

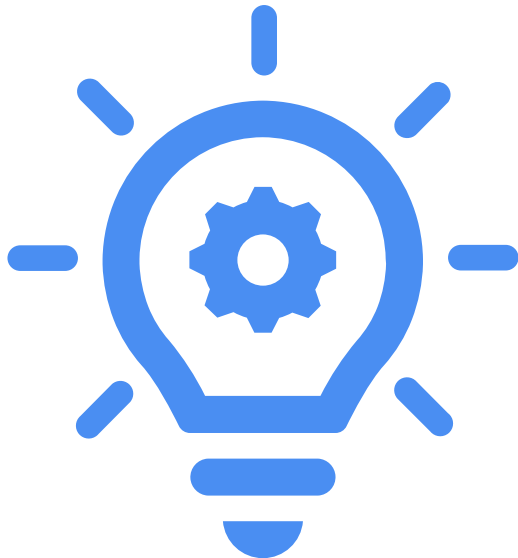


Housing Strategy Virtual Council Workshop

March 21, 2022

1pm

Agenda



1. Opening Remarks
2. Workshop Objectives
3. Housing Strategy Project Background & Update
4. Feedback, Discussion and Questions
 - Draft Housing Strategy: Vision and Actions
 - Engaging on the Draft Housing Strategy
5. Next Steps

Objectives & Goals

- Provide background on the Housing Strategy Project and work completed to date;
- Update on actions undertaken or being explored alongside the Housing Strategy;
- Seek Council feedback on the preliminary Draft Housing Strategy Vision and Actions;
- Seek Council feedback on the engagement on the Draft Housing Strategy; and
- Provide information about next steps.





Question



Housing Strategy Project

Engagement Milestones to Date



Project Connections



THE BUILD

BEYOND

**Burlington
Housing Working Group
Habitat for Humanity**

Date March 21, 2022 Jackie Isada



Beyond the Build

In 2022, Our Build Impact



BEYOND THE BUILD

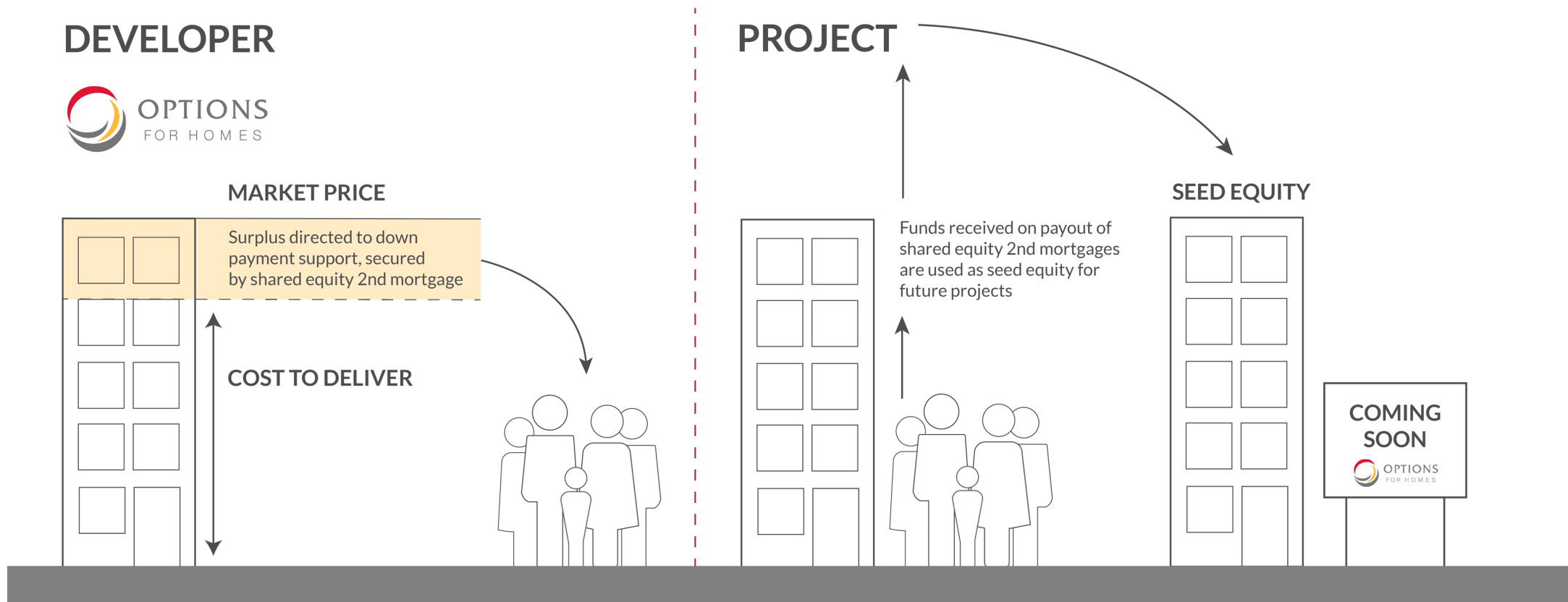




OPTIONS

FOR HOMES

OPTIONS FOR HOMES DEVELOPMENT MODEL



HOW SHARED EQUITY WORKS

An example of the Options Ready Program in action

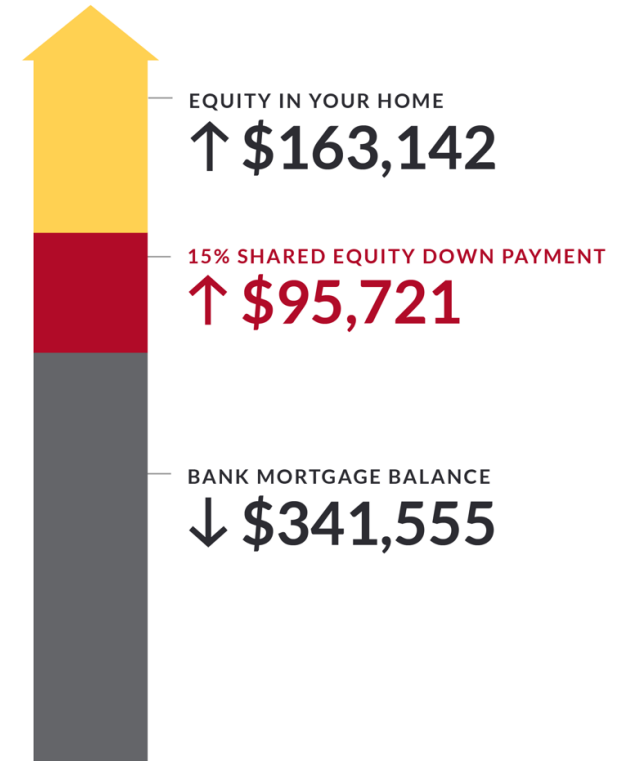
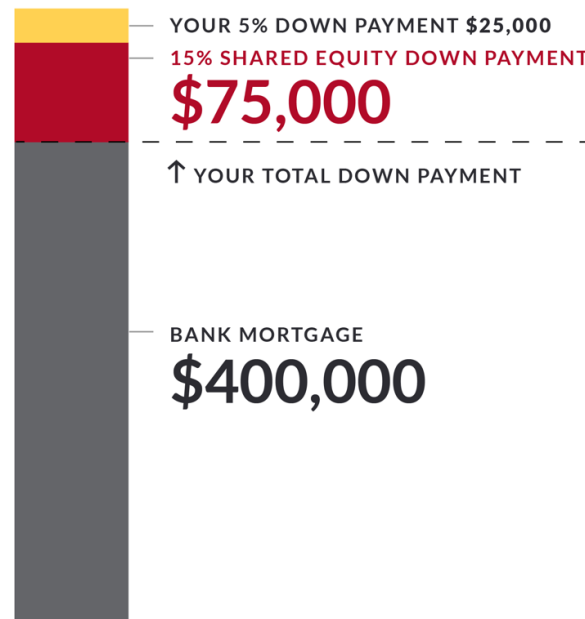


Home purchase value
\$500,000



Home resale value
↑ \$638,142

The Options Ready Program includes access to a shared equity down payment that is payment-free and interest-free until a homeowner sells or moves.



