

Staff Report DGM-01-25: Appendix E – Public Feedback

Following the release of the draft Official Plan Amendment No. 3 and draft Zoning By-law Amendment on November 25, 2024, staff received feedback from the public and development industry on draft Official Plan Amendment No. 3 and Draft Zoning By-law Amendment. Staff requested feedback by December 13, 2024.

See the table below for an overview of the feedback received and staff responses.

No.	Submission Source	Submission	Theme	Response	Changes to Document
1	Daniel and Adam Segal (Delegation at Committee of the Whole Statutory Public Meeting – December 3, 2024)	Daniel Segal, Segal Construction presented a series of slides . Recommendations: <ol style="list-style-type: none"> 1. The city should provide access to land to build ARUs. 2. A flexible policy and regulatory framework is needed. 3. ARUs should be made conveyable. 4. City commitment is needed to provide or finance essential community services such as roads. 5. Mutual Non-Disclosure Agreements (NDAs) should be used. 	<ul style="list-style-type: none"> - Built Form - Physical Character - Affordability and Financial Incentives 	<ol style="list-style-type: none"> 1. This comment is outside of the scope of this project. Comments forwarded to Manager of Housing Strategy and to Burlington Land Partnership 2. Official Plan Amendment 3 provides a flexible policy framework intended to increase housing options in Burlington’s neighbourhoods. 3. Consideration of conveyance of lands related to 	None

				<p>ARUs will be considered as a part of Phase 3 of this work.</p> <p>4. This comment is outside of the scope of this project</p>	
2	<p>Garth Brown (Delegation at Committee of the Whole Statutory Public Meeting – December 3, 2024)</p>	<p>Garth Brown presented a series of slides.</p> <p>Recommendations:</p> <ol style="list-style-type: none"> 1. Reduce or eliminate parking requirements 2. Offer financial incentives to build ARUs 3. Create a dedicated team and tool kit to support homeowners in developing ARUs 4. Permit 2 units in an accessory structure. 	<ul style="list-style-type: none"> - Built Form - Physical Character - Affordability and Financial Incentives 	<ol style="list-style-type: none"> 1. Parking requirements for ARUs were reduced through OPA 3 and the Zoning Bylaw Amendment. Further reductions will be considered through Phase 1 of the New Zoning Bylaw Project. Comments have been forwarded to the project team. 2. Financial incentives are being considered as a part of the Housing - Focused CIP 	<p>Change: Revisions to 8.7.2 (2) of Official Plan Amendment No. 3 and to Zoning By-Law Amendment 2020.xxx.</p>

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				<p>project which is currently under way. Comments have been forwarded to the CIP team.</p> <p>3. This work is underway under Action 5 of the Housing Accelerator Fund Action Plan, which identifies the Housing Connection Centre as a resource to be delivered in 2025. Comments have been circulated to the HAF team.</p> <p>4. Official Plan Amendment 3 and the Zoning By-law Amendment was modified to create the flexibility to permit 2 units in an accessory</p>	
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				structure pending the development of appropriate regulations. This comment was circulated to the NZBP team.	
3	Anthony Salemi - (Written delegation at Committee of the Whole Statutory Public Meeting – December 3, 2024)	<p>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</p> <p>WE HBA Letter: Draft Official Plan and Zoning By-law Amendments to Increase Housing Options</p> <p>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 is appreciates the many actions the City is taking to support intensification and accommodating growth throughout the City, including the ongoing Community Planning Permit System</p>	<ul style="list-style-type: none"> - Built Form - Physical Character - Parking 	<ol style="list-style-type: none"> 1. OPA 3 shifts away from density to built form as the metric for describing the expected development in Burlington’s neighbourhoods, height is crucial part of this description. 2. Parking requirements for ARUs were reduced through OPA 3 and the Zoning Bylaw Amendment. Further reductions will be considered through Phase 1 of the New 	None

