

April 17, 2024

Municipality of Clarington  
Office of the Municipal Clerk  
40 Temperance Street, Bowmanville ON L1C 3A6

Attn. Mayor Adian Foster and Members of Council

**Re: Response to the April 8, 2024, General Government Committee – CAO Report 002-24**  
**Tribute (King Street) Limited (File: S-C-2021-0007 & ZBA2021\_0017)**  
**Tribute (Courtice) Limited (File: S-C-2021-0006 & ZBA2021-0016)**  
**Riley Park Developments Inc. ("Riley Park 1") (File: S-C-2021-0005 & ZBA 2021-0015)**  
**Riley Park Developments Inc. ("Riley Park 2") (File: SC-2022-0003 & ZBA 2022-0006)**  
**Tribute (Prestonvale) Limited (File: SC2022-0002 & ZBA2022-0003)**

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On April 8, 2024, Clarington brought forward a report titled "The Perfect Storm – Impact on Provincial Changes on our Community" at the General Government Committee (Report No. CAO-002-24). This report was not originally part of the General Government Committee Agenda and Tribute was only made aware of this report until after it was presented at the Committee Meeting.

Tribute owns various landholdings in the Southeast and Southwest Courtice Secondary Plan Area and has active development applications currently underway. We have reviewed this report and would like to take this opportunity to offer the following comments:

- **Figure 5** of the report is a mapping of the Southeast Courtice Secondary Plan showing potential loss of parkland. We question the methodology and approach in determining how potential parkland was lost. Our Tribute (Courtice) subdivision is located at the northwest quadrant of Bloor Street and Trulls Road and the Figure identified a block within our property as "*Removed Parkland (Eligible for Development)*" as per the legend. This information is inaccurate, as the block that was identified as 'removed parkland' was in fact the location of our proposed park block (1.13 hectares) shown on our proposed draft plan of subdivision. The park block sizing and location has been agreed upon by Clarington, confirmed through email correspondences on April 5 and April 17, 2023 (**Attachment 1**). We are concerned with the inaccurate information provided with respect to our Tribute (Courtice) subdivision. In addition, the existing city-owned W&D Courtice Memorial Park was also shown on Figure 5 as "*Removed Parkland (Eligible for Development)*". We kindly ask that this Figure and any subsequent reports on this matter be corrected to appropriately reflect our development proposal and any existing parkland.
- **Recommendation Item No. 3 and Section 4.6** of the report mentioned that:  
*"a Fiscal Impact Assessment be undertaken for all Secondary Plans (inclusive of those completed) to understand the full impact of the legislative changes on each, in particular parkland and DC revenues, and report back to Council prior to any further approvals (inclusive of development application approvals)."*



*“Staff are not in a position to negotiate away parkland that has been approved by Council and importantly, reviewed and commented on by the public. As such, any changes within active development applications in approved Secondary Plans would need to be re-evaluated and sent back for public consultation. This would be in addition to the requirement for Council to approve the proposed changes.”*

Currently Tribute has four (4) subdivision applications in the SE Courtice Secondary Plan Area (known as Tribute King, Tribute Courtice, Riley Park 1 and Riley Park 2). Amongst these applications, Tribute King and Tribute Courtice includes a park block within the development proposal. Tribute also has one (1) draft plan in the Southwest Courtice Secondary Plan (known as Tribute Prestonvale) that includes a park block in the subdivision proposal. All the Tribute properties had been through formal public consultations. Public engagement remains a crucial aspect in ensuring accountability and transparency in legislative planning process and therefore should not be deviated or discarded. We have concerns about the potential freeze in development application approvals as outlined in our comments below:

#### Tribute (King Street) Limited

This property is in the Southeast Courtice Secondary Plan. This subdivision plan has been draft approved and signed on October 12, 2023 with engineering submissions well underway. The subdivision for Tribute (King Street) Limited includes a park block of 1.64 hectares aligns with the requirements outlined in the Secondary Plan and **exceeds** the current legislative parkland dedication requirements post Bill 23 (**Attachment 2**). We are of the opinion that the recommendations within the CAO Report 002-24, do not impact existing approved draft plans of subdivision. Enormous time and effort have been invested to derive at the current stage of the project, and we have housing commitments to our purchasers which further emphasizes the need to keep projects moving forward.

#### Tribute (Courtice) Limited

This property is in the Southeast Courtice Secondary Plan. The initial submission of the draft plan in October 2022 includes a proposed park block of 1.60 hectare on the west side of Street A (future Granville Drive) and across from the proposed school block. Upon Clarington's request, the park was relocated to the east of Street A adjoining the school block. This revision resulted in a park size of 1.13 hectares, which has been accepted by Clarington in email correspondences on April 5 and April 17, 2023 (**Attachment 1**). The proposed park sizing of 1.13 hectares aligns with the requirements outlined in the Secondary Plan and **exceeds** the legislative parkland dedication requirements post Bill 23 (**Attachment 2**). Based on this, there should be no pause in continuing to process this development application.

#### Tribute (Prestonvale Limited)

This property is in the Southwest Courtice Secondary Plan. The subdivision plan includes a proposed park block of 2.17 hectares, which aligns with the requirements outlined in the Secondary Plan and **exceeds** the legislative parkland dedication requirements post Bill 23 (**Attachment 2**). There should be no reason for a pause by staff to continue processing this application.



## Riley Park 1 & Riley Park 2

Both properties are in the Southeast Courtice Secondary Plan. According to the land use mapping, the Secondary Plan does not require any park blocks within these two properties. There should be no pause in the processing of these subdivision files, as there are no park blocks proposed in these plans of subdivision and that parkland will be dedicated via cash-in-lieu based on the alternative rate at the appropriate time.

Overall, **Attachment 2** provides a summary of our calculations on Tribute's parkland obligations based on the above development proposals. Our combined total parkland calculation for all five projects aligns with the requirements in the Secondary Plan and exceeds the overall legislative parkland dedication requirement post Bill 23.

