



Burlington Housing Strategy Feedback Report

January 2022 to May 2022

Introduction

In January 2021, City Council endorsed the Burlington Housing Strategy Terms of Reference, directing staff to commence work on the Housing Strategy. The Housing Strategy project provided an opportunity to look for creative and innovative solutions to address local housing issues by exploring planning policy and financial tools, partnerships, collaboration and advocacy opportunities, strategies and initiatives to help meet the needs of all residents at every stage of life and income level.

The principal objective of the Housing Strategy Project was to develop an innovative Housing Strategy for the City of Burlington that sets out policies, tools and actions to address residents' housing needs now and in the future. It builds upon and supports the Region's Housing Strategy through innovative local solutions to housing issues in the City. Public engagement was a key element of the Housing Strategy's project Terms of Reference and the project's Engagement Plan.

The purpose of this Engagement Report is to summarize the findings of the engagement on the Housing Strategy that took place between January and May 2022.

Housing Strategy Engagement Plan

The Housing Strategy Engagement Plan, (the Engagement Plan), attached as Appendix A to staff report PL-05-22, provides a roadmap of the engagement activities that took place over the course of the Housing Strategy highlighting at which points in the process engagement will take place, who will be engaged and the level of engagement. The engagement plan outlines that public input, among other inputs, are required to inform the following decision:

In 2022, Burlington City Council will consider endorsing a City of Burlington Housing Strategy to increase options for housing across the city.

The Engagement Plan also clearly defines which aspects of the process that cannot be influenced: either because they are beyond the City's control, or because they are outside of the scope of the project as set out in the Council-approved work plan.

The engagement plan was informed by engagement undertaken during the [Housing Strategy Project's Virtual Launch](#) and online survey, held in March 2021. Staff were directed by council to host a virtual launch and to seek feedback about how stakeholders would like to be engaged in the Housing Strategy project. This feedback was summarized in the project's first feedback report and was attached as [Appendix B to Staff Report PL-16-21](#) which was presented to Council in April 2021 along with the draft Engagement Plan. The draft Engagement Plan was then finalized and approved by the Housing Strategy Working Group and Steering Committee in July 2021. The finalized Engagement Plan is attached to Staff Report PL-05-22 as Appendix D.

Housing Strategy Working Group

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 has been instrumental in the preparation of the Housing Strategy, providing critical insights on both the Housing Strategy, advising on local issues, championing the project and providing key insights given their diverse backgrounds. The Working Group has also taken an instrumental role in providing guidance and feedback on the Engagement Plan as well as on the specific engagement tactics undertaken over the course of the Housing Strategy project.

The Housing Strategy Working Group has been meeting on a monthly basis since June 2021. All of the Working Group meetings were 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 following sections of the report will highlight the contributions of the Working Group at every stage of the project.

Feedback Report

A critical objective set out in the Housing Strategy Engagement Plan was to create an ongoing record of what is said during engagement sessions and to make it available to the public throughout the process, so that they can track the progress of the project, including reports back to the community to highlight how feedback was or was not incorporated in the final recommendation to Council. The purpose of this report is to provide that record.

This Feedback Report is divided up into the following sections:

- Engagement on the Housing Strategy, Housing Needs and Opportunities Report: January to February 2022

- Engagement on the Preliminary Draft Housing Strategy: March to April 2022
- Engagement on the Draft Housing Strategy: April to May 2022

These engagement sessions build upon each other, refining the findings of the Housing Needs and Opportunities Report to prepare the Draft Housing Strategy. The feedback received on the Draft Housing Strategy was then used to refine and finalize the Housing Strategy to be presented to Council on June 7, 2022 at Community Planning, Regulation and Mobility Committee attached as Appendix A to Staff Report PL-05-22.

Engagement on the Housing Strategy, Housing Needs and Opportunities Report

This section of the feedback report summarizes what we heard through engagement over January and February 2022. This engagement period focused primarily on seeking feedback on the preliminary Vision Statement, Themes and Actions identified in Chapter 5 of the [Housing Needs and Opportunities Report](#). Feedback received from January 2021 to April 2021 is captured a feedback report attached as [Appendix B to Staff Report PL-16-21](#) which was presented to Council in April 2021. While a summary of the engagement that took place between August and December 2021 and the feedback collected and used to inform the preliminary Draft Housing Strategy can be found [Staff Report PL-48-21](#).

The Housing Needs and Opportunities Report attached as [Appendix A to Report PL-48-21](#) provides a detailed picture of housing needs and opportunities in the City of Burlington based on the technical project work completed to date. The report serves as a body of detailed knowledge that formed the basis of the Housing Strategy. The feedback collected over this period was used to inform [the Draft Housing Strategy](#), released for public consultation on April 19, 2022 to the project webpage.

Housing Strategy Working Group Influence on the Engagement Tactics

At the January 20th meeting of the Housing Strategy Working Group, the project team presented draft survey 3 and a draft approach for the February 7th PIC. In the draft version of the survey, the project team proposed a consolidation of some of the 52 actions where there was overlap and asked respondents to rank each action. Feedback received at this meeting and subsequently by email helped the project team to reshape the approach to both the online survey and virtual PIC. The working group provided the following commentary:

- It was difficult to rank each of the individual actions;
- The grouped actions were too condensed in some cases making it unclear as to what the action entailed;
- There needed to be more plain language used throughout the survey, especially for the actions;

- The acronyms needed to be spelled out; and
- The addition of more demographic questions would improve understanding of the responses and who was reached

As a result of this feedback the online survey 3 and the PIC were revised as follows:

- The actions were grouped into 7 categories (these categories would eventually become the pathways to Action seen in the Draft Housing Strategy);
- The 52 preliminary actions were re-written into plain language and then linked back to Housing Needs and Opportunity Report for those that wanted more detail;
- The Actions included examples of what the action might look like if it was implemented;
- The ranking questions were removed and replaced with “Please tell us which Actions you think the City should include in the Housing Strategy”;
- Additional demographic questions were added to both the survey and the PIC; and

The feedback provided by the Working Group ultimately resulted in a drastically improved online survey and PIC and this feedback was carried through as the subsequent engagement on the Draft Housing Strategy was prepared.

Engagement Tactics

Online Survey #3

A key tool for engagement in the third phase of project engagement was online survey 3. The survey was designed to be delivered online and meant to work together with PIC that took place on February 7, 2022.

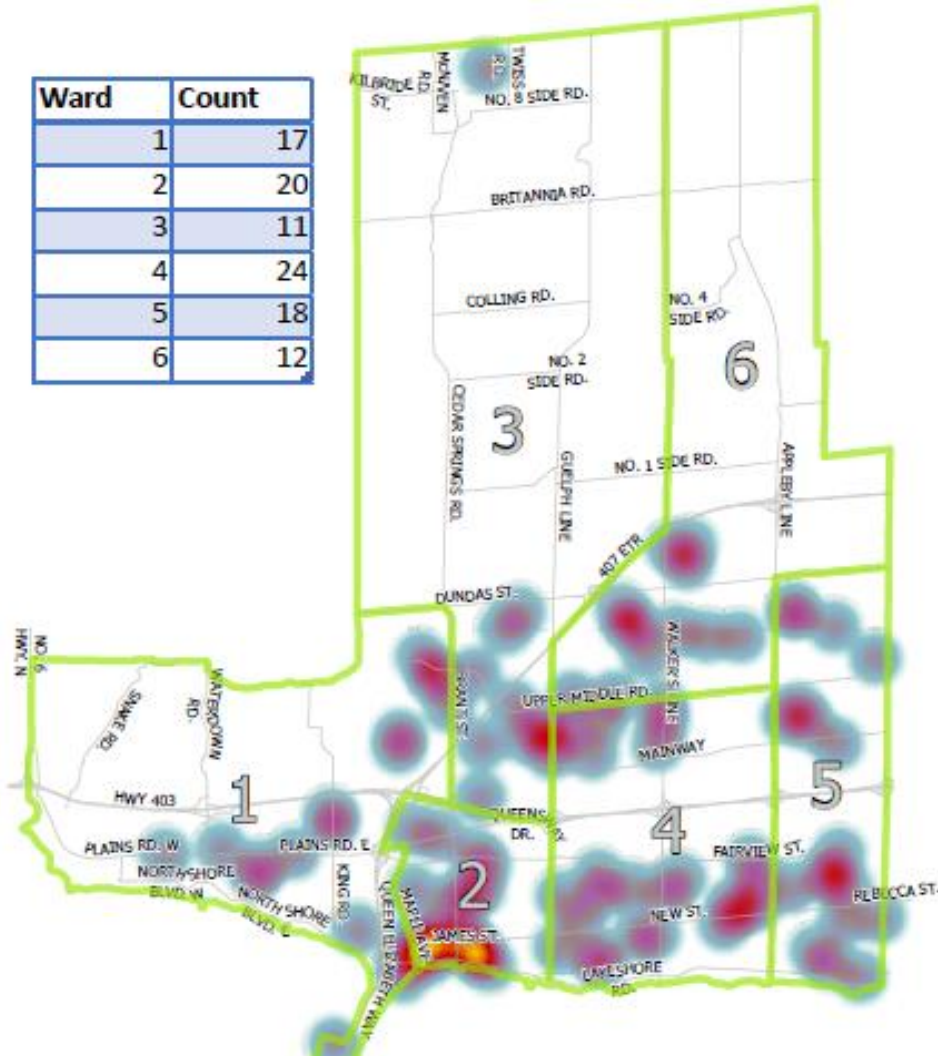
The survey questions were intended to start a conversation with stakeholders about the vision for housing in Burlington, understand which of the 52 preliminary actions are the most important to the public, and identify if anything was missed. This feedback was used to inform the preparation of the [Draft Housing Strategy](#) which was published on the project webpage on April 19, 2022 for consultation. A copy of the survey questions are attached as appendix A to this report.

The survey was available online, accessible via the City’s Get Involved platform from January 18 to February 10, 2022 and was promoted by the City through social media channels, Read-o-graph signs around the City, Ads in the Burlington Post, and the link was also provided to members of the Working Group to share with their wider networks.

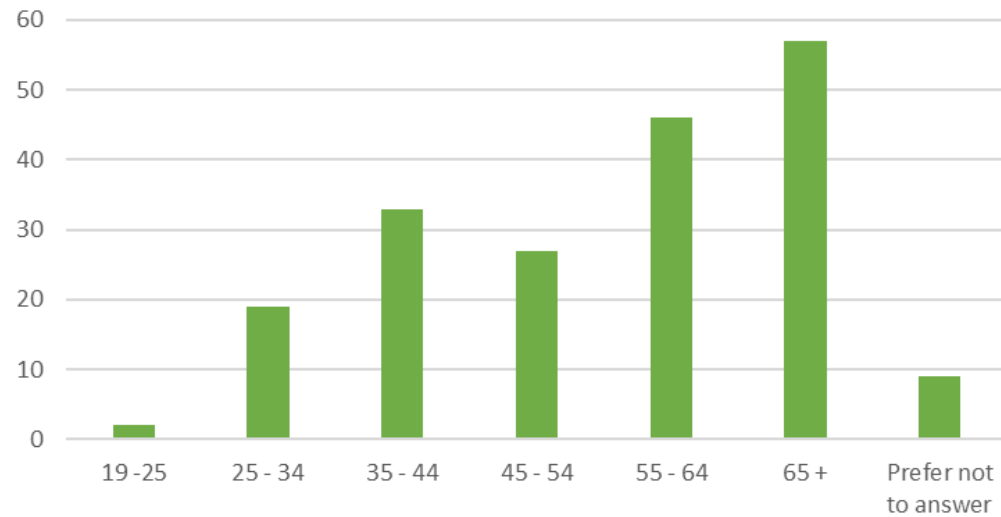
Who responded to the Survey?

One of the key advantages of the online survey is that it offers a simple way to collect basic information about the people who have responded to the survey. Reporting on these statistics is useful for evaluating the City's success in obtaining feedback from a diverse range of interested and affected parties, which was identified in the Engagement Plan as an important objective. Understanding the demographics of who has participated in the process allows the City to adapt to ensure that underrepresented demographics can be better represented in subsequent phases of engagement and helps to contextualize the responses received.

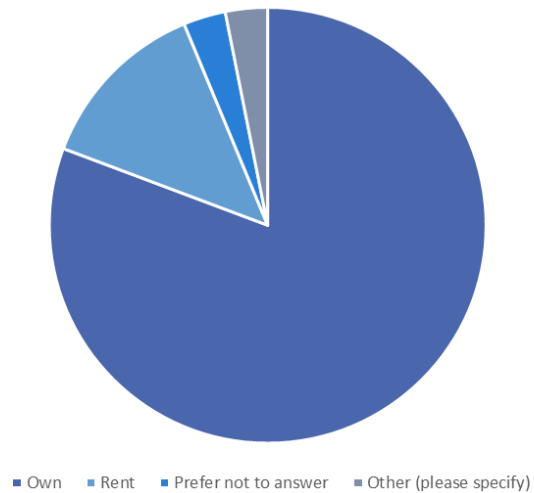
Overall, there were 193 responses to survey 3 from a wide range of age groupings and household sizes. The survey had respondents from all wards in the City and from all age groups and household sizes. The largest age group represented was 65+. The majority of respondents lived in Burlington (96%) while 3% of respondents used to live in Burlington and the remaining 1% did not live in Burlington. 81% of respondents were home owners with 13% identifying as renters.



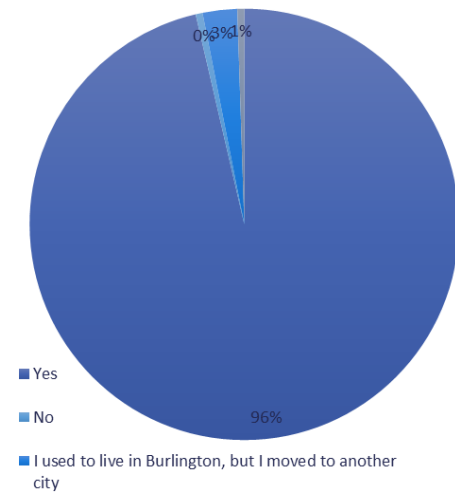
What Age Range Are You?



Do you Own or Rent Your Current Home?



Do You Live in Burlington?

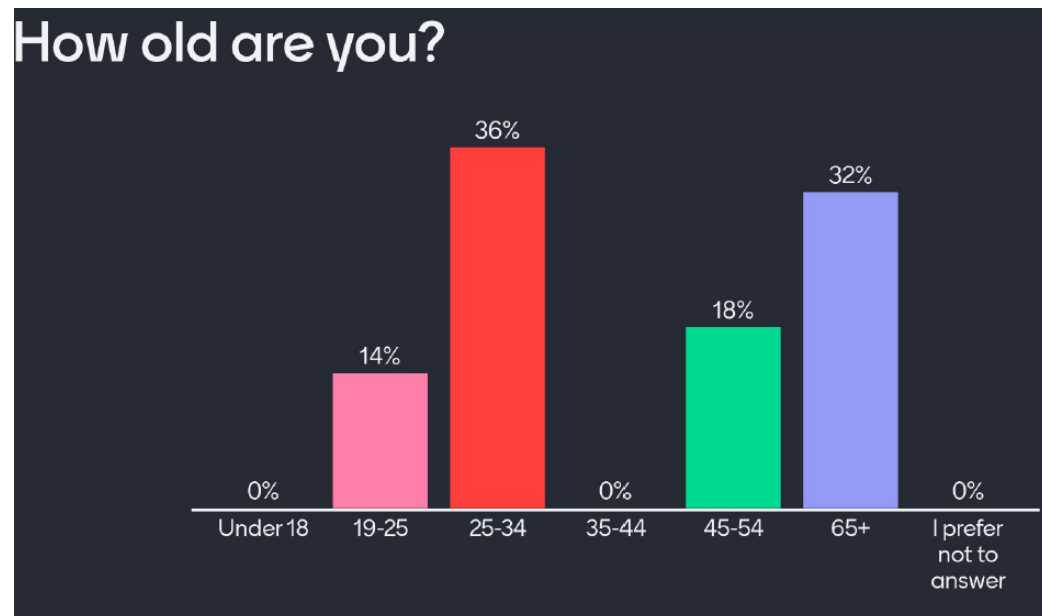


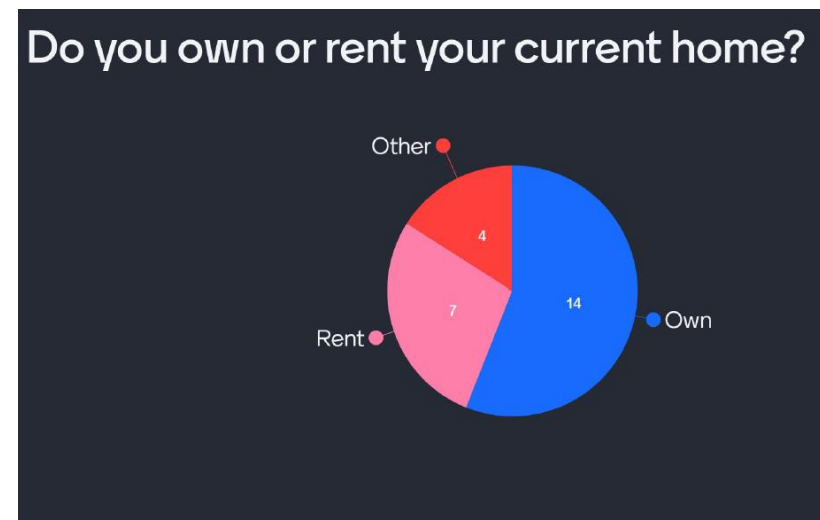
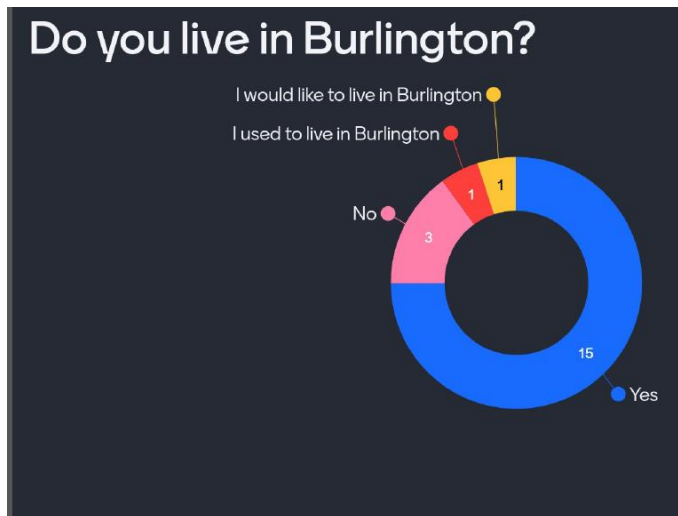
Housing Strategy Virtual Public Information Centre

City Staff hosted a virtual Public Information Centre on February 7th, 2022 on the Zoom platform. At the Public Information Centre meeting, staff provided background on the Housing Strategy Project, and the Housing Needs and Opportunities Report, and discussion focused around the preliminary vision for housing in Burlington, themes and actions through each of pathways. A [recording of this event](#) can be found at the project webpage.

Who Attended the PIC?

The PIC was attended by 50 people at its peak with an average of 30 people during the course of the meeting. Demographic information was collected voluntarily over the course of the meeting. The demographics of the meeting attendees were overall more diverse than those of online survey 3. The majority of attendees lived in Burlington (75%) with a few identifying that they did not live in Burlington (15%), that they used to live in Burlington (5%) or that that they'd like to live in Burlington (5%). A wider variety of age groups were in attendance with the largest group represented by the 25 to 34 year old age group, followed by the 65+ age group. The majority of attendees were home owners (56%) followed by renters (28%) and other (16%).





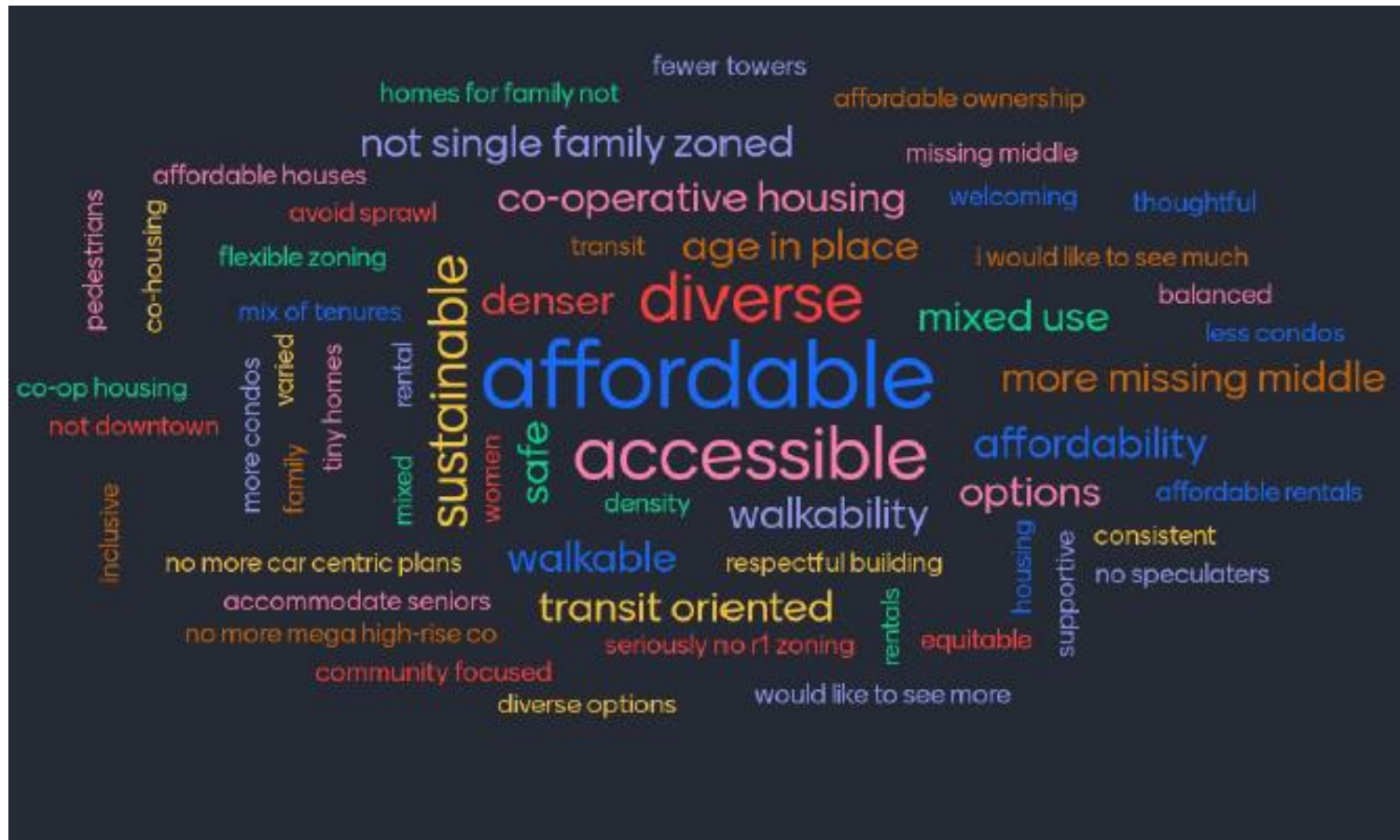
Housing Strategy Working Group

At the January 20th meeting of the Housing Strategy Working Group, the Working Group provided feedback on the Preliminary Themes and Preliminary Actions of the Housing Needs and Opportunities Report. At this meeting, the Working Group's comments fell into the following categories:

- Both protecting existing rental housing and encouraging new rental housing units is critically important;
- Deep affordability for accessible housing units is important;
- It is important to track and monitor the Housing Strategy to ensure that it is achieving its objectives and to remain agile and responsive to change over time;
- It will be important to understand what data is needed in order to monitor the success of the Housing Strategy; and
- It is critical to emphasize the importance of partnership with other levels of government and with other housing providers.

Summary of What We Heard

Overall participants that participated in the January/February engagement were ready to explore solutions and opportunities. The PIC participants took part in a Mentimeter exercise where they provided their answers to the question: What is your vision for housing in Burlington? The word cloud that the exercise generated can be found below.



The verbal and text feedback received through Survey 3 and the PIC fell into 8 categories.

- Increasing and maintaining affordability of ownership and rental housing units;
- Increasing Burlington's rental stock through both purpose-built units and Accessory Dwelling Units (such as basement apartments and granny flats);
- Providing Housing Options that meet the needs of all residents at all stages of life (such as accessible housing, housing for families, seniors and single people);
- The importance of ensuring that the Housing Strategy Actions are integrated into other City projects and objectives like the Official Plan, Climate Action Plan and the Integrated Mobility Plan;
- Protecting the character of established neighbourhoods;
- Ensuring that the Housing Strategy contributes to complete communities;
- Clarity of language and understanding; and
- Concerns about funding housing initiatives and how much they may cost.

Survey 3 listed the 52 preliminary actions, categorized by pathway and asked the question: "Please tell us which Actions you think the City should include in our Housing Strategy". The tables below show the 5 actions that received the most "yes" responses and the 5 actions that received the most "no" responses.

It is important to note that all of the actions received more "yes" responses than "no" responses. While the 5 actions with the most "no" responses still had more "yes" responses than "no" responses, it was these 5 actions that had the least amount of consensus from participants. Since these actions still had more respondents say "yes" to the action being included in the Housing Strategy, they have all been included as sub actions to the 12 primary actions of the Housing Strategy.

It is important to note that the Engagement Plan acknowledges the limitations of digital engagement during COVID and that this will need to be considered in the context of reaching vulnerable or historically underrepresented communities. The demographic questions on the online surveys and at the virtual events are critical to understanding and contextualizing the feedback received. Where voices are absent, the team relies on a combination of proxies such as input from the Working Group, statistical data (like the census) and keeping those members of the community at the forefront as the Draft housing Strategy was prepared.

Other Submissions

The project team also received email and voicemail submissions from members of the public. These written submissions have been considered alongside the other sources of input.

How was this feedback used?

The feedback, apart from the elements defined as out of scope, were used to refine the preliminary vision, themes and 52 preliminary actions to inform the preparation of the Draft Housing Strategy.

This table shows the 5 preliminary Actions that received the most “Yes” Responses

Sub Action No.	Action Description	How the Action appears in the Final Housing Strategy
25	Clearly identify the City’s role and responsibility in delivering the Housing Strategy	This action was turned into Action 1 of the Housing Strategy and is identified as a Priority Action and a Quick Win.
48	Require that new developments include enough amenities spaces to meet the needs of people at all stages of life	This action is design-based and is contrary to addressing housing needs, according to the Report of the Ontario Housing Affordability Task Force and so, this action was removed. Amenity space is already regulated through the City’s Zoning By-law, Official Plan policies and through design guidelines.
45	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	This action is now a sub action of Action 5 in the Housing Strategy which is identified as a Priority Action.
47	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	This action is now a sub action of Action 7 and is identified as a priority action.

49	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	This action is now a sub action of Action 4 in the Housing Strategy which is identified as a Priority Action and a Quick Win.
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This table shows the 5 preliminary Actions that received the most “No” Responses

Sub Action No.	Action Description	How the Action appears in the Final Housing Strategy
8	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	This is a sub action of Action 6 in the Housing Strategy.
10	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	This is a sub action of Action 6 in the Housing Strategy.
46	Update the City’s Zoning By-Law to expand permission for where shared housing, such as rooming houses, can be located in Burlington	This is a sub action of Action 6 in the Housing Strategy.
32	Create a local housing affordability program fund with a levy	This is a sub action of Action 8 in the Housing Strategy.
4	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	This is a sub action of Action 11 in the Housing Strategy.

Engagement on the Preliminary Draft Housing Strategy

This section of the feedback report summarizes what we heard through the March 2022 – mid April 2022 engagement period on the preliminary Draft Housing Strategy. The feedback collected was used to refine a preliminary draft into the final Draft Housing Strategy which was released for public consultation on April 19, 2022.

Engagement Tactics

Council Workshop

On March 21st, City Staff hosted the virtual Housing Strategy Council Workshop which was [live-streamed](#). The Council Workshop provided an update on the Housing Strategy Project and work completed to date. Staff sought feedback from Council on the preliminary draft Housing Strategy Vision and Actions, as well as engagement on the draft Housing Strategy. The Council Workshop also provided an opportunity to hear from two non-profit organizations, Habitat for Humanity and Options for Homes about their housing models and projects within Halton Region and other GTHA municipalities.

Housing Strategy Working Group

In addition to the monthly Working Group Meetings, a supplementary Working Group Meeting was held on March 31st to discuss the preliminary draft of the Housing Strategy, which was circulated to the Working Group in advance of the meeting. Staff sought feedback on the Vision Statement for Housing in Burlington as well as the 13 Actions outlined in the preliminary draft and grouped that feedback into buckets. The first one being feedback on matters of clarity and understanding to influence changes to the document, prior to it being released for public consultation, as the second one being feedback to inform engagement on the Draft Housing Strategy and influence the Final Housing Strategy. Some Working Group members not in attendance at the meeting provided written comments to staff.

Burlington Youth Student Council Meeting

On April 5th, City Staff attended a meeting of the Burlington Youth Student Council to provide some background on the Housing Strategy project, the nature of the actions coming forward in the Draft Housing Strategy and upcoming engagement opportunities. Staff sought feedback from the group on their thoughts about housing in the City as well as on how to engage with youth on the Draft Housing Strategy.

Summary of What We Heard

Council Workshop

The Council Workshop on the Housing Strategy Project took place over a 3-hour period during the afternoon of March 31, 2022. The goals and objectives of the workshop were to:

- Provide background on the Housing Strategy Project and work completed to date;
- Provide an update on the 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.

A Staff presentation guided the workshop which also included brief presentations from Habitat for Humanity and Options for Homes as these organizations had reached out through the Housing Strategy work. Discussions about the work of these two organizations gave an excellent snap shot of the organizations doing great work in the community today.

In order to seek Council feedback on the preliminary Draft Housing Strategy and the Vision Staff used the Mentimeter engagement tool, which served a dual purpose as Staff were also seeking feedback from Council on the use of the tool for engagement taking place in April on the Draft Housing Strategy.

After a quick review of the findings of the Housing Needs and Opportunities Report (shared with Council in December 2021) and an overview of what was heard through engagement in January and February on the preliminary Visions Statement, Themes and Actions outlined in that Report, Council shared what their vision is for the future of housing in Burlington; reflected in the following word cloud:



One member of Council advised there were some issues with using the tool and wanted to include complete communities as part of the response.

