

April 18, 2024

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

Sent via email to clerks@clarington.net

RE: **The Perfect Storm - Impact of Provincial Changes on our Community**
CAO-002-024
Regular Council Meeting - April 22, 2024

The Building Industry and Land Development Association (BILD) has recently received the staff report titled "The Perfect Storm - Impact of Provincial Changes on our Community," which was endorsed on April 8th at the General Government Committee and is now scheduled to be brought forward at Council on April 22nd.

BILD and our Durham members have thoroughly reviewed this report and are expressing significant concern regarding the tone and inevitable consequences of the outlined actions, which will negatively impact the creation of new homes in Clarington. BILD has engaged in extensive discussions with our affiliate association, the Durham Region Home Builders' Association (DRHBA). BILD is in alignment with and supportive of the submissions provided by DRHBA, as well as those from our respective members.

Our overarching concern stems from staff's omission to engage the industry in consultation regarding the recommendations outlined in this report, which have direct implications for homebuilding and growth in Clarington. Consultation with the development industry fosters transparent dialogue, provides an opportunity to resolve issues and prevent misinformation, and mitigates the type of correspondences currently before Council on this report.

While there are numerous concerns within this report, we believe that at a minimum the following warrant further discussion through consultation with staff and the industry:

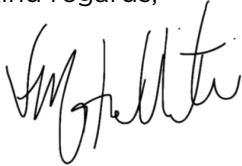
- The halting of all approvals pending the completion of new Financial Impact Assessments for all Secondary Plans.
- Staff's calculations used to determine parkland dedication appear to be inaccurate. Specifically, they have utilized a formula of 1 hectare per 600 units while omitting the 5% dedication requirement for low-density sites. Additionally, there are inaccuracies in the language in this report regarding developers and the provincially regulated parkland contributions set out by *the Planning Act*.

Given the housing crisis in Ontario, it is imperative that municipalities pursue proactive solutions to support housing development rather than reacting based on misinformed reports. Council must recognize that the measures outlined in this report will effectively halt all development in Clarington, making it exceedingly challenging to fulfill the housing targets established in the Housing Pledge signed by Council in March of 2023.

BILD strongly recommends that Council defer consideration of this report and instruct staff to engage with the development industry to assist in providing a revised report that contains vetted and fair information.

We trust you will take all of the comments submitted into careful consideration. Please contact the undersigned for future discussions.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti, MCIP, RPP.
Senior Manager, Policy & Advocacy

CC: BILD Durham Forum Members
 Stacey Hawkins, DRHBA
 Dave Wilkes, President & CEO, BILD
 Paula Tenuta, SVP, Policy & Advocacy, BILD

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,300 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.