- **Item 2.3 in the report states that "Bill 23 also introduced parkland / cash-in-lieu for residential development which results in a parkland dedication reduction, dependent on density, of a minimum of 50 percent".**

The above statement in the CAO report is somewhat misleading. According to the calculations in **Attachment 2**, the parks that Tribute is proposing are within the requirements of the current legislation and in general conformity with the Southeast and Southwest Courtice Secondary Plans.

### **Conclusion:**

While we understand Clarington's challenges with respect to providing parkland, there are many aspects of the CAO report that are inaccurate and should be revised to reflect existing parks and active development applications. In the process of preparing this letter, Tribute also received an email from Clarington on April 15, 2024, confirming that staff will continue to process Tribute's applications under circulation (**Attachment 3**). We take in confidence that our applications will continue to be processed as promised. We ask that Section 4.6 and Recommendation No. 3 in the report which requires Fiscal Impact Assessments for all Secondary Plans (inclusive of those completed) prior to approvals being granted, not be adopted.

Thank you for the opportunity to comment. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

  
**Bonica Leung**  
**Director, Land Development**

Tribute (King Street) Limited  
Tribute (Courtice) Limited  
Tribute (Prestonvale) Limited  
Riley Park Development Inc.

Encl.



Cc Carlos Salazar – Municipality of Clarington  
Amanda Tapp - Municipality of Clarington  
Rob Maciver - Municipality of Clarington  
Louise Foster – Tribute Communities  
Trevor MacKenzie – Tribute Communities

Documents enclosed:

Attachment 1:	E-mail Correspondence confirming Tribute (Courtice) park sizing.
Attachment 2a:	Parkland Calculation Summary Sheet
Attachment 2b to 2e:	Detailed Parkland Calculation & corresponding draft plans of subdivision
Attachment 3:	E-mail from Clarington confirming applications will continue to be processed.



1815 Ironstone Manor, Unit 1, Pickering, Ontario L1W 3W9 905-839-3500 [info@mytribute.ca](mailto:info@mytribute.ca) [www.mytribute.ca](http://www.mytribute.ca)






**Bonica Leung**

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**From:** Tapp, Amanda <ATapp@clarington.net>  
**Sent:** April 17, 2023 6:03 PM  
**To:** Louise Foster  
**Cc:** Bonica Leung; Tapp, Amanda; Salazar, Carlos  
**Subject:** RE: [External] Tribute - Update (Park shuffle and sales trailer)  
**Attachments:** RE: Tribute (Courtice) Limited - Parkland shuffle

See email  
below dated  
April 5, 2023.



Good afternoon Louise,

I hope you're doing well and had a fantastic weekend. I just wanted to follow up with you about two things.

**School Block Configuration**

- Carlos and I concur with the proposed reconfiguration as described in the attached e-mail.

**Sales Trailer**

- Given the timing needed for comments from Planning and Agencies to proceed with a recommendation report on May 8<sup>th</sup>, it is unrealistic to proceed with this date. We expect a response from Andrew at Gladki in the coming days. Once received I will send to your group and we can schedule a meeting.
- However, we note that this impedes the ability to remove the holding on the sales trailer. As a result, Carlos and I have agreed to proceed with removal of the holding symbol prior to draft approval. We will still aim for the June date, however this gives everyone a bit of time to continue to process.
- Please note as the appeal period was only over last week on the delegation of authority OPA, we are just establishing the new process for Carlos to pass by-laws. Please be patient and give us a week or so to establish a process. We will be in touch. A removal of holding application is required to be submitted and we will proceed with the application with our new procedure.

I hope these seem reasonable to you.

Talk soon,

Amanda Tapp (she/her), MCIP, RPP  
 Manager, Development Review  
 Planning and Infrastructure Services  
 Municipality of Clarington  
 40 Temperance Street, Bowmanville, ON L1C 3A6  
 905-623-3379 ext. 2427 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

**My working hours may be different from yours, please do not feel obligated to reply to me outside of your working hours.**

# Clarington

Connect with us:



## Bonica Leung

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**From:** Bonica Leung <bonica.l@mytribute.ca>  
**Sent:** April 13, 2023 3:53 PM  
**To:** Louise Foster; Salazar, Carlos; Tapp, Amanda  
**Cc:** Bryce Jordan  
**Subject:** RE: Tribute (Courtice) Limited - Parkland shuffle

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**EXTERNAL**

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Hi Carlos and Amanda,

Further to the email Louise sent on April 5<sup>th</sup>, I wish to follow-up on your review & approval our revised park block configuration.

We look forward to hearing from you, much appreciated.

Bonica Leung  
Director, Land Development



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Website: [www.mytribute.ca](http://www.mytribute.ca)

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**From:** Louise Foster <louise.f@mytribute.ca>  
**Sent:** Wednesday, April 5, 2023 12:39 PM  
**To:** csalazar@clarington.net; Amanda Tapp (ATapp@clarington.net) <ATapp@clarington.net>  
**Cc:** Bonica Leung <bonica.l@mytribute.ca>; Bryce Jordan <bryce.jordan@ghd.com>  
**Subject:** Tribute (Courtice) Limited - Parkland shuffle  
**Importance:** High

Good afternoon Carlos and Amanda

Hope all is well with both of you.

As you will recall, we have been discussing with Clarington the location of the park and school site within the Tribute (Courtice) Limited lands for at least 3 years. Both Tribute and GHD are of the opinion that the proposed location of the park adjacent the valley system meets the intent of the Southeast Courtice Secondary Plan and the Official Plan (with the location being accepted by the School Board).

However, it is still your opinion that you would rather have the park connected with the proposed school site. Based on our meeting March 8 we have looked at Riley Park 1 and Tribute (Courtice) lands and shifted the park to the east side of Street A. The relocation reduces the number of lots and reduces the size of the park. Although the park block has reduced from 1.6 ha to 1.13ha, it is connected to the school site and has road access from Street A and Street B.