Staff then provided an overview of what a Housing Strategy is and how the preliminary actions in the Housing Needs and Opportunities Report are evolving into the development of the preliminary Draft Housing Strategy as a result of a

quantitative and qualitative assessment of the actions. Before diving into the actions by pathway, Council shared what a successful Housing Strategy would look like to them. Those responses are included in Appendix B.

Staff engaged with Council on 13 proposed Actions which were grouped under 5 pathways, based on the approach the action uses to move Burlington closer to the Vision for Housing. An overview of the actions under each pathway were provided, followed by an engagement exercise, using Mentimeter, where Council was asked to provide their feedback on the amount of impact they thought each action might have on housing in Burlington and how much effort or resources did they think was required for the action. This would assist staff in understanding what Council thought about the actions and help identify priority actions based on the level of impact and effort. The results of the exercise were a consolidation of Council's responses. Following the exercise, Council had the opportunity to ask questions or provide additional feedback. One overarching comment was that Council found it challenging provide an estimate of what the impact of each Action would be and what resources would be required. This feedback was helpful and was used to inform the approach taken for subsequent engagement on the Draft Housing Strategy.

This table shows the feedback received from Council is summarized by pathway

Pathway	Impact & Resource Rating	Additional Feedback
Policy, Zoning and Regulation	High impact on housing in the City Medium resources required	<ul style="list-style-type: none"> Establishing housing targets viewed as low effort and high impact The Comprehensive Zoning Bylaw Review project will require significant resources Consideration should be given to the effort required to initiate an action versus the effort required to maintain an action (e.g. registry and monitoring program for additional residential units)

Incentives	High impact on housing in the City Medium resources required	There was some additional discussion on the Community Improvement Plan action to better understand the level of resources required to implement the action.
Advocacy and Partnerships	High impact on housing in the City Low to medium resources required	None
Housing Strategy Implementation	Medium to high impact on housing in the City Medium to high resources required	<ul style="list-style-type: none"> • The Burlington Lands Partnership is critical to the discussion • Partner with landowners and those in the community who have an interest in complete communities and who are concerned with the social issues arising due to the change in demographics • Affordability issues require all hands on deck • With respect to monitoring and reporting, does the City currently collect data on housing.
Required Actions	Medium to high impact on housing in the Medium resources required	None.

Please see Appendix C for the results of the Mentimeter exercise.

Following engagement on the Actions, Council was asked for their feedback on the Mentimeter tool and there was general agreement that the tool was easy to use; the actions were clear and understandable; they were able to provide their feedback effectively; they felt engaged in the conversation and would use the engagement tool again. Following an overview of upcoming engagement on the Draft Housing Strategy, Council shared their thoughts on what we need to hear

and learn from stakeholders through engagement on the Draft Housing Strategy. Those responses are included in Appendix C.

Working Group

The supplementary Working Group meeting was an opportunity for the Working Group members to provide feedback on a preliminary draft of the Housing Strategy. Although this was an optional meeting, approximately 10 Working Group members participated, with two members of the Working Group providing written comments. Staff walked the group through the preliminary draft of the Housing Strategy starting with the Vision Statement and then through each of the 13 Actions. The following feedback was received from the Working Group:

General Feedback

Overall, the Working Group felt the structure of the preliminary draft Housing Strategy including the actions tables were very helpful and easy to read through. However, the use of acronyms and the need for a glossary of terms were raised by the group.

Vision Statement

There was general agreement that the Vision Statement was optimistic, helpful and well done. While some Working Group members thought the vision statement could be more concise, others thought that it clearly described or communicated the objective. The majority felt that “Everyone” and “Welcome” needed to be captured and elevated in importance within the Vision Statement and that it was clear that it pertained to housing, as welcoming can mean many things.

Actions

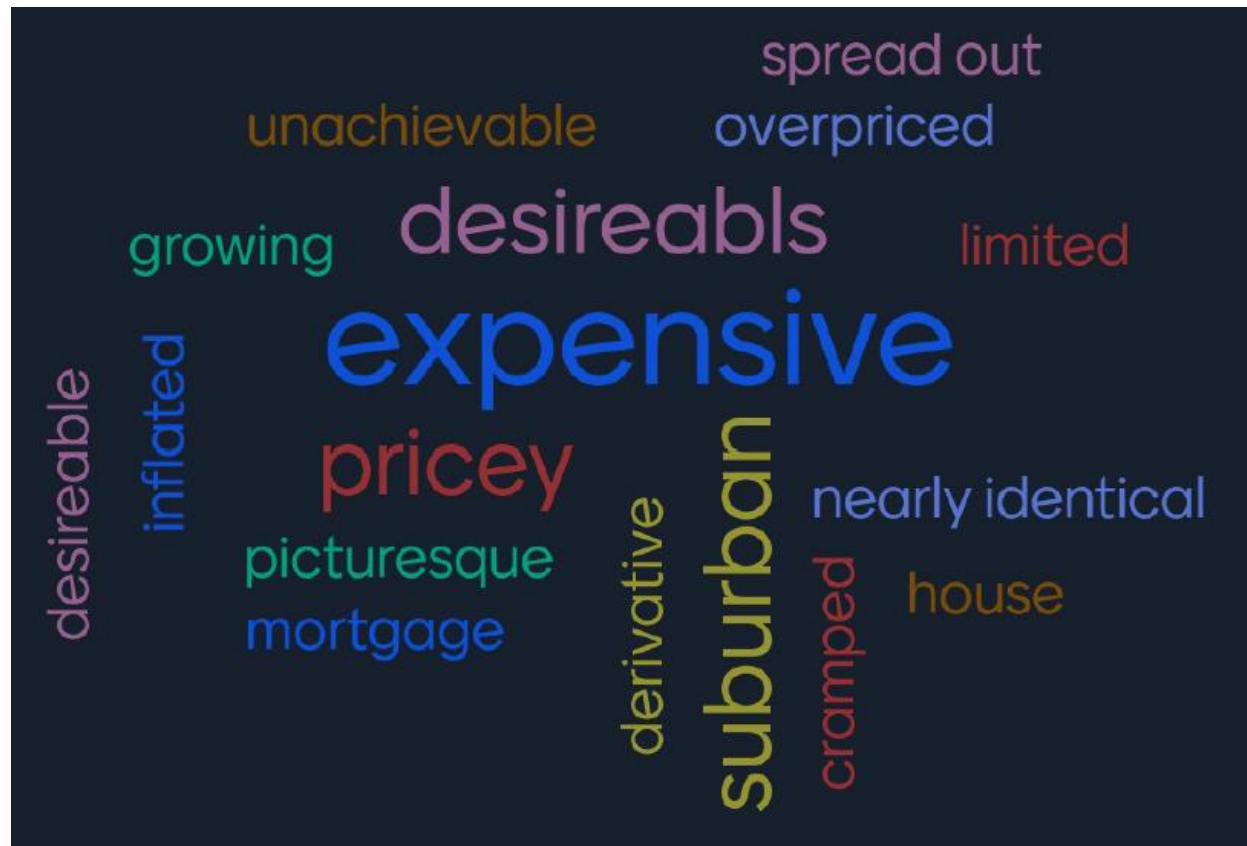
Feedback from the Working Group on the 13 Actions were grouped into the following themes:

- Further clarity required for some of the actions as well as the associated sub-actions;
- Implementation of the Actions – questions and comments seeking further details on how the actions would be implemented, including what would be required and timeframes for implementation;
- Connecting some of the Actions to initiatives being undertaken by upper levels of government;
- Recognition of the long term goals of the Housing Strategy and the need to evolve based on monitoring and reporting;
- Revisions to some Actions to apply them more broadly; and

- Reflect the realities of the Actions for some perspective.

Burlington Youth Student Council

Meeting with the Burlington Youth Student Council was an opportunity to engage with youth in the City, which is a demographic that has been challenging to reach through engagement on the Housing Strategy Project. Approximately 21 members of the Burlington Youth Student Council were in attendance. Using the Mentimeter engagement tool, the group was asked to share what words come to mind when they think about housing in Burlington, and the following word cloud was created reflecting their feedback:



The group also asked about new housing in the City and how the location of any new housing be determined. Feedback received from the group included that housing is limited, that the housing situation is complex and that they would spread awareness of the housing strategy and think more about where they want to live in the future.

How was this feedback used?

The feedback collected through this phase of engagement was used to prepare the Draft Housing Strategy which was released for public consultation on April 19, 2022. Additionally, where appropriate, some feedback was carried forward to inform the Final Housing Strategy, which is discussed in the next section of this report.

The feedback is reflected in the Draft Housing Strategy which was posted to the project website for public consultation. The following list summarizes how the feedback informed the Draft Housing Strategy:

- A list of acronyms and abbreviations as well as a list of defined terms were added to the Draft Housing Strategy to assist the reader and provide additional clarity;
- The introduction to the strategy clarifies the Housing Strategy's purpose and provides clarity that this project has two phases; the first phase is the preparation of the Housing Strategy and the second phase is implementing the Housing Strategy;
- The Draft Housing Strategy highlighted the two key opportunities for Burlington to make moves in addressing housing by creating a specialized subsection within the introduction of the Housing Strategy to identify them as key areas of focus, supported by the themes and actions outlined in the Housing Strategy;
- The Vision Statement was revised slightly by enlarging the first sentence so that "Everyone is Welcome in Burlington" is prominent;
- The Themes to guide the Strategy and measure its success were revised for greater clarity, readability and tied back to the Vision and the Actions;
- The Priority Actions section was revised to better describe why the list of actions were identified as priority actions;
- The Action addressing the City's role and responsibility in supporting a diversity of housing options was moved to Action #1 to show its importance;
- Further clarity was provided around the monitoring and reporting of the Actions to ensure the Housing Strategy is able to respond to change and may explore additional actions;

- A memo with more details about the recommended housing targets was appended to the Draft Housing Strategy to assist the reader in better understanding the specific action;
- Additional clarity was provided about the implementation of the Actions and the resources required;
- More commentary about the Burlington Lands Partnership and the role it could play was included;
- Connections to other City Initiatives were identified; and
- A number of technical revisions were made to address links for the identified examples, consistency of the recommended timeframes, consistent use of terminology as well as revisions to the Action Plan Tables to reflect revisions made to the Actions.

Engagement on the Draft Housing Strategy

This section of the feedback report summarizes what we heard through the April 19, 2022 to May 3, 2022 engagement period on the Draft Housing Strategy and the influence the feedback had on finalizing the Housing Strategy.

Housing Strategy Working Group Influence on the Tactics

The Housing Strategy Working Group provided support leading up to and throughout this engagement period and provided feedback on the draft Housing Strategy. At a supplementary meeting of the Housing Strategy Working Group on April 11, 2022, the Housing Strategy Working Group provided feedback and advice on the format and approach taken for the virtual Open Houses and online survey 4. Feedback received at this meeting and subsequently by email helped the project team to reshape the approach to both the online survey and the Open Houses. The working group provided the following commentary:

- There needed to be more plain language used throughout the survey, especially for the actions;
- Link each of the Actions in the survey directly to the Draft Housing Strategy for ease of reference;
- The acronyms needed to be spelled out; and
- The wording of the questions needed to be revised.

As a result of this feedback the survey was revised in the following ways:

- The wording of the 13 actions was revised using plain language to improve readability;
- Each action in the online survey provided a link directly back to its section of the Draft Housing Strategy for ease of reference;
- The acronyms present in the survey were either removed or defined; and

- The wording of the questions were revised to provide more clarity as to the feedback needed.

The result of the feedback provided by the Working Group on both survey 4 and previously survey 3 was instrumental in the preparation of an effective survey. Open houses and other engagement tactics.

Engagement Tactics

Draft Housing Strategy on Konveio

The draft Housing Strategy was available for the public to provide comments directly into the document through a new online tool available to the City of Burlington, called Konveio. This is an engagement tool that turns regular PDFs into interactive documents where people can provide feedback and share opinions. The comments were directly inserted onto any page and allows for comments to be visible for all. The draft Housing Strategy document was available from April 19 till May 3 at noon through the Housing Strategy Get Involved webpage. A total of 33 comments were left on the draft Housing Strategy by 9 members of the public.

Two concerns about the Konveio tool was that at first individuals were unable to know if they were in the tool and had to login to leave a comment on the document. Staff made changes to the Housing Strategy Get Involved Page to provide additional information on the Konveio tool and remove the login requirements.

Online Survey 4

Survey 4 was designed to be delivered online and meant to work together with the community and stakeholder discussion undertaken during this engagement period. The survey was available online, accessible via the City's Get Involved platform from April 19 to May 3 at noon. The survey was promoted by the City through social media channels, Read-o-graph signs around the City, Ads in the Burlington Post, and the link was also provided to members of the Council and the Working Group to share with their wider networks. The survey focused on collecting feedback on the thirteen recommended actions within the draft Housing Strategy and assisted in the finalization of the Housing Strategy.

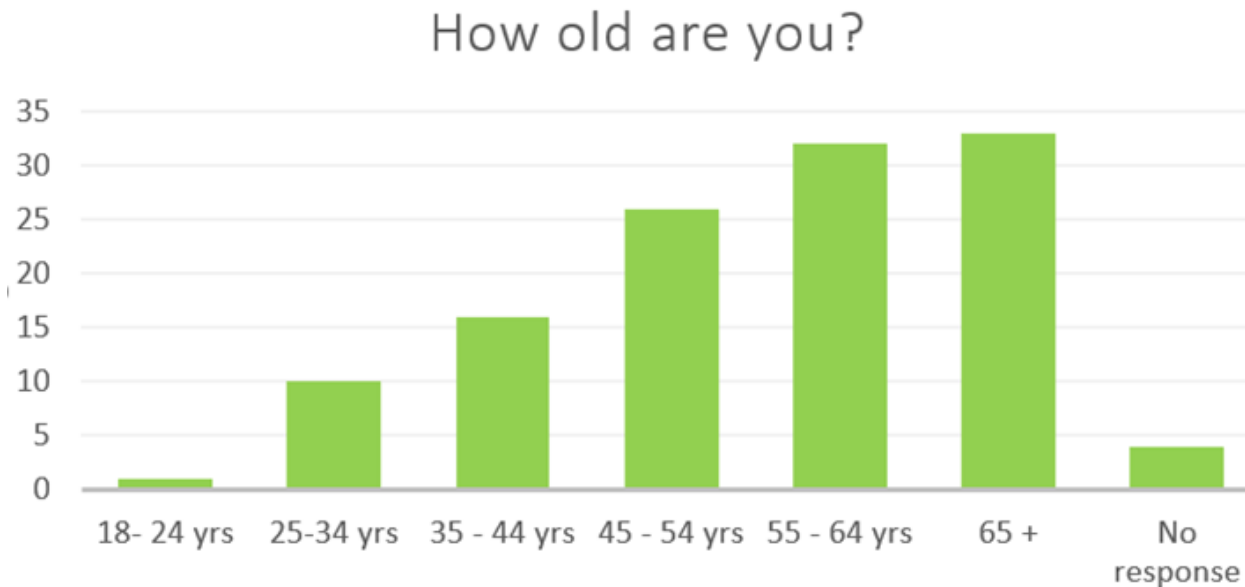
Survey Questions:

1. Do you understand this action?
2. (If answered no to the previous question) Tell us what about the action is unclear?
3. How important is it to you that the action be included in the Housing Strategy?
4. How successful do you think this action will be in moving Burlington towards the vision?
5. Please provide any additional comments you may have (on the action).

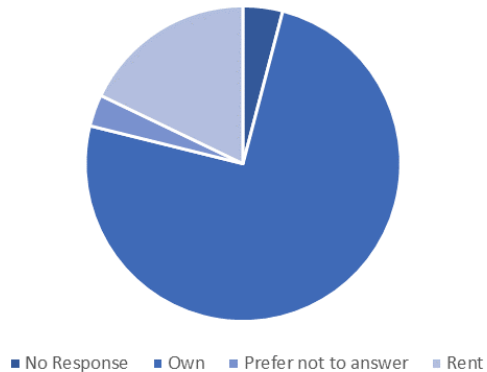
6. Do you have any other comments on the draft Housing Strategy?

Who Responded to Online Survey 4?

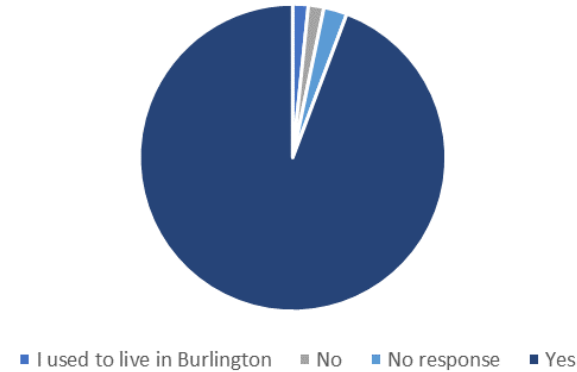
Overall, there were 123 responses to the survey from a wide range of age groupings. The survey had respondents from all age groups, with the highest number of respondents being within the 65+ age group. We also collected data on if a respondent owns or rents their home. The majority own their home (76%), while 17% rent and 7% preferred not to say, or provided no multiple choice answer. Of the respondents, 94% live in Burlington, 1.6% did not live in Burlington, 1.6% used to live in Burlington, and 2.5% preferred not to give a response.



Do you own or rent your current home?



Do you live in Burlington?



Housing Strategy Virtual Open Houses

The Housing Strategy project team hosted three Virtual Open Houses on April 23, April 25 and May 2, 2022, on the Zoom Platform. The Open Houses followed the format of the online survey. The purpose of the Open Houses was to start a conversation about the Draft Housing Strategy, collect feedback on the 13 actions proposed by the Draft Housing Strategy and to answer questions to better position people to respond to online survey 4.

Virtual Open House in Partnership with Halton Multicultural Council

The Virtual Open House held on April 23, 2022 was hosted in partnership with the Halton Multicultural Committee. This open house provided participants with the opportunity to provide feedback and ask questions in a language other than English. For this event, participants registered to indicate their preferred language and then City Staff worked with Halton Multicultural Council to provide engagement in the languages requested. As a result, the Open House was conducted in 6 different languages: Urdu, Mandarin-Cantonese, Dari, Arabic and English. The participants were sorted into focus groups based on their language of choice.

Who Attended the Open Houses?

Of the three Open Houses, the Open House in partnership with the Halton Multicultural Council was the best attended Open House with a total of 25 people in attendance and 5 language groups included: Urdu, Mandarin-Cantonese, English,

Arabic and Dari. The April 25 Open House had 7 people fill out the Mentimeter questions (see Appendix D) and at the May 2 Open House a total of 4 people filled out the Mentimeter questions (see Appendix E). Of the April 25 and May 2 Open House respondents all lived in Burlington. The majority of attendants owned their homes. A Q&A Response document was prepared for the April 25 Open House and is attached as Appendix E to this Report.

Draft Housing Strategy Focus Group Guide

City staff posted a Focus Group Guide to the project web page to provide members of the working group and the general public the opportunity to host their own in-person or virtual focus groups on the Draft Housing Strategy. The Focus Group guide provided resources on how to conduct an effective focus group, background information on the Draft Housing Strategy, and questions to be asked that mirrored the questions asked through survey 4 and at the Open Houses.

Who participated in a Focus Group?

Unfortunately, no members of the Working Group or the public elected to participate in or run a focus group.

Meet with a Planner

Over the course of the engagement on the Draft Housing Strategy, City Staff provided a series of opportunities to sign up for a 30 meeting one on one with a member of the Housing Strategy project team to talk about the Draft Housing Strategy, provide feedback and to ask questions.

Who participated in Meet with a Planner?

Over the course of the engagement period 2 people signed up to meet with a planner, they feedback was recorded and consolidated into the “Summary of What we Heard” section below.

Internal Meeting with Planning Staff

In April 2022, the Housing Strategy project team hosted an internal meeting with City Planning staff. The intent of this meeting was to gather comments from Staff on the draft Housing Strategy.

Special Meeting of the Burlington Housing and Development Liaison Committee

On April 20, 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 and to seek feedback on the draft Housing Strategy and the 13 recommended actions.

Other Submissions

The project team also received written submissions, phone calls and met with individual members of the public through the Meet with a Planner sessions held in April and May.

Summary of What We heard

Overall

Through each tactic used to gather feedback on the Draft Housing Strategy, the Housing Strategy Team asked the same questions based on the importance of the inclusion of each action in the Housing Strategy, and the successfulness of each action bringing Burlington closer to the vision for housing. Respondents were able to provide their answer on a scale of “not at all important” or “very unsuccessful” to “very important” and “very successful”. Respondents could further provide feedback on whether they understood the Action, which provided the Team with valuable information on the clarity of the actions and the draft Housing Strategy overall. Data on these questions were mainly gathered through the survey and the use of Mentimeter at the Open Houses. There was also opportunity for general comments on each action and the overall draft Housing Strategy.

Overall, the draft Housing Strategy received largely positive feedback through the engagement period. Through the survey and Mentimeter exercises, the importance of each of the 13 recommended actions was rated high, with each receiving either more “very important” or “important” ratings than not. The actions which had the most “very important” to be included in the Housing Strategy ratings, inclusive of the survey and Mentimeter responses, were as follows:

This table shows the 3 Actions to Receive the most “Very Important” or “Important” Ratings

Action Number	Action Title	How the Action appears in the Final Housing Strategy
Action 1	<i>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 the City can take and by partnering with other levels of government, non-profit organizations and housing providers</i>	This Action still appears as Action 1 in the Housing Strategy and is identified as both a Priority Action and a Quick. Refinements were made to the title of the Action for added clarity.

Action 6	<i>Support, permit and encourage the development of alternative forms of housing, including higher density types of housing, where feasible and appropriate</i>	This Action now appears as Action 7 in the Housing Strategy and is identified as a Priority Action.
Action 8	<i>Develop an approach to address the low vacancy rate of the rental stock in Burlington and the loss of existing rental units</i>	This Action now appears as Action 9 and refinements were made to the title of the Action for added clarity.

This table shows the 3 Actions to Receive the most “Very successful” or “successful” Ratings

Action Number	Action Title	How the Action appears in the Housing Strategy
Action 6	<i>Support, permit and encourage the development of alternative forms of housing, including higher density types of housing, where feasible and appropriate</i>	This Action now appears as Action 7 in the Housing Strategy and is identified as a Priority Action.
Action 10	<i>Introduce an expedited/prioritized review process for proposals that would assist the City in meeting targets set out in this Housing Strategy</i>	Bill 109 makes changes to the <i>Planning Act</i> in regard to the processing time of applications. As a result, this Action has been deleted from the Housing Strategy.
Action 9	<i>Identify underused properties, including government owned and non-government owned sites that could be used for housing</i>	This Action now appears as Action 10 in the Housing Strategy.

The best understood action was *Action 6 - Support, permit and encourage the development of alternative forms of housing, including higher density types of housing, where feasible and appropriate*, while the least understood action was *Action 13 – Undertake a formal assessment of the potential to introduce inclusionary zoning*.

Housing Strategy Working Group

At the April 21 meeting, with Working Group provided feedback on the draft Housing Strategy. The feedback received included:

- Clarification and additional definitions were needed (such as tiny homes and modular homes) and the wording of some of the actions (Actions 1, 2, 8) and sub-actions;
- Accessibility and universal design should be included within the Housing Strategy;
- Consider costs related to Action 2;
- Discussions regarding additional residential units, and tiny homes;
- Consider expanding the types of housing a Community Improvement Plan (CIP) and other incentives might encourage, such as rental housing, affordable ownership housing, seniors housing, family friendly housing, accessible housing and sustainable buildings;
- Explore the impacts that Bill 109 may have on Action 10; and
- Add additional local examples for Action 12.

Comments on the draft Housing Strategy

Clarity of Housing Strategy document & recommended Actions

Through the survey, the Housing Strategy team was able to gather information on how well each of the recommended actions was understood. Overall, the actions were understood by the majority of the respondents. The actions which included more detailed concepts such as Inclusionary Zoning, Additional Residential Units and the Community Improvement Plan, were the least understood through the survey. There were also comments made on Action 1 that provided that the action needed to be clearer in its purpose.

It also became apparent through some of the comments received, that there is a need reiterate the purpose of the Housing Strategy and the process of implementation. This is captured within Section 1.3 of the Housing Strategy, which outlines that the Housing Strategy is a blueprint, or guiding document for the City to use in order to take action and work towards meeting the housing needs of the Community.

The Cost of Implementing the Housing Strategy and Actions

Some respondents had concerns with costs relating to the Housing Strategy in regard to potential hiring of additional Staff and consultants, the monitoring of the actions in the Housing Strategy, and the use of taxes. There was also concerns around the funding of some incentives and the Community Improvement Plan (CIP).

Roles of the Levels of Government and Where the City of Burlington fits in

There were also comments on the role of each level of government. It became apparent that there as a need to explain the City's role as a lower-tier municipality, the Region of Halton's role as the upper-tier municipality and the partnership between the two levels of government.

There were also some concerns raised about the City's ability to implement the actions of the draft Housing Strategy in relation to Provincial processes such as the OLT and pushback from residents.

Accessibility

Accessibility was a theme throughout the comments received during the engagement period. Concerns included that there is a lack of accessible and age-friendly housing options, which makes it difficult for those who require accessible units to find adequate housing, and for seniors to downsize from larger family sized dwellings which ultimately impacts the availability of family sized dwellings. There was a focus on the need for integration of accessible units within complete communities and mixed-use neighbourhoods to ensure access to needed amenities. Respondents wanted to ensure that accessible and age-friendly housing is captured within the final Housing Strategy.

Affordable & Attainable Housing

Affordability and attainability were highlighted as a major concern for respondents. Comments surrounding the affordability and attainability spoke to the increasing costs of home ownership and high rent in Burlington. Respondents also spoke to the need to preserve and maintain the availability and affordability of rental units. There were some concerns about the impact of short-term rentals and vacant dwellings on the availability and affordability of housing, while others recommended that the municipality not interfere with the market or property owner's rights to turn their additional units into short term rentals.

Complete Communities

Many of the comments identified the importance of integrating housing into complete communities that include access to green space, amenities, access to retail and transit, and parking. Respondents highlighted that it is important that

complete communities be accessible for seniors and those with disabilities in order to ensure adequate housing and access to amenities for all.

Housing Options

Responses throughout the engagement period identified a need for increased options for housing types and attainability. More tenure types (ownership, rental) and a greater variety of building types (apartment buildings with a large focus on mid-rise buildings, townhouse dwellings, and infill single-detached, semi-detached) were identified as important.

A need to increase in housing options for families, multi-generational families, and seniors was also seen as important. There was a focus on the need to increase the number of family-sized units that include more than one-bedroom within new developments. Multi-generational housing options were also seen as important, and respondents provided that additional residential units (ARUs) provided the opportunity for multi-generational families to live together while still having separate spaces. Opinions on ARUs differed, where many were of the opinion they provide additional low-rise housing, some were concerned that additional units will create additional parking and congestion within neighbourhoods.

In order to provide an increase of residential units, many respondents recommended increased density and height, where seen as appropriate. There were comments that other areas of the City, such as plazas, malls and employment lands should be considered for additional mixed-use and higher density areas. Many commented on the need to address the 'missing middle' in Burlington. Others focused on a reduction in density and height and recommended to protect existing neighbourhoods. There were further concerns with congestion and limited parking.

Sustainability

Many of the comments identified the importance of an environmental lens to be applied to the Housing Strategy. These comments included:

- Tree & green space preservation
- Need for sustainable housing: carbon-neutral and environmentally-friendly residential and mixed-use developments
- Better transit options

Action-specific Comments

Comments on Action 10: Introduce an expedited/prioritized review process for proposals that would assist the City in meeting targets set out in the Housing Strategy

While recommended Action 10 was rated as an action that would be successful in bringing Burlington closer to the Vision for housing, many also pointed out concerns and provided comments on this action. These concerns included that this would create preferential review and impact other development applications. Comments were also made that through *Bill 108 - More Homes, More Choice Act, 2019* and *Bill 109 – More Homes for Everyone Act, 2022* established tighter timelines under the *Planning Act* for development applications and incentives to expedite applications, which should be the focus to be met for all development applications.

Comments on Action 11: Implement any Regional housing-related policies brought forward through their Official Plan Review as part of a future conformity exercise

Staff and the public had provided comments on how the City of Burlington, as a lower-tier municipality, is statutorily required to conform to the Region of Halton Official Plan under Section 27 of the *Planning Act*.

How was this feedback used?

The feedback has been summarized from the various methods of engagement and has informed the finalizing of the Housing Strategy. Some of the topics outlined to be included in the Housing Strategy had already been included. The following list summarizes the changes made between the draft Housing Strategy and final Housing Strategy. Where necessary, more details are provided in the sections below.

- The list of defined terms was updated to provide additional clarity;
- Sections of the Housing Strategy were renamed for clarity;
- Additional information about the roles of each level of government, and the partnerships between the City and Region was added to the Housing Strategy;
- The “How to Read the Strategy” section was revised for clarity purposes;
- Quick wins added to the Housing Strategy;
- Action 1 was refined for clarity (discussed below);
- A new Action 2 was added to the Housing Strategy: “Act as a connector and partner in the housing system by identifying opportunities to connect people and providers to resources and information related to meeting housing objective.” This action identifies a key role for the City to connect people and providers to resources and

information and to partner with other levels of Government and housing providers to advocate for and deliver housing options and deeper affordability.

- Refinements to Action 2 (renumbered 3) to clarify what is meant by staff resources;
- Refinements to Action 5 (renumbered 6) to include exploring tools for streamlining processes (Community Planning Permit Systems) and details;
- Refinements to Action 7 (renumbered 8) to expand the types of housing incentivized by a Community Improvement Plan (CIP) (discussed below);
- Refinements to Action 8 (renumbered 9) for clarity around the purpose of the action (discussed below);
- Refinements to Action 9 (renumbered 10) to include detailed notes around recommendations from the Association of Municipalities of Ontario regarding surplus or underutilized crown lands and the repurposing of surplus school lands through donation of the lands to municipalities for housing;
- Actions 10 & 11 deleted (as discussed below);
- Refinements to some of the sub-actions for clarity; and
- Additional local examples added to some Actions.

