

# COMMON QUESTIONS WE'VE HEARD

BUILDING  
COMMUNITY  
*for everyone*

**Helping residents find and keep housing is a priority for York Region and aligns with our vision to create strong, caring and safe communities.**

## What we've heard

Why does this housing have to be built in Aurora? There are more suitable places where it could be built.

The proposed emergency and transitional housing facility at **14452 Yonge Street in the Town of Aurora is a step in the right direction.** The site was chosen because it meets all our needs and aligns with Provincial, Regional and Town planning policies. Centrally located in York Region, it will expand critically needed capacity and provide a range of supports that will make a real difference in the lives of people experiencing or at risk of homelessness within our community.

**There are several questions about this proposed development that we have heard from the community. We've addressed the most common ones below:**

Why can't you renovate Porter Place instead of finding a new location?

Porter Place in the Town of East Gwillimbury consistently operates at or near capacity and does not meet modern design or building standards. **Renovating Porter Place would not meet the community's needs and would be costly and difficult to implement.**

Won't this facility lower property values in the neighbourhood?

Many studies on affordable housing show that there is no impact on property values. **Similar facilities in York Region have not lowered property values after they were built,** including Belinda's Place, emergency and transitional housing for women in Newmarket. According to public data from HouseSigma, property values around Belinda's Place increased at a similar pace as other neighbourhoods in Newmarket.

Won't building this housing negatively impact the environment and violate the Oak Ridges Moraine Conservation Plan?

14452 Yonge Street is on a designated settlement area of the Oak Ridges Moraine which permits urban use and development. **Construction of the building will not prevent animals in the area from accessing water or moving between other areas of the Moraine.** The natural core and natural linkage areas will continue to be protected and provide animal habitat.

Isn't putting this housing next to a pumping station insensitive to people working and living at the facility?

Pumping stations are a part of our community infrastructure and are essential to providing water and wastewater services. **York Region owns and operates 22 sewage pumping stations; 50% are located within 50-metres of a residential home.**

**The proposed building will be located 34 metres from the Henderson Sewage Pumping Station, well within standard practice across York Region.** All sewage pumping stations in Ontario are required to meet noise and odour standards set by Ministry of the Environment Conservation and Parks.

**THIS IS THE RIGHT PLACE TO BUILD.** The proposed housing and its location have been thoughtfully established, with community feedback in mind, and will improve access to much needed services in the Region.

**Where was the due diligence in planning for this proposed housing?**

Planning for a new building to replace Porter Place began during the Region's 2016-2018 Capital Budget process. Regional planners carefully considered many factors before choosing 14452 Yonge Street as a preferred location. A jurisdictional scan was done with municipalities throughout Ontario to help define the building's form, features and inform the service delivery model. All community questions and concerns have been reviewed with current planning policy and reporting requirements.

**Why haven't we heard about this proposed development until now?**

Since 14452 Yonge Street was announced as the site of the proposed development in 2021, the Region has done its best to inform and update the nearby community. Here are some of the ways we have engaged and communicated with the community:

**3** Public Information Centres

**1** Community Open House

**5** Community Liaison Committee meetings

**2** Town of Aurora Council presentations

**2** Advertisements in The Auroran delivered to **20,000 homes**

**25+** Articles in local media

**85** Neighbourhood door-to-door visits

**2,500+** Community letters hand-delivered

**8,500+** Postcards mailed to neighbours

**21,600+** Project web page visits

Community consultation is ongoing to respond to questions and concerns raised by the community and provide important information on the need for this housing.

## **THIS IS THE RIGHT TIME TO BUILD IT.** Building more supportive housing is critical as housing costs and the cost of living in York Region continue to rise, and the number of people experiencing homelessness increases.

**Won't this housing impact the safety of my family and increase crime in our community?**

The safety and security of both the building's residents and its neighbours is a priority for York Region. Building design and site plans have been developed using Crime Prevention Through Environmental Design. The future building will also be equipped with a security system and monitored 24/7.

York Regional Police continues to be a close partner for this project. **Data from the York Regional Police's Community Safety Map does not suggest a correlation between criminal offences and people experiencing homelessness.**

**How will building this housing impact homelessness in York Region?**

Building emergency and transitional housing at 14452 Yonge Street will add capacity to a strained system and is the fastest and most fiscally responsible way to deliver more homelessness supports in the community. **Not acting now would delay integral supports for people experiencing or at risk of homelessness by a year or more.**

## **AND BUILDING IT IS THE RIGHT ACTION TO TAKE.** The people this housing will support are not strangers. These are our neighbours and friends and members of our community who need and deserve our caring support.

To find out more about this project, you can visit [york.ca/14452Yonge](http://york.ca/14452Yonge). If you have any additional questions or feedback, please contact the **Community Liaison, Sarah Buckley, at 14452Yonge@york.ca** or **289-338-8063**.

**Scan the QR code or visit [york.ca/14452Yonge](http://york.ca/14452Yonge) for more FAQs.**

