

Official Plan Amendment to Increase Housing Option Feedback Report

May 2024 to October 2024

Introduction

The purpose of this Engagement Report is to summarize the findings of the engagement on the Official Plan Amendment to Increase Housing Options that took place between May and October 2024.

Official Plan Amendment to Increase Housing Options Engagement Plan

The Official Plan Amendment to Increase Housing Options Engagement Plan, (the Engagement Plan), attached as Appendix A to this Feedback report, provides a roadmap of the engagement activities that took place over the course of the project. Highlighting at which points in the process engagement will take place, who will be engaged and the level of engagement. The engagement plan outlines that public input, among other inputs, are required to inform the following decision:

In 2024, Burlington City Council will consider endorsing the proposed policies and regulations to increase the range of as-of-right housing options available in Burlington, including as-of-right regulations for 4 residential units per lot.

The Engagement Plan also clearly defines which aspects of the process cannot be influenced: either because they are beyond the City's control, or because they are outside of the scope of the project as set out in the Council-approved work plan.

The Official Plan Amendment to Increase Housing Options project is one of the first items of the Burlington Official Plan, 2020 (BOP, 2020) Targeted Realignment Exercise Workplan to meet the requirements set out in the BOP, 2020 Targeted Realignment Engagement Approach requiring an engagement plan. The project was launched In May 2024 on the BOP, 2020 Targeted Realignment Exercise Get Involved project page in order to support the early engagement efforts and release of the Engagement Plan.

Over the course of the project, the project team identified additional engagement opportunities to support the preparation of OPA 3, which implements Phase 1 and 2 of the Official Plan Amendment to Increase Housing Options Study, as

outlined in Staff Report [PL-66-24](#) which was endorsed by Council, these additional engagement opportunities are also captured below.

Feedback Report

A critical objective set out in the Official Plan Amendment to Increase Housing Options Engagement Plan was to create an ongoing record of what is said during engagement sessions and to make it available to the public throughout the process, so that they can track the progress of the project, including reports back to the community to highlight how feedback was or was not incorporated in the final recommendation to Council. The purpose of this report is to provide that record.

The engagement sessions build upon each other, feedback gained through Survey 1 was used to inform the preferred approach brought to Council in September 2024, as well as the draft Official Plan Amendment. Feedback received over the course of the fall 2024 including the Open Houses and Survey 2 has been used to prepare the draft Official Plan and Zoning By-law Amendments to be presented to Council as part of the Statutory Public Meeting on December 3, 2024 attached as Appendix A and B to Staff Report PL-92-24. Feedback received at the Statutory Public Meeting and through circulation to agencies will be used to refine the Official Plan and Zoning By-law Amendments that will be brought forward to Council in January 2025.

Initial Engagement on the Official Plan Amendment to Increase Housing Options Project

This section of the feedback report summarizes what we heard through engagement between May and June 2024. The engagement period focused primarily on introducing the project and provided the public with an opportunity to share their housing priorities, interests and concerns as they related to Official Plan Amendment to Increase Housing Options Study. This information, along with other inputs was used to inform the early stages of the project including the preferred approach, fall engagement and the draft Official Plan Amendment. This work is also informed by the feedback and findings of the [Housing Strategy](#) and the [Housing Needs and Opportunities Report](#) which provided a detailed picture of housing needs and opportunities in Burlington and was used to prepare the City's Housing Strategy.

Engagement Tactics

Online Survey #1

A key tool for engagement in the initial project engagement was online survey 1. The survey was designed to be delivered online and was available online, accessible via the City's Get Involved platform from Monday May 27, 2024 to Friday June 14, 2024. The survey was promoted by the City through the City's social media channels and at the Mayor's Speaker Series event, Innovation to Action on May 27, 2024.

The survey questions were intended to start a conversation with interested and effected parties by introducing the project and providing the public with the opportunities to share their housing priorities, interests and concerns. This information was used to inform the preferred approach, fall engagement and the draft Official Plan Amendment. A copy of the Survey 1 questions can be found in Appendix B to this report.

Survey Questions:

1. Before today, did you know that right now you can have up to three units per residential lot?
2. What do you want us to know before we get started on the Increasing Housing Options project? This project will include implementing four units as-of-right per residential lot.
3. What type of housing options do you need in your neighbourhood?
4. What benefits do you think permitting four units as-of-right per residential lot and new housing could bring to your neighbourhood?
5. Do you have any concerns about increasing housing options?
6. What concerns do you have about increasing housing options?

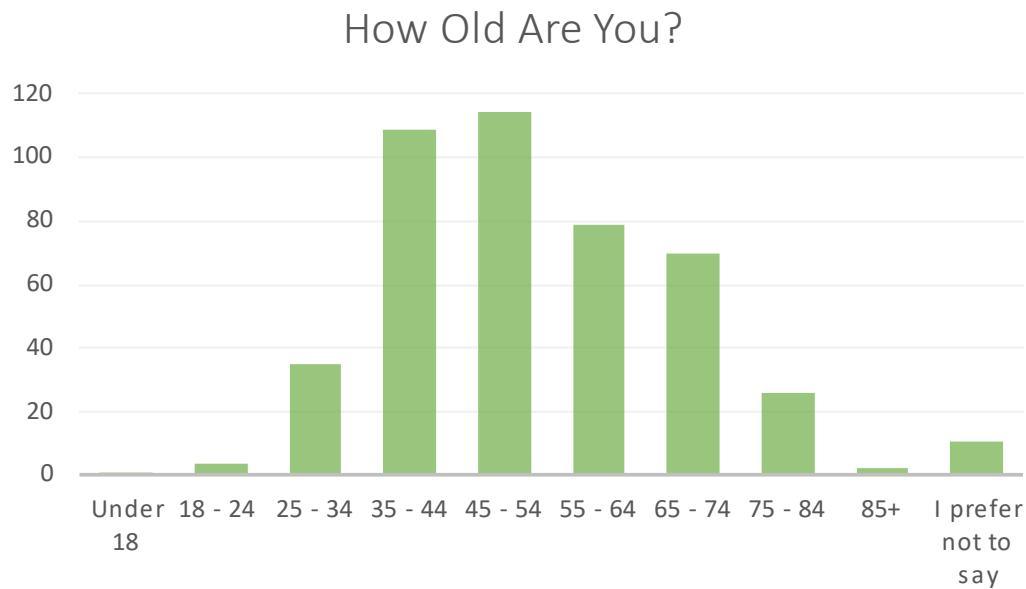
The survey questions also included information to inform survey respondents on important terms and background project information. This included defining the term as-of-right and providing examples of housing options.

Who responded to the Survey?

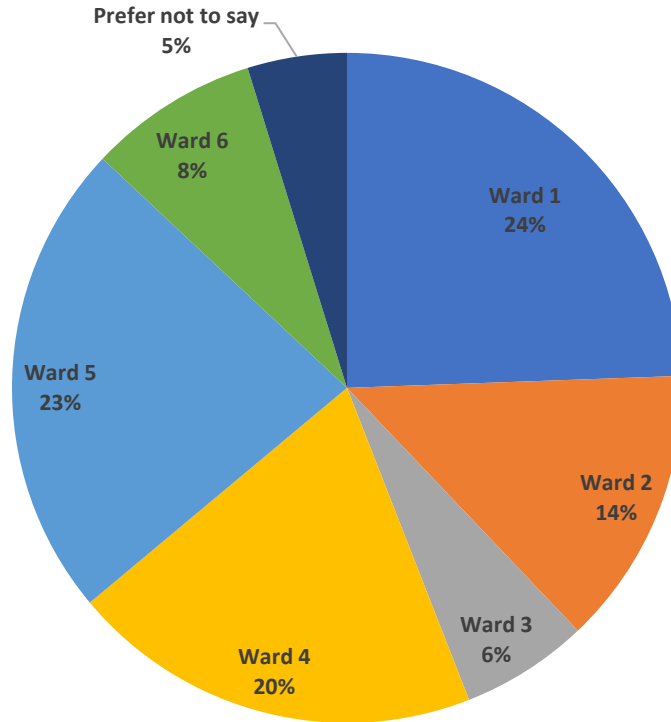
One of the key advantages of the online survey is that it offers a simple way to collect basic information about the people who have responded to the survey. Reporting on these statistics is useful for evaluating the City's success in obtaining feedback from a diverse range of interested and affected parties, which was identified in the Engagement Plan as an important objective. Understanding the demographics of who has participated in the process allows the City to adapt to

ensure that underrepresented demographics can be better represented in subsequent phases of engagement and helps to contextualize the responses received.

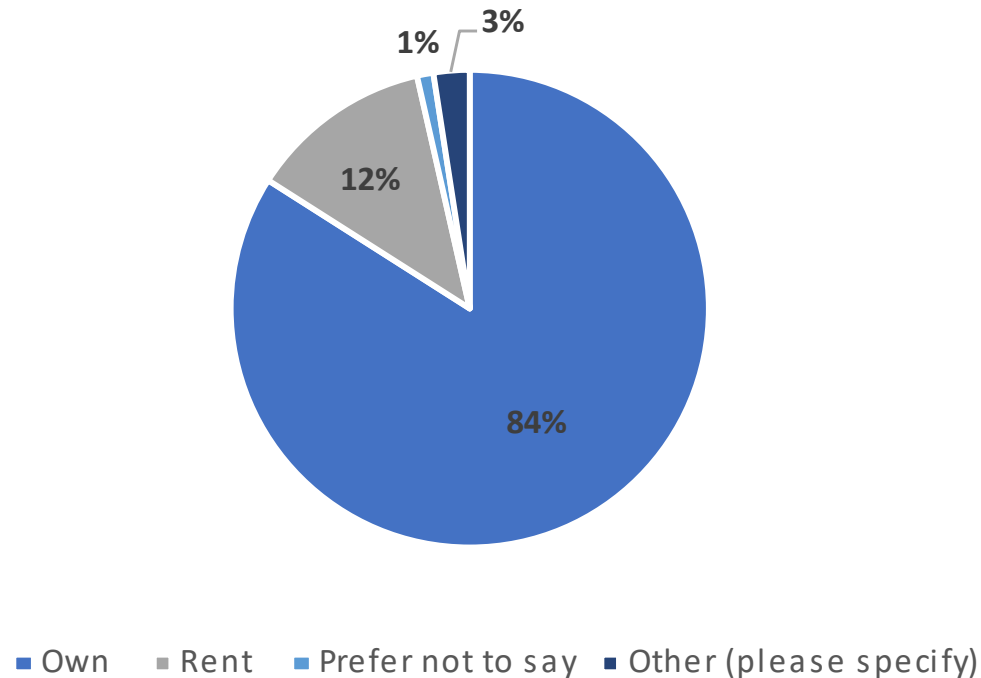
Overall, there were 452 responses to survey 1 from a wide range of age groupings and household sizes. The survey had respondents from all wards in the City and from all age groups and household sizes. The largest age groups represented 45-54 (25.3%) and 35-44 (24.2%). The majority of respondents lived in Burlington (97.3%) while 2.2% of respondents used to live in Burlington or want to live in Burlington and the remaining did not live in Burlington or preferred not to say. A total of 84% of respondents were homeowners, 12.4% identifying as renters and 2.4% provided other (including multi-generational households).



Where do you Live in Burlington?



Do you rent or Own Your Current Home?