Refined Actions

Action 1: 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 the City can take and by partnering with other levels of government, non-profit organizations and housing providers

Action 1 was divided into two actions and Action 1 is now *Clearly define the City's role and responsibility in supporting a diversity of housing options that are attainable at all income levels.*

Action 7: Provide incentives through a Community Improvement Plan (CIP) for the development of affordable and rental housing units

While throughout the engagement period comments were made about the importance of affordable and attainable housing, there were also many comments made that rental, accessible, sustainability, and family-sized units were very important to respondents as well. As there is no mechanism for the City to require the development of a specific type of housing, encouraging and providing incentives through a Community Improvement Plan is a key way the City can address a variety of housing needs of residents. Refinements to the Action included expanding the potential of the CIP to include these topics to encourage the range of housing options that residents want. The Action was also renumbered to Action 8

and the title of the Action was revised to Action 8: *Provide incentives through a Community Improvement Plan (CIP) for the delivery of housing options to meet the needs of residents* in order to reflect these changes.

Action 8: Develop an approach to address the low vacancy rate of rental stock in Burlington and the loss of existing rental units

Refinements were made to Action 8 (now renumbered Action 9) in order to provide clarity around the purpose of the action, as identified by the Housing Strategy Working Group. The Action has now been reworded to Action 9: *Develop an approach to protect Burlington's rental housing stock*. The rewording on the action more accurately reflects the purpose of the action and the related sub-actions. The Action also continues to include the sub-action: *include an action item with a short-term timeframe to bring forward a recommended policy and regulatory approach to addressing short-term rentals in the City*, which was commented on throughout the engagement period.

New Actions

Action 2 was added and is as follows: “Act as a connector and partner in the housing system by identifying opportunities to connect people and providers to resources and information related to meeting housing objectives.” The action was added to demonstrate the importance of the City’s role of connecting people and providers and partnering with and advocating to other levels of government to deliver housing options and deep affordability.

Deleted Actions

Action 10: Introduce an expedited/prioritized review process for proposals that would assist the City in meeting targets set out in this Housing Strategy

While Action 10 was rated highly through the survey, there were comments and concerns relating to the feasibility of this action and how it may impact other development applications within the City. Changes to the *Planning Act* under *Bill 108 – More Homes, More Choice Act, 2019* established tighter timelines for development applications. Furthermore, upcoming changes to the *Planning Act* from *Bill 109 – More Homes from Everyone Act, 2022* will require municipalities to refund part or all of a development application fee depending on if these established timelines are surpassed. This action with already strict timelines and potential financial impact of refunding of application fees, may not be feasible to implement even further expediting of some applications over others. This action was therefore deleted.

Action 11: Implement any Regional housing-related policies brought forward through their Official Plan Review as part of a future conformity exercise

As the City of Burlington is statutorily required to conform with the Region of Halton's Official Plan under the *Planning Act*, Action 11 – *Implement any Regional housing-related policies brought forward through their Official Plan Review as part of a future conformity exercise* was deemed required and removed as an action from the Housing Strategy. Comments from Staff and the public illustrated that this was redundant as it is required and therefore could be deleted as an action.

What is Next

The finalized Housing Strategy will be presented to Council for consideration on June 6, 2022 at the Community Planning, Regulation and Mobility Committee meeting. Pending approval of the Housing Strategy, phase 2 of the project (implementation of the Housing Strategy) will begin.

Housing Strategy Survey 3 - Feedback on Preliminary Vision, Themes and Actions

We are using this third survey to collect your feedback on the **preliminary Actions, Themes and Vision Statement** from chapter five of the Housing Needs and Opportunities Report presented to Community Planning and Regulation Committee on Dec. 7, 2021.

In addition to the survey, a Housing Strategy Public Information Centre (PIC) will be held on February 7, 2022 starting at 7:00 p.m.

Zoom Link and Call in Information, please click to the link below to join the webinar:

<http://us06web.zoom.us/j/81870852821>

Telephone: 1-647-374-4685 and enter the webinar ID

Webinar ID: 818 7085 2821

Housing Strategy Survey

The City of Burlington is working on a Housing Strategy to give you, our current and future residents, more housing options across the City. This is our chance to develop creative and innovative solutions for housing in Burlington, that build on and support Halton Region's Housing Strategy.

This survey is our third survey for this project. In March 2021, we hosted our virtual project launch along with the first online survey and its findings were used to inform the Housing Strategy Project's [Engagement Plan](#). The second online survey ran in August and September 2021 and focused on understanding experiences, challenges and ideas to enhance housing access in Burlington. Your feedback collected from the second survey was used to support statistical data and help identify housing-related issues, gaps and needs of Burlington residents. These findings informed the development of [the Housing Needs and Opportunities Report](#).

We are using this third survey to collect your feedback on the preliminary Actions, Themes and Vision Statement from chapter five of [the Housing Needs and Opportunities Report presented to Community Planning and Regulation Committee on Dec. 7, 2021](#).

The feedback we collect in this survey will help us understand your thoughts on the vision for housing in Burlington, which actions are most important to you and will help us identify if we have missed anything. This information will help us prepare the Draft Housing Strategy to be presented to committee this spring (2022).

This survey should take about 10 minutes to complete. If you would like to do the survey in another language, please use the "select language" drop down menu on the top right hand corner of your screen to translate the survey. If you need more help to complete the survey, please contact us at housingstrategy@burlington.ca or 905-335-7600, ext.7508.

The survey will be open until Feb. 10, 2022 at 4:00 p.m.

Your participation in this survey is voluntary. Individual responses will be kept confidential and will be used to help develop a Housing Strategy for the City of Burlington. Non-identifiable summaries of responses may be developed and shared publicly. For questions regarding the collection, use and disclosure of this information, please contact housingstrategy@burlington.ca. Printed copies of this survey are available by contacting getinvolvedburlington.ca

When you think about housing in Burlington today, what words come to mind?

When you think about what you would like housing to look like for Burlington in the future, what words come to mind?

Burlington Housing Strategy

Get Involved Burlington

Draft Vision Statement

We need a Vision Statement for Housing in Burlington to make sure the Housing Strategy and its recommended actions can move the City in the right direction. Here is our draft 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.

How does the draft vision sound to you?

(Choose any one option)

- ☐ Good – you’re on the right track
- ☐ It needs work

If it needs work, tell us what else should be included in the vision?

Burlington Housing Strategy

Get Involved Burlington

The Role of Burlington in Housing

It is important to define an effective role for the City of Burlington when it comes to housing. As a municipality that operates as part of Halton Region, Burlington relies on the Region to deliver subsidized housing and housing supports. As the City, we can implement policy tools and recommendations to help increase housing options for middle-income residents but rely on the Region to deliver the deeply affordable housing needed by low-income residents.

The City can also work with other levels of government for change to housing by advocating to them to address the many housing challenges that we face here in Burlington. These are nation-wide challenges that must be tackled in partnership with the regional, provincial and federal governments to come up with solutions that will benefit Burlington.

We can also look to partner with community organizations, developers, home builders and the community to improve housing choices and deliver programs that support low income and vulnerable residents.

Working towards the Vision - Refining the Preliminary Actions

Chapter 5, section 5.1 of the Housing Needs and Opportunities Report identifies five key themes. These are based on the findings of the project’s technical work to date. These themes will guide the Housing strategy. Thinking about the role of the City, if you had to rank the themes in order of importance, how would you rank them?

Please rank, in order of importance (1 being most important, 5 being least)

(Rank each option)

- _____ Support a Healthy Rental Housing Stock: Protect existing rental buildings and support the creation of new rental units
- _____ Support a Broad Variety of Housing Types and Forms: Increase housing options that meet the needs of all current and future residents at all stages of life
- _____ Build Awareness and Capacity: Connect residents and housing providers to programs and resources and build awareness
- _____ Advocate for Partnerships: Partner with a wide range of organizations to increase housing options and advocate for change to address the gaps in housing options today
- _____ Take Action, Define and Measure Success: Implement change, define success, measure and report on progress and adjust where necessary

Did we miss anything?

Burlington Housing Strategy

Get Involved Burlington

Preliminary Actions

In Chapter 5, section 5.3.2, the Housing Needs and Opportunities Report identifies 52 preliminary actions. These are possible actions to be included in the draft Housing Strategy that could move the City of Burlington closer to the Vision for Housing in the City.

In this section, we would like to hear what you think about the preliminary actions, so we can refine them. This will help us prepare the Draft Housing Strategy. While the themes discussed above were instrumental in guiding the preliminary actions, for this survey, we have organized the actions into seven categories based on the approach the action uses to move Burlington closer to our vision for housing.

These categories are:

- **Zoning and Regulation:** These actions explore and recommend changes through the City's Zoning By-Law and other regulatory tools.
- **Policy:** These actions propose changes to policy to support, build on, adjust and/or monitor the City's New Official Plan policies.
- **Incentives:** These actions propose exploring various financial and other incentives to encourage increased housing options.
- **Programs:** These actions propose programs to build awareness, connect people to resources and empower local action on housing.
- **Advocacy and partnerships:** These actions identify partnerships to increase housing options and identify opportunities to advocate for change to address the gaps in housing options today and tomorrow.
- **Housing Strategy Implementation:** These actions identify ways to implement the Housing Strategy, measure success and report on progress to adjust the approach where necessary.
- **Required:** These actions are mandated and have a role in conforming to Local, Regional and Provincial policies, addressing a direction from Council, or completing the Housing Strategy or another City-led project. While these actions will move forward as part of these other processes, we would like to hear from you.

These actions have been changed to give you an idea of what the action might look like in reality, including examples. At the end of each action, there is a reference to the original preliminary actions found in Chapter 5 of the [Housing Needs and Opportunities Report](#).

Burlington Housing Strategy

Get Involved Burlington

Please tell us which Actions you think the City should include in our Housing Strategy

Zoning and Regulation

These actions explore and recommend changes through the City's Zoning By-Law and other regulatory tools.

Add new tools in line with Official Plan policies that protect existing residential rental properties. This could see the City develop special by laws that control demolitions and/or give guidance on requirements for rental replacement (Action 1)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

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)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Make zoning permissions consistent across the City in areas that already allow medium density residential uses for more consistent requirements across the city, and to allow for a wider range of housing forms like duplexes, semi-detached dwellings, townhouses, fourplexes and apartments (Action 7)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

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)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Allow semi-detached residences within Low Density Residential neighbourhoods as permitted in the new Official Plan. This action would support the new Official Plan which permits semi-detached dwellings within Low Density Residential Neighbourhoods, with the exception of the existing Downtown (Action 9)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Burlington Housing Strategy

Get Involved Burlington

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)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Update the City’s Zoning By-Law to amend any unintentionally discriminatory regulations. For example, regulations that might limit opportunities for a range of housing options such as supportive and assisted housing (Actions 20, 42 and 51)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

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).

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Require that new developments include enough amenities spaces to meet the needs of people at all stages of life (Action 48).

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Have we missed any Zoning and Regulatory actions?

Please tell us which Actions you think the City should include in our Housing Strategy

Policy: These actions propose changes to support, build on, adjust and/or monitor the City’s New Official Plan policies;

Build in more flexibility in policy and zoning to support shared housing, like group homes, and supportive housing, and different arrangements for living such as multi-generational housing, co-housing and co-ownership (Actions 5,16,17 and 50).

(Choose any one option)

- ☐ Yes
- ☐ No

Burlington Housing Strategy

Get Involved Burlington

☐ Maybe

Update the Official Plan to include new minimum targets based on the Housing Strategy research to support Regional targets on: housing mix and affordable and assisted housing; targets for mid-rise and tall buildings to support affordable, assisted and special needs housing; and targets for 2 and 3 or more bedroom units. These targets will provide a means of assessing development applications and will support monitoring and updating requirements. (Action 12)

(Choose any one option)

☐ Yes

☐ No

☐ Maybe

Update policy and zoning, in the right areas, to allow alternative forms of housing such as additional residential units, tiny homes, modular housing and permissions for townhouses in residential areas (Actions 15, 40 and 41).

(Choose any one option)

☐ Yes

☐ No

☐ Maybe

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)

(Choose any one option)

☐ Yes

☐ No

☐ Maybe

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)

(Choose any one option)

☐ Yes

☐ No

☐ Maybe

Have we missed any Policy actions?

Please tell us which Actions you think the City should include in our Housing Strategy

Incentives

These actions explore types of financial and other incentives to encourage more housing options

Prepare a plan that identifies a community improvement objective of adding more affordable homeownership units and rental units. Once

Burlington Housing Strategy

Get Involved Burlington

Council puts a plan in place, the City may provide incentives, like waiving or reducing City fees, tax assistance, grants or loans (Actions 2 and 18)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Prioritize development applications for new, affordable purpose built rental units. For example, a development application that proposed units with two bedroom units with rent of less than \$1,640/month could qualify (Action 3)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Look for tools to support the creation of more units with more bedrooms. This could be supported through a Community Improvement Plan and offer incentives, like waiving or reducing City fees, tax assistance, grants or loans. (Action 11)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Identify the importance of the development applications that contribute to achieving targets set out in the Official Plan. For example, where a development application proposes a significant amount of 2 and 3 bedroom units it could qualify to be prioritized. (Action 13)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Have we missed any Incentive actions?

Please tell us which Actions you think the City should include in our Housing Strategy

Programs

These actions propose programs to build awareness, connect people to resources, and empower local action on housing

These actions propose programs to build awareness, connect people to resources, and empower local action on housing

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Burlington Housing Strategy

Get Involved Burlington

Promote the development of basement apartments, granny flats, carriage houses including information on available supports and costs and benefits of adding new units to the City’s supply (Action 22)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Create information programs for builders and developers to assist with understanding the City’s targets and incentive opportunities to support the creation of housing (affordable, market, rental, etc.)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

For Residents and Council to assist with understanding the City’s targets and the importance of a healthy balance of housing along the continuum and the benefits to the community (e.g. fact sheet with common concerns put into context)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

For residents to assist with understanding the various forms of housing types and arrangements to foster neighbourhood support for new residential developments highlighting the importance and benefits of gentle intensification to address “missing middle” housing and balancing localized neighbourhood impacts within the broader context of providing housing options for all current and future residents of Burlington (Action 23)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Raise awareness of options for co-ownership (shared living arrangement where two or more people own and live in a home together) among developers and potential home buyers (Action 24)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Have we missed any Programs?

Please tell us which Actions you think the City should include in our Housing Strategy:

Burlington Housing Strategy

Get Involved Burlington

Please tell us which Actions you think the City should include in our Housing Strategy

Advocacy and Partnerships

These actions identify partnerships to increase housing options and opportunities to advocate for change to find the gaps in housing options today and tomorrow.

Identify underused properties, including government owned and non-government owned sites, that could be used for housing. Connect the landowners with private and not-for-profit developers to put housing on those sites. Use the Burlington Lands Partnership to buy land and build housing that would help achieve the goals and targets of the Housing Strategy and explore affordable ownership models (Actions 19, 27, 30 and 37)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Look at partnership opportunities with service providers to develop modular housing on City-owned lands for immediate emergency housing (Action 26)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Look for partnership opportunities to connect developers with support services or employers with property owners to support shared housing and co-living arrangements (Action 28)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Look for partnership opportunities with the Region to advocate for support from upper levels of government for funding to deliver more supportive/assisted housing options and market housing options which are at or below the affordability threshold (Action 29)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Strengthen and build new partnerships to connect homeowners who have legal additional residential units (ARUs) with people who need housing (Action 31)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Use a Community Planning Permit System (CPPS) in areas of the City outside of Major Transit Station Areas, such as GO Stations, and

Burlington Housing Strategy

Get Involved Burlington

work with upper levels of government to support implementation (Action 34)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Have we missed any advocacy and partnership actions?

Please tell us which Actions you think the City should include in our Housing Strategy

Housing Strategy Implementation

These actions list ways to implement the Housing Strategy, measure success and report back to change our approach if needed.

Clearly identify the City's role and responsibility in delivering the Housing Strategy (Action 25)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Create a local housing affordability program fund with a levy (Action 32)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Create a Housing Strategy Working Group/Task Force to monitor, evaluate and champion the implementation of the Housing Strategy (Action 35)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Assign a new dedicated staff resource to work with the Housing Strategy Working Group/Task Force (Action 36)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Monitor how well the New Official Plan Policies are working to deliver a variety of ground oriented housing (like semi-detached, duplexes,

Burlington Housing Strategy

Get Involved Burlington

triplexes and townhouses in addition to detached houses). If the Official Plan policies are not delivering this variety over time, think about adjusting Official Plan Policies to encourage compatible higher density ground oriented housing types in Burlington's neighbourhoods where appropriate (such as semi-detached, duplexes, triplexes and townhouses) (Action 43)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Set an annual target for new Additional Residential Units and create a registry and monitoring program to track how many units are being built and make sure they meet health and safety standards (Action 44)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

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)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Did we miss any Housing Strategy Implementation Actions?

Please tell us which Actions you think the City should include in our Housing Strategy

Required

These actions are required. This means these actions would have a role in conforming to Local, Regional and Provincial policies, addressing a direction from Council, or in completing the Housing Strategy or another City-led project. It is important to us to hear from you about these actions even though they will move forward.

Regulate short term rental accommodation in the City, such as changes to zoning, considering licensing or other approaches (Action 6)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Set targets for affordable housing units, types of housing, and unit sizes specific to Burlington's changing population to keep housing mix on track to meet everyone's needs (Action 37)

(Choose any one option)

- ☐ Yes
☐ No
☐ Maybe

Burlington Housing Strategy

Get Involved Burlington

Implement expanded density permissions within identified growth areas, where studies like Area Specific Plans and Secondary Plans, show that this is appropriate (Action 14)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Update the City’s Zoning By-Law to reflect the new policies of the New Official Plan to show where the City is planning to accommodate significant population and employment growth (Action 38)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Update the City’s New Official Plan when the Region of Halton updates its Regional Official Plan (Action 39)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Explore Inclusionary Zoning in Burlington’s Major Transit Station Areas through a Municipal Assessment Report (Action 52)

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Maybe

Do you have any comments on these actions?

Tell us about yourself

Do you live in Burlington?

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ I used to live in Burlington, but I moved to another city
- ☐ I would like to live in Burlington

Do you own or rent your current home?

(Choose any one option)

- ☐ Own
- ☐ Rent
- ☐ Prefer not to answer
- ☐ Other (please specify)

Burlington Housing Strategy

Get Involved Burlington

What age range are you?

(Choose any one option)

- ☐ Under 18
- ☐ 19 -25
- ☐ 25 - 34
- ☐ 35 - 44
- ☐ 45 - 54
- ☐ 55 - 64
- ☐ 65 +
- ☐ Prefer not to answer

What is your postal code?

Did you use Google Translate to do this survey?

(Choose any one option)

- ☐ Yes
- ☐ No



City of Burlington Housing Strategy Virtual Public Information Centre

Thank you for joining us at the Housing Strategy Virtual Public Information Centre on Monday February 7, 2022. The following information provides responses to unanswered questions received at the Public Information Centre.

Questions

Are there any development proposals before the City right now that are strictly intended to be rental units?

The following table identifies current development applications proposing rental units which are at various stages of the planning process. As such, the application details are subject to change. It's also important to note that not all applications receive approval. More information on the developments can be found on the City's website using the links provided below.

Applicant & Address	Units Proposed	Status	Link to Application Details
Children's Financial Group 2095 Prospect Street	36 Stacked Townhouse Units (all rental)	Site Plan Application Under Review	https://www.burlington.ca/en/services-for-you/Children s Financial Group - 2095 Prospect Street.asp
bcIMC Realty Corporation 610 and 611 Surrey Lane; 865 and 875 King Road; 615 and 699 Marley Road; 847,	200 Townhouse Units and 1,250 Apartment Units (all rental)	Applications for Official Plan Amendment, Zoning Bylaw Amendment and Plan	https://www.burlington.ca/en/services-for-you/georgian-court-redevelopment.asp

871, 875, 894 and 917 Warwick Drive		of Subdivision are on hold.	
Fairview LP 2243, 2269 Fairview Street and 864 Drury Lane	2,494 Apartment Units (approximately 1,525 rental units)	Site Plan Application appealed to the Ontario Land Tribunal	https://www.burlington.ca/en/services-for-you/clv-group-developments-2243-2269-fairview-st-and-864-drury-lane.asp

How many participants are listening this evening?

At its peak, the Virtual Public Information Centre attracted approximately 50 participants, with the average number of participants around 35.

Appendix C: March 21, 2022 Council Workshop Mentimeter Exercise

A screenshot of a Mentimeter poll titled "What would a successful Housing Strategy look like to you?". The poll results are displayed in a grid of 15 colored boxes on a dark background. The boxes contain various responses from participants, such as "More housing", "Housing that people can afford to buy based on their income", and "More young people are able to afford a home in Burlington." The Mentimeter logo is in the top right corner.

What would a successful Housing Strategy look like to you?

More housing

Housing that people can afford to buy based on their income

More young people are able to afford a home in Burlington.

Providing for a diverse set of opportunities for increased housing options

Variety of housing. Not just high rises, not just single family

Complete communities surrounding our new MTSA's

Burlington would be seen as a leader in the Province in regard to a balanced community offering diverse housing options to all residents in the community.

Environmentally friendly and also well built and beautifully designed

Works well with our integrated mobility strategy

Housing protected from speculators driving up prices, or investors keeping units empty.

All house prices suddenly plateau

Increase # of young people owning homes

Future-proof so 50 years later there are still benefits

More rental

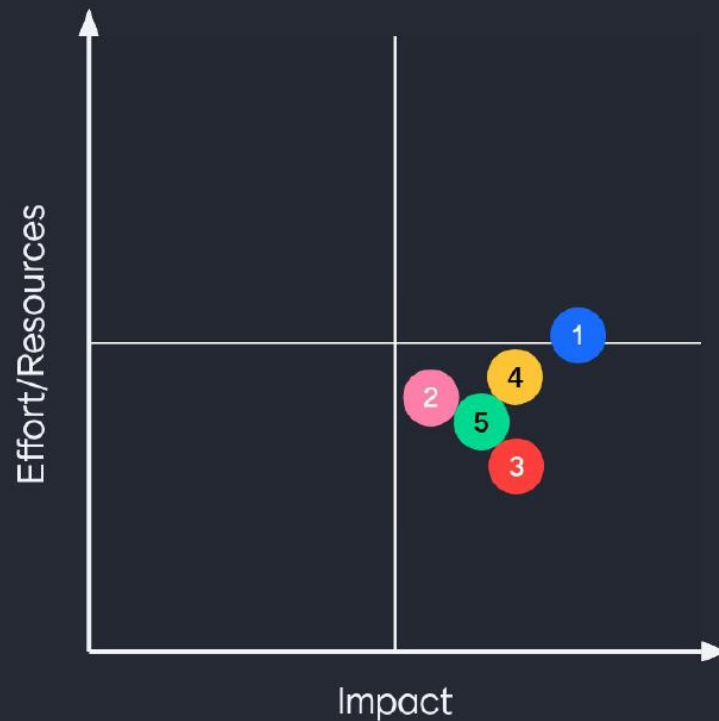
Rental protected in perpetuity

Additional responses to this question included:

- Homes for all incomes
- Mixed Uses
- Minimum GHG Emissions
- Autonomous Cars
- More row housing and co-op housing

Pathway #1

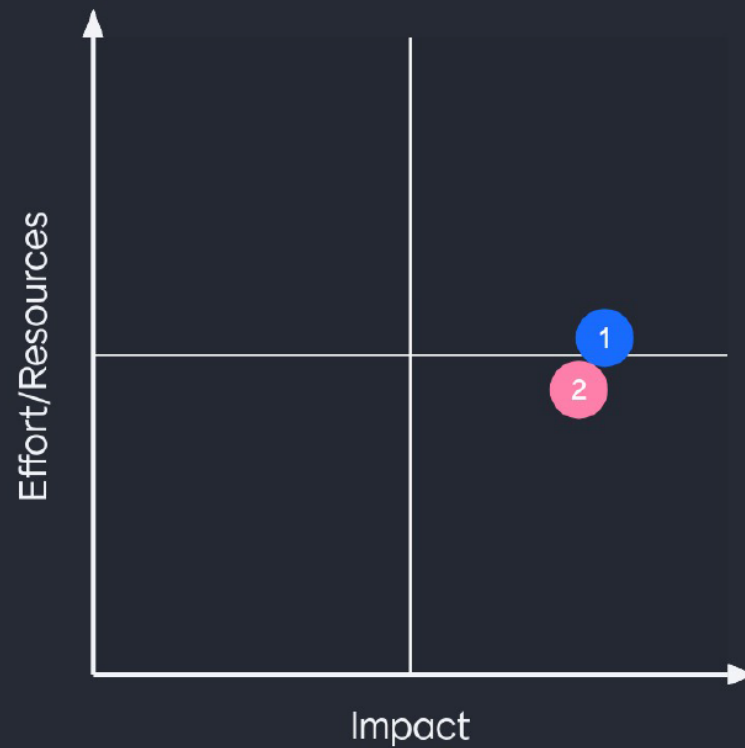
Policy, Zoning and Regulation Pathway



- 1 Build upon the policies of the new OP and use the findings of the Housing Strategy Project to establish minimum targets around housing.
- 2 Build upon the policies of the new OP & the finding of the Housing Strategy project to inform the Comprehensive Zoning By-law Review Project
- 3 Support, permit, and encourage the development of alternate forms of housing, including higher density types of housing, where feasible & appropriate
- 4 Develop an approach to address the low vacancy rate of rental stock in Burlington and the loss of existing rental units.
- 5 Develop a policy framework that supports ARUs & devise a registry and monitoring program to evaluate the framework and make sure ARUS meet standards

Pathway #2

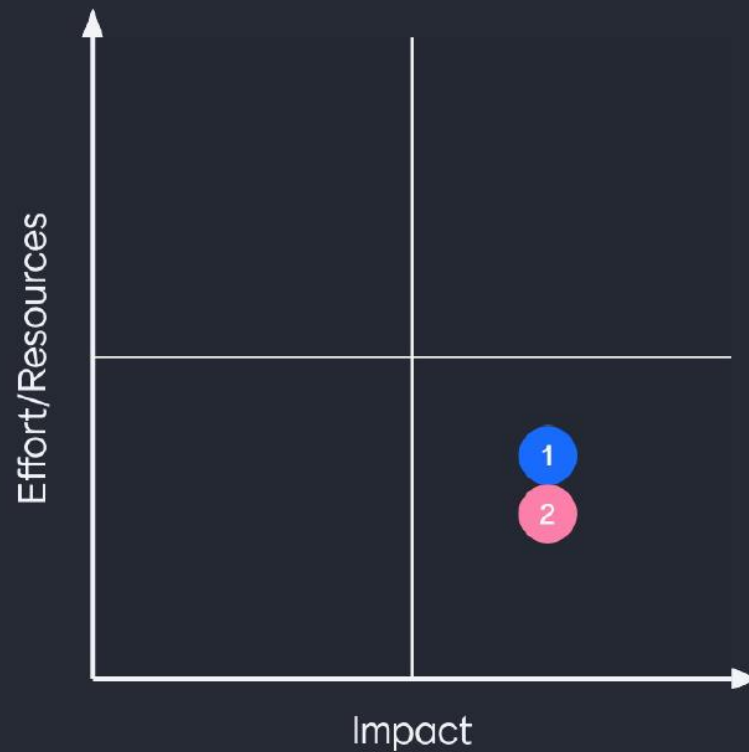
Incentives Pathway



- 1 Introduce an expedited/prioritized review process for proposals that would assist the City in meeting targets set out in this Housing Strategy.
- 2 Provide Incentives through a Community Improvement Plan (CIP) for the development of affordable and rental housing units..

Pathway #3

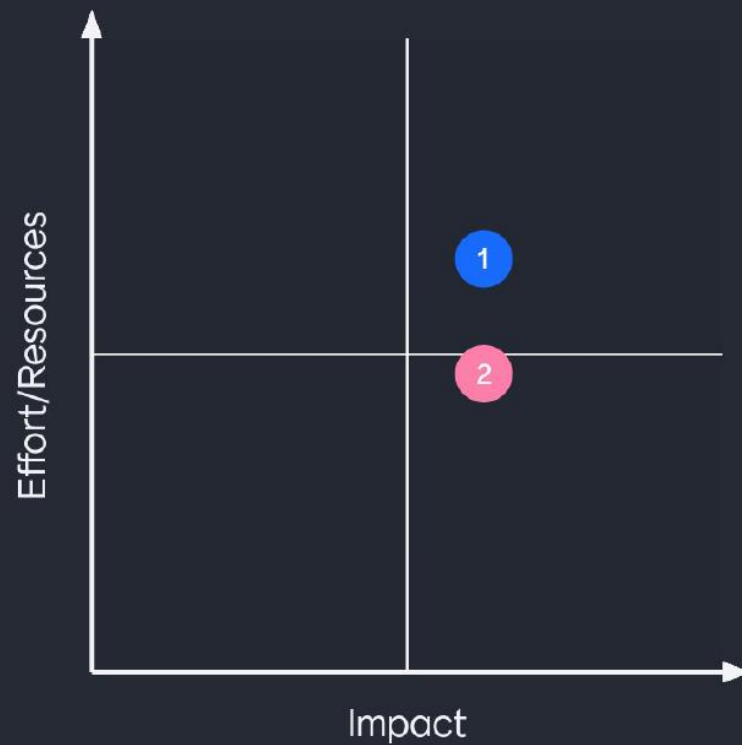
Advocacy and Partnerships Pathway



- 1 Clearly define the City's role and responsibility in supporting a diversity of housing options that are attainable at all income levels
- 2 Identify underused properties, including government owned and non-government owned sites, that could be used for housing.

