

November 20, 2020

Mayor's Office
40 Temperance Street
Bowmanville, ON L1C 3A6

RE: Report PSD-051-20 Update on Jury Lands (Camp 30) and Draft Amendment No 121 to Clarington Official

Dear Mayor Foster and Members of Council

Thank you for your consideration of our proposal for the development of Camp 30 at the November 16th P&D Committee meeting. I have been engaged in an ongoing discussion with planning staff for the past number of months over modifications to Draft OPA 121 that would be acceptable to both parties. Successful modification of Draft OPA 121 would leave a framework that will let us proceed with applications for rezoning and draft plan of subdivision, while also protecting for certain attributes that are of most importance to staff.

Kaitlin Corp. and Fandor Homes are interested in continuing negotiations with Clarington staff - and we are optimistic that progress can be made. But we are also concerned that adoption of the resolution from Committee will actually limit the ability to have meaningful discussions, by limiting too severely the range of options available. For example, by accepting the DTAH concept and design, there will no longer be any scope for accommodating anything other than exactly what DTAH has proposed, effectively closing down any meaningful negotiation.

Simply put, a meaningful negotiation should be given a chance, BEFORE decisions are made.

Development within the ring road has been a major issue of difference. We are aware that staff were seeking an indication of the views of members of Council before continuing negotiations further. The recent Committee meeting has made it clear to all where members of Council stand on this question. That being done, it would be appropriate to now continue negotiations with these views in mind - but without unnecessarily limiting the ability to have meaningful negotiations with the objective of delivering an Official Plan proposal that achieves mutually satisfactory planning objectives.

We are somewhat troubled by the comments in the Planning Report suggesting that the existing legal agreement is not valid. While we are quite willing to negotiate all these matters, the existence of this agreement cannot simply be declared away.

As you know, PSD-051-20 had the following recommendations:

1. That Report PSD-051-20 be received;
2. That the Community Vision for Jury Lands, Urban Design Master Plan + Design Guidelines for former Ontario Boys Training School and WWII Prison of War Camp 30 by DTAH dated April 2019 be accepted;
3. That Official Plan Amendment 121 and the Block Master Plan implement the Community Vision by DTAH;
4. That Official Plan Amendment 121 prohibit private residential development buildings within the ring road of the Jury Lands;
5. That the consulting team for Soper Hills Secondary Plan be retained to assist with refining draft Official Plan Amendment No 121;
6. That Staff continue to work with the land owners on other issues to be brought forward a subsequent report; and
7. That all interested parties listed in Report PSD-051-20 and any delegations be advised of Council's decision.

Although well intentioned, I believe that #'s 2, 3 & 4 will actually make it harder to get to the finish line on this. These items should be addressed as part of OPA 121, rather than in advance of it. For instance, by accepting the DTAH plan in advance of OPA 121 you will make it harder to properly negotiate the details on all of the other areas outside of the ring road. There are details that would limit certain types of development in areas that we didn't even have a chance to discuss at committee the other night. This will make it significantly harder to come to an agreement.

I think Council's position on the ring road has been made clear to all, and staff should now be in a position to negotiate the final strokes of this Official Plan Amendment with us.

In conclusion, I would respectfully ask that you do not include #'s 2,3,4 in any resolution made on this matter. The more appropriate time to include these items is when you have the final Official Plan Amendment in front of you for the entire site.

Thank you,

Devon Daniell

Devon Daniell
Kaitlin Corporation

CC: Municipal Clerk