



**Town of Aurora
Special Meeting of Council
Revised Agenda**

Date: Tuesday, March 18, 2025
Time: 6 p.m.
Location: Council Chambers, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#). To participate, please visit aurora.ca/participation.

	Pages
1. Call to Order	
According to the Procedure By-law, the consent of a two-thirds majority vote of Members present is required to permit the addition of Delegations items 5.3 to 5.13 to the agenda.	
Note: Added items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Delegations	
5.1 Ken Chen, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting	1
5.2 Linda Ma, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting	2
5.3 Ki Kit Li, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting	4
5.4 Harbinder Thandi, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting	12
5.5 Joe Vesia, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting	13
5.6 Frank Ni, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1	14

from February 25, 2025 Council Meeting

- | | | |
|-------|--|----|
| 5.7 | Costabile Carpinelli, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting | 23 |
| 5.8 | Shaheen Moledina, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting | 24 |
| *5.9 | Jordan Drodge, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting | 25 |
| *5.10 | Steve Fleck, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting | 26 |
| *5.11 | Susan Shaw, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting | 27 |
| *5.12 | Wendy Morihovitis, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting | 28 |
| *5.13 | Sally Haberer, Resident; Re: Item 6.1 - Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting | 29 |

6. Consideration of Items Requiring Discussion

According to Section 284.16 (5) of the *Municipal Act, 2001* a two-thirds majority vote of all Council Members, regardless of who is present at the time of the vote, is required to override the Mayor's veto.

6.1 Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting

(Item 9.1 from February 25, 2025 Council was re: Request that York Region Resubmit the Application for a Men's Shelter at 14452 Yonge St)

1. That Council override the Mayor's veto of the motion carried at the February 25, 2025 Council meeting regarding the Men's Emergency and Transitional Shelter.

*6.2 Correspondence from the Office of the Chief Commissioner, Ontario Human Rights Commission; Re: Follow-up to proposed emergency and transitional housing project at 14452 Yonge St. 30

1. That the correspondence from the Office of the Chief Commissioner, Ontario Human Rights Commission, regarding Follow-up to proposed emergency and transitional housing project at 14452 Yonge St., be received for information.

7. Confirming By-law

7.1 By-law Number XXXX-25 - Being a By-law to confirm actions by Council resulting from a Special Meeting of Council on March 18, 2025

32

8. Adjournment



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Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-3-18



Subject *

14452 Yonge Street Transitional and Emergency Shelter

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Ken Chen

Brief Summary of Issue or Purpose of Delegation *

- To express my own opinion on the 14452 Yonge Street Transitional and Emergency Shelter as a resident of Aurora

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



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Council or Committee Meeting Date * ?

2025-3-18



Subject *

Empowering Our Community and Supporting Our Mayor

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Linda Ma

Brief Summary of Issue or Purpose of Delegation *

I strongly oppose the motion for York Region resubmit the Zoning By-law Amendment for a Men's Emergency and Transitional Facility in Aurora for the following reasons:

1. The Shelter Model is Ineffective

Shelters models have consistently failed to reduce or prevent homelessness. Despite millions in funding, demand for shelters continues to grow. This model does not address root causes but creates a cycle of temporary solutions, preventing long-term recovery and reintegration.

2. Lack of Incentive for Rehabilitation

The shelter model offers food, shelter, and even access to substances—without accountability. This discourages self-improvement, recovery, and reintegration. If basic needs are provided without conditions, what motivation exists to become self-sufficient?

3. Wasteful Public Spending

This shelter will be run by Blue Door Shelter, which in 2023 received \$15 million in government funding, providing 50,000 shelter nights. This amounts to over \$300 per night per person, or \$110,000 per year—more than the GTA's average household income of \$97,000.

The new shelter's capital cost is \$23.5 million for just 68 beds. What will the ongoing cost be? \$600 per night? \$1,000? Blue Door has failed to run shelters efficiently in the past. Why will this be different?

Are we using taxpayers' money wisely?

4. A Better, Cost-Effective Alternative

Instead of spending millions on a high-cost shelter, why not fund a community-based housing approach? If willing host families received even \$200 per night (\$6,000 per month), they could provide personalized care in a structured environment, setting expectations for a drug- and alcohol-free lifestyle, healthy habits, and employment goals. This approach would not only support individuals in need but also ease the financial burden on York Region families, making it a more sustainable and cost-effective solution.

