



Motion Memorandum

SUBJECT: Consideration of Four Residential Units as-of-Right
TO: Mayor and Members of Council
FROM: Councillor Shawna Stolte, Ward 4
Date to Committee: N/A
Date to Council: October 17, 2023

Motion for Council to Consider:

Whereas all parts of Canada, including Burlington are in the midst of a housing crisis; and

Whereas on June 21, 2022, Burlington City Council unanimously approved the City's first ever Housing Strategy that set out 12 key actions to drive to the overall Vision for Housing in Burlington; and

Whereas the Housing Strategy emphasizes the City of Burlington's role and opportunity to address "missing middle" from both the perspective of having housing options that are affordable/attainable for middle-income households and for the opportunity to diversify the spectrum of housing types and tenures; and

Whereas City Council responded to the Provincially assigned aspirational housing pledge target of 29,000 units by 2031, by unanimously supporting the City's Housing Pledge which includes the policies, plans and actions that demonstrate how the City of Burlington will fulfill our commitment to the pledge; and

Whereas through the Housing Pledge the City has confirmed that directing growth within the existing urban boundary set out in ROPA 49 will protect Burlington's critically important agricultural and natural heritage systems while still allowing the City to meet all population and employment growth objectives and targets including the housing pledge; and

Whereas given that the City of Burlington has limited greenfield areas it is ever more critical to acknowledge that development is more complicated and there is a pressing need to support sensitive infill and redevelopment opportunities appropriate to the City's context; and

Whereas background research undertaken through the Housing Strategy indicates that Burlington residents do not feel there is enough diversity or options for ownership housing in the City to meet residents' needs throughout their lifecycle; and

Whereas the Burlington City Council has demonstrated a shared commitment with partners to turn the City's unprecedented development pipeline of 38,219 units into permits, through the creation of a new proposed Pipeline to Permit Housing Standing Committee; and

Whereas the Federal Minister of Housing, Infrastructure and Communities has required municipalities such as London, Vaughan, and Calgary to allow four units as-of-right, as a condition of approval of their Housing Accelerator Fund applications; and

Whereas on August 18, 2023, the City of Burlington submitted its application to the Housing Accelerator Fund, for approximately \$40,000,000 and its approval is expected to be contingent on allowing four units as-of-right, as seen in requests to all other municipalities with accepted applications; and

Therefore, be it resolved that; Burlington City Council declare its intention to allow four units as-of-right; and

That staff be directed to engage with the community to implement four units as-of-right and the other actions identified in the Housing Strategy including implementing opportunities to increase the range of housing options available; and further,

That a copy of this motion be sent to The Honourable Sean Fraser Minister of Housing, Infrastructure and Communities; The Honourable Karina Gould, Leader of the Government in the House of Commons, Pam Damoff, MP Oakville North-Burlington, Adam van Koevorden, MP Milton, The Honourable Paul Calandra Minister of Municipal Affairs and Housing, The Honourable Parm Gill, Minister of Red Tape Reduction, MPP Natalie Pierre, Burlington, and MPP Effie Triantafilopoulos, Oakville North-Burlington.

Reason:

The Housing Strategy was informed by several key objectives. Three of the objectives drove the creation of a number of tangible city-led actions related to land use policy and regulation and processes:

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.

Initiative three of the City’s Action Plan, which was submitted as part of the City of Burlington’s Housing Accelerator fund application was to: “*Support and encourage the creation of additional residential units and consider opportunities to increase as-of-right permissions.*” This Motion Memo demonstrates a further commitment by Council to consider additional as-of-right units.

This initiative identified three milestones:

| Milestone | Status |
|--|---|
| <p>Official Plan and Zoning By-law: Additional Residential Units</p> <p><i>Prepare required policy and regulatory amendment to clarify and encourage the opportunities to create additional residential units within residential neighbourhoods.</i></p> | <p>COMPLETE:</p> <p><i>Considered by Committee: September 12, 2023</i></p> <p><i>Approved by Council: September 26, 2023</i></p> |
| <p>Official Plan and Zoning By-law Amendments to broaden permissions and reduce process.</p> <p><i>Consider opportunities to broaden permissions and reduce barriers to support the development of appropriate housing forms within the City’s neighbourhoods and key development areas.</i></p> | <p>Pending</p> <p><i>Flagged in the Targeted Realignment Work Plan</i></p> |
| <p>Develop opportunities to encourage and incentivize the creation of additional residential units</p> | <p>Pending</p> |

Through the introduction of the Targeted Realignment Exercise – Initial Work Plan staff presented Council a set of key principles was set out to guide the Local Growth Management work which included that:

the updated local vision for growth will deliver on the shared Provincial mandate and the City’s vision for housing, including the Housing Strategy which will support the creation of new housing for a wide range of household sizes and incomes.

The recommendations of the Housing Strategy, including the broad direction to address the “missing middle” will form a key part of this work going forward.

Given that additional residential units and other housing types and forms may be by their nature smaller units these new units may be more affordable and result in a more inclusive, equitable and diverse community.

Outcome Sought:

To demonstrate the City of Burlington’s commitment to meeting our housing pledge and creating more diverse affordable housing options within the City.

Vision to Focus Alignment:

(check those that apply)

- Increase economic prosperity and community responsive city growth
- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture
- Deliver customer centric services with a focus on efficiency and technology transformation

Motion Seconded by: Councillor Rory Nisan, Ward

Share with Senior Staff

Approved as per form by the City Clerk,

Reviewed by the City Manager - In accordance with the Code of Good Governance, Council-Staff Relations Policy and an assessment of the internal capacity within the City to complete the work based on a specific target date (quarter/year).

Comments:

City Manager: Approved