



# Clarington

February 23, 2024

The Honourable Paul Calandra  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3

**Re: 2023 Housing Targets and Performance**

Dear Minister Calandra:

Thank you for your letter of February 14, 2024, regarding Clarington's 2023 housing starts performance and eligibility for the Building Faster Fund (BFF).

Clarington is committed to working in partnership with the Province to meet our shared goal of creating more homes in a responsible and sustainable manner.

I was disappointed to receive your letter indicating that Clarington's year-end data for 2023 had us falling short by a significant margin. In December 2023, Clarington sent a report to your office illustrating our achievement of 955 starts—exceeding our target. Those starts were confirmed by our Chief Administrative Officer, Chief Building Official, and Deputy CAO, Planning and Infrastructure. Clarington has met its 2023 targets as per the commitment letter that I signed.

I asked our Planning and Building officials to attempt to understand the discrepancy, and I am left deeply concerned. CMHC's Starts and Completions Survey defines a start as the beginning of construction work on a building. By this definition, I stand firm that we have exceeded our target, as our 955 units all had permits issued and inspections completed in 2023.

It is clear to us that CMHC's indicators are not comprehensive. I can appreciate that this is a significant undertaking on the part of your government and Ministry staff, so I have attached the data that demonstrates that 955 units were started in Clarington in 2023 as per your definition.

As an example of the discrepancy, your letter listed 250 Housing Starts—this is clearly inaccurate, given that two multi-story buildings in Bowmanville, totalling 440 units, were started and inspected by our Chief Building Official in 2023. These permits were issued and reported in our August 2023 Monthly Report on Building Permit Activity, sent to CMHC on September 8, 2023. These buildings have been an active construction site for several months.

I commend the Province for offering municipalities the ability to access these funds to drive important projects forward. My council colleagues and I—and our community—are counting on these funds to allocate to our upcoming Parks, Recreation and Culture Master Plan, which will include significant investments in infrastructure, amenities and services that residents need and deserve.

Municipal staff are eager to meet with ministry staff to resolve this matter. I request that the Ministry please follow up with Carlos Salazar, Deputy CAO, Planning and Infrastructure, at [csalazar@clarington.net](mailto:csalazar@clarington.net).

I look forward to continuing our relationship to meet our shared goals in a fair and collaborative manner.

Sincerely,



Adrian Foster  
Mayor

Attachments:

Report PDS-069-23: Housing Pledge for 13,000 Units by 2031 – Units Issued and Starts Update, 2023  
Building Permit Summary - 2023 - Inspection Passed

cc: Hon. Rob Flack, Associate Minister of Housing  
Michael Klimuntowski, Chief of Staff, Minister's Office  
Martha Greenberg, Deputy Minister, MMAH  
Todd J. McCarthy, MPP, Durham  
David Piccini, MPP, Northumberland—Peterborough South  
Mary-Anne Dempster, Chief Administrative Officer  
Carlos Salazar, Deputy CAO, Planning and Infrastructure Services  
June Gallagher, Clerk, Municipality of Clarington