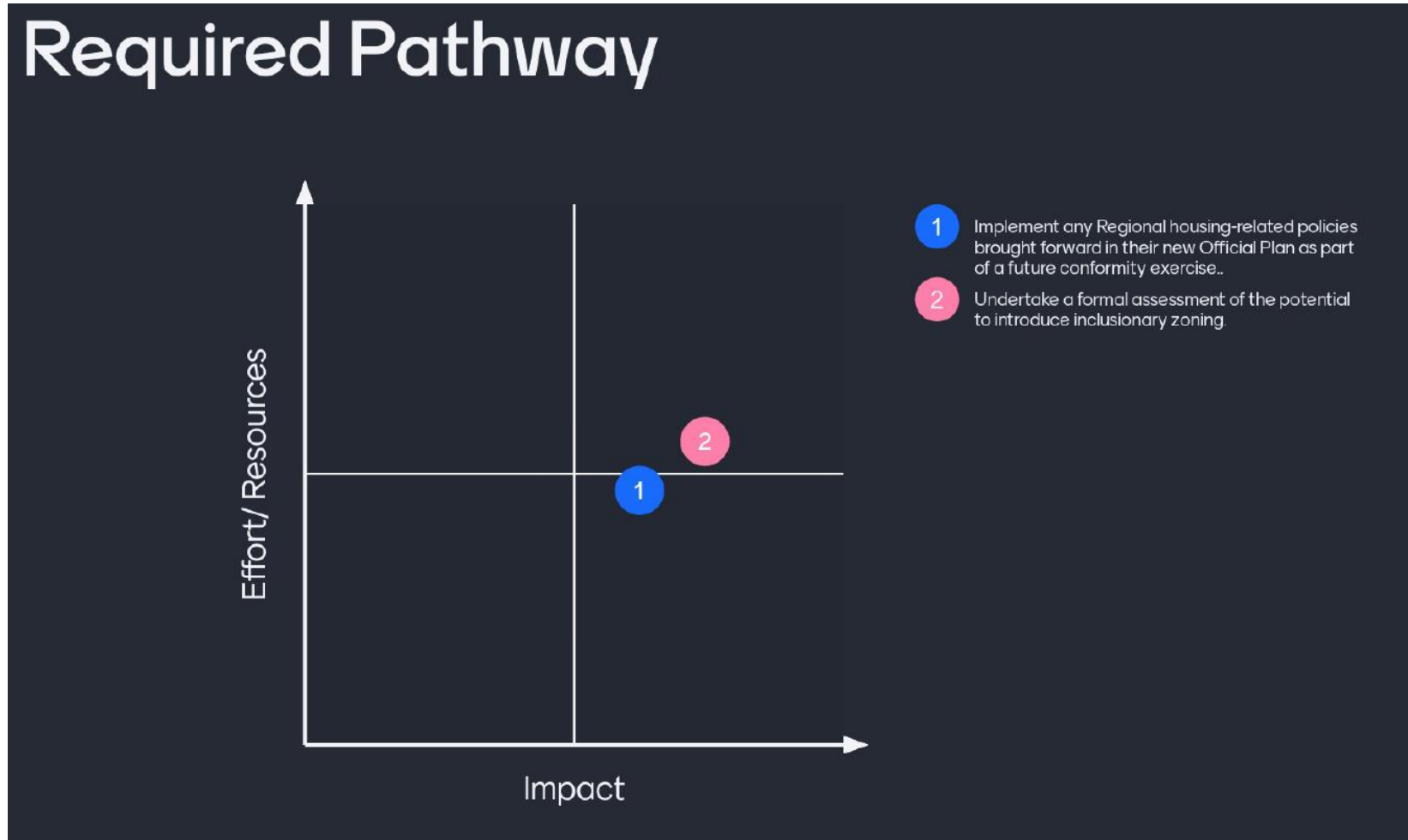
Pathway #4

Strategy Implementation Pathway



- 1 Allocate appropriate staff resources to implement and administer the Housing Strategy and associated actions.
- 2 Develop an annual housing and affordable housing monitoring and reporting system to Council.

Pathway #5



What do we need to hear and learn from stakeholders?

Their ideas for increasing affordability

How to get to "yes"

Anything they've seen work well elsewhere to increase rental or affordable ownership

Land opportunities

How practical are proposed policies

Length timing wise

Regional overlap?

Their own experiences - will help define the problem we are trying to solve

Do they support a municipal contribution - financial or otherwise?

how to optimize opportunities to acquire land strategically

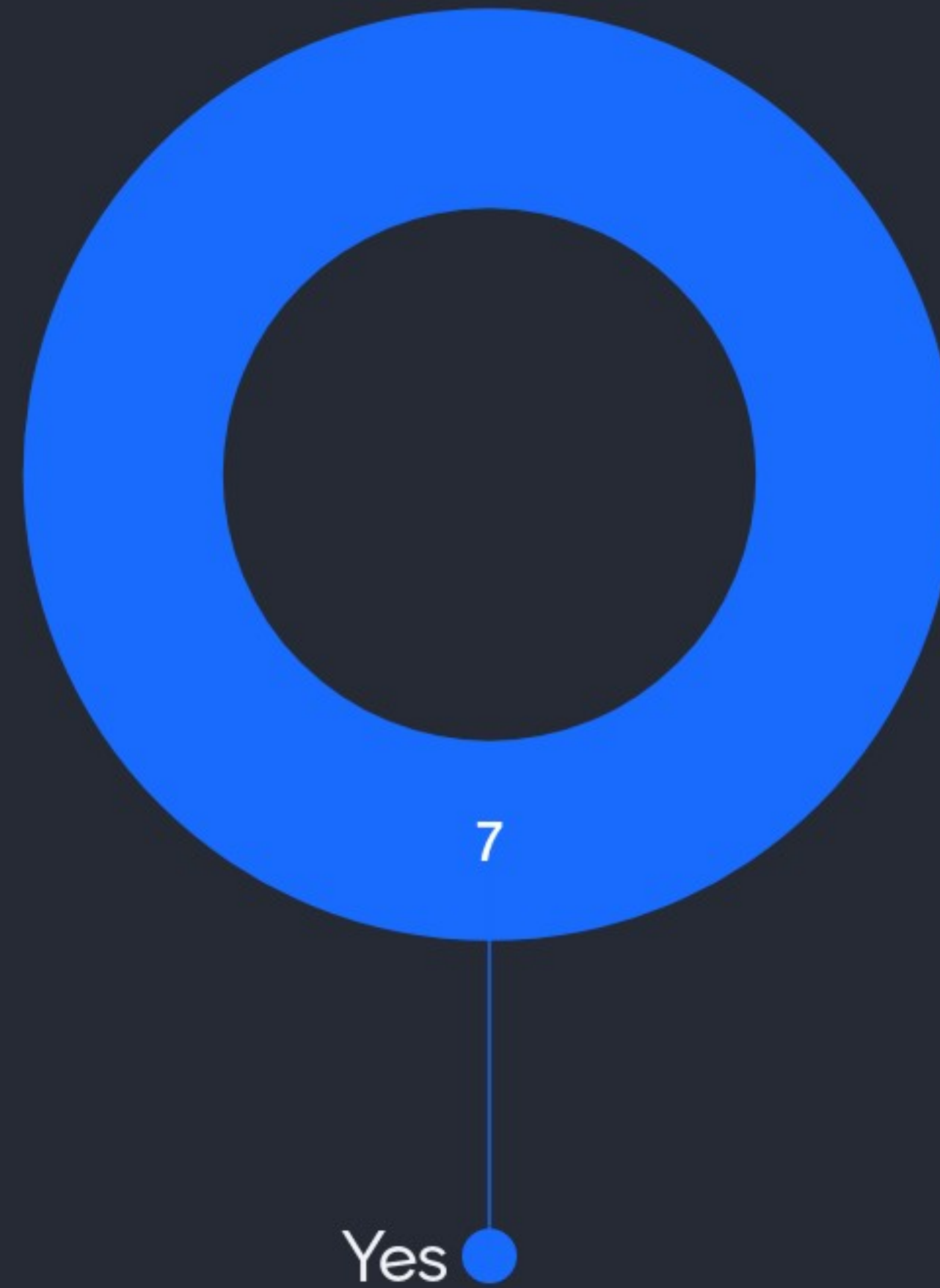
Is this a priority?

Is rental or ownership more important - or both equal?

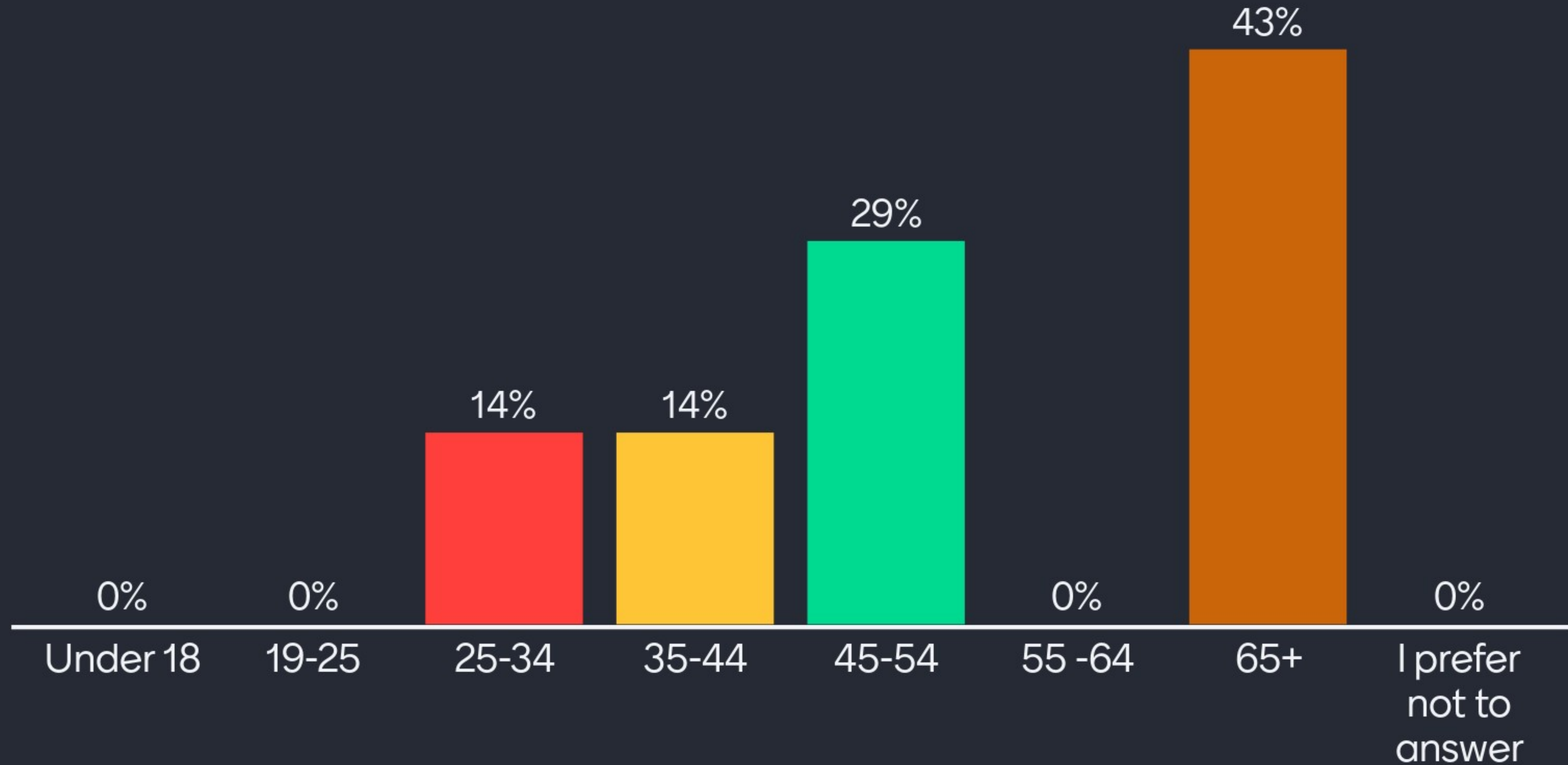
How will this help GHG reduction

Do you live in Burlington?

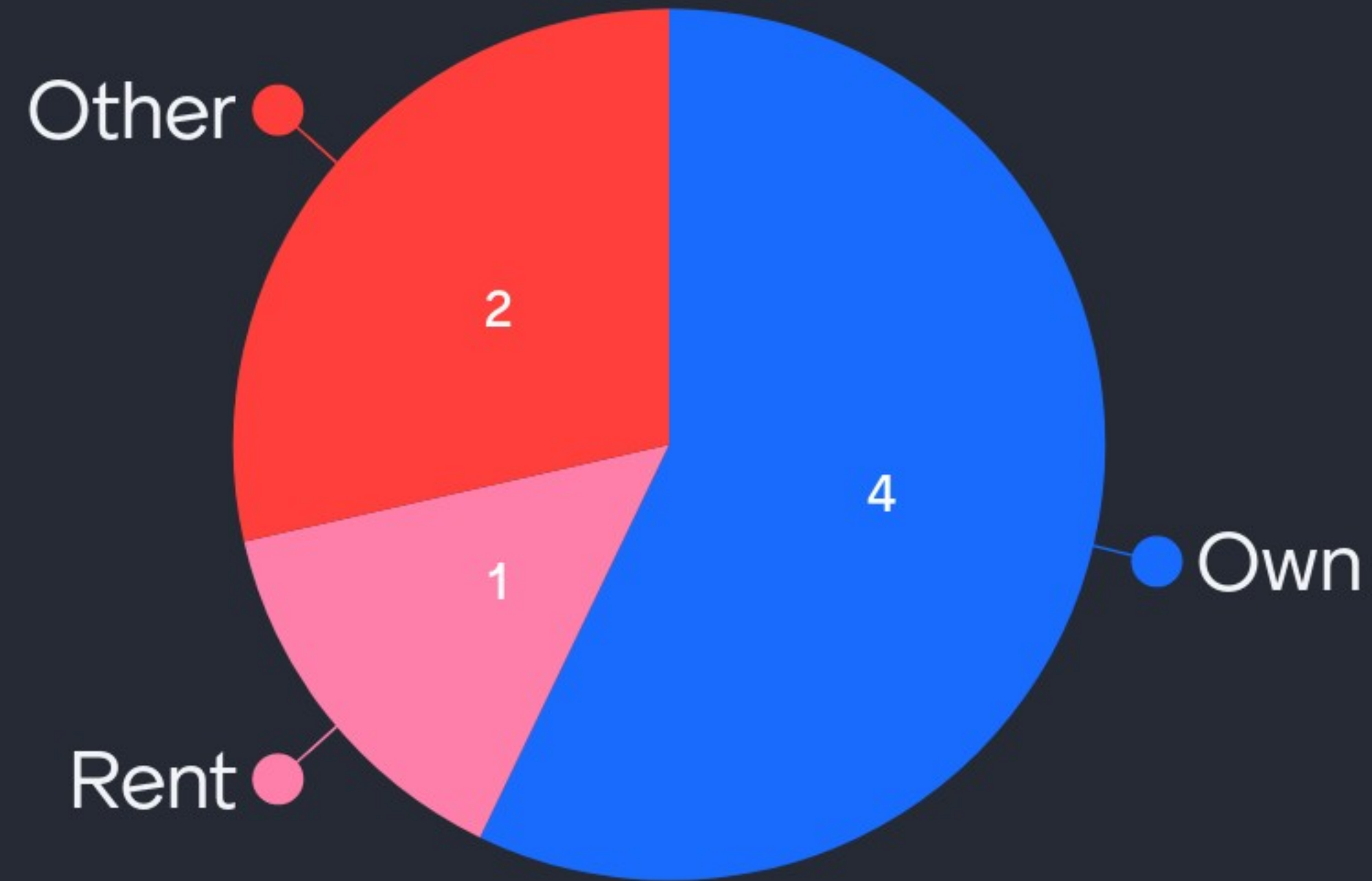
Appendix D - April 25 Virtual Open House Mentimeter



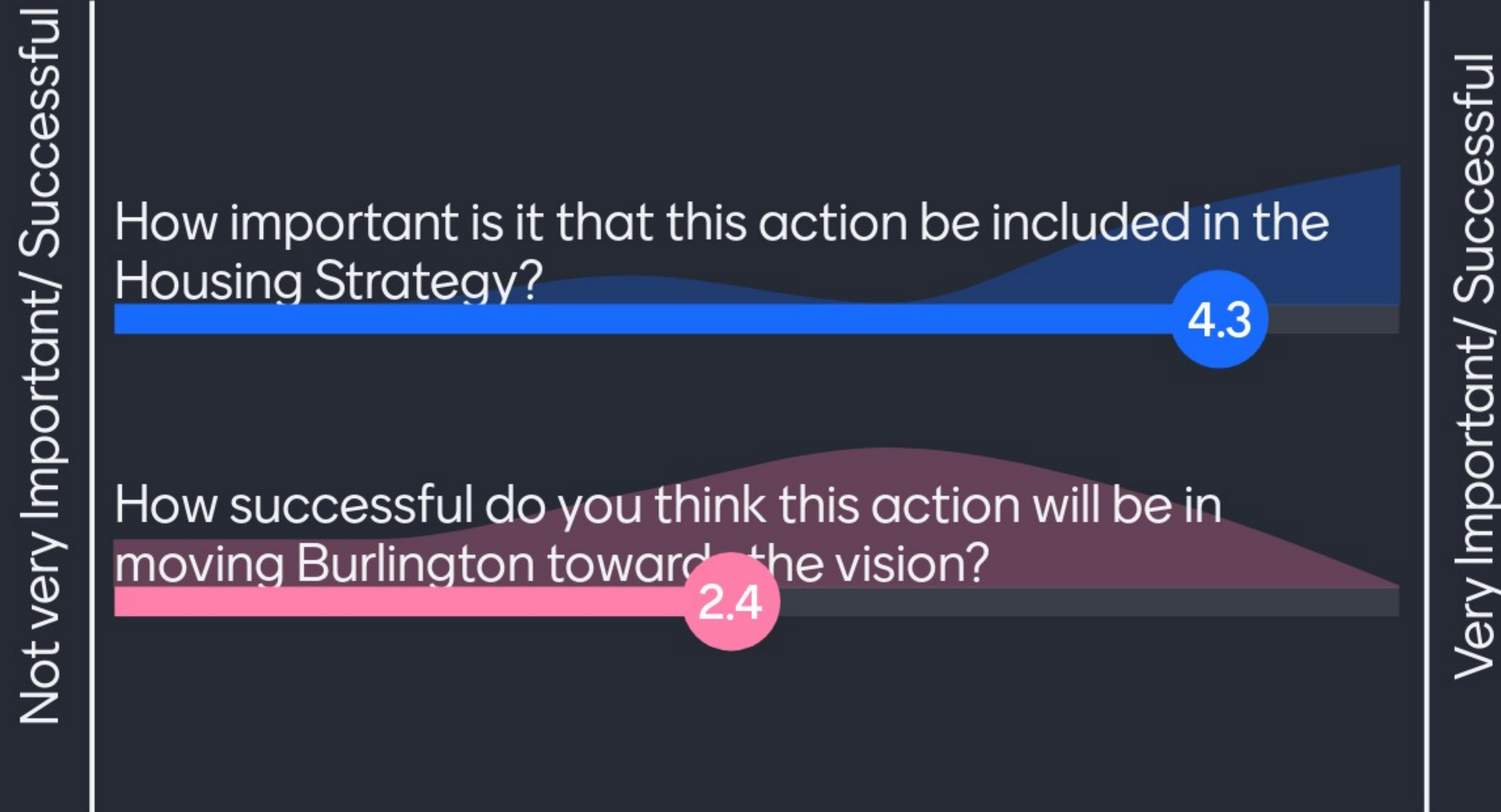
How old are you?



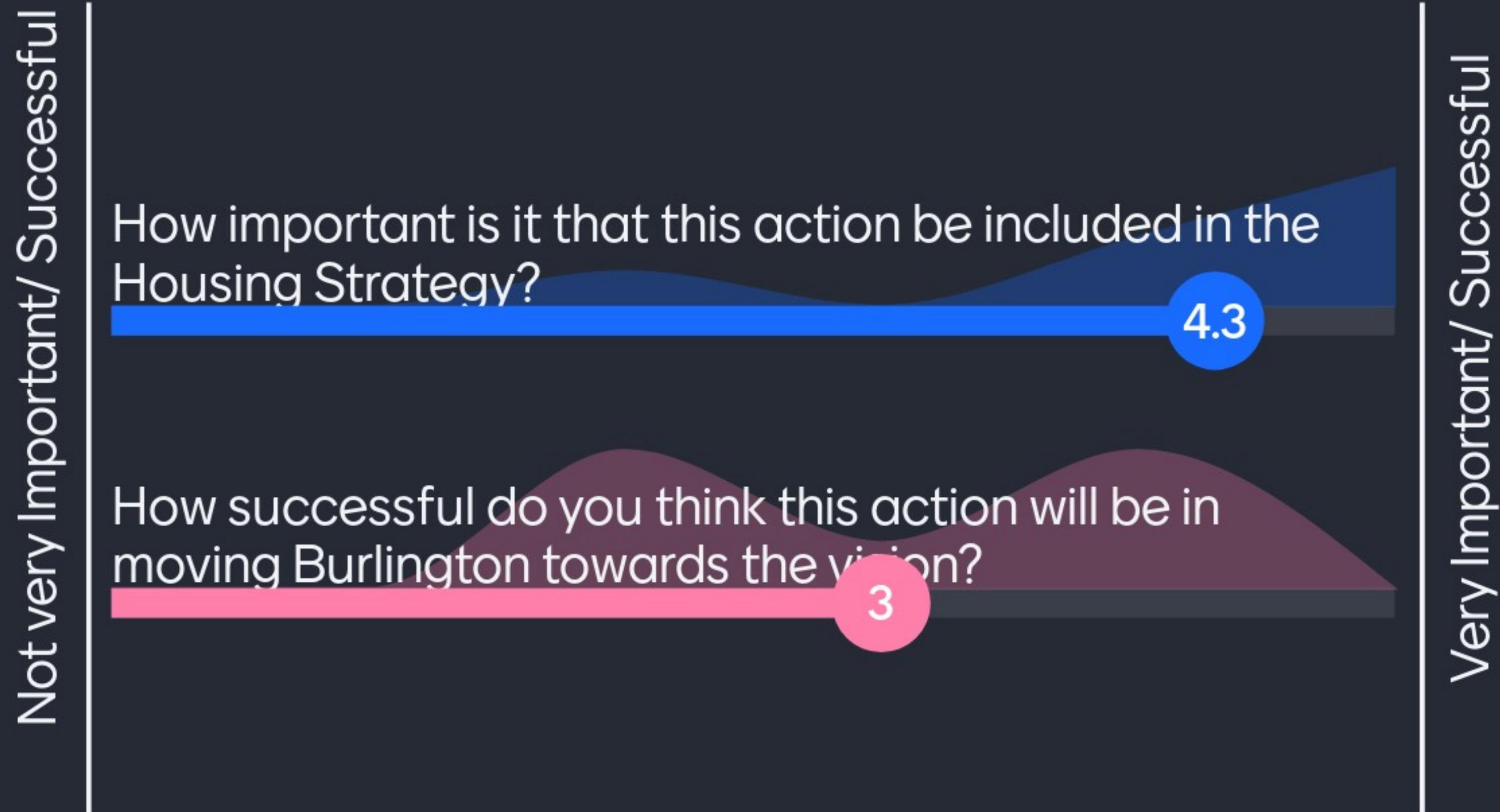
Do you own or rent your current home?



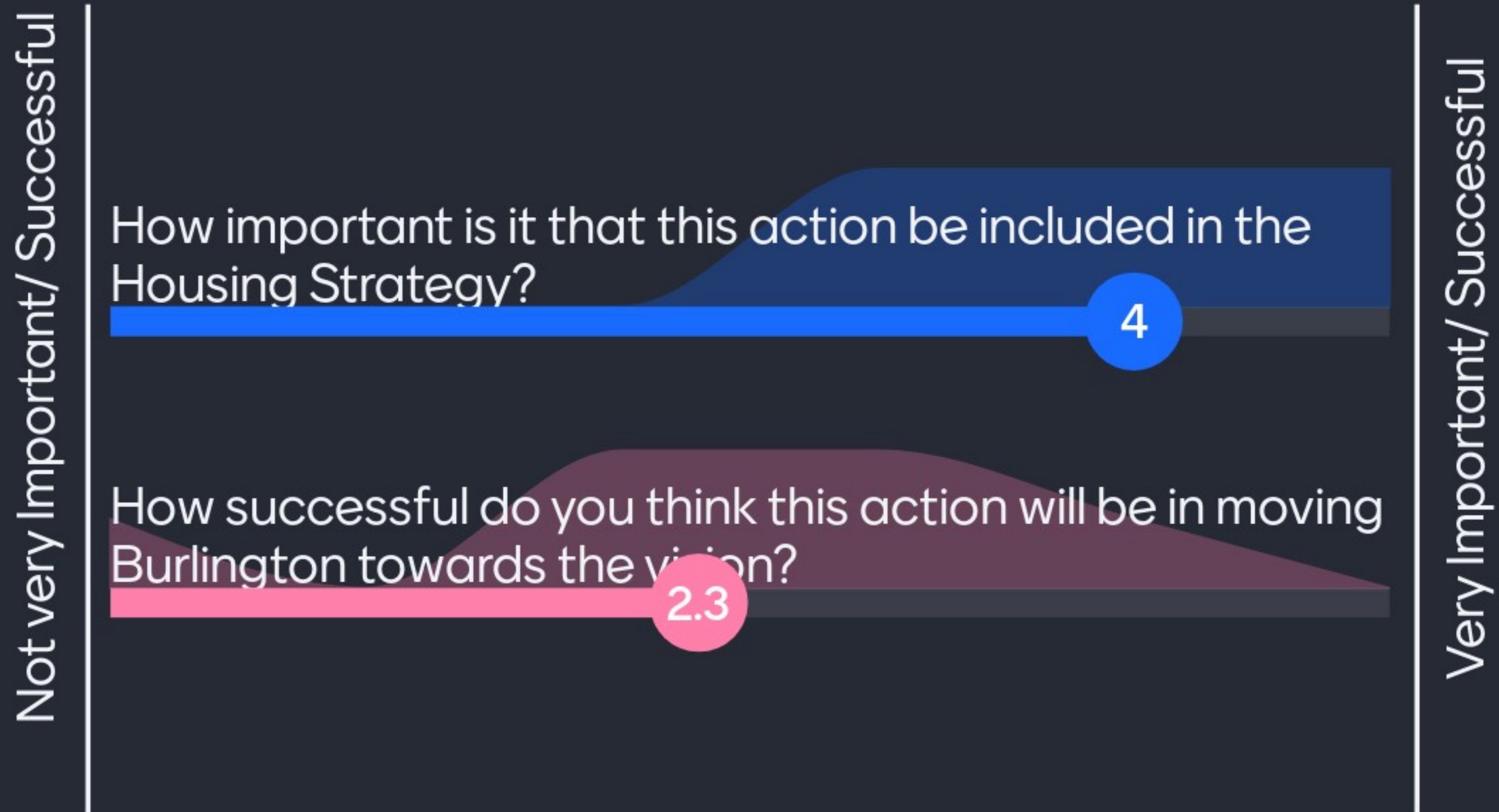
Action 1: Set out the City's role in increasing options for attainable housing



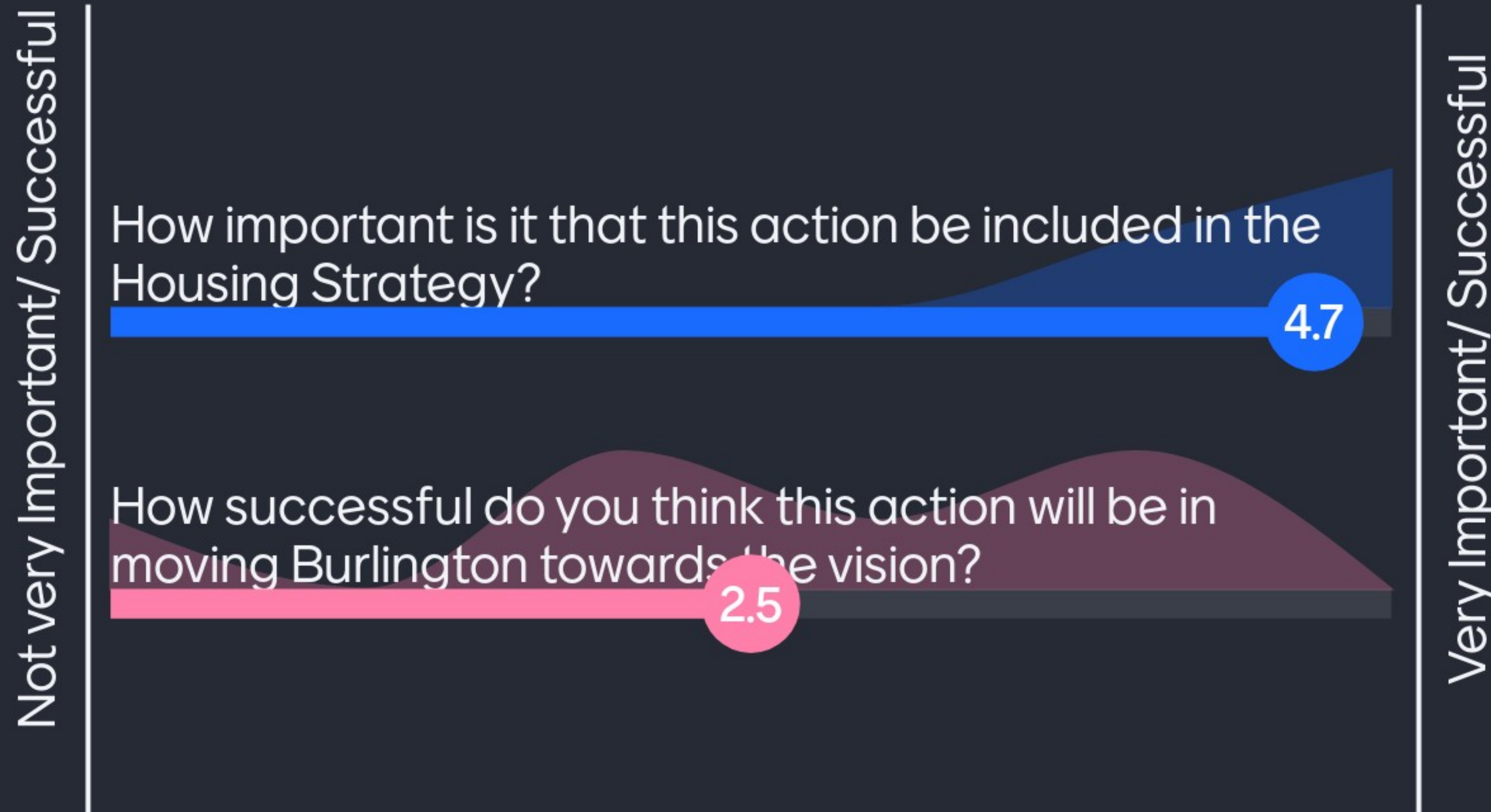
Action 2: Assign staff to implement the Housing Strategy



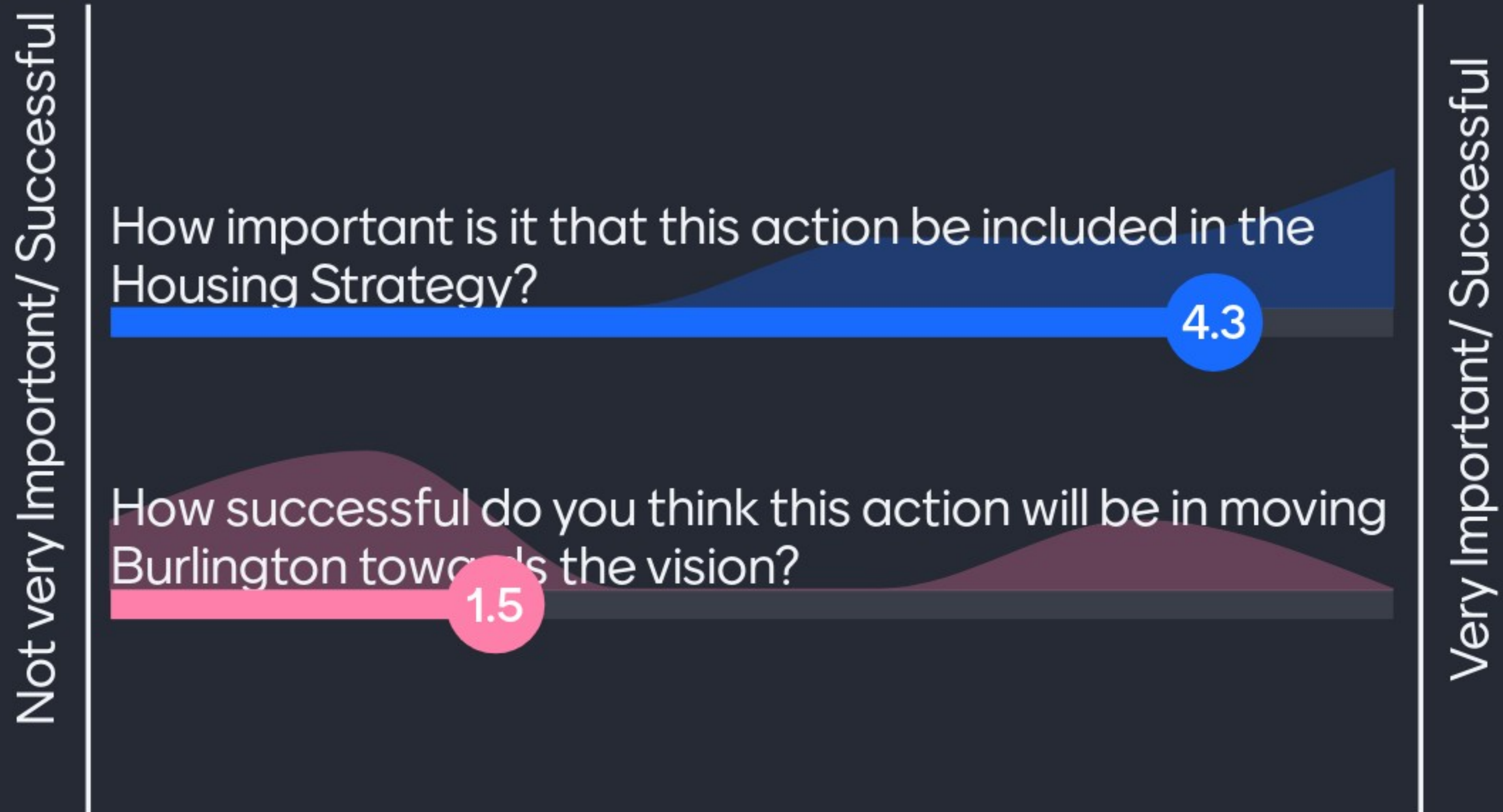
Action 3: Build upon the policies of the OP and use the findings of the Housing Strategy Project to establish minimum targets around housing.



