



SUBJECT: City of Burlington Housing Strategy, Housing Needs and Opportunities Report

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-48-21

Wards Affected: All

File Numbers: 502-02-73

Date to Committee: December 7, 2021

Date to Council: December 14, 2021

Recommendation:

Receive and file community planning department report PL-48-21 regarding the City of Burlington Housing Strategy, Housing Needs and Opportunities Report, attached as Appendix A.

PURPOSE:

The purpose of this report is to present the findings of the Housing Needs and Opportunities report (Appendix A) and to provide an update on the Housing Strategy project work completed to date.

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth

Increasing options for housing across the city was identified as a top priority and goal in the From Vision to Focus Plan. A key action item associated with this priority was 'to complete the City's Housing Strategy and implement the plan to address the needs related to young families, senior's housing, affordable housing, special needs housing and newcomers by Q2-2022'.

- Building more citizen engagement, community health and culture

From Vision to Focus identified being a municipal leader in community engagement and collaboration as a top priority and goal. The key action item associated with this priority is to employ a range of communication and engagement tactics to ensure

citizen engagement represents all residents while also focusing on diverse demographic groups and communities.

Background and Discussion:

The City of Burlington is currently undertaking a Housing Strategy to be delivered in 2022.

1.0 Housing Strategy Project

Through engagement with the community on the development of the City's Strategic Plan, housing affordability in the city was a concern raised by many. As a result, the Strategic Plan which was approved in 2016, highlighted opportunities to diversify housing choice through the development of policies within the new Official Plan, and alongside that work, identified the need to prepare a Housing Strategy.

Focus Area 1 of the City's From Vision to Focus Plan: *Increase economic prosperity and community responsive city growth*, identifies the Housing Strategy as a key action item that will address the housing needs of young families, seniors, newcomers and residents with special needs and is supported through policies in the City's recently approved Official Plan (2020).

In January 2021, City Council endorsed the [Housing Strategy Proposed Terms of Reference](#) and staff received direction to initiate the Housing Strategy Project. The objective of the Housing Strategy project is to develop an innovative Housing Strategy that redefines the City's role in housing and sets out recommendations for policies, tools and actions to provide creative and innovative solutions to address local housing needs through the consideration of a variety of planning policy and financial tools, partnerships, collaboration and advocacy opportunities, strategies and initiatives in order to increase options for housing in Burlington that meet the needs of all current and future residents and that are attainable at all income levels.

Halton Region is the Service Manager for housing, and under the Housing Services Act is responsible for the funding, planning, and delivery of government assisted housing programs and services. Halton Region sets out Region-wide housing policies and targets in their Official Plan which the City of Burlington supports the Region in achieving. Burlington, as a lower-tier municipality, does not have any direct responsibility for housing.

The intent of Burlington's Housing Strategy is not to duplicate the work of the Region, or any other level of government, but to build on, leverage and support this work through the development of innovative local solutions to housing issues specific to Burlington.

To actively seek out advocacy opportunities and to purposefully re-define Burlington's role in meeting the housing needs of all current and future residents.

Burlington's Official Plan, 2020

The City's new Official Plan (2020) sets out the City's vision for growth and its commitment to building a complete community. It fuses local community interests with Regional and Provincial policy direction and articulates the City of Burlington's Vision to 2031 and beyond. The Plan includes a framework for the development of a city-wide housing strategy and it is the intent of the Housing Strategy Project to satisfy that policy.

The City, in the new Official Plan (2020) updates its vision for growth and intensification by establishing an Urban Structure and Growth Framework and refined existing land use policies. The Urban Structure sets out the community vision for the Urban Area and the Growth Framework introduces a growth management strategy that sets out where the City will and will not be planning to direct growth and intensification.

The Official Plan (2020) identifies the Primary, Secondary and Employment Growth Areas as the locations in Burlington where the City is planning to accommodate significant population and employment growth and a higher intensity of mixed uses. The Official Plan (2020) identifies the Established Neighbourhood Areas as locations where there are limited opportunities for intensification. While development is permitted in the Established Neighbourhood Areas in accordance with the respective established permissions and densities, development in these areas are not essential to achieve the population growth distributions established by the Region.

Through this identified urban structure and growth framework, the Official Plan (2020) sets out policies that advance a number of strategic city building objectives, including supporting targeted intensification, providing more mobility choices by prioritizing active transportation and transit, and supporting more diverse demographic growth through the provision of opportunities and permissions to support the development of a wide range of housing options in proximity to existing neighbourhoods.