I have attached the following:

- Original Draft Plan of Subdivision plan October 2021
- Revised Draft Plan of Subdivision dated March 28 2023 (includes lotting on former Blk 166, increased Bloor St ROW as per Durham and reduction of land due to 2.0m of land transferred to Elston)
- Parkland Calculations based on October 2021 plan and March 2023 plan and Planning Act obligations.

Please review the plan and the associated calculations and provide us with comments. We would like to discuss the revised location of the park at our monthly Clarington meeting Thursday April 6 and if Clarington has any comments, I would appreciate discussing them tomorrow.

Look forward to hearing from you.

Louise Foster  
**Vice-President, Land Development, Tribute Communities**



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Summay of Tribute's Parkland Calculation

Attachment 2a

In response to CAO Report 002-24

Prepared on: 2024-04-17

	Parkland Provided (Ha)	Min. Park size per SE or SW Secondary Plan (Ha.)	POST BILL 23 Required (Ha)	Difference Secondary Plans vs. Post Bill 23
Tribute (King Street)	1.64	1.50	1.16	0.34
Tribute (Courtice)	1.13	1.50	1.10	0.40
Riley Park 1	0	0.00	0.21	-0.21
Riley Park 2	0	0.00	0.58	-0.58
Tribute (Prestonvale)	2.17	1.50	1.40	0.10
Total	4.94	4.50	4.44	0.06

Detailed calculations are shown on Attachments 2b - f.

### Analysis: Parkland Calculation

In response to CAO Report 002-24

Prepared on:

2024-04-17

**Notes:**

\* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act

\* Bill 23 further implements changes to the Parkland-By-law

Formulas:

via land (for residential developments)=

via land (for mixed use developments)=

via Cash In Lieu payment =

Bill 23 max. amount of land conveyance or Cash In Lieu =

Residential land @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater

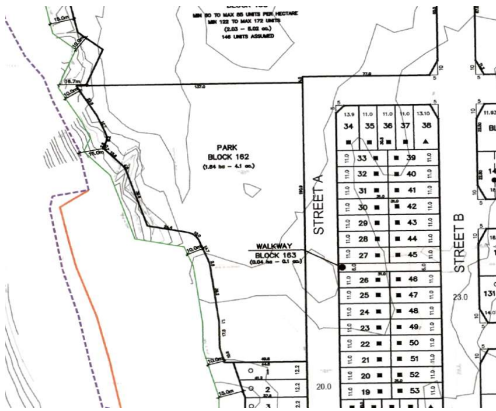
1 ha / 600 units (\*as per Bill 23) on the residential portion only

1 ha / 1000 units (\*as per Bill 23) x appraised land value

\* Capped at 10% of the land or its value for sites under 5 Ha; and

\* Capped at 15% for sites greater than 5 Ha

**FINAL approved Draft Plan, Oct. 2023**



PROPOSED

**DRAFT PLAN**

OF SUBDIVISION OF -

PART OF LOT 31 & 32

CONCESSION

(GEOGRAPHIC TOWNSHIP OF DARLINGTON)

**MUNICIPALITY OF CLARINGTON**

**REGIONAL MUNICIPALITY OF DURHAM**

SCHEDULE OF LAND USES:

LOW DENSITY RESIDENTIAL	LOTS	UNITS
▲ 8 1/2m FRONTSIDES	40	49
○ DETACHED (DWELLINGS)		
■ 11.8 m FRONTSIDES	10	11
○ DETACHED (DWELLINGS)		
○ 12.2 m FRONTSIDES	11	11
○ DETACHED (DWELLINGS)		
● 19.3 m FRONTSIDES	19	38
○ SEMI-DETACHED (DWELLINGS)		
<b>TOTAL # LOTS/UNITS RESIDENTIAL</b>	<b>149</b>	<b>168</b>
<b>TOTAL AREA S.F./SI. RESIDENTIAL</b>	<b>5.83 ha</b>	
MEDIUM DENSITY RESIDENTIAL		
BLOCK #	AREA (m <sup>2</sup> )	UNITS (AREA)
6/18 STREET TOWNHOMES	150-159	49 1.02
RESIDENTIAL CONDO BLOCKS	160-161	303 6.24
<b>TOTAL UNITS / AREA MDR</b>	<b>352</b>	<b>6.26 ha</b>
<b>TOTAL UNITS / AREA RESIDENTIAL</b>	<b>826</b>	<b>10.89 ha</b>
LAND USE BLOCKS		
BLOCK #	AREA (m <sup>2</sup> )	
PARK	162	1.84
WALKWAY	163	0.04
OPEN SPACE	164	14.42
FUT DEVELOPMENT	165	0.03
ROAD WIDENING	166-168	1.01
<b>TOTAL AREA</b>	<b>17.14 ha</b>	
ROADS		
LENGTHS (M)	AREA (m <sup>2</sup> )	
16.0 m R.O.W.	70	0.12
15.0 m R.O.W.	216	0.38
20.0 m R.O.W.	856	1.76
32.0 m R.O.W.	809	1.41
<b>TOTAL LENGTH / AREA</b>	<b>1751</b>	<b>3.68 ha</b>
<b>TOTAL AREA OF SUBMISSION</b>	<b>25.71 ha</b>	

### Our Calculations

Calculation based on Clarington Parkland by-law, Planning Act and Bill 23.

