



April 18, 2024

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Municipality of Clarington
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Attention: Mayor Adrian Foster and
Members of Council

**Re: Report CAO-002-24, The Perfect Storm - Impact of Provincial Changes on our
Community
Regular Council Meeting – April 22, 2024**

We are counsel to Brookfield Residential (Ontario) Limited (“**Brookfield**”), the owner of lands in Clarington which includes approximately 39.96 hectares in the proposed Courtice Transit-Oriented Community Secondary Plan (“**CTOCSP**”), and lands in the Southeast Courtice Secondary Plan (“**SECSP**”) for which Brookfield currently has development applications for 76 street townhouse units plus one Medium Density Regional Corridor Block in the Municipality’s second stage pre-consultation process. Brookfield has reviewed the above-noted Report and is very concerned with the delay, lost planning and technical work, and diminished goodwill amongst stakeholders that will result should recommendation 3 be adopted. Brookfield requests Council refuse to adopt recommendation 3 to the extent any further Fiscal Impact Assessments be permitted to create any delay in advancing secondary planning or development application review and approvals.

Brookfield has been involved in the planning for the SECSP and proposed CTOCSP, investing significant time and resources into the Municipality’s process. Planning for these areas began before Bill 23, *More Homes More Homes Built Faster Act, 2022*, and has since continued, and Brookfield sees no planning or legal basis for halting the planning and development of these communities. Brookfield is concerned with the Report’s failure to recognize applicable law, which all stakeholders must follow, and to consider the implications of excess parkland dedication on the ability of owners to deliver on local, provincial, and national housing supply and affordability goals. We note Brookfield also recently provided comments to Community Planning regarding the December 2023 draft CTOCSP and urban design guidelines, which raise legitimate and specific planning concerns with the proposed land use requirements and restrictions which significantly impact the lands available for residential and mixed-use development and risk achievement of the overarching vision of the CTOCSP.

Brookfield remains committed to the successful development of communities in Clarington and asks the Municipality commit to transparent and efficient planning processes to ensure these communities can be developed quickly and affordably, such that community benefits, including parkland contributions and development charges required in accordance with applicable legislation, can occur without undue delay.

Brookfield appreciates the opportunity to submit comments and thanks Council for its consideration of its request. We request to be provided with written notice of any actions or decisions made by Council or committees respecting this matter.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'Signe Leisk', is written over the printed name.

Signe Leisk

SL/AP/nv

cc: Raivo Uukkivi