

Zoning By-laws and Housing as a Human Right: A Study of the City of Burlington

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Prepared for:

WE  HBA

OUR TEAM

Our team is a diverse blend of creative minds, strategic thinkers, and Planning experts. With a passion for social justice, we bring a wealth of experience and fresh perspectives to this project.

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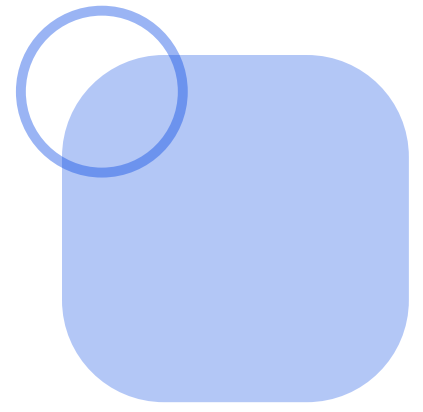
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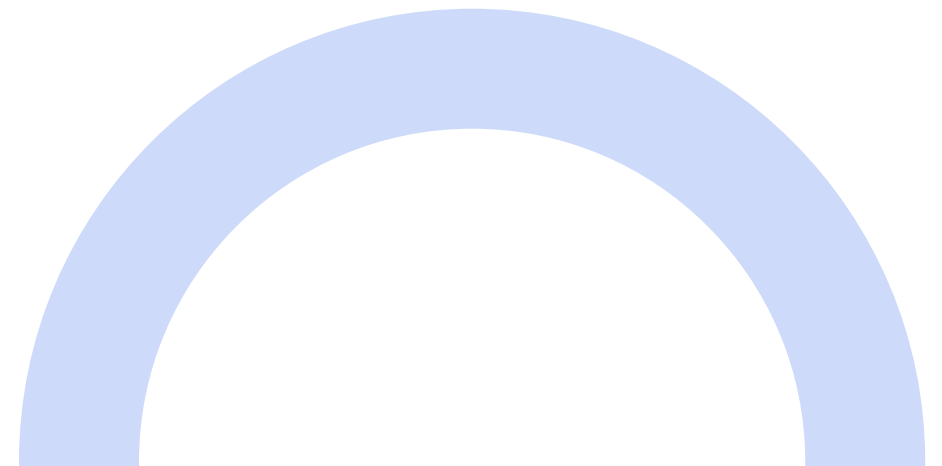
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Role of Zoning



Source: infillemonton.com

Segregating Incompatible Land Uses

Was historically used to separate incompatible land uses such as residential, commercial, and industrial uses.

Regulating Land Development

Regulates land development using requirements such as lot size, permitted uses, land coverage, setbacks, and building typology.

Developing Flexibility Mechanisms

Processes such as Zoning By-Law Amendments, Minor Variances, Consents, and Site Plan Controls provide flexibility while keeping the general intent of zoning regulations.

Housing as a Human Right

*Housing that ensures every individual's **security, peace, and dignity**, regardless of income and demographic factors.*



7 components of adequate housing as listed by the United Nations Committee on Economic, Social and Cultural Rights

Three Types of Discrimination



Direct Discrimination

Residential zones in the current zoning by-laws not only segregate uses but also the occupants through permissible building types.



Indirect Discrimination

Regulations such as lot sizes, lot coverage, setbacks and minimum parking requirements can restrict the development of diverse housing units.