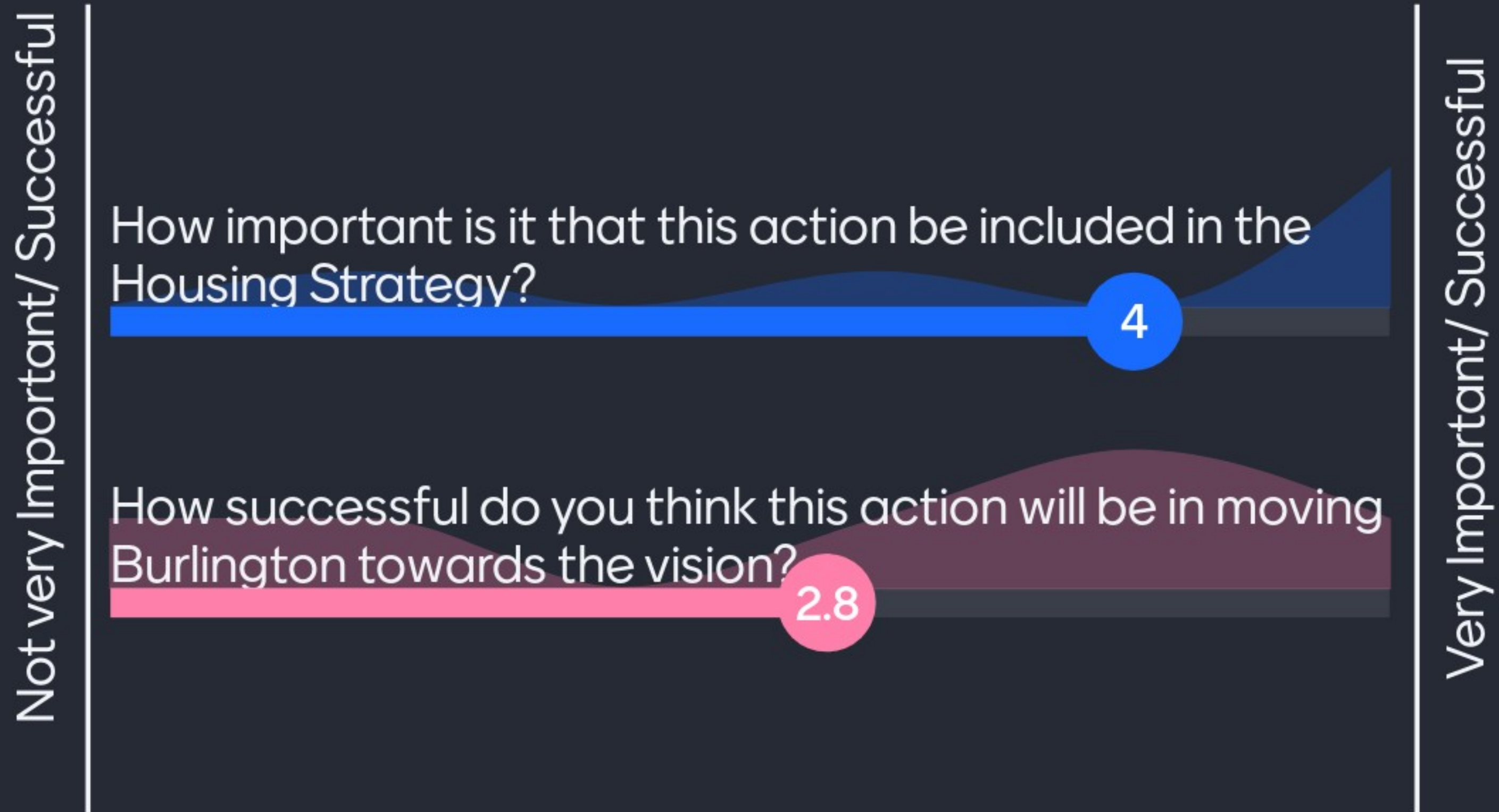
Action 4: Develop and deliver an annual housing monitoring and reporting system to Council.



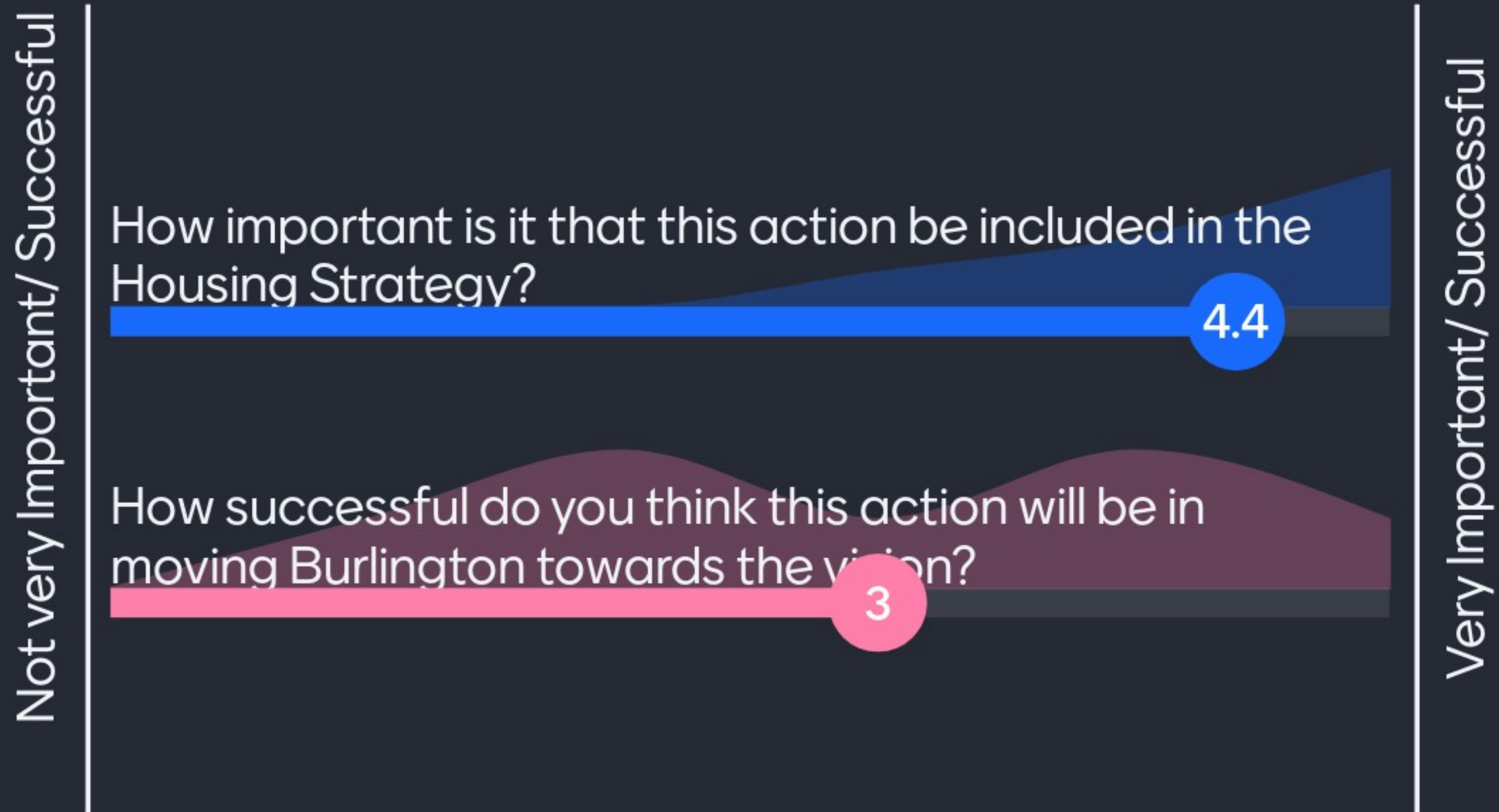
Action 5 : Build upon the policies of the OP and use the findings of the Housing Strategy to inform the CZBL Project and to increase housing options.



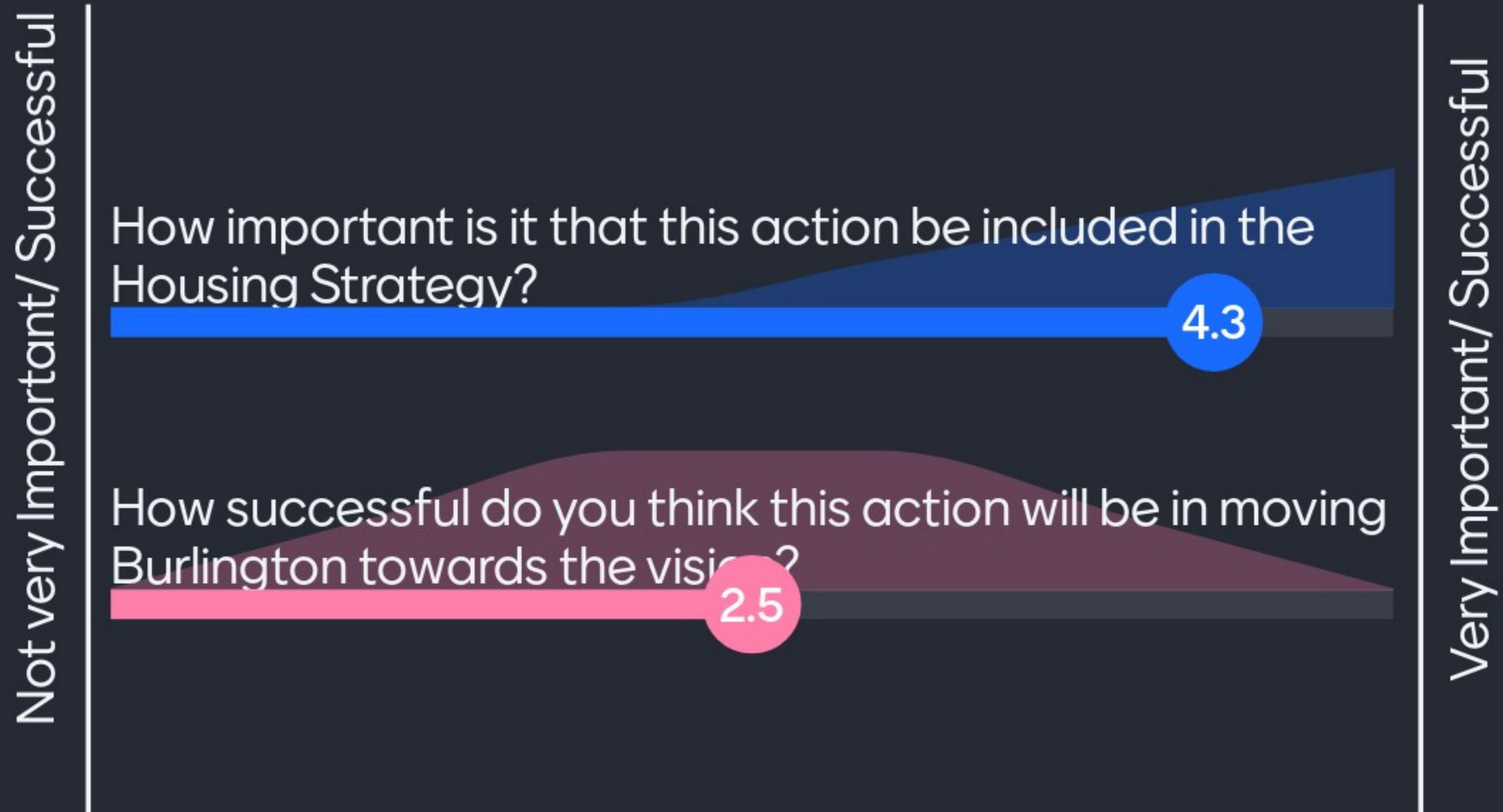
Action 6: Support, permit, and encourage the development of more housing options, including higher density types of housing.



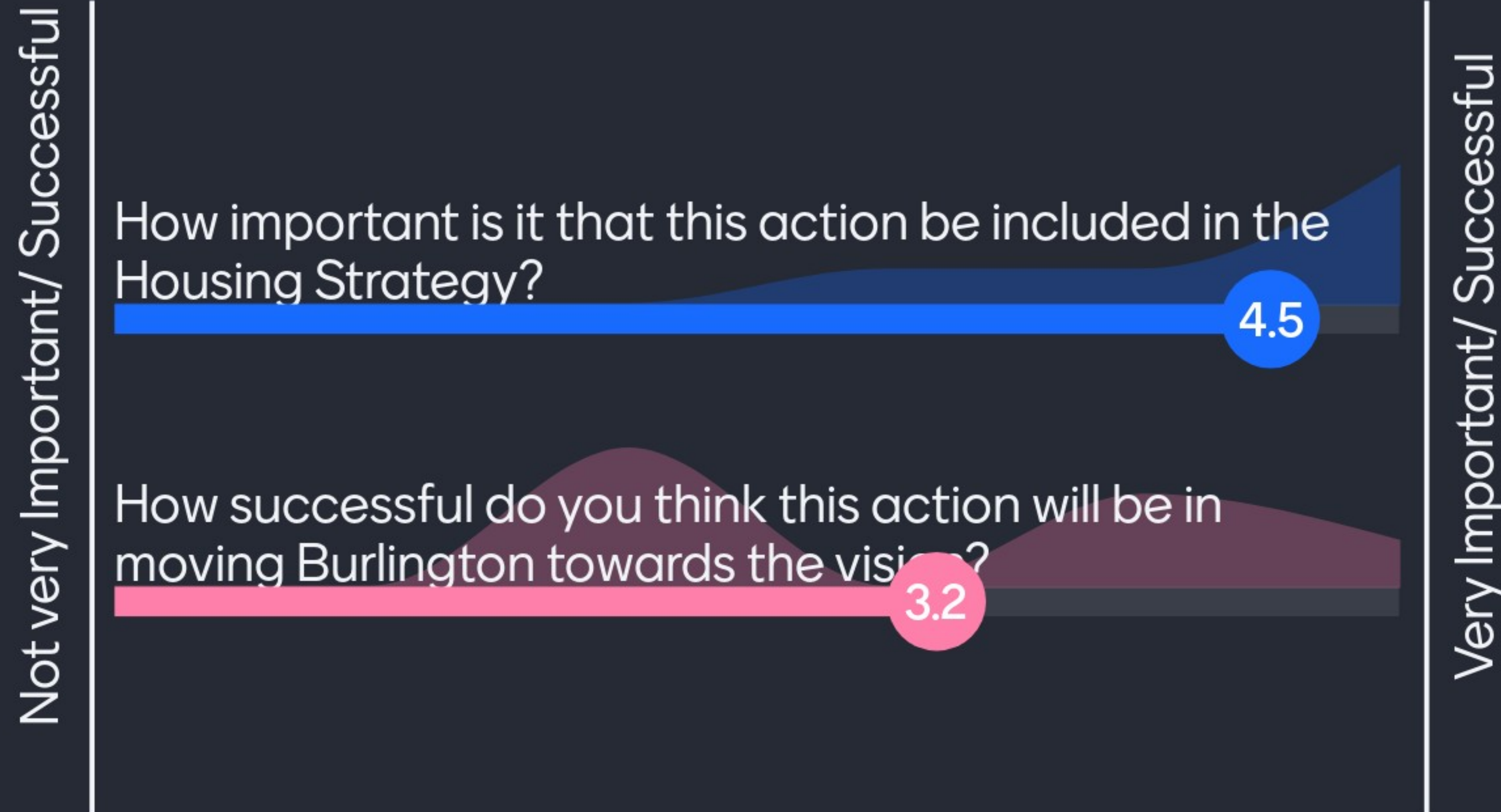
Action 7: Through a tool called a “Community Improvement Plan” (CIP), incentivize the development of more affordable and rental housing units.



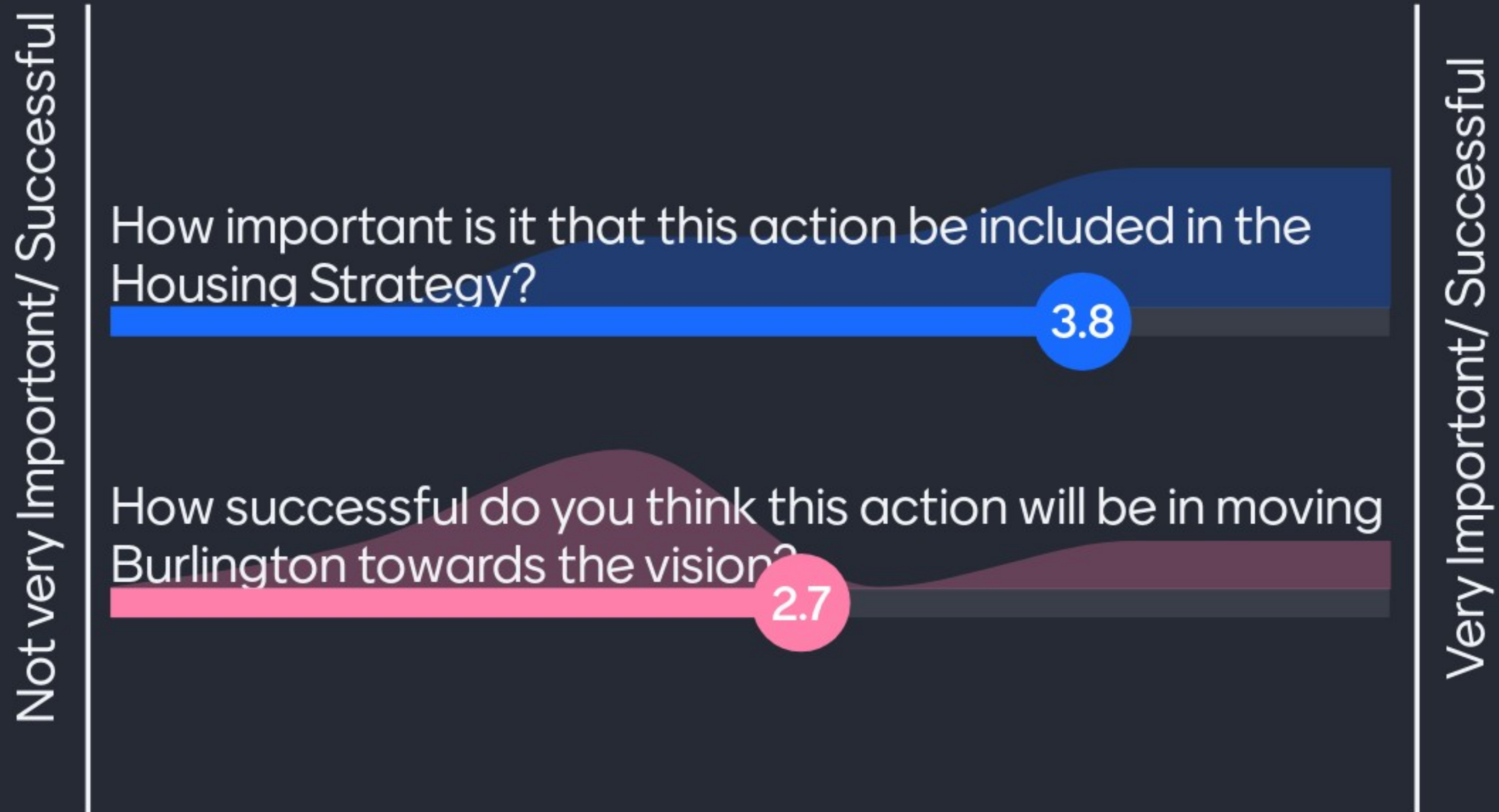
Action 8: Develop an approach to address the low vacancy rate of the rental stock in Burlington and the loss of existing rental units.



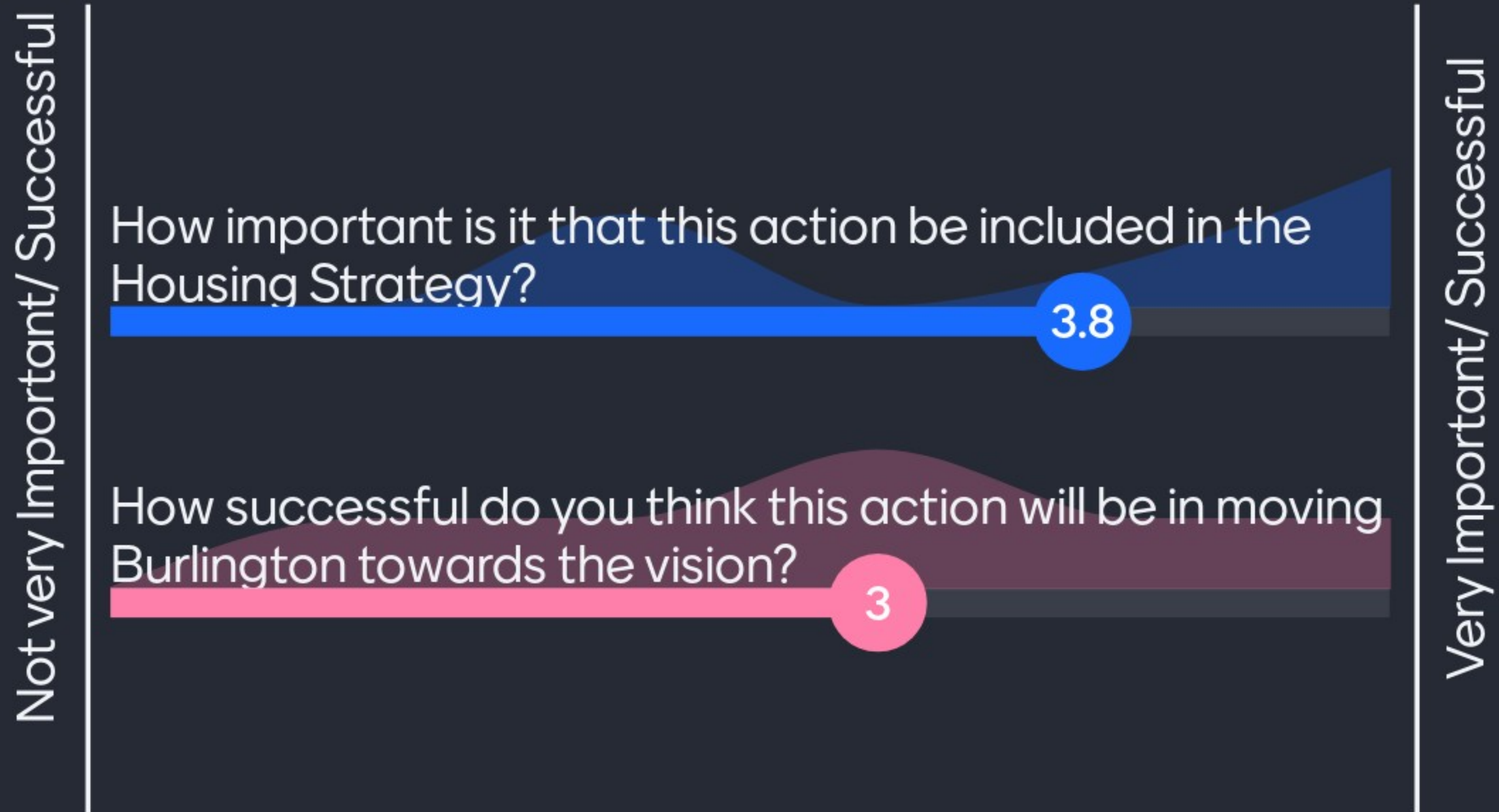
Action 9: Identify underused properties that could be used for housing.



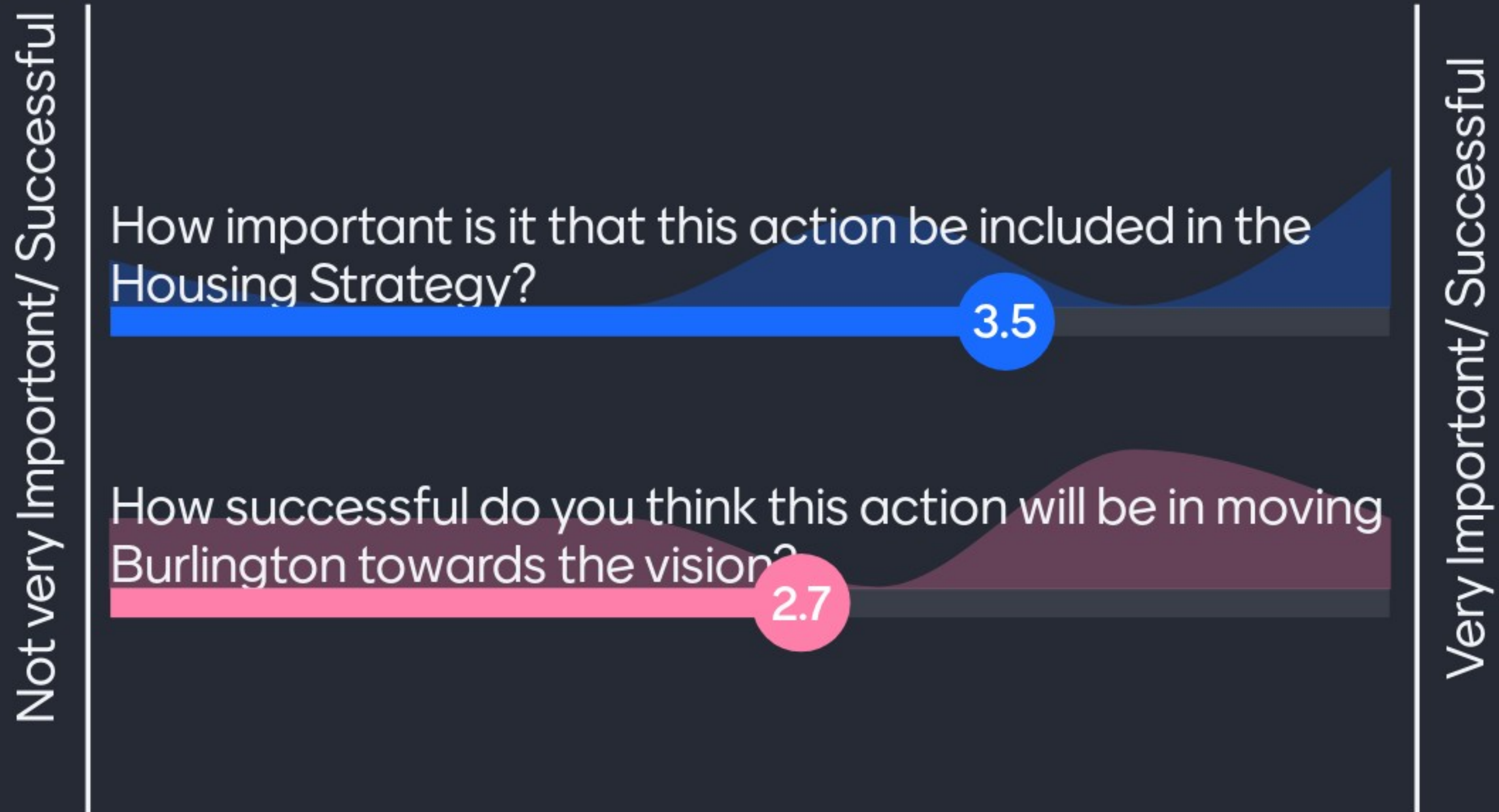
Action 10: Introduce an application review process that prioritizes development proposals that help meet Housing Strategy targets.