Statistics:	Area (Ha)	Units
Total Sub. Area	31.71	520
Open Space Blk	14.42	
Corridor Block	4.24	303
Residential portion (balance of the plan) = total sub. Area - open space - corridor blocks	13.05	217
Park block	1.64	

```
<-- there are no townhouses within the regional corridor block
```

**POST BILL 23**

					Bill 23	
<b>Calculation:</b>	Area (Ha)	Residential NDA@ 5%	1 Ha / 600 units (*as per Bill 23)		(Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)	Total Required (Ha)
Residential portion - balance of the plan	13.05	0.65	0.36	or		0.65
Regional Corridor portion	4.24	not applicable	0.51	but cannot exceed		0.51
					2.59	1.16
					<b>SUMMARY</b>	
					Total Parkland Required (Ha)	1.16
					Proposed Parkland (Ha)	1.64
					Difference (Ha)	0.48





**Tribute (Courtice) Limited**  
**Analysis: Parkland Calculation**

In response to CAO Report 002-24

Prepared on:

2024-04-17

**Notes:**

- \* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act
- \* Bill 23 further implements changes to the Parkland-By-law

**Formulas:**

via land (for residential developments)=

via land (for mixed use developments)=

via Cash In Lieu payment =

Bill 23 max. amount of land conveyance or Cash In Lieu =

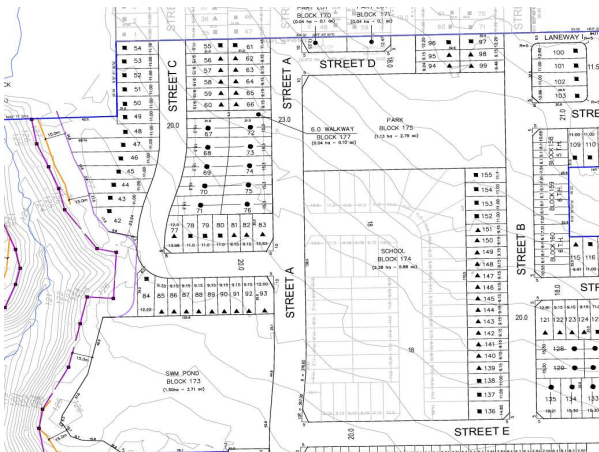
**GHD Updated concept - February 23, 2024 (3rd resubmission)**

\* we have relotted the school block to increase in size as per school board

\* The park block size remains at 1.13 Ha.

\* To maintain the same park configuration, we did a relotting in the subdivision plan

\* We also filled in the lots in the 'low density' block with our breezeway products



PROPOSED DRAFT PLAN		
OF SUBDIVISION OF -		
PART OF LOTS 31 & 32		
CONCESSION 2		
MUNICIPALITY OF CLARINGTON		
REGIONAL MUNICIPALITY OF DURHAM		
SCHEDULE OF LAND USES:		
LOW DENSITY RESIDENTIAL	LOTS	UNITS
▲ 9.15+ m FRONTAGES - (DETACHED DWELLINGS)	69	69
■ 11.0+ m FRONTAGES - (DETACHED DWELLINGS)	68	68
● 15.3+ m FRONTAGES - (SEMI-DETACHED DWELLINGS)	18	36
TOTAL # LOTS/UNITS RESIDENTIAL	155	173
TOTAL AREA S.F. RESIDENTIAL	5.83	ha
RESIDENTIAL BLOCKS		
6.1m STREET TOWNHOUSES	156-168	68 1.37
REGIONAL CORRIDOR BLOCK	169	111 1.62
PART LOTS	170-171	X 0.08
TOTAL UNITS / AREA	179	3.07 ha
TOTAL AREA RESIDENTIAL	352	8.90 ha
LAND USE BLOCKS		
SERVICING BLOCK	172	0.08
POND	173	1.50
SCHOOL	174	2.38
PARK	175	1.13
OPEN SPACE	176	11.77
WALKWAY BLOCK	177	0.04
ROAD WIDENING	178-181	1.16
TOTAL AREA	18.06	ha
ROADS		
8.5 - 11.5 m R.O.W LANEWAY	95	0.10
15.0 m R.O.W.	108	0.17
18.0 m R.O.W.	653	1.20
20.0 m R.O.W.	894	1.82
23.0 m R.O.W.	482	0.93
TOTAL LENGTH / AREA	2,152	4.22 ha
TOTAL AREA OF SUBMISSION	31.18	ha

**Our calculations**

Statistics:	Area (Ha)	Units
Total Sub. Area	31.18	354
Open Space Blk	11.77	
Corridor Block	1.62	111
Street towns within the Corridor Block designation	0.89	43
Residential portion (balance of the plan) = total sub. Area - open space - corridor blocks & townhouses within it.	16.90	200
Park block	1.13	

**POST BILL 23**

Calculation:	Area (Ha)	Residential NDA@ 5%	1 Ha / 600 units (*as per Bill 23)	Bill 23 (Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)	Total Required (Ha)
Residential portion - balance of the plan	16.90	0.845	0.33		0.85
Regional Corridor portion	2.51	not applicable	0.257		0.26
				2.91	1.10

SUMMARY	
Total Parkland Required (Ha)	1.10
Proposed Parkland (Ha)	1.13
Difference (Ha)	0.03





Tribute (Prestonvale) Limited

Analysis: Parkland Calculation

In response to CAO Report 002-24

Prepared on:

2024-04-17

Attachment 2d

Notes:

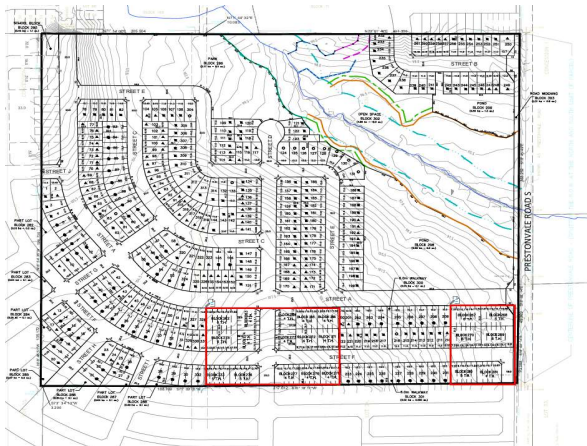
- \* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act
- \* Bill 23 further implements changes to the Parkland-By-law

