

*Clarington*



# 2020 Growth Trends Review

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# 1.0 Introduction

## 1.1 Purpose of the Growth Trends Review

The Planning and Development Services Department conducts on-going monitoring to assess the effectiveness of the Municipality of Clarington Official Plan policies, as well as other Municipal and Durham Region policies. The Growth Trends Review reports on these monitoring activities to identify emerging development-related issues and trends within the Municipality of Clarington. Building permit activity and other related data are used as indicators of housing and employment activity within Clarington, the level of local investment, and economic performance.

## 1.2 Information Sources

The data collected and analyzed in this report is based on building permit and housing market information gathered from a variety of sources that include:

- The Bank of Canada
- Canada Mortgage and Housing Corporation
- Toronto Regional Real Estate Board
- Statistics Canada
- Region of Durham
- Municipality of Clarington

Unless otherwise noted, data in this report regarding the Municipality of Clarington is from the [Building Activity Update](#) and data regarding the Region of Durham is from the [2020 Annual Building Activity Review](#).

## 1.3 Publishing of the Growth Trends Review

The Planning and Development Services Department has published the Growth Trends Review on an annual basis since 2005. The most recent Growth Trends Review is available from

the Planning and Development Services Department directly or can be accessed online by visiting [here](#).

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

## 1.4 Contact Information

Should you have any questions, comments, and/or suggestions concerning the Growth Trends Review, please contact the Planning and Development Services Department by telephone at 905-623-3379 ext. 2401 or by email at [planning@clarington.net](mailto:planning@clarington.net).



## 2.0 COVID-19

### 2.1 Introduction

The COVID-19 pandemic has had unprecedented impacts on public health and caused widespread social and economic disruption. COVID-19 has brought many challenges to Canadians, and the Municipality of Clarington has been dedicated to providing on-going assistance to ensure the health and safety of the community. Furthermore, the pandemic brought uncertainty to the building industry and Clarington has worked to provide continuous operations and public services.

### 2.2 Clarington's Response

At the onset of the pandemic Clarington acted quickly to ensure the health and safety of staff and residents. Municipal facilities were closed to the public, and the majority of staff began to work from home. In conjunction with federal and provincial efforts, Clarington provided financial assistance to struggling residents and businesses. As part of a comprehensive COVID-19 relief package, Clarington council approved three separate financial support programs:

- **The Property Tax Deferral Program** to assist property owners by deferring interim tax instalments.
- **A Monthly Pre-Authorized Payment (PAP)** plan to allow property owners to spread their taxes over equal monthly payments.
- **The COVID-19 Community Improvement Plan** to provide local businesses funding to make physical modifications for safety measures.

Clarington's Planning and Development Services Department put business continuity measures in place to ensure continuous

service provision. Existing applications and on-going projects were continued, and new applications and review of building permits were accepted through both physical and electronic means. Statutory public meetings, Committee of Adjustment, and Council Advisory Committee meetings were completed virtually, and all materials were made available online. Building and site inspections continued during regular hours, with the exception of occupied dwellings, where Facetime, video and photos were used. Despite the disruption of COVID-19, the Planning and Development Services Department continued work on the zoning by-law review, secondary plans and coordination with outside agencies, conservation authorities and the Region of Durham.



*A Clarington Public Health safety notice reminding residents to maintain a safe physical distance of 2 metres.<sup>1</sup>*

<sup>1</sup> O'Meara, J. (2021). *This rural area has Clarington's highest number of COVID-19 cases.* Clarington This Week.



Opened on March 9, 2021, the Garnet B. Rickard Recreation Complex vaccine clinic became one of the first mass vaccination sites in Durham Region.<sup>2</sup>



Clarington continues to work with the Region of Durham and Ontario government to provide COVID-19 [information and updates](#). Visit our [financial support webpage](#) for information regarding Clarington's support programs.

### 2.3 Impact on the Building Industry

The initial impact of COVID-19 caused uncertainty within the building industry. Public health measures in March and April of 2020 temporarily shut down large amounts of economic activity, including construction and related industries. This caused an immediate drop in housing sales and starts. Initial forecasts projected the Canadian housing market would begin to recover in mid-2021 and reach pre-COVID-19 levels by the end of 2022.<sup>3</sup>

Despite the uncertainty, the housing market performed well, especially in the Greater Toronto Area (GTA). While national trends saw a decline in building permit value in March and April, Ontario did not experience the same pattern. Demand increased and the GTA saw record sales in the Fall months balancing out the initial spring disruption. COVID-19 changed consumer behavior, as it accelerated the movement of households away from urban centres and increased the demand for larger single detached housing.<sup>4</sup>

Although the real-estate market was healthy, housing trends were affected by the uneven economic impacts of the pandemic. Higher income households with the ability to adapt to working from home adjusted well to the pandemic and were active in the housing market, while families dependent on pandemic affected industries struggled. As a result, the rental market took a hit, which was exacerbated by the reduced student and immigrant demand.<sup>5</sup>

A more detailed analysis of COVID-19's impacts on the building industry is provided in Section 4.5.

<sup>2</sup> Rosen, B. (2021). *Coronavirus: Durham announces vaccine rollout plan with goal of 10K doses administered per day*. Global News.

<sup>3</sup> CMHC. (2020). *Housing Market Outlook – Special Edition – Spring 2020*.

<sup>4</sup> CMHC. (2021). *Housing Market Outlook – Spring 2021*.

<sup>5</sup> CMHC. (2021). *Housing Market Outlook – Spring 2021*.



## 3.0 Overall Growth Trends

### 3.1 Total Building Permit Value in Clarington

Clarington's total building permit value increased by 205.7 per cent from \$130,323,054 in 2019 to \$398,366,432 in 2020. Total building permit value in Clarington from 2010-20 can be seen in Figure 1. The five-year moving average is one of the best indicators of general growth trends. Figure 1 shows the average total building permit value has been growing over the last five years, recovering in 2020 after a major decline in 2019.

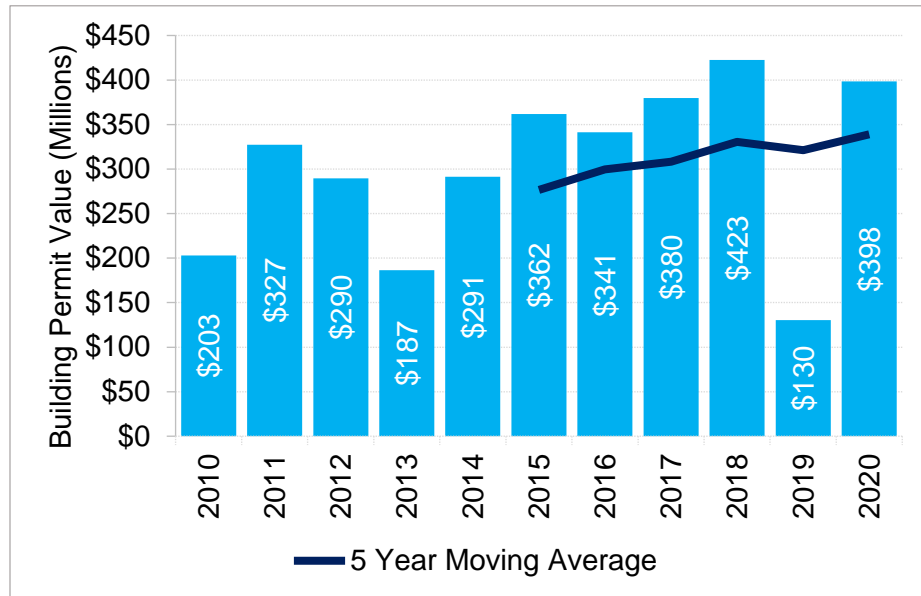


Figure 1: Total building permit value in Clarington, 2010-20.

Despite the disruption due to COVID-19, building permit value rebounded substantially from the dip in 2019. The real estate market fell in 2019 due to a number of factors, most notably new *Building Code* requirements and stricter mortgages tests leading

to extra housing supply. However, the market began to recover in late 2019 and this continued into early 2020. As a result of the emergency order in March of 2020, construction was temporarily put on hold, but permit activity still continued strong. Housing demand increased, and the GTA saw record sales in the Fall months.<sup>6</sup> COVID-19 accelerated already existing trends of households moving away from city centres and into surrounding suburban areas.<sup>7</sup> Consumers sought larger homes for more space to work from home, driving price growth in the single detached segment.<sup>8</sup>

Overall, building permit values reflect fluctuations in both the economy and one-time projects. Major building projects in the non-residential sector cause significant fluctuation in building permit values from year-to-year. Section 5.1 highlights major non-residential building projects reported in 2020, these are examples of projects that cause yearly fluctuations. It should be noted that building permit fees increase by three per cent each year, effective on the first day of January, causing a minor increase in annual building permit value. Furthermore, change in the scope of permits and cancellations will result in minor discrepancies in total permit value from year-to-year.

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**Clarington's total building permit value increased by 205.7 per cent**

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<sup>6</sup> Toronto Regional Real Estate Board. (2020). *Market Watch – September 2020*.

<sup>7</sup> CMHC. (2021). *Housing Market Outlook – Spring 2021*.

<sup>8</sup> CMHC. (2021). *Housing Market Outlook – Spring 2021*.

The proportion of residential to non-residential building permit value can be seen in Figure 2. The proportion of residential building permit value was slightly below the five-year average from 2016-20, however, these proportions are susceptible to large fluctuations reflecting year-to-year changes.

Table 1: Five-year average of proportion of residential to non-residential building permit value compared to 2020 proportion.

	Residential	Non-Residential
<b>5 Year Average</b>	81.5 %	18.5 %
<b>2020</b>	76 %	24 %

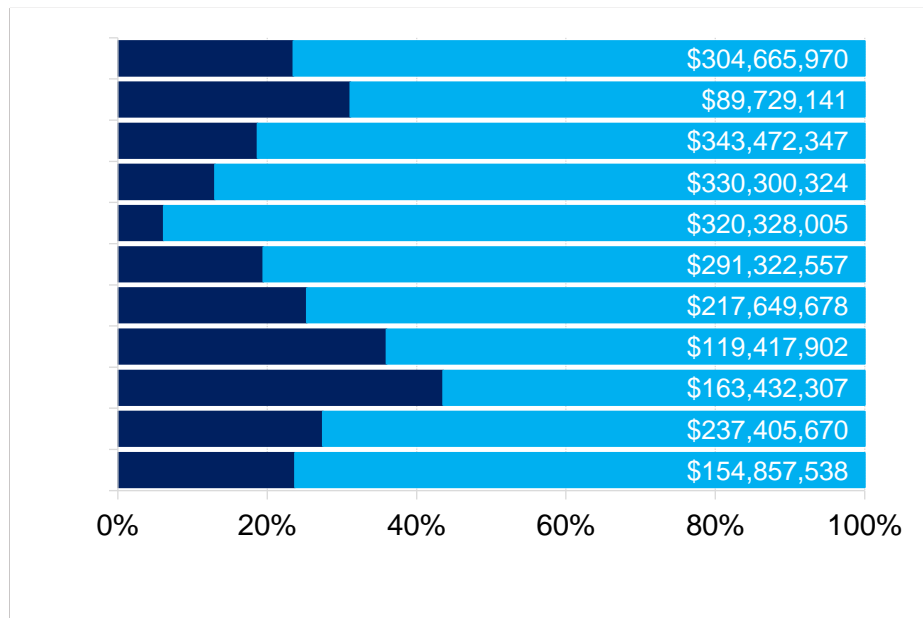


Figure 2: Proportion of residential to non-residential building permit value, 2010-20.

### 3.2 Total Building Permit Value in Durham

Durham Region saw a large spike in total building permit value in 2020, increasing by 45.3 per cent from \$ 1.974 billion in 2019 to \$2.868 billion in 2020. This growth is illustrated in Figure 3,

where it can be seen that 2020 saw the highest building permit value since 2010, amounting to an all-time high.

Consistent with the Clarington trends, COVID-19 had little impact on the total building permit value in Durham. The small decline in 2019 was met with substantial growth in 2020, as the demand for housing in Durham continued.

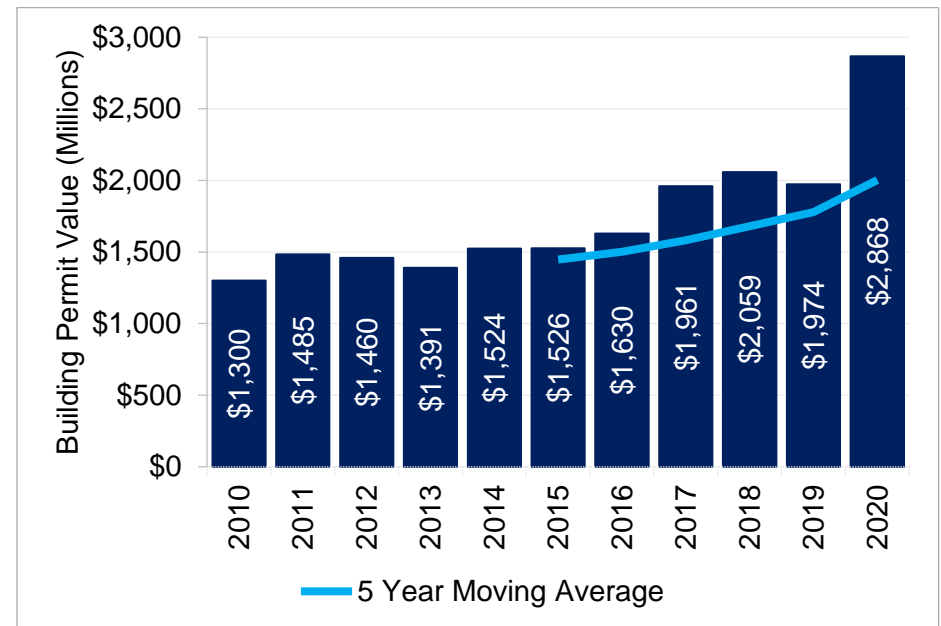


Figure 3: Durham total building permit value, 2010-20.