OUR PROJECTS

From our first community in The Distillery to our largest in The Junction, Options for Homes has built homes for over 6,000 people in 13 completed communities since 1994. Here are a few highlights:



HEINTZMAN PLACE
2010
Dundas Ave & Keele St.
643 homes



CRANBROOKE VILLAGE
2014
Lawrence Ave. W & Bathurst Ave.
341 homes

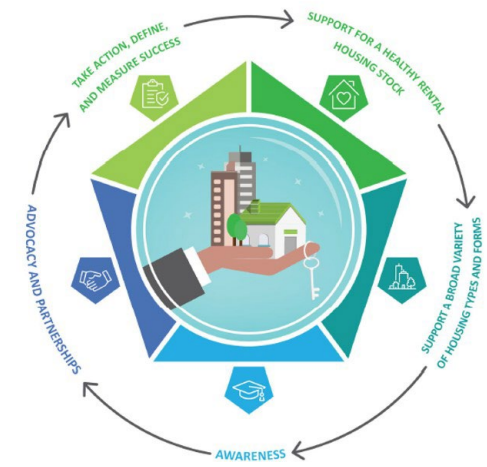


DANFORTH VILLAGE ESTATE, 2018
Danforth Rd & Eglinton Ave. E
250 homes



VILLAGE BY MAIN STATION, 2019
Main St. & Danforth Ave.
275 homes

Housing Needs and Opportunities Report



Report Sections

Project Purpose

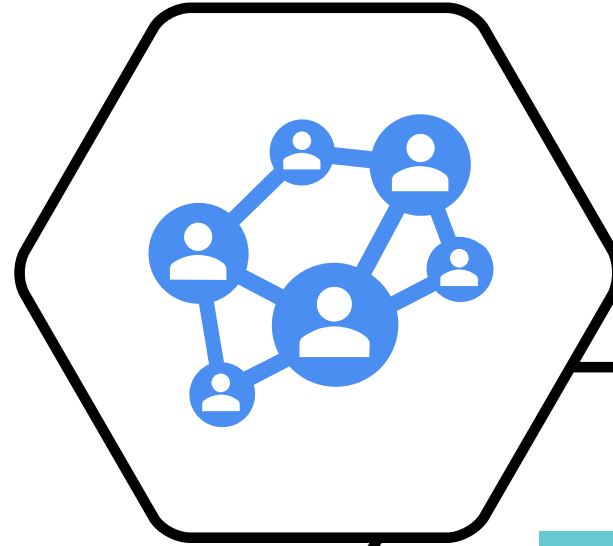
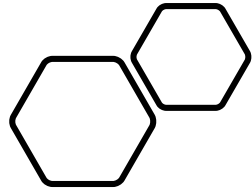
Housing Background

State of Housing in Burlington

Promising Practices

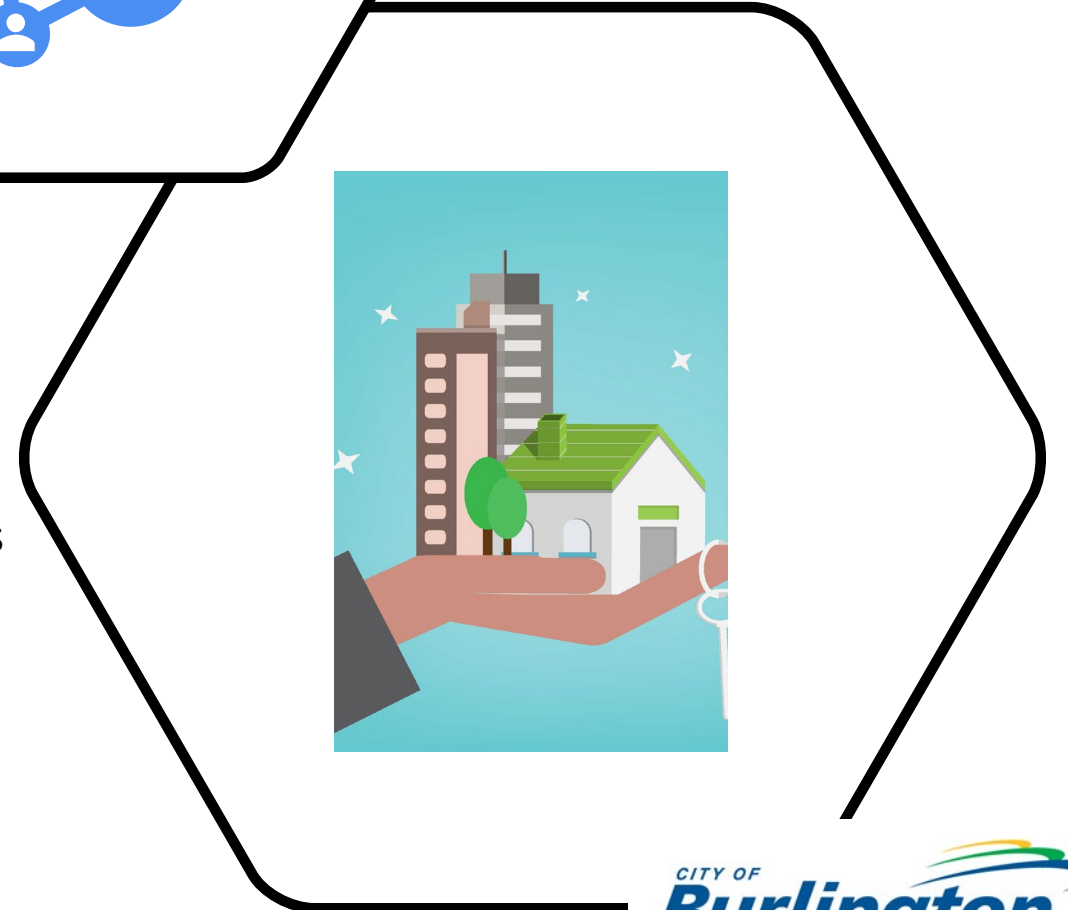
Preliminary Recommendations for the City's Housing Strategy