Formulas:

- via land (for residential developments)=
- via land (for mixed use developments)=
- via Cash In Lieu payment =
- Bill 23 max. amount of land conveyance or Cash In Lieu =

- Residential @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater
- 1 ha / 600 units (\*as per Bill 23) on the residential portion only
- 1 ha / 1000 units (\*as per Bill 23) x appraised land value
- \* Capped at 10% of the land or its value for sites under 5 Ha; and
- \* Capped at 15% for sites greater than 5 Ha

GHD Draft Plan 2nd Submission (Combined Plan), Nov 2, 2023



PROPOSED		
COMBINED PLAN		
OF SUBDIVISION OF -		
PART OF LOT 34 & 35 & PART OF ROAD ALLOWANCE		
BETWEEN LOTS 34 & 35		
CONCESSION 2		
MUNICIPALITY OF CLARINGTON		
REGIONAL MUNICIPALITY OF DURHAM		
SCHEDULE OF LAND USES:		
LOW DENSITY RESIDENTIAL		
	LOTS	UNITS
▲ 9.15m FRONTAGES - (DETACHED DWELLINGS)	97	97
■ 11.0m FRONTAGES - (DETACHED DWELLINGS)	118	118
○ 12.2m FRONTAGES - (DETACHED DWELLINGS)	12	12
● 15.3m FRONTAGES - (SEM-DETACHED DWELLINGS)	64	128
TOTAL # LOTS/UNITS RESIDENTIAL	291	355
TOTAL AREA S.F. RESIDENTIAL		11.45 ha
RESIDENTIAL BLOCK	BLOCK #	UNITS AREA(ha)
6.1m STREET TOWNHOUSES	262-281, 333	98 2.13
TOTAL RESIDENTIAL UNITS / AREA	453	13.58 ha
LAND USE BLOCKS		
	BLOCK #	AREA(ha)
PART LOTS	282 - 287	0.37
SCHOOL PART BLOCK	295	0.45
PARK	296	2.17
POND	298 - 299	2.81
WALKWAY	300 - 361	0.05
OPEN SPACE	302	4.86
ROAD WIDENING	303	0.31
TOTAL AREA		11.02 ha
ROADS		
	LENGTH(m)	AREA(ha)
15.0 m R.O.W.	37	0.06
18.0 m R.O.W.	235	0.42
20.0 m R.O.W.	2070	4.14
23.0 m R.O.W.	1046	2.41
TOTAL LENGTH / AREA	3472	7.03 ha
TOTAL AREA OF SUBMISSION		31.63 ha

Our calculations:

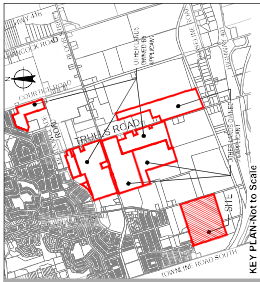
Calculation based on Clarington Parkland by-law, Planning Act and Bill 23.

Statistics:	Area (Ha)	Units
Total Sub. Area	31.63	453
Open Space Blk	4.86	
Med. Density Residential portion	2.13	98
Residential portion (balance of the plan) = total sub. Area - open space - med-density portion.	24.64	355
Park block	2.17	

<- there are 98 townhouses within this designation

POST BILL 23

Calculation:	Area (Ha)	Residential NDA@ 5%	1 Ha / 600 units (*as per Bill 23)	Bill 23 (Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)	Total Required (Ha)
Residential portion - balance of the plan	24.64	1.232	or 0.59	but cannot exceed	1.23
Med. Density Residential Portion	2.13	not applicable	or 0.16	but cannot exceed	0.16
				4.02	1.40
SUMMARY					
Total Parkland Required (Ha)					1.40
Proposed Parkland (Ha)					2.17
Difference (Ha)					0.77



KEY PLAN-Not to Scale

**PROPOSED**  
**COMBINED PLAN**  
OF SUBDIVISION OF .  
PART OF LOT 33 & 35 & PART OF ROAD ALLOWANCE  
CONCESSION 2  
BLOCKS 33 & 35

**MUNICIPALITY OF CLARINGTON**  
**REGIONAL MUNICIPALITY OF DURHAM**

**SCHEDULE OF LAND USES:**

LOW DENSITY RESIDENTIAL	LOTS	UNITS
▲ 3 FLY FRONTAGES (SEMI DETACHED DWELLINGS)	97	97
■ 1 (or 2) FLY FRONTAGES (DETACHED DWELLINGS)	118	118
○ 2 FLY FRONTAGES (DETACHED DWELLINGS)	12	12
● 1 (or 2) FLY FRONTAGES (SEMI DETACHED DWELLINGS)	64	128