Residential building permit value across Durham Region accounted for 63.3 per cent while non-residential accounted for 36.7 per cent. As shown in Table 2, both residential and non-residential building permit value increased substantially in 2020 from 2019, increasing by 69 and 17 per cent, respectively.

Table 2: Durham residential and non-residential building permit value, 2019-2020.

	Residential	Non-Residential
2019	\$1,075,000,000	\$1,816,500,000
2020	\$899,300,000	\$1,051,900,000

### 3.3 Clarington Share of Durham Total Building Permit Value

Clarington accounted for 13.9 per cent of the total building permit value in Durham, an increase from 6.6 per cent in 2019. Clarington’s share experiences year-to-year fluctuations, as seen in Figure 4. These fluctuations are expected due to large one-time projects in the remaining municipalities, and Clarington’s share illustrates general stability.

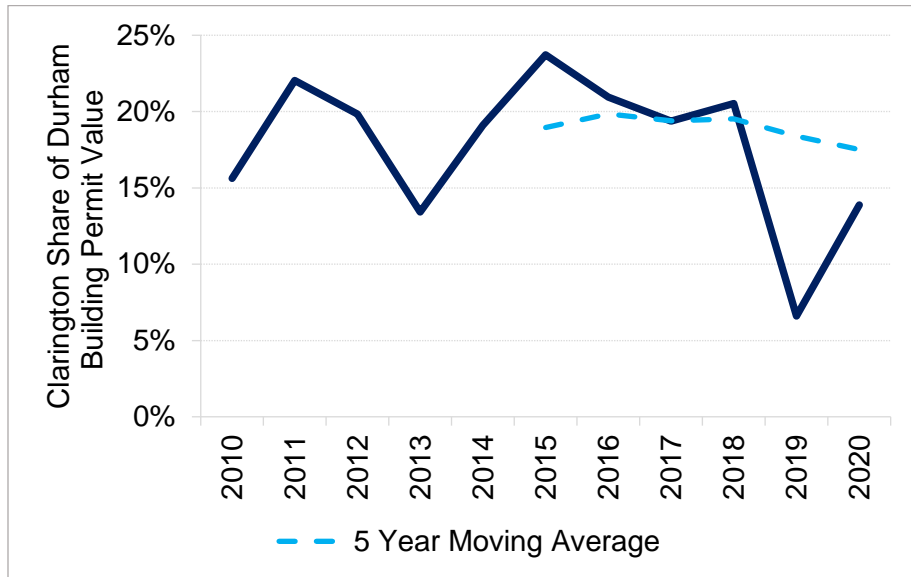


Figure 4: Clarington share of Durham total building permit value, 2010-20.

### 3.4 Policy Updates

2020 saw provincial policy updates, while work continued on revamping regional and municipal land use planning. These changes will impact the development process and how the Clarington provides facilities and services for new development.

On a provincial level, Bill 197 was passed in response to COVID-19, the new Provincial Policy Statement (PPS) was released and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, was updated.

In response to the COVID-19 pandemic, the Ontario government passed [Bill 197](#) which received Royal Assent in July 2020. The Bill made sweeping changes to several statutes, having an immediate impact on planning legislation. The most notable changes were made to the *Development Charges Act*, *Planning Act*, and *Environmental Assessment Act*. The Bill expanded the list of services municipalities can apply development charges to under the *Development Charges Act*, while prohibiting municipalities from applying development charges where community benefits charges are already in place. Amendments to the *Planning Act* rolled back many of the changes proposed in 2019, while prohibiting community benefits charges on smaller scale developments. The *Environmental Assessment Act* saw major changes including a new class of projects that can undergo a streamlined environmental assessment.

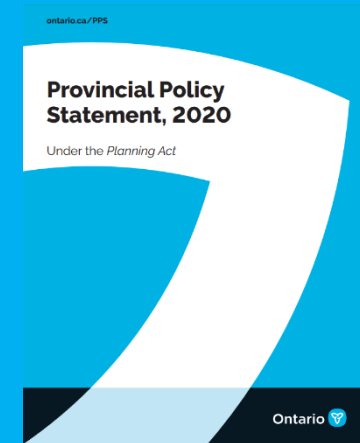
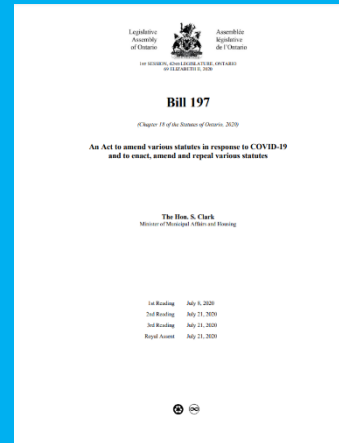
The new [PPS](#), which took effect in May 2020, includes several additions seeking to promote flexible and diverse land development, while planning to mitigate the effects of climate change. The new PPS permits municipalities to conditionally adjust the settlement area boundaries outside of a comprehensive review. Manufacturing, industrial and economic areas are offered additional protections in order to facilitate

stronger economic growth. The new PPS seeks to create more housing options through incentivizing the development of a variety of housing types and tenures, while promoting residential intensification in areas already developed.

The latest version of [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#), took effect in August 2020. This version included changes to the population and employment forecasts and included policies to increase housing supply, create jobs, attract businesses and encourage transit-oriented development.

On a regional level, the Region of Durham continued to work on, [Envision Durham](#), a Municipal Comprehensive Review of the Durham Region Official Plan. The review, which was launched in 2019, seeks to create a land use planning vision for the Region until 2051, outlining policies for growth, housing and job opportunities, resource and environmental protection, and transportation. The review is currently projected to be completed in 2022.

Locally, the current [Clarington Official Plan](#) was adopted by Council in 2016 and approved by the Region of Durham in 2017. Since then, staff have been working on implementing the adopted plan through new and updated secondary plans. These plans are detailed land use and policy frameworks for specific geographic areas. They implement the policies of the Official Plan at a neighbourhood level and provide more specific direction than the general designations of the Official Plan.





## 4.0 Residential Growth

### 4.1 Total Residential Building Permit Value in Clarington

From 2013 to 2018, Clarington saw steady growth in residential building permit value, which halted with a drastic dip in 2019. This decline was a result of compounding factors, most notably new requirements in the *Building Code* and mortgage tests and was consistent with market trends. Growth rebounded in 2020, as residential building permit value increased from \$89,729,141 in 2019 to \$304,665,970 in 2020. Residential building permit value in Clarington from 2010-20 can be seen below in Figure 5.

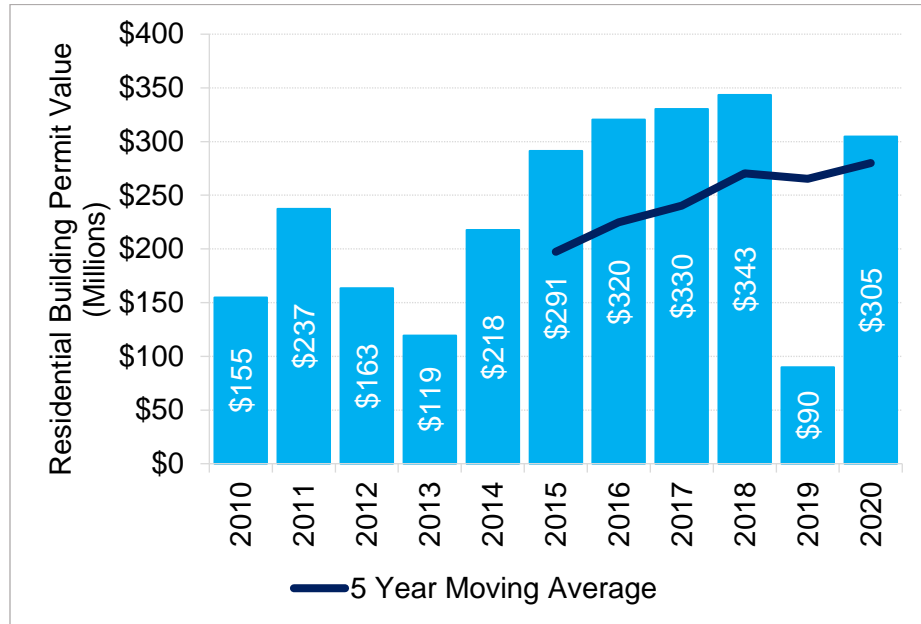


Figure 5: Clarington residential building permit value, 2010-20.

### 4.2 Residential Unit Production

In 2020, Clarington approved 994 new residential units, an increase of 250 per cent from 284 in 2019. Only twice since 1993 has a higher number of residential units been approved, in 2004 and 2016. Clarington's new residential permits per year since 2010, can be seen in Figure 6.

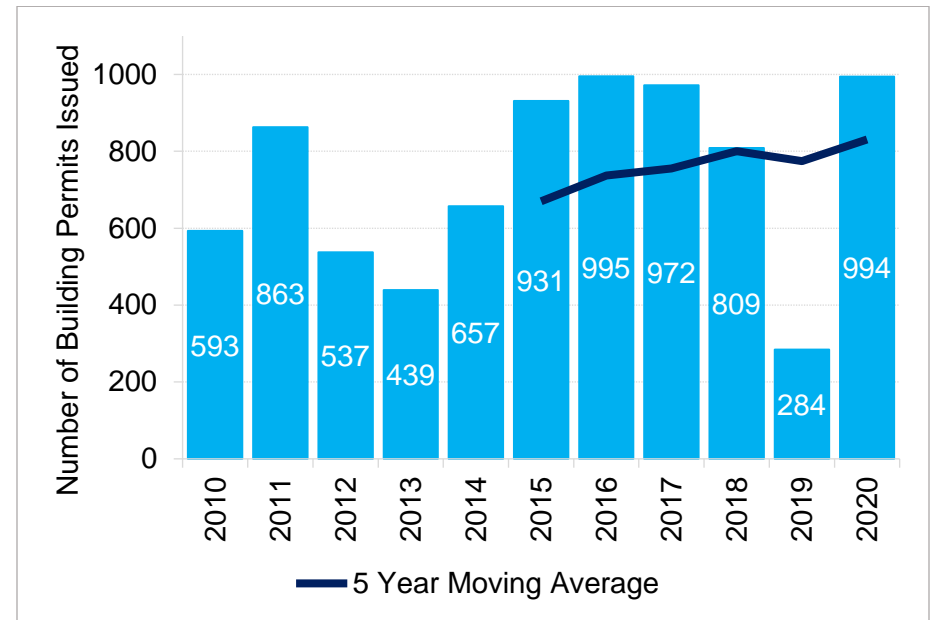


Figure 6: Clarington new residential unit permits issued, 2010-20.

The majority of new permits approved were within Bowmanville, with 78 per cent, while the other urban areas of Newcastle and Courtice saw the next largest share with 16.6 and 3.2 per cent, respectively. There were 22 rural residential permits issued, slightly below the previous decades average of 29. The bulk of the rural permits were in the rural area outside of the hamlets, consistent with previous years trends. A complete breakdown of the new residential units by geographic area can be seen in Table 3. It should be noted that residential permits contain all

permits pertaining to residential activity, including decks and accessories etc., hence the discrepancy between residential unit permits (994) and residential permits (1011).

