



**Certified Candidates for the  
Clarington Municipal Election**

# Clarington

## Candidates for Mayor



**Candidate:** Adrian Foster  
**Position:** Mayor  
**Incumbent:** Yes  
**Contact Info:**  
adrianfoster@sympatico.ca

**1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?**

Clarington has recognized delays in processing applications and is currently reorganizing to address the problem. I will continue to strongly support and encourage those efforts. I will also support the very apparent need to properly staff and resource the Planning Department.

I'll revisit the "Developers' Round Table" that I established a few years back with CBoT to facilitate collaboration between the industry and the municipality. We need to have ongoing dialogue regularly, not just before elections. If we work together, learn from each other and jointly advocate for helpful change at the Province, we can make meaningful change.

**2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?**

Government and Industry need to do a far better job of public education. I believe the OBCM (Clarington is a member) can successfully co-ordinate efforts by the Province, municipalities and industry to direct meaningful and coordinated messaging to address both NIMBYism and BANANAism (Build Absolutely Nothing Anywhere Near Anything). I will support MZO's where it is apparent that a project is aligned and compliant with the applicable rules and policies. I support, where appropriate, identifying and delegating 'housekeeping' items like removal of holding symbols from Council to staff, to limit pointless reports and delays.

**3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?**

Municipalities generally have very little surplus land and Clarington has already taken steps to make ours available for affordable housing. Pressure needs to be stepped up to make the federal and provincial governments make good on their promises to make surplus land available.

Programs need to be considered to facilitate and encourage redevelopment or enhanced development of strip malls and plazas. These properties could offer significant vertical housing supply on valuable, serviced land, exactly where we want to see higher density.

Lastly, we need to listen to and fully consider the industry's suggestions in addressing all of the above.

# Clarrington

## Candidates for Mayor

**Candidate:** Tom Dingwall  
**Position:** Mayor  
**Incumbent:** No

Did not respond to questions.

**Candidate:** Joe Neal  
**Position:** Mayor  
**Incumbent:** No

Did not respond to questions.

**Candidate:** Mirko Pejic  
**Position:** Mayor  
**Incumbent:** No

Did not respond to questions.

# Clarington

## Candidates for Regional Councillor - Wards 1 & 2



**Candidate:** Bernard Sanchez  
**Position:** Regional Councillor - Wards 1 & 2  
**Incumbent:** No  
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**1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?**

Inefficiencies around planning approval and permit process represents substantial costs / delays to home builders, as identified by Minister Clark. Red tape has become the single most important point of failure. The new act will entice municipalities to reduce inefficiencies in the planning process. Minister Clark has rightfully introduced severe penalties if processes are not expedited. As a businessman running for regional councillor wards 1/2, I will work to eliminate red tape, becoming the champion of development in our Clarington community. I will support the new planning director and ensure he has necessary tools and staffing.

**2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?**

When it comes to affordable housing, people are looking at the way these projects were built 30 years ago. In speaking to developers, I have learned many NEW and INNOVATIVE ways to build affordable housing, which would change NIMBYism, through quality, sustainability and looks. A project well positioned and presented could change perception. As a municipality we need to reduce application / permit processing times and fees, then savings can be realized in the cost of building a home. With my international experience and business background, I look forward to helping the municipality and builders work together to make homes more affordable.

**3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?**

Due to regulation 80% of lands are regulated by green belt. Only 20% may be buildable. To assist we need to use any and every tool to build. Private sector could increase the housing supply by benefiting from the numerous privately held lands in Clarington. Studies to that effect are underway in several neighborhoods. Density can be increased by converting wherever possible single homes into duplexes / multi plexes, or by the conversion of other types of apartments (ie multi-generation). As regional councillor I will be the champion to improve home affordability and look at what tools to use best.

# Clarington

## Candidates for Regional Councillor - Wards 1 & 2

**Candidate:** Granville Anderson  
**Position:** Regional Councillor - Wards 1  
& 2  
**Incumbent:** No

Did not respond to questions.

**Candidate:** Janice Jones  
**Position:** Regional Councillor - Wards 1  
& 2  
**Incumbent:** No

Did not respond to questions.

# Clarington

## Candidates for Local Councillor - Ward 1



**Candidate:** Sami Elhajjeh  
**Position:** Local Councillor - Ward 1  
**Incumbent:** No  
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**1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?**

As a Courtice resident for almost 20 years, I've seen many changes to our community. Though in support of homes to meet the current demand, I also support the improvement of local infrastructure; everything from roads, to community centres, to parks, trails and even the local arenas.

