

## HAF Agreement and Action Plan Summary Burlington, Ontario

### Summary of Agreement Targets and Funding

*Status as of February 18, 2025*

<b>Overall Permitted Unit Targets (3 years)</b>	<b>2,724</b>
Units expected without HAF (baseline)	<b>2,106</b>
Units incented by HAF (HAF-incented)	<b>618</b>
Municipality's 10-year unit projection	<b>5,335</b>

<b>Permitted Unit Targets with Breakdown</b>	<b>Total Target</b>	<b>Year 1 Forecast</b>	<b>Year 1 Progress</b>
Housing Supply Growth Target	<b>2,724</b>	<b>738</b>	<b>1,198</b>
<ul style="list-style-type: none"> <li>Multi-Unit housing units in close proximity to rapid transit</li> </ul>	0	<i>Note: there are no annual forecasts for different unit types.</i>	0
<ul style="list-style-type: none"> <li>Missing middle housing units</li> </ul>	1,047		62
<ul style="list-style-type: none"> <li>Other multi-unit housing units</li> </ul>	1,294		1,068
Affordable Housing Units	229		0

### HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$21,156,284.60
Annual advance amount	\$ 5,289,071.15

CMHC has reviewed Burlington's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

## Summary of Initiatives and Milestones

### Initiative 1: Streamlining Planning and Building Approval Process

Reducing approval times by simplifying the development approvals process.

- Burlington will invest in process improvements and technology solutions to streamline and speed up approvals.
- A more predictable and transparent process will reduce the need for resubmissions and allow City staff to focus on more complex applications.

Initiative	Due Date	Status
Streamlining planning and building approval process	2025-09-08	On Track
Milestones	Due Date	Status
Process Review Improvements and Implementation	2025-09-08	On Track

### Initiative 2: Implementing Major Transit Station Areas and Community Planning Permit System

Advancing planning changes, including as-of-right permissions, to unlock intensification around major transit stations.

- Amendments to the official plan and community planning permit system will broaden the range and mix of housing around Burlington's three regional rail (GO Transit) stations.
- HAF will accelerate the roll-out of a Community Planning Permit System (CPPS) for these strategic growth areas.
- CCPS will establish as-of-right zoning and site plan permissions to promote intensification (6 or more storeys), along with streamlined development approvals (45 days), while providing opportunities to delegate certain approvals to City staff.

Initiative	Due Date	Status
Implementing Major Transit Station Areas and Community Planning Permit System	2025-03-24	On Track
Milestones	Due Date	Status
Creation of the Community Planning Permit System (CPPS), reducing exclusionary zoning by allowing six plus stories in proximity to MTSA's.	2024-12-31	Completed
Official Plan Amendment adopted and CPPS Approved by Council	2024-12-31	Delayed*
Incentivizing Early Adopters	2025-03-24	On Track
State of the MTSA Report	2025-03-24	On Track

\*Council has approved in principle, but official approval and adoption are delayed, pending Provincial approvals.

### Initiative 3: Support and Encourage the Creation of Additional Dwelling Units

Updating planning rules to allow missing middle housing as-of-right.

- Changes to the official plan and zoning bylaw will allow four units on all residential lots within the urban area.
- Burlington will establish a no parking minimum pilot focused on a specific area around two frequent transit corridors.
- The City will encourage and incentivize the creation of additional dwelling units through a feasibility study and promotional campaign (implemented in conjunction with Initiative 5).

Initiative	Due Date	Status
Support/encourage the creation of additional residential units (4 units as of right) and establish a no parking minimum pilot within specific area	2024-12-31	Delayed*
Milestones	Due Date	Status
Official Plan and Zoning By-law: Additional Residential Units	2023-12-29	Completed
Develop opportunities to encourage and incentivize the creation of additional residential units	2024-12-31	Completed
No parking minimum pilot focused on 2 frequent transit corridors	2024-12-31	Completed
OP and Zoning By-law amendments to broaden permissions and reduce process including permit 4 units as of right on all residential lots in urban area	2024-12-31	Delayed*

\*At the time of annual report submission, the initiative overall and the fourth milestone were delayed, but were completed in January of 2025.

### Initiative 4: Incentivize Rental and Non-Market Housing

Addressing high demand for rental housing through a new incentives program.

- Research and engagement will identify possible incentives to support the creation of rental and non-market housing, and the City will consider the costs and market viability of waiving fees on housing that supports low-to-moderate income households.
- These efforts will inform the design and roll-out of a new incentives program.

Initiative	Due Date	Status
<b>Identify opportunities to incentivize the creation of rental, and non-market housing</b>	<b>2024-12-31</b>	<b>Delayed**</b>
Milestones	Due Date	Status
Fee Bylaw Review	2024-12-31*	Completed
Incentives including waiving fees on housing that supports low to moderate income households.	2024-12-31	Delayed**

\*The timeline for bylaw review was extended to align with timing of council consideration of zoning bylaw amendments.

\*\*At the time of annual report submission, the initiative overall and the second milestone were delayed, but were completed in Q1 2025.

### Initiative 5: Housing Connections Centre

Creating a new hub to build community and developer capacity on the benefits of diverse neighbourhoods and new housing options.

- The new Housing Connections Centre will take on a leadership role in creating standard unit designs to streamline approvals and accelerate adoption of housing types not typically found in Burlington such as additional residential units (see Initiative 3).
- New resources will help connect various players in the housing system, including non-profit housing providers, and promote incentive programs.

Initiative	Due Date	Status
<b>Build community and partner capacity by creating a Housing Connections Centre</b>	<b>2025-09-15</b>	<b>On Track</b>
Milestones	Due Date	Status
Develop standard units to streamline development and building permit approvals.	2024-12-31*	Completed
Communications/Marketing Program	2025-03-31*	On Track
Create a Housing Connections Centre	2025-09-15	On Track

\*Timelines were extended to align with the national Housing Design Catalogue.

### Initiative 6: Public Lands and Partnerships

Leveraging City-owned land and other underused sites to develop affordable and non-market housing.

- The City will explore a wide range of tactics, tools, and policies to support the creation of new partnerships.
- Burlington will assess public lands near transit for potential partnerships alongside redevelopment opportunities for existing community facilities such as libraries, fire halls and community centres.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Public Lands and Partnerships</b>	<b>2025-01-31</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Develop tools, partners and policy options	2024-05-31	Completed
Public-Private Partnerships, including buying lands or reimaging existing City owned lands to deliver new housing	2025-01-31	On Track

### **Initiative 7: Municipal Infrastructure Needs**

Assessing municipal infrastructure priorities to support housing development and align with regional-level planning and the City's vision for growth.

- Burlington will review development trends to identify infrastructure gaps and opportunities.
- This review will inform work with Halton Region to identify phasing, funding, and prioritization strategies for short- and long-term infrastructure needs.

<b>Initiative</b>	<b>Due Date</b>	<b>Status</b>
<b>Municipal Infrastructure Needs</b>	<b>2025-06-28</b>	<b>On Track</b>
<b>Milestones</b>	<b>Due Date</b>	<b>Status</b>
Infrastructure Analysis	2024-12-31	Completed
Working in partnership with infrastructure providers	2025-06-28	On Track