This building pattern is consistent with objectives in Clarington's Official Plan, which directs the majority of urban development to

be within Clarington's three lakeshore urban areas of Bowmanville, Courtice and Newcastle. This trend is expected to continue, enabling the urban areas of Clarington to gradually increase in population.<sup>9</sup>

*Table 3: Residential permits issued by area in Clarington, 2016-20.*

	2016		2017		2018		2019		2020	
	Units	% Share	Units	% Share	Units	% Share	Units	% Share	Units	% Share
<b>Bowmanville</b>	521	52.4%	589	60.5%	724	89.4%	184	63.7%	<b>789</b>	<b>78.0%</b>
<b>Courtice</b>	294	29.5%	112	11.5%	14	1.7%	12	4.2%	<b>32</b>	<b>3.2%</b>
<b>Newcastle</b>	149	15.0%	227	23.3%	42	5.2%	67	23.2%	<b>168</b>	<b>16.6%</b>
<b>Wilmot Creek</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Orono</b>	0	0.0%	0	0.0%	1	0.1%	1	0.3%	<b>0</b>	<b>0.0%</b>
<b>Darlington</b>	7	0.7%	13	1.3%	11	1.4%	10	3.5%	<b>10</b>	<b>1.0%</b>
<b>Clarke</b>	15	1.5%	11	1.1%	6	0.7%	6	2.1%	<b>6</b>	<b>0.6%</b>
<b>Burketon</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Enfield</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Enniskillen</b>	2	0.2%	15	1.5%	4	0.5%	4	1.4%	<b>1</b>	<b>0.1%</b>
<b>Hampton</b>	1	0.1%	2	0.2%	0	0.0%	1	0.3%	<b>0</b>	<b>0.0%</b>
<b>Haydon</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Kendal</b>	0	0.0%	0	0.0%	0	0.0%	1	0.3%	<b>1</b>	<b>0.1%</b>
<b>Kirby</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Leskard</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Maple Grove</b>	0	0.0%	0	0.0%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Mitchell Corners</b>	0	0.0%	2	0.2%	0	0.0%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Newtonville</b>	3	0.3%	0	0.0%	5	0.6%	3	1.0%	<b>3</b>	<b>0.3%</b>
<b>Solina</b>	3	0.3%	2	0.2%	2	0.2%	0	0.0%	<b>1</b>	<b>0.1%</b>
<b>Tyrone</b>	0	0.0%	0	0.0%	1	0.1%	0	0.0%	<b>0</b>	<b>0.0%</b>
<b>Total</b>	995	100.0%	973	100.0%	810	100%	289	100%	<b>1011</b>	<b>100%</b>

<sup>9</sup> Municipality of Clarington. (2018). *Municipality of Clarington Official Plan – “Chapter 4: Managing our Growth”*.

2020 saw a similar housing mix to 2019, with a relatively lower single detached and higher townhouse proportion compared to previous years' trends. Apartment development continued at a strong pace. Single detached and townhouses each accounted for approximately one third of all the new units. The new unit permit proportion by type since 2010 can be seen below in Figure 7.

2020			
Single Detached	Semi-Detached	Townhouse	Apartment
38.5 %	1 %	39.3 %	21.2 %

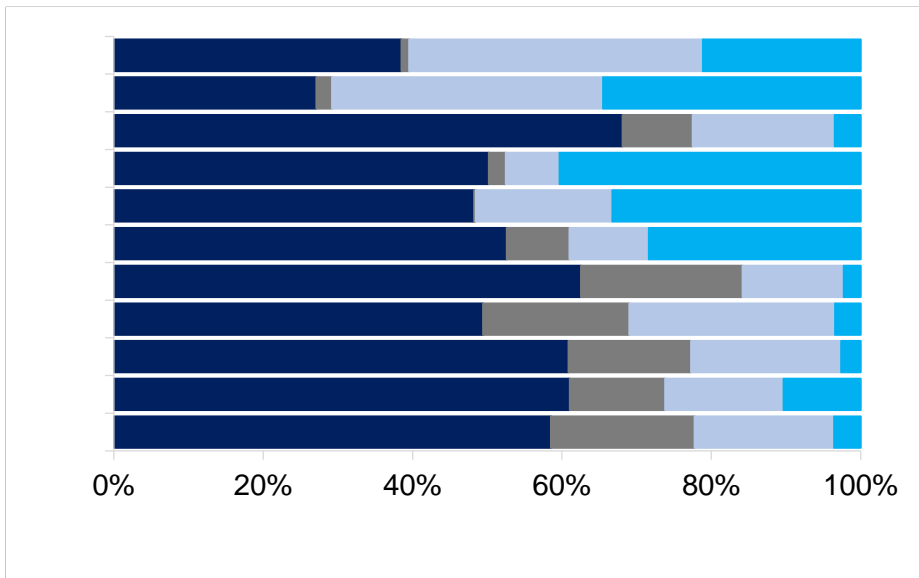


Figure 7: New residential unit permits by type, 2010-20.

The composition of new residential units is consistent with recent trends in housing development as Provincial, Regional

and Municipal policy has shifted towards encouraging higher density housing in already developed areas.



Proposed three-storey residential apartment at Nash Road and Trulls Road in Courtice.

Clarington's Development Charges By-law, 2015-035, which came into effect July 1, 2015, provides incentives for mid-rise residential development in the Revitalization Areas of Bowmanville, Courtice, Newcastle, and Orono. Incentives are designed to encourage more compact mid-rise residential development. Clarington is positioning itself such that it will attract future residential developments that are of higher density. The Municipality's objective is to provide opportunities for residential intensification and a broad range of housing types within the built-up areas to meet the changing needs of residents.<sup>10</sup> In addition, Clarington's Development Charges By-law, supported apartment growth. Development charges by-laws must be updated every five years and Clarington has enacted an updated development charges bylaw, [2021-010](#),

<sup>10</sup> Municipality of Clarington. (2018). *Municipality of Clarington Official Plan – "Chapter 6: Encouraging Housing Diversity"*.

which took effect in 2021. The new development charges By-law will be reviewed in 2022 upon the completion of the ongoing work with Secondary Plans to ensure that the capital investments required for growth are included and recoverable from development charges.

All housing types experienced an increase in volume, notably single detached and townhouses which increased by 397.4 and 279.6 per cent, respectively. The number of new residential permits issued by type since 2010 can be seen in Table 4.

*Table 4: Residential unit permits issues in Clarington by type, 2010-20.*

Year	Single Detached	Semi-Detached	Townhouse	Apartments	Total
2010	347	114	111	21	593
2011	527	110	137	89	863
2012	327	88	108	14	537
2013	217	86	121	15	439
2014	411	142	89	15	657
2015	490	78	99	264	931
2016	480	2	182	331	995
2017	488	22	70	392	972
2018	551	76	154	28	809
2019	77	6	103	98	284
2020	383	10	391	210	994

### 4.3 Built Boundary

The Built Boundary is part of the intensification targets set by the Province of Ontario. As of 2015, the Region of Durham must meet a minimum of 40 per cent intensification for all residential

development occurring within defined built-up areas across the Region. Intensification targets may be difficult to achieve in some municipalities due to servicing issues and the extent of the built-up area. However, the Region is generally meeting its targets as local municipalities, such as Clarington, are largely building within the built boundary. Table 5 provides the number of permits within and outside the built boundary in 2020, while Figure 8 displays the location of these permits. Figure 9 shows the proportion of permits within to outside the build boundary from 2016-20.

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**Clarington has surpassed the minimum intensification target of 1,770 residential units built within the built boundary by 2021**

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*Table 5: Summary of new residential building permits within and outside the built boundary of Clarington by area, 2020.*

	Within	Outside	Total
<b>Courtice</b>	25	7	32
<b>Bowmanville</b>	329	460	789
<b>Newcastle</b>	156	12	168
<b>Rural</b>	0	22	22
<b>Total</b>	510	501	1011



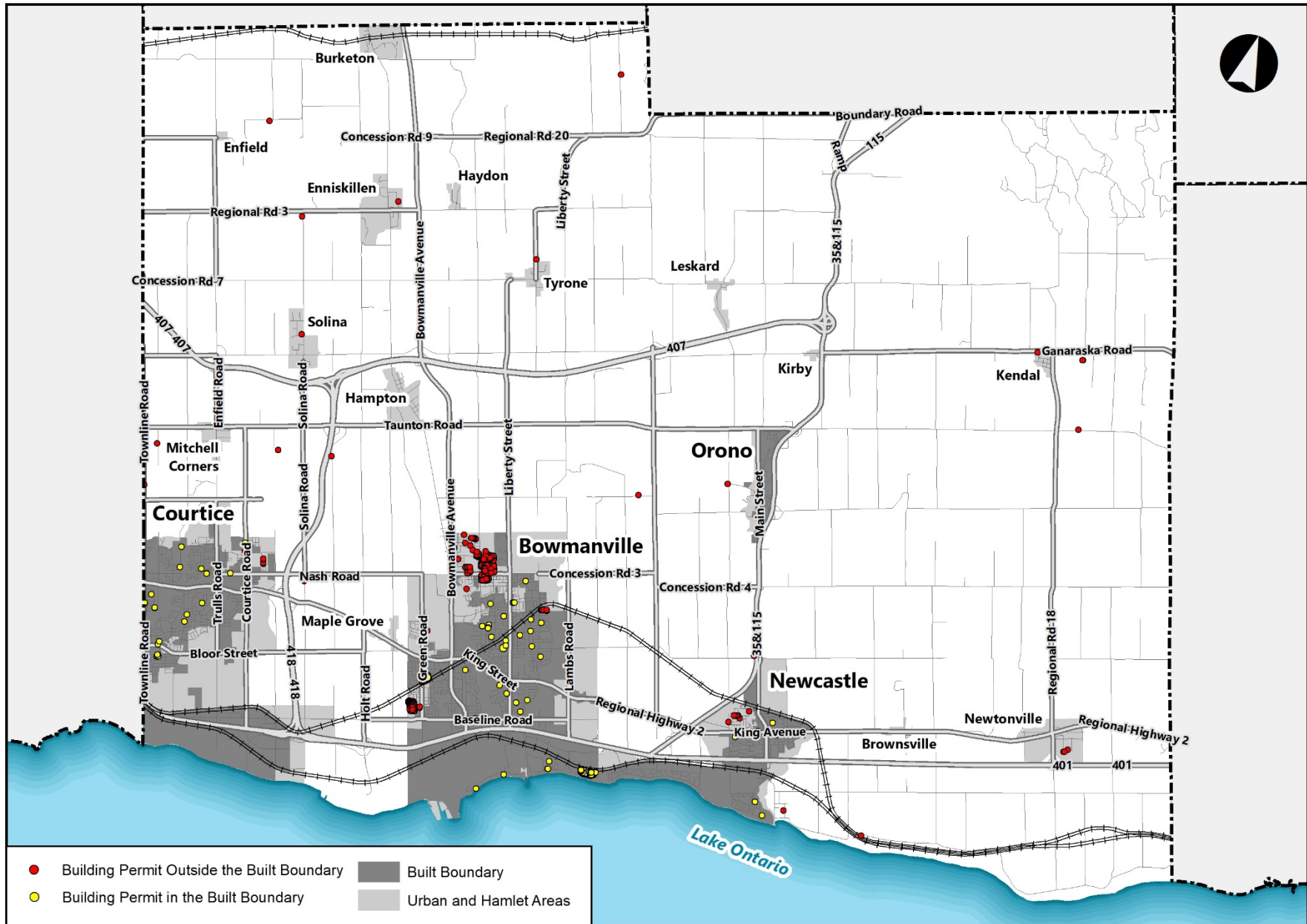


Figure 8: Map of building permits within and outside of the built boundary, 2020.

The intensification target for Clarington is 32.0 per cent which Clarington has consistently been exceeding over the past five years.<sup>11</sup> In 2019, Clarington surpassed the minimum intensification target of 1,770 residential units built within the built boundary by 2021.

It is expected that the ratio of building permits within and outside of the built boundary will fluctuate on a year-to-year basis. However, developments within the built boundary are likely to increase as policies in the Official Plan state that priority will be given to those capital projects that are within the built-up areas. Furthermore, the percentage within the built boundary is anticipated to increase over time as a result of higher intensification targets and environmental protection areas combined with fewer options for greenfield development.

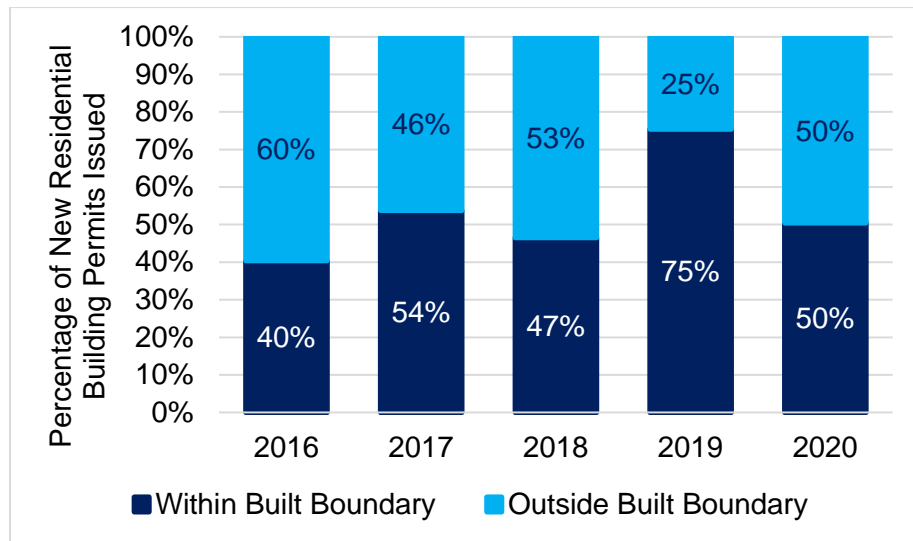


Figure 9: Percentage of new residential building permits within or outside the built boundary, 2016-20.

#### 4.4 Servicing Updates

In Bowmanville, the extension of the sanitary sewer in conjunction with the Region’s intersection improvements at Bowmanville Avenue and Highway 2 will provide service to the updated Brookhill Secondary Plan located north of Stevens Road to Nash Road and from Bowmanville Avenue to just west of Green Road.