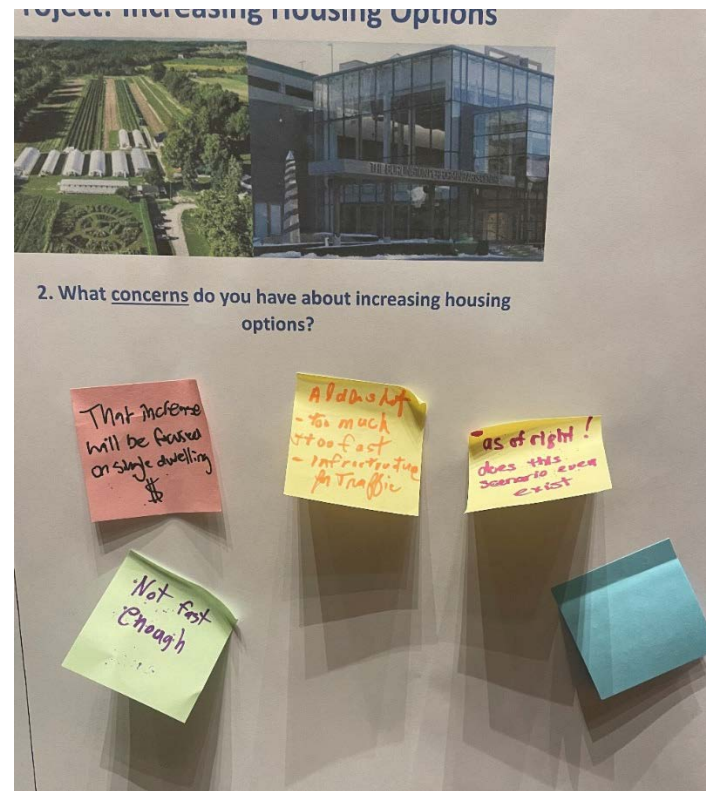
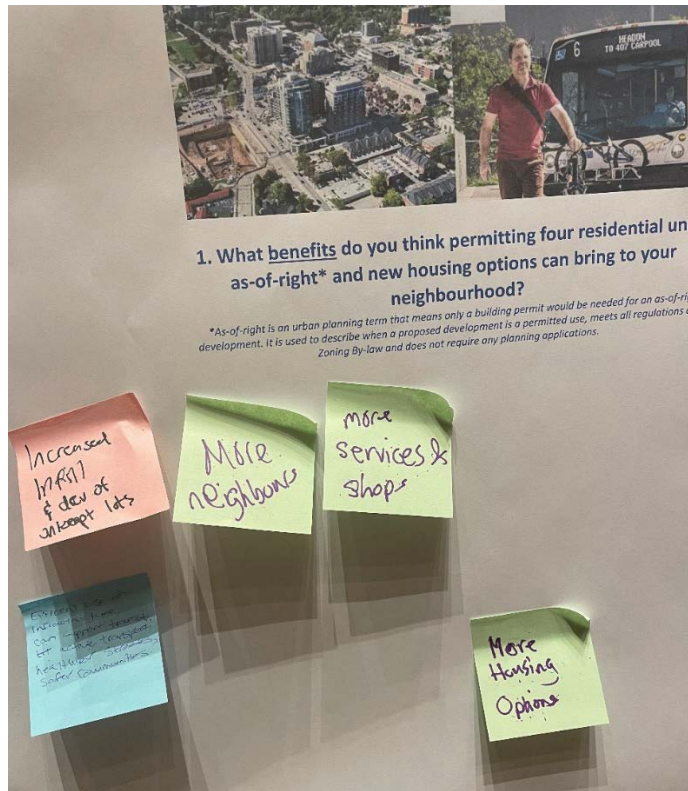
Pop-up Table at the Mayors Speaker Series: Innovation to Action, May 27, 2024


The Official Plan Amendment to Increase Housing Options Project team attended the Mayor’s Speaker Series ‘Innovation to Action’ inaugural event on May 27, 2024. At the event the project team had a tradeshow style table where the team provided information to the public about the Official Plan Amendment to Increase Housing Options Project, answered questions and provided survey questions on presentation boards where members of the public could share their thoughts and ideas.

Summary of What We Heard

Overall, the initial engagement received mixed comments of support and concern relating to increasing housing options and permitting four units as-of-right in Burlington.

At the Mayor's Speaker Series, participants took part in an exercise where they provided their answers to five of the survey questions on post-it notes. Photos of the boards that the exercise generated can be found below.






3. As we move forward with allowing four units as-of-right per residential lot, how should it have to look and feel?

Examples: should fit into neighbourhood, be close to transit, allow smaller lots

Handwritten notes:

- Close to public transit & walkable
- Don't need to regulate this
- Lot size
- Allow for smaller lots
- Little to no restrictions or regulations. All types and sizes!
- Be very prominent. Allow small setbacks. No OPA requirements. Local character.
- Allow more lot coverage on existing lots for 4 units
- Most compatible housing
- Handwritten note: "Handwritten note: 'Close to public transit & walkable'"
- Handwritten note: "Handwritten note: 'Don't need to regulate this'"
- Handwritten note: "Handwritten note: 'Lot size'"
- Handwritten note: "Handwritten note: 'Allow for smaller lots'"
- Handwritten note: "Handwritten note: 'Little to no restrictions or regulations. All types and sizes!'"
- Handwritten note: "Handwritten note: 'Be very prominent. Allow small setbacks. No OPA requirements. Local character.'"
- Handwritten note: "Handwritten note: 'Allow more lot coverage on existing lots for 4 units'"
- Handwritten note: "Handwritten note: 'Most compatible housing'"

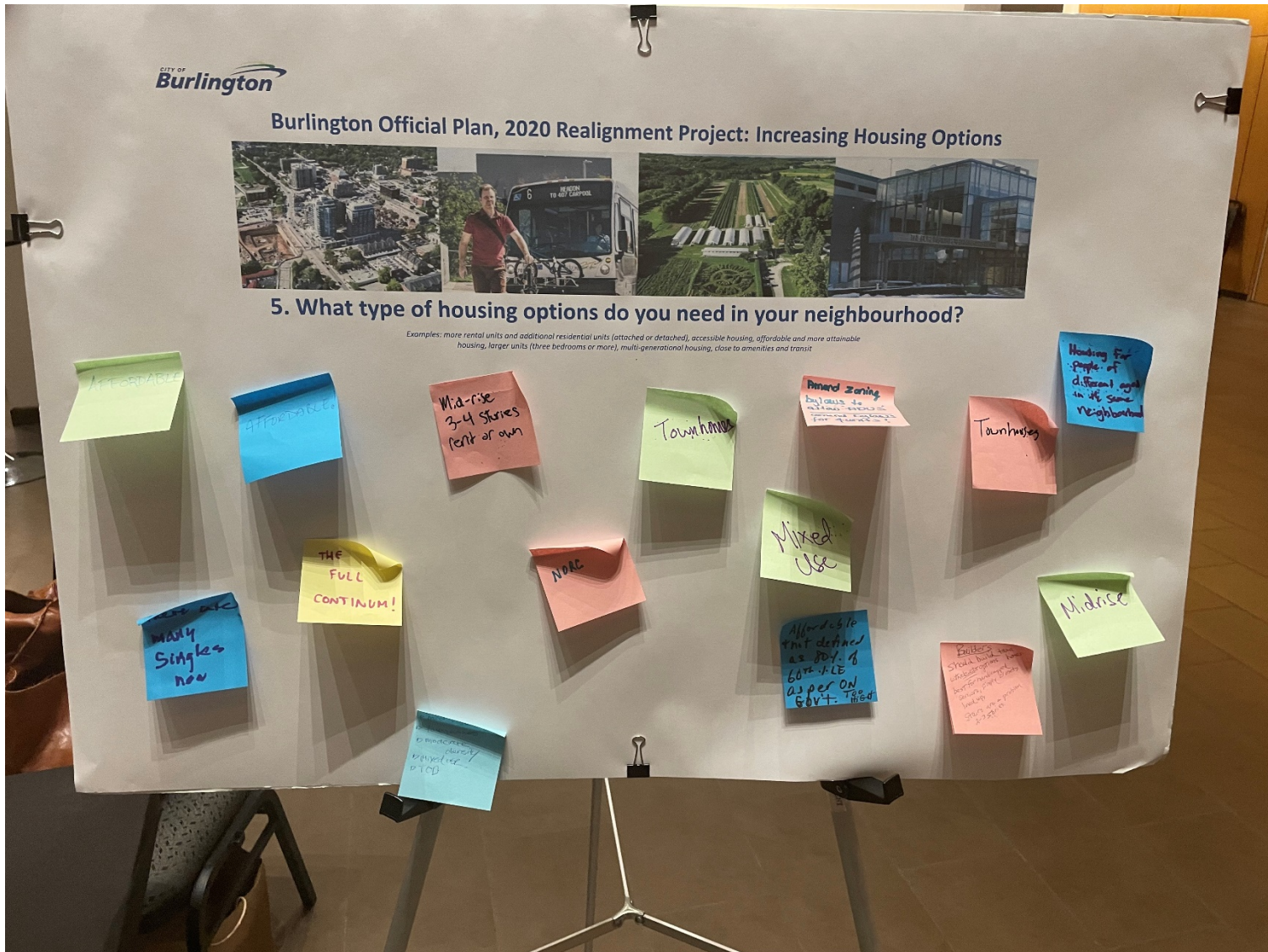
ment Project: Increasing Housing Options



4. What do you want us to know before we get started on the Increasing Housing Options project? This project will include implementing four units as-of-right.

Handwritten notes:

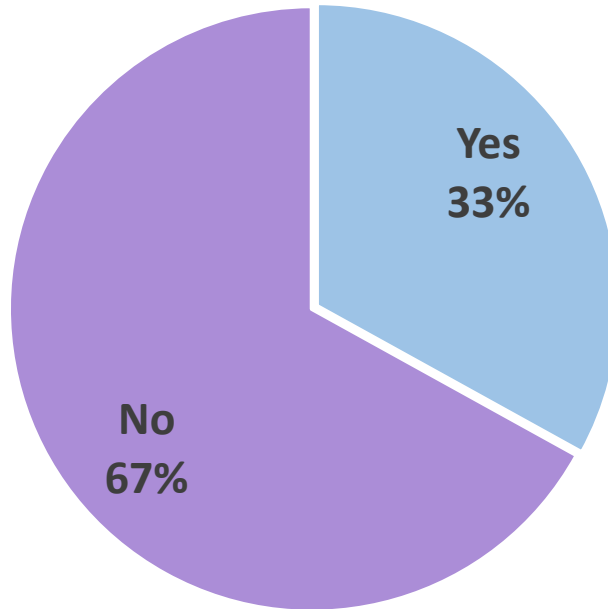
- That market for first time homeowners is dried
- THAT YOU HAVE THOUGHT THROUGH AND REBUILT
- ELIMINATE DESIGN GUIDING AND LIMIT PUBLIC COMMENTS
- That variety is the spice of life (mid-rise, high-rise, single dwell)
- Prioritize a diversity of unit types (1, 2, 3, 4+ bed)
- Eliminate parking minimums



Participants responses at the Mayor’s Speaker Series event were general positive and supportive of increasing housing options. Responses provided additional opportunities for the City to consider.

Survey 1 received mixed comments of both concern and support for increasing housing options as described below. The survey also provided an opportunity for staff to obtain an understanding of the knowledge of existing policies and regulations surrounding additional residential units.

Before today, did you know that right now, you can have up to three units per residential lot?



Many survey respondents expressed that they have concerns. When asked ‘Do you have any concerns about increasing housing options?’, 70.8% of survey respondents provided that they had concerns with increasing housing options, while 20.5% provided no concerns with increasing housing options and 8.7% of respondents were unsure if they had concerns. Concerns provided by survey respondents fell into 5 main categories.

- **Infrastructure capacity:** concerns relating capacity of existing infrastructure, services and amenities, and municipal responsibility to provide increased infrastructure, services and amenities;
- **Increased traffic congestion:** on main thoroughfares and local streets;
- **Parking:** perceived inadequacy of parking for current and future residents based on increased density;
- **Growth and Change:** many expressed concerns and provided comments on increased growth and physical change within our neighbourhoods and all over Burlington; and
- **Clarity of language and understanding of proposed changes:** many found it difficult to provide specific feedback as there was no specific approach to which they were asked to respond.

Survey 1 also highlighted the type of housing options survey respondents believe are needed in their neighbourhoods. Below is a list of the top-rated housing options survey respondents believe are needed in their neighbourhoods:

1. Affordable Housing
2. Multi-unit residential including a range of answers from single-detached with additional residential units, semi-detached to low-rise and high-rise apartments
3. Larger units including larger size and number of bedrooms
4. Rental units
5. Multi-generational units

Other responses included accessible, housing for seniors, housing close to amenities and transit, a mix of unit types, amongst other things. Affordable housing was identified as the most pressing need for housing of the 299 respondents who provided an answer to this question. Some respondents also provided that no additional housing options are needed in their neighbourhood.

