



City's Housing-related Community Improvement Plan (CIP) Proposed Amendment

Public Open Houses:

Virtual Public Open House:

Tues. March 24, 1-3 p.m. on [Zoom](#)

Thurs. March 26, 7-9 p.m. on [Zoom](#)

In-person Public Open House:

Tues. March 24, 7-9 p.m.,

Appleby Ice Centre,

Community Room 1

getinvolvedburlington.ca/housingstrategy

Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First nations and the Métis.

From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We would like to acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

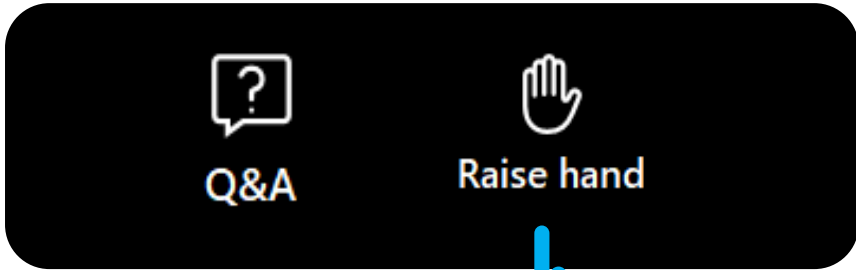
Overview

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 - » Why are we undertaking this Amendment?
 - » Amend existing Affordable Rental Housing CIP
 - » City's initiatives to support more housing
- 02 Community Improvement Plan Overview
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 - » CIP Guiding Principles & Housing Objectives
- 03 Proposed Temporary CIP Incentive Programs
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- 04 Discussion and Next Steps