Systemic/Procedural Discrimination

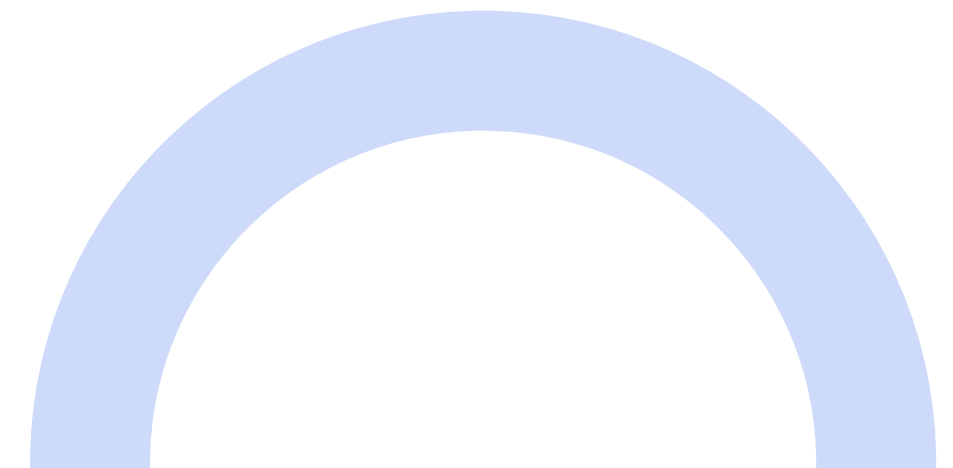
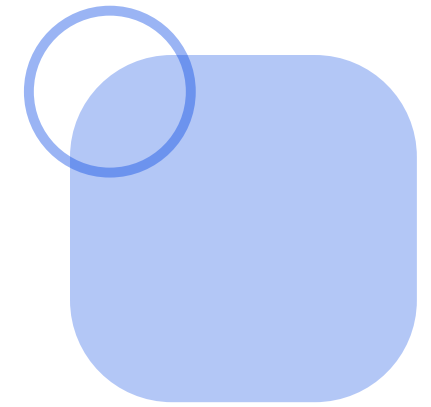
Manifests in public meetings and approval processes arising from policies and procedures governed by zoning bylaws and the broader planning framework.