Many survey respondents are concerned with four units as-of-right fitting into their neighbourhood and impacts on their neighbourhood. When asked ‘How would you like this (4 units as-of-right) to look and feel? Of the 355 responses to this

question, 133 comments included the words ‘character’ or ‘fit’. Below is a comment word cloud that includes responses to ‘How would you like to see 4 units as-of-right to look and feel?’

This has to fit into the neighbourhood & be able to have parking for the units including visitor parking. I also think the downtown core is already almost overpopulated. Increasing to 4 units should be outside the Downtown core.

Just build. Build units seniors can downsize to that don't take the entire profit and retirement they've built with their homes. Some families would downsize and give up their big homes if of didn't cost what it does. 4 plex can also be great for seniors.

Fits into the character of the neighbourhood. I have seen some plans from Oakville and Toronto and these multi-units can look and fit in very well. Parking should include 2 cars per unit. Close to transit is a wonderful goal, but may need to include bus routes, not just the GO train corridor.

be located close to transit

Instead of mega condos build midrise condos where traffic allows. Instead of monsterhomes build townhomes, for young families. Multi cars per house, lot only cause parking issues.

As long as affordable housing

Don't cut down trees to do this!

There is no good way to implement this.

Fits character and scale of the neighbourhood, require amenity space for these high density housing unit including parking and parkland.

Smaller resident lots close to transit and amenities

I have concerns about how dense that will make neighborhoods and congestion as a result.

Whatever is most adorable and accessible, as much.

Allow for narrower streets, smaller setbacks and less parking pads and driveways. This will create a more walkable area and reduce reliance on cars.

That sounds good. Less land per unit. What about parking? There needs to be some form of grocery shopping nearby so people don't use their cars as much.

If it is done properly having them mixed in to neighbourhoods where existing lot sizes are sufficient to absorb the footprint of the higher density build to 4 plex

No more than three stories for these builds and each lot must have enough parking for vehicles in its own driveway. Our side streets are already jammed with way too many vehicles

Decent space for individuals. Walkable and good quality of life.

Allows for gradual increase in density but will require amenity space.

Increase lot sizes to accommodate sufficient unit sizes and parking (e.g., Alberta examples of quality fourplexes within established low density residential areas) through lot consolidation, no need for increased amenity spaces as that would be counter-intuitive to increasing densities within settlement area boundaries.

Shadow/impacts when infilling.

Fit character. Quality. Room for parking

Bad look. No thanks.

Fit character. Quality. Room for parking

Fit character and scale of neighbourhood and community infrastructure.

It should be okay

Awful. This creates congestion, increased crime, less available daycare space for women and families in need, and land maltreatment.

Should fit the community where they will be constructed

Don't agree - single family dwelling only

Whatever the owner wants

Bad look. No thanks.

Gardens, trees, walkways, more community gardens to grow veggies, not everything built has to be massive, bring back the small cottage war time homes. Fit to existing neighborhood esthetics.

This would make the already small lots even more cramped

No thanks.

Other Submissions

The project team also received email submissions from members of the public. These written submissions have been considered alongside the other sources of input.

How was this feedback used?

The feedback, apart from the elements defined as out of scope, were used to refine the preferred approach and engagement tactics for throughout the fall. Responses also informed the draft Official Plan Amendment, which is outlined later in this report. The following list summarizes how the feedback informed the fall engagement and the preferred approach:

- Preferred approach to permitting four units as-of-right through Additional Residential Unit policies in order to address concerns relating to physical character of the city's neighbourhoods;
- Preferred approach to implementing opportunities for increased housing options to focus on gentle intensification policies that permit a mix housing options that are appropriate in each designation;
- Preferred approach does not propose changes to the growth framework – the neighbourhood areas will continue to not be areas where significant growth is expected;
- Preferred approach focuses built form and scale over density to provide clarity of what to expect in the different designations; and
- Fall engagement to include an engagement activity that provides examples of what four units as-of-right may look like in a low-rise ground-oriented built form in order to provide context and clarity;

Fall Engagement on the Official Plan Amendment to Increase Housing Options

This section of the feedback report summarizes what we heard through the September and October 2024 engagement period on the Official Plan Amendment to Increase Housing Options. In September, engagement was mainly through community pop-ups and the City's Food for Feedback 2024 event. The engagement was largely centered around informing the public about permitting four units as-of-right through the Additional Residential Unit policies and missing middle housing. Throughout October, engagement centered around the proposed policy changes relating to the Additional Residential Unit policies, proposed changes to the Residential Neighbourhood Area framework and the Neighbourhood

Character Areas. The feedback collected was used to finalize the draft Official Plan and Zoning By-law Amendments which were released for public consultation on November 22, 2024 for consultation at the Statutory Public Meeting.

Engagement Tactics

Community Pop-Ups

Over September and October City Staff engaged with the public through community pop-ups across Burlington, including:

- Food for Feedback at Central Park Bandshell on September 14th;
- Appleby Line Street Festival on September 22nd; and
- Burlington Centre Lions Farmer's Market on October 11th.

At the pop-ups, staff informed the public on the Official Plan Amendment to Increase Housing Options and the preferred approach, provided examples of multi-unit dwellings and asked about where they thought missing middle housing should go. One of the activities included 'guess the number of units' where there were pictures of low-rise ground-oriented housing and members of the public had to guess the number of units the building contained. All pop-up event tables were well attended (approximately 100 people visited the pop-up table at both the Appleby Line Street Festival and the Burlington Centre Lion's Farmer's Market) and City Staff had the opportunity discuss with many members of the public.

Burlington Housing and Development Liaison Committee

On September 24th, the Official Plan Amendment to Increase Housing Options project team attended a meeting of the Burlington Housing and Development Liaison Committee (HDLC). The purpose of attending this meeting was to introduce the Official Plan Amendment to Increase Housing Options project and to answer any questions.

OPA to Increase Housing Options – Virtual and In Person Open Houses

Over the course of October, City staff hosted a total of four open houses:

- Thursday October 17, 2024, 7-9 pm: virtual;
- Tuesday October 22, 2024, 7-9 pm: in-person at Central Arena Auditorium;
- Thursday October 24, 2024, 7-9 pm: in-person at Appleby Ice Centre Community Room 1; and
- Monday October 28, 2024, 7-9 pm: virtual.

At the Open Houses, staff provided background on the Official Plan Amendment to Increase Housing Options, the proposed approach, and potential policy changes. While City Staff intended to use mentimetre to gather demographic information from attendees, attendance at all the Open Houses were low and, based on feedback received at the first two open houses, decided to not use mentimetre at the remaining open houses in order to facilitate a more in-depth discussion with attendees. The open house on Thursday October 24th had a peak total of 11 participants, which was the most attended open house of the four.

Burlington Youth Student Council Meeting

On October 23rd, City Staff attended a meeting of the Burlington Youth Student Council to provide some background on the Official Plan Amendment to Increase Housing Options project, the proposed policy changes and upcoming engagement opportunities. Staff sought feedback from the group on their thoughts about housing in the City as well as the proposed policy changes.

Survey #2

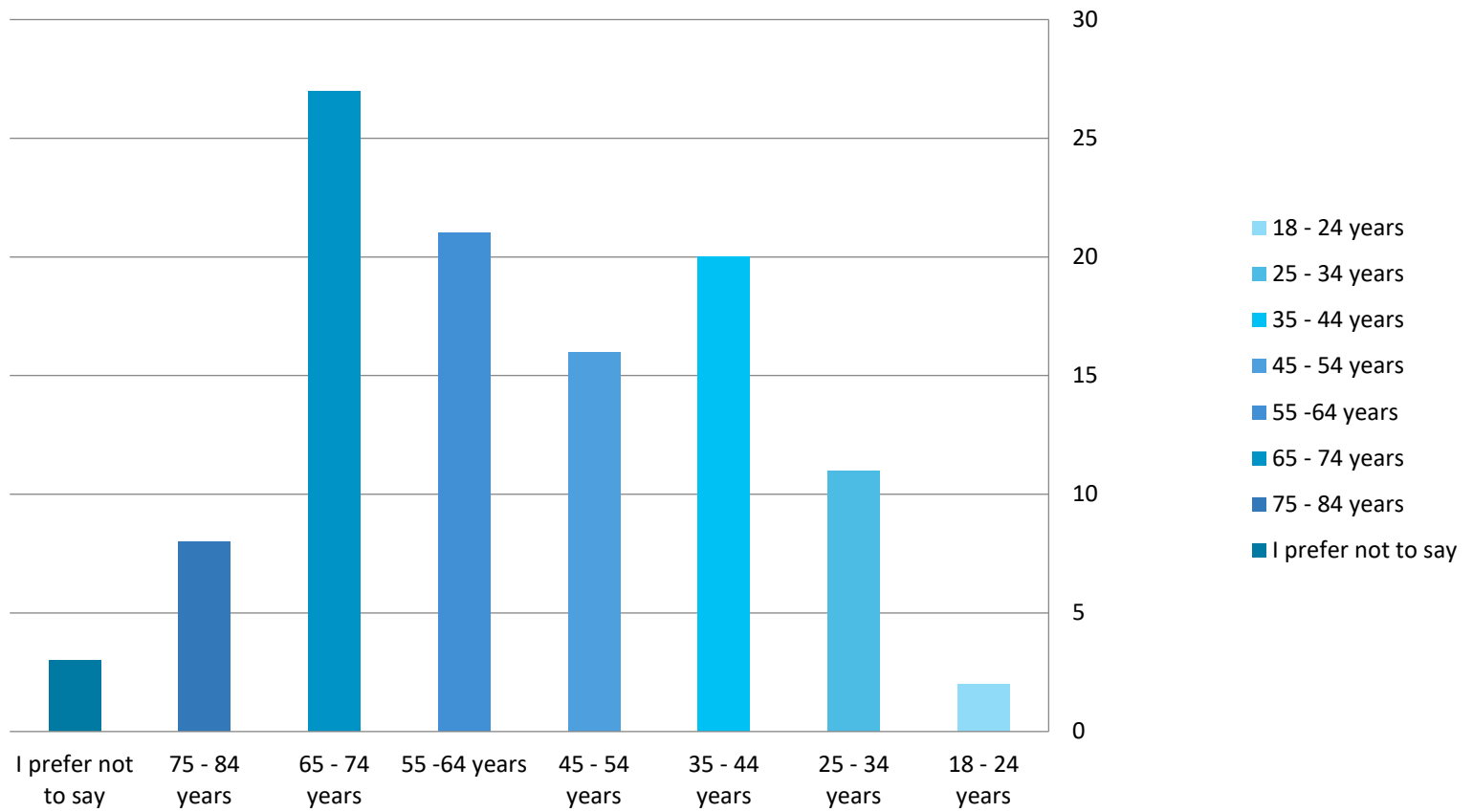
Survey 2 was a key engagement tool for the fall round of engagement. The survey was designed to be delivered online and meant to work together with the Open Houses that took place between October 17 and October 28. The survey was intended to gather insight from interested and effected parties on the overall proposed amendments to the Additional Residential Unit and Residential Neighbourhood policies. This information was used to inform the draft Official Plan Amendment. A pdf copy of Survey 2 is attached as Appendix C of this report.