I will support the municipalities planning authority, and committees to improve the development processes. As the local ward 1 councillor, I would also support the hiring of staff in order to create more efficiency, as there are many developments proposed in the coming years. Also, I would support the engagement of employers to minimize the potential of employees turning down job opportunities due to lack of housing in the local community. Many employers are open to the idea of 'employer assisted housing program' and that could certainly be an idea, I and the municipality would support.

**2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?**

I am a firm believer that development should match existing/current adjacent neighbourhoods. I will support higher density development along transit

routes such as Highway 2; this will ensure the existing feel of a neighbourhood is honored. I will also ensure my availability to hear from property, & home owners to ensure an amicable solution is met. I also would support ideas like: Local governments providing incentives for employer investment in housing or help facilitate donations of employer-owned land for housing. Local governments can also be directly involved as major employers themselves by offering programs for their own workers, such as down-payment assistance or other resources. With respect to the 'missing middle'; These denser housing types are potentially urgently needed to increase supply and help mitigate affordability challenges, particularly multifamily rental housing options. Upzoning existing zones allows higher density development through increased building heights, reduction in minimum lot sizes, higher unit-per-acre maximums, and similar standard changes. It also means allowing multi-family properties in zones where single-family properties are also allowed. All the above can be supported by local council, while at the same time listening to current residents' voices to maintain 'look and feel' of the existing neighbourhoods.

**3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?**

To improve housing affordability we need better alignment of zoning, taxes, and communication strategies with land owners. We can take a look at vacant non-essential publicly owned underutilized land and look for ways to collaborate with developers to develop and free up land to accommodate growth. It would also be beneficial to maintain dialogue with land owners in order to discuss future housing developments. This could potentially decrease nimbism especially if community residents are involved in the dialogues.

# Clarington

## Candidates for Local Councillor - Ward 1

**Candidate:** Steven Conway  
**Position:** Local Councillor - Ward 1  
**Incumbent:** No

Did not respond to questions.

**Candidate:** Robert Livingstone  
**Position:** Local Councillor - Ward 1  
**Incumbent:** No

Did not respond to questions.

**Candidate:** Larey Reynolds  
**Position:** Local Councillor - Ward 1  
**Incumbent:** No

Did not respond to questions.

# Clarington

## Candidates for Local Councillor - Ward 2



**Candidate:** Lloyd Rang  
**Position:** Local Councillor -  
Ward 2  
**Incumbent:** No  
**Contact Info:**  
lloyd@votelloydrang.ca

**1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?**

I'm encouraged that the province will be looking at the 250,000 units approved provincewide and not built -- unlocking those units is key. I'm happy Clarington has focused on medium density, low rise and infill housing, and greenspace like the Zoo Park -- because we need affordable mixed-use alternatives and greenspace for recreation and flood-control/climate mitigation as described by the IBC. Clarington should focus intensification along the VIA Rail/GO Train areas, and south to the water. I'd also like to see more resources put into planning in Clarington -- and more park space set aside, period.

**2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the**

**missing middle?**

I choose to see it differently. In Clarington, I see people who have moved to town to enjoy a particular quality of life that is small-town and community-minded. No one who lives here wants to see their community turn into Mississauga -- and who can blame them? And there are farmers and agribusiness that are proud of their work and their land stewardship and want to see that passed on to their kids -- and again, who can blame them? So the solution needs to balance the needs of the people who live here with the needs of the people who want to live here.

**3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?**

We need to look at Clarington's opportunity along the VIA Rail/GO Train areas, and south to the water - and the opportunities that provides without giving up our valuable and soil-rich farmland. We need to remember that the transportation corridor already has services running to it - water, sewage, hydro - these are all factors to consider when working with developers and keeping affordability costs low. I would encourage a strong mix of green among new developments, which is appealing to new home buyers and gives value to properties. Ultimately, we're going to grow -- and how we grow is up to us.



# Clarington

## Candidates for Local Councillor - Ward 2



**Candidate:** Ryan Kerr  
**Position:** Local Councillor -  
Ward 2  
**Incumbent:** No  
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**1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?**

The leadership team at regional headquarters and all elected officials to jointly focus on this as a top priority during a four-term. This project team would be needed to work within focused protocols to ensure municipal goals stay on track (political processes and approval plans tend to bottleneck). Create urban planning and engineering projects related to strategic plans that Ontario Tech & Durham College teams can take part to help offset consulting costs.

**2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?**

As we begin to answer the call of a growing region, the new builds will challenge existing residents as the new residents become excited to move in,

not everyone will want a new condo development happening in their backyard for the duration. We need to focus on both outdoor/greenspace projects simultaneously with the new developments. For example: announcing the repair of the Bowmanville boat launch and re-opening, while also approving a new large multi-complex build.