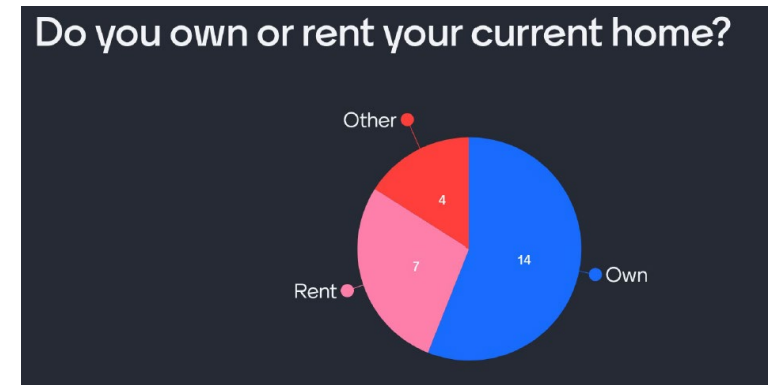
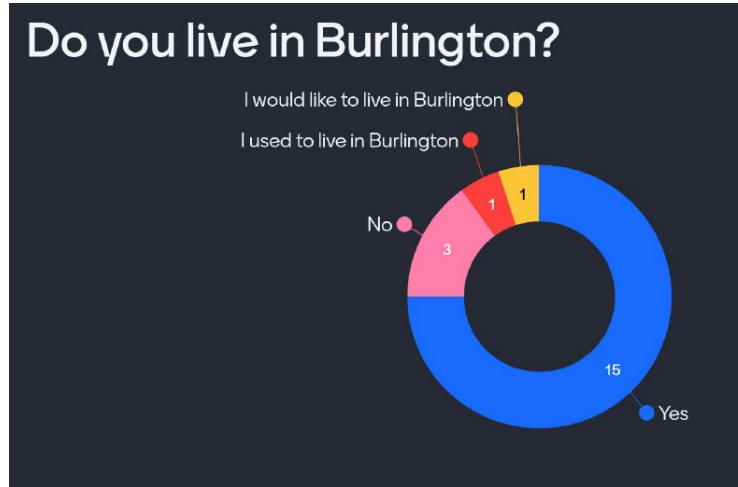
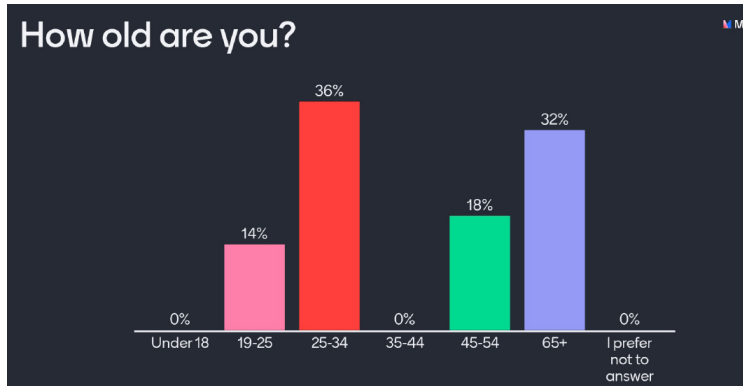
Technical Appendices



What we Heard

Engagement on the Preliminary Vision, Themes and Actions
of the Housing Needs and Opportunities Report



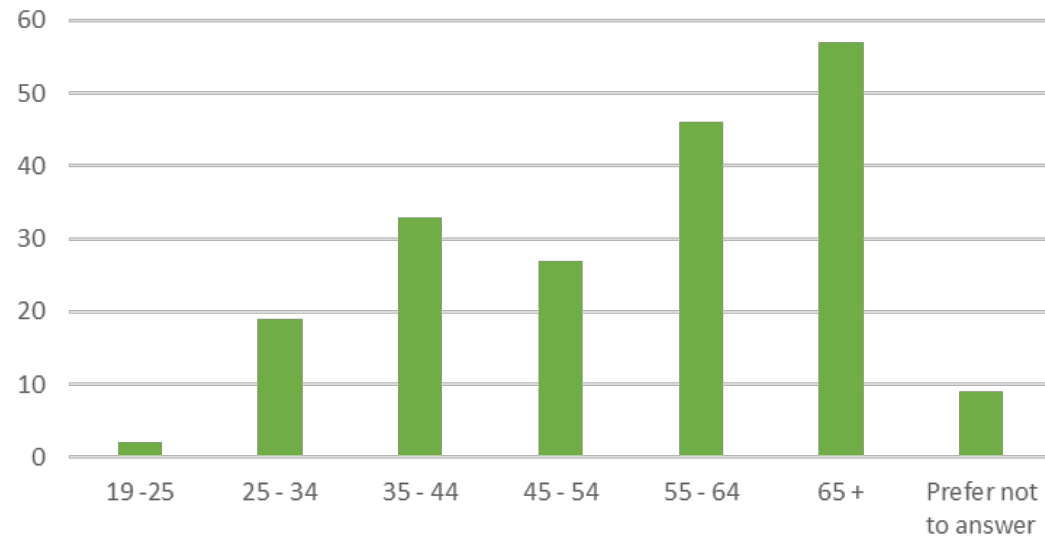


Housing Strategy PIC Feedback

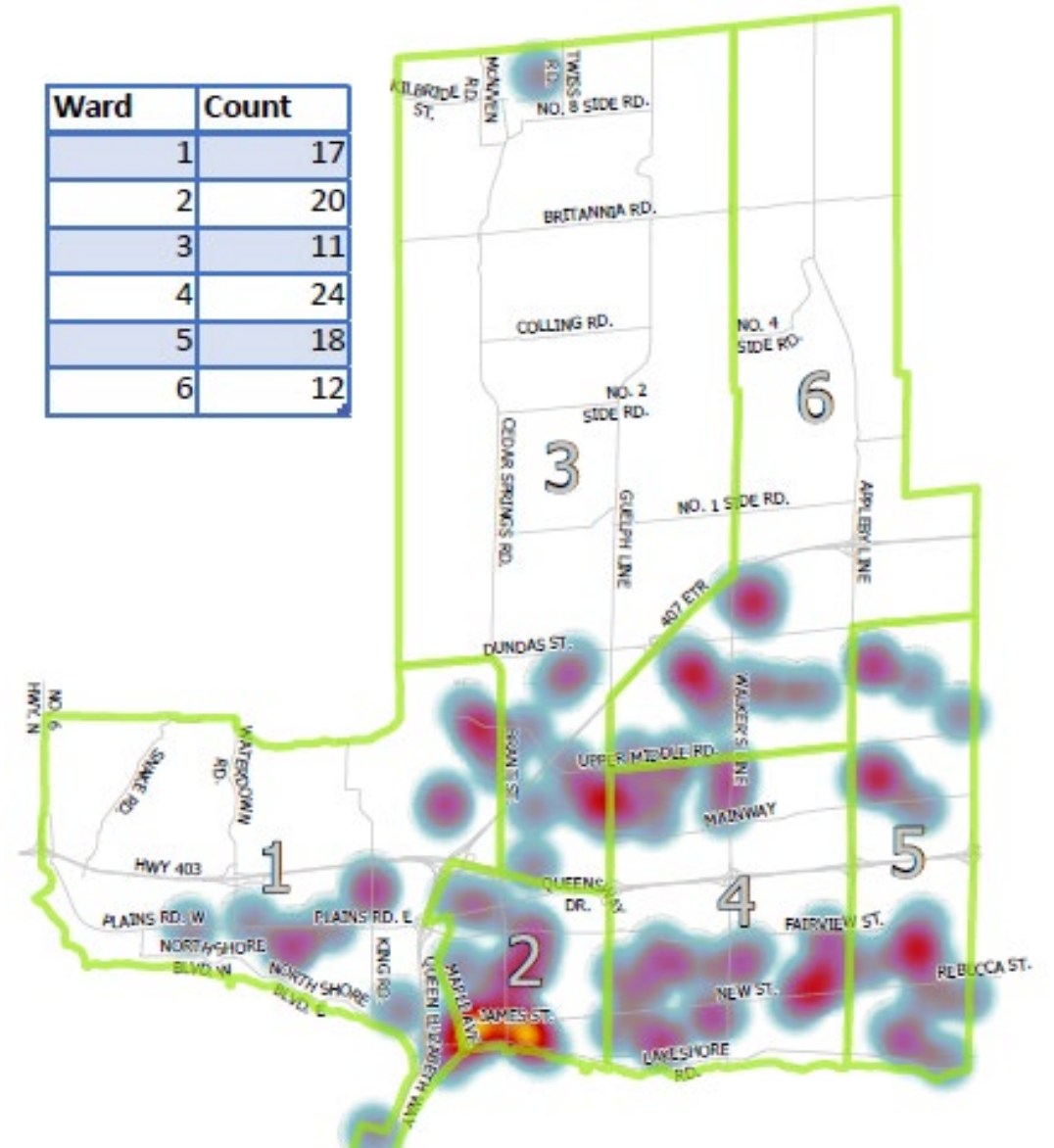
February 7, 2022

Online Survey Findings

What Age Range Are You?