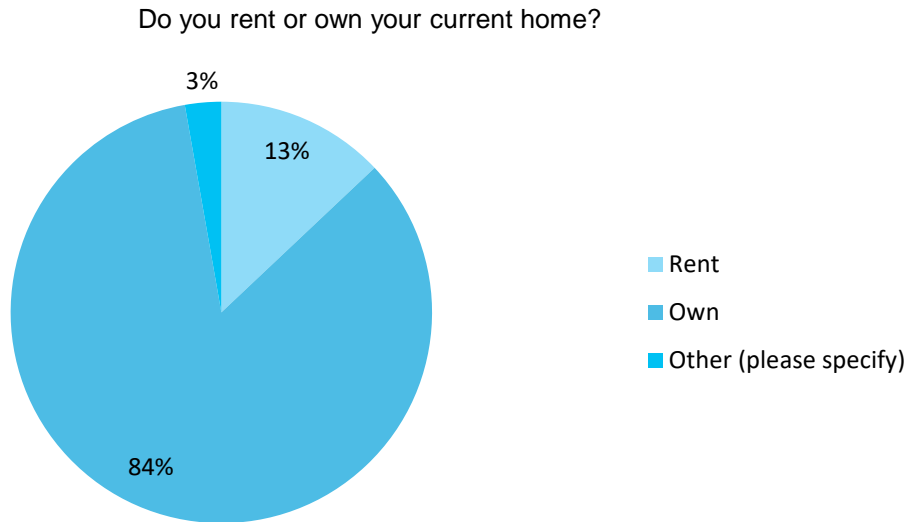
The survey was available online, accessible via the City's Get Involved platform from Thursday October 17, 2024 to Thursday October 31, 2024 and was promoted by the City through the City's social media channels.

Who responded to the Survey?

Overall, there were 108 responses to survey 2 from a wide range of age groupings. The survey had respondents from all wards in the City and from all age groups. The largest age groups represented 65-74 (25.0%) and 55-64 (19.4%). The majority of respondents lived in Burlington (98%) while 2% of respondents want to live in Burlington or do not live in Burlington. A total of 84% of respondents were homeowners, 13% identifying as renters and 3% provided other (including multi-generational households).

What is your age range?

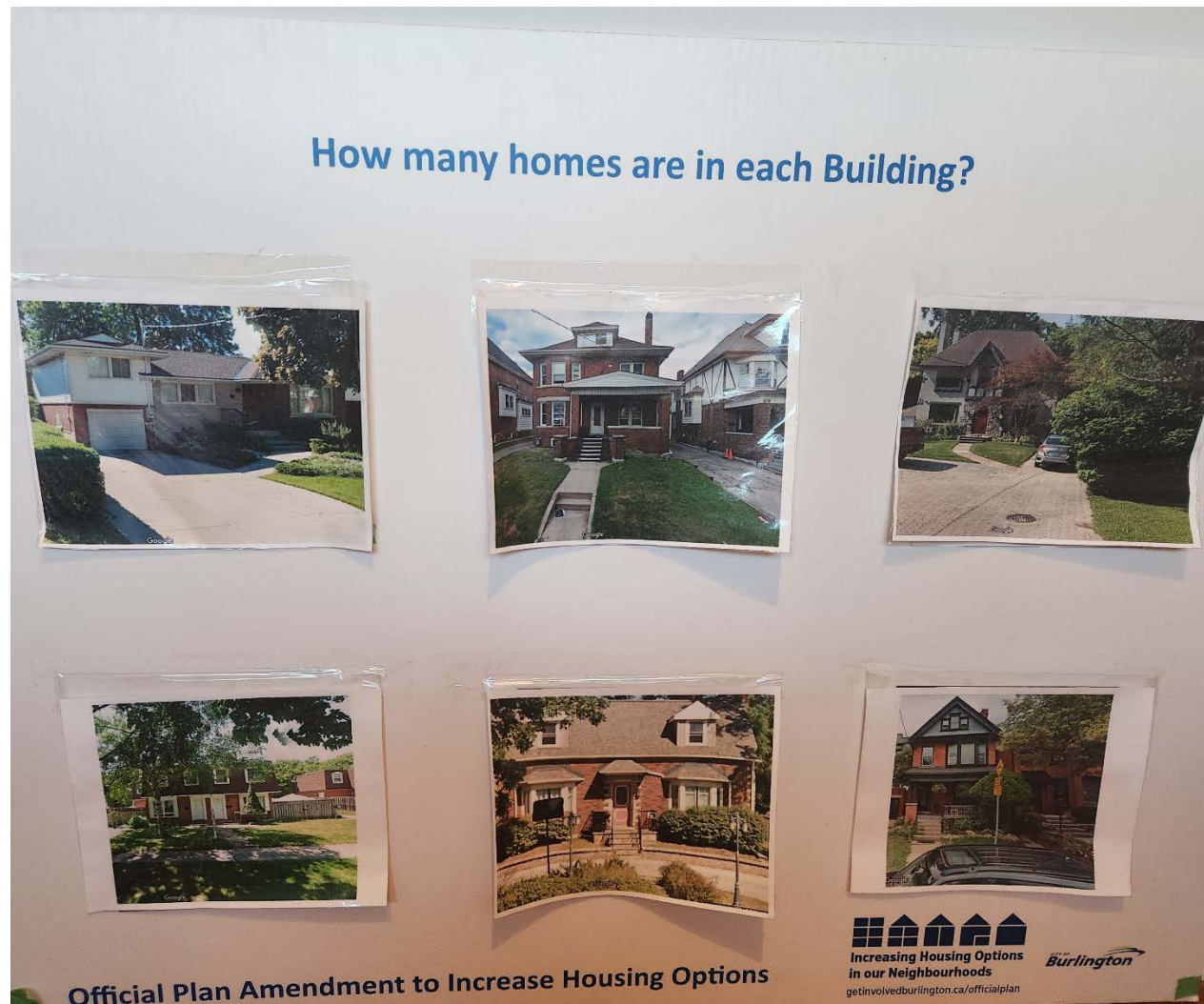




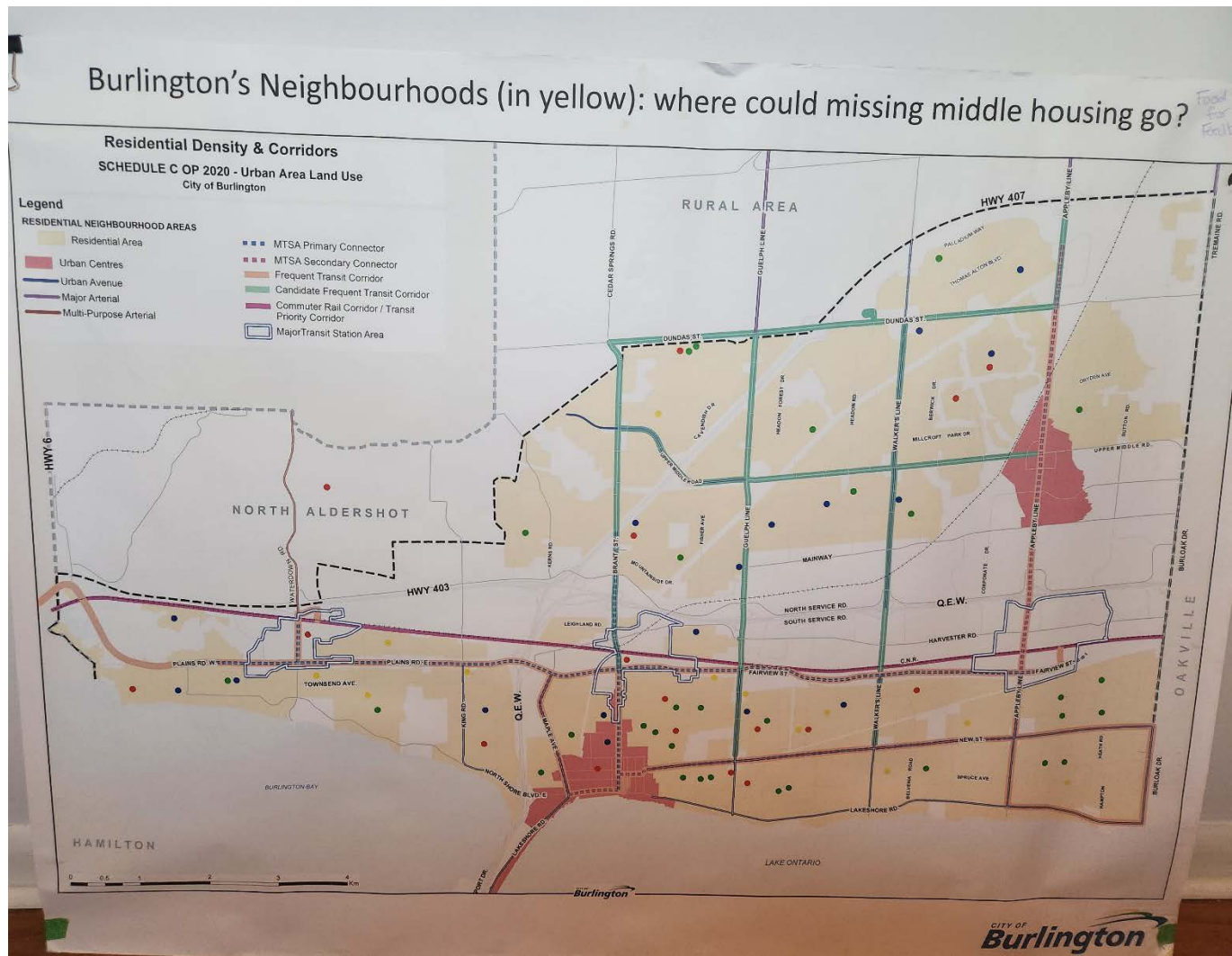
Summary of What We Heard

Pop-up Events

The pop-up events were mainly focused on the opportunity to inform the public about the Official Plan Amendment to Increase Housing Options project, and how 4 units as-of-right through Additional Residential Unit policies may look and feel. Staff also had a mapping exercise relating to permissions for Missing Middle housing, which was also used as an opportunity to inform the public on what missing middle housing is and how it relates to the project. Main comments received at the pop-up events included: parking, loss of green space, and traffic concerns among other things.



4 units as-of-right: Guess the number of units in each building (up to 4).



Participants placed a dot sticker in places where they believe that 'Missing Middle' housing should be permitted within the city's Residential Neighbourhood Areas.



Image used to illustrate Missing Middle Housing: Missing Middle Housing concept created by Daniel Parolek/Image © Opticos Design, Inc./For more info visit www.missingmiddlehousing.com

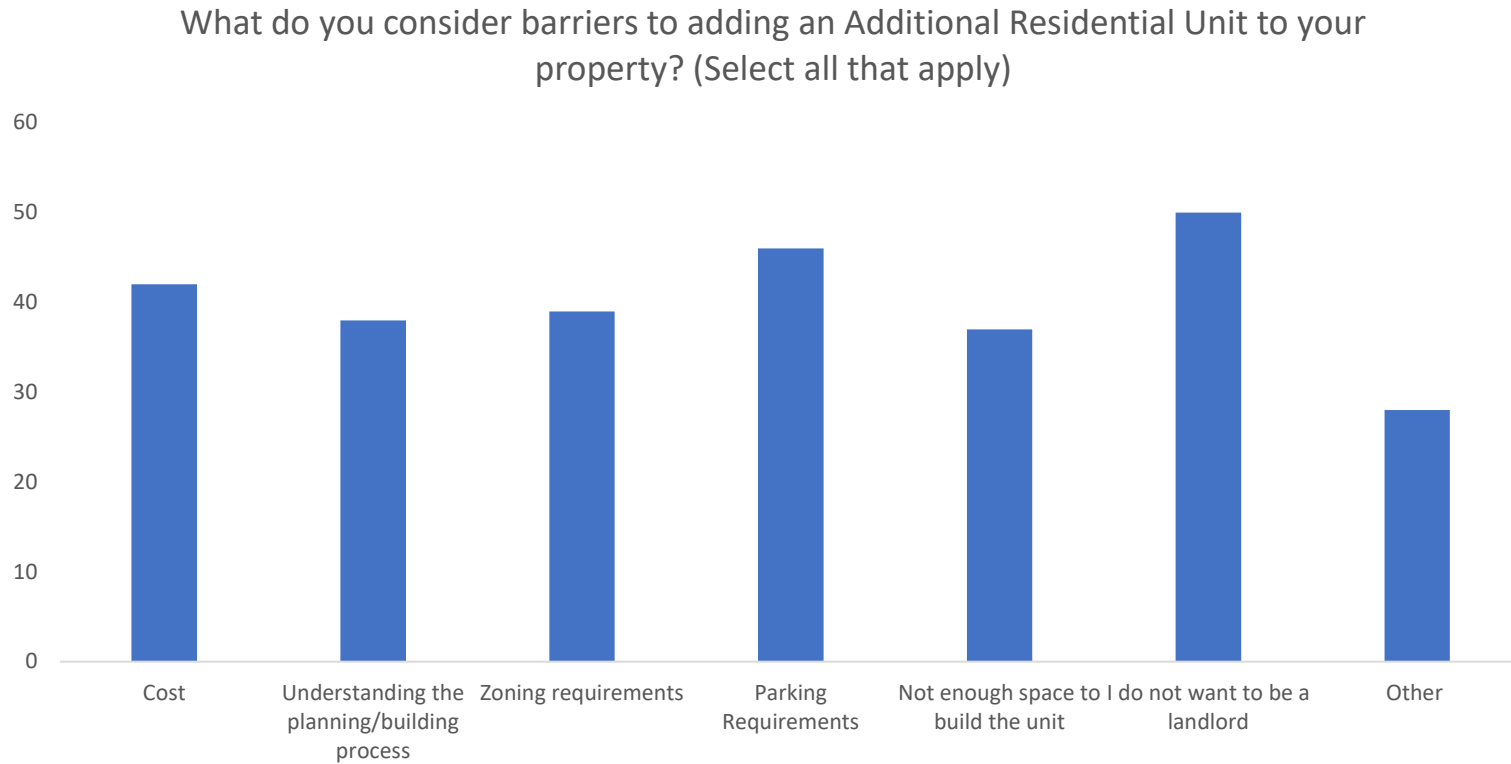
Survey #2

The responses to survey 2 were a mix of concern and support as well as respondents being unsure about the proposed changes. Survey 2 focused on Phase 1: 4 units as-of-right through Additional Residential Unit policies and Phase 2: Review the Residential Neighbourhood Area and set a revised policy framework.