**3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?**

My strategy for this would be to focus on the underutilized employed area of Clarington. Based on last census, 21% of Clarington's development area is underutilized, 52 hectares of that land is fully serviced (water, sewage installed). I would motion to work with a reputable builder to create a specific fully designed community that has homes, recreational and green spaces planned into it at affordable prices and non-investment type homes. (Example of this is Watercolour Westport). In addition, convert idle office spaces in Durham Region into affordable rental housing (approving zoning).

# Clarington

## Candidates for Local Councillor - Ward 3



**Candidate:** Marven Whidden

**Position:** Local Councillor -  
Ward 3

**Incumbent:** No

**Contact Info:**  
marvenwhidden@gmail.com

**1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?**

As a councillor I would address duplication and streamline processes for projects that pose little risk to the environment while ensuring we have adequate staffing to deal with issues in a timely manner such as a one-stop-shop. I would ask staff and council to adopt policies that follow the provincial government's policies on speeding up affordable housing. As someone who hasn't been on council, I would consult with experts such as staff, DRHBA and our provincial government to adopt best practices in ensuring affordable housing isn't unnecessarily delayed.

**2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?**

We need to go back and draw on historical information to demonstrate how communities change over time. As a council we need to promote and educate residents on misconceptions. By encouraging staff to create a working partnership with the industry on education we can provide residents with facts over myths. As our population increases, even more so when the GO train is here, there will be more of a need for multigenerational housing to support cultural needs and people with disabilities. This will also help families cut costs on daycare and personal care.

**3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?**

The first thing we need to do as a council is make affordable housing a priority. We need to identify and take inventory of our under-utilized and surplus land across Clarington. Land costs make owning a house out of reach these days for a lot of families. Council can offer surplus or under-utilized property at a discounted price when used for affordable housing. We need to ensure that land sold to private and non-profit developers is used to develop affordable housing and mandate that it remains affordable for residents. By reducing land costs, project feasibility is increased which will enable developers to reach new home owners at lower income ranges.

# Clarington

## Candidates for Local Councillor - Ward 3

**Candidate:** Glenn Baswick  
**Position:** Local Councillor - Ward 3  
**Incumbent:** No

Did not respond to questions.

**Candidate:** Corinna Traill  
**Position:** Local Councillor - Ward 3  
**Incumbent:** Yes

Did not respond to questions.

# Clarington

## Candidates for Local Councillor - Ward 4



**Candidate:** Jim Abernethy  
**Position:** Local Councillor -  
Ward 4  
**Incumbent:** No  
**Contact Info:**  
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**1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?**

Municipal Affairs & Housing Minister Clark has identified Municipal Planning Departments have become the gatekeepers of development in Ontario. This bottleneck is the result of the layers of bureaucratic red tape built into the planning process over the last 30 years.

Minister Clark has introduced legislation to change the Ontario Planning Act. These changes will reward municipalities which meet approval timelines set by the province, and penalize those which do not.

Municipal Councils will have a choice between a carrot, or the stick. I will work with Council & Staff to ensure Clarington receives the carrots, not the stick.

**2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the**

**missing middle?**

The cost to build a new home consists of these costs: land, development applications permits & fees, building materials, labour, taxes and profit. The Home Development and Building Industry are the private sector. They pass on the increases of these costs to the home buyer. A Municipal Council controls the time to process a development application and related costs, including permits & fees; estimated to be in excess of 35% of the cost to build a house. Reducing application processing timelines, permits and fees is one tool Clarington Council can use to make ALL homes "affordable".

**3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?**

Clarington is the "Eastern Gateway" to the GTA. Clarington is fortunate to have ample privately held lands on which the private sector could increase the housing supply.

Currently, Clarington has in excess of 6 Neighbourhood Studies underway. Other municipalities may not be so fortunate. However, every municipality has areas in which densities can be increased with the creation of "in-fill" lots, along with the conversion of single-family homes into duplexes or the addition/conversion of "granny" apartments. I am looking forward to becoming a Member of Clarington in order to use the tools our Council has at its disposal to make homeownership more affordable.

# Clarington

## Candidates for Local Councillor - Ward 4

**Candidate:** Christy Gunaratnam  
**Position:** Local Councillor - Ward 4  
**Incumbent:** No

Did not respond to questions.

**Candidate:** Margaret Zwart  
**Position:** Local Councillor - Ward 4  
**Incumbent:** Yes

Did not respond to questions.