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		<p>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 twostorey limit. WE HBA appreciates that the</p>		<p>Zoning Bylaw Project. Comments have been forwarded to the project team.</p>	
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		<p>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.</p> <p>Sincerely, Anthony Salemi, BURPI Planner, Policy and Government Relations West End Home Builders’ Association</p>			
4	<p>Julie Sergi, Cornerstone Association of Realtors (Written delegation at Committee of the Whole Statutory Public Meeting – December 3, 2024)</p>	<p>Support for Draft Official Plan and Zoning By-law Amendments to Increase Housing Options</p> <p>Dear Mayor Meed Ward and Members of Council,</p> <p>Thank you for accepting this correspondence from the Cornerstone Association of REALTORS® (Cornerstone), formerly known as the REALTORS® Association of Hamilton-Burlington (RAHB). Cornerstone represents REALTORS® serving in the markets of Burlington, Hamilton, Mississauga, Waterloo Region, Niagara North, Haldimand County, Norfolk County and surrounding areas. We are</p>	<p>Built Form Physical Character Parking</p>	<p>None</p>	<p>None</p>

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		<p>Ontario's second-largest real estate board, comprised of just over 8,000 REALTORS®. Housing policy issues such as increasing supply options are a priority for our members. As such, we feel it is important to weigh in with our support for the proposed amendments to the Official Plan and Zoning By-law. On behalf of the Cornerstone Association of REALTORS®, I would like to express our sincere appreciation for the City of Burlington's ongoing efforts to address the critical need for increased housing options within our community. We are writing to formally express our support for the Draft Official Plan Amendment and Zoning By-law Amendment as outlined in Report Number PL-92-24, which aims to enhance housing opportunities while respecting the character of Burlington's established neighborhoods. We are particularly encouraged by the focus on intensification, which considers the context and character of Burlington's neighbourhoods while providing opportunities to increase the diversity of housing options. The amendments propose sensible policy changes that will increase housing options while ensuring that the integrity and character of Burlington's</p>			
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		<p>neighborhoods are maintained. The inclusion of built form as the defining metric for development, rather than density, represents a prudent strategy that will enhance the flexibility of our neighborhoods to accommodate more housing while minimizing disruption to existing residents. Additionally, we support the proposal to reduce parking requirements, in certain areas, for additional residential units (ARUs), which can remove significant barriers to housing creation and promote the efficient use of land. This forward-thinking approach will help maximize the use of existing infrastructure and reduce the impacts of excessive parking requirements. Finally, we acknowledge and appreciate the extensive community engagement undertaken throughout this process. The City of Burlington is doing a fantastic job listening to residents. It is not possible to please everyone; however, the proposed amendments strike a thoughtful and fair balance. PL-92-24 COW Dec 3, 2024 Julie Sergi, correspondence www.cornerstone.inc We want to extend our gratitude to Mayor Meed Ward, City Council, and the City's Planning staff for their dedication to improving housing options in Burlington. We look forward to the continued</p>			
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		<p>development of this important initiative and offer our full support as these amendments progress. Thank you for your leadership in advancing this important work. Please do not hesitate to contact us if you require any further information or wish to discuss our position in greater detail.</p> <p>Sincerely, Julie Sergi Chair, Cornerstone Association of REALTORS®</p>			
5	Lori and Wayne Coleman	<p>Email correspondence from Burlington residents related to challenges they experienced trying to construct an ARU in an accessory building. Their comments and concerns are summarized below.</p> <p>Comments and Concerns</p> <ol style="list-style-type: none"> 1. To date, the application process to build an ARU has been costly and complex resulting in many delays. 2. There are a number of Official Plan and Regulatory limitations that have acted as barriers. 3. There have been challenges especially related to the obtaining permissions to build an ARU in and accessory building, in particular related to size limitations. 	<ul style="list-style-type: none"> - Application process - Cost - Policy and regulation barriers 	<ol style="list-style-type: none"> 1. Official Plan Amendment 3 and the Zoning By-law amendment provide a more permissive policy framework to allow four units as-of-right through the ARU policies of the Burlington Official Plan and Zoning By-law, this means that many ARU projects will require only a building permit to be constructed, simplifying the application process. 2. Official Plan Amendment No.3 and the associated Zoning By-law amendment works 	<p>Change: Revisions to the Zoning By-law Amendment to increase the floor area of an Accessory Building containing an Additional Residential Unit up to a maximum of 80 m².</p>

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				<p>to reduce barriers to the development of ARUs.</p> <p>3. The proposed changes to the Zoning By-law expand permissions related to building size of ARUs in accessory buildings.</p>	
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