**TOTAL FLY FRONTS RESIDENTIAL 291**

**TOTAL AREA S.F. RESIDENTIAL 11,447sq**

**RESIDENTIAL BLOCK**

**6 M STREET TOWNHOUSES 282-281, 333 96 2 113**

**TOTAL RESIDENTIAL UNITS / AREA 453 13,551sq**

**LAND USE BLOCKS**

**PART LOTS 282-287 0.37**

**SCHOOL PART BLOCK 295 0.45**

**POND 296 2.17**

**WALKWAY 300-301 0.65**

**ROAD WIDENING 303 0.31**

**TOTAL AREA 11,021sq**

**ROADS**

**15.0 m R.O.W. 37 0.06**

**20.0 m R.O.W. 37 0.06**

**20.0 m R.O.W. 2070 4.14**

**23.0 m R.O.W. 1046 2.41**

**TOTAL LENGTH / AREA 3472 7.03 sq**

**TOTAL AREA OF SUBMISSION 31,631sq**

**ADDITIONAL INFORMATION UNDER THE PLANNING ACT**

**OWNERS CERTIFICATE**

**SURVEYOR'S CERTIFICATE**

**TRIBUTE (PRESTONVALE) LIMITED**

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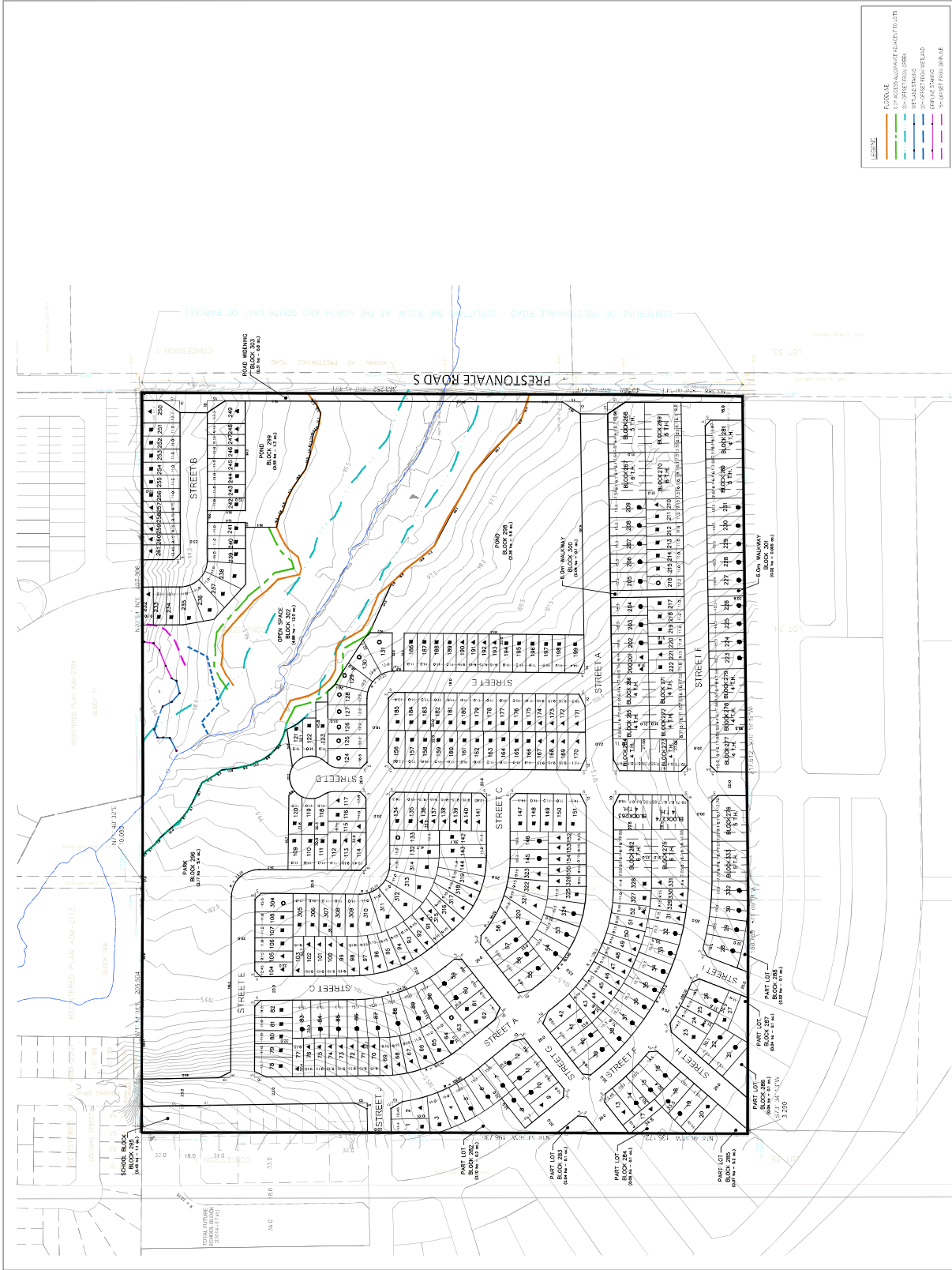
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**TRIBUTE (PRESTONVALE) LIMITED**

**TRIBUTE (PRESTONVALE) LIMITED**



**LEGEND**

**6,000 M**

**10-15 METERS ALONGSIDE SUBJECT TO LOTS**

**10-15 METERS FROM ROAD**

**10-15 METERS FROM ROAD**

**10-15 METERS FROM ROAD**

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# Riley Park Developments Inc. ("Riley Park 1")

## Analysis: Parkland Calculation

In response to CAO Report 002-24

Prepared on:

2024-04-17

## Attachment 2e

### Notes:

- \* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act
- \* Bill 23 further implements changes to the Parkland-By-law

### Formulas:

via land (for residential developments)=  
via land (for mixed use developments)=  
via Cash In Lieu payment =  
Bill 23 max. amount of land conveyance or Cash In Lieu =

Residential @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater  
1 ha / 600 units (\*as per Bill 23) on the residential portion only  
1 ha / 1000 units (\*as per Bill 23) x appraised land value  
\* Capped at 10% of the land or its value for sites under 5 Ha; and  
\* Capped at 15% for sites greater than 5 Ha