The City of Burlington's new Official Plan was adopted by City Council on April 26, 2018 and approved with modifications by the Region of Halton on November 30, 2020. Currently, the new Official Plan is under appeal at the Ontario Land Tribunal (OLT) and may be subject to change as the process advances. For more information about this process please see the [City's Official Plan](#).

2.0 Project Background

The Housing Strategy project is guided by the Housing Strategy's project plan (attached as Appendix B to this report) and the project Engagement Plan (available on the [project webpage](#)). These two documents work together to guide the delivery of the Housing Strategy in 2022. A brief description of the work completed to date can be found below.

Project Initiation

At the January 14, 2021 Community Planning, Regulation and Mobility (CPRM) Committee meeting, Council considered staff report [PL-02-21](#) which included a [proposed Terms of Reference \(Appendix A to PL-02-21\)](#) outlining the scope of work related to Phase 1 of the City's Housing Strategy project. Council endorsed the proposed terms of reference and authorized the Director of Community Planning to engage consultants through a request for proposal to carry out the Phase 1 work.

Phase 1

At the April 6, 2021 Community Planning, Regulation and Mobility (CPRM) Committee meeting, Council considered [Staff Report PL-16-21](#) which included the [Draft Housing Strategy Engagement Plan](#), attached as Appendix A to that report. Council authorized the Director of Community Planning to work with the Housing Strategy Working Group and Steering Committee to finalize the draft Engagement Plan and to appoint Mayor Meed Ward, Councillor Stolte and Councillor Sharman to the Housing Strategy Working Group. The project team retained Dillon Consulting and SHS as the project consultant team and commenced work.

In June, the City Manager appointed the members of the Housing Strategy Working Group after soliciting applicants on the Housing Strategy project website and promoting the Working Group through ads in the Burlington Post, on Social Media and the Get Involved Project Web Page. The Working Group received over 45 applicants from a broad range of residents and professionals with varied experience and expertise. Meetings of the Housing Strategy Working Group commenced in June 2021.

Phase 2

City Staff began working to orient the Housing Strategy Steering Committee, Housing Strategy Working Group and the project consultant team to the Housing Strategy Project.

As part of phase 2 of the project, the Consultant team initiated work on 4 internal technical memos. These technical memos were generated for internal purposes and to seek comment and feedback from the Steering Committee and Working Group as well as Regional and City Staff. These technical memos then formed the basis of the Housing Strategy, Housing Needs and Opportunities Report attached as Appendix A to this Report. The research and preliminary recommendations included in the Housing Needs and Opportunities report represent the foundational technical work to be built upon and refined in developing the Housing Strategy. A brief summary of each of the technical memos can be found below.

Technical Memo 1: Housing Background

This memo identified who does what in the area of housing, and provided a baseline understanding of the housing policy framework at each level of government and identified challenges related to housing choice and affordability.

Technical Memo 2: State of Housing in Burlington and Housing Needs Assessment

Memo 2 reported on the current state of housing in Burlington and identified current and anticipated housing needs. This second technical memo provided key findings from the analysis of the current supply of housing and undertook an assessment of current and future housing needs.

Technical Memo 3: Housing Trends and Analysis

Memo 3 examined trends within the City, Region and the Greater Toronto and Hamilton Area (GTHA) in housing types, forms and arrangements, and examined the local demographic trends within the City in relation to housing need among different groups. It also examined the impacts of short-term rentals on the rental housing supply in the City and discussed the opportunities available that could be implemented to address any identified trends.

Technical Memo 4: Innovative Practices

Memo 4 explored what municipal, national and international organizations are doing to address housing needs and affordability. This memo provided a scan of the best and most promising practices on housing policies, tools and incentives, partnerships and advocacy. The scan included both Canadian and international case studies and focused on what a lower tier municipality such as Burlington could implement.

3.0 Housing Needs and Opportunities Report

The purpose of the Housing Needs and Opportunities Report attached as Appendix A to Report PL-48-21 is to provide a detailed picture of housing needs and opportunities in the City of Burlington based on the technical project work completed to date. The nature of this work serves as a body of detailed knowledge that formed the basis of the development of the preliminary vision statement, themes and actions to be explored through subsequent work on the Housing Strategy.

While this report will serve as foundational knowledge and support the development of the Housing Strategy, this report is an interim deliverable and as such, the recommendations, findings and opinions presented in this report are subject to change and refinement as the understanding of housing needs and opportunities in Burlington evolves over the course of the project.