Methodology

Phase 1: City of Burlington's Policy Landscape

**Phase 2: Best Practice Review
(Including Global Trends and Three Case Studies)**

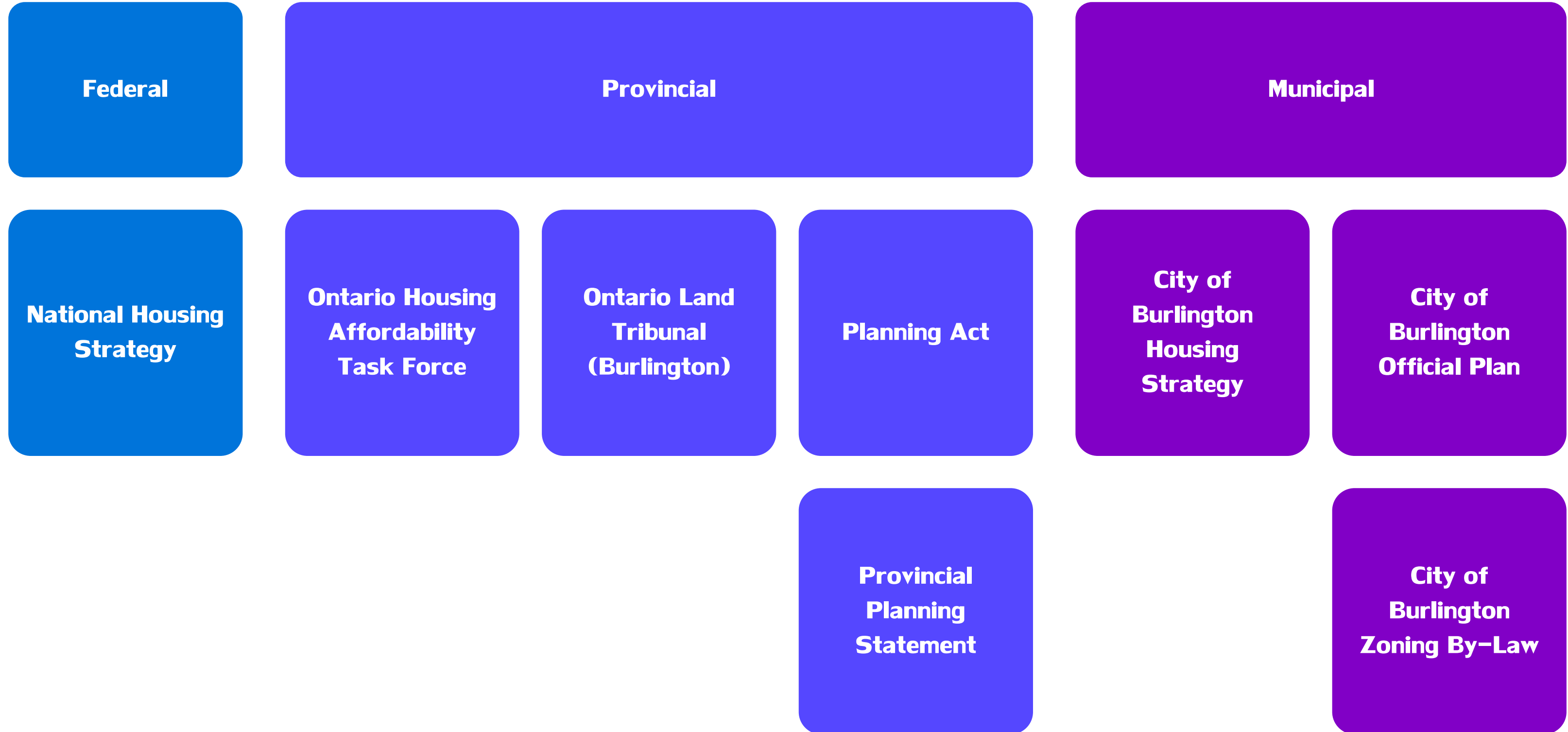
Phase 3: Final Set of Recommendations



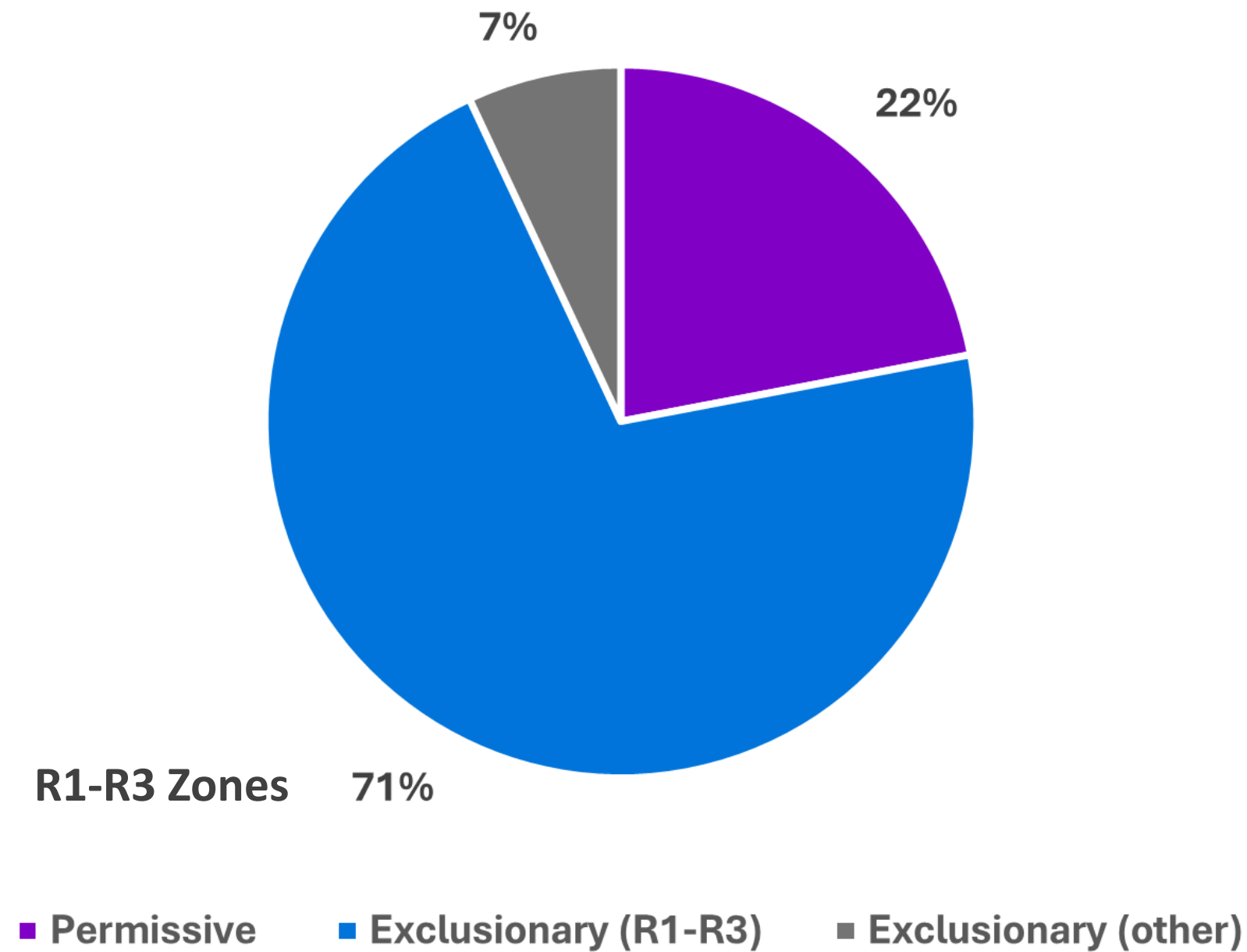


Phase 1: City of Burlington's Policy Landscape

Policy Landscape



Policy Landscape



Willingness to Embrace a New Framework

- Acknowledges the current inflexibility and barriers present

Current Challenges

- Strong typology-based policy and zoning regulations
- Protection of single-detached character
- Restrictive policy and zone requirements
- Procedural issues resulting from these listed challenges

Phase 2: Best Practice Review

Global Trends

Elimination of Single-Detached Zoning

Auckland and Tokyo do not have single-detached zoning to encourage housing diversity and supply.

Reduction of Minimum Lot Size

