



Mayor Foster & Members of Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON L1C 3A6

April 18, 2024

Re: The Perfect Storm – Impact of Provincial Changes on our Community – CAO-002-024

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The **Durham Region Home Builders' Association (DRHBA)** represents the residential construction industry in Durham Region.

DRHBA was disappointed to see that Report CAO-002-24 – The Perfect Storm – Impact of Provincial Changes on our Community was walked on at the April 8<sup>th</sup> General Government Committee meeting, which provided no opportunity for stakeholders to review the report and prepare correspondence and/or a delegation to committee. As passing this report will not only have a substantial impact on the development industry, it will also have a severely negative impact on the overall growth of Clarington. Input from stakeholders should have been made a top priority for Council. At no time did staff reach out to us to meet or discuss these issues before preparing this report to council. These conversations could have provided insight from the building industry and provided a clear and more accurate picture of the impacts that the provincial legislation will have on growth in the Municipality of Clarington.

We understand that Council relies on the expert information provided by staff to inform their decisions and their votes, which is why it is essential that these reports contain accurate information. Upon review, Report CAO-002-24 unfairly singles out the Southeast Courtice Secondary Plan, and within that section, it contains incorrect information that needs to be addressed before Council can proceed to make a decision on this issue.

These errors include:

- In Figure 5 – Southeast Courtice Secondary Plan Showing Potential Loss of Parkland, staff have removed a park on Courtice Road that currently exists and is owned by the municipality.

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- Also in Figure 5 – a park has been removed that has been agreed to by staff and is part of a Draft Plan of Subdivision application – which means that park will contractually be given to the municipality.
- Staff have also misrepresented the math used to calculate parkland dedication by only using 1 hectare per 600 units and completely omitting the 5% dedication for low density sites.

It is clear that staff and council are upset that Clarington will not be receiving the \$4 million from the provincial Building Faster Fund and that provincial legislation has decreased the amount of parkland that developers are required to provide to the Municipality when using the alternative rate. However, staff and council's response to essentially shut down development in Clarington as a result of provincial decisions and legislation is completely unfair not only to the development industry, but also to future residents of Clarington.

The Municipality of Clarington has opportunities to finance parks through an updated development charge bylaw and a Community Benefit Charge (CBC); however neither of these avenues of funding are mentioned in the report.

If Council directs staff to stop all approvals while new Fiscal Impact Assessments (FIAs) are conducted, it will essentially stop development in Clarington. Not only will this slow growth, but it will add to the cost of that growth. Delays will lead to increased housing prices in Clarington, and ultimately to an unavailability of housing stock within Clarington, contrary to the pledge that the Municipality has made to the province.

At a minimum, Council needs to remove Recommendation #3 from the report and direct staff to provide a revised report that contains more accurate information.

As always, the Durham Region Home Builders' Association welcomes the opportunity to work with staff and Council to work through issues as they arise.

Sincerely,



Stacey Hawkins  
Executive Officer  
Durham Region Home Builders' Association

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Cc:

Nick Henley, President, DRHBA

Tiago Do Couto, Chair, GR Committee, DRHBA

DRHBA Membership

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