Question 1 of Survey 2 asked a very similar question to Survey 1. In survey 1 staff asked if survey respondents if they had concerns with increasing housing options, whereas in survey 2 specified that the proposed amendments would include increasing the number of as-of-right units from 3 to 4 through permitting 1 more additional residential unit.

Responses to question 1 were mixed. A total of 56.5% of respondents provided they had concerns, 32.4% provided they had no concerns with increasing the number of Additional Residential Units from 3 to 4, and 11.1% were unsure. In relation to the Additional Residential Unit policies in accessory buildings, survey 2 asked whether 1 or 2 additional residential units should be permitted an accessory building, and 83.5% of respondents provided 1 unit should be permitted in an accessory building.

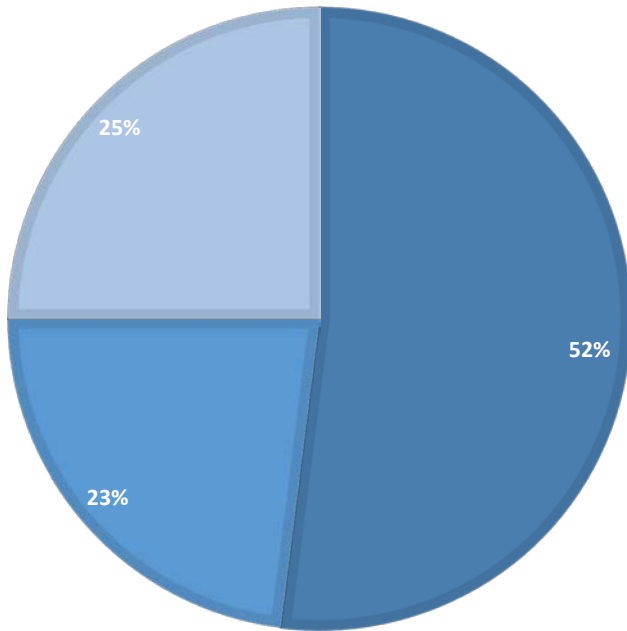
Survey 2 also asked ‘What do you consider barriers to adding an additional residential unit to your property?’ the below graph illustrates the responses received:



The highest responses were ‘I don’t want to be a landlord’ and ‘Parking Requirements’ and ‘Cost’. This information will be shared with the Housing Strategy and New Zoning By-law teams.

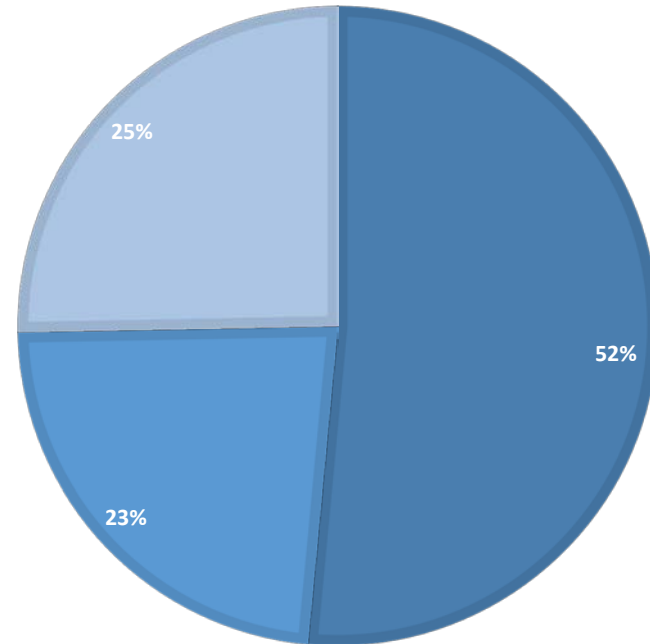
The pie charts below show responses to questions 8 and 10 of Survey 2. These questions related to the potential removal of policies relating to density in the Residential Neighbourhood Areas and the Neighbourhood Character Area policies.

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

Of the written response questions, the 260 responses fell into 5 principle themes: growth and change, traffic, neighbourhood character, infrastructure and servicing capacity, and parking. Overall, growth and change were the most widely discussed concerns in the online survey. The comments surrounding growth and change focused on concerns relating to overcrowding, higher density development and that existing neighbourhoods should not have to accommodate growth or change. Concerns relating to growth also included impacts on servicing, infrastructure and traffic.

Other comments received included concerns relating to the environment (lack of green space and loss of trees), crime and safety concerns in neighbourhoods, loss of property value, property upkeep by landlords and property standards, and creation of illegal units, among other things. Responses also included that affordable housing and family friendly housing should be a focus of the City.

Official Plan Amendment to Increase Housing Options Open Houses

The four open houses were an opportunity to hear from the community about the proposed policy changes to the Residential Neighbourhood Areas and the implementation approach for permitting four units as-of-right. Through the discussions that took place over the course of the four open houses, staff asked a subset of the survey questions, as well as provided the opportunity for people to ask questions and provide comments. Below is a summary of the comments received at all four Open Houses:

Benefits to Increasing Housing Options:

- Opportunities for family to live in close proximity while living independently
- Increased supply of units
- Intergenerational housing
- Meeting diverse resident needs

Concerns relating to increasing Housing Options

- Parking: increased demand, units having 3-4 cars in their driveway already, not enough room for more
- Infrastructure concerns: demand on hydro, other services
- Impact on taxes: MPAC property assessment for owner when additional units added;

- Impact on green space if lot coverage increased / driveways increased to accommodate parking;
- Significant costs relating to building an additional residential unit for homeowner, difficult to manage a reasonable/affordable rent;
- Costs associated with building ‘missing middle’ and mid-rise development – prohibitive and significant costs for land purchasing;
- Flooding concerns

Comments on Neighbourhood Character Areas:

- Used as a way to prevent change in some neighbourhoods;
- Need to balance interests;
- Concerns relating to the tearing down of existing homes for ‘big box homes’
- Equitable approach to intensification – these areas should also be a part of the change

Out of scope comments

- Concerns relating to the Landlord and Tenant Act, landlord protection, concerns with renters;
- Similar permissions should be permitted in the rural areas;
- Creation of illegal additional residential units;
- Use of Housing Accelerator Fund;
- Regulations for Airbnbs and short term rentals; and
- Redesignation of employment and commercial areas for the purpose of affordable residential development.
- Traffic management

Comments received relating to the regulating short term rentals, the New Zoning By-law and the Housing Accelerator Fund will be forwarded to the appropriate teams.

Burlington Youth Student Council

Meeting with the Burlington Youth Student Council was an opportunity to engage with youth in the City, which is a demographic that has been challenging to reach. Approximately 8 members of the Burlington Youth Student Council were in attendance. Using the Mentimetre engagement tool, the group was asked to share what came to mind when asked

‘what are some benefits to increasing housing options in Burlington’ and the following word cloud was created reflecting their feedback:



How was this feedback used?

The feedback has been summarized from the various methods of engagement and has informed the finalizing of the draft Official Plan Amendment. The following table summarizes how the comments received impacted the drafting of the Official Plan Amendment. Where necessary, more details are provided in the sections below.

Feedback	Planning Staff response	Proposed changes to policy in draft Official Plan & Zoning By-law Amendments
<p>Concerns relating to growth & change in neighbourhoods: increase in density, less restrictions, more traffic</p>	<p>The proposed amendment acknowledges that the Residential Neighbourhood Areas are not areas where significant growth and development will take place. The proposed amendments create additional opportunities for infill development that is compatible with the surrounding built form. Proposed amendments, based on Planning literature and examples from other municipalities, results in incremental change: not every lot will be redeveloped or add an additional residential unit but will allow the opportunity for incremental change and growth where the homeowner decides to do so.</p> <p>There is a need to balance public opinion with what is the public interest. There is a need for more housing and in Planning Staff's opinion, the proposed amendment can assist in allowing for more housing options and units in our neighbourhoods while being compatible with the existing built form.</p>	<p>Residential Neighbourhood Areas preamble:</p> <p><u>While not recognized as an area where significant growth and development will take place, the physical character of the Residential Neighbourhood Areas will continue to evolve over time in a way that is compatible with the existing surrounding neighbourhood.</u></p>

<p>Impacts on physical character of a neighbourhood, potential for high-rise development concerns, impact on green space</p>	<p>The proposed amendments refocus the Residential Neighbourhood Area policies on built form, and scale, rather than density. There are still policies in the Official Plan relating to permitted uses, height and compatibility that limit what proposed development can include. The Zoning By-law further speaks to permissions and regulations regarding permitting uses, and regulations which limit size of a proposed development. Through the New Zoning By-law Project, these regulations and requirements will be re-evaluated to ensure that appropriate standards are developed that balance the increased housing options that fit within the built form. The proposed amendment does not redesignate any lands for more intensive uses such as high-rise developments. The proposed development will not result in permissions for high-rise development within the existing Residential – Low Density designation, which makes up the majority of the Residential Neighbourhood Area.</p>	<p>See draft Official Plan Amendment for complete changes to the Residential Neighbourhood Area designations.</p>
<p>Impacts on Infrastructure and servicing</p>	<p>Change resulting from the proposed amendments would most likely result in incremental change and evolution of our neighbourhoods. This form of change most likely results in individual lot intensification</p>	<p>No proposed changes</p>

	<p>and has a more subtle impact on infrastructure than more intensive forms of development.</p> <p>There are existing by-laws in place regarding servicing and site drainage which must be satisfied when applying for a building permit.</p> <p>There is onus on the municipality, region and service providers to meet the forecasted and planned demand increases on services and infrastructure as the municipality grows. Careful monitoring of growth becomes an important part of supporting development and change with sufficient infrastructure.</p>	
<p>Parking concerns</p>	<p>The proposed Zoning By-law Amendment addresses the parking barriers to increasing housing options through Additional Residential Units. The required parking will be provided and any alternative parking considerations that may be evaluated through the New Zoning By-law. Ultimately, there is also some requirement for the landlord to inform whether parking is or is not available for the unit. There is a need to balance the public opinion on parking in a neighbourhood, and what is in the public</p>	<p>The draft Zoning By-law Amendment proposes to require no parking space for the first Additional Residential Unit and 1 space for each of the 2nd or 3rd Additional Residential Units permitted.</p> <p>Additional parking standards for ARUs will be considered through Phase 1 of the NZBP project.</p> <p>This approach is intended to be supported through the creation of a</p>