The Housing Needs and Opportunities Report is organized in five (5) main chapters, plus appendices which cover, in greater detail, the key findings of the report.

The five (5) chapters are as follows:

- Chapter 1 provides a brief overview of the Housing Strategy project, its purpose, timing and the report's organizational structure.
- Chapter 2 examines the way 'affordable housing' and the housing continuum are defined, as well as the regulatory context that has directed the framework for the housing policy drivers that will be identified throughout the report;
- Chapter 3 provides an analysis of key housing needs and gaps and examines trends associated with alternative housing forms, housing tenure and living arrangements. This section also provides an overview of the key insights from the findings of the online survey;
- Chapter 4 discusses promising practices from around the world and what could be implemented by the City of Burlington; and,
- Chapter 5 provides preliminary recommendations for the City's Housing Strategy. The preliminary recommendations are organized around five key themes that form the pillars for the development of the Housing Strategy

3.1 Key Findings

The key findings of the Housing Needs and Opportunities Report are summarized below:

- Rental housing supply is not meeting the needs of existing and future residents.
- Housing is not affordable for many Burlington residents. In the City of Burlington, the supply of housing that is affordable for all incomes is diminishing. In particular, home ownership for middle-income earners has become a challenge;
- Burlington residents do not feel there is enough diversity or options for housing in the City to meet residents' needs throughout their lifecycle;
- As Burlington continues to grow and evolve, housing options will need to reflect this growth and change;
- As a lower-tier municipality, one of the greatest actions and areas of focus will be to leverage relationships with upper levels of government and local community organizations to advocate for housing affordability and foster partnerships for the delivery of housing to address needs across the continuum; and
- A lack of understanding among the general public about the benefits of a range and mix of housing options in the City often results in opposition to development that would address housing gaps.

3.2 Preliminary Vision Statement, Themes and Actions

The following preliminary Vision Statement has been prepared in consultation with the Housing Strategy Working Group and Housing Strategy Steering Committee. The finalized Vision Statement will serve to guide the Housing Strategy Project in delivering recommendations that move the City of Burlington closer to this vision.

The Preliminary Vision Statement

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

Preliminary Themes and Actions

Based on the findings from the technical memos and engagement to date, the following five themes have emerged. Together, these five themes form the pillars for the development of the Housing Strategy:

1. Support a Healthy Rental Stock
2. Support a Variety of Housing Types and Forms to Meet all Needs
3. Building Awareness and Capacity
4. Advocate for Partnerships
5. Take Action, Define & Measure Success

There are 51 recommended actions outlined in the Housing Needs and Opportunities Report attached as Appendix A to this Report. These actions have been identified for consideration and are grouped by the themes listed above. As set out in the Engagement Plan, the report recommends consulting with the broader public on the preliminary vision statement, themes and actions to obtain feedback on and further refine the identified preliminary vision statement, themes and actions to inform the City's Housing Strategy to be delivered in 2022.

3.4 Preliminary Housing Strategy Areas of Focus

As a result of the overall findings of the Housing Needs and Opportunities Report, two broad areas of focus have been identified. The first is the role of Burlington in acting through partnerships and advocacy to look for ways to collaborate with all senior levels of government and other organizations to deliver programs that support low income and vulnerable residents.

The other area of focus is middle-income residents. As a lower-tier municipality, Burlington relies on the Region for the delivery of subsidized housing. It is for this reason that the city is most likely to implement policy tools and recommendations that will likely increase attainable housing options for middle-income residents rather than delivering the deep affordability needed by low-income residents. A summary of the

areas of focus can be found in section 5.2 of the Housing Needs and Opportunities Report.

4.0 Opportunities to Align with From Vision to Focus Objectives

At the January 14th CPRM committee meeting staff received the following additional direction from Council with respect to the Housing Strategy project:

Direct the Director of Community Planning to continue to refine the scope of work in regard to milestones and timelines for delivering concrete, actionable recommendations to Council that can be implemented within this term of Council as set out in Vision to Focus 2018-2022 and report back by early Q2 2021 (SD-04-21)

Over the course of the Housing Strategy Project, staff have been exploring opportunities to implement actionable recommendations within this term of council in response to staff direction SD-04-21. A summary of this work categorized by preliminary theme can be found below. Staff will continue to identify these opportunities over the course of the Housing Strategy project.

