

## Delegation to the City of Burlington

### 13.1 Draft Official Plan and Zoning By-law Amendments to increase housing options (PL-92-24)

**December 3, 2024**

Garth Brown

#### **Background:**

Landlord since 1981 (rented to students to cover the 18% mortgage!)

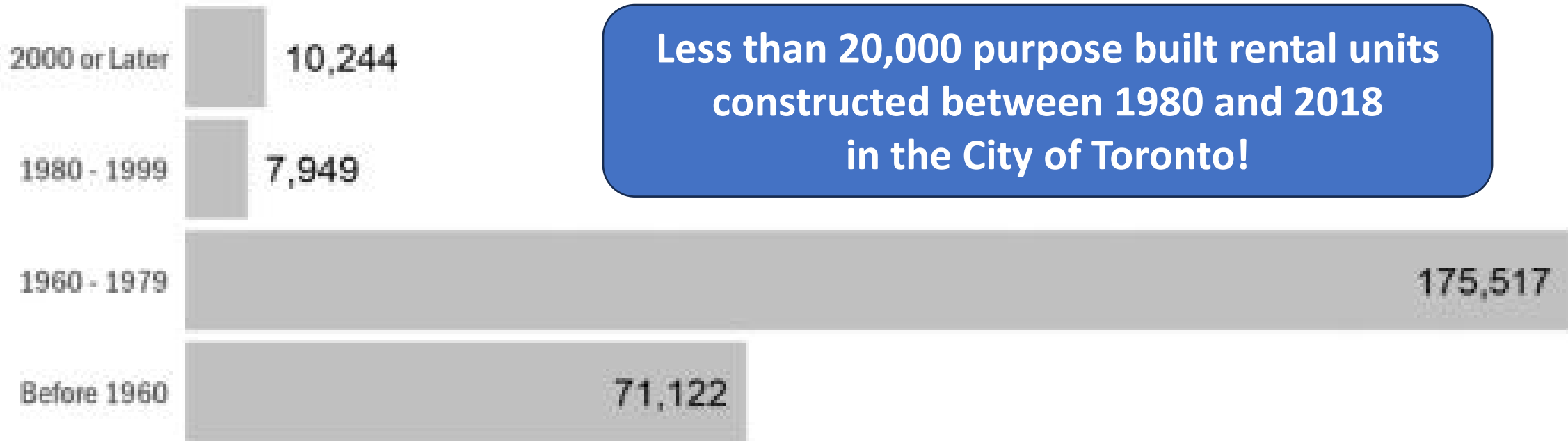
Operated deeply affordable congregate 'homes for homeless' since 1990 to present

Built several legal secondary suites in Burlington, Oakville and elsewhere 2012-2022

Provided these homes for households coming from the Halton Housing Wait List

#### ***Great success!***

- Affordable housing – tenant pays 30% of household income, Region provides a rent subsidy to cover the rest of the rent directly to the homeowner
- Tenants pay their rent on time, respect the property and neighbours
- Owners benefit from positive monthly cash flow and increased equity of their property
- More kids in classrooms, consumers in grocery stores, transit users and vibrant neighbourhoods using the scattered-site housing-first model!
- Increased vigilance of property and reduced isolation for older homeowners!