In Newcastle, the Municipality issued Site Plan Approval early in 2020 and the Region is moving forward with plans to build a new Water Supply Plant to address future growth needs. A sanitary sewer, and watermain where required, is currently being extended from just north of the 401 to North Newcastle via North Street and along the west side of Rudell Road to service the west end of Newcastle.

In Courtice, the Region continues to extend the sanitary trunk sewer and watermain north along Trulls Road which will provide service to the Courtice Secondary Plans area.



South Courtice servicing construction.<sup>12</sup>

<sup>11</sup> Municipality of Clarington. (2018). *Municipality of Clarington Official Plan – “Chapter 4: Managing our Growth”*.

<sup>12</sup> Ontario Construction News. (2021). *Clarington: Community growth in the face of the pandemic*.

## 4.5 Impacts of COVID-19 on the Housing Market

### 4.5.1 National Economy

Prior to COVID-19 the Canadian economy had been performing well as the labour market was healthy, unemployment was low, and the rate of wage growth was increasing. The onset of COVID-19 had dramatic effects on economic and employment activity. Public health measures to contain the spread of the virus shut down significant amounts of economic activity, causing a sudden drop in income for households and firms.<sup>13</sup> When containment measures were most restrictive it is predicted economic activity fell by 15% compared to the end of 2019 and approximately 3 million jobs were lost. The effects of the pandemic were felt unevenly, as certain industries were able to adapt quickly to working remote, while some, most notably the services, were hit hard.<sup>14</sup> The economy began to recover later in the year and had entered a recuperation phase by October, however, ongoing and intermittent lockdowns continue to have negative impacts on the economy.<sup>15</sup>

### 4.5.2 National and Provincial Housing Market

The first wave of COVID-19 and the resulting public health measures had an immediate and drastic impact on the Canadian building industry. National building permit value experienced a large dip in March and April but by May, residential permit value had recovered. Following the recovery, residential building permit value saw record growth. Non-residential permit value was slower to recover, and by the end of 2020 was still below pre-COVID-19 levels. The seasonally adjusted Canadian building permit value from 2016-20 can be seen in Figure 10. The red dashed line highlights April 2020,

when both the residential and non-residential sectors hit their lowest values.

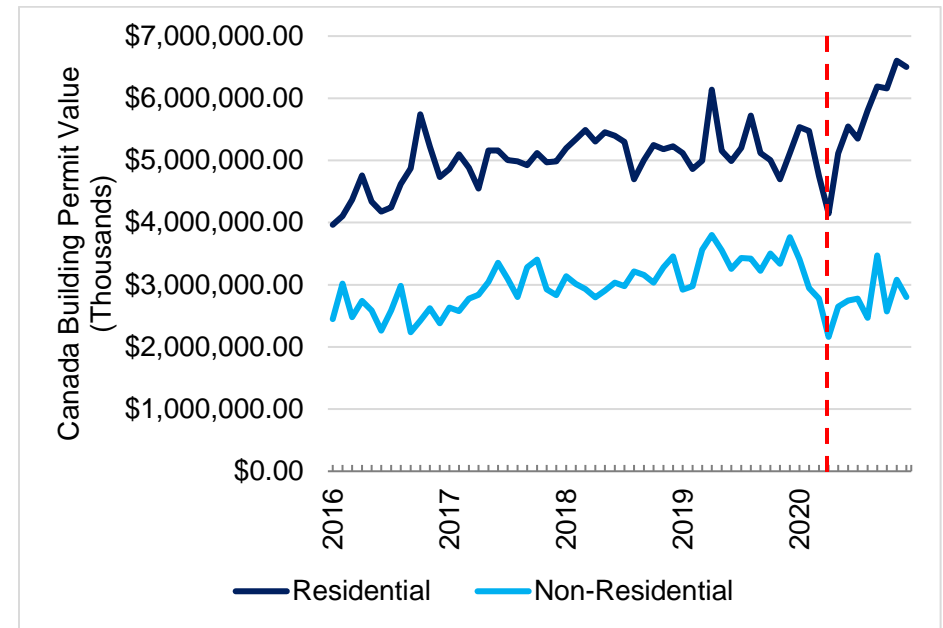


Figure 10: Canadian building permit value, 2016-20.<sup>16</sup>

Ontario experienced trends similar to national patterns, however, the initial dip in March and April was not as extreme. Residential permit value recovered quickly and saw substantial growth in the later months of 2020, while non-residential value recovered but experienced large fluctuations. The construction and real estate industries fared better than others in Ontario, as they were among the few that grew in 2020. The construction industry grew by 0.3 per cent while real estate, rental and leasing grew by 1.6 per cent.<sup>17</sup> The seasonally adjusted Ontario

<sup>13</sup> Bank of Canada. (2020). *Monetary Policy Report – April 2020*.

<sup>14</sup> Bank of Canada. (2020). *Monetary Policy Report – July 2020*.

<sup>15</sup> Bank of Canada. (2020). *Monetary Policy Report – October 2020*.

<sup>16</sup> Statistics Canada (2021). *Building permits, by type of structure and type of work (x1,000)*.

<sup>17</sup> Building (2021). *Ontario construction industry growth hits new record in 2020: Statistics Canada*.

building permit value from 2016-20 can be seen below in Figure 11, again with April 2020, highlighted.

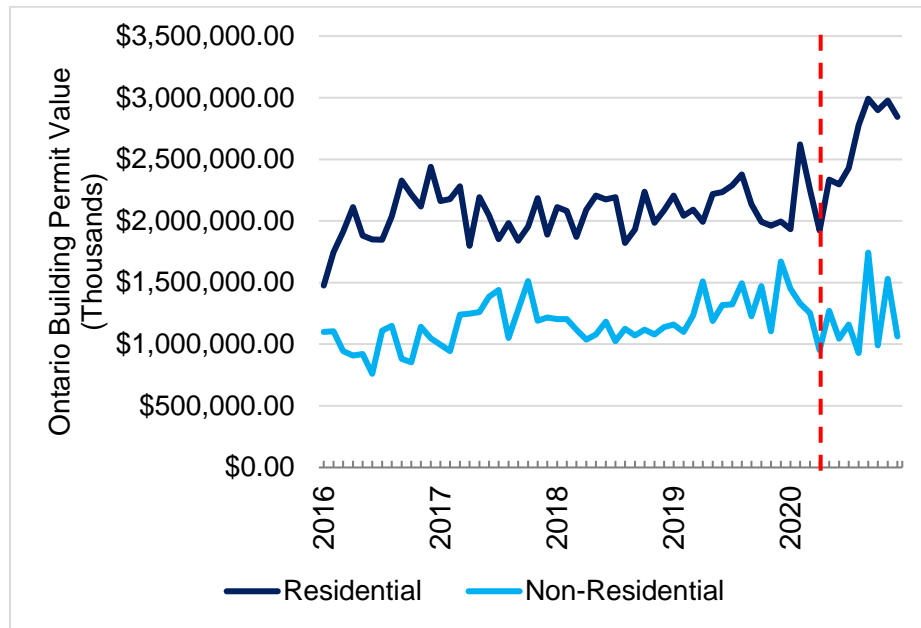


Figure 11: Ontario building permit value, 2016-20.<sup>18</sup>

Housing trends were affected by the uneven economic impacts of the pandemic. Higher income households who were able to adapt to working from home, remained active in the housing market. The pandemic and resulting economic conditions limited household spending which led to historic savings levels. These factors combined with low mortgage rates led to well-adjusted households being able to fund home purchases. This drove sales growth in the relatively more expensive single detached unit segment, as homeowners sought larger homes to work from home more comfortably. This further exacerbated the pre-

COVID-19 trend of movement away from city centres and into suburban areas as discussed earlier.<sup>19</sup>

#### 4.5.3 Greater Toronto Area<sup>20</sup>

2020 started out strong in the GTA as the lower number of new listings led to higher competition and home prices. COVID-19 caused an immediate drop in sales in the latter half of March and April, however, prices remained relatively stable. Sales began to slowly rebound in May and had recovered by June. In the summer months, with fewer people going on vacation, more people were around in the GTA and active in the housing market. Sales growth was seen in the single detached and low-rise segments while the better supplied condominium market saw slower growth. With the economy recovering and low-borrowing costs, record sales were seen in the fall as the pent-up demand from the spring dip was accounted for. In December 2020 sales were up 65 per cent from December 2019 and the average price had increased by 11 per cent.

Given the housing market's strong performance during COVID-19, forecasts for 2021 predict further growth. The real estate market was a stabilizing economic force during the pandemic and is expected to be a major driver of recovery. Total home sales in the GTA are expected to range from 100,000 to 110,000 and the overall average selling price is expected to reach over \$1,000,000 for the first time.<sup>21</sup>

#### 4.5.4 Durham Region

The Durham Region continued to see growth in the housing sector. The average cost of a new single detached dwelling increased by 4.6 per cent, from \$810,424 in 2019 to \$848,088 in 2020. The average resale price (all dwelling types) increased by 15 per cent, from \$611,342 in 2019 to \$706,913 in 2020.

<sup>18</sup> Statistics Canada (2021). *Building permits, by type of structure and type of work (x1,000)*.

<sup>19</sup> CMHC. (2021). *Housing Market Outlook – Spring 2021*.

<sup>20</sup> Toronto Regional Real Estate Board. (2020). *Market Watch – 2020 January to December*

<sup>21</sup> Toronto Regional Real Estate Board. (2021). *Market Year in Review and Outlook 2021*.



Clarington saw the largest per cent increase in average cost of a new single detached dwelling from \$735,765 in 2019 to \$902,362 in 2020, an increase of 22.6 per cent. Growth in the Durham Region has been driven by the shortage of listings combined with the trend of home buyers moving away from city centres. The average cost of a new single detached dwelling among the Lakeshore municipalities can be seen below in Figure 12.

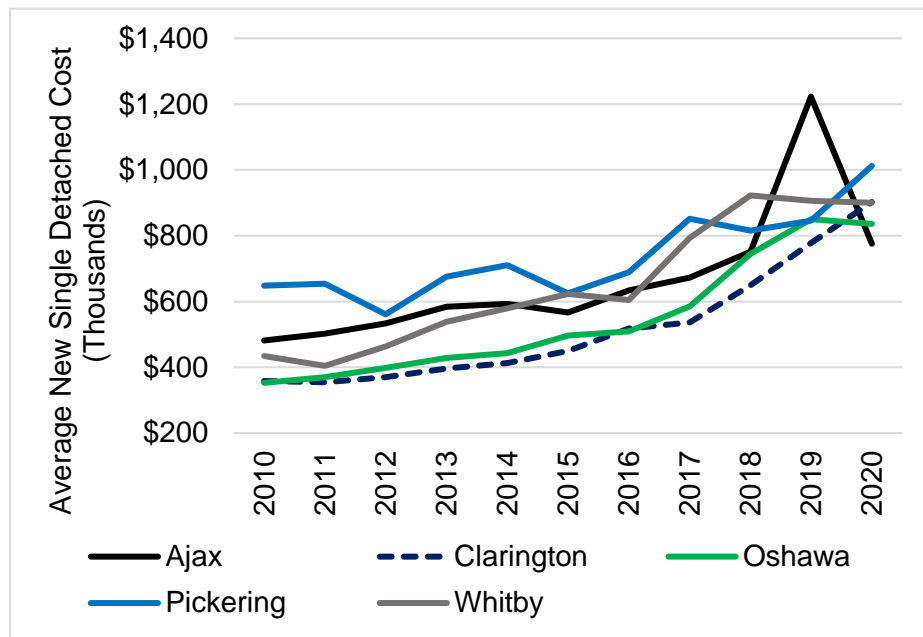


Figure 12: Average cost of a new single detached dwelling among the Durham Lakeshore municipalities, 2010-20.

#### 4.5.5 Clarington

Clarington house prices surged in 2020, with the average house price increasing by 22.6 per cent. The decline in building activity in 2019 combined with the COVID-19 pandemic has led to

higher demand within Clarington, driving house prices up. Despite the COVID-19 emergency order in March of 2020, Clarington continued to see building permit applications and the strong building activity has continued into 2021.

Price growth was relatively equal among the housing types as can be seen in Figure 13. Townhouses experienced the highest price growth rate with 29.2 per cent, while condo-townhouses had the lowest with 12.1 per cent. Single detached dwellings have continued to be the most expensive housing type.