Take Action, Define & Measure Success

In 2019, section 16(3) of the *Planning Act* was amended to require municipal Official Plans to contain policies that authorize the use of additional residential units (ARUs). In conformity with this policy, the 2020 Official Plan contains policies that authorize ARUs as prescribed in the *Planning Act* and these policies are not subject to appeal. The *Planning Act* also requires that each municipality ensure that their Zoning Bylaw enables ARUs in conformity with their official plan policies.

On June 8, 2021 the Community Planning, Regulation and Mobility (CPRM) Committee, considered staff report [PL-29-21: Housekeeping Amendments to Zoning By-Law 2020](#) and on June 22, 2021 Council approved By-law 2020.429 amending Zoning By-law 2020.

The amendment saw the approval of a number of modifications to the Zoning By-Law in order to simplify the implementation of accessory dwelling units. However, further updates to the Zoning By-law are required to be in conformity with the 2020 Official Plan policies. The Housing Strategy team will work to identify opportunities to implement the recommendations of the Housing Strategy and to implement the policies of the Official Plan in the City's Zoning By-law through the comprehensive Zoning By-Law Review.

Advocate for Partnerships

Over the past several months, the City's government relations efforts have included a focus on issues related to housing and the development of the City's Housing Strategy. In August, the Mayor, members of Council and senior City staff met with MPP Jim

McDonnell, Parliamentary Assistant to the Minister of Municipal Affairs and Housing, at the Association of Municipalities of Ontario Annual Conference.

During the delegation meeting, MPP McDonnell was briefed on the progress of the City's Housing Strategy and the City's wish to collaborate and work with the province moving forward. Recently, through meetings with Burlington's local MPs and other municipal partners, City Staff have learned of both existing, as well as significant emerging housing funding opportunities for municipalities. The City will continue to work closely with the Region and to further examine how the City might leverage these important opportunities.

Building Awareness and Capacity

The Housing Strategy Project has provided many opportunities to engage in conversations with current and future residents and stakeholders about housing needs and opportunities in Burlington. Through this engagement on the Housing Strategy, the process of building awareness and capacity has already begun and will continue throughout the project.

Strategy/process

The Housing Needs and Opportunities report (Appendix A), serves as a foundation of knowledge upon which to develop the Housing Strategy. Once the project team has consulted with the broader public on the preliminary Vision Statement, Themes and Actions, the project team will move forward to develop the Draft Housing Strategy in the spring, 2022.

Options Considered

N/A

Financial Matters:

N/A

Connections

Burlington Lands Partnership

In October 2020, Council considered report ([CM-29-20](#)) from the City Manager's Office on advancing a Municipal Development Corporation. Through that report, direction was received to establish in principle, a new corporate structure for a Burlington Lands Partnership (BLP) to enable the City to focus on strategic lands related to key priorities, one of which is to deliver an increased supply of affordable housing through proactive

long-term strategies and innovative partnerships. In February 2021, Council endorsed the [BLP's Terms of Reference](#).

Staff have identified the need for the Housing Strategy and the Burlington Lands Partnership to work together to achieve multiple objectives.

The proposed terms of reference for the City's Housing Strategy assists in aligning with the Burlington Lands Partnership by identifying the following key deliverables:

- Identify strategic partnership opportunities for the Burlington Lands Partnership to focus on for the delivery of affordable/attainable housing;
- Identify the city and Burlington Economic Development resources required to support this work; and
- Recommend 5-year goals and/or targets affordable/attainable housing.

The Burlington Lands Partnership is a new concept and represents an 'implementing structure' within the City of Burlington that will continue to evolve and develop over the next few years. The City will be looking for recommendations on how the Burlington Lands Partnership can potentially assist in the implementation of the City's Housing Strategy

On October 6th, City Council considered [Staff Report CM-22-21: Burlington Lands Partnership Update](#) at Corporate Services, Strategy, Risk and Accountability Committee. Staff received direction from Council (SD-29-21) to:

Direct the City Manager to report back by Q1 2022 with a proposed strategic lands strategy for the acquisition and community use of current and potential surplus school sites that includes the following elements:

- *a current practice review of former school site uses in other municipalities, including opportunities for attainable housing;*
- *a complete review of existing federal and provincial housing support programs, in coordination with the work underway via the housing strategy;*
- *opportunities for housing, parkland and community uses on these sites, in partnership with other agencies, non-profit organizations and levels of government, including Halton Region, and coordinated with the work of the Burlington Lands Partnership;*
- *budgetary implications for known and potential sites that may come available;*
- *a community engagement strategy on potential uses for these sites; and*
- *communication to the four school boards (English public and catholic, French public and catholic) that the city has an interest in considering any school sites that may become available, and requests regular communication from all boards about their long-term plans. (SD-29-21)*

As an outcome of this staff direction, the Housing Strategy project team will work with the BLP project team to provide a “*current practice review of former school site uses in other municipalities*” and “*complete a review of existing federal and provincial housing support programs*” as detailed in the staff direction above in Q2, 2022. The Housing Strategy Project team will continue to work with the Burlington Lands Partnership to identify opportunities for alignment and collaboration in meeting the objectives of each project.