For those not suited for host families, the government could provide temporary hotel stays at a fraction of the cost until employment and housing are secured as our hotels are running much more efficient than Blue Door.

For individuals with severe mental health or substance issues, shelters should be placed nature-based areas where they can receive specialized support—not in high-density residential neighborhoods.

6. Community Safety & Economic Concerns

We cannot risk tragic incidents like the Toronto case where teenage girls killed a homeless man. Similarly, no family in Aurora should have to endure the risks associated with placing individuals suffering from untreated mental health and substance abuse issues into high-density residential neighborhoods.

Meanwhile, we faced funding shortages in healthcare, child programs, and education. Yet, homelessness funding per person now exceeds the average household income. This penalizes hardworking families while encouraging dependency on government assistance.

7. Increased Financial and Mental Strain on Families

This project is adding stress and anxiety to our families, neighbors and the community at a time when we are already struggling with job pressures, rising mortgages and taxes, inflation, and a tariff war. This project is not helping the homeless—it is pushing more middle-class families in Aurora toward financial instability and, ultimately, homelessness themselves.

8. Standing with Our Mayor

Our mayor listened to residents and vetoed this motion, prioritizing the needs of families, workers, and businesses.

We strongly support our mayor and our community.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



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Special Council

Council or Committee Meeting Date * 

2025-3-18



Subject *

Mayor's veto in Council meeting on February 25, 2025

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Ki Kit Li

Brief Summary of Issue or Purpose of Delegation *

To voice support of Mayor Mrakas veto against Councillor Gallo's motion during Council meeting on Tuesday February 25, 2025.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree

SUBMISSION TO TOWN OF AURORA COUNCIL MEETING on March 18, 2025

Key Points:

1. Upholding Due Process and Democratic Integrity and transparency

- The shelter proposal underwent a comprehensive review process and was ultimately rejected through the appropriate channels. (Feb 2024- Council meeting)
- The public's voice was heard, and the Council decided through a fair and democratic vote.
- Reopening this issue undermines the legitimate concerns of residents and planning professionals.

2. Prioritizing Responsible Urban Planning

- The location at 14452 Yonge Street is crucial for vital municipal infrastructure (expanding sewer pumping to accommodate housing growth communities in the South West Aurora and Yonge Street corridor) and the region's future growth.
- Recent acquisitions of Parkland by the Town of Aurora, at 14378 Yonge Street is now under the ownership of the Town, the value of the assets for a total of \$3.2M and planning to the expansion of much-needed parkland space and trail walks for our growing community. The trailhead and newly paved parking lot are closed by the rejected men's shelter.
- Any alternative development on this site could jeopardize infrastructure needs and disrupt Aurora's long-term development vision.
- The proposal failed to align with our Official Plan, which designates a density of just two units per acre—not the 55 proposed units.

3. Promoting Unity, Not Division

- This debate has already sparked unnecessary division within our community.
- The Council's decision to veto the proposal ensures Aurora can move forward with a shared sense of unity, fairness, and responsible planning.
- Supporting transitional housing is important, but it must be done thoughtfully, with the right location and careful adherence to planning principles.

Illustration:

Think of it like a baseball game: once the game is over, you can't change players or request a new coach—just as after a democratic election, we **cannot revisit decisions** simply because time has passed and emotions have run high. **Reopening this process** would only waste **taxpayers' money \$\$\$** and **undermine the integrity of collective decision-making**.

The Region has completed all site work per the 2021 approved site plan for 14452 Yonge; work completed includes planting 276 trees and 49 shrubs that cover the entire site and creating a new public parking lot for access to the planned trail head by Dec 9, 2024. All these make it less suitable.

Summary:

By standing firm in our decisions, we are championing responsible governance, honouring the democratic process, and ensuring Aurora's best possible future. This isn't about opposing the need for transitional housing; it's about ensuring it's done correctly—with proper planning, community involvement, and respect for our long-term goals.

Let's move forward together, united, and continue building a stronger, well-planned Aurora.

Supporting Visuals:

- The site is currently a paved parking lot.
- 300 trees have already been planted.
- A pumping station expansion has been implemented to support future housing development under Ontario's new housing plan.

Official Letter from Mr. Dan Kuzmyk, Regional Solicitor and General Counsel of York Region dated February 25, 2025 to Town of Aurora.

Submitted by Ki Kit Li on behalf of United Aurorans representing residents and 3,000 tax payers in Aurora









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NOTICE



Official Plan Amendment & Zoning By-law Amendment

The Owner is proposing a land use change for a portion of the subject property to facilitate the development of 20 townhouse units.

