



City of Burlington  
Housing Strategy,  
Housing Needs and  
Opportunities Report  
PL-48-21

Community Planning, Regulation and Mobility Committee

December 7, 2021

# Housing Strategy Project

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Housing: Where  
Does the City of  
Burlington fit in?



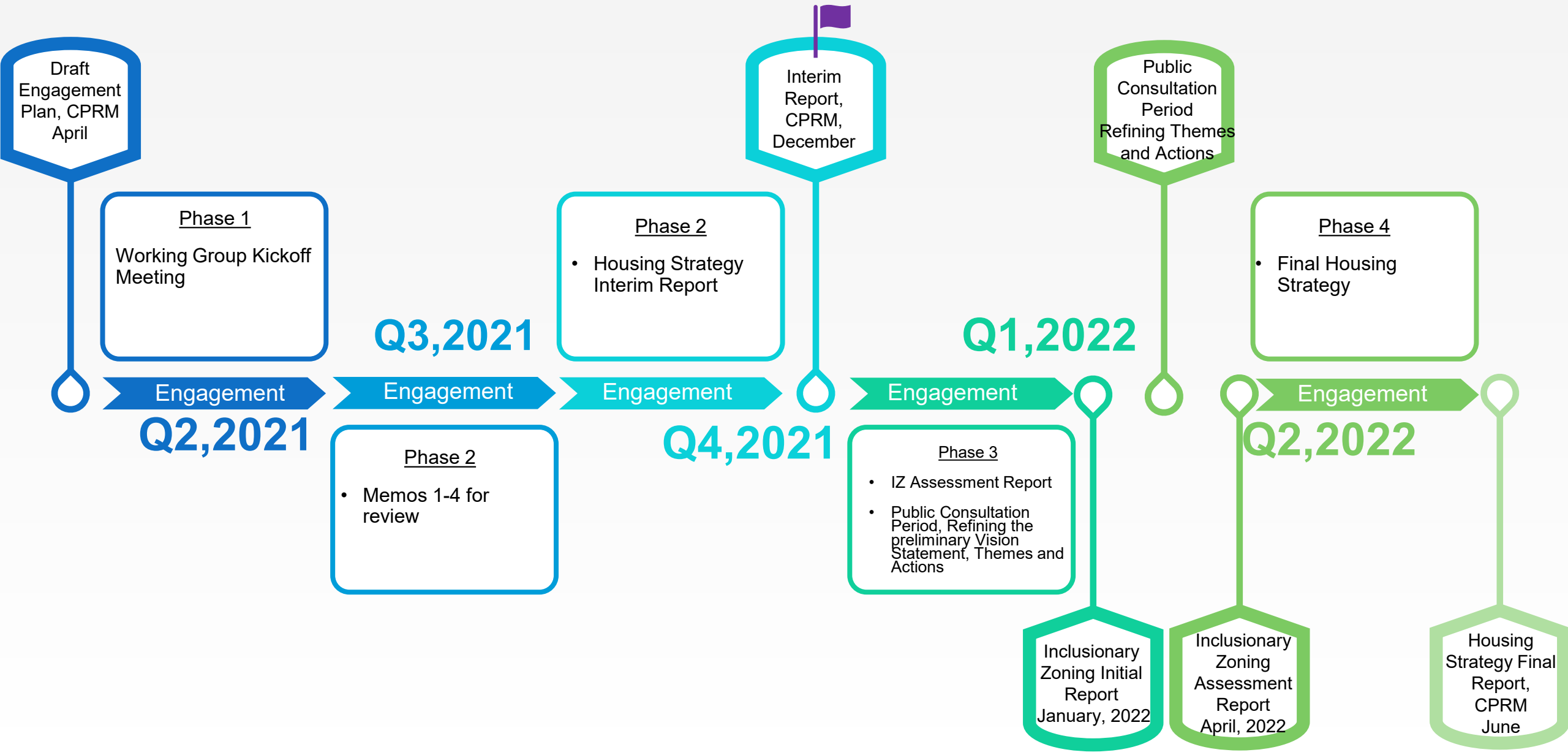
# Engagement Milestones to Date

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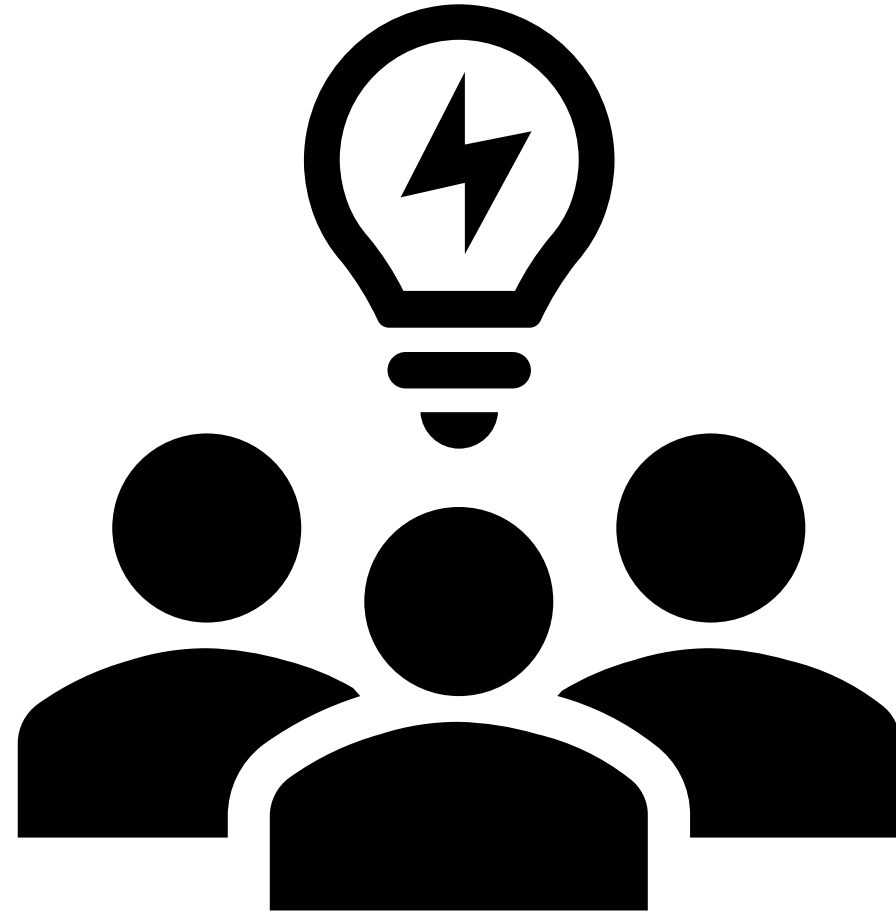
January 19, 2021	March 1 to 19, 2021	April 6, 2021	Aug 11 to Sept 3, 2021	November 29, 2021
Housing Strategy Terms of Reference endorsed by Council	Housing Strategy Virtual Launch and Online Survey	Housing Strategy Draft Engagement Report & Feedback Report presented at Community Planning, Regulation and Mobility Committee	Housing Strategy Online Survey 2	Housing Strategy Virtual Open House

# Housing Strategy Project Milestones



# Housing Strategy Working Group

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An illustration on the left side of the slide shows a hand holding a stylized cityscape. The hand is a simple, flat, reddish-brown shape. The cityscape includes a tall, brown skyscraper with a grid of windows, a smaller grey skyscraper, and a white house with a green roof and a chimney. There are also two green trees and a blue sky with white stars. The entire scene is set against a light blue circular background.