Major Transit Station Area (MTSA) Area-Specific Planning

In June 2021, CPRM Committee considered staff report [PL-27-21: Major Transit Station Area \(MTSA\) Area-Specific Planning Terms of Reference](#). City Council endorsed the Terms of Reference, directing staff to commence work on the project.

The MTSA Area Specific Planning project work continues to build on the former Mobility Hubs study that began in 2017 and was paused in 2019. This study will complete the required technical studies to support the completion of three area specific plans for each of the City’s MTSA’s (Aldershot GO, Appleby GO, and Burlington GO). The implementing Official Plan, Zoning Bylaw Amendments and other implementation strategies will also be completed by December 2022. These areas have been identified as Protected Major Transit Station Areas (PMTSAs) through the approval of Regional Official Plan Amendment 48. PMTSA is a municipal tool to support higher order transit infrastructure around Major Transit Station Areas. The tool restricts appeals of certain required official plan policies and zoning such as transit-supportive densities and uses. The City must now develop policies as set out in the *Planning Act* and in the Regional Official Plan. One element related to the identification of the Protected MTSA is the opportunity for the City to examine the use of the Inclusionary Zoning *Planning Act* tool to establish affordable housing targets in Protected MTSA’s. Staff will bring forward recommended preferred precinct plans and supporting policy directions for the 3 PMTSA areas through PL-02-22 in early 2022.

Staff have identified the MTSA Area-Specific Planning project as a key project connection. These projects will work together to examine the use of Inclusionary Zoning in the Protected MTSA’s as well as to identify other policy and regulatory approaches and tools to increase housing options in the PMTSA’s.

Comprehensive Zoning Bylaw Review

The City’s Zoning By-law is a key implementation tool of the City’s Official Plan policies. With the approval of the new Official Plan in 2020, the City must start work to update the City’s existing Zoning By-law. In 2022, the City will initiate a Comprehensive Zoning By-law Review (CZBLR) to ensure that the City’s Zoning By-law is in conformity with the Official Plan and is able to implement its policies. It is important to acknowledge that there have been significant changes introduced through the new Official Plan that will

broaden permissions for the delivery of housing throughout the City and will influence the CZBLR Project and the development of implementing regulations. It is also possible that the findings of the Housing Strategy could identify further policy and regulatory barriers that could be addressed to further unlock the potential for delivery of housing across the continuum and address housing attainability in Burlington.

Climate Implications

On April 23, 2019, Burlington's City Council unanimously passed a motion to declare a climate emergency. The City's Housing Strategy will look for innovative solutions to address local housing issues while making better use of existing infrastructure and services through the provision of additional residential units and directing new housing options in locations for intensification, such as Major Transit Station Areas with more diverse options for alternative modes of transportation, to support the provision of a wider range of housing options and minimize impacts on the environment.

Engagement Matters:

Housing Strategy Working Group

The Housing Strategy Terms of Reference endorsed by Council in January identified the establishment of a Steering Committee and Working Group to support the delivery of the Housing Strategy project.

In June 2021, the City Manager appointed 25 members to the Housing Strategy Working Group. The Working Group is comprised of members of Council, regional staff, professionals in both the profit and non-profit housing sectors and a wide range of residents from varied socioeconomic backgrounds with varied life experiences. The Working Group provides insight and acts as a sounding board as part of the development of the Housing Strategy, advising on local issues, championing the project and providing key insights given their diverse backgrounds.

The Housing Strategy Working Group has been meeting on a monthly basis since June 2021. All of the Working Group meetings are streamed live for public observation and recorded and published on the project web page with closed captioning along with the meeting presentation slides and agendas. The Working Group has been instrumental in providing feedback on the four technical memos and on the second online survey that provide the basis of the Housing Needs and Opportunities Report.