	<p>interest, in regards to housing availability and those who are struggling to secure housing, and the prioritization of additional parking requirements.</p>	<p>city-wide on-street residential parking permit system. Staff are targeting Q1 2025 to bring forward a report considering the creation of a city-wide on-street parking permit system.</p> <p>All feedback related to parking has been forwarded to the NZBP team and Transportation to inform their upcoming work.</p>
<p>Need for Rental Units</p>	<p>The proposed amendment includes a new objective relating to innovative housing design to respond to the need for rental units and/or multi-generational households.</p> <p>By permitting four units as-of-right through additional residential units, the additional residential units will either be used as housing for family or rented out. Based on the existing Consent policies of the BOP, 2020 a severance of an additional residential unit from the principal unit is not permitted.</p>	<p>New section 8.3.1 j)</p> <p><u>To encourage innovative housing design that are designed to accommodate additional residential units to support the creation of new rental units and multi-generational housing that can create flexibility to respond to the changing needs of a household, at all stages of life.</u></p>
<p>Need for Larger, family friendly units</p>	<p>The proposed amendment includes a change to section 8.3.2 b) that provides multi-unit residential development should incorporate units that contain more than one bedroom.</p>	<p>Amendments to Section 8.3.2 b):</p> <p>Multi-unit residential <i>developments</i> in Residential Neighbourhood Areas <i>should</i> incorporate a mix of unit sizes, <u>including units that contain more than</u></p>

		<u>one bedroom</u> , to accommodate a diverse range of household sizes and incomes.
Need for Multi-generational units	The proposed amendment includes a new objective relating to innovative housing design to respond to the need for rental units and/or multi-generational households.	New section 8.3.1 j) <u>To encourage innovative housing design that are designed to accommodate additional residential units to support the creation of new rental units and multi-generational housing that can create flexibility to respond to the changing needs of a household, at all stages of life.</u>
Need for affordable housing	By increasing the range of housing options that may be permitted, it may remove barriers to the creation of housing, including rental units, and alleviate pressures on housing. The City is currently developing a housing oriented Community Improvement Plan which will focus in part on incentivizing the creation of new, affordable and rental units.	No proposed changes

What is Next

The draft Official Plan Amendment and Zoning By-Law Amendment will be presented to Council for consideration on December 3, 2024 at a statutory public meeting at the Committee of the Whole. City Staff will receive comments from both Council and delegations regarding the draft Official Plan Amendment and Zoning By-law Amendment. Staff will also be circulating staff, the Burlington Housing Development Liaison Committee (HDLC), and agencies on the public draft of the Official Plan Amendment. Comments received will be brought forward for Council's consideration.

Official Plan Amendment to Increase Housing Options, Engagement Plan

Background

At the October 17, 2023 Council Meeting, City Council declared its intention to allow four residential units per lot as-of-right, and unanimously approved [a motion](#) that directed staff *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*. The City is now moving forward to engage with the public on how to implement these actions to increase as-of-right housing options in Burlington.

This project will focus on using planning implementation tools such as the [Official Plan](#), and [Zoning By-law](#) to put in place policies and regulations for these types of units to be permitted as-of-right. As-of-right is a term in Urban Planning used to describe when a proposed development is a permitted use, meets all the regulations in the Zoning By-law and does not require any planning applications. This means only a building permit would be needed for an as-of-right development. In Ontario, residential developments under 10 dwelling units do not require applications for Site Plan approval.

The motion from City Council also supported the [City's successful application to the Canadian Mortgage and Housing Corporation's \(CMHC\) Housing Accelerator Fund \(HAF\)](#). The City was awarded \$21.4 million and has committed to implementing the 7 initiatives of the [HAF Action Plan](#) in order to increase housing options and the number of units over the next 10 years.

To include as many voices as possible in this important conversation about housing, this project will incorporate public engagement as a key element of the project and will be hosting multiple public engagement activities designed to give current and future residents as well as interested and affected parties an opportunity to provide meaningful input. Staff will be engaging on *how* the City will endeavor to allow four units as-of-right and *what* the staff should consider as part of the Official Plan policies and Zoning By-law regulations. The input that is gathered will inform both interim reports and the final recommendations to City Council.

Engaging people on issues that affect their lives and their city is a key component of democratic society. Public involvement encourages participation, actions and personal responsibility. Burlington's commitment to public engagement is reflected in its [Community Engagement Charter](#), adopted by City Council. The Charter establishes the commitments, responsibilities and concepts of the relationship between the City of Burlington and the citizens of Burlington related to public engagement. The goal of community engagement is to lead to more informed and, therefore, better decision-making.

The following plan provides a roadmap of the engagement activities that will take place over the next few months, highlighting at which points in the process engagement will take place, who will be engaged and the level of engagement. The plan also clearly defines which aspects of the process the City and public can influence throughout the discussion.

This plan is intended to provide a broad overview of the engagement activities that will take place and is subject to change over the course of the project. If aspects of the project require more time, there may be changes to the engagement and project plan overall in order to meet HAF funding requirements and deadlines, if required.

Planning Implementation Tools

In order to allow for four units as-of-right, staff must review and make changes to the City's policies and regulations. Staff must make amendments to the existing policies of the Burlington Official Plan, 2020. Additionally, through Phase 1 of the New Zoning By-Law Project, staff will ensure that appropriate permissions and regulations for 4 units as-of-right are included within the new Zoning By-law.

Official Plan: Burlington Official Plan, 2020 (BOP, 2020)

An Official Plan is a policy document that guides decision-making on land use, development and resource management. [BOP, 2020](#) represents the City's long-term vision with a planning horizon of 2031 and beyond, and establishes strategic priorities for growth management, land use, and infrastructure and is a policy framework that guides the City's decision making and approval processes ensuring that all new development contributes to this long-term vision.

On November 30, 2020, the Burlington Official Plan, 2020 was approved, with modifications by Halton Region. Currently, portions of the Official Plan are under appeal through the Ontario Land Tribunal ([OLT](#)). In order to respond to the recent proposed provincial legislative changes like Bill 23 *More Homes Built Faster Act, 2022*, and Bill 97 *Helping Homebuyers, Protecting Tenants Act, 2023*, coupled with the regional changes to the Regional Official Plan (ROP) through ROPA 48 and ROPA 49, City staff initiated the Burlington Official Plan, 2020 Targeted Realignment Exercise to update the policies of the BOP, 2020 to comply with these policy changes and to prioritize strategic growth based on new growth analysis and the findings of the City's Housing Strategy .

The Official Plan Amendment to Increase Housing Options project will initiate an Official Plan Amendment under the Local Growth Management Update – Growth Expectations to 2051 section of the BOP, 2020 Targeted Realignment Exercise, specifically under Principle 5: *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.* This project is one of the first projects that falls under the [BOP, 2020 Targeted Realignment Exercise – Engagement Approach](#). You can read more about the Burlington Official Plan, 2020 and BOP, 2020 Targeted Realignment Exercise [here](#).

Zoning By-law

The [Zoning By-law](#) is the main planning tool that implements the objectives and policies of the City's Official Plan and allows City Council to set rules for where new buildings should go, what type of buildings they can be, and what activities and businesses can happen there. It also specifies a property owner's as-of-right development permissions including how they may use their land and the physical parameters for buildings and other structures.

The New Zoning By-law Project (NZBP) is focused on comprehensively updating the City's Zoning By-law to implement the policies of the Burlington Official Plan, 2020 (BOP, 2020). The NZBP will be completed in a series of phases, with the purpose of each phase being to prepare a section or multiple sections of the new Zoning By-law. The first phase of the NZBP is inclusive of the Residential Zones, including

the regulations for 4 residential units as-of-right per lot, as well as regulations for semi-detached and townhouse dwellings.

Related Projects and Initiatives

The project aligns with the objectives of many larger City initiatives, including the:

- **Housing Accelerator Fund Action Plan:** The Government of Canada and the City of Burlington announced a \$21 million agreement to encourage more affordable homes in Burlington on January 15, 2024. The funding is provided through the CMHC HAF program and this project is included as part of the [HAF Action Plan](#) initiatives.
- **Burlington Housing Strategy:** [Burlington's Housing Strategy](#) creates a road map and acts as a guiding document for housing needs in the City of Burlington. It will help the City work towards meeting the housing needs of the community and move us closer to reaching our Vision for housing in Burlington. The Housing Strategy identifies 12 recommended Actions that the City and other strategic decision-makers can take to increase housing options across the City. Of the 12 recommended actions, Action 6 and 7 encompass sub-actions and initiatives that would permit more as-of-right housing options, including for additional residential units, semi-detached dwellings and townhouses. Sub-actions 5, 16 and 17 also outline how the City can review its existing policies to ensure regulations are inclusive for all.
- **Burlington Official Plan, 2020 (BOP, 2020) Targeted Realignment Exercise:** The [BOP, 2020 Targeted Realignment Exercise](#) is a City-initiated exercise that will include a series of specific Official Plan Amendments that will take a local approach to aligning the BOP, 2020 with recent provincial and regional planning framework changes, while continuing to advance the vision of the Official Plan and implement the Housing Strategy and other housing initiatives such as the Housing Pledge. A deliverable of this project will be an Official Plan Amendment (or a series of Official Plan Amendments) that will permit four units as-of-right. Over the course of the project, other Official Plan Amendments may be identified to increase housing options in Burlington through the Housing Strategy Actions and the HAF Action Plan initiatives.
- **New Zoning By-law Project:** The New Zoning By-law Project (NZBP) is focused on comprehensively updating the City's Zoning By-law to implement the policies of the BOP, 2020. The first phase of the NZBP work plan is focused on the Residential Zones portion of the Zoning By-law. The new Zoning By-law will contain the regulations for 4 units as-of-right through the Additional Residential Unit (ARU) regulations. There may also be additional opportunities through the NZB Project Phase 1 to increase housing options in Burlington that are outlined in the Housing Strategy and HAF Action Plan.

As this project intersects with a number of other projects, Staff will keep the [GetInvolvedburlington.ca](#) webpages for each project up to date and ensure that each cross-references another in order to provide a clear picture for the public.

Important Milestones

- On June 21, 2022, Burlington City Council approved the [Housing Strategy](#).
- On July 11, 2023, Burlington City Council approved in principle the [CMHC Housing Accelerator Fund – Action Plan](#) and directed Staff to submit an application to the CMHC Housing Accelerator Fund.

- On September 26, 2023, City Council approved through [Report PL-53-23, Official Plan Amendment No.1](#) to the City of Burlington Official Plan 2020, and concurrent [Zoning By-law Amendment](#) to amend the additional residential unit permissions and permit three residential units per lot.
- On October 17, 2023, Burlington City Council unanimously approved [a motion](#) to declare its intention to allow four residential units per lot and to implement other actions identified in the Housing Strategy to increase the range of housing options available. City Council directed staff to engage with the community on how to implement.
- On January 15, 2024, the Government of Canada and City of Burlington announced a \$21 million agreement to encourage more affordable homes to be built faster in Burlington, through the CMHC Housing Accelerator Fund.

Decision Statement

At the beginning of an engagement process, it is helpful to know, “what is the decision to be made?” The decision statement clearly identifies:

- What decision needs to be made;
- Who is the decision maker; and
- When the decision is required.

Decision Statement:

In 2024, Burlington City Council will consider endorsing the proposed policies and regulations to increase the range of as-of-right housing options available in Burlington, including as-of-right regulations for 4 residential units per lot.

