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KLM File: P-2666

April 16, 2024

Clarington Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON L1C 3A6

**Attention: Mayor Adrian Foster and Members of Council**

**Re: The Perfect Storm – Impact of Provincial Changes on our Community Staff Report  
1738 Bloor Street, 2056421 Ontario Inc. (The Preston Group)**

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Mayor and Members of Council,

KLM Planning Partners are the land use planners for 2056421 Ontario Inc. (Redwood Properties) (the "**Owners**") of 20.796 hectares of land legally described as Part of Lot 29 Concession 2 and municipally known as 1738 Bloor Street (the "**Subject Lands**"), in the Municipality of Clarington. Our client had filed development applications on December 14, 2023 to implement the Southeast Courtice Secondary Plan. We are writing this letter in response to "The Perfect Storm – Impact of Provincial Changes on our Community" Staff Report that was presented to the General Government Committee on April 8th, 2024.

An area of our client's concern revolves around staff's focus on the Southeast Courtice Secondary Plan area. The report includes a section titled "Southeast Courtice Secondary Plan – a Visual of Potential Loss" which indicates that some developers within the Southeast Courtice Secondary Plan (SECSP) area have advocated for reductions in their parkland allocations. This section is then followed by Figure 5 of the report (see **Appendix A**), which illustrates the potential loss of parkland based on revised parkland rates under Bill 23. We question the purpose and accuracy of this figure as it appears to include the potential removal of W & D Courtice Memorial Park, an existing City-owned park on the east side of Courtice Road, just south of the future extension of Meadowglade Road. It is important to note that the Secondary Plan contemplates the existing park to be expanded through the redevelopment of adjacent lands. We were not made aware of the Municipality's plans to remove the existing park in our recent discussions with staff in relation to its proximity to our client's proposed development application.

It is stated in the report by staff that without intervention, the Municipality faces the potential loss of at least 8.5 hectares of parkland, resulting in the elimination of all five parkettes and three neighbourhood parks. We'd like to understand how staff arrived at this figure as it seems to overstate any pre-Bill 23 calculation. We wish to clarify that our client's proposed development is not in a parkland deficit nor are we requesting reductions in parkland dedication.

The proposed development on the Subject Lands aims to address much-needed housing in a high-density typology, providing entry-level housing mix upfront, rather than delaying these higher density units to a later phase of the development of the Secondary Plan area. The high-density blocks proposed through the Draft Plan of Subdivision have been considered in the calculations of parkland in

accordance with Bill 23 Requirements and Clarington's 2023 implementing Parkland Dedication By-law. The proposed development of 1,308 high density residential units is required to provide approximately 1.658 hectares of parkland dedication. Currently, the proposed development provides a total of 1.894 hectares of parkland, which is well within the range of 1.5 to 3 hectares prescribed under the Secondary Plan. We are actively working with staff on the configuration of the proposed parkland, however, we are not seeking a reduction from the required parkland dedication.

It's crucial to note that our proposed parkland dedication aligns with the requirements outlined in the Secondary Plan and exceeds the requirements of Bill 23. Furthermore, the Owner has revised their plans and elected to not remove or realign existing environmental features as originally contemplated. Instead, opting to leave them in situ and constructing a dry pond on their lands, which contributes to the enhancement of ecological and hydrological functions in the area.

It was indicated in Section 4.6 of this report that:

*"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."*

The suggestion to revisit all Secondary Plans, including approved plans, such as the Southeast Courtice Secondary Plan, and mandating additional public consultation through additional Official Plan Amendment process, is impractical and unnecessary in our opinion and will significantly extend the timeframes of a much needed form of housing and tenure. Public engagement remains a crucial aspect of the implementing zoning amendment process, ensuring transparency and accountability regarding any deviations from the Secondary Plan.

Through extensive discussions with Municipal staff, our client has committed to providing an excess of parkland that incorporates the Municipality's essential programming needs, including a potential soccer field. While the shape and location of this park may deviate slightly from the specifications outlined in the Secondary Plan, it's important to recognize that the primary goal of the Secondary Plan is to facilitate the orderly and appropriate development of lands. In light of our client's dedication to exceeding parkland requirements and accommodating essential community amenities, we believe that minor deviations from the Secondary Plan are appropriate, particularly when they contribute positively to the overall community well-being and infrastructure.

In conclusion, we urge Council to reconsider the implications and recommendations of this Staff Report and to recognize our client's commitment to providing a range and mix of much needed housing and fulfilling the parkland dedication requirements associated with the proposed development while enhancing the ecological, hydrological and recreational aspects of the surrounding community and Secondary Plan as a whole. We do not believe there is a need to revisit approved Secondary Plans, which would only result in unnecessary and further delays to the development approvals of much needed housing developments, including our clients'.

