

Burlington Economic Development  
414 Locust Street  
Burlington, Ontario  
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CPRM, October 31, 2023  
PL-59-23  
Correspondence from Burlington Economic  
Development and  
Burlington Chamber of Commerce

October 27, 2023

RE: [Proposed Major Transit Station Area \(MTSA\) Official Plan Amendment and Draft Community Planning Permit \(CPP\) By-law public release \(PL-59-23\)](#)

Dear Committee:

Burlington Economic Development and Burlington Chamber of Commerce have worked jointly with City of Burlington Community Planning Staff to engage the development community on the new Community Planning Permit System (CPPS). The new tool represents an opportunity to provide streamlining of development approvals for the Major Transit Station Areas (MTSAs) and has been generally well received by major landowners and developers interested in Burlington's MTSAs.

Working with West End Home Builders (WEHBA) and Building Industry and Land Development Association (BILD) two sessions were hosted with developers to discuss major policy considerations as part of the CPPS tool. Positive discussions took place as part of these sessions on how the City of Burlington and development community can work together to meet provincial housing targets and help address the housing crisis. Essential to developers being able to utilize the CPPS tool and deliver housing to the market is a recognition of current market conditions and the economic impact of the levers used through the CPPS tool to allow additional height and density. Each additional ask through the CPPS tool in terms of delivering of community benefits or parking creates an additional financial impact to the development. For example parking minimums mean a cost of an additional \$60,000 per space which would be added to the unit costs. Specifically the development community asked that jurisdictions without parking minimums be looked to as examples for policy updates through the CPPS and Official Plan Amendments (OPA).

In addition concerns were raised around parkland dedication and understanding the rationale behind additional parkland dedications and how the economic impacts as this are calculated. Overall there needs to be a recognition that flexibility in policy is needed in the short term. Our economy is at a unique inflection point for both residential and commercial real estate with effects being felt through inflation, supply chain issues and economic impacts of the pandemic shifting the balance sheets and pro-formas on developments. There should be a recognition of this in balancing long term city building goals with the current economic conditions affecting our development industry partners.

Thank you in advance. If you have any questions, please feel free to contact Anita Cassidy, Executive Director, Burlington Economic Development, at [Anita.Cassidy@burlington.ca](mailto:Anita.Cassidy@burlington.ca) or (905) 332-9415. It would be a pleasure to hear from you.

Sincerely,



Anita Cassidy  
Executive Director  
Burlington Economic Development



Terry Caddo  
President  
Burlington Chamber of Commerce