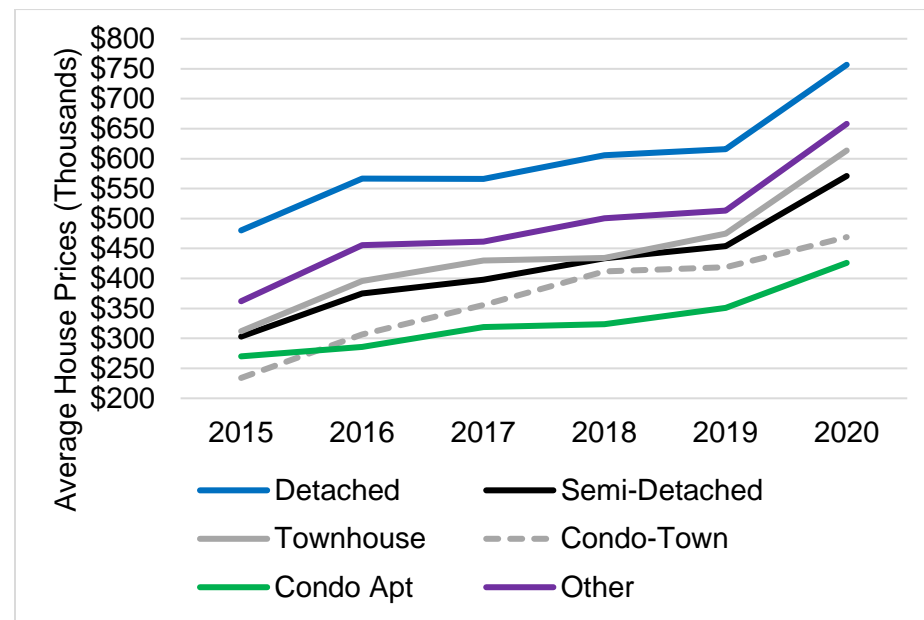


Figure 13: Average house price in Clarington by type, 2010-20.

Average house prices vary by location in Clarington. Among the urban centres, Bowmanville and Courtice have generally had the highest house prices and growth rate. Table 6 below summarizes the average house prices by type and location within Clarington from 2016-20.

Table 6: Clarington average house prices by type and location, 2016-20.

		<b>Bowmanville</b>	<b>Courtice</b>	<b>Newcastle</b>	<b>Orono</b>	<b>Rural Clarington</b>	<b>Average</b>
<b>2016</b>	Detached	\$517,000.00	\$574,000.00	\$550,000.00	\$537,000.00	\$655,000.00	\$566,600.00
	Semi-Detached	\$375,000.00	-	-	-	-	\$375,000.00
	Attached/Row/Town	\$397,000.00	\$395,000.00	-	-	-	\$396,000.00
	Condo-Townhouse	\$288,000.00	\$325,000.00	-	-	-	\$306,500.00
	Condo Apartment	\$268,000.00	-	\$304,000.00	-	-	\$286,000.00
	Other	\$450,000.00	\$461,000.00	-	-	-	\$455,500.00
<b>2017</b>	Detached	\$542,000.00	\$626,000.00	\$494,000.00	\$464,000.00	\$704,000.00	\$566,000.00
	Semi-Detached	\$398,000.00	-	-	-	-	\$398,000.00
	Attached/Row/Town	\$425,000.00	\$435,000.00	-	-	-	\$430,000.00
	Condo-Townhouse	\$368,000.00	\$343,000.00	-	-	-	\$355,500.00
	Condo Apartment	\$319,000.00	-	-	-	-	\$319,000.00
	Other	\$473,000.00	\$476,000.00	\$435,000.00	-	-	\$461,333.33
<b>2018</b>	Detached	\$585,000.00	\$614,000.00	\$515,000.00	\$510,000.00	\$805,000.00	\$605,800.00
	Semi-Detached	\$397,000.00	\$470,000.00	-	-	-	\$433,500.00
	Attached/Row/Town	\$439,000.00	\$429,000.00	-	-	-	\$434,000.00
	Condo-Townhouse	-	\$412,000.00	-	-	-	\$412,000.00
	Condo Apartment	\$324,000.00	-	\$323,000.00	-	-	\$323,500.00
	Other	\$489,000.00	\$482,000.00	\$530,000.00	-	-	\$500,333.33
<b>2019</b>	Detached	\$601,000.00	\$625,000.00	\$544,000.00	\$491,000.00	\$819,000.00	\$616,000.00
	Semi-Detached	\$454,000.00	-	-	-	-	\$454,000.00
	Attached/Row/Town	\$475,000.00	\$475,000.00	-	-	-	\$475,000.00
	Condo-Townhouse	\$416,000.00	\$421,000.00	-	-	-	\$418,500.00
	Condo Apartment	\$351,000.00	-	-	-	-	\$351,000.00
	Other	\$519,000.00	\$507,000.00	-	-	-	\$513,000.00
<b>2020</b>	<b>Detached</b>	<b>\$765,000.00</b>	<b>\$785,000.00</b>	<b>\$712,000.00</b>	<b>\$615,000.00</b>	<b>\$906,000.00</b>	<b>\$756,600.00</b>
	<b>Semi-Detached</b>	<b>\$571,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$571,000.00</b>
	<b>Attached/Row/Town</b>	<b>\$602,000.00</b>	<b>\$625,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$613,500.00</b>
	<b>Condo-Townhouse</b>	<b>\$523,000.00</b>	<b>\$416,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$469,500.00</b>
	<b>Condo Apartment</b>	<b>\$399,000.00</b>	<b>-</b>	<b>\$453,000.00</b>	<b>-</b>	<b>-</b>	<b>\$426,000.00</b>
	<b>Other</b>	<b>\$644,000.00</b>	<b>\$643,000.00</b>	<b>\$687,000.00</b>	<b>-</b>	<b>-</b>	<b>\$658,000.00</b>

#### 4.6 Short-Term Population Forecast<sup>22</sup>

Clarington’s 2020 population was estimated to be 102,900, which accounts for 14.6 per cent of the population of Durham. This amounted to 35,750 households which translates to a ratio of approximately 2.9 persons per household. Forecasts project Clarington will maintain its proportion within Durham Region, however, the previous Clarington rates of change are outpacing Durham’s. Clarington and Durham population and household figures can be seen in Table 7 and Table 8, respectively.

Table 7: Clarington and Durham population estimates and forecasts, 2016-24.

	Clarington	% Change	Durham	% Change
<b>2016</b>	96490	1.72%	673040	0.94%
<b>2017</b>	98550	2.13%	682250	1.37%
<b>2018</b>	100290	1.77%	691580	1.37%
<b>2019</b>	102110	1.81%	699460	1.14%
<b>2020</b>	<b>102900</b>	<b>0.77%</b>	<b>704140</b>	<b>0.67%</b>
<b>Forecasts</b>				
<b>2021</b>	107300	4.28%	732800	4.07%
<b>2022</b>	110150	2.66%	753500	2.82%
<b>2023</b>	113000	2.59%	774000	2.72%
<b>2024</b>	115850	2.52%	794600	2.66%

As seen in both tables, Clarington’s population and household numbers are expected to grow at a stable rate in the coming years. Both growth rates have seen declines since 2017 and did not reach their projected numbers in 2020, however, these projections did anticipate an eventual decrease in growth rate.

Table 8: Clarington and Durham household estimates and forecasts, 2016-24.

	Clarington	% Change	Durham	% Change
<b>2016</b>	33225	1.98%	229005	1.11%
<b>2017</b>	34020	2.39%	232495	1.52%
<b>2018</b>	34710	2.03%	236040	1.52%
<b>2019</b>	35435	2.09%	239100	1.30%
<b>2020</b>	<b>35750</b>	<b>0.89%</b>	<b>240780</b>	<b>0.70%</b>
<b>Forecasts</b>				
<b>2021</b>	37380	4.56%	250840	4.18%
<b>2022</b>	38470	2.92%	258290	2.97%
<b>2023</b>	39570	2.86%	265710	2.87%
<b>2024</b>	40670	2.78%	273140	2.80%



Nearly completed townhouses on Port Darlington Road, Bowmanville.

<sup>22</sup> Regional Municipality of Durham. (2020). *Monitoring of Growth Trends – Commissioner’s Report #2020-INFO-98*.

## 4.7 Planning for Intensification

The 2020 Provincial Policy Statement (PPS) requires planning authorities to identify appropriate locations for intensification opportunities, as well as establish minimum intensification targets based on local conditions. According to the PPS, “intensification” is defined as the development of a property, site or area at a higher density than currently exists, through:

- a) Redevelopment, including the reuse of brownfield sites;
- b) The development of vacant and/or underutilized lots within previously developed areas;
- c) Infill development; and
- d) The expansion or conversion of existing buildings.

A Place to Grow: Growth Plan for the greater Golden Horseshoe, was updated in 2019 and came into effect on May 16, 2019. Amendment 1 was approved in 2020 and came into effect on August 28. A Place to Grow, provides provincial policy that prioritizes intensification through density targets for built-up and greenfield areas. The density targets ensure that land is utilized efficiently to accommodate future growth while protecting natural areas and providing for complete communities. This Plan projects 1.3 million residents and 460,000 jobs in the Region of Durham by 2051.

Based on the Growth Plan and current targets in the Region’s Official Plan, upper and single-tier municipalities, such as the Region of Durham, are to direct a minimum of 40 per cent of all new residential units to the built-up area. The Region of Durham set Clarington’s minimum intensification allocation to 32 per cent, which is 13 per cent of the Regional total. These targets, however, are based upon the 2006 Growth Plan.

The policies in Clarington’s Official Plan require a minimum intensification target of 32 per cent for all residential development in the built-up area by 2021, and 40 per cent thereafter. The Municipality is required to plan on this basis and is required to update these policies in keeping with the 2020 Growth Plan. Figure 14 shows the Municipality of Clarington within the context of the Greater Golden Horseshoe, while Figure 15 shows a conceptual example of rural/agricultural, designated greenfield, and built boundary areas.



Directing new residential development to existing urbanized lands, the 2020 Growth Plan requires a greenfield area density target of 50 residents and jobs per hectare – the minimum density needed to support frequent transit service. These intensification objectives focus on complete communities that support active transportation and encourage the integration and sustained viability of transit services.



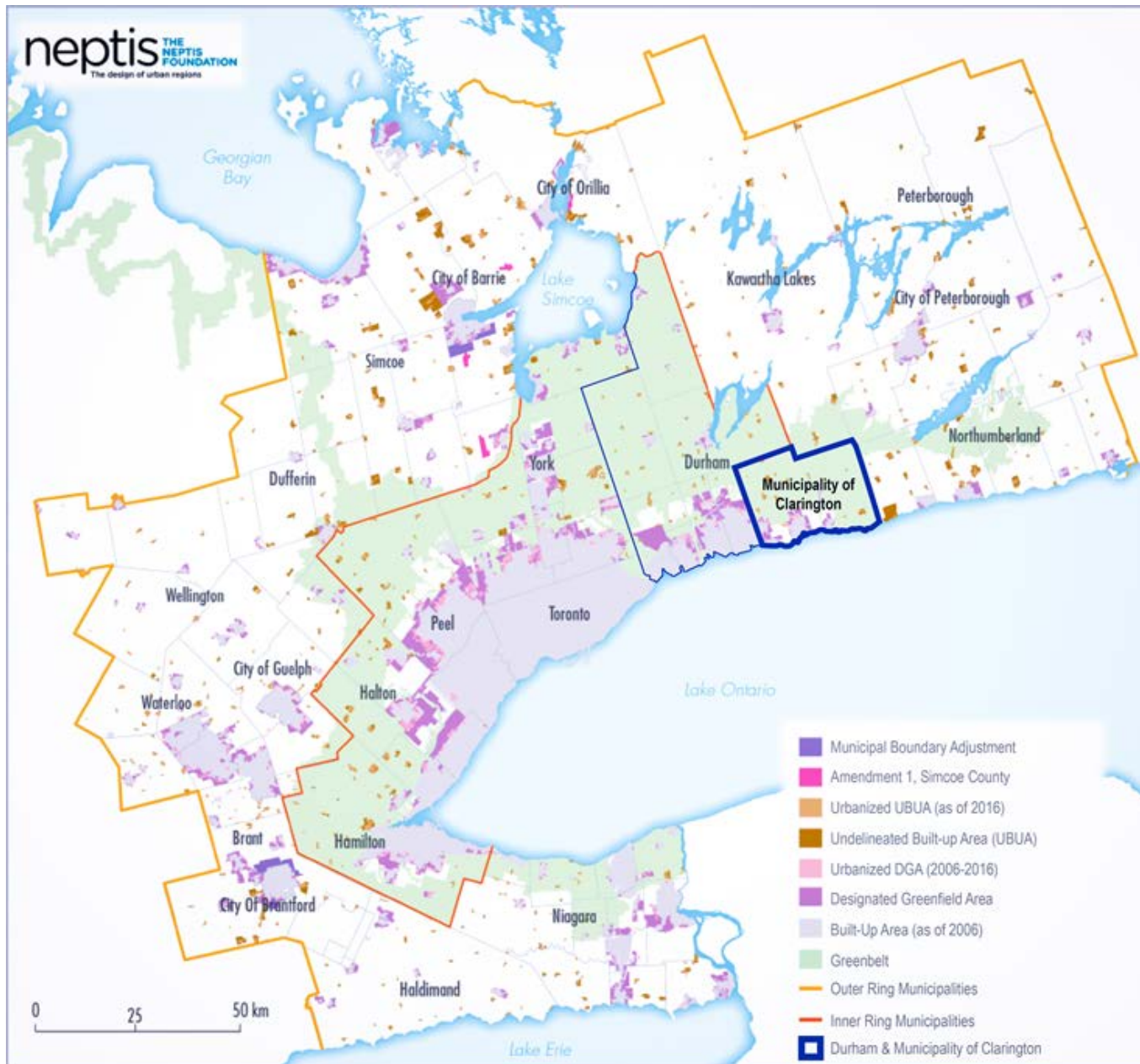


Figure 14: Map Clarington within the Greater Golden Horseshoe.<sup>23</sup>

<sup>23</sup> Neptis Foundation. (2014). *An update on the total land supply: Even more land available for homes and jobs in the Greater Golden Horseshoe.*





Figure 15: Conceptual illustration of the built-up, greenfield and rural area boundaries and intensification targets.<sup>24</sup>

<sup>24</sup> Neptis Foundation. (2014). *Distinguishing the Built Boundary and Settlement Area Boundary*.