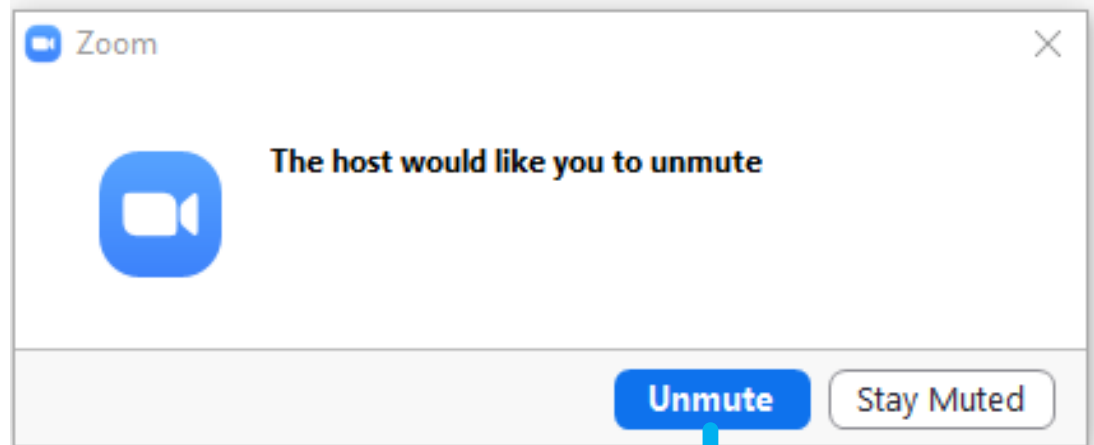
How to Participate Tonight



01



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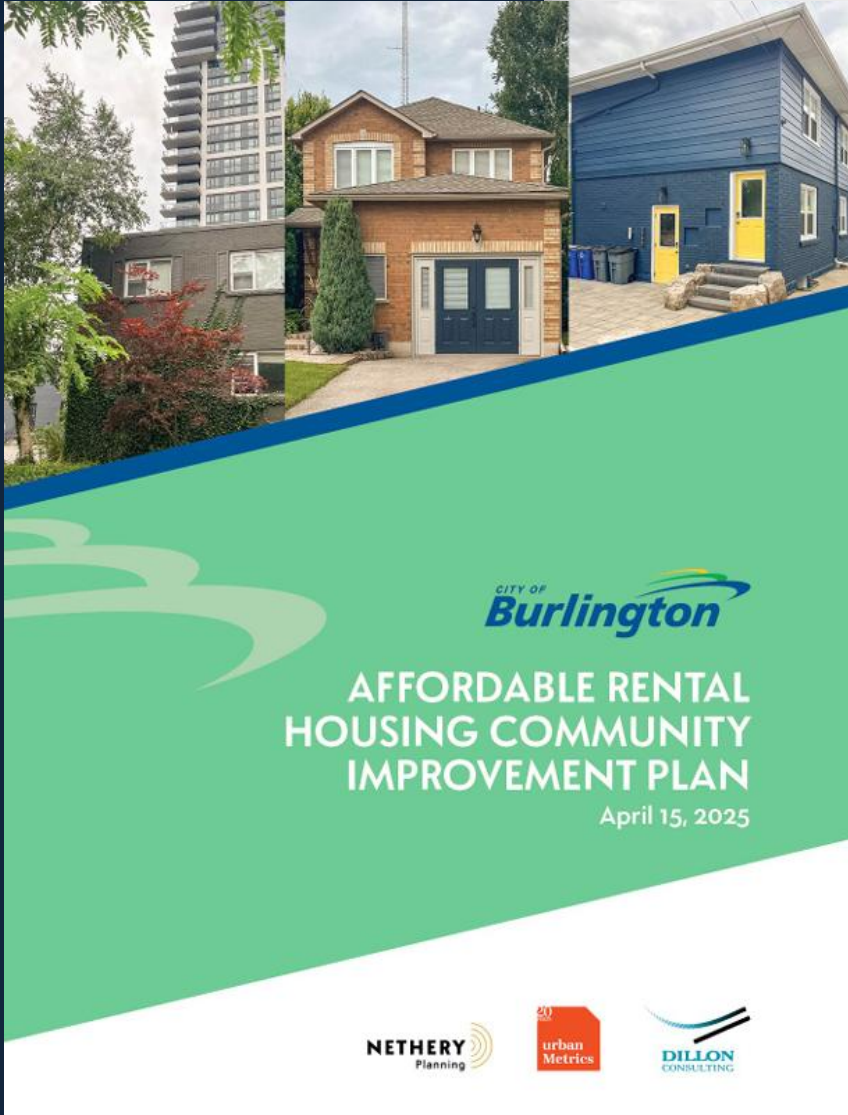


Media, and for Questions/Comments following today's session, please email us at: housingstrategy@burlington.ca

01

Background & Context





Council Direction

On March 2, 2026, City Council directed staff to explore options to broaden incentives that support the creation of new housing in Burlington. Staff will be considering opportunities to refine existing programs and/or create new programs on a temporary basis with a focus on ensuring they are funded by sources other than property taxes.

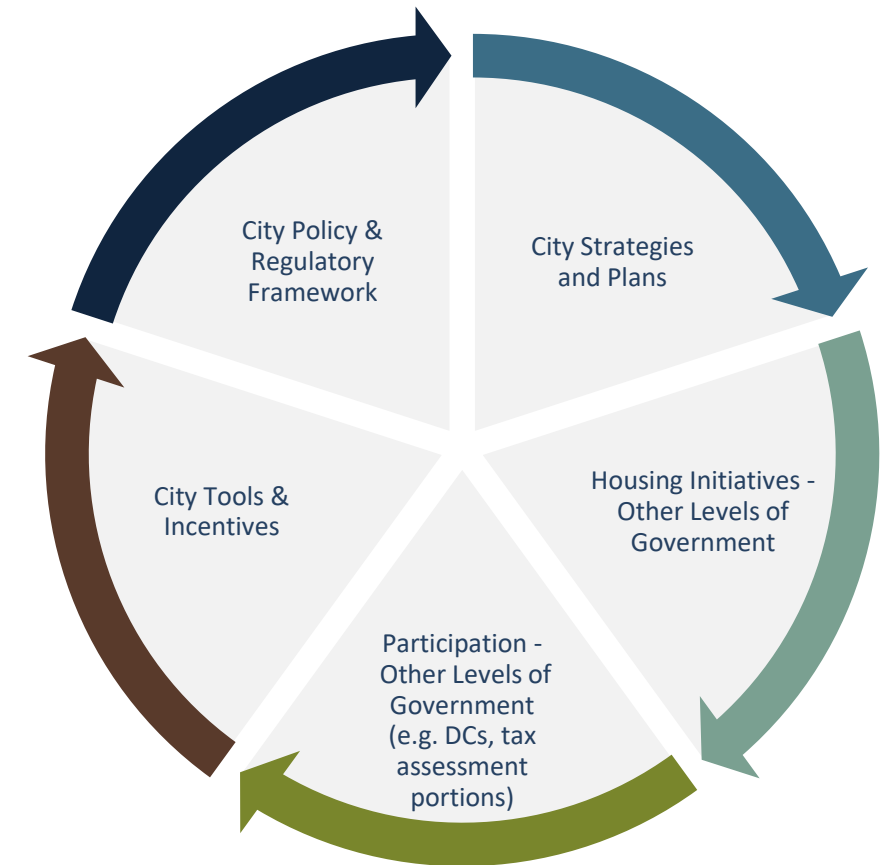
Affordable Rental Housing CIP

- Approved by Council in 2025
- Focused on Affordable and Rental Housing
- Build on statutory DC exemptions for affordable units
- 10 programs
- ARU forgivable loan program has been implemented