Houston reduced minimum lot size requirements that facilitated the development of other housing types.

Permitting Accessory Dwelling Units (ADUs)

California permits the construction of ADUs to support additional dwelling units on a residential lot.

Case Studies of Edmonton, Minneapolis and Ottawa

Transitioning to Form-Based Codes

Ottawa removed housing types from their zoning framework, basing it solely on density, height and setbacks.

Reducing the Number of Zones

Minneapolis reduced their total number of zone codes and opened them up to more housing types.

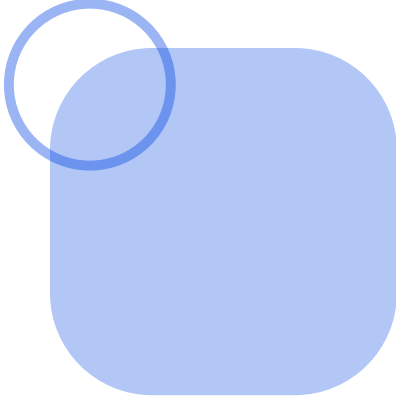
Removing Minimum Parking Requirements

Minneapolis removed its minimum parking requirements, causing parking spaces per unit to drop.

Targeted Increases in Height and Density

Edmonton has policy and zoning that supports and directly identifies where infill density is recommended.