## 5.0 Non-Residential Growth

### 5.1 Total Non-Residential Building Permit Value in Clarington

The total non-residential building permit value in 2020 was \$93.7 million, an increase of 134.8 per cent from \$39.9 million in 2019. The industrial and government sectors saw significant increases, while commercial, agricultural and institutional sectors saw modest declines reflecting normal fluctuations. The total non-residential building value, both total and broken down by type, from 2010-20 can be seen in Figure 16.

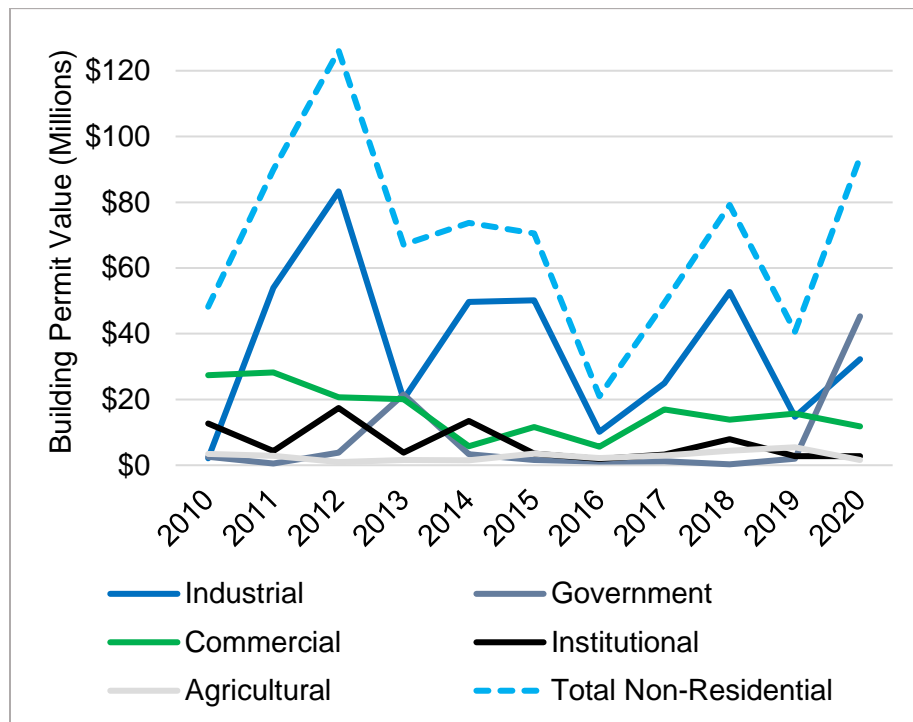


Figure 16: Total and by type non-residential building permit value, 2010-20.

The substantial increase in the government sector was driven by the Newcastle Water Supply Plant, valued at \$40 million,

while the industrial sector was led by the EastPenn Warehouse and Office facility, valued at \$21.9 million. The government and industrial sector accounted for the majority of the non-residential building value with a combined 82.7 per cent. The proportion of non-residential building permit value by type since 2010 can be seen in Figure 17.

2020				
34.4%	12.6%	48.3%	2.9%	1.7%

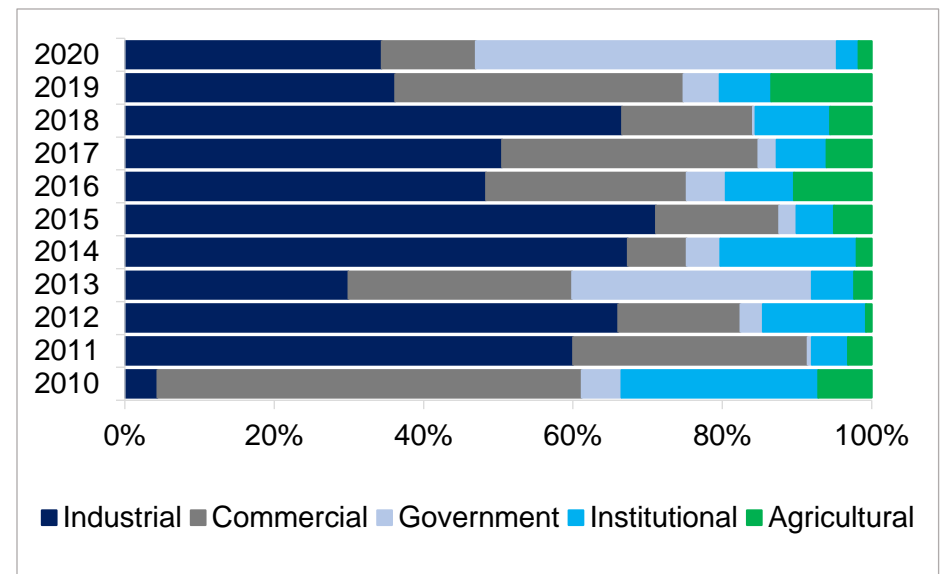


Figure 17: Non-residential building permit value proportion by type, 2010-20.

Non-residential building permit values fluctuate greatly year-to-year. Additionally, the total permit values for all non-residential projects vary due to major projects requiring permits to be paid at the beginning of the construction period. Agricultural, government, and institutional building permit values remain fairly stable due to the lower scale and cost of structures when compared to other building projects as exemplified in Figure 13.

In 2020 Clarington had nine non-residential projects valued at over \$1 million, summarized below in Table 9.

Table 9: List of non-residential building permits issued in 2020 valued at over a million dollars.

Owner	Location	Description	Value	Type
Region of Durham	5 Lakebreeze Drive, Newcastle	Water Supply Plant	\$40,000,000	Government
EastPenn Canada	1840 Energy drive, Courtice	Warehouse with Office	\$21,936,000	Industrial
Goldmanco Incorporated	1649 Highway 2, Courtice	Grocery Store (Food Basics)	\$4,358,120	Commercial
EastPenn Canada	1840 Energy drive, Courtice	Site Servicing (Battery Warehouse)	\$3,924,000	Industrial
Regional Municipality of Durham	5 Lakebreeze Drive, Newcastle	Shoring for Water Treatment Plant	\$2,480,000	Government
1728589 Ontario Inc.	1645 Highway 2, Courtice	Shoppers Drug Mart	\$1,890,850	Commercial
Ontario Power Generation	2151 Energy Drive, Courtice	Temporary Lunchroom Structure for COVID-19	\$1,600,000	Industrial
1728589 Ontario Inc.	1645 Highway 2, Courtice	Dollarama	\$1,087,060	Commercial
Baseline Properties Limited	270 Lake Road, Bowmanville	Self Serve Storage Facility	\$1,000,080	Industrial



The new water supply plant in Newcastle will supply water to the Village of Newcastle and the Hamlet of Newtonville for the next 40 years.



EastPenn Canada is relocating its main office and warehouse to Courtice, and the first phase of the warehouse development is currently underway.<sup>25</sup>

<sup>25</sup> O'Meara, J. (2020). Clarington commercial development ready to recharge in 2021. Clarington This Week.



## 6.0 Clarington's Share of Durham Building Activity

### 6.1 Share of Residential Building Permit Value

Durham's total residential building permit value in 2020 was \$1.8 billion, an increase of \$700 million from \$1.1 billion in 2019. Clarington accounted for 16.7 per cent of this value, up from 8.4 per cent in 2019. The proportion of Durham's residential building permit value can be seen in Figure 18.

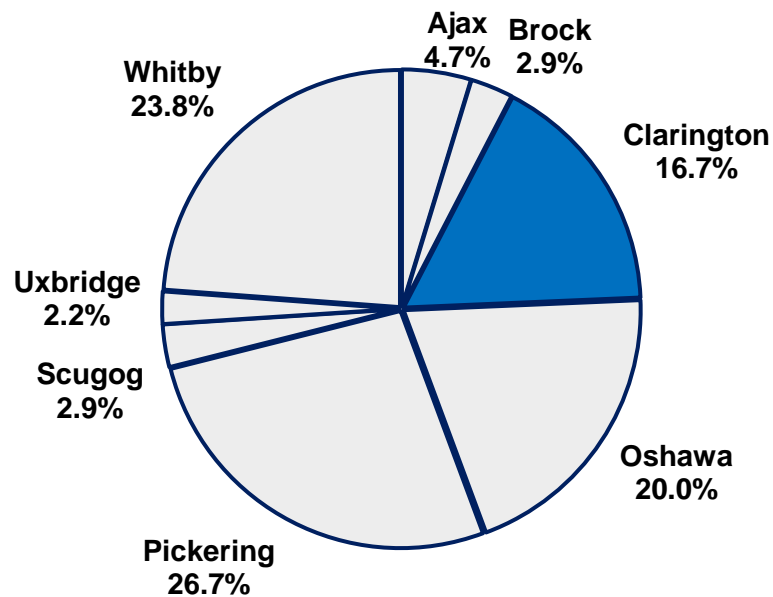


Figure 18: Proportion of residential building permit value in Durham, 2020.

In 2019 the Lakeshore municipalities, excluding Whitby, saw a decline in residential building permit value consistent with the dip seen in Clarington. Value recovered in 2020, with substantial increases in residential building permit value. Clarington experienced the largest growth in residential building permit value within Durham from 2019-2020. Total residential building

permit value in Durham since 2016 can be seen below in Table 10.

Table 10: Total residential building permit value in Durham, 2016-20

	2016	2017	2018	2019	2020
<b>A</b>	\$188.6	\$149.7	\$100.2	\$69.0	\$84.7
<b>Brock</b>	\$10.0	\$65.4	\$37.1	\$84.8	\$52.9
<b>C</b>	\$319.5	\$329.4	\$343.5	\$90.1	\$303.6
<b>Oshawa</b>	\$332.3	\$483.6	\$308.6	\$154.0	\$363.5
<b>P</b>	\$170.8	\$189.0	\$365.0	\$175.7	\$485.0
<b>Scugog</b>	\$13.2	\$28.0	\$24.4	\$23.3	\$52.9
<b>U</b>	\$53.1	\$23.6	\$26.0	\$31.6	\$40.6
<b>Whitby</b>	\$180.6	\$109.4	\$273.3	\$446.5	\$433.2
<b>D</b>	\$1,268.1	\$1,378.1	\$1,478.1	\$1,075.0	\$1,816.5

### 6.2 Share of New Residential Unit Permits

In 2020, 5,380 residential unit permits were issued in Durham, an increase of 2,250 units from 3,130 issued in 2019. Clarington accounted for 19.0 per cent, up from 9.3 per cent in 2019. The proportion of Durham's residential unit permits issued can be seen in Figure 19.

**Clarington accounted for 19.0 per cent of Durham's residential unit permits**

<b>Uxbridge</b>	93	27	24	40	83
<b>Whitby</b>	668	571	629	1232	1367
<b>Durham</b>	3845	4468	4729	3130	5380

### 6.3 Share of Non-Residential Building Permit Value

Durham’s total non-residential building permit value in 2020 was \$1.05 billion, an increase of \$100 million from \$899 million in 2019. Clarington accounted for 8.9 per cent of this value, double the 2019 share of 4.4 per cent. Pickering continues to have a large share of the value due to the Durham Live project, while Ajax saw a substantial increase with the new Lakeridge Health Long Term Care Home project being a major driver. The proportion of Durham’s non-residential building permit value can be seen in Figure 20.

29.4%

Figure 19: Proportion of new residential units issued in Durham, 2020.

Consistent with building permit value, the Lakeshore municipalities generally saw a dip in residential unit permits issued in 2019, with a strong rebound in 2020. The new residential units issued since 2016 can be seen in Table 11. It should be noted that the figures in Table 11 are obtained from the Region of Durham, leading to slight discrepancies between Table 11 data and Clarington permit data discussed earlier.

Table 11: Residential unit permits issued in Durham, 2016-20.

