



# BOUSFIELDS INC.

Project No. 22354

December 1, 2022

Carlos Salazar  
Director of Community Planning and Infrastructure Services  
Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street  
Bowmanville, ON L1C 3A6

Dear Mr. Salazar:

**Re: Affordable Housing Proposal  
Community Infrastructure and Housing Accelerator  
200 Baseline Road West, Bowmanville**

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We are planning consultants to Habitat for Humanity Greater Toronto Area and Durham Region Non-Profit Corporation with respect to the above-noted matter.

On their behalf, we have been asked to comment on the appropriateness of the proposal generally and the use of the Community Infrastructure and Housing Accelerator process specifically.

In our opinion, the proposed affordable housing development, consisting of a mix of low-rise stacked townhouse, back-to-back townhouse and apartment building forms, is an appropriate and desirable use of the lands and would be compatible with surrounding residential uses to the north and west, as well as with the open space/environmental uses to the east and the employment uses to the south. We agree with staff's opinion expressed in Report PSD-058-22 that the proposed housing development conforms to all Provincial Plans, the Regional Official Plan and the Clarington Official Plan.

Further, it is our opinion that the use of the Community Infrastructure and Housing Accelerator (CIHA) process is appropriate in this instance. In this regard, it is important to emphasize that the CIHA process outlined in Section 34.1 of the Planning Act is a "bottom up" process and is fundamentally different than the Ministerial Zoning Order (MZO) process in Section 47 of the Planning Act. In particular, Section 34.1 specifically requires that the process be initiated at the request of a municipality through the adoption of a resolution by the local council, provides for community and stakeholder consultation and requires that the amendment be in the form of a municipal zoning by-law.

When used in appropriate circumstances, it is our opinion that the CIHA process is in the broad public interest because it can help to deliver desirable and important development

projects, such as affordable housing projects, in a streamlined manner that helps to deliver community benefits more expeditiously, thereby reducing development timing and associated costs.

In the specific circumstances of this proposal, it is our opinion that the use of the CIHA process is appropriate and desirable for the following reasons:

- The proposed affordable housing development is in the public interest. There is a recognized need for more affordable housing throughout the Greater Toronto Area and in Clarington in particular. The proposed form of development, consisting of a mix of apartment and grade-related townhouse units, will provide affordable housing for a wide range of household types, including families.


The CIHA process provides for a streamlined development approval process that will deliver needed affordable housing more quickly, with associated cost savings for proponents that can be passed through to the residents of the development.

- The proposed form of development is compatible with adjacent low-rise residential uses given that it consists of low-rise buildings. In circumstances where the proposed form of development is more intensive, for example with high-rise development, there is the potential for built form impacts (e.g. shadowing, overview) that could potentially benefit from a longer and more involved public process. However, given the low-rise built form in this case, there is no such need.
- Public input, although streamlined as compared with the full municipal rezoning process, will continue to be a part of the review process. The public process in this case will include both the public meeting to be held on December 5<sup>th</sup> as well as consideration of public comments through the Site Plan Approval process.

We trust that the foregoing is satisfactory for your purposes. However, should you have any questions or require any additional information, please do not hesitate to contact me.

Yours very truly,

**Bousfields Inc.**



Peter F. Smith B.E.S., MCIP, RPP