addressed the concerns, questions, and suggestions regarding intake criteria, community safety/impact, risk assessment, social integration, social services, site compatibility, background studies, and proposed site location criteria and characteristics.

Moved by Councillor Weese

Seconded by Councillor Gilliland

1. That Report No. PDS23-003 be received; and
2. That the comments presented at the Public Planning meeting be addressed by Planning and Development Services in a report to a future Public Planning meeting.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

Carried (7 to 0)

5.2 PDS23-004 - Applications for Draft Plan of Subdivision and Zoning By-law Amendment, Highfair Investments Inc., 5 to 70 Archerhill Court, Lots 1 to 14, Plan 65M-2494, File Numbers: SUB-2021-02 and ZBA-2021-06

This item was considered at a Special Public Planning meeting on Monday, January 30, 2023.

6. Confirming By-law

7. Adjournment

Moved by Councillor Gilliland

Seconded by Councillor Gaertner

That the meeting be adjourned at 12:13 a.m.

Carried

Tom Mrakas, Mayor

Jaclyn Grossi, Deputy Town Clerk