# Connections to the Housing Strategy Project

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- Burlington Lands Partnership
- Major Transit Station Area (MTSA) Area-Specific Planning
- Comprehensive Zoning By-Law Review

# Opportunities to Align with From Vision to Focus

- PL-29-21: Housekeeping Amendment to Zoning By-law 2020
- Association of Municipalities of Ontario Conference, August 2021
- Building Awareness and Capacity







# Housing Needs and Opportunities Report

[www.getinvolvedburlington.ca/housingstrategy](http://www.getinvolvedburlington.ca/housingstrategy)



# Housing Strategy Virtual Open House

November 29, 2021

7pm

# Virtual Open House

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What comes to mind when you think of housing in Burlington?



# Preliminary Vision Statement

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# Virtual Open House

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What is your vision for the future of housing in Burlington?







# City of Burlington Housing Strategy

CPRM Meeting to Present Housing  
Needs and Opportunities Report

December 7, 2021

# Why Does Burlington Need a Housing Strategy?

- Increasing pressure for more housing options to meet the needs and budgets of residents
- Housing costs are rising, becoming increasingly less affordable and unattainable
- Burlington is not alone in experiencing the effects of the broader housing crisis
- The Housing Strategy provides an opportunity to define a series of actions to be implemented in order to address housing needs now and in the future





# 2.0

## Background Work to Date

# Technical Memos

- 4 technical memos prepared and presented to the Steering Committee, Working Group and Halton Region
- Feedback from staff, the Steering Committee, Working Group and Halton Region was considered, and all four memos were compiled into the Housing Needs and Opportunities Report
- Housing Needs and Opportunities Report serves as the body of detailed technical research to form the basis of the Housing Strategy to be developed in Phase 4

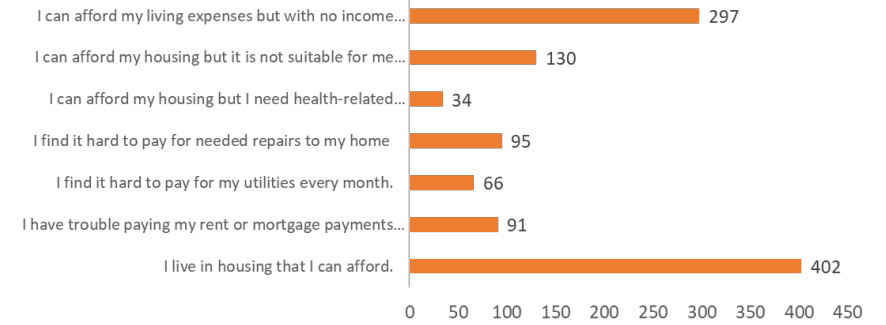


# Online Survey

- 22 questions, mixture of multiple choice and open-ended short answers
- 874 participants completed the survey

## Get Involved Burlington

What best describes your housing situation? Please select all that apply.



Do you have any additional comments to add about your housing situation?

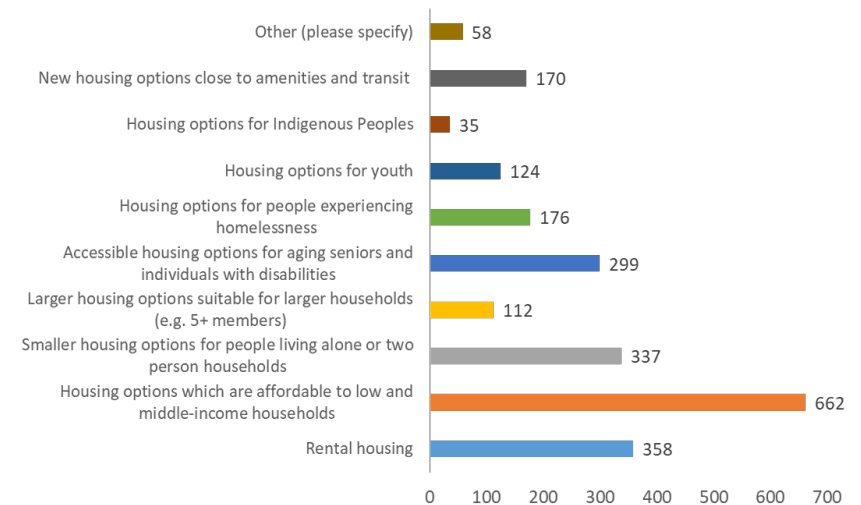
**The most common themes included:**

- I share a home with relatives and/or roommates because of unaffordability
- I find it hard to pay for my property taxes
- I find it challenging to have a large enough home for a growing family
- I can only afford my home because I bought it years ago
- My children cannot move out into their own homes because of unaffordability
- I had to downsize to become a homeowner
- I spend more than 30% of our income on housing
- I am worried my landlord will sell my home
- I cannot afford housing without financial support
- I am on a waitlist for affordable housing
- I want to live in Burlington but I cannot afford it