Applicant: Esmail Zameni

Address: 14086 Yonge Street

File Numbers: OPA-2021-05; ZBA-2021-07

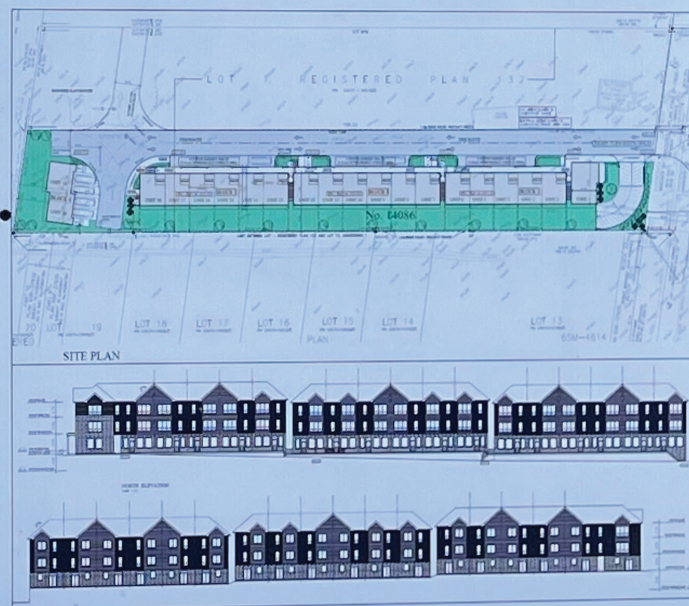
Related File Number: N/A

Statutory Public Planning Meeting

Date and Time: September 10, 2024 at 7:00 p.m.

Location: Town of Aurora Council Chambers, 100 John West Way, Aurora, Ontario

Live Stream: <https://www.youtube.com/c/TownofAurora>



Contact: Planning and Development Services
Kenny Ng, Planner
365-500-3102 or kng@aurora.ca
<http://www.aurora.ca/planningnotices>



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Delegation Request

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Council or Committee (Choose One) *

Council

Council or Committee Meeting Date * 

2025-3-18



Subject *

144452 Yonge Street

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Harbinder Thandi

Brief Summary of Issue or Purpose of Delegation *

To support SMP.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



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Special Council

Council or Committee Meeting Date * 

2025-3-18



Subject *

Strong Mayor's Veto of councillors John Gallo's motion to get York Region to reconsider 14452 Yonge St location

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Joe Vesia

Brief Summary of Issue or Purpose of Delegation *

To show support of mayor Mrakas ' veto

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

Full name of the Town staff or Council member with whom you spoke

Tom Mrakas

Date you spoke with Town staff or a Council member

2025-3-1



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



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Council

Council or Committee Meeting Date * 

2025-3-18



Subject *

Support the veto

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Frank Ni

Brief Summary of Issue or Purpose of Delegation *

Mayor vetoed the motion about the shelter, I am going to express my support of his decision.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

Full name of the Town staff or Council member with whom you spoke

Tom Mrakas

Date you spoke with Town staff or a Council member

2025-3-8



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



Do the Right Thing Do It Right

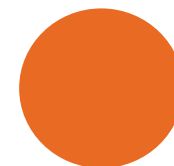


The Problem We Face

- *Our community is divided over the proposed homeless shelter.*
- *Social media debates have turned neighbors against neighbors.*
- *Saying 'no' has been unfairly labeled as uncaring.*

Understanding Both Sides

- *We all want to help, but good intentions aren't enough.*
- *Homelessness is a real and heartbreaking issue.*
- *We need solutions that work for everyone.*



Learning from California

Proposition 47 aimed to reduce incarceration and fund rehabilitation.

Unintended results: Increased theft, struggling businesses, and unsafe communities.