	2016	2017	2018	2019	2020
<b>Ajax</b>	805	438	568	239	293
<b>Brock</b>	14	132	117	204	114
<b>Clarington</b>	994	976	808	291	1020
<b>Oshawa</b>	903	1736	1263	552	1581
<b>Pickering</b>	347	540	1272	511	783
<b>Scugog</b>	21	48	48	61	139

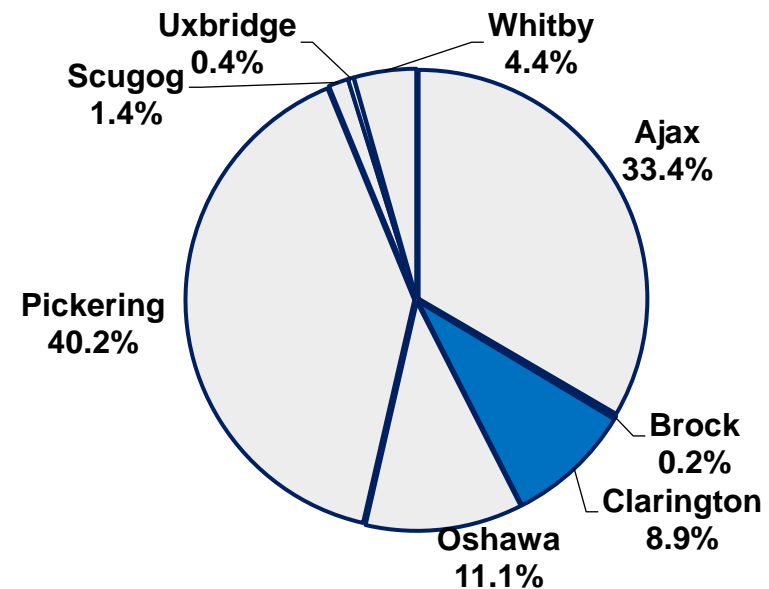


Figure 20: Proportion of non-residential building permit value in Durham, 2020.



By sector, the commercial and industrial segments accounted for the majority of permit value with a combined share of 73.8 per cent. All sectors excluding commercial, saw an increase in value. The non-residential building permit value in Durham by sector in 2019 and 2020 can be seen below in Table 12.

Table 12: Non-residential building permit value (millions) by sector in Durham, 2019-20.

	2019		2020	
	Value	% Share	Value	% Share
<b>Commercial</b>	\$615.6	68.5%	\$382.2	36.3%
<b>Industrial</b>	\$157.4	17.5%	\$394.7	37.5%
<b>Agricultural</b>	\$9.8	1.1%	\$10.2	1.0%
<b>Institutional</b>	\$102.3	11.4%	\$152.2	14.4%
<b>Government</b>	\$14.2	1.6%	\$112.8	10.7%



The newly completed Courtice Commons commercial development. Permits for the Food Basics, Shoppers Drug Mart and Dollarama were issued in 2020.

## 6.4 Non-Residential Floor Space Production in Durham

In previous years, the non-residential floor space production among the Lakeshore municipalities experienced yearly fluctuations but remained stable. In 2020 a large increase was seen in Pickering and Ajax due to the Durham Live and Lakeridge Health Long Term Care Home projects, respectively. Clarington's square footage production increased slightly in 2020 from 2019, but due to the large increase in other municipalities, its share dropped. The square footage production among the Lakeshore municipalities in Durham can be seen below in Figure 21.

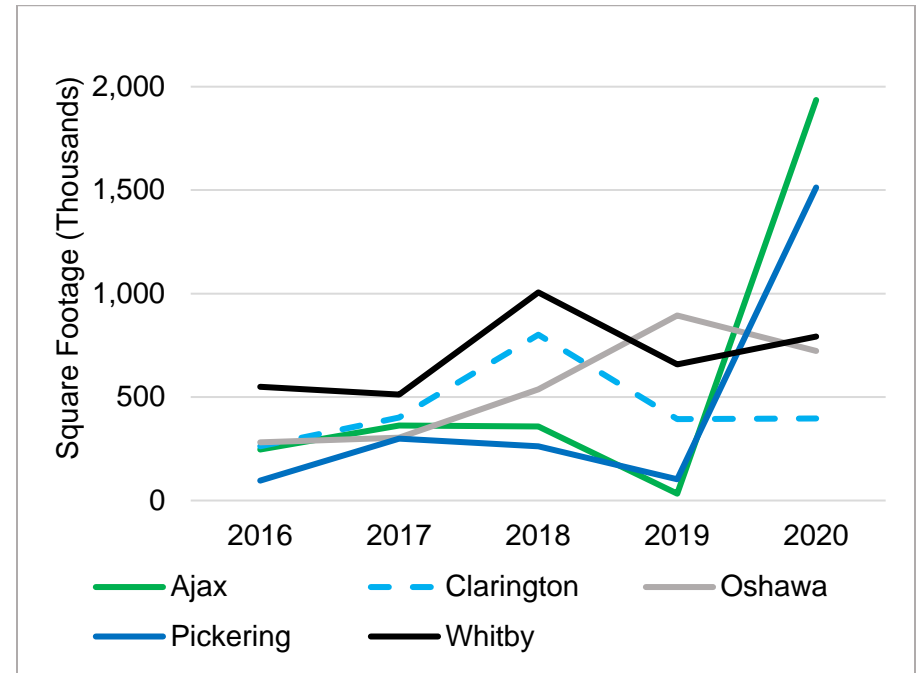


Figure 21: Durham Lakeshore municipalities non-residential floor space production, 2016-20.

## 7.0 Key Projects and Initiatives

### 7.1 Climate Change

The Municipality of Clarington is taking actions to respond to a changing climate. Since May 2019, and throughout 2020 the Municipal Interdepartmental Climate Change Working Group (ICCWG) and the Energy and Climate Change Response Coordinator have been working to strengthen municipal policies and practices to reduce greenhouse gas (GHG) pollution, identify and reduce climate change-related risks and vulnerabilities, improve corporate resilience to climate change, and safeguard community wellbeing.

In February 2020, Council passed a resolution, declaring a climate emergency. By declaring a climate emergency, the Municipality joined more than 400 Canadian municipalities and 1,300 local governments in 25 countries in committing to respond to climate change by reducing GHG emissions.

Throughout 2020 the Municipality continued to develop the [Clarington Corporate Climate Action Plan](#) (CCCAP). The CCCAP was endorsed by Council on March 1, 2021. The overall purpose of the CCCAP is to identify actions that enable the Municipality to both avoid the unmanageable and manage the unavoidable impacts of climate change. Over 70 staff from all departments worked to identify the risks that climate change presents to the Municipality and compile a list of achievable actions that the Municipality can take to respond to climate change. In total, staff identified 199 climate risks to the Municipality. 115 actions to respond to climate risks are included in the CCCAP.

The CCCAP sets a target to reduce corporate GHG emissions to 35% below 2018 baseline levels by 2030 and to achieve net zero emissions by 2050. The CCCAP is a living document that

will be reviewed annually and updated every 5 years to incorporate the best available science and best practices to respond to climate change. The ICCWG is currently developing an action-specific implementation guide that will guide the implementation of climate actions over a 5-year term.



*Flooding in Port Darlington, an example of the impacts of extreme weather events.*

In January 2020, Clarington received notice of its successful application to the Zero Emissions Vehicle Infrastructure Program, for the installation of community Electric Vehicle (EV) charging stations. Throughout 2020, staff prepared detailed design plans of the EV station sites and coordinated procurement with the Region of Durham. In November 2020,

work was completed on the installation of 2 EV stations for fleet at Fire Hall 1. The remaining 5 EV charge station installation work will be completed spring 2021.

In June 2020, staff collaborated on a second application to the Zero Emissions Vehicle Infrastructure Program which is intended to fund the purchase and installation of EV stations for workplaces and fleets for light-duty vehicle fleets only. Staff will announce whether the application successful in Q3 of 2021.

The Municipality is collaborating with the Durham Region to support community-level climate action through the Durham Community Climate Adaptation Plan (DCCAP) and the Durham Community Energy Plan (DCEP). Both the DCCAP and DCEP are being led by the Region and were endorsed in principle by Clarington Council in 2017 and 2019, respectively.



*Electric Vehicle (EV) charging stations at the newly completed Courtice Commons commercial development.*

The DCCAP is a region-wide plan to prepare the community for climate change and extreme weather. Floodplain mapping is a key initiative currently being undertaken within the DCCAP.

The DCEP is an action-oriented plan that defines region-wide energy priorities to reduce greenhouse gas emissions. It seeks to accelerate the transition to a clean energy economy in Durham, while achieving economic, environmental and social benefits by following a low carbon pathway for energy production and use. The low carbon pathway supports the Region's target to reduce greenhouse gas emissions by 80 per cent by the year 2050. The development of a District Heating Prefeasibility Study is an initiative currently being undertaken within the DCEP.

In addition to Clarington's collaboration with Durham Region, it has initiated partnerships with other organizations and institutions. In December 2020 the Municipality initiated a research partnership with the University of Guelph and the Clarington Board of Trade to identify strategies and best practices that that can be adopted to integrate climate change, environmental sustainability and social justice considerations into local economic development initiatives. Furthermore, In December 2020 the Municipality successfully completed a research partnership with Trent University Durham Campus to identify the barriers and opportunities to support community EV adoption.

## **7.2 Zoning By-Law Review**

Locally, the Municipality continues work on its comprehensive zoning by-law review project – Zone Clarington. Through this initiative, the Municipality is conducting a complete review of the two existing zoning by-laws to ensure the Official Plan policies are implemented through a new zoning by-law. Consultation on a first draft of a new zoning by-law for Clarington's Rural areas has concluded, and feedback received will inform the preparation of a second draft, anticipated for release in late 2021.



### 7.3 Secondary Plans

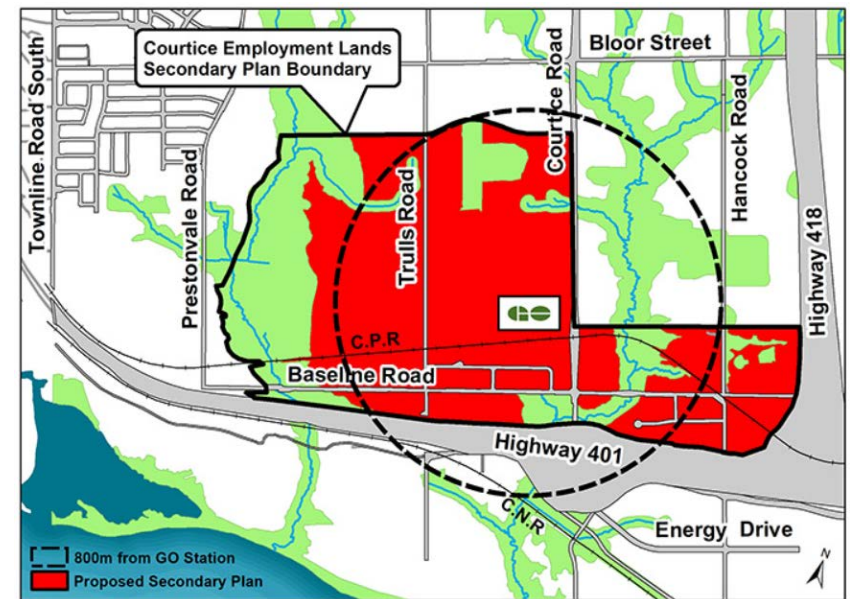
To support the development of complete communities, the Municipality of Clarington implemented Secondary Plan policies within the Official Plan. A Secondary Plan is a detailed land use and policy framework for a specific geographic location which provides more direction than the general designations of the Official Plan.

Secondary Plans guide residential, commercial, employment and industrial development for Clarington to the year 2031 and beyond. There were 11 Secondary Plans underway in 2020 (Figure 20). Detailed information about the Secondary Plans can be found [here](#).

In 2020, Clarington held the second public consultation meeting for the [Courtice Waterfront and Energy Park Secondary Plan](#). The Energy Park is currently home to the Darlington Energy Complex and the Durham York Energy Centre. The 2019 announcement by Ontario Power Generation to relocate their headquarters to Courtice will bring over 2,000 jobs to this area. This move will spur the growth of an energy employment cluster to attract additional jobs to this area. Combined with the employment growth, the Municipality will also create a premium Municipal-wide park with a mix of amenities along the Courtice waterfront.

Clarington has initiated a Secondary Plan for the employment lands located in the south end of Courtice. These lands also include the future Courtice GO Station which the Metrolinx Board of Directors endorsed in February 2020. The location of the Courtice GO Station is within lands designated as a Transportation Hub in the Clarington Official Plan and a Provincial Major Transit Station Area. The [Courtice Employment Lands and Major Transit Station Area Secondary Plan](#) will guide

this area's growth as it transforms into a major employment, mixed-use, and transportation hub for Courtice, capitalizing on the opportunity for Transit-Oriented Development.



*Courtice Employment Lands Secondary Plan boundary map.*

The [Southeast Courtice Secondary Plan](#) was adopted by Council in December 2020 and is now waiting for approval from the Region of Durham. The transit-oriented neighbourhoods proposed by the Southeast Courtice Secondary Plan will include a diverse range of housing located within walking distance of shopping, services, schools and amenities. It will include a variety of densities and mix of uses along Bloor Street and Courtice Road. A linked system of parks and trails will support ease of pedestrian movement throughout the area.

Lastly, Public Meetings were held for both the [Southwest Courtice](#) and [Brookhill](#) Secondary Plans; an important step in integrating the communities vision within the plans.