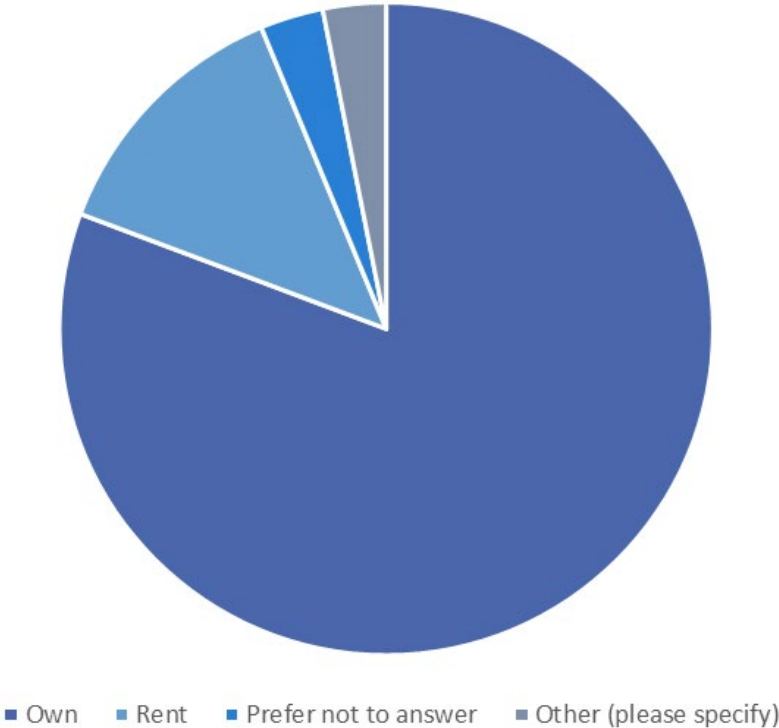


Ward	Count
1	17
2	20
3	11
4	24
5	18
6	12

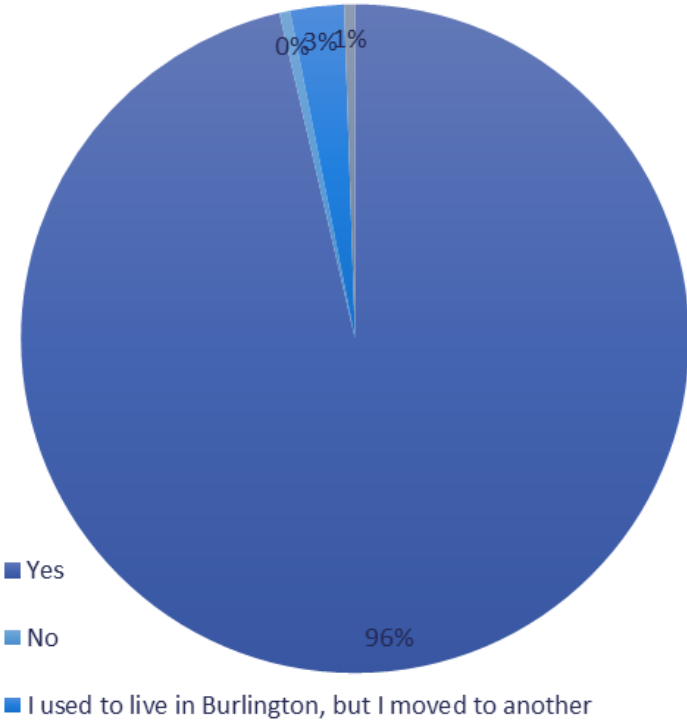


Online Survey Demographics

Do you Own or Rent Your Current Home?



Do You Live in Burlington?



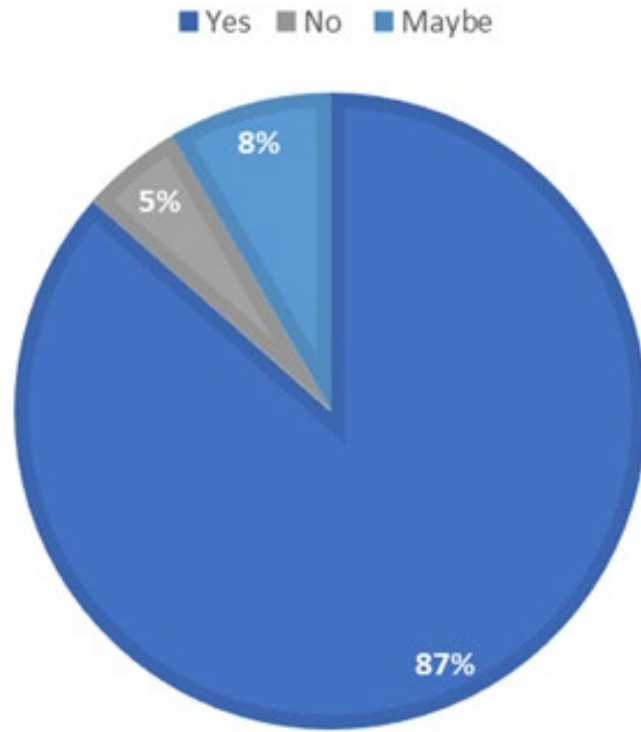
Online Survey: Top 5 Actions

1. Clearly identify the City's role and responsibility in delivering the Housing Strategy (Action 25).
2. Require that new developments include enough amenities spaces to meet the needs of people at all stages of life (Action 48).
3. Find reliable data sources to monitor and report on how well Burlington's housing stock is meeting the needs of residents. Look at unit mix and the size of new housing units (Action 45).
4. Allow retirement and/or long-term care facilities on the ground-floor of buildings in mixed-use areas so that residents can stay in their communities and be closer to amenities like doctors' offices and grocery stores (Action 47).
5. Introduce a policy to encourage the development of family-friendly housing, such as housing with more space, storage, multiple bedrooms and access to green space (Action 49).