Housing Strategy Engagement Plan

The Housing Strategy Engagement Plan provides a roadmap of the engagement activities that will take place over the course of the Housing Strategy Project, highlighting at which points in the process engagement will take place, who will be engaged and the level of engagement. The plan also clearly defines which aspects of the process the City and public can influence throughout the discussion. This plan is intended to provide a broad overview of the engagement activities that will take place and is subject to change over the course of the project. The Engagement Plan was finalized by the Housing Strategy Working Group and Steering Committee in August 2021.

Housing Strategy Online Survey

On August 11th, City Staff launched the Housing Strategy Project's second online survey. The first online survey took place in March 2021 alongside the virtual launch and its findings were [presented to Council on April 6, 2021](#). The second online survey focused on understanding experiences, challenges, and ideas to enhance housing access in Burlington. The feedback collected from the second survey was used to support statistical data and to help identify housing-related issues, gaps, and needs of Burlington residents.

The survey was available online, accessible via the City's Get Involved platform from August 11 to September 3, 2021. The survey was promoted by the City through social media channels, and the link was also provided to members of the Working Group to share with their wider networks.

A total of 874 participants completed the survey. The respondents represented a wide range of ages, socioeconomic backgrounds from across the entire City of Burlington and beyond. The survey received a large number of personal stories and narrative responses. It was these open-ended responses to survey questions that provided insight into the lived experience of Burlington residents, and helped to identify common themes. The findings of the survey are outlined in section 3.4 and Appendix D of the Housing Needs and Opportunities Report.

Internal Workshop

In September 2021, the project consultant team hosted an internal workshop with City staff from various departments. The intent of this workshop was to assist in defining the City's role with respect to housing and to identify themes and actions to form part of the Housing Strategy. The findings of the internal workshop can be found in section 2.9 of the Housing Needs and Opportunities Report.

Special Meeting of the Burlington Housing and Development Liaison Committee

On November 12, the Housing Strategy project team attended a special meeting of the Burlington Housing and Development Liaison Committee (HDLC). The purpose of this meeting was to provide an update on the Housing Strategy, start an initial conversation about inclusionary zoning in Burlington and to seek feedback about the approach to the technical work of the municipal assessment report. The feedback collected at this meeting will inform the approach to the municipal assessment report work.

Housing Strategy Virtual Open House

At the time of the writing of this report, City staff were preparing to host the Housing Strategy Virtual Open House on November 29th on the Zoom platform. The purpose of this event was to discuss the Housing Needs and Opportunities Report and to provide an update on the Housing Strategy Project. At the open house, staff will have provided a preview of the Housing Needs and Opportunities Report including the preliminary vision statement, themes and actions. Participants will have explored the report findings, asked questions and shared feedback. The conversation on the preliminary vision statement, themes and actions will continue in the new year with additional public consultation events.

2022 Engagement

The [Get Involved Project page](#) is an important source for learning about the Housing Strategy project. It provides project details including key dates, a document library and the option to subscribe for project updates. It also contains a project email address to contact staff and recordings of all of the Working Group Meetings and the Housing Strategy Virtual Launch. Details on future engagement opportunities such as surveys and virtual sessions will be posted on the Get Involved Project page.

In early 2022, City Staff will be consulting more broadly on the preliminary vision statement, themes and actions proposed in the Housing Needs and Opportunities Report. This feedback will be used to inform the preparation of a draft Housing Strategy. Staff will then consult on the draft Housing Strategy in advance of finalizing the Housing Strategy to be considered by Council in 2022.

Next Steps

Staff will return to CPRM Committee on January 11, 2022 to present an initial report on inclusionary zoning.

- In early 2022, as directed by the project engagement plan, staff will conduct engagement in order to refine the preliminary vision statement, themes and actions. This feedback will inform the preparation of the Housing Strategy.

- In April 2022, Staff will return to CPRM committee with the Municipal Assessment Report related to Inclusionary Zoning.
 - In 2022 Staff will present the Housing Strategy and accompanying report to Council.
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Conclusion:

The attached Housing Needs and Opportunities report provides a picture of housing needs and opportunities in Burlington and serves as a roadmap for the development of the Housing Strategy. This work is based on a body of detailed technical research, public survey responses and intensive consultation with the Housing Strategy Working Group and Steering Committee. This report provides a preliminary vision statement, themes and actions. These will be refined through public consultation in the preparation of the Housing Strategy.

Respectfully submitted,

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Appendices:

- A. Housing Strategy Housing Needs and Opportunities report
- B. Housing Strategy Project Plan

Notifications:

Curt Benson, Region of Halton

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.