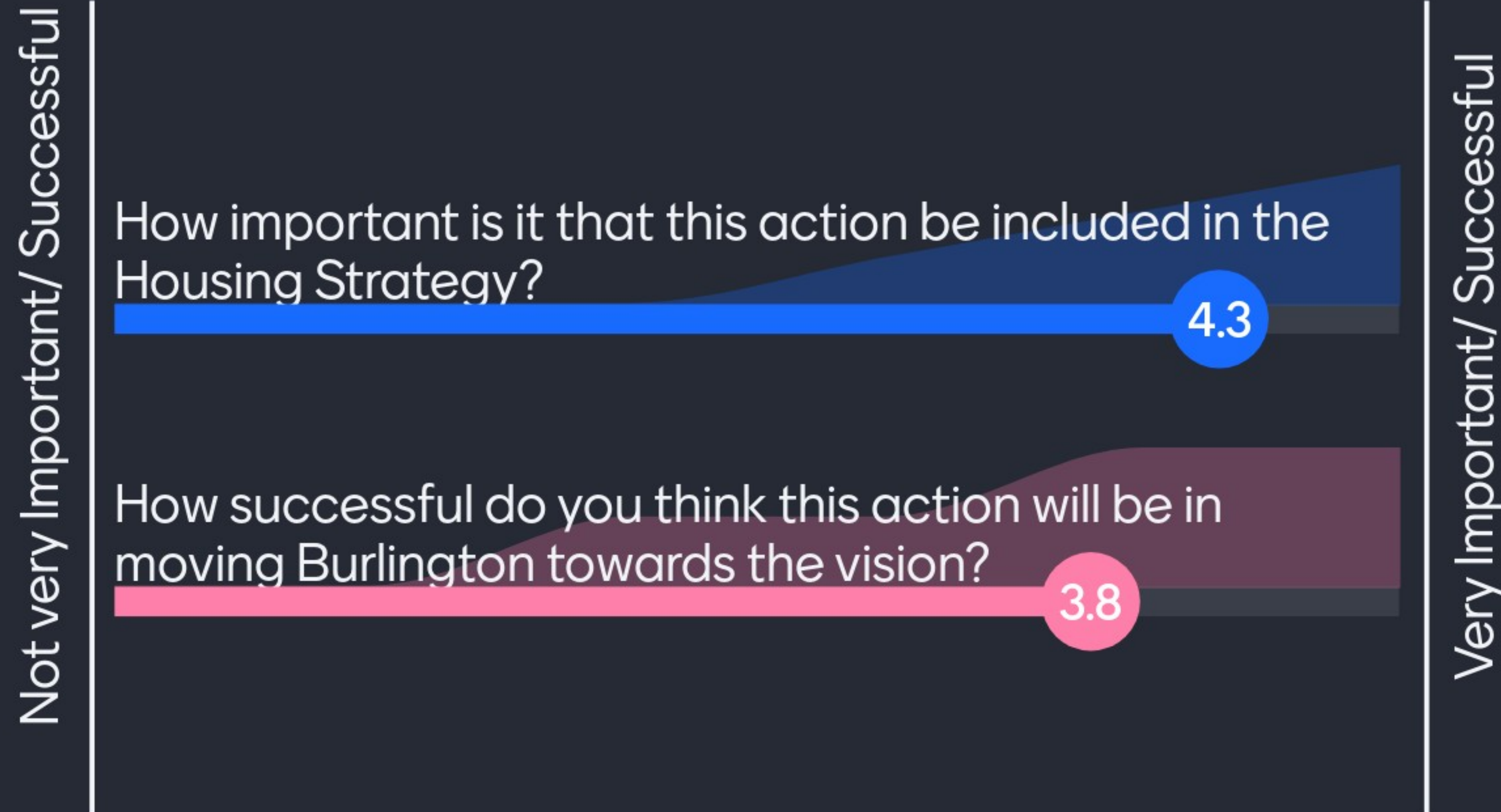
Action 11: Include any housing related policies introduced in the Region of Halton's new Official Plan in City of Burlington policies.



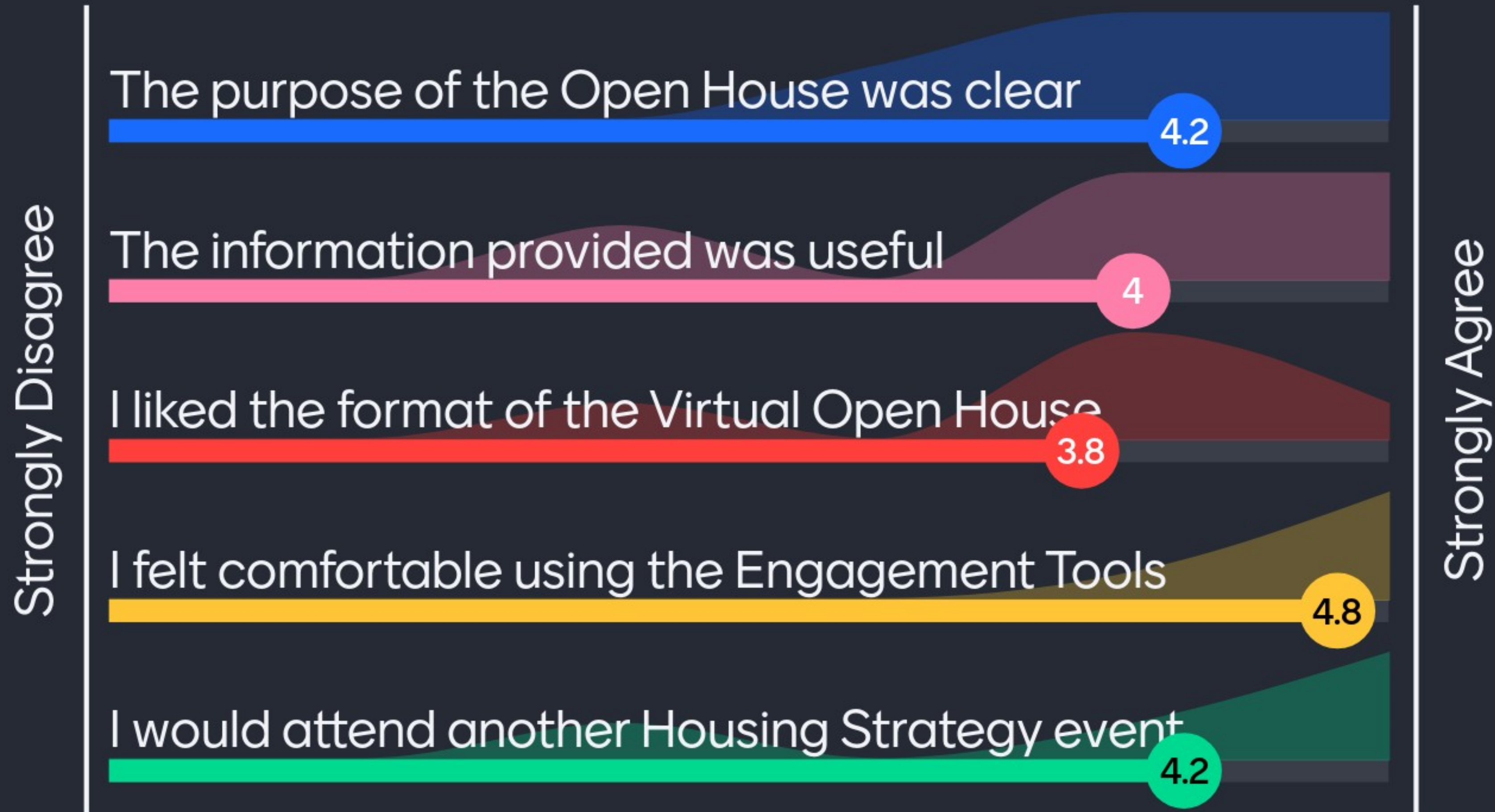
Action 12: Develop policies that support and encourage ARUs, create a registry, monitor success and ensure ARUs meet health and safety standards.



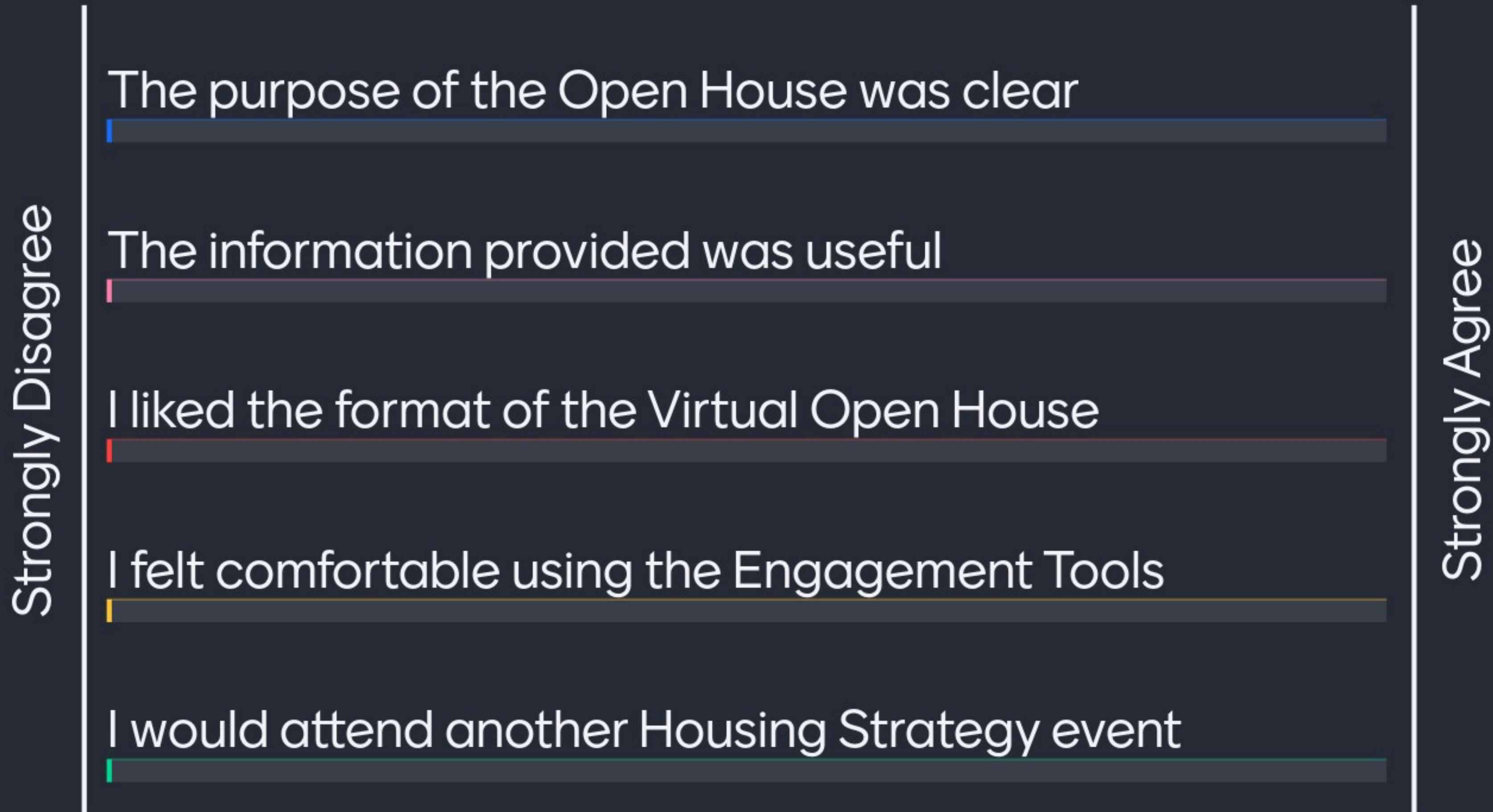
Action 13: Review the potential to introduce inclusionary zoning.



Virtual Open House Feedback

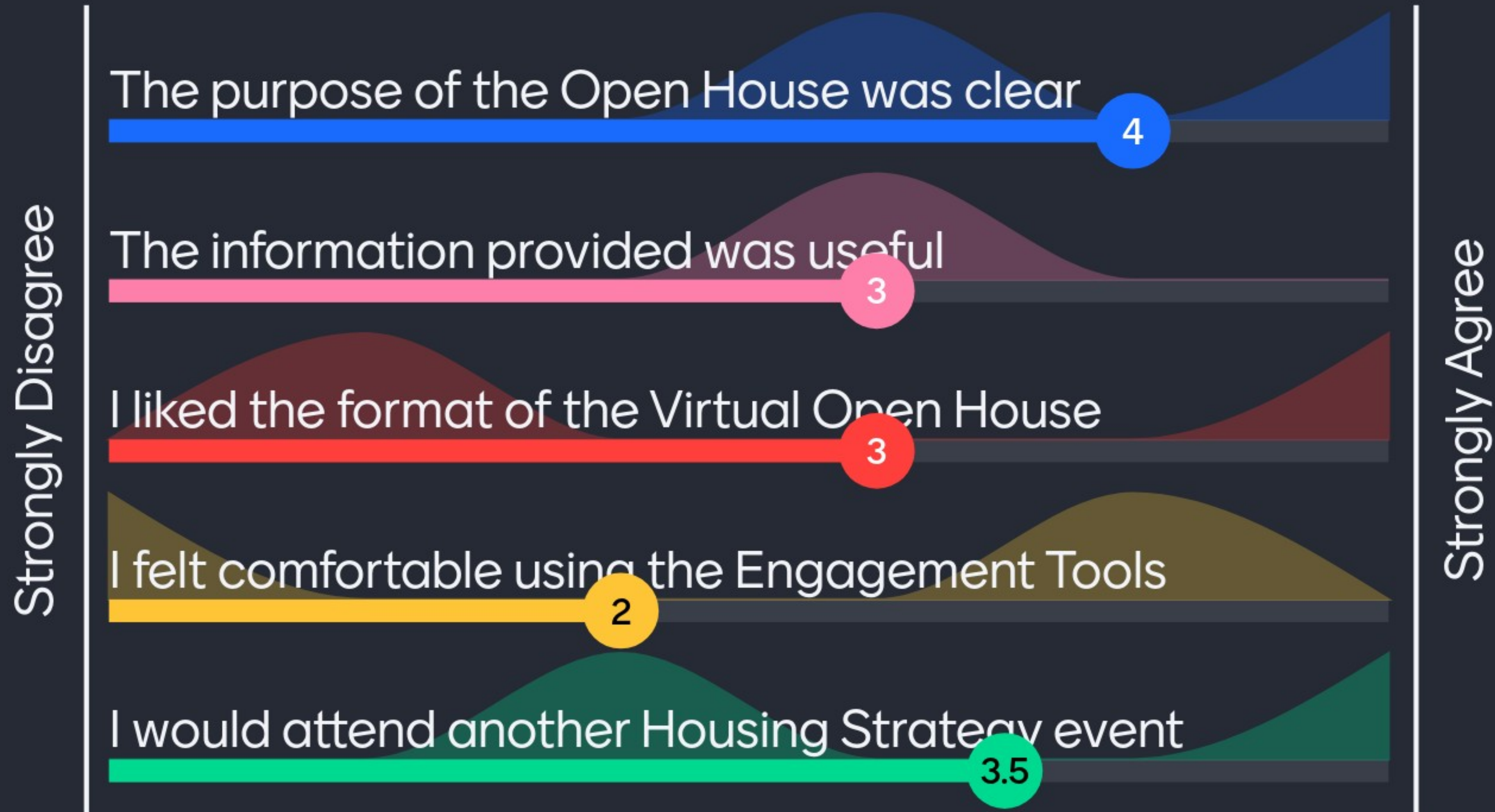


Virtual Open House Feedback

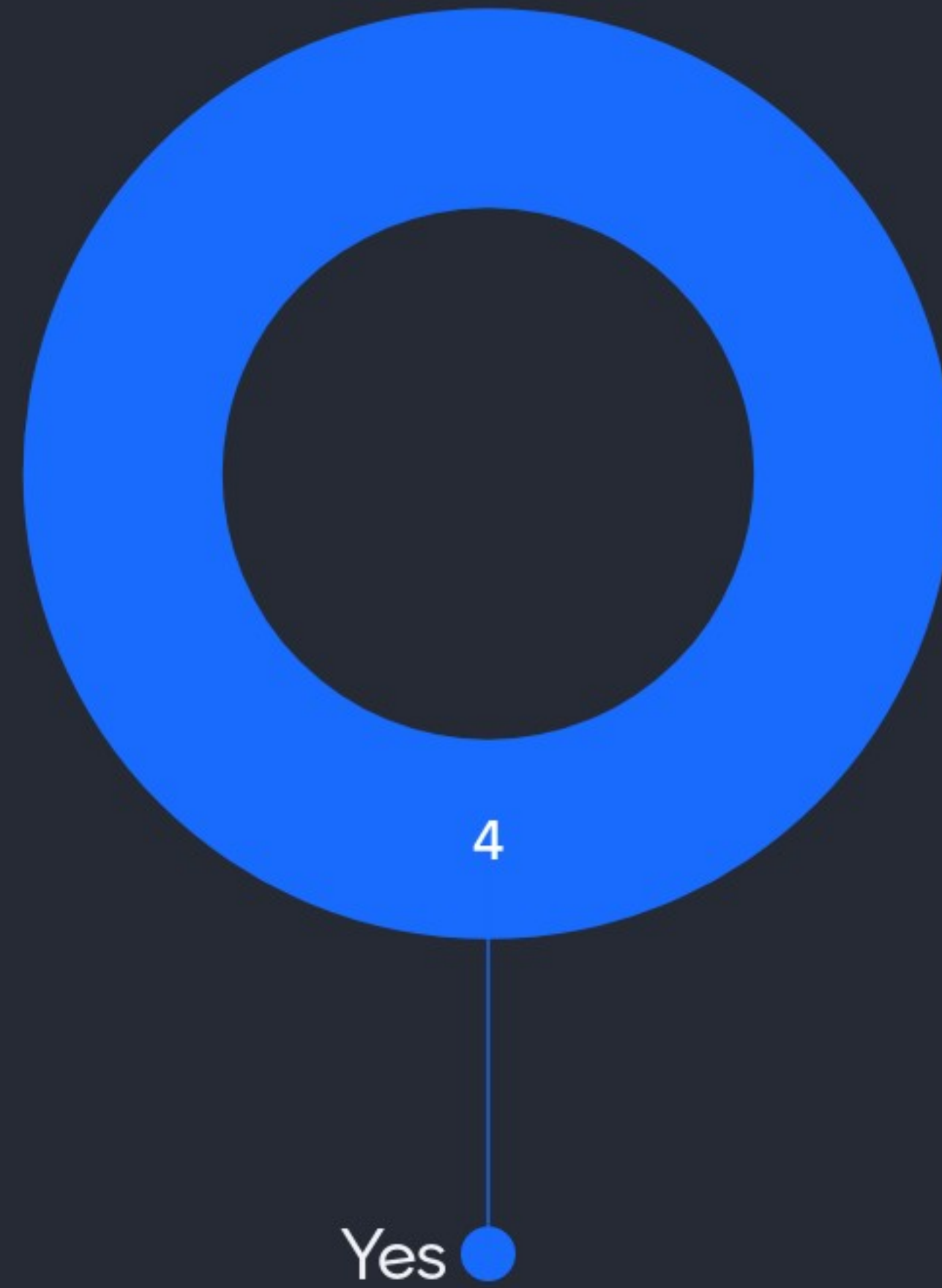


Virtual Open House Feedback

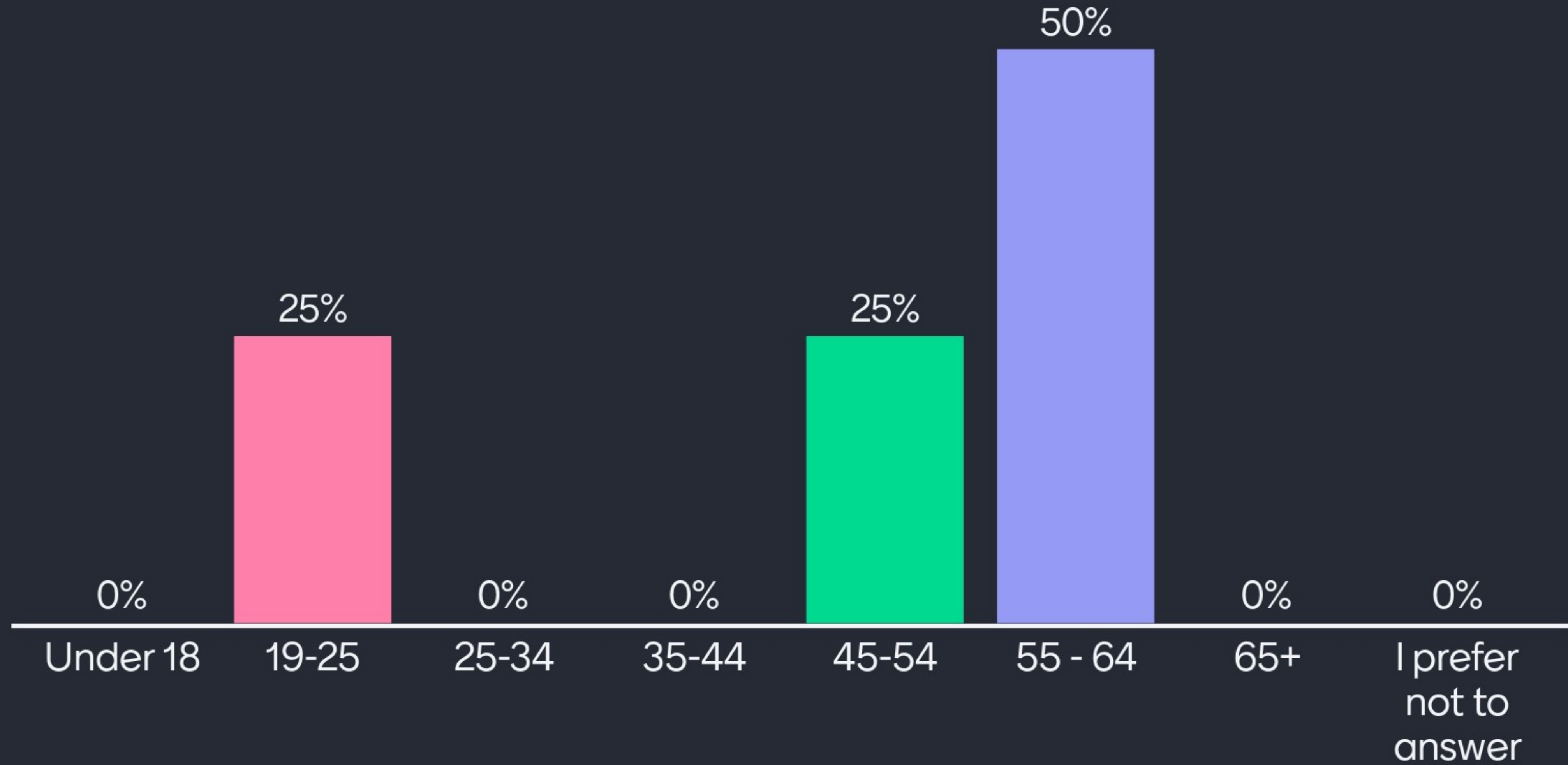
Appendix E - May 2 Virtual Open House Mentimeter



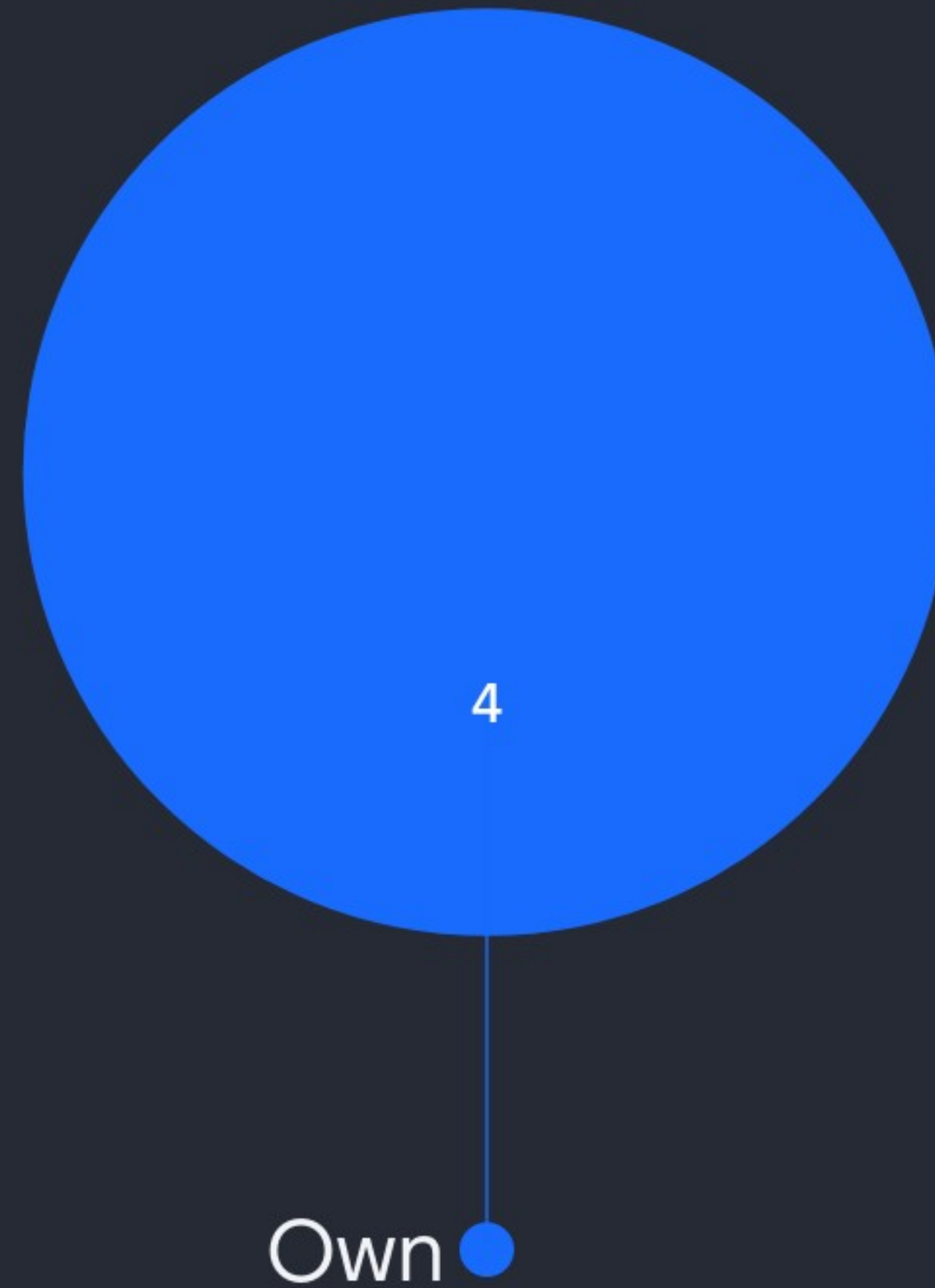
Do you live in Burlington?



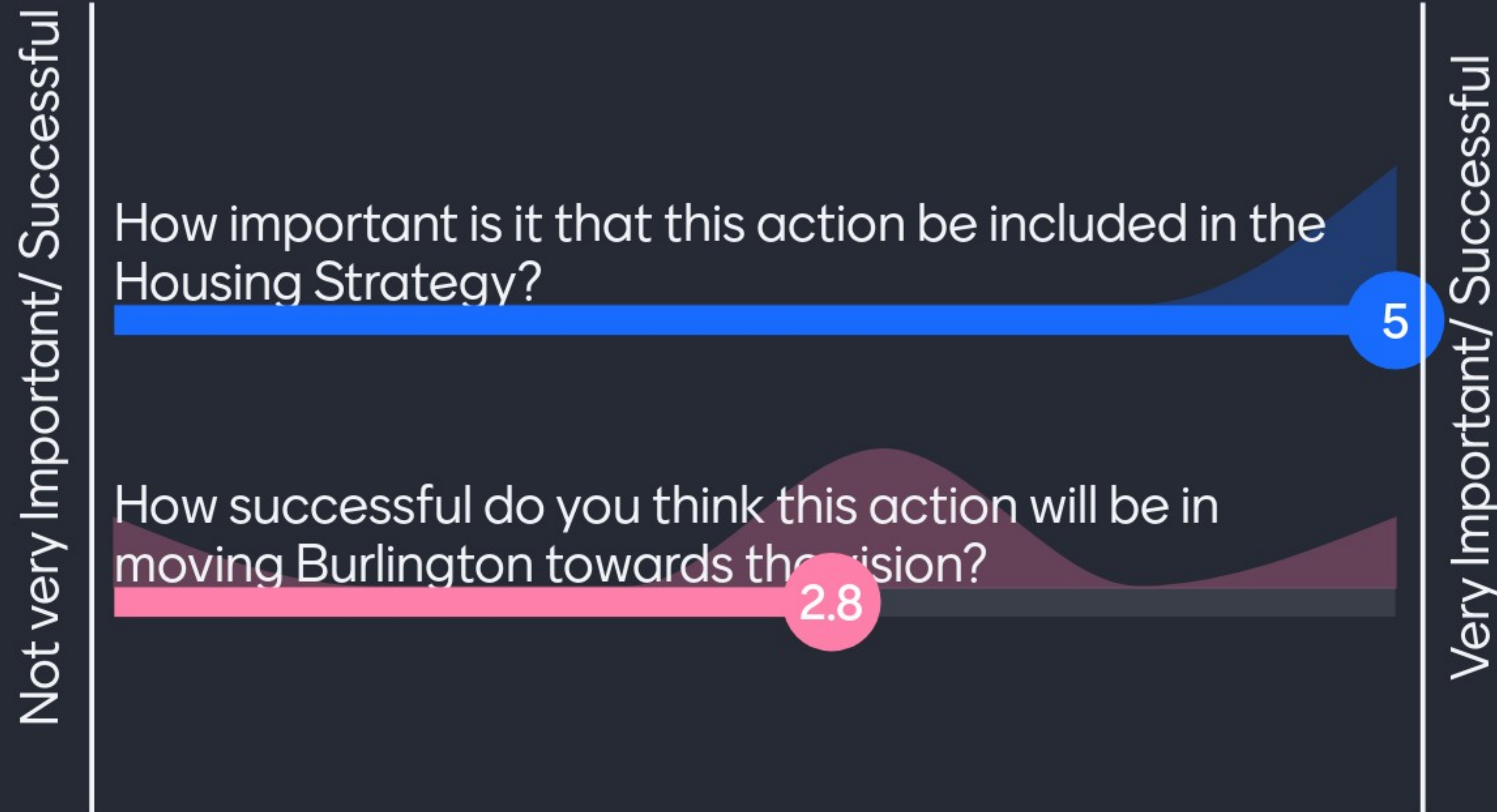
How old are you?



