



West End Home Builders' Association
1112 Rymal Road East, Hamilton
Serving members in Hamilton and Halton Region

CPRM December 6, 2022
PL-69-22
Correspondence from WE HBA

December 6, 2022

To:
Members of Community Planning Regulation and Mobility Committee
City of Burlington
426 Brant St

WE HBA Comments on Statutory Public Meeting and Recommendation for a City Initiated Official Plan Amendment and Approach in Response to Bill 109 "More Homes for Everyone Act, 2022"

The West End Home Builders' Association (WE HBA) is pleased to be engaged in discussions on the City of Burlington's Official Plan Amendments to implement Bill 109. As key stakeholders and partners to the City of Burlington, the means through which Burlington implements this key provincial legislation has a significant impact on how our members deliver new housing supply. In a time where the CMHC,¹ the federal government,² the provincial government³, and the City of Burlington⁴ have all agreed there is a need for significantly more new housing supply to resolve Ontario's housing crisis, the City of Burlington must seize the opportunity brought forward by this legislative piece to streamline planning approvals. This involves setting the framework to enable our members to bring new housing supply of all types and tenures online in an expedited fashion. Open communication and transparency are of crucial importance as we work together to resolve the crisis we find ourselves in.

Importantly, WE HBA requests the City of Burlington defer the approval of this report and Official Plan Amendments to allow for further discussion and a workshop meeting with the development industry and City Staff to resolve industry concerns. The Ministry of Municipal Affairs and Housing has announced its intention to delay implementation of Bill 109's fee refunding from **January 1st, 2023 to July 1st, 2023 to allow additional time to get this process right** and accelerate the issuance of housing permits and approvals.⁵ With the proposed additional time, and given the City of Burlington's Housing Strategy looked at ways to support reducing red tape and incentivizing an increase in housing supply,⁶ we believe Bill 109 provides a key opportunity to work together to streamline planning approvals in Burlington. WE HBA is requesting an iterative process to Bill 109 implementation whereby the community, applicants, city departments, and external agencies collaborate to find solutions to speed

¹ "Housing Shortages in Canada: Solving the Affordability Crisis" Cmhc-schl.gc.ca, June 23, 2022. <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/research-reports/accelerate-supply/housing-shortages-canada-solving-affordability-crisis>.

² "Making Housing More Affordable" Government of Canada Budget 2022, April 7, 2022. <https://budget.gc.ca/2022/report-rapport/chap1-en.html>.

³ "Report of the Ontario Housing Affordability Task Force" Ministry of Municipal Affairs and Housing, February 8, 2022. <https://files.ontario.ca/mmah-housing-affordability-task-force-report-en-2022-02-07-v2.pdf>.

⁴ "The Corporation of the City of Burlington Housing Strategy" City of Burlington, May 20, 2022. <https://www.getinvolvedburlington.ca/19458/widgets/77428/documents/82411>

⁵ "Letter from Minister Clark to the Ontario's Big City Mayors" Ministry of Municipal Affairs and Housing, November 30, 2022.

⁶ "The Corporation of the City of Burlington Housing Strategy" City of Burlington, May 20, 2022. <https://www.getinvolvedburlington.ca/19458/widgets/77428/documents/82411>



up the approvals process. We request fulsome industry consultation to avoid outcomes from these policy changes that would slow down the process, delaying the delivery of keys to new homeowners.

As it stands now, WE HBA has significant concerns about the process changes proposed. The mandatory pre-consultation process being required prior to deeming an application complete, and the addition of policy language to the Official Plan suggesting Staff can now refuse a development application they deem incomplete may be unlawful. Furthermore, the proposed decoupling of combined applications runs contrary to the spirit of the *More Homes for Everyone* legislation as it will actually increase the amount of staff and processing time required for a single development application.

We appreciate that through this process, Staff have identified the opportunity that Bill 13 presents. WE HBA supported Bill 13, and we recommend that Bill 13 and the use of “delegated authority” be combined with Burlington’s response to Bill 109. This is an opportunity that now exists given the indicated delay of implementation of the fee refunding until July 2023. This would directly contribute to the stated goals of continued business process improvements. Furthermore, we believe there is certainly opportunity for technological enhancements to improve service delivery across Development Services. These opportunities should form the basis of industry consultation in addition to Bill 109.

WE HBA recognizes the challenge the shifting provincial planning framework to accommodate significant population growth is having on our municipal partners, as they rapidly respond to changing provincial guidance as well as continue to help our members move through the approvals process to deliver much needed housing supply. As we experience these growing pains, collaboration is of the utmost importance. We believe the implementation of Bill 109 provides an opportunity to collaborate with open and transparent industry participation in the development of new planning processes. We would be pleased to participate in a working meeting with a few of our members to have a deep dive discussion on how to improve processes.

Finally, the private market is responsible for providing homes for 80% of all Canadians,⁷ and by extension Burlingtonians. Right now, there are significant housing market distortions where young families, newcomers and young people are driving further and further outside our urban centre to find a home that meets their needs due to a lack of available housing supply. This problem is one of the key reasons the Provincial Government saw a need for urgent provincial intervention in the municipal approvals process, and brought forward Bill 109, the *More Homes for Everyone Act*. Decisions made today have cumulative long-term effects on the supply and cost to deliver new homes. WE HBA appreciates our working relationship with the City as collaboration between the industry and the City of Burlington is of the utmost importance.

Sincerely,

Michelle Diplock, RPP, MPI

Manager of Planning and Government Relations
West End Home Builders’ Association

⁷ “About-Affordable-Housing-In-Canada.” Cmhc-schl.gc.ca, March 31, 2018. <https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>.