



PL-92-24 COW Dec 3, 2024, Anthony Salemi, WEHBA, Correspondence

December 3, 2024

From:  
**West End Home Builders' Association**  
1112 Rymal Road East  
Hamilton, Ontario L8W 3N7

To:  
**Burlington Committee of the Whole**  
426 Brant St  
Burlington, ON L7R 3Z6

## **WE HBA Letter: Draft Official Plan and Zoning By-law Amendments to Increase Housing Options**

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The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction.

WE HBA appreciates the many actions the City is taking to support intensification and accommodating growth throughout the City, including the ongoing Community Planning Permit System and New Zoning By-law projects. The City is taking ambitious action to accommodate 265,000 residents by 2051, breaking the status quo and planning differently for growth. WE HBA encourages the City, in future, to consider further action beyond the scope of actions already taken. Burlington should continue work to push the envelope on broadening permissions and increasing flexibility.

WE HBA is strongly supportive of the City fulfilling its Housing Accelerator Fund commitment to permit four units as-of-right. We appreciate language changes within the OPA that acknowledge that Residential Neighbourhood Areas will change over time and accommodate a portion of growth through infill development. WE HBA appreciates the acknowledgement that "all strictly residential based land uses are compatible with one another". WE HBA supports the removal of the Neighbourhood Character definition and language that moves towards compatibility, built form, context and intensity tests. WE HBA cautions that height not be regulated through the Official Plan such as in 8.3.3(1) Policies, as compatible low-rise townhouses may exceed a two-storey limit. WE HBA appreciates that the ZBA proposes a reduction to parking minimums, with zero spaces required for the first ARU. The City should consider further evaluation of parking requirements rates for Additional Residential Units and consider further reductions.

WE HBA looks forward to continued partnership with the City as we work together to plan for growth and achieve Burlington's ambitious housing targets.

Sincerely,

**Anthony Salemi, BURPI**  
Planner, Policy and Government Relations  
West End Home Builders' Association