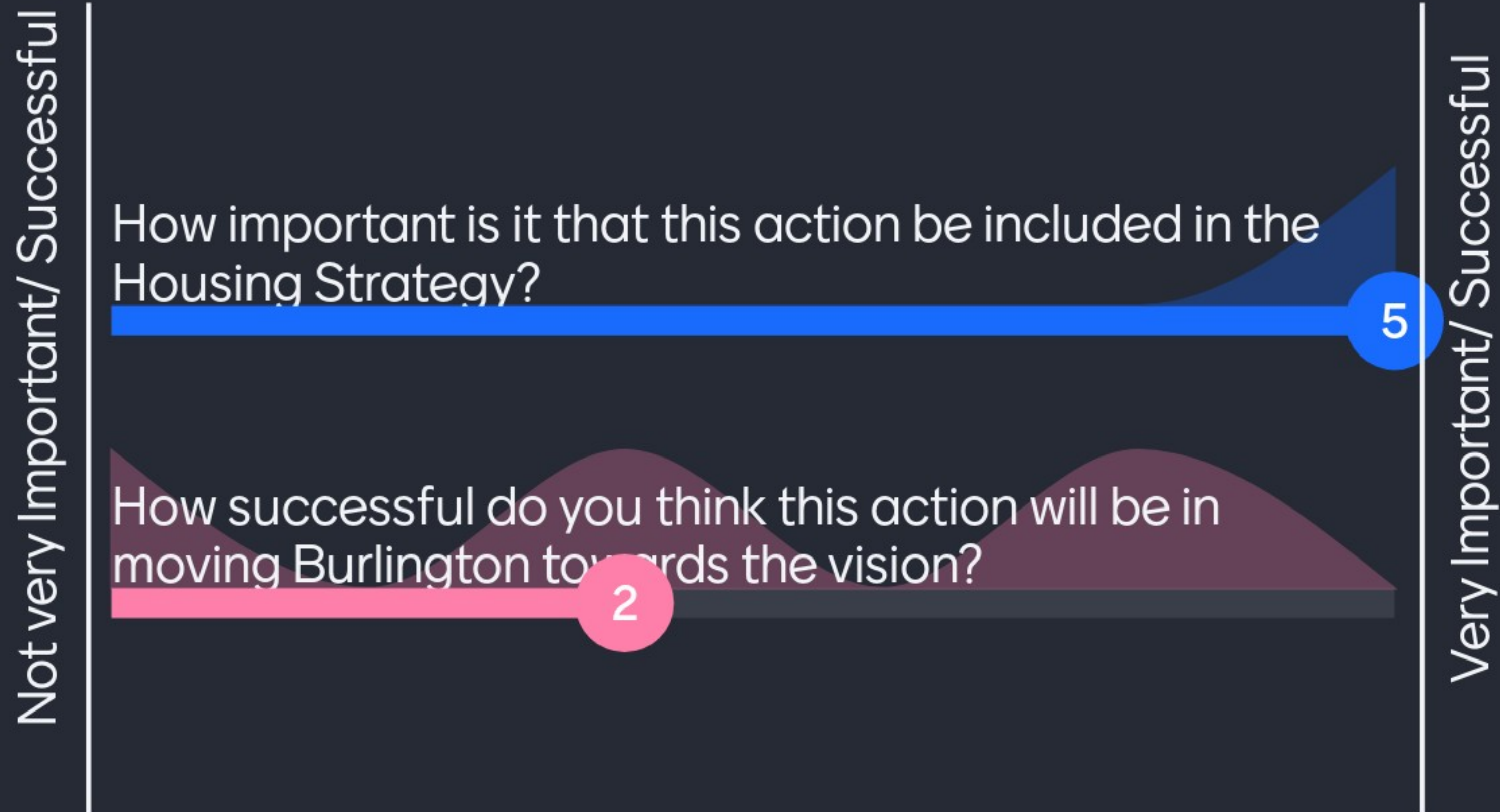
Do you own or rent your current home?



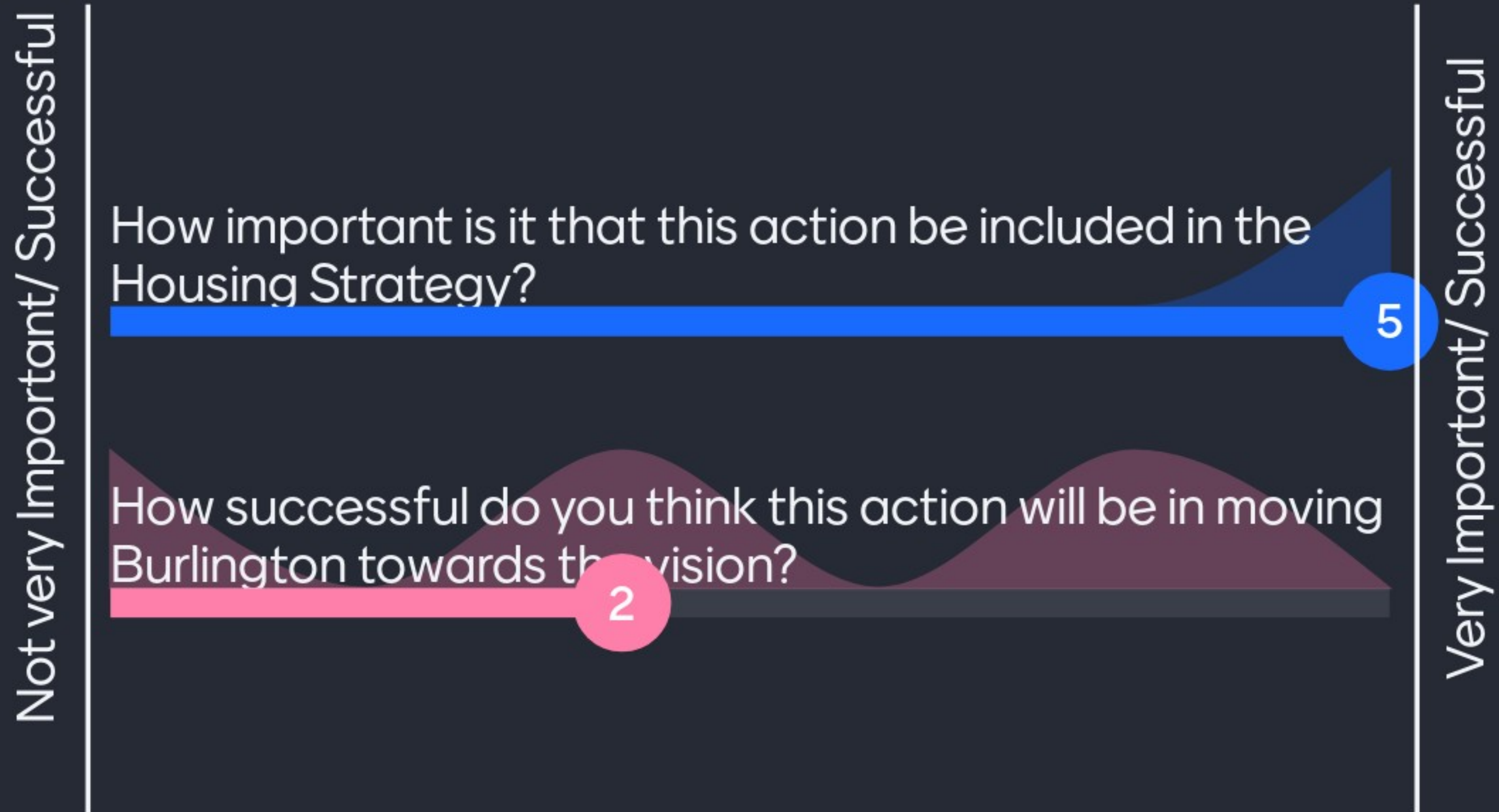
Action 1: Set out the City's role in increasing options for attainable housing



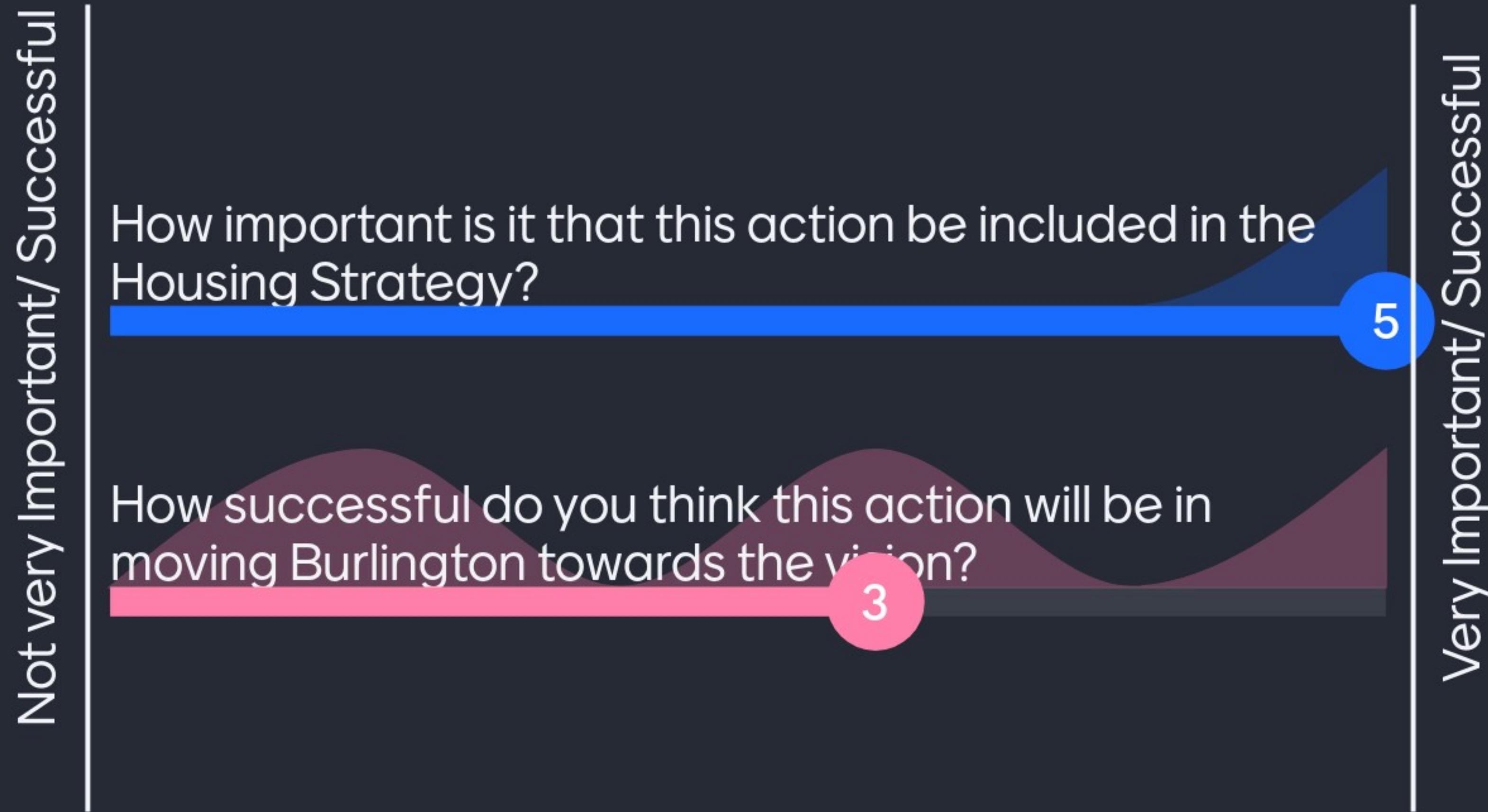
Action 2: Assign staff to implement the Housing Strategy



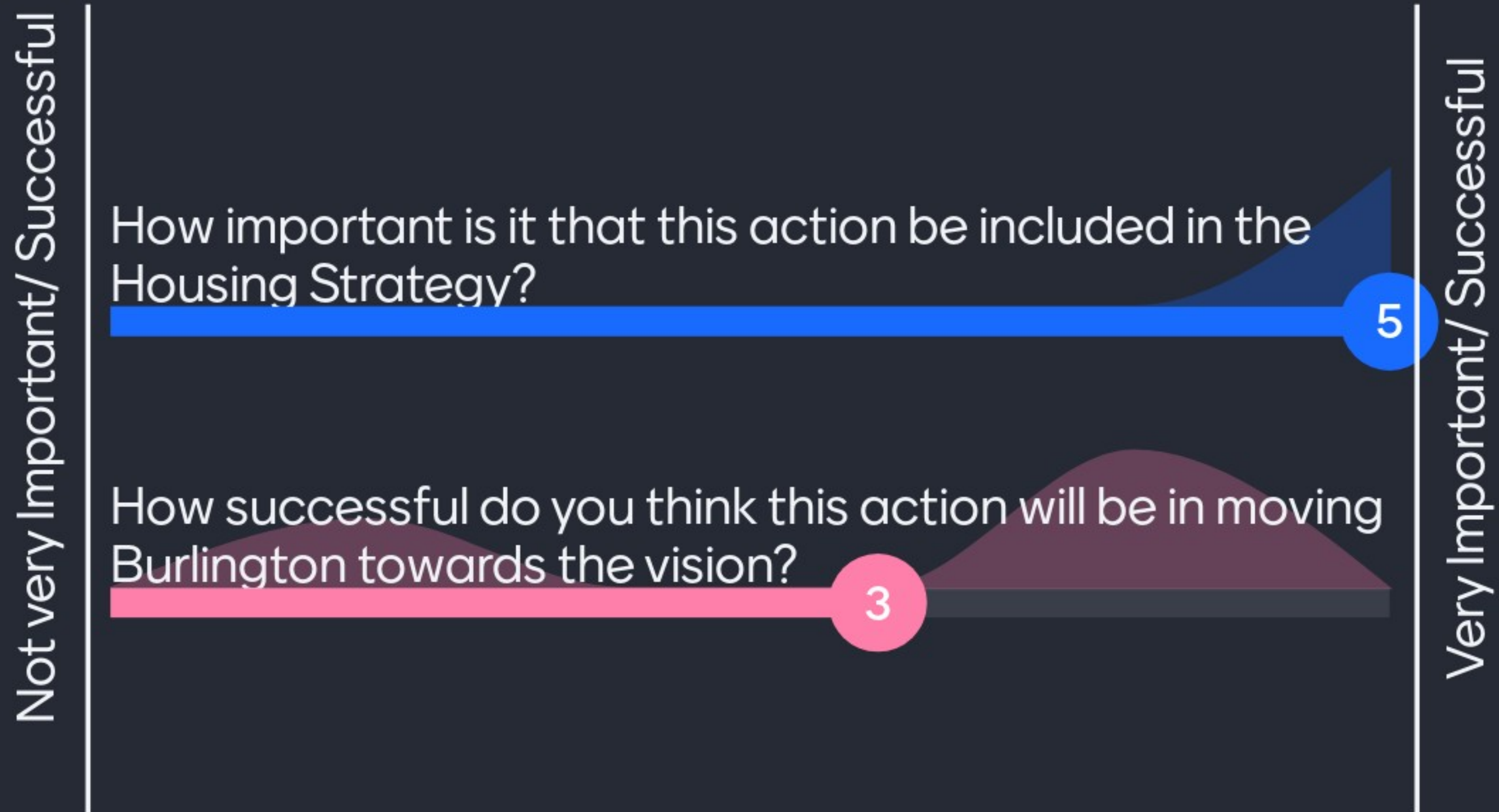
Action 3: Build upon the policies of the OP and use the findings of the Housing Strategy Project to establish minimum targets around housing.



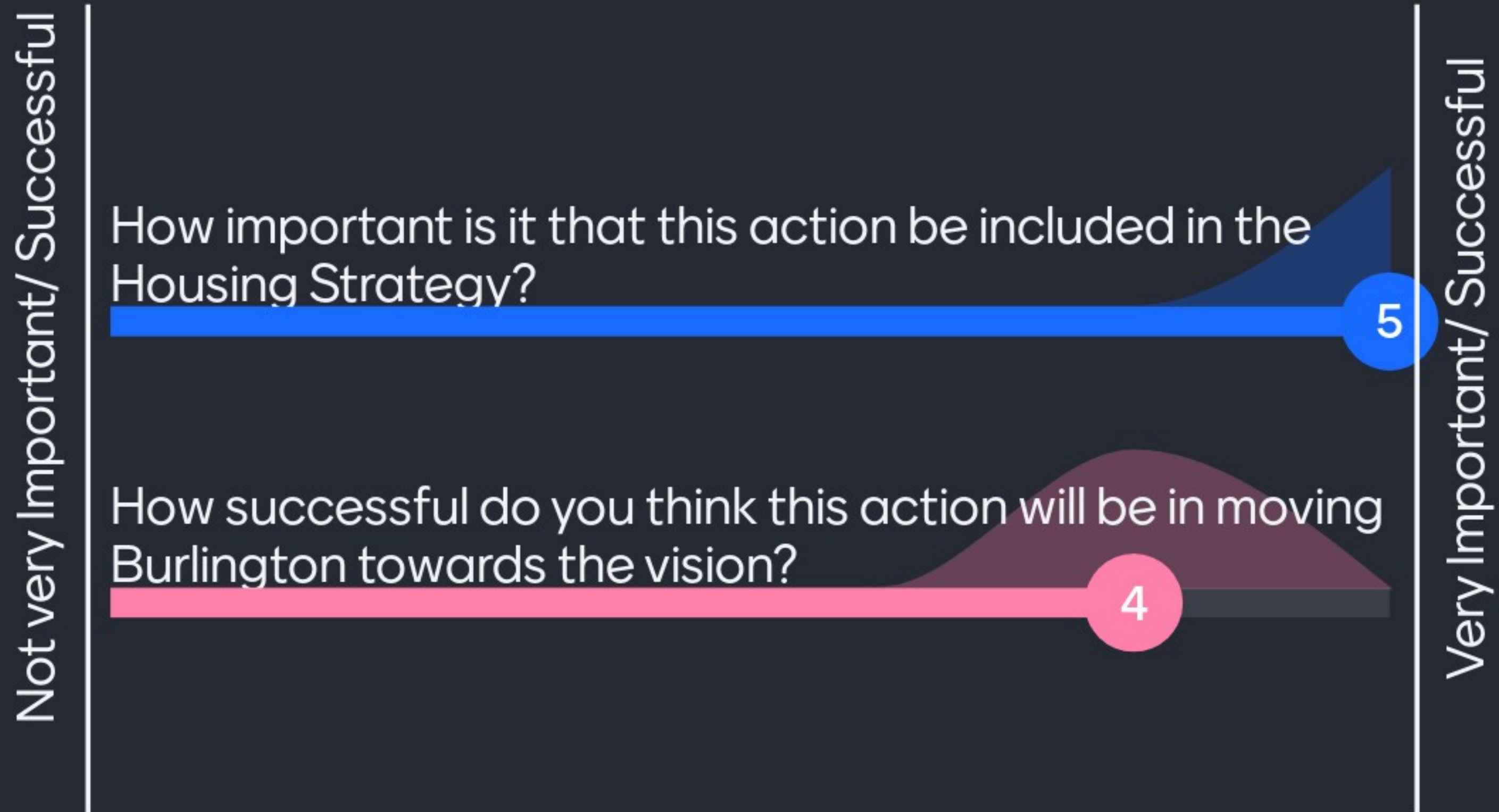
Action 4: Develop and deliver an annual housing monitoring and reporting system to Council.



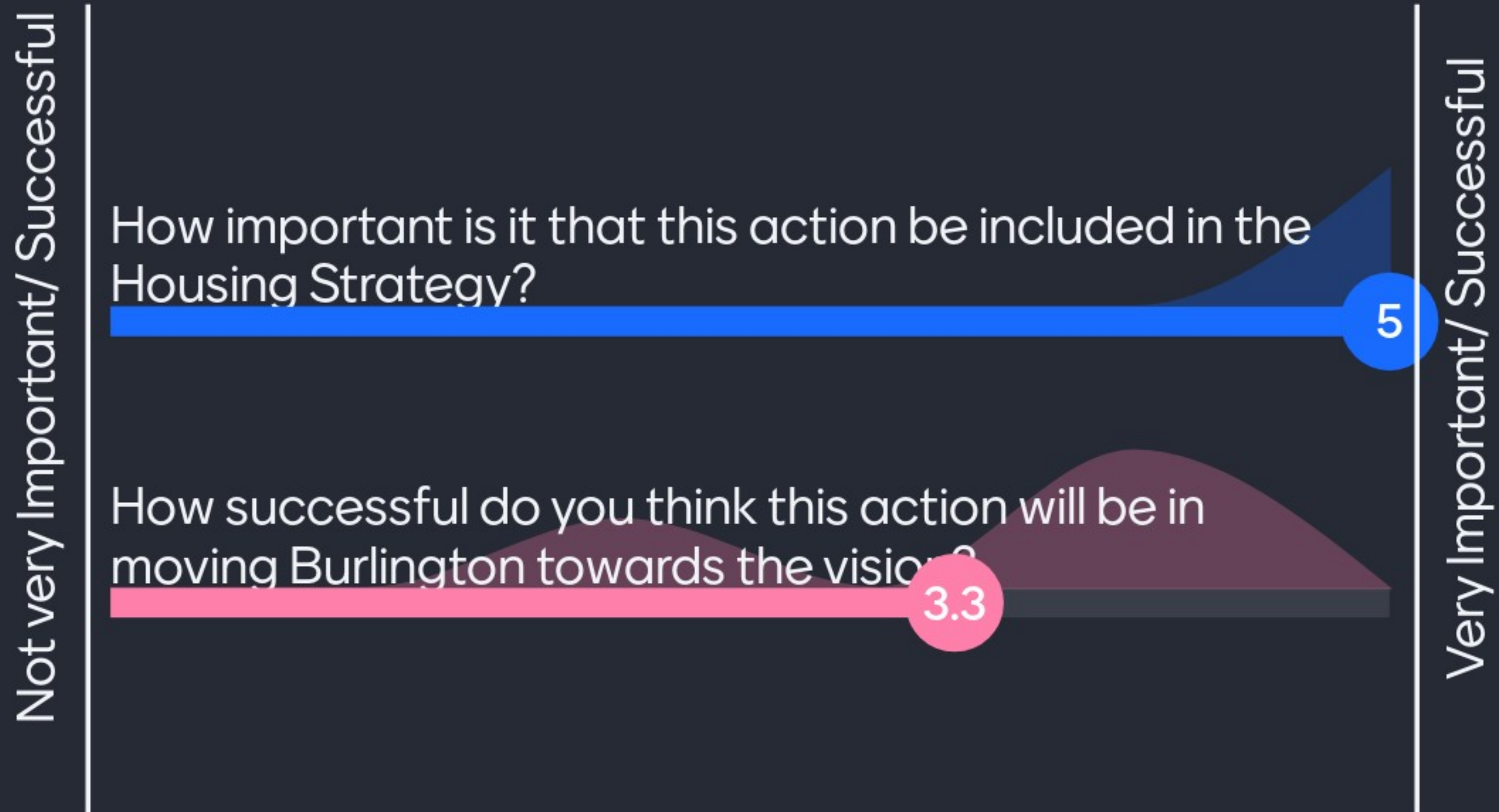
Action 5 : Build upon the policies of the OP and use the findings of the Housing Strategy to inform the CZBL Project and to increase housing options.



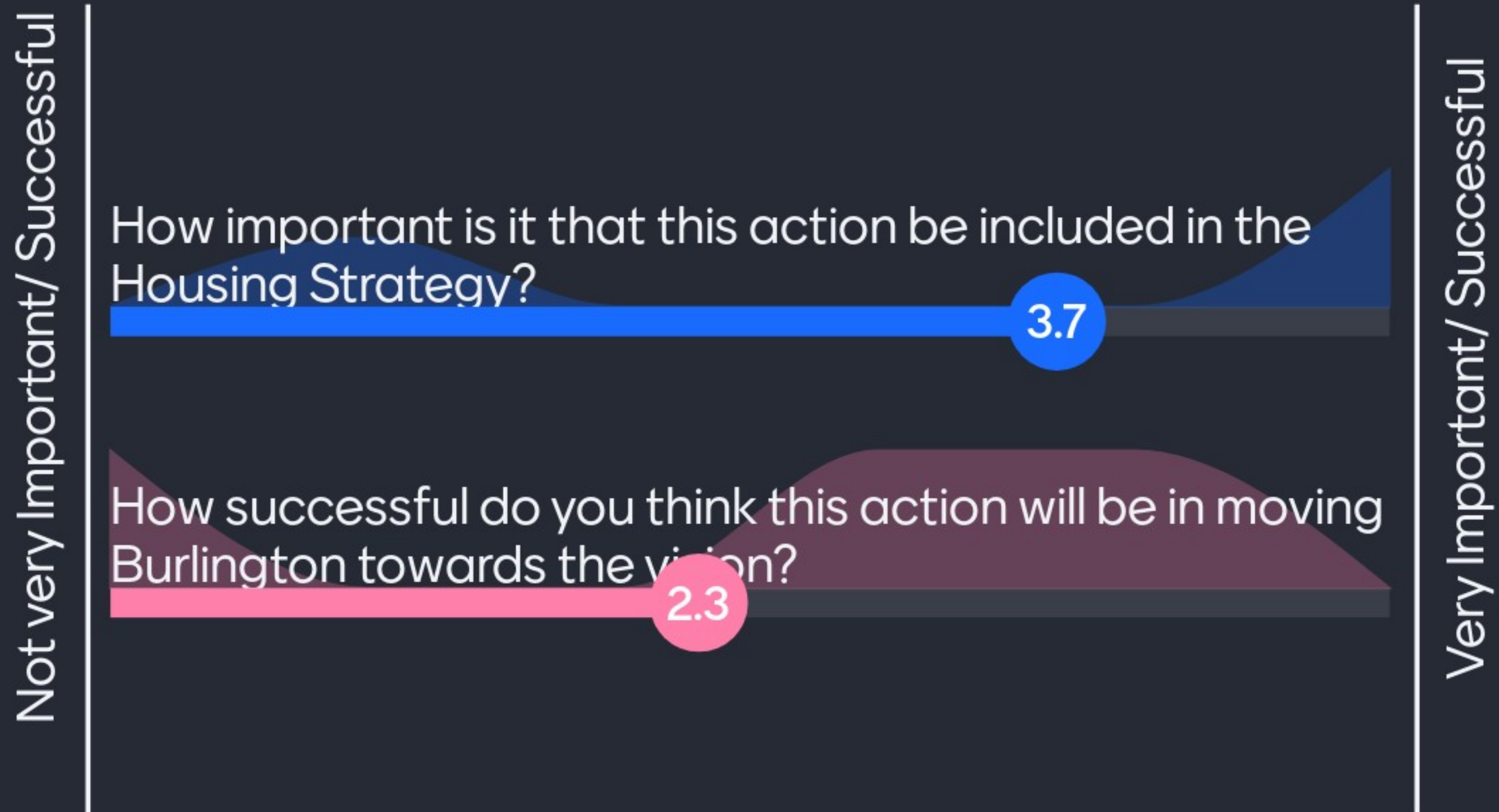
Action 6: Support, permit, and encourage the development of more housing options, including higher density types of housing.



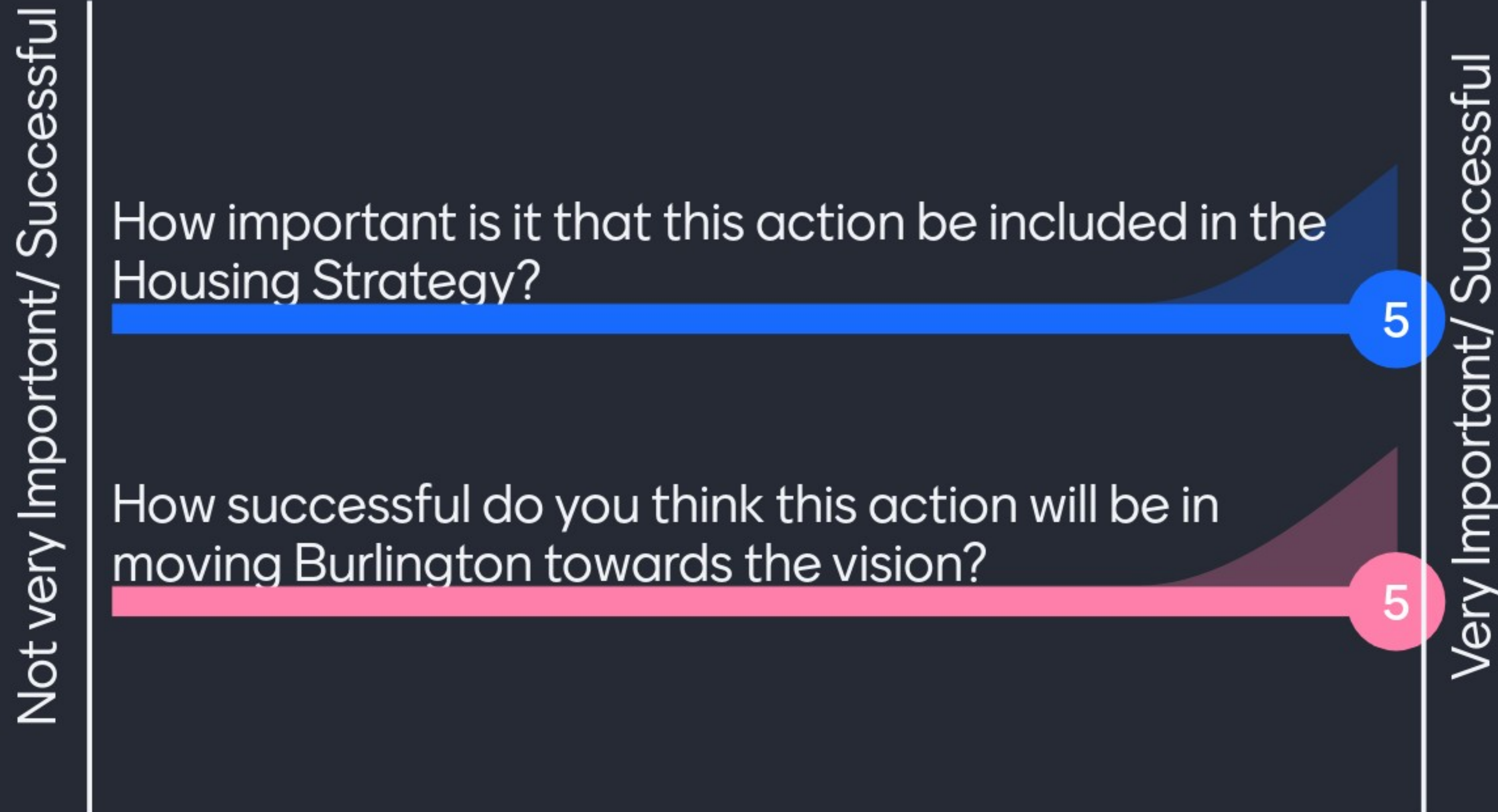
Action 7: Through a tool called a "Community Improvement Plan" (CIP), incentivize the development of more affordable and rental housing units.