# Online Survey- Open Ended Responses Shed Light on the Housing Experience in Burlington

## Get Involved Burlington

Which types of housing should be more available in the city? Please select your top three recommendations.



### “Other” Responses from Participants:

- Housing options by green space
- Market driven housing
- Detached homes
- Supportive programs and transitional housing
- Housing for individuals on social assistance due to mental health
- Larger condominium units
- Housing options in complete communities
- Duplex and triplex housing
- Housing options with backyards

- Prevalent themes:
  - A lack of diversity in housing,
  - Soaring rental rates
  - Unattainability of home ownership
- Competing interests and attitudes toward housing
- Need more housing options to meet the needs of low and middle-income households

# Internal Workshop

- Purpose
  - Review current practices and relationships between staff and stakeholders
  - Consider ways the City can re-establish and define their role within the housing system
  - Understand how to move forward with key areas of planning for housing
  - Inform the identification and development of themes and actions for the Housing Strategy

## EMERGING THEMES



# Working Group Feedback and Outcomes

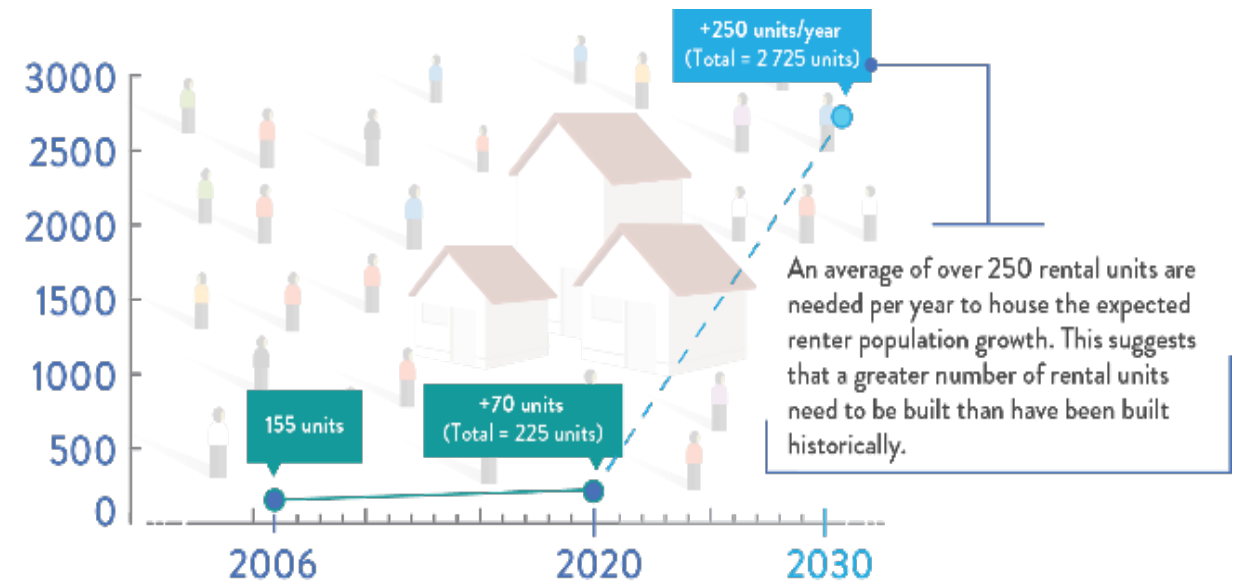
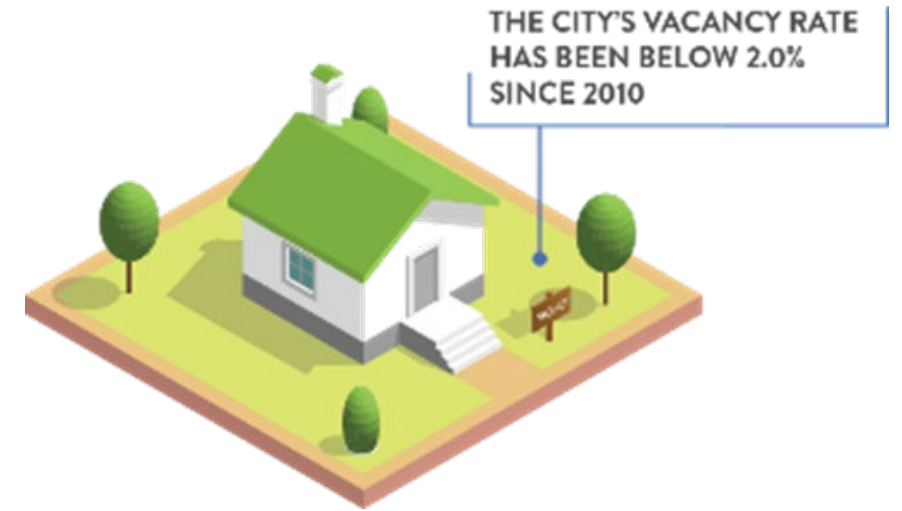
- What we did to address Working Group comments
  - Added more graphics
  - Moved technical findings to appendices
  - Refined definitions and discussions related to persons with a disability
  - Prepared an executive summary
  - Identified key findings in a simplified manner
  - Used feedback and discussions from meetings to inform preliminary actions and development of the preliminary vision