3rd resubmission - Jan 24, 2024



KEY PLAN-Not to Scale			
PROPOSED			
<b>DRAFT PLAN</b>			
OF SUBDIVISION OF -			
PART OF LOT 31			
CONCESSION 2			
(GEOGRAPHIC TOWNSHIP OF DARLINGTON)			
MUNICIPALITY OF CLARINGTON			
REGIONAL MUNICIPALITY OF DURHAM			
SCHEDULE OF LAND USES:			
LOW DENSITY RESIDENTIAL			
▲ 9.1 Ha FRONTAGES (DETACHED DWELLINGS)	36	36	
■ 11.8 Ha FRONTAGES (DETACHED DWELLINGS)	29	29	
● 15.3 Ha FRONTAGES (SEMI-DETACHED DWELLINGS)	6	12	
<b>TOTAL # LOTS/UNITS RESIDENTIAL</b>	<b>71</b>	<b>77</b>	
<b>TOTAL AREA S.F. RESIDENTIAL</b>		<b>2,625 Ha</b>	
LOW DENSITY			
TOWNHOUSE	72 - 74	12	0.22
PART LOTS	78 - 79	X	0.025
<b>TOTAL AREA RESIDENTIAL</b>	<b>89</b>	<b>2.87 Ha</b>	
LAND USE BLOCKS			
OPEN SPACE	75 - 76	0.59	
ROAD WIDENING	77	0.03	
<b>TOTAL AREA</b>		<b>0.62 Ha</b>	
ROADS			
18.0 m R.O.W.	94	0.53	
20.0 m R.O.W.	451	0.44	
23.0 m R.O.W.	134	0.35	
<b>TOTAL LENGTH / AREA</b>	<b>679</b>	<b>1.32 Ha</b>	
<b>TOTAL AREA OF SUBMISSION</b>		<b>4.81 Ha</b>	

### Our calculations:

Statistics:	Area (Ha)	Units	
Total Sub. Area	4.81	89	
Open Space Blk	0.59		
Corridor Block	0	0	<-- none proposed
Residential portion (balance of the plan) = Total area- open space - corridor block.	4.22	89	
Park block	0.00		<-- none proposed

### POST-BILL 23

Calculation:	Area (Ha)	Residential @	1 Ha / 600 units	
Residential portion - balance of the plan	4.220	5%	(*as per Bill 23)	
Regional Corridor portion	0	not applicable	0.15	but cannot exceed

Bill 23	Total Required
(Sites <5 ha: Max 10% cap) or	(Ha)
(Site >5 ha: Max 15% cap)	0.21
	0.00
0.422	0.21

### SUMMARY

Total Parkland Required (Ha)	0.21
Proposed Parkland (Ha)	0.00

Difference (Ha) -0.21





# Riley Park Developments Inc. ("Riley Park 2")

## Analysis: Parkland Calculation

In response to CAO Report 002-24

Prepared on:

2024-04-17

## Attachment 2f

### Notes:

\* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act

\* Bill 23 further implements changes to the Parkland-By-law

### Formulas:

via land (for residential developments)=

via land (for mixed use developments)=

via Cash In Lieu payment =

Bill 23 max. amount of land conveyance or Cash In Lieu =

Residential land @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater

1 ha / 600 units (\*as per Bill 23) on the residential portion only

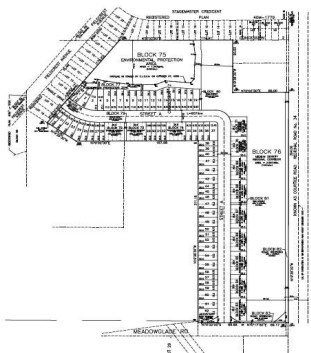
1 ha / 1000 units (\*as per Bill 23) x appraised land value

\* Capped at 10% of the land or its value for sites under 5 Ha; and

\* Capped at 15% for sites greater than 5 Ha

### KLM draft plan, March 11, 2022 (1st Submission)

CIPALITY OF CLARINGTON  
ONAL MUNICIPALITY OF DURHAM



DATE: MARCH 22, 2022

### SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 9,100±Ha. (22,486±Acs)

SINGLE DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 1, 3, 5, 7, 9, 11, and 13	7	7	0.287	0.709	
MIN. LOT FRONTAGE=11m. MIN. LOT AREA=218sq.m.					
LOTS 2, 4, 6, 8, 10, 12, 14-24;	35	35	1.093	2.701	
33-40, 44-46, 50-52, and 56-59					
MIN. LOT FRONTAGE=10m. MIN. LOT AREA=214sq.m.					
LOTS 25-28, and 29-32	8	8	0.210	0.519	
MIN. LOT FRONTAGE=8m. MIN. LOT AREA=204sq.m.					
SEMI-DETACHED DWELLINGS					
LOTS 41-43, 47-49, 53-55, and 60-62	12	24	0.565	1.396	
MIN. LOT FRONTAGE=10.3m. MIN. LOT AREA=209sq.m.					
TOWNHOUSE DWELLINGS					
BLOCKS 63-74	12	66	1.163	2.874	
MIN. LOT FRONTAGE=8.1m. MIN. LOT AREA=207sq.m.					
SUBTOTAL	12	62	140	3.318	8.199
BLOCK 75 -- ENVIRONMENTAL PROTECTION AREA	1		1.047	2.588	
BLOCK 76 -- MEDIUM DENSITY REGIONAL CORRIDOR	1		2.987	7.381	
BLOCK 77 -- VEGETATION PROTECTION ZONE	1		0.273	0.675	
BLOCKS 78-81 -- WALKWAY	4		0.038	0.093	
BLOCKS 82-84 -- ROAD WIDENING	3		0.223	0.551	
STREET			1.214	2.999	
20.0m. WIDE TOTAL LENGTH 807m. AREA= 1.214sq.m.					
TOTAL	22	62	140	9.100	22.486

NOTE -- ELEVATIONS RELATED TO

### Our Calculation:

Calculation based on Clarington Parkland by-law, Planning Act and Bill 23.

Statistics:	Area (Ha)	Units
Total Sub. Area	9.1	342
Open Space Blk	1.32	
Corridor Block	2.987	202
Residential portion (balance of the plan) = total sub. Area - open space - corridor block.	4.793	140
Park block	0.00	

<-- # of units estimated by Cassidy's Preliminary Scheme within the Planning Justification Report by GHD dated March 2022.