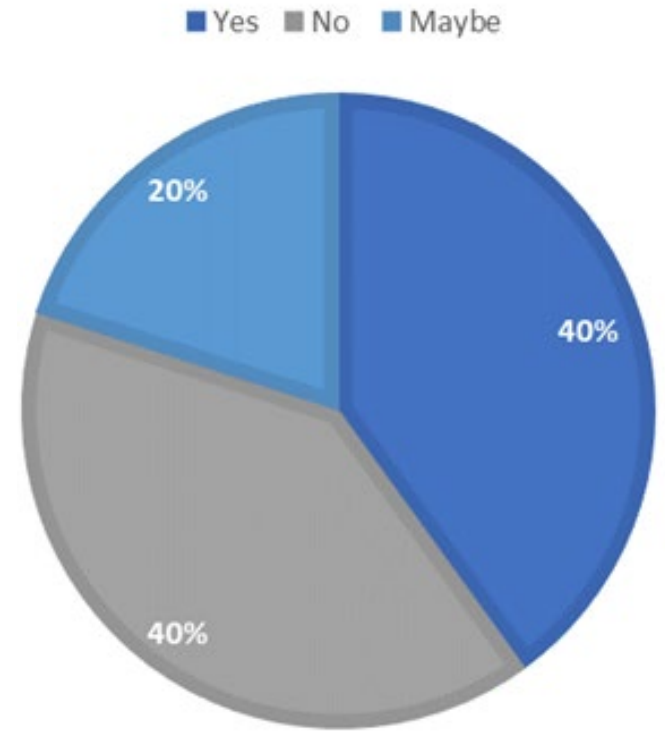
Online Survey: Bottom 5 Actions

1. Allow medium density residential buildings like townhouses, fourplexes and low-rise apartments to be permitted in low-density residential designations without requiring a Zoning By-law amendment. (Action 8)
2. Update zoning to allow for development without needing a Zoning By-law amendment in key areas like Downtown, Uptown (Appleby and Upper Middle), Corridors (Fairview Street, Plains Road) and Nodes like large malls and other plazas in line with the policies of the new Official Plan (Action 10)
3. Update the City's Zoning By-Law to expand permission for where shared housing, such as rooming houses, can be located in Burlington (Action 46).
4. Create a local housing affordability program fund with a levy (Action 32)
5. In areas where new townhouses, semi-detached dwellings or single detached dwellings are approved, require that a percentage of those units contain one extra residential unit. While the development would look the same, it would actually accommodate more units (Action 4)

Online Survey Findings



Top Actions

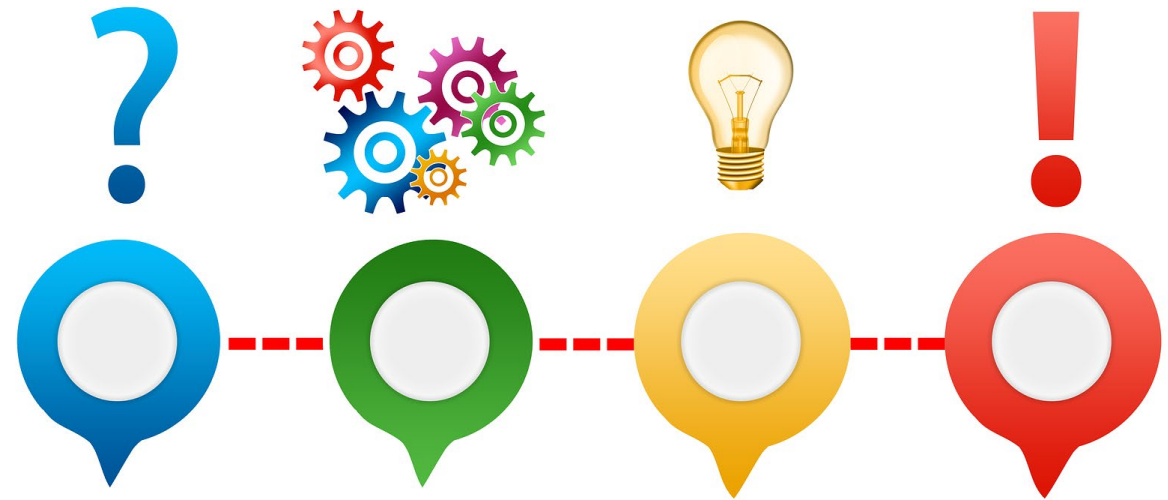


Bottom Actions

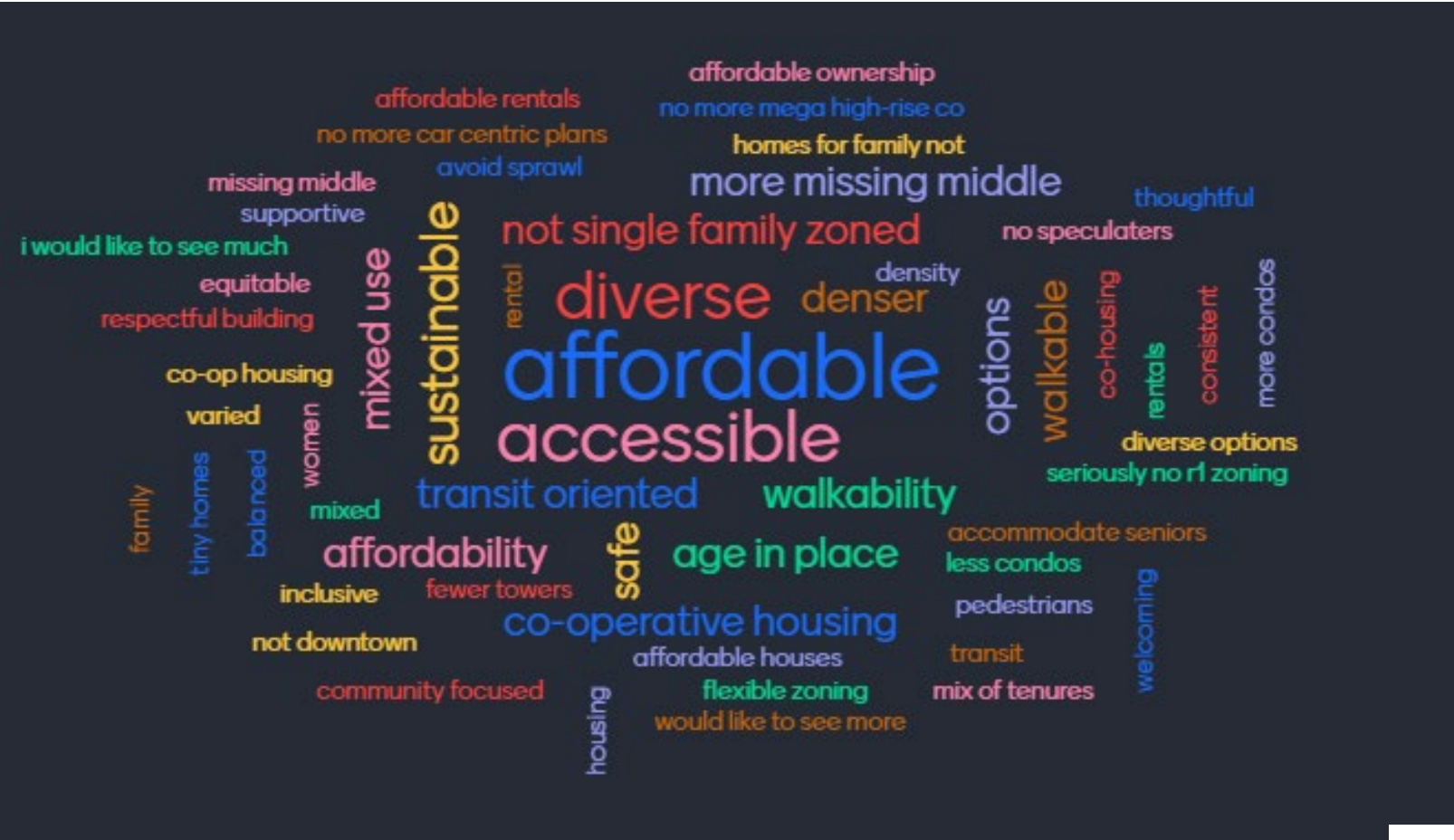


Draft Vision Statement

Question



What we Heard at the PIC on February 7



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.”