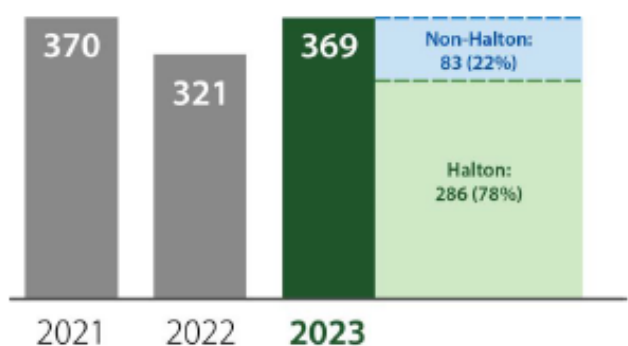
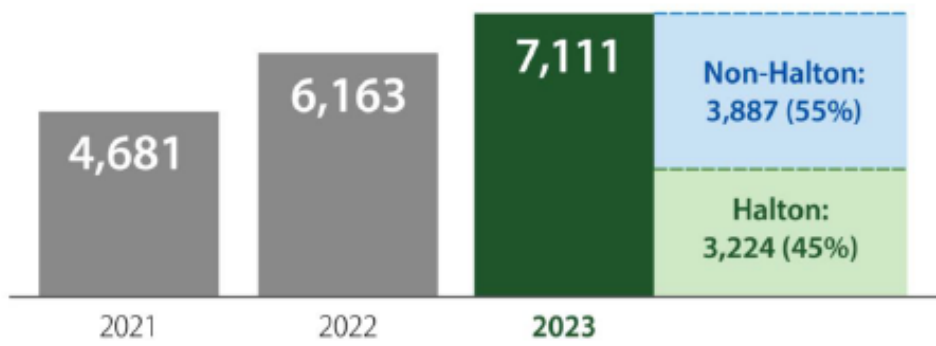
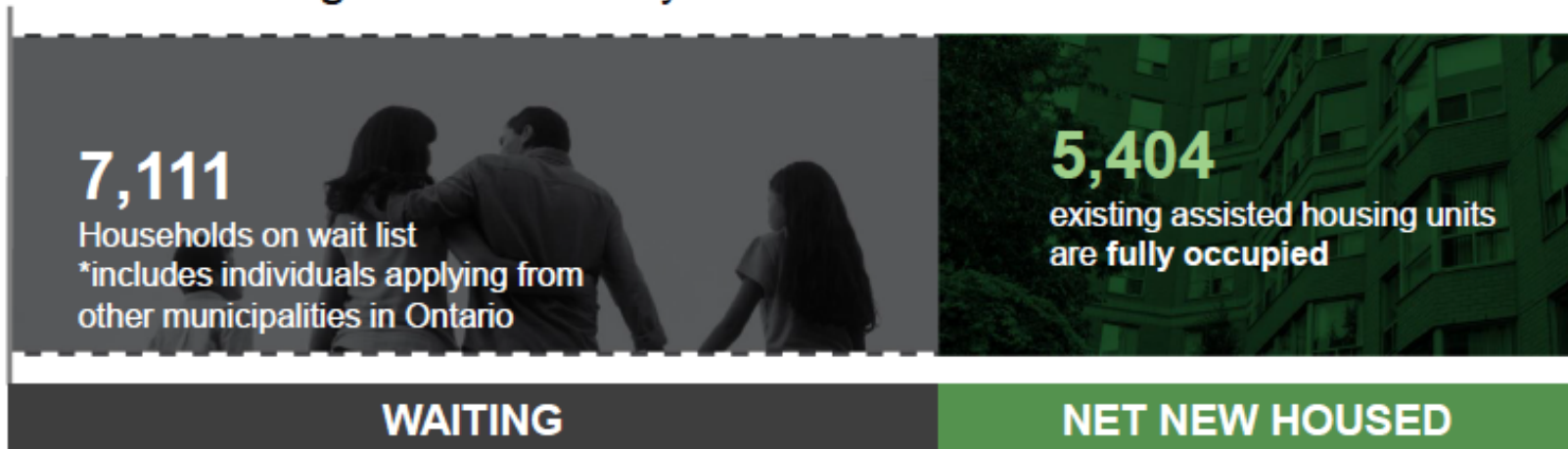
Less than 20,000 purpose built rental units constructed between 1980 and 2018 in the City of Toronto!

Source: Canada Mortgage and Housing Corporation, Rental Market

**Figure 23 Primary Rental Market Universe in Toronto by Period of Construction (as of 2018)**

# Local Impact: Halton Access to Community Housing (HATCH)

Low incomes and market prices are significantly increasing demand for **assisted housing** in our community.