# 3.0

## Housing Needs and Opportunities Report

# Key Messages

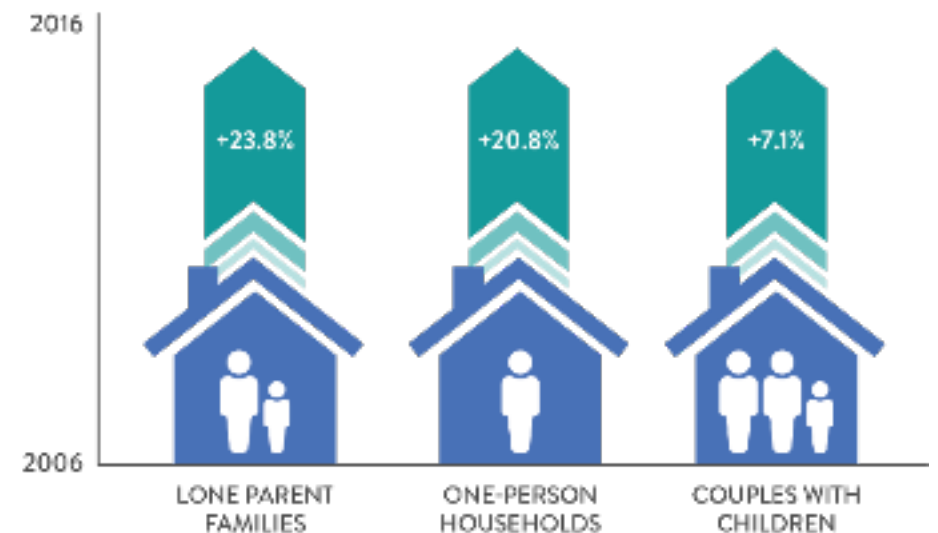
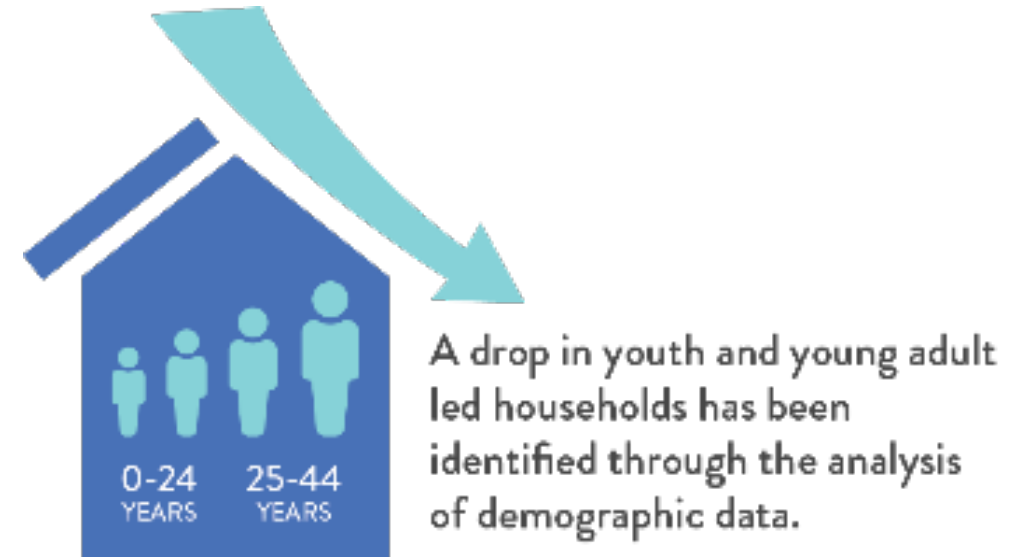
- Housing is becoming increasingly unaffordable/ unattainable
- Rental supply is not meeting existing and anticipated future needs
- Residents do not feel there is enough diversity of options to meet financial and lifecycle needs
- Partnerships with all levels of government, the private sector, and non profit organizations are critical to more adequately address specific housing needs
- Working with the community to build an understanding and acceptance of a range and mix of housing options will be important