Burlington Housing Initiatives to Support Creation of More Housing

- Housing Pledge – 29,000 units by 2031
- Housing Strategy / Housing Needs and Opportunities Report
- Growth Analysis and Housing Market Assessment
- Housing Accelerator Fund Action Plan
- Burlington Affordable Rental Housing Community Improvement Plan
- Pipeline to Permit Committee – opportunities to get housing units built
- Major Transit Station Areas (MTSA) policy framework (OPA 2)
- Modernizing Residential Neighbourhood Area policies (OPA 3)
- Modernizing and streamlining the Residential Zoning By-law
- Streamlining Development Approval Processes
- Residential Development Charges 28% reduction (2024)

The City is part of the housing solution



02

Community Improvement Plan (CIP) Overview





What is a Community Improvement Plan (CIP)?

- Tool to promote community development and improvement through **financial incentives and actions**.
- **Enables municipalities to provide grants, loans, and other incentives** to landowners for eligible costs to prepare land and construct or rehabilitate buildings on private and public properties.
- Legislated by the *Planning Act* (Section 28), a CIP allows a municipality to **designate a specific area for improvement** to address issues, such as housing needs.
- The **Community Improvement Project Area (CIPA)** for Burlington's Housing CIP aligns with the Urban Area of the City's Official Plan.

CIP Guiding Principles

- Incentives for **rental and affordable permanent units** to bridge the cost gap of providing these units
- Develop incentives that provide the **best value and outcomes**
- Develop a **range of incentives**
- Identify opportunities to **stack programs/incentives** – within the CIP and with other programs of City & other levels of government (e.g. Better Homes Burlington home upgrade interest free loan; Halton Region, CMHC Affordable Housing Fund)
- Address **City priorities and Meet HAF targets**, e.g. 3-BRs in MTSAs; energy efficiency/green infrastructure; missing middle & affordable housing

Existing CIP Programs

Pre-Development	New Affordable Rental Units	Sustainable & Accessible Design
Municipal Fee Waivers	Forgivable Loan Programs: <ul style="list-style-type: none"> - ARUs - Missing Middle - Mid/High Rise 	Additional grants Sustainable building design, beyond requirements Accessible/Barrier-free/Universal design, beyond requirements
Design and Study Grant	Development Charges Assistance	
Brownfield Remediation Program	Tax Increment Equivalent Grant (TIEG)	

Burlington Housing Strategy | Housing Objectives

- Defining the City's role and the road map for long term Housing objectives
- Housing Needs and Opportunities Report - Need minimum of 200 new rental units per year in Burlington to meet demand
- Growth Analysis (2025) and Housing Needs Assessment (2025) confirm key priorities of rental and affordable housing
- Increase housing options – affordable, rental, Missing Middle



03

Proposed Temporary CIP Programs



What We've Heard to date in 2026

"the building industry is facing an historic and highly impactful downturn that will have short term impacts on jobs and businesses as well as short and long term impacts on the creation of housing"

"It is difficult for people to get into the housing market"

"We need workforce housing"

"Government fees related to new development are too high"

"Development Charges are an important cost recovery tool to help share the costs of growth and partially fund essential infrastructure"

"Property taxes are not an appropriate funding mechanism for a potential DC exemption program"

"Property taxes are an important cost related to housing affordability"

"The City understands it needs to act in order to support achieving ambitious growth targets over the short and long term"

Proposed CIP Amendment

- 01 Rebrand CIP title to be inclusive of ownership tenure and the targeted affordability criteria in the temporary programs
 - » [Community Improvement Plan for Housing](#)
- 02 New CIP section with Temporary Programs
 - » [Proposed Temporary Programs](#)
- 03 Setting up new criteria

Guiding Principles | Temporary Program

- Incentive Options for **Ownership and Rental units**
- Delivery of **affordable units and family-sized units**
- Delivery of **Missing Middle housing** (up to 4 storeys)
- **Short program application submission window (two years)** to incentivize an accelerated building timeline
- Options for **grants funded from the Housing Accelerator Fund (HAF)**; and **Non-HAF grants** through incremental rebates on increased property tax assessment

Opportunity to:

- Help spur housing development and meet City housing objectives
- Realize tax assessment growth
- Encourage specific housing unit types the City needs to meet population growth forecasts
- Establish a set of programs that could be leveraged in the event of new funding availability

Proposed \$3-4 million Housing Accelerator Fund (HAF) funding for 2026, towards:

- A** **Development Charges Reduction Grant Program** for Purpose-Built Rental and Ownership Units
- B** **Missing Middle Affordable Housing Unit Grant** Program for new affordable rental or ownership units, in a missing middle building format (up to 4 storeys)

Non-HAF Program:

- C** **Tax Increment Equivalent Grant (TIEG) for Purpose-Built Rental Program** for the City's portion of the property tax, up to 100% annually for a period of five (5) years. Includes an affordable rental unit option.

