

HAF Action Plan Summary – Burlington, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Streamlining Planning and Building Approval Process

Reducing approval times by simplifying the development approvals process *(implementation through 2025)*.

- 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 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 *(planning changes and roll-out in 2024)*.

- 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 3: Support and Encourage the Creation of Additional Dwelling Units

Updating planning rules to allow missing middle housing as-of-right (*implementation in 2024*).

- 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 4: Incentivize Rental and Non-Market Housing

Addressing high demand for rental housing through a new incentives program (*implementation in 2024*).

- 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 5: Housing Connections Centre

Creating a new hub to build community and developer capacity on the benefits of diverse neighbourhoods and new housing options (*implemented through 2025*).

- 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 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 (*implementation in 2024*).
- 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 (*implementation in 2025*).

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 (*implementation in 2024*).
- This review will inform work with Halton Region to identify phasing, funding, and prioritization strategies for short- and long-term infrastructure needs (*implementation in 2025*).