### POST BILL 23

Calculation:	Area (Ha)	Residential NDA@ 5%	1 Ha / 600 units (*as per Bill 23)	Bill 23 (Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)	Total Required (Ha)
Residential portion - balance of the plan	4.793	0.240	or 0.233	but cannot exceed	0.240
Regional Corridor portion	2.987	not applicable	or 0.337	but cannot exceed	0.337
TOTAL				1.167	0.576

### SUMMARY

Total Parkland Required (Ha)	0.576
Proposed Parkland (Ha)	0.00

Difference (Ha) -0.576

## DRAFT PLAN T-



SECTION 51, PLANNING ACT,  
ADDITIONAL INFORMATION

- |     |  |  |
|-----|--|--|
| A.  | AS SHOWN ON DRAFT PLAN                                 |  |
| B.  | AS SHOWN ON DRAFT PLAN                                 |  |
| C.  | AS SHOWN ON DRAFT PLAN                                 |  |
| D.  | SEE SCHEDULE OF LAND USE                               |  |
| E.  | AS SHOWN ON DRAFT PLAN                                 |  |
| F.  | AS SHOWN ON DRAFT PLAN                                 |  |
| G.  | AS SHOWN ON DRAFT PLAN                                 |  |
| H.  | CLAY-LOAM  |  |
| I.  | MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT |  |
| J.  | AS SHOWN ON DRAFT PLAN                                 |  |
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## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

G. E. Laframboise  
GABRIEL LAFRAMBOISE OLS

## OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF CLARKSTON FOR APPROVAL

035000

RILEY PARK DEVELOPMENTS INC.

1815 IRONSTONE MANOR  
UNIT 1 PICKERING, ONTARIO  
L1W 3W9

## SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 9.100±Ha. (22.486±Acs)

[illegible]

**NOTE —** ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

PROJECT No P-3129

SCALE 1:1000

(3129DES4) X-REF: (3129MAS3 & 3129TOPO2)

DWG. No. - 22:4

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
TEL: 905/882-4055 FAX: 905/889-0097 [design@brmclanbldg.com](mailto:design@brmclanbldg.com)

*Design* ● *Development*

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**Bonica Leung**

---

**From:** Salazar, Carlos <csalazar@clarington.net>  
**Sent:** April 15, 2024 3:26 PM  
**To:** Trevor Mackenzie; Tapp, Amanda  
**Cc:** Jones, Morgan; Ryan, Tim; Bonica Leung; Steve Deveau; Richardson, Karen; Backus, Lisa  
**Subject:** RE: [External] CAO Report - The Perfect Storm

Trevor, buenas tardes, I hope all is well. Confirming that yes, staff will continue to process Tribute's applications under circulation.

Hasta pronto  
 Carlos

Carlos Salazar MCP, MCIP, RPP  
 Deputy CAO, Planning & Infrastructure Services  
 Municipality of Clarington  
 40 Temperance Street  
 Bowmanville, Ontario L1C-3A6  
[905-623-3379](tel:905-623-3379) ext 2402  
[csalazar@clarington.net](mailto:csalazar@clarington.net)

---

**From:** Trevor Mackenzie <trevor.m@mytribute.ca>  
**Sent:** Thursday, April 11, 2024 7:51 PM  
**To:** Tapp, Amanda <ATapp@clarington.net>  
**Cc:** Salazar, Carlos <csalazar@clarington.net>; Jones, Morgan <MJones@clarington.net>; Ryan, Tim <TRyan@clarington.net>; Bonica Leung <bonica.l@mytribute.ca>; Steve Deveau <steve.d@mytribute.ca>; Richardson, Karen <KRichardson@clarington.net>  
**Subject:** Fwd: CAO Report - The Perfect Storm

---

**EXTERNAL**

---

Good evening Amanda,  
 Further to the staff report that was heard at the General Government Meeting and the email below, I am looking for confirmation that the applications that Tribute currently has in circulation with staff are going to continue to be processed.

This includes the following:

Tribute (Courtice) Limited - Draft Approval

Riley Park 1 - Draft Approval

Riley Park 2 - Draft Approval

Tribute (Prestonvale) Limited - Draft Approval

Tribute (King Street) Limited, Regional Corridor Blocks - Zoning Bylaw Amendment

As I am sure you are aware both our Riley Park projects do not contain any park lands to be conveyed.

The Tribute Courtice project has a park block that was previously approved by yourself and Carlos prior to any updated circulations.

The overall park size for the Tribute King project was sized to account for the park requirements for the Regional Corridor Blocks and the Tribute Prestonvale project is over dedicated in park land.



Given the above we are of the opinion that there should be no reason to not be actively processing these files or putting them on a "hold".

I request your confirmation that these will continue to be processed. Your prompt attention and response is appreciated.

Regards,

Trevor MacKenzie  
Tribute Communities  
647-205-4992

Begin forwarded message:

**From:** "Tapp, Amanda" <[ATapp@clarington.net](mailto:ATapp@clarington.net)>  
**Date:** April 11, 2024 at 3:13:38 PM EDT  
**Subject:** RE: CAO Report - The Perfect Storm

Good Afternoon,

You are receiving this e-mail since you have an active development application or have had a Stage 1 or 2 pre-consultation meeting on lands within an active or approved Secondary Plan area in Clarington.

At Monday's General Government Committee of Council meeting, a staff report regarding the fiscal impacts of development after Bill 23 on our community, in particular parkland dedication was presented, and the resolution was passed unanimously. Please see the attached report.

One of the first steps is to retain a municipal financial consultant to undertake the fiscal impact analysis of Secondary Plans and individual applications as outlined in the resolution.

Please read the attached report and if you have any suggestions on how to address Council's concerns, please let us know.

In the interim, any questions related to Secondary Plans should be directed to Lisa Backus and any questions related to development applications should be directed to Amanda Tapp.

Kind Regards,

Amanda Tapp (she/her), MCIP, RPP  
Manager, Development Review  
Planning and Infrastructure Services  
Municipality of Clarington  
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My working hours may be different from yours, please do not feel obligated to reply to me outside of your working hours.

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