

Brookfield Properties

April 18, 2024

Municipality of Clarington
40 Temperance Street
Bowmanville, ON L1C 3A6
Attention: Mayor and Members of Council
Email to Clerks@clarington.net

Re: Report CAO-002-24, The Perfect Storm - Impact of Provincial Changes on our Community

Dear Mayor Foster and Members of Council,

Brookfield Residential (Ontario) LP are the owners of a number of parcels of land within the Municipality of Clarington, located within the Newcastle, Southeast Courtice, and Courtice Transit-Oriented Community Secondary Plan areas.

We are writing to express our concerns with Staff Report CAO-002-24 “The Perfect Storm – Impact of Provincial Changes on our Community”, and request that Recommendation No. 3 be refused.

We are disappointed that the Report was presented to the General Government Committee on April 8, 2024 without advance notice or consultation with the development community who are greatly impacted by the proposed recommendation related to the pausing of development application approvals.

Requiring a full Fiscal Impact Assessment for all Secondary Plans (inclusive of those already completed) prior to providing any further development application approvals, results in further and unnecessary delays to the delivery of housing with the Municipality, while also putting Clarington at risk of meeting future housing targets, already committed to with the province.

Bill 23 was enacted in November 2022, and since that time municipalities across the province have proceeded with the review and approval of development applications without pausing the approval of development applications and Secondary Plans.

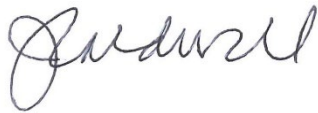
Further, the information contained in the section of the report titled “Southeast Courtice Secondary Plan – a Visual of Potential Loss” contains information that significantly misrepresents the impacts of the revised parkland dedication rates implemented through Bill 23. In our opinion, it is premature to proceed with the direction outlined in

Recommendation No. 3 until such time as updated and factual information is presented to Council.

We request that Council refuse Recommendation No. 3 in Staff Report CAO-002-24, and request that Council direct Staff to submit an updated report to Council that contains factual information on the Southeast Courtice Secondary Plan.

We welcome the opportunity to work collaboratively with Staff as we continue towards the finalization of Secondary Plans and approval of development applications that Brookfield currently have within the Municipality of Clarington.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jessica Caldwell', written in a cursive style.

Jessica Caldwell, VP Land Development

Brookfield Properties

Jessica.Caldwell@brookfieldpropertiesdevelopment.com