RESEARCH ARTICLE

Effectiveness of Housing First with Intensive Case Management in an Ethnically Diverse Sample of Homeless Adults with Mental Illness: A Randomized Controlled Trial

Vicky Stergiopoulos^{1,2*}, Agnes Gozdzik³, Vachan Misir³, Anna Skosireva¹, Jo Connelly³, Aseela Sarang⁴, Adam Whisler⁵, Stephen W. Hwang^{6,7}, Patricia O'Campo^{1,4}, Kwame McKenzie^{8,7}

1 Centre for Research on Inner City Health, Li Ka Shing Knowledge Institute, St. Michael's Hospital, Toronto, Ontario, Canada, **2** Department of Psychiatry, University of Toronto, Toronto, Ontario, Canada, **3** Toronto North Support Services, Toronto, Ontario, Canada, **4** Across Boundaries, Toronto, Ontario, Canada, **5** Division of General Internal Medicine, Department of Medicine, University of Toronto, Toronto, Ontario, Canada, **6** Dalla Lana School of Public Health, University of Toronto, Toronto, Ontario, Canada, **7** Health Services and Health Equity Research, Centre for Addiction and Mental Health, Toronto, Ontario, Canada

* [Stergiopoulou@smh.ca](mailto:stergiopoulou@smh.ca)



OPEN ACCESS

Citation: Stergiopoulos V, Gozdzik A, Misir V, Skosireva A, Connelly J, Sarang A, et al. (2015) Effectiveness of Housing First with Intensive Case Management in an Ethnically Diverse Sample of Homeless Adults with Mental Illness: A Randomized Controlled Trial. PLoS ONE 10(7): e0130281. doi:10.1371/journal.pone.0130281

Editor: Danilo Aleasic, Nagoya University Graduate School of Medicine, JAPAN

Abstract

Housing First (HF) is being widely disseminated in efforts to end homelessness among homeless adults with psychiatric disabilities. This study evaluates the effectiveness of HF with Intensive Case Management (ICM) among ethnically diverse homeless adults in an urban setting. 378 participants were randomized to HF with ICM or treatment-as-usual (TAU) in Toronto (Canada), and followed for 24 months. Measures of effectiveness included housing stability, physical (EQ5D-VAS) and mental (CSI, GAIN-SS) health, social functioning (MCAS), quality of life (QoL20), and health service use. Two-thirds of the sample (63%) was from racialized groups and half (50%) were born outside Canada. Over the 24 months

Think Bigger: Is a Large Shelter the Best Solution?

- Studies from Toronto show:
 - Homeless individuals supported in their own communities are more likely to find stable housing.
- Some Findings:
 - **92%** reduction in homelessness over two years.
 - Participants spent **75%** of their time in stable housing (vs. 39% for the control group).
 - **Mental Health Improvements:** also showed significant improvements in mental health outcomes and quality of life.



Why We Support Mayor

- *Repeating the same proposal isn't the answer.*
- *Nothing has changed since last year.*
- *We need a solution that brings us together, not tears us apart.*

Our Mayor, Our Voice





Call to Action

- *Let's do the right thing—and do it the right way.*
- *Support the mayor's veto.*
- *Work together with the York Region to find a better, community-centered solution.*



Thank You



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Council

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2025-3-18



Subject *

14553 Yonge St - man shelter

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Costabile Carpinelli

Brief Summary of Issue or Purpose of Delegation *

Talking about the 14552 Yonge st man shelter proposal

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



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2025-3-18



Subject *

Veto of of Councillor Gallos Motion

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Shaheen Moledina

Brief Summary of Issue or Purpose of Delegation *

Put pose of my delegation is to discussion of the strong Mayor powers

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

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Agree



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2025-3-18



Subject *

Mayor's Veto of 14452 Men's Shelter

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Jordan Drodge

Brief Summary of Issue or Purpose of Delegation *

Support John Gallo's motion, oppose Mayor's Veto.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

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Agree



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2025-3-18



Subject *

Override of Mayor's Veto of Item 9.1 from February 25, 2025 Council Meeting

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Steve Fleck

Brief Summary of Issue or Purpose of Delegation *

Questioning the repeated use of Strong Mayor Powers to go against the democratic will of Council

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

Full name of the Town staff or Council member with whom you spoke

Date you spoke with Town staff or a Council member

2025-3-14



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



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2025-3-18



Subject *

Mayor's Veto of Council's vote of March 14, 2025

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Susan Shaw, Aurora resident

Brief Summary of Issue or Purpose of Delegation *

- To urge the Mayor to withdraw his March 14 veto of Council's vote on 14452 Yonge Street;

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree



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2025-3-18



Subject *

Special Meeting of Council at 6:00 to 9:30

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Wendy Morihovitis

Brief Summary of Issue or Purpose of Delegation *

Democracy is important to me. As a resident of Aurora, I would like to share my opinion of the Mayor's veto of the February 25 motion which was approved by a 4 out of 7 majority.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

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Agree



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2025-3-18



Subject *

Use of Strong Mayor Powers against majority vote of council March 4/25

Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) *

Sally Haberer

Brief Summary of Issue or Purpose of Delegation *

Ongoing opposition to Men's Transitional Housing by minority of council.

