

Municipal Housing Pledge

Clarington's Municipal Housing Target is 13,000 by 2031

The following represents actions that may be facilitated by the Municipality of Clarington to implement the Municipal Housing Pledge:

Facilitating Growth

- **Official Plan:** Completing the Secondary Plans currently in progress by 2026 will facilitate housing units within Clarington's existing urban areas that will contribute towards the achievement of the short-term target to 2031. Concurrently, staff will initiate and complete the Clarington Official Plan Review that will address longer-term growth and development to 2051.
- **Zoning:** Develop zoning to implement newly approved and updated Secondary Plans to provide for zoning that aligns with approved built forms and densities, and complete new urban area zoning by-law to provide permissions outside of secondary plan areas that support new housing units and reduce the need for site-specific zoning amendments, which can be costly and resource consuming. Zoning for the Bowmanville and Courtice MTSAs will be prioritized to be completed within a year of the Province's approval of Durham's MTSAs, as required.
- **Consider Community Planning Permit System:** The Clarington Official Plan provides for the use of the Community Planning Permit System tool, which combines zoning, minor variances and site plan into one process. Upon the completion of the necessary secondary planning and zoning work, staff will explore locations and situations in which a Community Planning Permit System might be appropriate and support the housing target commitment, such as for affordable housing or within MTSAs.
- **Community Improvement Plans:** Clarington's existing CIPs are due to be updated in 2023/2024. Opportunities to support the development of affordable housing units through CIP programming will be explored as part of the review and update.
- **Municipal Heritage Register:** Clarington's Municipal Register will be reviewed and cultural heritage resources list can be updated to better enable staff to proactively address the conservation of resources on lands subject to residential development applications.
- **Engineering Design Standards:** Continue initiative to update Clarington's Engineering Design Standards to align with current best practices and improve processing timelines during the detailed engineering review stage of residential subdivision applications.
- **Streamlining Development Approvals Processes:** A comprehensive set of initiatives is underway by the Municipality to modernize, streamline, improve accessibility to, and accelerate processes for managing and approving housing applications, including maximizing capabilities of new software and technology, implementing an application prioritization process, hiring of necessary staff resources and consultant expertise,

modification of pre-consultation processes, and delegation of additional authorities to staff.

Supportive Servicing and Infrastructure

- **Infrastructure Master Planning:** Clarington is committed to doing its part to work with Durham Region to align land use planning and infrastructure planning to maximize the efficiency of servicing secondary plan areas to support the construction of new homes. Staff will explore an Infrastructure Master Plan where it would be beneficial to align local municipal transportation and servicing infrastructure capital projects with secondary planning to support development.

Enhancing Support for Housing

- **Encouraging Additional Dwelling Units:** Build on recent official plan and zoning amendments that permit 2nd and 3rd residential units to incorporate additional Bill 23 direction. Encourage developers to provide additional units in the design of dwellings at the time of purchase and sale to increase ADUs and affordable housing options. A citizen-friendly guide to ADUs and promotion on the Municipality's social media site may be explored.
- **Affordable Housing Toolkit:** Continue to implement initiatives endorsed as part of Clarington's Affordable Housing Toolkit, including the use of surplus municipal lands for non-profit housing. An inventory of available lands will be generated and the requirements of new developments to provide affordable housing, either through monetary contributions or land.
- **Prioritize Applications:** Clarington will consider criteria that prioritize applications that achieve the Municipality's affordability and sustainability objectives and which are an overall benefit to the community. The proposed criteria to prioritize applications is:
 - non-profit housing and long term care facilities,
 - applications that provide for a minimum ten percent affordable units,
 - applications that incorporate significant sustainable and walkable design features,
 - projects that exceed the minimum parkland and open space requirements to the benefit of the residents and the broader community, and
 - applications on the former Greenbelt lands at Nash and Hancock Roads, in accordance with provincial direction and timelines.
- **Standardized Terms of Reference:** Staff will create or update terms of reference for studies required in support of development applications to provide a clear expectation of requirements and minimize processing time and number of submissions.

Collaboration and Partnerships

- **Provincial and Federal Partners:** Clarington is committed to collaborating with the Province (including Metrolinx) and Federal partners to support and implement projects

and funding initiatives that support affordable and quality housing, including the timely development of the Bowmanville and Courtice GO Train Stations.

- **Development Industry:** The Municipality will continue to foster its collaborative relationship with the development industry, including regular meetings bi-annually with the development industry to identify opportunities for mutual improvement to facilitate the achievement of the housing target.

Monitoring and Reporting

- **Key Indicators:** Key performance indicators will be developed to inform annual monitoring reports to Council on the delivery of the target, including (i) number of registered or draft approved units in the pipeline (ii) length of time units have been approved without proceeding to the next stage of development (iii) which lands are not proceeding once approved (iv) number of additional dwelling units (v) number of refunded application fees, and (vi) OLT appeals based on non-decisions.
- **Annual Monitoring Report:** Staff will provide a yearly monitoring report to update Council on the status of initiatives, progress towards Clarington's 13,000 housing unit target, infrastructure availability, influencing market conditions, opportunities and challenges, staff resources and any amendments to the pledge that may be required.
- **Dormant Application Follow-up:** Focus staff resources on applications that are progressively moving forward, close applications that have been dormant, and allow to expire those approvals for applications that have not proceeded to building permit. Staff will contact the developer(s) subsequent to the release of staff's annual housing monitoring report to encourage them to advance execution of the appropriate agreements and/or build. Consideration will be given to a measurable deadline for developers to complete their projects within a two-to-three-year time frame.

External Influencing Factors outside of Clarington's Control

The Pledge and Action Items provided herein is a commitment that the Municipality will strive to do its part to meet the assigned housing target for Clarington. However, housing markets, rising interest rates, borrowing requirements, senior government policies, cost of materials, land values, delivery of public services, labour shortages, and ability for the private sector to construct the units are outside of the Municipality's control and will influence and affect the achievement of the target.

With the above in mind, the Municipality of Clarington pledges to the Minister of Municipal Affairs and Housing to facilitate the construction of 13,000 housing units by 2031.



Mayor Adrian Foster