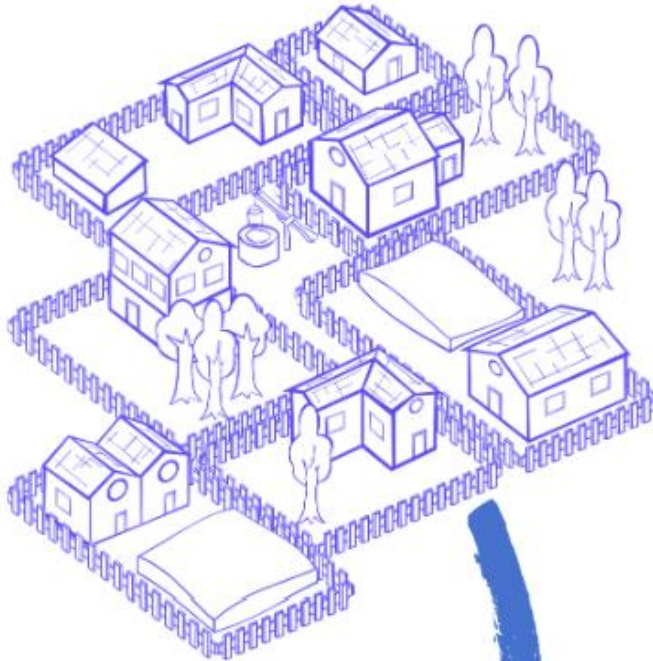
Phase 3: Recommendations



Recommendations

1

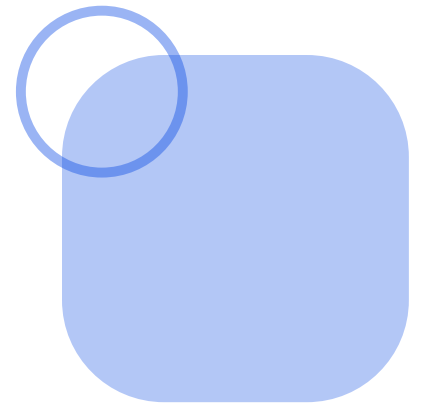
Condensed Zones: Form-Based Code / Progressive Typology-Based Approach
Flexibility in the Development of Housing



