



**Durham Region Home Builders' Association**  
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May 14, 2020

Tracey Webster  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, Ontario L1C 3A6

**Re: Bowmanville Character Study/Bylaw to amend Bylaw 84-63**

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The Durham Region Home Builders' Association (DRHBA) proudly represents over 170 member companies and is the voice of the residential construction industry in Durham Region.

Members of and representatives from the Durham Region Home Builders' Association have reviewed the Bowmanville Character Study and the proposed bylaw designed to replace bylaw 84-63, and have several concerns that we would like to bring to your attention.

While we understand that the bylaw amendment is designed to retain the existing character of this section of Bowmanville, we feel that it is too restrictive and will ultimately have a negative impact, not only on the redevelopment projects to take place in the future, but also for the municipality itself.

For the purposes of clarity, we will focus on the proposed bylaw.

**Section 1. a) ii)**

Establishing a building line<sup>2</sup> means the average yard setback from the street line to existing principal buildings on one side of the street measured a minimum of four lots on either side of the lot within the same zone category.

*DRHBA feels that this should include a minimum of 6m or lesser as allowed in an exception.*

**Section 1. b) ii) Yard Requirements**

*DRHBA believes that a two story dwelling should be permitted with a 1.2m setback.*

**Section 1. c) Lot Coverage (maximum)**

*DRHBA believes that bungalows should be permitted at 45%, dwellings 1.5 storeys or less including "bungaloffs" should be 40%, and dwellings greater than 1.5 storeys should be 35%. With a mandate for more intensification, the lot coverage percentages need to be lower to allow for this.*

**Section 1. d) Landscaped Open Space (minimum)**

*DRHBA feels strongly that the front yard landscaped open space should be reduced to 40%, which must be softscape. Reducing this by 10% will allow a 11.0m lot to have two car driveway. This not only increases the value of the home, but will help lessen street parking.*

**Section 1. e) Building Height (maximum)**

*DRHBA is concerned that the current proposed building height is only suitable for tiny houses, and the maximum should be increased to 10.0 metres for both Overlay 1 and 2.*

**Section 1. f) Special Regulations**

*These regulations appear to be in place to prevent a dwelling from having a three car garage or oversized garage doors. DHRBA feels that these regulations should be changed to say that "an attached garage shall not exceed 7.5m and..." and that section c) should be changed to 40% of the front lot line. We also believe that clause ii) should be removed altogether, and have concerns that clause iii) does not take into account walkout basements and walkout deck lots.*

Overall, the Durham Region Home Builders' Association is concerned that it is unfair to levy these restrictions on a specific area of Bowmanville, which may reduce the value of these properties and hinder designs on new redevelopment projects. While we respect that the planning department would like to maintain a certain look and style of the area, we believe that it is possible to design homes that complement the existing area without many of these restrictions.

We appreciate you taking the time to consider our concerns and we are available to answer any questions you may have and look forward to further communications with you on this matter.

Sincerely,



Stacey Hawkins  
Executive Officer  
Durham Region Home Builders' Association

cc:  
Clarington Planning and Development Committee  
Johnathan Schickedanz, president, DRHBA  
Tiago Do Couto, vice-president, DRHBA