What is a Housing
Strategy?



The image features a large hand on the left holding a magnifying glass. The lens of the magnifying glass is focused on a central illustration of a city skyline with a house in the foreground and a key held in a hand. The background is a teal sky with white stars. A large white arrow points from the left towards the magnifying glass. The entire scene is framed by a circular diagram with five segments, each containing an icon and text. The segments are: 1. Top-left: 'TAKE ACTION, DEFINE, AND MEASURE SUCCESS' with a clipboard icon. 2. Top-right: 'SUPPORT FOR A HEALTHY RENTAL HOUSING STOCK' with a house and heart icon. 3. Right: 'SUPPORT A BROAD VARIETY OF HOUSING' with a house and tree icon. 4. Bottom: 'AWARENESS' with a graduation cap icon. 5. Bottom-left: 'PS' with a house icon. The City of Burlington logo is in the bottom right corner.

Moving toward a Draft Housing Strategy

TAKE ACTION, DEFINE, AND MEASURE SUCCESS

SUPPORT FOR A HEALTHY RENTAL HOUSING STOCK

SUPPORT A BROAD VARIETY OF HOUSING

AWARENESS

PS

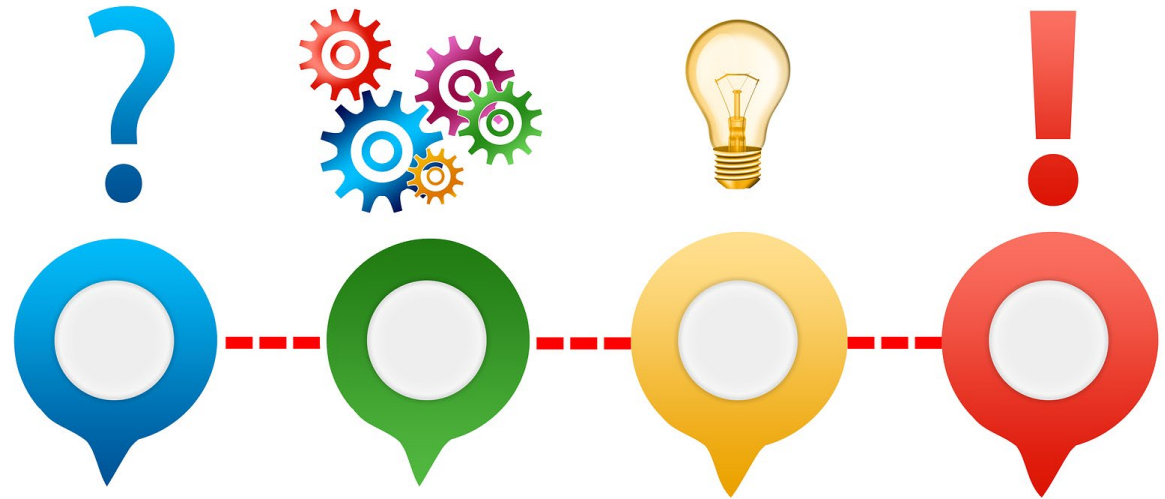


Pathways to Action

- Policy, Zoning and Regulation
- Incentives
- Advocacy and Partnerships
- Housing Strategy Implementation
- Required



Question



Pathway 1: Policy, Zoning & Regulation

Policy, Zoning and Regulation Action

To meet the objectives of the Housing Strategy, build upon the policies of the new Official Plan and use the findings of the Housing Strategy Project to establish minimum targets around housing.

Timing: Short-term

Resources: Staff resources required



Policy, Zoning and Regulation Action

Build upon the policies of the new Official Plan and the finding of the Housing Strategy project to inform the Comprehensive Zoning By-law Review Project.

Timing: Medium to long-term

Resources: Staff resources and consulting costs



Policy, Zoning and Regulation Action

Support, permit, and encourage the development of alternate forms of housing, including higher density types of housing, where feasible and appropriate.

Timing: medium-term

Resources: Staff resources required



Policy, Zoning and Regulation Action



Develop an approach to address the low vacancy rate of rental stock in Burlington and the loss of existing rental units.

Examples

- Rental replacement & demolition control by-law
- Regulation of short-term rentals

Timing: short-term

Resources: staff resources required

Policy, Zoning and Regulation Action

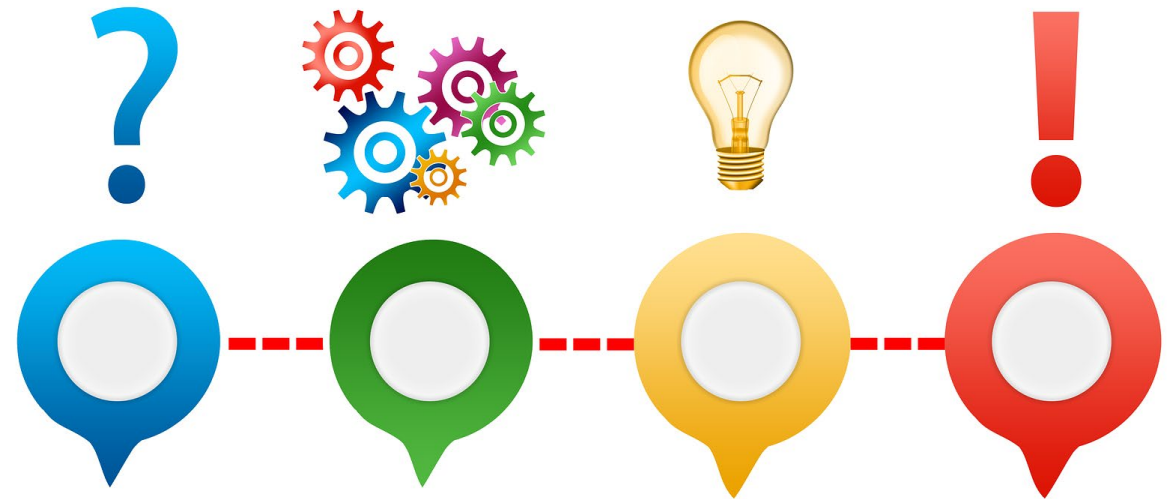
Develop a policy framework that supports and encourages Additional Residential Units (ARUs), and devise a registry and monitoring program to evaluate the success of the framework and make sure the ARUs meet health and safety standards.

Timing: short to medium term

Resources: Staff resources required



Question



Pathway 2: Incentives

Incentive Action

Introduce an expedited/prioritized review process for proposals that would assist the City in meeting targets set out in this Housing Strategy.