75%

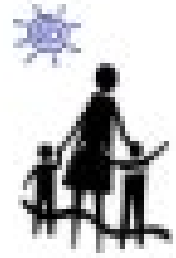
of HATCH Applicants earn less than **\$30,000 per year** and majority require a **rent supplement**.



**Waitlist** has increased by **52%** since 2021.



At current rates, only **9%** of existing Halton waitlist will be housed each year.



**Halton Women's Place**  
*Healthy Relationships • Healthy Communities*



SOARING TO NEW HEIGHTS

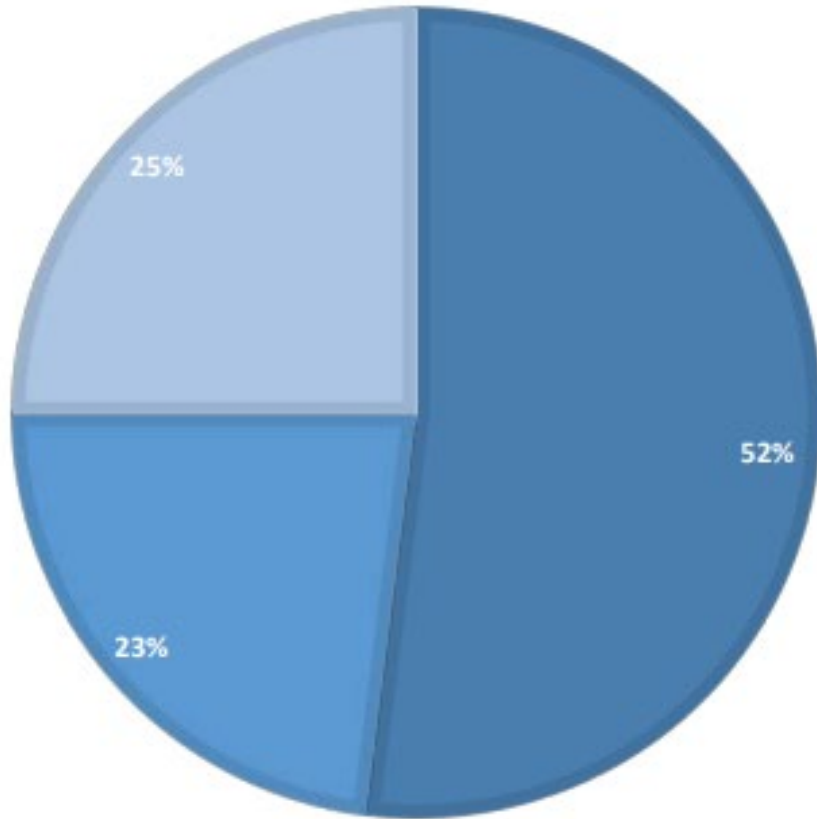
**SHIFRA HOMES**



**...and so many more!**

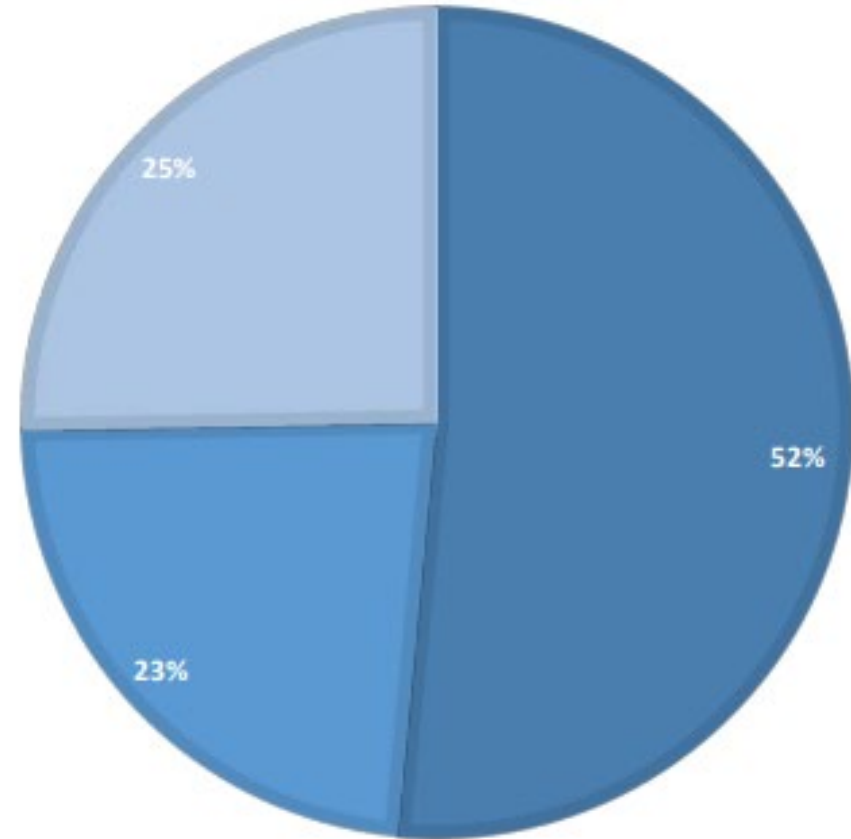
**2 year wait time for SPP?**

DO YOU HAVE ANY CONCERNS WITH THE CITY REMOVING DENSITY AS A REQUIREMENT FOR THE RESIDENTIAL NEIGHBOURHOOD AREAS?