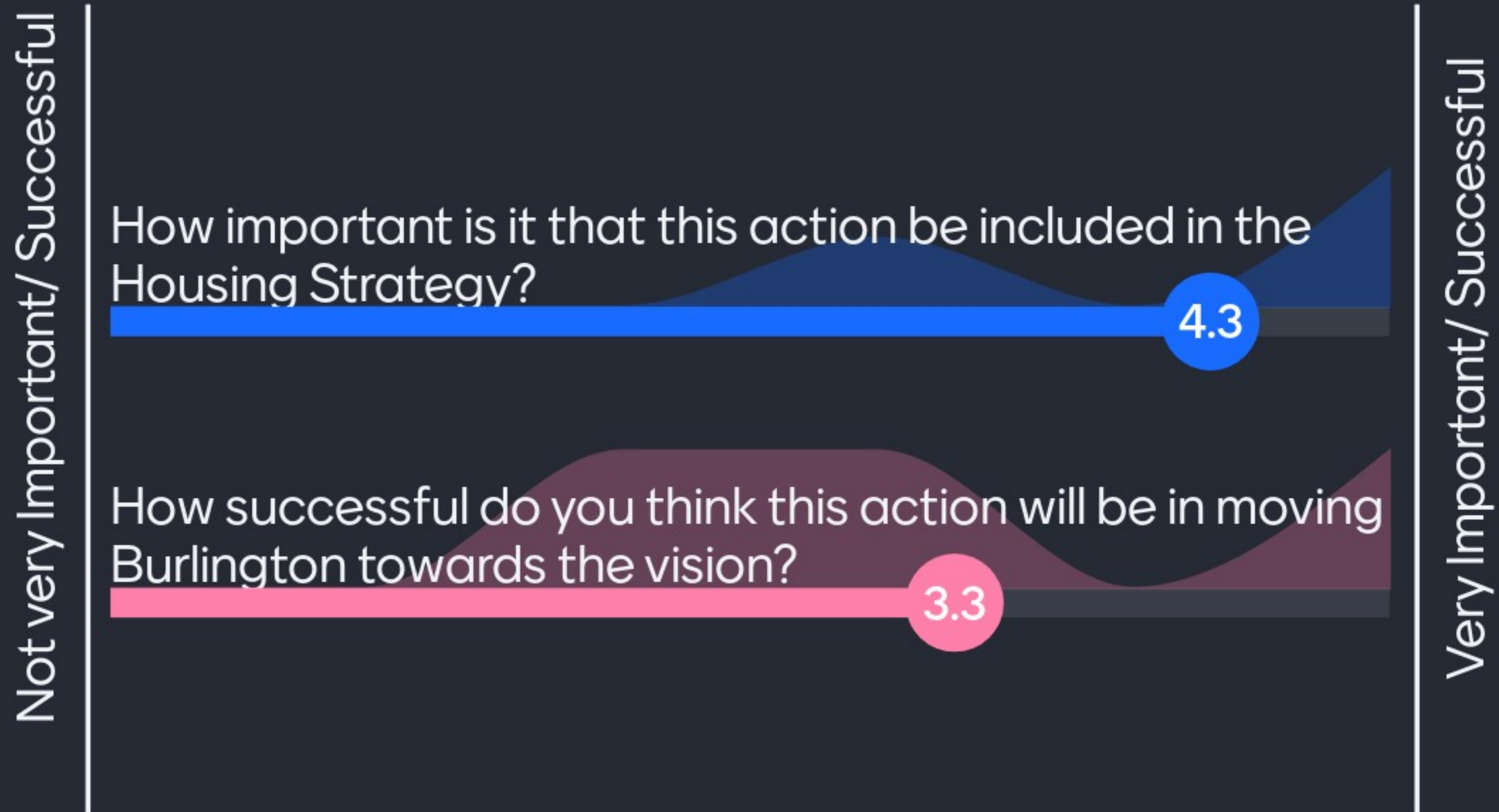
Action 8: Develop an approach to address the low vacancy rate of the rental stock in Burlington and the loss of existing rental units.



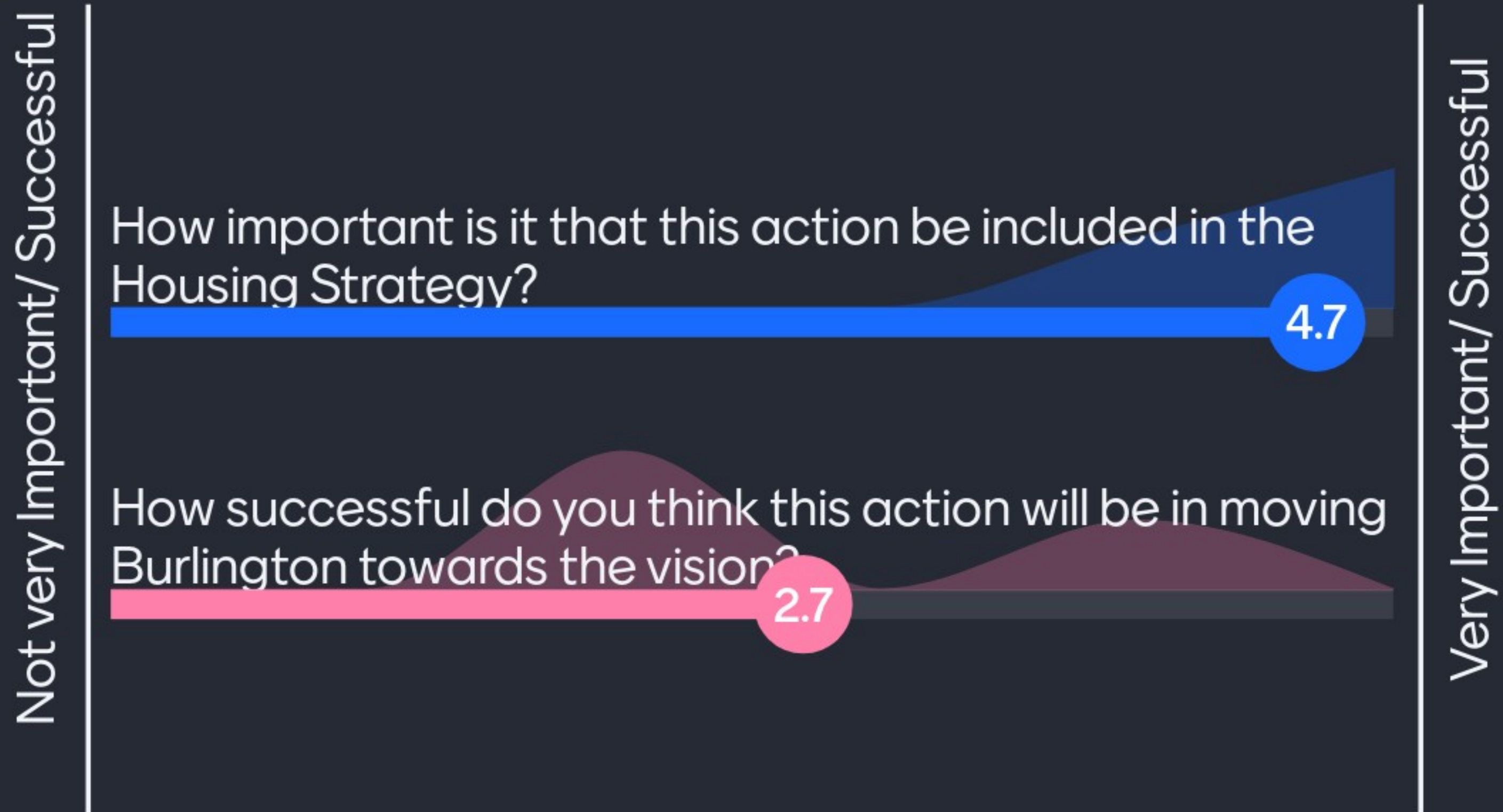
Action 9: Identify underused properties that could be used for housing.



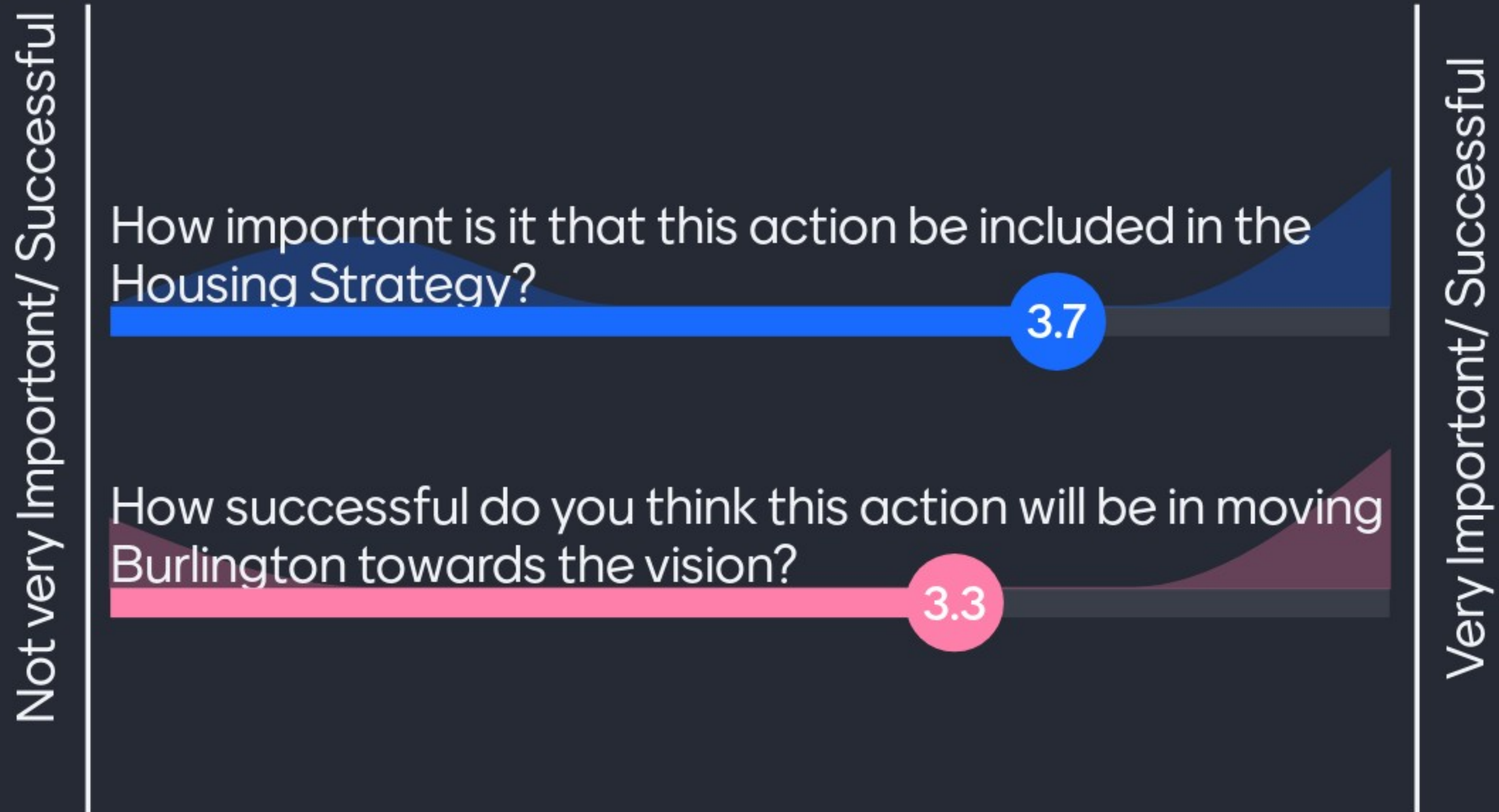
Action 10: Introduce an application review process that prioritizes development proposals that help meet Housing Strategy targets.



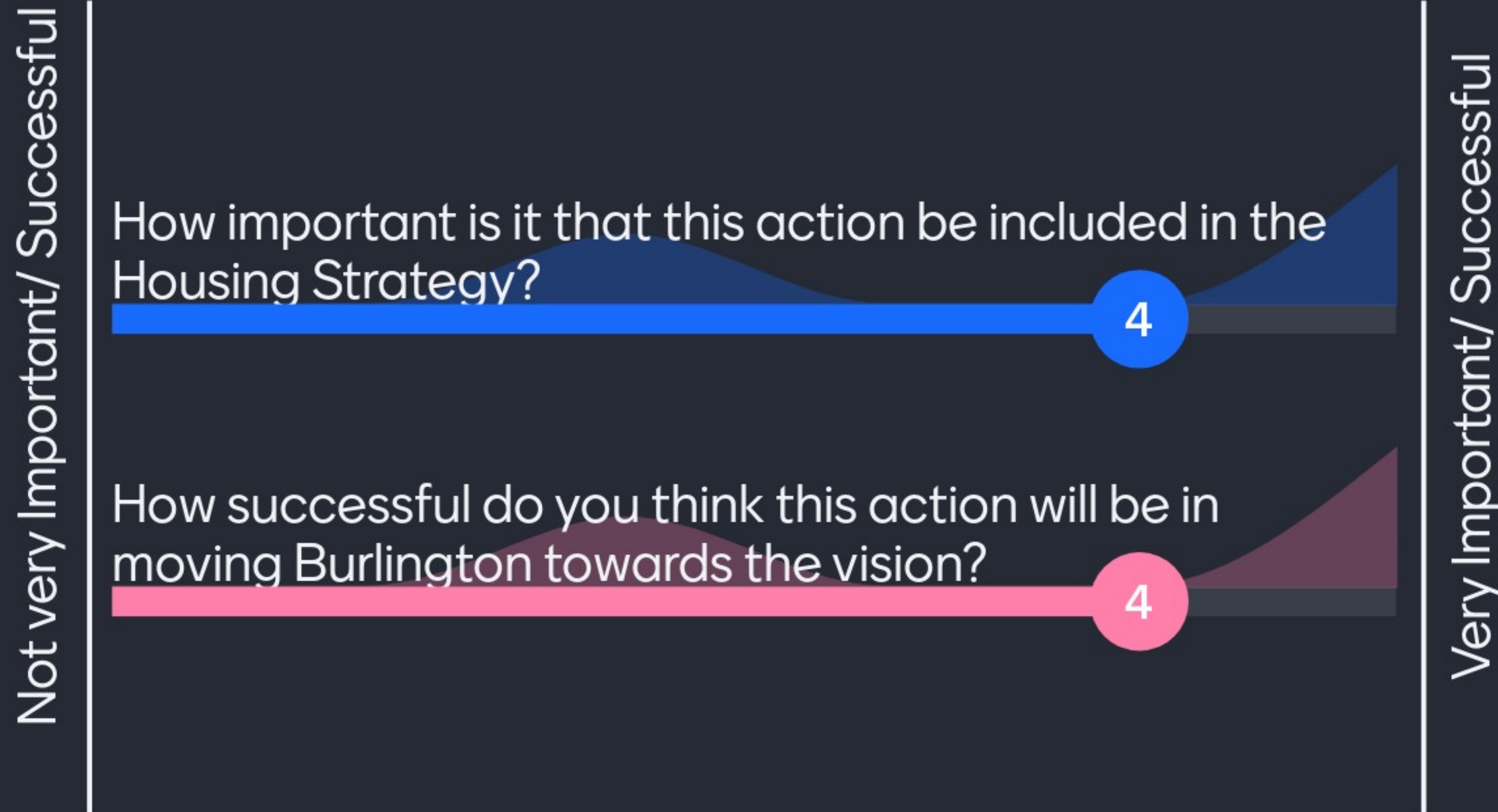
Action 11: Include any housing related policies introduced in the Region of Halton's new Official Plan in City of Burlington policies.



Action 12: Develop policies that support and encourage ARUs, create a registry, monitor success and ensure ARUs meet health and safety standards.



Action 13: Review the potential to introduce inclusionary zoning.



Appendix F - April 25 Virtual Open House Q&A Responses



City of Burlington Housing Strategy Virtual Open House

Thank you for joining us at the Housing Strategy Virtual Open House on Monday April 25, 2022. The following information provides responses to unanswered questions received at the Open House.

Questions

Could you please discuss the issue of Minister's Zoning Orders and the impact they could have on all these actions.

The Minister's Zoning Order (MZO) is a tool prescribed under Section 47 of the *Planning Act* which allows the Minister of Municipal Affairs and Housing to govern land uses within an area that is subject to the order. A development under an MZO by-passes the planning process and if applicable, the public process, and allows the Minister to decide the ultimate outcome. An MZO prevails over any other Zoning By-law in effect for the area subject to the MZO. The Minister does not need to give notice or hold a hearing prior to issuing an MZO, but notice must be issued within 30 days of the decision. Municipalities can make a request for an MZO, however the decision to make an MZO still remains with the Minister (there is no right to an MZO). MZOs have been a rarely used power for the last few decades, however the use of MZOs has become more frequent.

Staff will continue to monitor policy work related to housing at the provincial level, including the use of MZOs as it relates to the Housing Strategy.

Are the communities going in around the GO Stations and rail lines constructed to protect residents against derailment?

Yes. Development around the GO Stations (Major Transit Station Areas) and rail lines is subject to policies under the Official Plan and Zoning By-law which consider health and safety around these transit corridors and require that appropriate safety measures are taken. There is also a Land Use Compatibility Study which is a technical requirement of the Area-Specific Plans for the MTSAs. The Land Use Compatibility Study will provide an overview of potential land use compatibility issues from industry and transportation infrastructure (road and rail) based on an identification of facilities or industrial uses within each of the MTSAs and will inform the development of the area-specific plans for the MTSAs. The form of safety measure required is decided upon through the development application review process and is dependent on these policies and technical studies undertaken and in consultation with agencies such as CN Rail and Metrolinx.

Will the City look to add density in all neighbourhoods?

The introduction to the [new Official Plan](#) acknowledge that the City of Burlington is transitioning from a suburban to an urban community. The City's growth is shifting from building new greenfield communities to accommodating more residents and jobs within existing areas through intensification targeted to specific areas of the City. This targeted approach also ensures that existing residential neighbourhoods are protected from major change. Section 2.4 of the new Official Plan outlines the growth framework for Burlington. The majority of growth will take place within the *Delineated Built Boundary*, specifically within the Primary and Secondary Growth Areas. The Primary Growth Areas are the focus for intensification with the Mixed Use Intensification Areas including the Urban Centres (Downtown Burlington and Uptown Burlington) and Major Transit Station Areas (Burlington GO, Appleby GO and Aldershot GO) being the most appropriate locations for higher density development in the form of tall buildings. The Secondary Growth Areas made up of Mixed Use Nodes, and Intensification Corridors, these are lands on major roads and include areas like existing malls and plazas as well as some vacant residential

sites. These Secondary Growth Areas are typically limited to a maximum of mid-rise buildings. There will be opportunities for infill intensification forms within Established Neighbourhood Areas, through the addition of additional residential units (ARUs) (basement apartments or additional units on the same lot as an existing dwelling), the creation of infill lots, and, where appropriate, in Residential-High and -Medium Density Areas more dense forms of development (adding more units to a site with existing apartment for example). The Established Neighbourhood Areas while they are not the main areas of focus for intensification within the City, are areas that will continue to change and evolve.

Is there any plan to build or allocate more all age single-renter HATCH housing? Currently there are at least 29 HATCH buildings in Burlington but only four of them are available to all-age single renters.

Halton Access to Community Housing (HATCH) Housing is a program offered through Halton Region. Please contact the Region at accesshalton@halton.ca in regards to the expansion of this program and to find out more information [here](#).

Halton Region is responsible for providing subsidized affordable housing options such as HATCH for the residents of Burlington. Action 1 of the draft Housing Strategy speaks to clearly defining 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 the City can take and by partnering with other levels of government, non-profit organizations and housing providers.

Housing Strategy Survey

The City of Burlington is working on a Housing Strategy to give you, our current and future residents, more housing options across the City. This is our chance to develop creative and innovative solutions for housing in Burlington, that build on and support Halton Region's Housing Strategy.



[Housing Strategy Survey](#)

The City of Burlington is working on a Housing Strategy to give you, our current and future residents, more housing options across the City. This is our chance to develop creative and innovative solutions for housing in Burlington, that build on and support Halton Region's Housing Strategy.

This survey is our fourth and final survey for this project. The feedback we collect in this survey will help us finalize the Housing Strategy, presented to Council at the Community Planning, Regulation and Mobility Committee meeting in June 2022. If you would like to see past surveys and reports, these can be found on the [Get Involved page](#).

This survey should take you about 10 minutes. If you would like to do the survey in another language, please "select language" from the drop down menu on the top right hand corner of your screen. If you need help to complete the survey, please contact us at housingstrategy@burlington.ca or 905-335-7600, ext.7508.

The survey will be open until May 3, 2022 at noon.

Your participation in this survey is voluntary. Individual responses will be kept confidential and will be used to help develop a Housing Strategy for the City of Burlington. Non-identifiable summaries of responses may be shared publicly. For questions on the collection, use and disclosure of this information, please contact housingstrategy@burlington.ca. Printed copies of this survey are available by contacting getinvolved@burlington.ca.

The City's role in Housing

When it comes to housing, we need to define the City of Burlington's role. As a municipality that operates as part of Halton Region, Burlington relies on the Region to deliver subsidized housing and housing supports. As the City, we can apply policy tools and recommendations to help increase housing options for middle-income residents but rely on the Region to deliver the deeply affordable

Burlington Housing Strategy

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housing needed by low-income residents.

The City can also work with other levels of government for change to housing by advocating to them to address the many housing challenges that we face here in Burlington. These are nation-wide challenges that must be tackled in partnership with regional, provincial and federal governments to come up with solutions that will benefit Burlington.

We can also look to partner with community organizations, developers, home builders and the community to improve housing choices and deliver programs that support low income and vulnerable residents.

What is a Housing Strategy?

The Housing Strategy identifies actions designed to move the City closer to its vision for housing. It contains:

- * A vision statement for housing in Burlington,

This guides the Strategy in delivering recommendations and identifies themes which form the basis of the Strategy.

- * A series of actions and associated action plans

These identify the prioritization, timeframe, resources to implement each action. The actions are also organized into 5 different pathways, based on the approach each action uses to move Burlington closer to the vision for housing.

The Housing Strategy was developed using background technical work and feedback received from the project working group and steering committee, Council, residents and stakeholders.

The actions outlined in the Housing Strategy are recommendations that will be considered by Council. Many of these actions will need additional studies and public consultation before each action can be carried out. For example, actions that need amendments to the Official Plan or Zoning By-law would by legislation (the *Planning Act*), require public consultation.

Vision Statement

The vision for housing in Burlington is:

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.

The Vision Statement is aspirational and describes an ideal future state for housing in Burlington. The Vision Statement was used to guide the development of the Housing Strategy. Each of the 13 actions in the draft Housing Strategy is a way to move the City of Burlington closer to this Vision.

Actions

[The Housing Strategy](#) includes 13 recommended actions that move the City toward the vision for Housing. These actions are further refined and supported by sub-actions. Please refer to the draft Housing Strategy for a detailed description of each action and the full set of supporting sub-actions outlined under each Action. Of the 13 recommended actions, six are listed as priority actions. Your feedback will help us prioritize these actions.

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Action 1

[Set out the City's role in contributing or partnering to increase options for attainable housing.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
- ☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Tell us what about the action is unclear?

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

How important is it to you that the action be included in the housing strategy?

(Choose any one option)

Burlington Housing Strategy

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- ☐ Very important
- ☐ Important
- ☐ Neutral
- ☐ Not important
- ☐ Not at all important

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Neutral
- ☐ Unsuccessful
- ☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments you have

Burlington Housing Strategy

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Action 2

[Assign staff to implement the Housing Strategy](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Tell us what about the action is unclear

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How important is it to you that the action be included in the housing strategy?

(Choose any one option)

- ☐ Very important
☐ Important
☐ Neutral
☐ Not important
☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
☐ Successful
☐ Neutral
☐ Unsuccessful
☐ unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Burlington Housing Strategy

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Please provide any additional comments

Action 3

[Build upon the policies of the new Official Plan and use the findings of the Housing Strategy Project to establish minimum targets around housing.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
- ☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

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(Choose any one option)

- ☐ Very important
- ☐ Important
- ☐ Neutral
- ☐ Not important
- ☐ Not at all important

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Burlington Housing Strategy

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Neutral
- ☐ Unsuccessful
- ☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

Burlington Housing Strategy

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Action 4

[Develop and deliver an annual housing monitoring and reporting system to Council.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

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(Choose any one option)

- ☐ Very important
☐ Important
☐ Neutral
☐ Not important
☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
☐ Successful
☐ Neutral
☐ Unsuccessful
☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Burlington Housing Strategy

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Please provide any additional comments

Action 5

[Build upon the policies of the Official Plan and use the findings of the Housing Strategy Project to inform the Comprehensive Zoning By-law Project and to increase housing options across the City.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
- ☐ No

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(Choose any one option)

- ☐ Very important
- ☐ Important
- ☐ Neutral
- ☐ Not important
- ☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Neutral
- ☐ Unsuccessful
- ☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

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Action 6

Support, permit, and encourage the development of more housing options, including higher density types of housing (townhouse and apartment units).

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
- ☐ No

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(Choose any one option)

- ☐ Very important
- ☐ Important
- ☐ Neutral
- ☐ Not important
- ☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Neutral
- ☐ Unsuccessful
- ☐ Very unsuccessful

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make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

Action 7

[Through a tool called a “Community Improvement Plan” \(CIP\), incentivize the development of more affordable and rental housing units.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

☐ Yes

☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

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(Choose any one option)

☐ Very important

☐ Important

☐ Neutral

☐ Not important

☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Netural
- ☐ Unsuccessful
- ☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

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Action 8

[Develop an approach to address the low vacancy rate of the rental stock in Burlington and the loss of existing rental units.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
☐ No

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- ☐ Very important
☐ Important
☐ Neutral
☐ Not important
☐ Not at all important

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(Choose any one option)

- ☐ Very successful
☐ Successful
☐ Neutral
☐ Unsuccessful
☐ Very unsuccessful

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Please provide any additional comments

Action 9

[Identify underused properties that could be used for housing.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

☐ Yes

☐ No

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(Choose any one option)

☐ Very important

☐ Important

☐ Neutral

☐ Not important

☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Neutral
- ☐ Unsuccessful
- ☐ Successful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

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Action 10

[Introduce an application review process that prioritizes development proposals that help meet Housing Strategy targets.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

☐ Yes

☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

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(Choose any one option)

☐ Very Important

☐ Important

☐ Neutral

☐ Not important

☐ Not at all important

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(Choose any one option)

☐ Very successful

☐ Successful

☐ Neutral

☐ Unsuccessful

☐ Very unsuccessful

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Please provide any additional comments

Action 11

[Include any housing related policies introduced in the Region of Halton's new Official Plan in City of Burlington policies.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

☐ Yes

☐ No

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(Choose any one option)

☐ Very important

☐ Important

☐ Neutral

☐ Not important

☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Neutral
- ☐ Unsuccessful
- ☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

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Action 12

[Develop policies that support and encourage Additional Residential Units \(ARUs\), create a registry, monitor success and ensure ARUs meet health and safety standards.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

- ☐ Yes
☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Tell us what about the action is unclear

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(Choose any one option)

- ☐ Very important
☐ Important
☐ Neutral
☐ Not important
☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
☐ Successful
☐ Neutral
☐ Unsuccessful
☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

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make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

Action 13

[Review the potential to introduce inclusionary zoning.](#)

Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

(Choose any one option)

☐ Yes

☐ No

Answer this question only if you have chosen No for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

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How important is it to you that the action be included in the housing strategy?

(Choose any one option)

☐ Very important

☐ Important

☐ Neutral

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☐ Not at all important

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How successful do you think this action will be in moving Burlington towards the vision?

(Choose any one option)

- ☐ Very successful
- ☐ Successful
- ☐ Neutral
- ☐ Unsuccessful
- ☐ Very unsuccessful

Answer this question only if you have chosen Yes for Do you understand this action? This information is helpful to the housing strategy team to make sure that the final housing strategy document is written clearly as possible.

Please provide any additional comments

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Do you have any other comments on the draft Housing Strategy?

Do you live in Burlington?

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ I used to live in Burlington, but I moved to another city
- ☐ I would like to live in Burlington
- ☐ Prefer not to answer

Do you own or rent your current home?

(Choose any one option)

- ☐ Own
- ☐ Rent
- ☐ Prefer not to answer
- ☐ Other (please specify)

How old are you?

(Choose any one option)

- ☐ 18- 24 years
- ☐ 25-34 years
- ☐ 35 - 44 years
- ☐ 45 - 54 years
- ☐ 55 - 64 years
- ☐ 65 +

What is your postal code?

Did you use Google Translate to do this survey?

(Choose any one option)

- ☐ Yes
- ☐ No