# Key Findings

- A range of options which align with the needs of current and future households is required
- Demand for rental units continues to outpace supply
- Actions are required to ensure the private market continues to build housing that is within the regional affordability threshold
- There is a need to establish targets for type, size, affordability and mix to respond to anticipated demographic trends and the financial realities of Burlington



# Key Findings

- Actions are required to unlock the potential for ARUs, and other alternative forms of housing
- The Burlington Lands Partnership should be leveraged to advance and facilitate alternative options to traditional homeownership
- Short term rental operations in the City of Burlington should be clearly defined



# Making Moves to Address Housing Issues in Burlington

- Two preliminary roles the City can play
  - Partner and advocate
  - Provide innovative solutions to address housing affordability and attainability for middle-income earners
- The primary area of focus for the Housing Strategy should be providing actions to address housing gaps that would meet the needs of middle income households



# Theme Areas and Actions for the Strategy



**Support a Healthy Rental Housing Stock**



**Support a Broad Variety of Housing Types and Forms**



**Building Community Awareness and Capacity**



**Advocate for Partnerships**



**Take Action, Define & Measure Success**

# Recommendations

- Recommendation 1:
  - The Housing Strategy project team, inclusive of the staff team, consultant team, the working group, and steering committee should work together to develop a vision statement and goals to be included within the Housing Strategy.



# Draft Vision

*“Everyone is welcome in Burlington. Burlington is a City where all current and future residents have access to housing options that meet their needs at all stages of life and that are attainable at all income levels.”*

# Recommendations

- Recommendation 2
  - Conduct consultation with the broader public to obtain feedback on and further refine the identified themes and preliminary actions to form part of the City's Housing Strategy to be prepared in Phase 4



# Next Steps

**January 2022:** Inclusionary Zoning Initial Report

**February 2022:** Engagement on the preliminary Vision Statement, Themes, Areas of Focus and Actions

**April 2022:** Inclusionary Zoning Assessment Report

**April/May 2022:** Engagement on the Draft Housing Strategy

**June 2022:** Final Housing Strategy



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