Timing: medium-term

Resources: staff resources required



Incentive Action



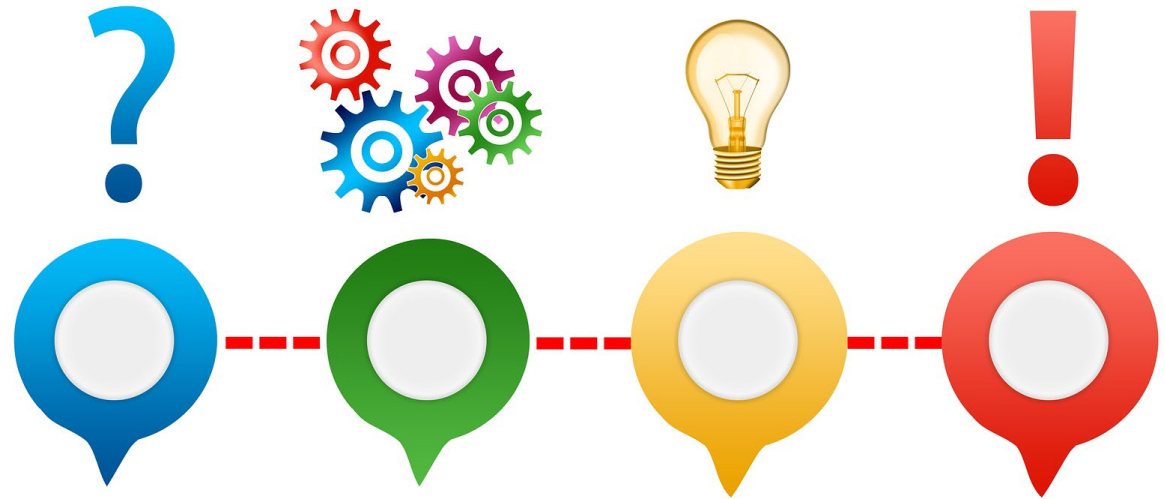
Provide Incentives through a Community Improvement Plan (CIP) for the development of affordable and rental housing units.



Timing: medium-term

Resources: Staff resources, consulting fees, funds for the CIP

Question



Pathway 3: Advocacy and Partnerships

Partnership and Advocacy Action

Clearly define the City's role and responsibility in supporting a diversity of housing options that are attainable at all income levels by identifying local level actions, partnering with other levels of government, non-profit organizations and housing providers.

Timing: short-term

Resources: staff resources required



Partnership and Advocacy Action

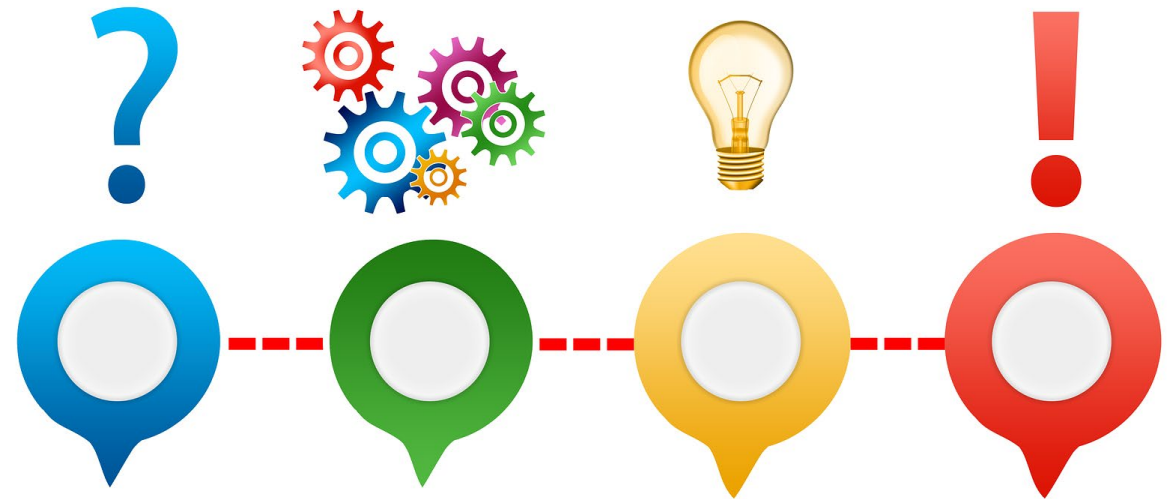
Identify underused properties, including government owned and non-government owned sites, that could be used for housing.

Timing: medium-term

Resources: staff resources and possible land acquisition resources



Question



Pathway 4: Strategy Implementation

Strategy Implementation Action



Allocate appropriate staff resources to implement and administer the Housing Strategy and associated actions.

Timing: short-term

Resources: staff resources required

Strategy Implementation Action

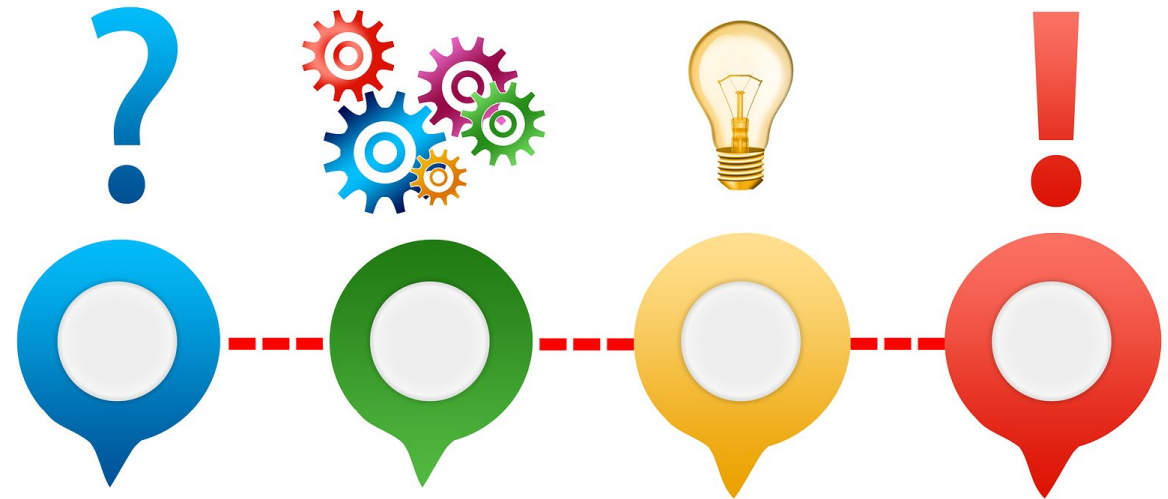


Develop an annual housing and affordable housing monitoring and reporting system to Council.

Timing: ongoing

Resources: staff resources required

Question



Pathway 5: Required

Required Action



Implement any Regional housing-related policies brought forward in their new Official Plan as part of a future conformity exercise.

Timing: Relative to a Regional Official Plan amendment
Resources: staff resources required

Required Action

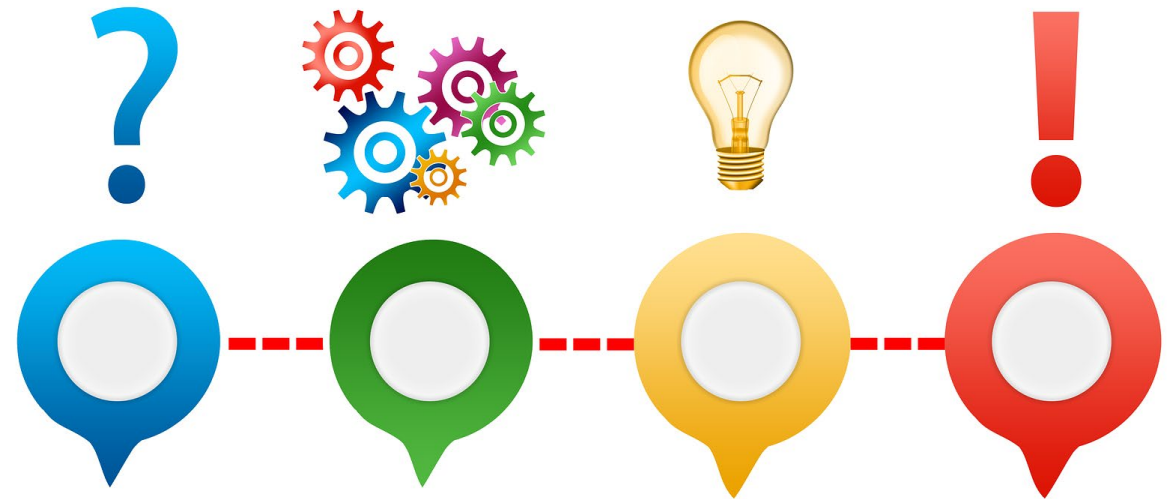
Undertake a formal assessment of the potential to introduce inclusionary zoning.