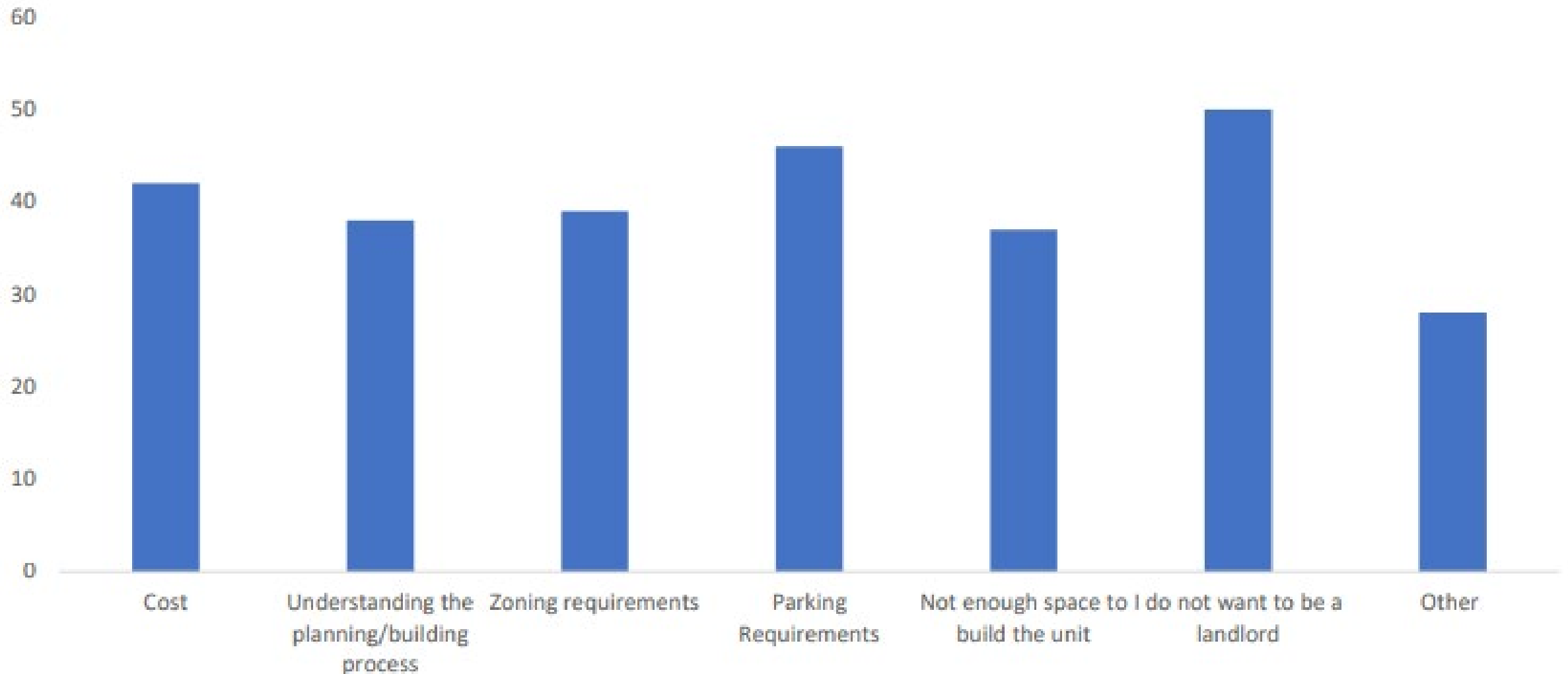
■ yes ■ unsure ■ no

DO YOU HAVE CONCERNS ABOUT REMOVING THE NEIGHBOURHOOD CHARACTER AREA POLICIES?



■ yes ■ unsure ■ no

## What do you consider barriers to adding an Additional Residential Unit to your property? (Select all that apply)



## **Don't want to be a landlord:**

Some builds will be for family use:

- owners can age in neighbourhood
- aging parents
- adult children (families, disabilities, etc.)
- multigenerational

Work with housing agencies who can provide customized outreach supports

Work with Halton Housing Help to provide a landlord toolkit

Provide toolkit on tenant vetting and communication process

Offer property management options for rent collection, tenant mediation

It is all about trust and respect.

## **Parking:**

Not clear on proposed amendments to parking allowances

Many older properties ( including all I built) had room for additional parking

Hamilton, Toronto and other municipalities have waived parking requirements

- Encourage transit usage
- Environmental benefits
- Realities of needing a car in today's world (remote working, etc.)

Recommend Burlington reduces or eliminates parking requirements / unit.



## **COST:**

All of my builds 2012-2024 were \$30,000 - \$80,000 without a single taxpayer's dollar  
Since then material and labour costs have skyrocketed!

Today developers get \$600,000 for every affordable unit they create, often built five-ten years after the agreement is made!

Today ARU's can range from \$60,000 (basement apartments) - \$300,000 (2-3 bedroom detached homes)

### **Immediate cost-effective solution:**

- **Offer homeowners financial incentives to build these units within 6 months.**

