

September 11, 2023

West End Home Builders' Association

1112 Rymal Road East, Hamilton

Serving members in Hamilton and Halton Region

To:

Members of Community Planning, Regulation and Mobility Committee

City of Burlington

426 Brant Street

CC: Michelle Diplock

Manager of Planning and Government Relations

West End Home Builders' Association

WE HBA Letter: Additional Residential Units

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton and Burlington. The WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction.

WE HBA would like to thank the City of Burlington for providing an update and amendments for the Burlington Official Plan and Zoning By-law regarding Additional Residential Units (ARUs). WE HBA appreciates that changes have been brought forward to ensure conformity with recent Provincial legislative changes under Bill 23, *More Homes Built Faster Act, 2022*, and Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023*. Additionally, WE HBA appreciates that definitions have been updated in both policy documents to ensure consistency between the two, as well as alignment with changes to the *Planning Act*. By allowing ARUs, a range and mix of housing options, tenures, and densities, the City is building alignment with the objectives set out within the Burlington Housing Strategy.

Achieving Burlington's Housing Pledge of 29,000 units is a significant undertaking that will require a focus on the economic viability of new home construction. By focusing on gentle intensification through Official Plan and zoning reforms such as the ARU policies, alongside significant collaboration and participation on behalf of the local development industry, we can work together to reach this goal. WE HBA acknowledges that through the New Zoning By-law project, further opportunities for gentle intensification and consideration of performance standards changes will be made. WE HBA encourages the City to take bold and fast steps to address the housing supply crisis through zoning reform, such as facilitating further Missing Middle housing typologies throughout the City, re-considering parking minimums, setback requirements, and height restrictions. We look forward to collaborating with the City of Burlington on this work.

Sincerely,



Anthony Salemi, BURPI

Planner, Policy and Government Relations

West End Home Builders' Association