

**Ministry of
Municipal Affairs
and Housing**

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Ontario

234-2021-1651

Your Worship
Mayor Tom Mrakas
Town of Aurora
TMrakas@aurora.ca

Dear Mayor Mrakas:

It has come to my attention that you intend to bring forward a motion to Aurora Town Council on March 23, 2021 which will ask to have the Minister's Zoning Order (MZO) revoked from the lands located at 100 Bloomington Road (the "Subject Lands") in the Town of Aurora.

Our government has been clear that every MZO issued on ***non-provincially owned land*** has been at the request of the local municipality. As you are aware, the Subject Lands are owned by the province of Ontario, and therefore do not fall under this category.

As you may also be aware, between 2011 and 2018, there were only 611 long-term care beds built across Ontario by the previous Liberal government. This is completely unacceptable, and our government under the leadership of Premier Ford and Minister Fullerton have committed to building 30,000 new long-term care beds in the next ten years.

In order to achieve this ambitious target, we are leveraging vacant surplus provincially owned properties by putting them out for bid with Infrastructure Ontario, alongside minimum numbers of long-term care beds that must be included as part of any successful bid. The Subject Lands have been identified as one such surplus property, and we have put in place a requirement of building a minimum of 128 long-term care beds at the site.

In order to prepare the Subject Lands for the public bid process through Infrastructure Ontario, I utilized my powers under *Section 47* of the *Planning Act* to make an MZO on a portion of the site, where development was already permitted, to allow Ontario to leverage the site for the development of much-needed housing and facilitate the construction of much needed long-term care beds. This zoning change will ensure that Ontario taxpayers receive a fair financial and social return on this surplus property.

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At this time, the lands are still out for bid by Infrastructure Ontario, and no final decisions have been made as to the future of the property – with the exception of the long-term care bed requirement.

I also believe that it is important that I clear up some confusion regarding the portions of the lands to which the MZO applies. The MZO solely applies to a portion of the 'Western Parcel', which is located at the end of Academy Drive. The MZO however, does not apply to the Woodlot located to the west, or lands directly located to the north that are part of the property. In addition, these lands are located within the Oak Ridges Moraine Settlement Area, which is a designation that applies to lands within municipal boundaries where urban uses and development are permitted. This is much different than other designations in the Oak Ridges Moraine such as Countryside Areas, Natural Linkage Areas and Natural Core Areas. As you know, a significant portion of the Town of Aurora is designated Oak Ridges Moraine Settlement Area.

It is my understanding through the Provincial Land and Development Facilitator that the Town wanted to use these lands for soccer fields and/or a sports complex. While I appreciate the importance of good recreation facilities in Ontario's municipalities, it is our commitment to leverage surplus provincial properties to accelerate provincial priorities – in this case the construction of long-term care beds.

I also recognize the importance of listening to local municipal councils, however, I believe it is important to inform you prior to the Council vote on the Subject Lands that, while any individual can make an application, I do not intend to initiate a revocation of the zoning order.

Sincerely,



Steve Clark
Minister

c: Deputy Mayor/Councillor Harold Kim
Councillor Wendy Gaertner
Councillor Sandra Humfryes
Councillor Michael Thompson
Councillor Rachel Gilliland
Councillor John Gallo