Eg.: St. Catharines: \$80,000 per unit with no strings attached

Hamilton : \$25,000 forgivable loan + \$50,000 grant + \$2,000 to cover permit fees (strings attached)

Waterloo Region, Simcoe County, Niagara Region and others!

- Enhance the incentive based on the owner's willingness to make them affordable and additional incentives for their interest in working with housing agencies!
- Avoid the barriers the Province has imposed on their programs such as: Maximum household income; Maximim value of property; Homeowner can only own one property/must reside in the property.
- Invite any and all homeowners and investors to participate!

## **Understanding the building process; zoning requirements; not enough space to build the units:**

Create a dedicated team within planning and zoning to walk homeowners through the options for their property

(In-person at City Hall, virtually or by phone)

Provide a toolkit (online and print version) to answer their questions and guide them through the process.

Provide testimonials and videos of completed projects and the successful tenancies.

**Let Burlington lead the way to a brighter tomorrow for all Canadians!!**

## 8.7.2 Additional Residential Units 8.7.2(2) Policies

(ii) In all cases a maximum of one (1) additional residential unit may be located within a building or structure accessory to the principal unit.

Please allow up to **two** units in a detached ARU.

This will allow the homeowner a cost-effective way to create **two** homes within the building that allows for a better return on their investment and meets the disproportionate need for homes for singles of all ages.

**Let Burlington lead the way to a brighter tomorrow for all Canadians!!**

**Thank you!**

**Your questions and comments**

Garth Brown