2

Promoting Diverse Housing Options
Inclusive Development of Housing



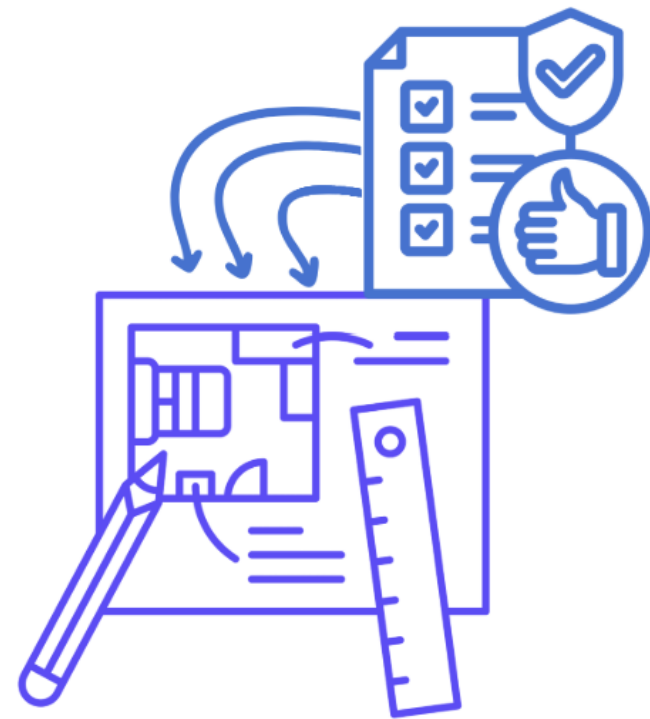


Recommendations

3

Reducing Zoning Requirements for Building Envelopes

Flexibility in the Development of Housing

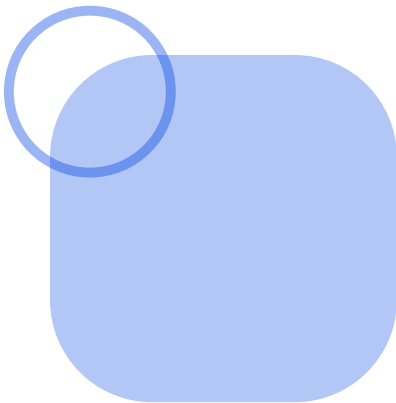


4

Ensuring Compatibility Between the Zoning By-Law and Other Legislation

Address Inconsistencies that Constrain Housing Development

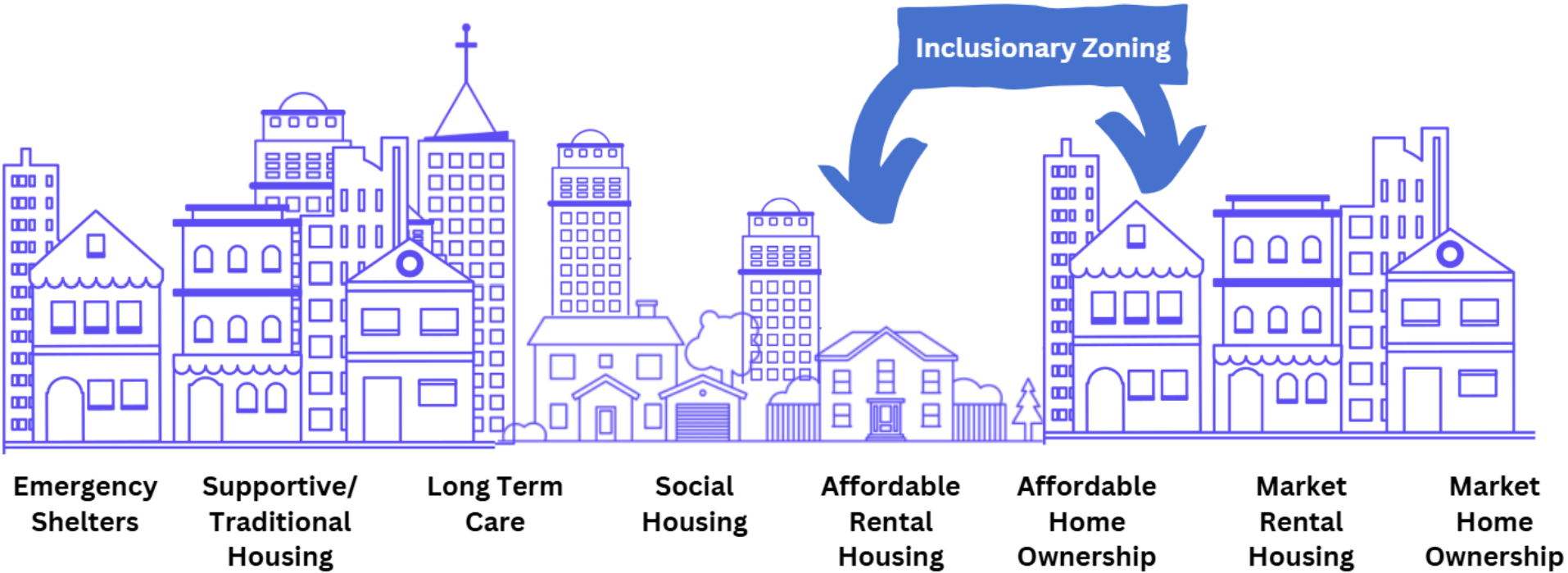




Recommendations

5

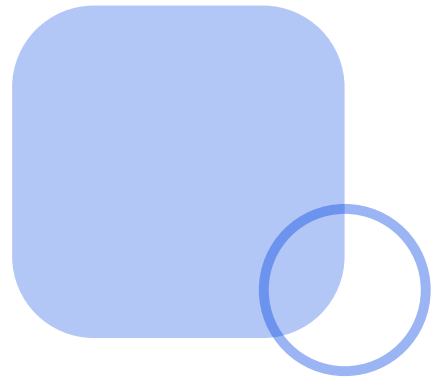
Incentivizing Development
Standardize Community Benefit Charges and Inclusionary Zoning as Key Tools



6

Promoting Infill Development
Intensification-focused Residential Zoning Framework





THANK YOU

For Your Attention

Any Questions?

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