We look forward to working with staff toward resolving these issues as our client's development applications proceed through the planning process. As the process moves forward, we kindly request that we be notified of any updates or meetings dealing with this matter. Should you have any questions or concerns regarding our comments, please do not hesitate to contact the undersigned.

Thank you for your attention to this matter.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A stylized, handwritten signature in black ink, appearing to read 'Billy Tung'.

Billy Tung BES, MCIP, RPP  
Partner

A handwritten signature in black ink, appearing to read 'Ian Franklin'.

Ian Franklin, BPHIL, BURPI, MCIP, RPP  
Senior Planner

cc. Redwood Properties

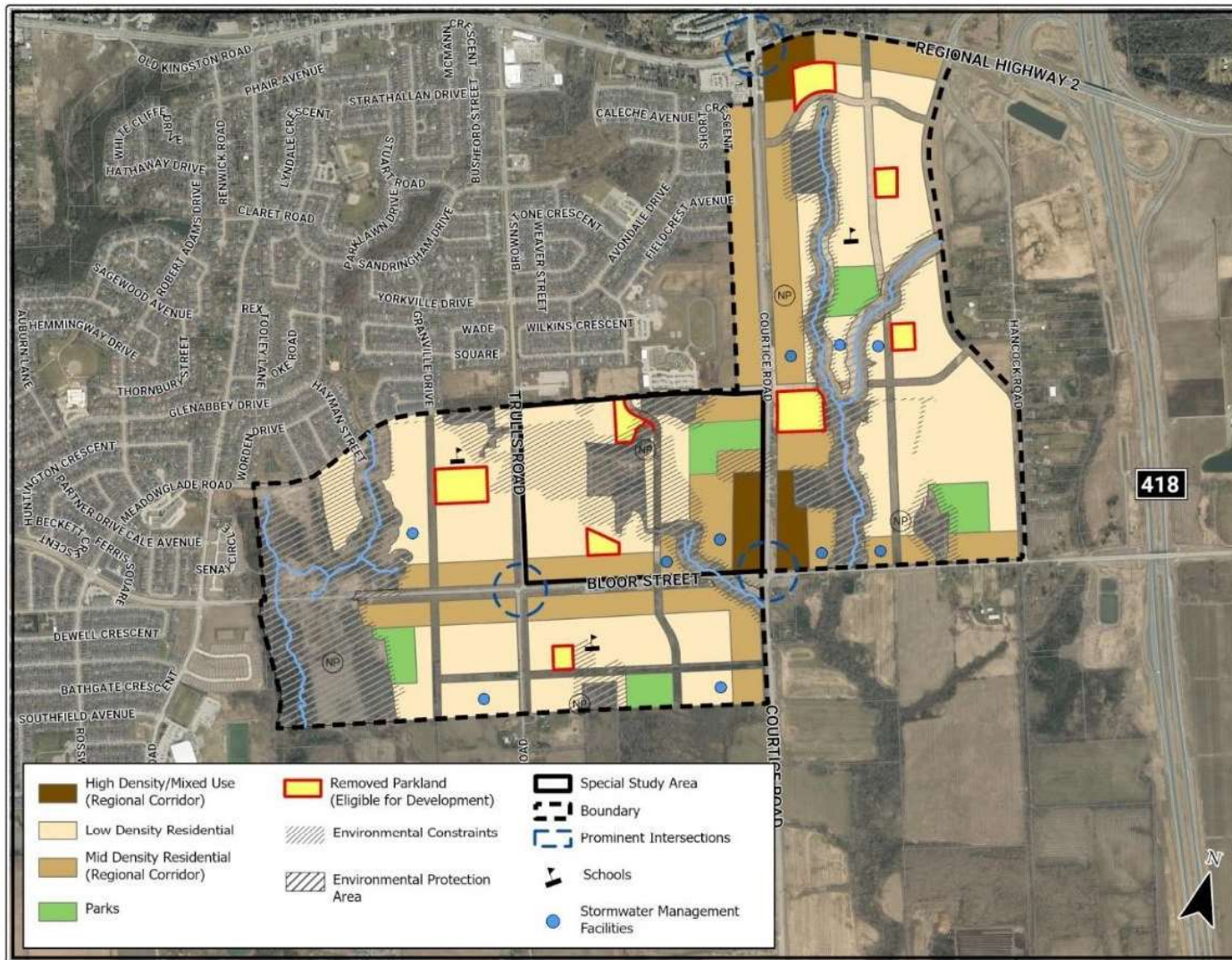


Figure 5 – Southeast Courtice Secondary Plan Showing Potential Loss of Parkland