



City of Burlington
Housing Strategy,
Inclusionary Zoning Initial
Report
PL-03-22

Community Planning, Regulation and Mobility Committee

January 11, 2022

Inclusionary Zoning Initial Report

Report Sections

What is Inclusionary Zoning?

Where can Inclusionary Zoning be Applied in Burlington?

Benefits and Limitations of Inclusionary Zoning

What is the Process for Implementing Inclusionary Zoning?

The Inclusionary Zoning Process in Burlington

Case Studies and Best Practice Review



The Corporation of the City of Burlington

INCLUSIONARY ZONING INITIAL REPORT

December 2021



Inclusionary Zoning

Inclusionary zoning (IZ) is a policy tool available in many jurisdictions across Canada, the United States and beyond that can be used to mandate or incentivize developers to provide affordable housing units within a development.





Opportunities and Limitations



Inclusionary Zoning in Ontario

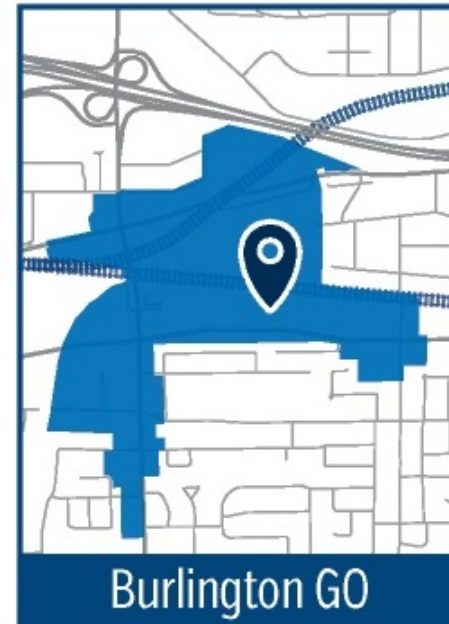
- Restricted to Protected Major Transit Stations Areas or where a Community Planning Permit System has been ordered by the Minister
- Can be applied to developments of 10 units or more
- Policies must be reviewed every 5 years
- Monitoring report of affordable units every 2 years.



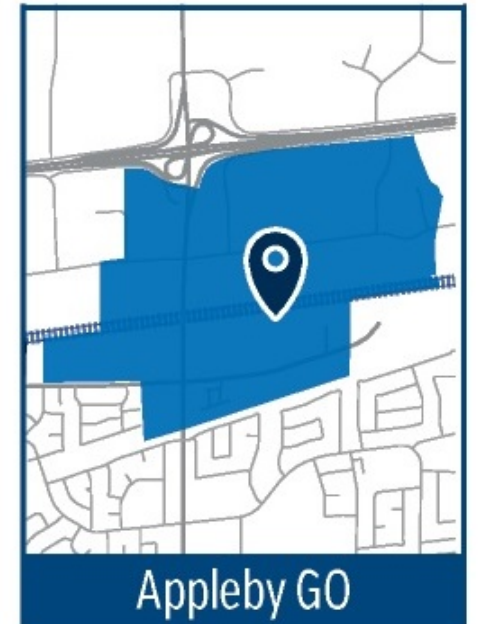
Where Can Inclusionary Zoning be Applied in Burlington?



Aldershot GO

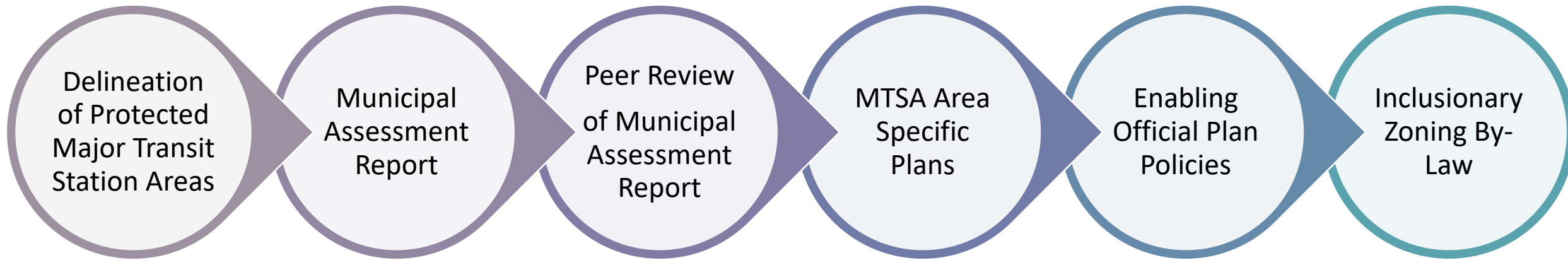


Burlington GO



Appleby GO

Inclusionary Zoning Implementation Process



Municipal Assessment Report

- Municipalities are required to prepare a Municipal Assessment Report under section 16 (9) of the Planning Act as prescribed in Ontario Regulation 232/18
- The Housing Strategy Terms of Reference identifies the preparation of an Inclusionary Zoning Municipal Assessment Report as a key deliverable of the Housing Strategy project.
- The Municipal Assessment Report must include information related to housing need and demand and the potential impacts of Inclusionary Zoning on the housing market and on the financial viability of development.
- The Municipal Assessment Report must be updated every 5 years as prescribed under the *Planning Act*





Municipal Assessment Report Engagement

Next Steps

Q1 2022: Housing Strategy PIC and online Survey

Q1 2022: Housing Strategy Council Workshop

Q2 2022: Draft Housing Strategy

Q2 2022: Draft Housing Strategy Public Consultation

Q2 2022: Inclusionary Zoning Municipal Assessment Report

Q2 2022: Final Housing Strategy



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