Have you been in contact with a Town staff or Council member regarding your matter of interest? *

Yes

No

I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. *

Agree

Ontario
Human Rights
Commission

Office of the Chief Commissioner

180 Dundas Street West, Suite 900
Toronto ON M7A 2G5

Tel.: (416) 314-4537
Fax: (416) 314-7752

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Ontarienne des
Droits de la Personne

Bureau du Commissaire en Chef

180, rue Dundas ouest, bureau 900
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Télééc. : (416) 314-7752



March 14, 2025

Mayor Tom Mrakas
Town of Aurora
Council of the Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1

Dear Mayor Mrakas and Members of Council,

Re: Follow up to proposed emergency and transitional housing project at 14452 Yonge St.

I am writing for the Ontario Human Rights Commission (Commission or OHRC) about the Town of Aurora's recent [Mayoral Decision #2025-006](#). That decision rejected a motion to reconsider the Regional Municipality of York's 2021 emergency and transitional housing proposal at 14452 Yonge Street.

The Commission first [wrote](#) to the Aurora Town Council on February 22, 2023, raising concerns that delaying or denying approval of this project may create barriers to establishing desperately needed emergency and transitional housing and may also be discriminatory under the Ontario *Human Rights Code* (*Code*).

Certain groups protected under the *Code* are disproportionately represented in the unhoused population. They are also more likely to require emergency and transitional housing and experience disproportionate harm when they do not have access to low-barrier, accessible housing options. This is particularly true for people receiving public assistance, Indigenous people, racialized people, and people living with disabilities including mental health disabilities, addictions, and complex trauma. A new [report](#) commissioned by the Association of Municipalities of Ontario provides more details on Ontario's homelessness crisis' human and financial costs.

A four-year delay in finding a suitable location while excluding viable options may result in a failure to meet the needs of vulnerable individuals protected under the *Code* and may be discriminatory. Under the Canadian *Charter of Rights and Freedoms*, a municipality's lack of sufficient low-barrier and accessible housing options for people

**Ontario
Human Rights
Commission**

Office of the Chief Commissioner

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Toronto ON M7A 2G5Tel.: (416) 314-4537
Fax: (416) 314-7752**Commission
Ontarienne des
Droits de la Personne**

Bureau du Commissaire en Chef

180, rue Dundas ouest, bureau 900
Toronto (Ontario) M7A 2G5Tél.: (416) 314-4537
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experiencing homelessness can also limit its ability to prevent unhoused persons from sheltering in encampments on municipal property. This can be deemed as an administrative convenience which violates the *Charter* that can not be justified under it.

The Commission urges the Town of Aurora to consider all viable options, including the original proposed site at 14452 Yonge Street, and to expeditiously fulfil its obligation to provide transitional housing to meet the known needs of people experiencing homelessness in Aurora in accordance with sections 2.2.1, 6.1.3 and 8 of the Provincial Planning Statement 2024, issued under Ontario's *Planning Act*.

The Commission encourages the Town of Aurora to use a human rights-based approach to take advantage of funding available from the provincial and federal governments and find a solution to meet the emergency and transitional housing needs as soon as possible.

The OHRC welcomes the opportunity to discuss this matter further and provide more information about its Human Rights Based Approach (HRBA) Framework. In the meantime, the OHRC will continue to monitor the Town of Aurora's response and actions to address the urgent need for emergency and transitional housing in the community.

In keeping with the OHRC's commitment to public accountability and its duties in serving the people of Ontario, this letter and the responses received may be made public.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia DeGuire".

Patricia DeGuire
Chief Commissioner

cc: York Region Chair and CEO
Housing York Inc.

The Corporation of The Town of Aurora

By-law Number XXXX-25

**Being a By-law to confirm actions by Council
resulting from a Special Meeting of Council
on March 18, 2025.**

The Council of the Corporation of The Town of Aurora hereby enacts as follows:

1. That the actions by Council at its Special Meeting of Council held on March 18, 2025, in respect of each motion, resolution and other action passed and taken by the Council at the said meeting is hereby adopted, ratified and confirmed.
2. That the Mayor and the proper officers of the Town are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary in that behalf and the Clerk is hereby authorized and directed to affix the corporate seal to all such documents.

Enacted by Town of Aurora Council this 18th day of March, 2025.

Tom Mrakas, Mayor

Michael de Rond, Town Clerk