Summary of Interested and Affected Parties

- Current and future residents
- Resident groups
- Indigenous communities
- Community organizations; special interest, advocacy, and activism groups
- Development industry
- Business community
- Government and public service providers (internal and external)
- City Advisory Committees and arms-length city agencies
- Private and non-profit community service providers
- Elected Officials

Objectives of Engagement

The following objectives describe what the public engagement will strive to achieve through the community discussion about the regulations for more housing options in Burlington:

- Provide relevant information about the project, decision-making process, and how the public can provide input and feedback;
- Work with the New Zoning By-law Project Consultants to provide a coordinated approach to engagement, communication and preparation of the policies and regulations through the new Zoning By-law project;
- Provide multiple channels for people to provide meaningful input at appropriate decision points;
- Create an ongoing record of what is said during engagement opportunities and make it available to the public throughout the process, so they can track the progress of the project, including reports back to the community that highlight how feedback was or was not incorporated into the final recommendations to Council;
- Gather meaningful input from members of the community whose voices are historically underrepresented in conversations about city issues;
- Utilize the Burlington Official Plan, 2020 Targeted Realignment Exercise page on getinvolvedburlington.ca as the main online platform for up-to-date information about the project and upcoming engagement opportunities. Information will also be provided on the upcoming New Zoning By-law Project page and the Housing Strategy project page; and
- Use clear, plain language in the delivery of the Engagement Plan to inform the public about what can and cannot be influenced through the project.

Potential Engagement Barriers/Risks

The following potential risks and barriers to engagement have been identified and will be used to guide the design of the engagement program for each round of engagement.

- **Misconceptions about the project purpose & scope:** Engagement messaging will need to be clear that the purpose of this project is *how* to implement the Council directive of four units as-of-right per lot and other related Actions of the Housing Strategy, rather than *if* these types of units should be permitted as-of-right. The policy and regulation outcomes also may not equate to every residential lot being able to have 4 units as-of-right.
- **Alienation or Lack of Trust:** Participants may be reluctant to participate based on past experiences of not feeling heard, or concern about how feedback will be brought forward. The engagement program and reporting will need to show in real time how decision making is being influenced or not, by the engagement program, and have the outputs reflected back to communities.
- **Safe Space:** Some elements of the engagement process will require careful consideration of how to create a safe space for the conversation, as the Project Team will be asking for sensitive information and may be facilitating conversations that are triggering - framing of the questions and subject matter will be a key element of these stages of the program.

- **Broad Outreach:** The limitations of digital and in-person engagement will need to be considered in the context of reaching vulnerable or historically underrepresented communities. The engagement approach will need to utilize a mix of digital tactics, virtual and in-person engagement, and outreach through organizations on the ground. Input from all engagement events will be key to formulating analog tactics and mechanisms that reach those with digital barriers or constraints. There will also need to be space for smaller group conversations, to support all voices in being heard.
- **Timing/Schedule:** The proposed project has a fast-paced timing schedule due to HAF funding requirements and staff are proposing to have the draft Official Plan Amendment and Residential Zones of the new Zoning By-law to Council by latest June 2025.

Project Milestones and Engagement Level

At its meeting on October 17, 2023, City Council directed Staff 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. The key milestones for the project are below. The project timeline is closely combined with the project timeline for the first phase (residential zones) of the NZBP project. For each milestone, the Engagement Plan identifies where public input will take place, who will be involved in the engagement and what level of engagement will occur. The different levels of engagement are based on the International Association of Public Participation (IAP2)'s [Public Participation Spectrum](#), which is also a component of Burlington's [Community Engagement Charter](#).

Timing (WHEN)	Milestone	Message (WHAT)	Level of Engagement	Interested and Affected Party (WHO)	Communications Tactic (OUTPUT)
Project Launch – Engagement					
February - April 2024	BOP, 2020 Targeted Realignment Exercise Get Involved Project Page & NZBP Page Launch	The BOP, 2020 Targeted Realignment Exercise and the NZBP Get Involved Burlington Project Pages, along with the Housing Strategy Get Involved Burlington Project Page will provide up to date information on the project. The project pages will cross-reference each other to ensure the public can reach the information they need. It will also provide drafts of the policies, information for public meetings and reports to Council.	Inform	All interested and Affected Parties	Launch Get Involved Webpage.
May 2024	Engagement Plan to be made public	The Engagement Plan was developed in collaboration with the NZBP Project Team & Consulting Team.	Inform	City Council and	POST UPDATE Get Involved page

				All interested and Affected Parties	
May – June 2024	Project Launch Engagement	Introductory Survey to be posted to Get Involved Page. Staff will be attending the Mayor’s Speaker Series event on May 27 as a ‘trade show table’ to provide information on Increasing Housing Options/ Housing Strategy and HAF.	Inform & Consult	All interested and Affected Parties	POST UPDATE City Get Involved calendar, Media release
TBD	NZBP Public Survey	A survey will be released on the NZBP Get Involved Burlington Project Page to gather feedback from the public and stakeholders about key issues to address in the new Zoning By-law, including how to implement the as-of-right housing options.	Inform & Consult	All interested and Affected Parties and targeted groups	City Get Involved calendar Get Involved page Media release Twitter, Instagram Facebook + FB Event
Technical work					
January 2024 – April 2024	Staff and the consulting team will conduct research and analyze data from best practices and feedback from the public survey, as well as feedback previously received from the Steering Committee and Technical Advisory Team. A draft discussion paper summarizing this work will be prepared.				
Engagement Round 1					
May 2024	NZBP Steering Committee and Technical Advisory Team	The draft discussion paper will be presented to the NZBP Steering Committee and Technical Advisory Team, there will be opportunities to receive feedback on as-of-right housing options.	Inform & Consult	Internal staff from various departments	N/A
May 2024	NZBP Meeting with Targeted Stakeholders	The draft discussion paper will be presented at a meeting with targeted stakeholders where Staff will be able to gain information regarding how developers and other interested and affected individuals and groups would envision the new Zoning By-law. This will include discussions surrounding the as-of-right housing options.	Inform & Involve	Developers, builders, planning consultants, and members of different community groups.	POST UPDATE Get Involved page

Technical work					
April 2024 – June 2024	Staff and the consulting team will finalize the discussion paper, incorporating feedback received from the Steering Committee, Technical Advisory Team, and targeted stakeholders.				
March 2024 – August 2024	Draft Official Plan Amendment and draft the Residential Zones of the new Zoning By-law				
Engagement Round 2					
June 2024	NZBP Discussion Paper	The NZBP team will provide a discussion paper summarizing the research and consultation that will be presented to Council.	Inform	All interested and Affected Parties	POST UPDATE Get Involved page
July 2024	BOP, 2020 Targeted Realignment Exercise – Work Plan update 3 Report	The BOP, 2020 Targeted Realignment team will provide an update to City Council regarding the BOP, 2020 Targeted Realignment Exercise and as-of-right housing options project.	Inform	City Council and all interested and Affected Parties	Post Update to City Get Involved calendar Get Involved page
September 2024	Committee of the Whole – Release draft of OPA	Report and presentation to Committee of the Whole to provide first draft release of the OPA to Increase Housing Options	Inform and Involve	City Council and all interested and Affected Parties	Post Update to City Get Involved calendar, Media Release, Twitter, Instagram, Facebook
September 2024	First Draft of NZBP Residential Zones & Official Plan Amendment Released to public	The Official Plan Policies and draft of the Zoning By-law will be released to the public for review and feedback.	Inform and Involve	All interested and Affected Parties	Post update to City Get Involved calendar and Get Involved page Media release Twitter, Instagram Facebook + FB Event
September – October, 2024	Meet with a Planner	Staff will set aside time for a series of opportunities for members of the public to sign up for 30 minute one-on-one meetings	Inform & Consult	All interested and Affected Parties and	Post update to City Get Involved calendar

		with a Planner on the team to discuss the New Zoning By-law Project and as-of-right housing options and ask questions.		Targeted Stakeholders	Get Involved page Media release Twitter, Instagram Facebook + FB Event
September 14, 2024	Food for Feedback	Staff will consult with the public on the first drafts of the policies and Residential Zones, including regulations for 4 units as-of-right, semi-detached dwellings and townhouse units.	Inform & Involve	All interested and Affected Parties	Post update to City Get Involved calendar and Get Involved page Media release Twitter, Instagram Facebook + FB Event
September 2024	NZBP Steering Committee and Technical Advisory Team	Staff will consult with the Steering Committee and Technical Advisory Team on the first draft of the Residential Zones, including regulations for 4 units as-of-right, semi-detached dwellings and townhouse units.	Inform & Consult	Internal staff from various departments	N/A
September 2024	NZBP Meeting with Targeted Stakeholders	Staff will consult with targeted stakeholders on the first draft of the Residential Zones, including regulations for 4 units as-of-right, semi-detached dwellings and townhouse units.	Inform & Involve	Developers, builders, planning consultants, and members of different community groups.	TBD
September 2024	Housing and Development Liaison Committee Meeting	Staff present the Official Plan policies and Zoning By-law regulations to the Housing and Development Committee for review and feedback.	Inform and Involve	HDLC Housing and Development Liaison Committee	Staff presentation to committee
September 2024	Pipeline to Permit Committee	Staff present the Official Plan policies and Zoning By-law regulations to the Pipeline to Permit Committee for review and feedback.	Inform and Involve	Pipeline to Permit Committee	Staff presentation to committee, post update to get

					involved web page.
October 2024	Public Open House	The public open house will provide information about the Zoning By-law Residential Zones including the regulations for 4 units as-of-right, and townhouse and semi-detached dwellings as-of-right. Policy Staff will also be available to discuss the changes to the Official Plan that will need to take place.	Inform and Involve	All interested and Affected Parties	Post update to City Get Involved calendar Get Involved page Media release Twitter, Instagram Facebook + FB Event
Technical Work					
Ongoing June – August 2024	Review feedback and make revisions to draft OPA and draft Zoning By-law				
Engagement Round 3					
January 2025	Statutory Public Meeting & Final draft of OPA to be presented to Committee of the Whole	Final by-law and OPA to be presented to Committee of the Whole/Council. Council will render a decision. NZBL Project team will bring forward the implementing Zoning By-law regulations within the New Zoning By-law Residential Zone Regulations. The NZBP team is targeting March 2025 for the Statutory Public Meeting, and the final by-law to be brought forward for recommendation for approval in June 2025.	Inform	Council and all interested and Affected Parties	POST UPDATE Get Involved page Twitter, Instagram Facebook

Policies and Factors That Cannot be Influenced

In every public engagement process, it is important to be aware of the things that cannot be influenced: either because they are beyond the City’s control (for example things that are required by regional or provincial policy or law), or because they are outside the scope of the project as set out in the [Council direction](#). The following aspects of the project are considered ‘givens’ and will not be included in engagement activities:

1. Council unanimously supports four units as-of-right and has approved the Housing Strategy. Staff have been requested to engage with the public on how to implement the policies and regulations to permit 4 units as-of-right, and related actions in the Housing Strategy. The purpose of this project is to implement the policies and regulations in order to permit these units to

increase the housing options available in Burlington, and not whether there should be 4 units permitted as-of-right.

2. The HAF Action Plan has been approved in principle by Council, and the City of Burlington has received \$21 million in funding to implement the Action Plan.
3. All policies in BOP, 2020 must comply with the Planning Act, Provincial Policy Statement (PPS) and other provincial policies, as well as the Halton Regional Official Plan (ROP). This includes the recent amendments to the ROP (ROPA 48 and 49), as modified by the Minister of Municipal Affairs and Housing.
4. The City's growth will continue to be prioritized in Strategic Growth Areas, growth to 2051 will continue to be prioritized within the Built Boundary.
5. The City of Burlington will not make changes to land use or zoning in response to individual requests on specific properties as part of this project.

How the City Will Collect and Respond to Feedback

Throughout the engagement process, City staff will collect all input provided by interested and affected parties by theme into engagement feedback reports, showing how the comments shaped the process, and the recommended regulations proposed to Council.

Evaluating the Public Engagement Process

To assist in measuring how public participation contributed to the project decision to be made, the following will be used to evaluate the public participation process.

1. Once the project is complete, measure the degree to which community members felt they:
 - a. Understood the project's process and its limitations;
 - b. Understood how the feedback they provided influenced or did not influence the outcome of the City Council approval; and
 - c. Had a meaningful experience participating in the process and felt heard.
2. Evaluate each form of engagement.
How did each of the engagement approaches used help to achieve the engagement objectives?
3. Analyze how the feedback received about the forms of engagement impacted the overall public participation process as the project moved forward.

