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Trenton D. Johnson
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File: 0067537.0341

To: Mayor Guthrie and Members of Council

Re: IDE-2020-17 Clair-Maltby Secondary Plan: Open Space System Strategy

We are the lawyers for Thomasfield Homes Limited, which is the parent company of Springfield Golf Course Thomasfield.

Further to our correspondence dated May 6, 2020, we wish to reiterate our strong objection to the Option 1 location for the Community Park for the reasons outlined therein.

In addition, if Council decides that the Option 1 location is preferable, it would be our client's expectation that the City would pay full market value for the property in question, based on a residential designation.

We have been advised that a 4.8 acre parcel on Arkell Road recently sold for \$7.35 million. In the present case, a ten hectare parcel would cost the City approximately \$37.4 million. The Option 1 lands are conceivably the most expensive lands for the City to acquire for parkland.

Given that the City's forecasted operating deficit for 2020 is currently expected to be between \$4 and \$8 million, we would strongly advise the City to adopt the approach outlined in our May 6th correspondence, namely referring report IDE-2020- 17 back to staff so that a meeting with the landowners can be held to reach a consensus with respect to a Community Park location that meets the City's criteria which would then be brought back to Council for consideration.

Further, it is important for Council to recognize that the Springfield Golf Course is currently an operating, viable business and will be for the foreseeable future. Any potential land taking for a Community Park would cause serious damage to that viable business. The clear intent of the owner of the Springfield Golf Course is to continue operating as the Clair-Maltby lands are being developed.

Finally, and respectfully, the Option 1 location for the Community Park appears to be more of a political decision without satisfactory planning support. Indeed, planning staff have recommended Option 2 for the Community Park location for quite some time. As such, we strongly encourage Council to not support Option 1.

We look forward to speaking as a delegation at the May 25th Council Meeting to answer any questions you may have.

Thank you for your consideration.

Yours truly,

MILLER THOMSON LLP

Per:

A handwritten signature in blue ink, appearing to be 'Trenton D. Johnson', written over a horizontal line.

Trenton D. Johnson
Partner
TDJ/ed