Timing: underway

Resources: staff resources required

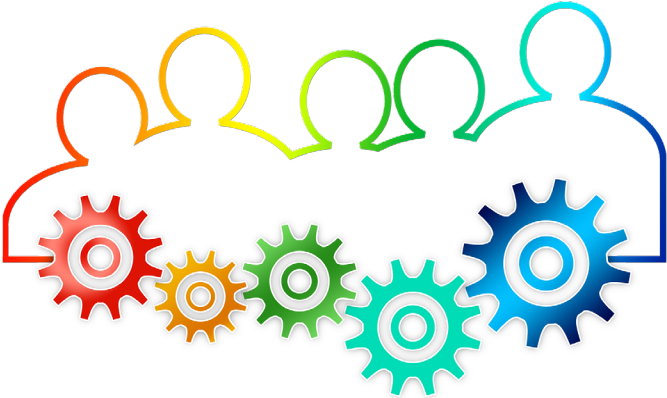


Question

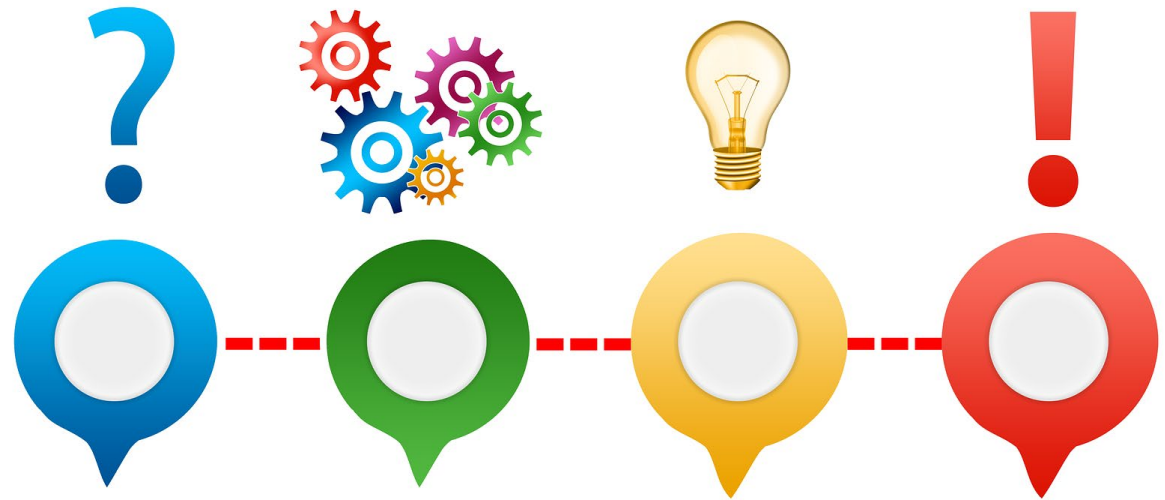


Draft Housing Strategy Engagement

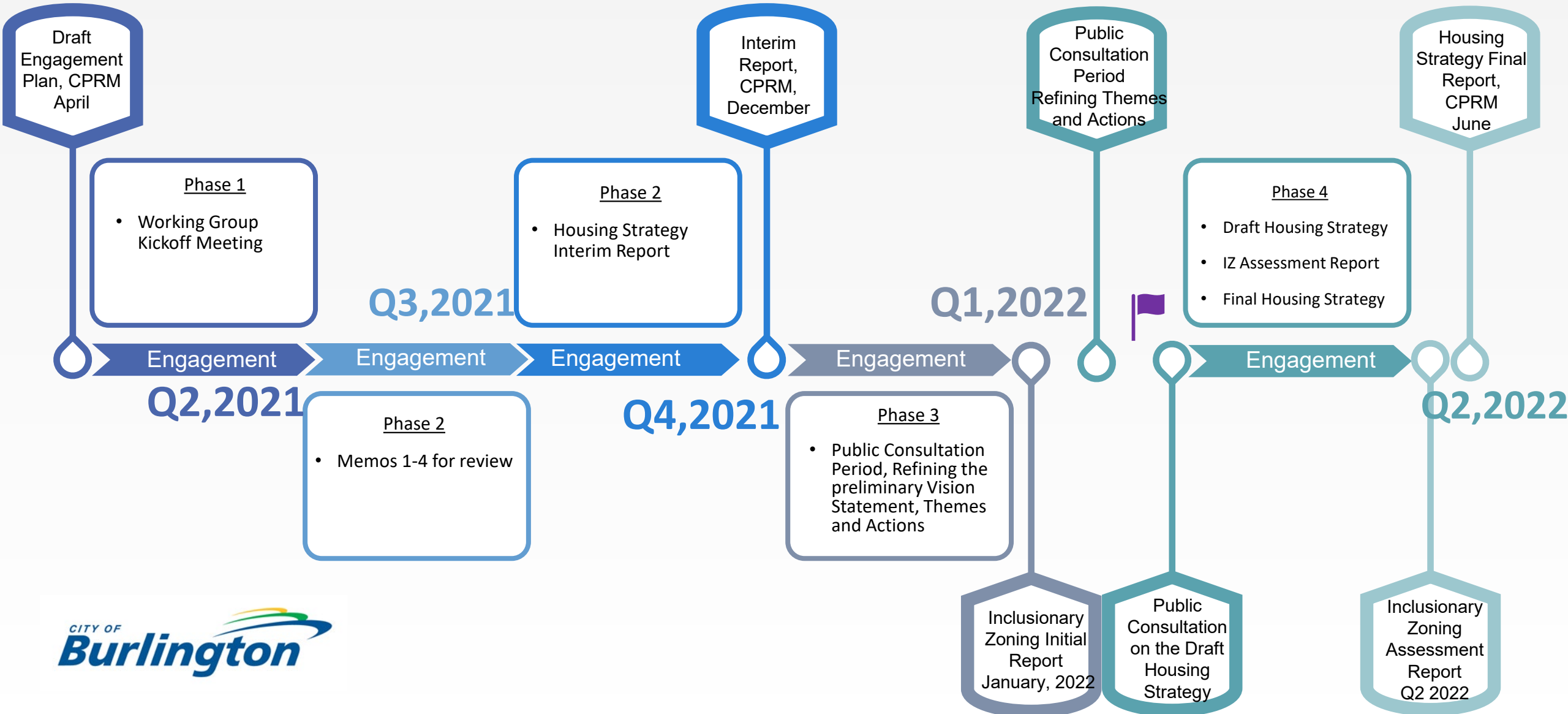
April 19 to May 3



Questions



Housing Strategy Project Milestones



Next Steps

April 2022: Draft Housing Strategy

Mid-April to Early-May 2022: Engagement on the Draft Housing Strategy

June 2022: Final Housing Strategy



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