

Our ref: 11148794

April 18, 2024

Municipality of Clarington
Office of the Municipal Clerk
Attn. Members of Council

April 8, 2024 General Government Committee - CAO Report 002-24
Southeast Courtice Landowners Group

Dear Mayor Foster and Members of Council

We are the planning consultants for the Southeast Courtice Landowners Group (SECLOG), a landowners group who collectively own the majority of the land located within the **Southeast Courtice Secondary Plan** (The SECSP).

On behalf of the SECLOG we are writing in response to CAO Report 002-24 which was recently presented at the April 8, 2024 Clarington General Government Committee meeting. More specifically, we are writing to address and correct some of the park dedication information provided in the report pertaining to the SECSP.

CAO Report 002-24, specifically page 11 under the heading 'Southeast Courtice Secondary Plan – a Visual of Potential Loss', indicates that some developers within the Secondary Plan are demanding that their park allocations be reduced, implying that reduced park sizes are being proposed through development applications and hence providing less park area than required in the Secondary Plan. Section 4.13 of the CAO report continues that *"Figure 5 shows the potential loss of parkland within the SECSP area based on the new parkland rates under the Planning Act. Without intervention, the Municipality has the potential to lose a minimum of 8.5 hectares of parkland within the SECSP area, ultimately eliminating all five parkettes and 3 neighbourhood parks."*

This statement implies that landowners within the SECSP have suggested to staff that park sizes in their respective draft plan of subdivisions are or will be reduced. This is inaccurate and misleading.

For context, the policies of the SECSP provides a Neighbourhood Park size range between 1.5 hectares and 3.0 hectares. The policies of the Secondary Plan also clarify that the exact size of parks are to be determined at the time of development application review. We can confirm that each of the participating Landowner Group members with active development review applications with Clarington (either in pre-consultation review stage or draft plan approved) are providing neighbourhood park sizes consistent with the noted policies of the Secondary Plan. These applications and park sizes are summarized below:

- Tribute (Courtice) Limited (SC-2021-006)– 1.13 hectare Neighbourhood Park (Note that this park size has been formally reviewed and accepted by Clarington Planning staff)
- Tribute (King Street) Limited (SC-2021-007) – 1.64 hectare Neighbourhood Park (draft approved)
- Brookfield Residential (Ontario) Limited – 1.4 hectare Neighbourhood Park
- Minto Communities Inc. (SC-2022-0012) – 1.5 hectare Neighbourhood Park
- Redwood Properties – 1.89 hectare Neighbourhood Park

In summary, as applicable to active SECSP development applications, the policies of the SECSP require a minimum of 7.5 hectares of neighbourhood park area and these applications collectively are providing 7.56 hectares of neighbourhood park. Based on this information, the statements in the staff report that the landowners are seeking reduced park areas less than the policies of the SECSP is inaccurate.

Further, the CAO report does not delineate between participating and non-participating landowners in the SECSP area and does not illustrate the significant land area that has no active development application with the Municipality. Figure 5 of the staff report identifies 'removed parkland (eligible for development)' on lands in the north-east quadrant of the SECSP area that are not part of the SECLOG and do not have active development applications with the Municipality. Figure 5 also includes the existing Courtice Memorial Park, which is owned by the Municipality as a 'removed parkland'. Figure 5 is inaccurate and does not accurately reflect the parklands that are being provided, the existing municipal park and the future parks.

To better explain this information, the attached park review chart illustrates the anticipated area of each park in the SECSP, the area of each park in active development applications and the anticipated future park areas for non-participating lands. This chart confirms that the overall park areas exceed the minimum park areas required in the SEC Secondary Plan.

In conclusion, the participating landowners with active applications with Clarington are providing the park sizes consistent with the policies of the SECSP.

Regards,



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Park ID	Park Type	Minimum park size per SE Courtice Secondary Plan (Ha.)	Parkland provided based on active development application (Ha.)	Parkland anticipated to be provided in the future (Ha.)	Total Park Areas (Ha.)
# 1 (Tribute Courtice)	NP	1.5	1.13		
# 2 (Tribute King Street)	NP	1.5	1.64		
# 3 (Brookfield)	NP	1.5	1.4		
# 4 (Minto Communities)	NP	1.5	1.5		
# 5 (Redwood Properties)	NP	1.5	1.89		
# 6	P	0.5		0.5	
# 7	P	0.5		0.5	
# 8	P	0.5		0.5	
# 9 (Existing Courtice Memorial Park, includes expansion)	NP	2.14		2.14	
# 10	P	0.5		0.5	
# 11	NP	1.5		1.5	
# 12	P	0.5		0.5	
# 13	NP	1.5		1.5	
Total		15.14	7.56	7.64	15.20

Breakdown:	Min. size per Secondary Plan	Active Development Applications	To be provided in the future	Total Park Areas
Neighborhood Parks (Active Dev. Applications)	7.50	7.56	0.00	7.56
Neighborhood Parks (Future Dev. Applications)	3.00	0	3.00	3
Existing CM Park (incl. future expansion)	2.14	0	2.14	2.14
Total neighborhood Park	12.64	7.56	5.14	12.7
Total Parkettes	2.50	0.00	2.50	2.50