		<u>one bedroom</u> , to accommodate a diverse range of household sizes and incomes.
Need for Multi-generational units	The proposed amendment includes a new objective relating to innovative housing design to respond to the need for rental units and/or multi-generational households.	New section 8.3.1 j) <u>To encourage innovative housing design that are designed to accommodate additional residential units to support the creation of new rental units and multi-generational housing that can create flexibility to respond to the changing needs of a household, at all stages of life.</u>
Need for affordable housing	By increasing the range of housing options that may be permitted, it may remove barriers to the creation of housing, including rental units, and alleviate pressures on housing. The City is currently developing a housing oriented Community Improvement Plan which will focus in part on incentivizing the creation of new, affordable and rental units.	No proposed changes

What is Next

The draft Official Plan Amendment and Zoning By-Law Amendment will be presented to Council for consideration on December 3, 2024 at a statutory public meeting at the Committee of the Whole. City Staff will receive comments from both Council and delegations regarding the draft Official Plan Amendment and Zoning By-law Amendment. Staff will also be circulating staff, the Burlington Housing Development Liaison Committee (HDLC), and agencies on the public draft of the Official Plan Amendment. Comments received will be brought forward for Council's consideration.

Burlington Official Plan, 2020 Targeted Realignment Exercise

Get Involved Burlington

Increasing Housing Options Survey

We are working together to increase housing options in our neighbourhoods.

We need to keep talking about our community's housing needs so we can carry out:

- Actions of the [Housing Strategy](#):
 - Action 6 – Build upon the policies of the Official Plan, 2020 and the findings of the Housing Strategy Project to inform the Comprehensive Zoning By-law (CZBL) project, to assist in broadening the range and mix of housing in the City and to explore tools to streamline processes.
 - Action 7 – Support, permit, and encourage the development of alternate forms of housing, including higher density types of housing, where feasible and appropriate.
 - Action 11 - Encourage Additional Residential Units (ARUs) and consider a registry and monitoring program to evaluate the success of the framework and to make sure the ARUs meet health and safety standards.
- [Council's motion](#) to go from three units as-of-right to four units as-of-right; and
- The creation of more housing at a faster pace, as part of the Housing Accelerator Fund Action Plan.

This is just a part of what we need to do to meet our vision for [housing in Burlington](#):

Everyone is welcome in Burlington. Burlington is a city where all current and future residents have access to the housing options that meet their needs at all stages of life, and that are attainable at all income levels.

This survey is the first of many opportunities for you to get involved in this project. To learn more about the [engagement plan](#) for this project, please see the City of Burlington's Official Plan Amendment to Increase Housing Options – Engagement Plan.

The survey is available until June 14, 2024.

Your participation in this survey is voluntary. Individual responses will be kept confidential. Non-identifiable summaries of responses may be developed and shared publicly. For questions regarding the collection, use and disclosure of this information, please contact newop@burlington.ca. The survey is available in print, alternative formats or with communication support by contacting getinvolved@burlington.ca

Burlington Official Plan, 2020 Targeted Realignment Exercise

Get Involved Burlington

Do you live in Burlington?

(Choose any one option)

- Yes
- No
- I used to live in Burlington, but now I live somewhere else
- I want to live in Burlington, but currently live somewhere else
- Prefer not to say

Answer this question only if you have chosen Yes for Do you live in Burlington?

Where do you live in Burlington? Not sure what Ward you live in, use the [Rep Locator](#) to find out

(Choose any one option)

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Prefer not to say

Do you rent or own your current home?

(Choose any one option)

- Own
- Rent
- Prefer not to say
- Other (please specify)

How old are you?

(Choose any one option)

- Under 18
- 18 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 65 - 74
- 55 - 64
- 75 - 84
- 85+
- I prefer not to say

Before today, did you know that right now you can have up to three units per residential lot? This is city-wide in our urban boundary, which means it does not apply to rural Burlington. This is allowed under Provincial Policy.

(Choose any one option)

- Yes
- No

What do you want us to know before we get started on the Increasing Housing Options project? This project will include implementing four units as-of-right per residential lot*

*As-of-right is an urban planning term that means only a building permit would be needed for an as-of-right development. It is used to describe when a proposed development is a permitted use, meets all regulations of the Zoning Bylaw and does not require any planning applications.

Burlington Official Plan, 2020 Targeted Realignment Exercise

Get Involved Burlington

The City will be allowing up to four units as-of-right per residential lot. How would you like this to look and feel?

(fits into the character of the neighbourhood, fits into the scale of the neighborhood, allow for smaller residential lots, require amenity space for housing with four units, be located close to transit)

What type of housing options do you need in your neighbourhood?

(Examples: more rental units and additional residential units (attached or detached), accessible housing, affordable or more attainable housing, larger units (three bedrooms or more), multi-generational housing, close to amenities and transit)

What benefits do you think permitting **four units** as-of-right per residential lot* (additional residential units, semi-detached, triplex, fourplexes, etc.) and new housing options can bring to your neighbourhood?

*As-of-right is an urban planning term that means only a building permit would be needed for an as-of-right development. It is used to describe when a proposed development is a permitted use, meets all regulations of the Zoning Bylaw and does not require any planning applications.

Do you have any concerns about increasing housing options?

(Choose any one option)

- Yes
- No
- Unsure

Answer this question only if you have chosen Yes for Do you have any concerns about increasing housing options?

Burlington Official Plan, 2020 Targeted Realignment Exercise

Get Involved Burlington

What concerns do you have about increasing housing options?

Burlington Housing Strategy

Get Involved Burlington

Official Plan Amendment to Increase Housing Options Survey

The Official Plan Amendment to Increase Housing Options project is underway!

We want to hear from you about our community's housing needs so we can:

- work on the [Housing Strategy](#) Actions,
- go from three units as-of-right* to four units as-of-right and
- create more housing, faster, as part of the [Housing Accelerator Fund Action Plan](#).

*As-of-right is a Planning term used to describe when a proposed development is:

- a permitted use,
- meets all the regulations in the Zoning Bylaw and
- does not require any planning applications.

This means only a building permit would be needed for an as-of-right development. In Ontario, residential developments under 10 dwelling units do not need to apply for Site Plan approval and would be as-of-right where permitted.

This project has three phases:

Phase 1: Permitting four units as-of-right through the Additional Residential Unit Policies and Zoning Regulations

Phase 2: Review the Residential Neighbourhood Area and like-policy areas. Set a revised policy framework

Phase 3: Evaluate Areas of Transition - Identify neighbourhoods edges

More information is available in Staff Report [PL-66-24](#)

This is just a part of what we need to do to meet our vision for housing in Burlington: *"Everyone is welcome in Burlington. Burlington is a city where all current and future residents have access to the housing options that meet their needs at all stages of life, and that are attainable at all income levels."*

The survey is available until Oct 30, 2024

Your participation in this survey is voluntary. Individual responses will be kept confidential. Non-identifiable summaries of responses may be developed and shared publicly and with City Council. For questions regarding the collection, use and disclosure of this information, please contact alexandra.mathers@burlington.ca The survey is available in print, alternative formats or with communication support by contacting getinvolved@burlington.ca

Burlington Housing Strategy

Get Involved Burlington

Do you live in Burlington?

(Choose any one option)

- Yes
- No
- I used to live in Burlington but now I live somewhere else
- I want to live in Burlington, but currently live somewhere else

Please tell us your postal code. Start typing in your postal code with no spaces. Once you see it, select it.

(Required)

Do you rent or own your current home?

(Choose any one option)

- Rent
- Own
- Other (please specify)

What is your age range?

(Choose any one option)

- Under 18 years
- 18 - 24 years
- 25 - 34 years
- 35 - 44 years
- 45 - 54 years
- 55 - 64 years
- 65 - 74 years
- 75 - 84 years
- 85+
- I prefer not to say

Four units as-of-right through Additional Residential Units

The City is proposing to allow four units as-of-right through the Additional Residential Unit policies.

Additional Residential Units are self-contained living units with their own kitchen, bathroom and sleeping areas. They are on the same property as a home which can be a single-detached, semi-detached or townhouse. They can be inside or attached to a home, or in a separate building like a garage. Examples of Additional Residential Units include basement apartments, attached suites and backyard homes.

Do have any concerns about increasing the number of Additional Residential Units from three to four?

(Choose any one option)

Burlington Housing Strategy

Get Involved Burlington

- Yes
- No
- Unsure

Answer this question only if you have chosen Yes for Do have any concerns about increasing the number of Additional Residential Units from three to four?

What are your concerns?

In an accessory building, like a detached garage, laneway house or tiny home, how many units should the City permit within these buildings? Currently the City permits one unit in an accessory building.

(Choose any one option)

- 1
- 2

For any development in the City, certain rules apply. Thinking about Additional Residential Units in a separate building, do you have any feedback on what these should look like, and potential regulations? For example, would you like the unit to be a certain distance from the property line, how high should it be and what landscaping is needed?

Do you have any Additional Residential Units on your property?

(Choose any one option)

- Yes
- No
- No, but I am in the process of getting a permit or building one
- I do not own a property

Burlington Housing Strategy

Get Involved Burlington

Answer this question only if you have chosen Yes for Do you have any Additional Residential Units on your property?

What type of Additional Residential Unit is it? (Select all that apply):

(Choose all that apply)

- It is a basement unit
- It is a unit on the main floor or upper level of the house
- It is in an accessory building in the yard

Answer this question only if you have chosen No, but I am in the process of getting a permit or building one for Do you have any Additional Residential Units on your property?

What type of Additional Residential Unit is it? (Select all that apply):

(Choose all that apply)

- It is a basement unit
- It is a unit on the main floor or upper level of the house
- It is in an accessory building in the yard
- Other (please specify)

If you own your property, would you consider adding an Additional Residential Unit to your property?

(Choose any one option)

- Yes
- No
- I thought about it, but there are too many barriers to putting in an additional residential unit
- I already have one
- Not sure
- I don't own property

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

(Choose all that apply)

- Cost
- Understanding the planning and building process
- Zoning requirements
- Parking requirements
- Not enough space to build the unit
- I do not want to be a landlord
- Other (please specify)

Burlington Housing Strategy

Get Involved Burlington

Neighbourhood Policies in the Official Plan

The City is reviewing the Residential Neighbourhood Area policies in the [Burlington Official Plan, 2020](#). These are the policies that apply to most of the [City's neighbourhoods](#).

Residential Neighbourhood Area policies of the City's Official Plan uses density as a requirement. Density is the number of dwelling units that may be built on one hectare of land. For example, the Residential – Low Density designation permits a total of 25 units per hectare. This is reviewed against the size of the lot to figure out how many units can be on that lot. For example, 1 unit on a 400 m² lot would equate to 25 units per net hectare.

The City also has special neighbourhoods within the policies called Neighbourhood Character Areas. In these areas, additional standards apply based on neighbourhood character. These policies make sure that development is well-matched with what is already in the neighbourhood. The City is proposing to take some of the lessons learned from the Neighbourhood Character Areas and apply them to all neighbourhoods. The City believes that this may be a more meaningful way to apply standards and much easier to understand.

Do you have any concerns with the City removing density as a requirement for the Residential Neighbourhood Areas?

(Choose any one option)

- Yes
 No
 Unsure

Answer this question only if you have chosen Yes for Do you have any concerns with the City removing density as a requirement for the Residential Neighbourhood Areas?

Tell us your concerns

As a result of applying the lessons learned and meaningful standards from the Neighbourhood Character Areas to all neighbourhoods, the City is exploring the removal the Residential Neighbourhood Character Area policies from the Official Plan. Do you have any concerns with this approach?

(Choose any one option)

- Yes
 No
 Unsure

Burlington Housing Strategy

Get Involved Burlington

Answer this question only if you have chosen Yes for As a result of applying the lessons learned and meaningful standards from the Neighbourhood Character Areas to all neighbourhoods, the City is exploring the removal the Residential Neighbourhood Character Area policies from the Official Plan. Do you have any concerns with this approach?

Tell us your concerns

Are there any other standards that you think should be applied to the Residential Neighbourhood Areas?

Do you have any other comments or suggestions for the Official Plan Amendment to increase housing options?

Did you or do you plan to attend one of the Official Plan Amendment to Increase Housing Options Public Open Houses?

(Choose any one option)

Yes

No