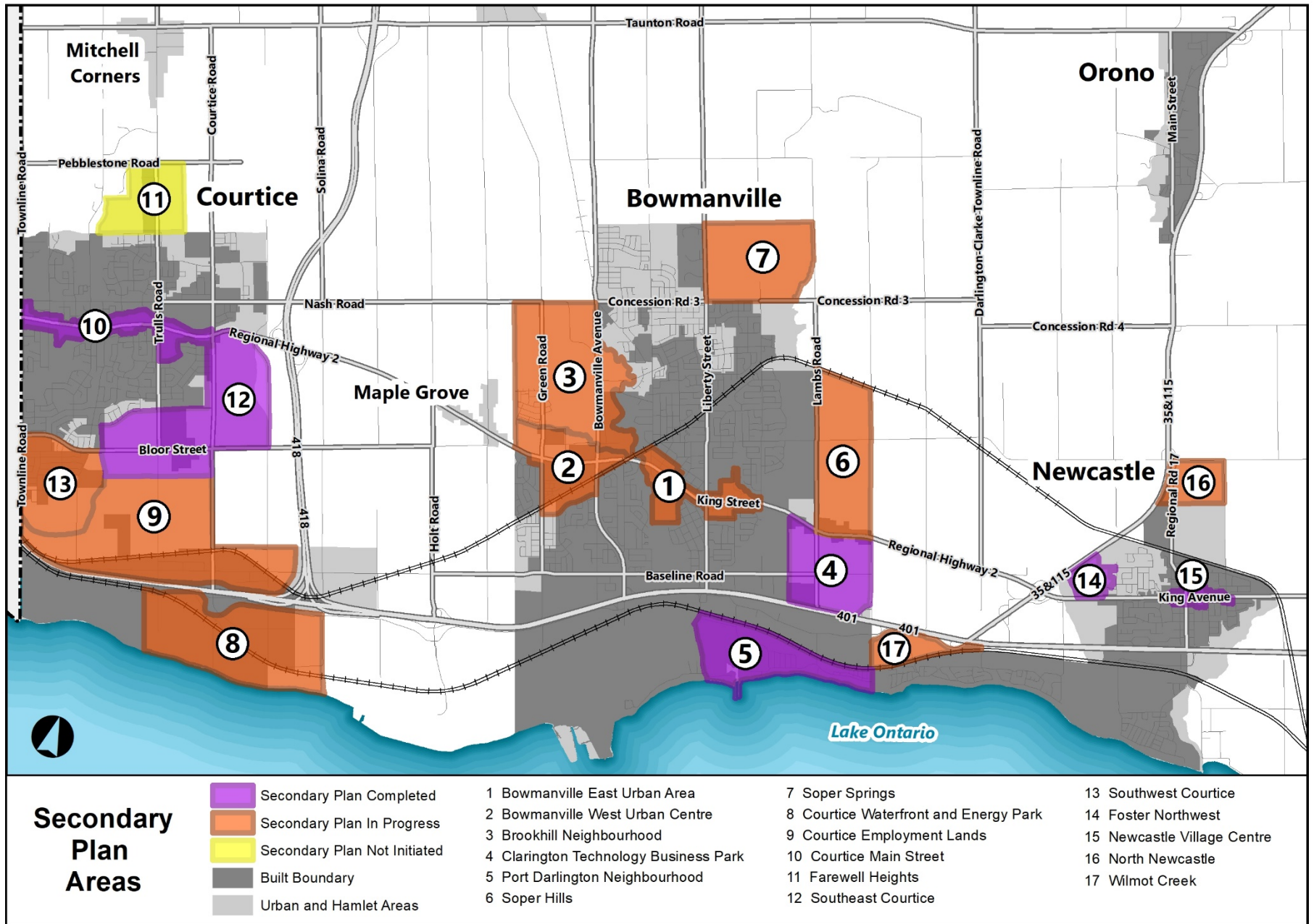


Figure 22: Map of Secondary Plan areas, 2020.



## 7.4 Affordable Housing

Clarington's strategy for providing affordable housing is aligned with policies set out by the National Housing Strategy (2017), A Place to Grow (2019), Provincial Policy Statement (2020), and the Durham Region Official Plan.

Clarington's definition of affordable housing is consistent with the Region of Durham's: for home ownership, affordable is defined as not exceeding 30 per cent of gross annual household income, or at least ten per cent below the average purchase price of a resale unit in the regional market area, and for rental housing, affordable unit rent does not exceed 30 per cent of gross annual household income or is at or below the average market rent in the regional market area.

Clarington established an [Affordable Housing Task Force](#) (AHTF) in 2018 to provide recommendations to Council on issues related to affordable rental housing for both low/moderately-low income households and seniors. In 2019, working in conjunction with the AHTF, Clarington released an initial blueprint for the [Affordable Housing Toolkit](#), which focused on creating land-based incentives, financial incentives, and regulatory tools (such as expedited approval process) for all qualifying affordable housing projects.

Two affordable housing projects in Clarington have received funding from the Region of Durham. A four-storey, 75-unit affordable rental apartment located at 1505 Bowmanville Ave. was completed in 2020 and building permits were issued in 2019 for a three storey, 37-unit addition to the Parkview Seniors Lodge located at 165 & 153 King Ave E. Construction is underway on the latter. Additionally, in 2019 the Ministry of

Municipal Affairs and Housing issued a [zoning order](#) for the relocation and expansion of the long-term care facility, Glen Hill Strathaven. The new facility will have 224 long-term care beds and will employ 450 full- and part-time staff.



*Rendering of the Parkview Lodge expansion.<sup>26</sup>*

Clarington worked extensively on the [Affordable Housing Analysis](#) in tandem with the [Southeast Courtice Secondary Plan](#). The analysis, released in May 2020, concluded that approximately 13% of units within this Secondary Plan will need to be non-market units affordable to households making less than \$40,000 per year in order to provide housing options for lower income residents. An additional 13% of total units will need to be encouraged as market rental to diversify housing options. In order to achieve these goals, the Southeast Courtice Secondary Plan included policies prioritizing and incentivizing affordable housing.<sup>27</sup>

<sup>26</sup> Barry Bryan Associates. (2021). *Parkview Seniors Affordable Housing Development*.

<sup>27</sup> AECOM. (2020). *Municipality of Clarington, Ontario Southeast Courtice Secondary Plan and Environmental Assessment*.

## 8.0 Summary and Short-Term Outlook

### 8.1 Residential Building Activity

After a large dip in 2019, Clarington's residential building permit value rebounded strongly, increasing from \$89.7 million in 2019 to \$304.6 million in 2020. Residential unit production improved as well with 994 new permits issued in 2020 compared to 284 in 2019. This was the third highest amount of residential unit permits issued since 1993. The Durham Region also saw a recovery in 2020, with an increase of \$700 million in residential building permit value for a total of \$1.8 billion in 2020. Clarington nearly doubled its share of residential permit value, increasing from 8.4 per cent in 2019 to 16.7 in 2020 and experienced the largest growth in residential building permit value within Durham Region from 2019. Clarington accounted for 19.0 per cent of the 3,130 residential unit permits issued in 2020, up from the 9.3 per cent in 2019.

Clarington's housing prices continued to increase and experienced a large surge in 2020. This was most likely due to COVID-19 exacerbating the already growing demand in Clarington. In 2020 the average single detached house price in Clarington was \$756,600, an increase of 22.8 per cent from \$616,000 in 2019.

Despite the challenges presented by COVID-19, Clarington's housing market performed well, mirroring trends seen in the GTA. Demand in Clarington increased, and builders continued to apply for permits despite the uncertainty posed by the pandemic. COVID-19 accelerated the existing trend of movement away from city centres and into suburban areas, further driving local demand. Consumer behavior has changed as households are seeking more space to work from home, driving single detached price growth.

Although the GTA housing market performed well, the pandemic did not affect everyone equally. Households who were able to adapt well to working from home adjusted better compared to those working in the hard-hit sectors, particularly the services. As a result, the rental market took a hit which was further exacerbated by the decrease in student and immigrant demand.

Combined with the growing house prices, affordability has become an increasingly important problem that requires unique solutions. Clarington has responded by creating the Task Force on Affordable Housing which developed the Affordable Housing Toolkit to investigate incentives for affordable housing. Work has already been completed to increase Clarington's affordable housing supply; a new affordable housing project was completed at 1505 Bowmanville Ave. in 2020 and the newly adopted Southeast Courtice Secondary Plan includes several policies incentivizing affordable housing.



*Proposed townhouse subdivision at Nash Road and Richfield Square, Courtice.*

### 8.2 Non-Residential Building Activity

The total non-residential building permit value in 2020 was \$93.7 million, an increase of 134.8 per cent from \$39.9 million in 2019. The industrial and government sectors saw significant

increases, driven by the Newcastle Water Supply Plant and the EastPenn warehouse. The commercial, agricultural and institutional sectors saw modest declines reflecting normal fluctuations.

Durham’s total non-residential building permit value in 2020 was \$1.05 billion, an increase of \$151 million from \$899 million in 2019. Clarington accounted for 8.9 per cent of this value, double the 2019 share of 4.4 per cent. Durham’s non-residential floor space production rose dramatically in 2020 due to large projects in Ajax and Pickering. Clarington’s square footage production increased slightly in 2020 from 2019, but due to the large increase in other municipalities, it’s Durham share dropped.

### 8.3 Short-Term Outlook

Clarington is uniquely positioned for future growth within Durham Region. Major infrastructure projects such as the newly completed 407 extension and the proposed GO Transit Lakeshore East line expansion will provide a strong connection to the GTA, while major economic drivers such as the OPG headquarters relocation, EastPenn relocation, and new Toyota Eastern Parts Distribution plant will provide jobs to Clarington’s growing population and drive demand for housing.

Clarington has been working to accommodate the expected growth, and 11 Secondary Plans are under development. Furthermore, provincial policy updates will shape the way Clarington plans for the future. The new PPS and Growth Plan, direct municipalities to focus on developing within built up areas and providing a wider range of housing types and tenure. Going forward these policies will be reflected in Regional and Municipal planning.

The strong growth experienced in 2020 is expected to continue through 2021. In 2020, the Planning and Development Services

Department received 145 development applications, of which there was 2,553 new housing units and 21,772 square metres of industrial and commercial space proposed.<sup>28</sup> A breakdown of the development applications is provided in Figure 23.

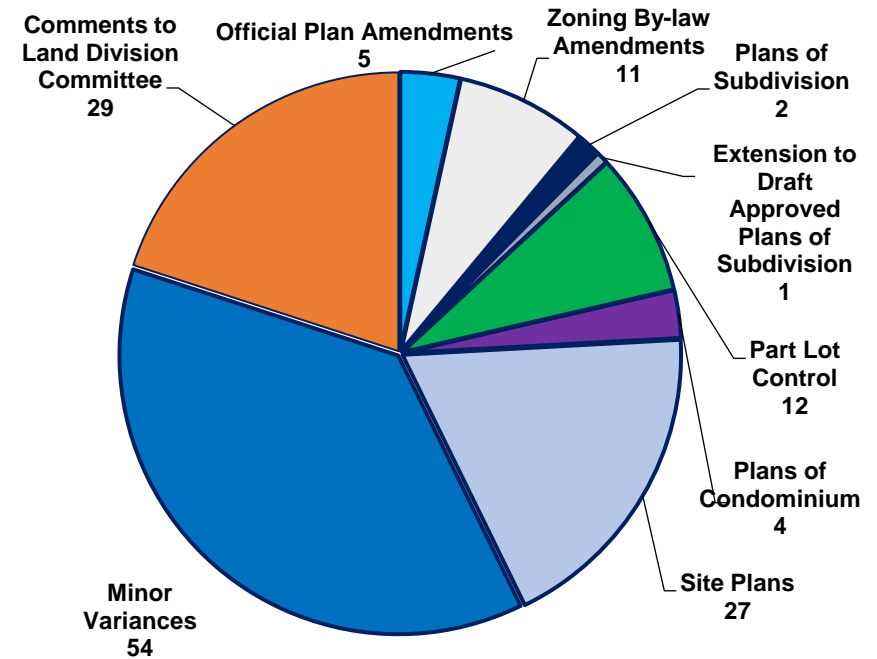


Figure 23: Development applications breakdown, 2020.

Some of the [anticipated projects](#) for 2021 include:

- A residential development including an 88 unit six storey apartment and 125 townhouse units at the southeast intersection of Boswell Drive and Brookhill Boulevard, Bowmanville.
- A 3,459 square metre industrial building at 505 Lake Road, Bowmanville, containing two floors with both office and storage space.

<sup>28</sup> Municipality of Clarington. (2021). *Development Applications – 2020 Annual Report*.

- A 194 unit residential subdivision consisting of 53 single detached units, 36 townhouse units, and two blocks with stacked townhouses and mid-rise apartment buildings totaling 105 units, at Green Road and Ross Wright Avenue, Bowmanville.
- A residential subdivision containing 78 townhouse units at Nash Road and Hancock Road with an extension on the future extension of Moyse Drive in Courtice.
- A residential subdivision containing 17 townhouse units at Nash Road and Richfield Square, Courtice.
- A residential development containing 28 townhouse units on Lawson Road, Courtice including a future condominium.
- A 151 lot residential subdivision, containing 85 single detached and 66 townhouse units within an extension of Tabb and Broome Avenue, Courtice.
- A three storey residential apartment building at Nash Road and Trulls Road, Courtice.
- The on-going Courtice Commons mixed-use development at the southeast corner of Trulls Road and Highway 2; future development will include a six-storey residential apartment building.
- The on-going mixed-use development at Bloor and Townline, containing a two-storey commercial plaza, Tim Hortons, Shell gas station and an eight storey residential building.

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