



8888 Keele Street, Units 13-14
Concord, On L4K 2N2
Telephone: (416) 309-2009
Facsimile: (905) 738-8787

delparkhomes.ca

416-309-2009 ext 234
eddy@delparkhomes.ca

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

Attention: Mayor and Members of Council

Dear Mr. Foster and Members of Council,

RE: Response to General Government Committee Report: "The Perfect Storm – Impact of Provincial Changes on Our Community"

Delpark Homes is the owner of various parcels of development lands within Brookhill Secondary Plan and Bayview (Southwest Courtice) Secondary Plan areas in the Municipality of Clarington. 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.

The report states in section 2 that "Bill 23 introduced a maximum parkland/cash-in-lieu cap for residential development which results in a parkland dedication reduction, dependant on density, of a minimum of 50 percent." We wish to clarify that this is not the case for our developments as the development plans we are currently advancing within the above mentioned secondary plans are ground related housing (single detached homes, and townhouses) and parkland is to be calculated at the standard rate of 5% under section 51.1 of the Planning Act. The parkland calculation is also supported by the Municipality's current Parkland Dedication By-law. Bill 23 changes are related the alternative rate for parkland calculation mainly used for high density residential developments. Furthermore, the examples provided in the Report do not paint the entire picture for the overall parkland dedication calculation for the Secondary Plans and it is skewed towards high density development utilizing the alternative rate calculation.

We also find it problematic that the Report recommends Council to hold off any further development approvals within the above mentioned Secondary Plans. The lengthy Secondary Plan approval process already pushed back the development timing for our lands numerous times and we can't afford any further delays. We suggest Council to reconsider imposing recommendation number 3 in the above mentioned report to hold off on any further development approvals as this will further delay the much needed housing that we could deliver to meet your provincial housing target.

Should you wish you further discuss, please do not hesitate to contact me.

Yours very truly,

Eddy Chan

Eddy Chan

Enclosures