Proposed Temporary Programs & Funding Sources



Eligible Unit

An eligible unit (all temporary programs):

- A new residential unit located within a townhouse or multi-residential or mixed-use multi-residential development
- Not a single or semi-detached or duplex dwelling, or Additional Residential Unit (ARU)
- The unit is authorized, subject to issuance of a Building Permit (superstructure)

Potential Temporary Program Conditions

- Property must be located within the **Community Improvement Project Area (CIPA)**
- **Minimum unit mix and sizes** - maintained and secured through **SPA**
- **Default if thresholds are not met** (unit sizes or numbers and/or required timelines)
- **Construction timing** requirements with Above Grade Building Permit to be achieved within **36 months** from SPA approval
- **City/Council reserves the right to reject any application**, if determined that the commercial relationship between the City and the applicant has been impaired, e.g. applicant in litigation with the City
- Potential **funding caps**, e.g. by corporation, units, dollar value, program
- Incentives **may be combined with other Temporary CIP Programs**
- Allow **retroactive units** back to April 15, 2025
- Short-Term Accommodation: **TBD**

A Development Charge Reduction Program

Purpose-Built Rental:

- Grant for a 100% reduction in Development Charges (DCs)
- Purpose-built rental apartment building of any kind
- Minimum 15-year rental tenure period

Ownership:

- Grant up to 100% of the total City Development Charges (DCs), subject to the DC Grant Structure
- Net increase in ownership dwelling units
- Units used for permanent residential occupancy for 3 years

Mid-Rise and Tall Buildings (5 storeys +):

- Minimum of 20 dwelling units
- Minimum unit sizes - 2BR - 750 sq. ft.; 3BR - 950 sq. ft.

Low-rise Buildings (up to 4 storeys):

- Multi-unit built forms: townhouses, row-housing, apartment buildings
- Minimum of 6 dwelling units

A

Options for Ownership Development Charge Reduction

Mid-Rise and Tall Buildings (5 storeys +)

2 Bedrooms (% of units)	3 Bedrooms (% of units)	Development Charges Reduction Grant (%)
40%	15%	For all units - Up to 100% of the total City Development Charges.
50%	10%	For two or more-bedroom units - Up to 100% of the City Development Charges.
45%	10%	For two or more-bedroom units - Up to 80% of the City Development Charges.
40%	10%	For two or more-bedroom units - Up to 50% of the City Development Charges.

Low-rise Buildings (up to 4 storeys)

- For all units - **Up to 100%** of the total City Development Charges.

B Missing Middle Affordable Housing Grant Program

- Affordable missing middle housing: new purpose-built rental/or ownership units (min. 10 year affordability period)
- Project up to 4 storeys; 6 units or more; minimum 15% shall be affordable
- Up to \$400,000 in combined financial incentives per project, through three components (A + B + C combined):

Part A: Municipal Fee Waiver

Up to 100% (max. \$40,000) of eligible application / permit fees waived

Part B: Affordable Housing and Design Study Grant

Up to 100% (max. \$40,000) toward studies, plans or designs

Part C: Per-Unit Missing Middle Affordable Housing Grant

Up to \$10,000, per eligible affordable unit, to a maximum of \$320,000

C Tax Increment Equivalent Grant (TIEG) Program – Purpose-built Rental

- TIEG up to 100% annually for a period of five (5) years, following project completion/occupancy permit

Temporary TIEG Program for Purpose-Built Rental Buildings – Payout Schedule		
Five Year Duration of TIEG	Rental Building Declining Annual TIEG	Affordable Rental * Building Full Annual TIEG
Year 1	100%	100%
Year 2	80%	100%
Year 3	60%	100%
Year 4	40%	100%
Year 5	20%	100%

- * The Full Annual TIEG payout schedule applies where a minimum of 15% of the units are “affordable rental units”, as defined in the CIP and:
 - Encourage mix of affordable unit sizes including 2 and 3-bedroom units;
 - Minimum 10-year affordability period.

- Minimum of 5 units; 30% or more of total new units to be 2-bedrooms or greater in size
- Minimum 15-year rental tenure
- Minimum unit sizes: 2BR - 750 sq. ft.; 3BR - 950 sq. ft.
- If stacking temporary program grants - total combined grant funding is not to exceed eligible costs

Estimated HAF Funding | Approx. \$3.0 - 4.0 M

Development Charge Reduction Grant

Multiples

1 BR* Rental: 367 units OR Ownership: 312 units

OR

2 BR* Rental: 389 units OR Ownership: 312 units

OR

3+ BR Rental: 299 units OR Ownership: 224 units

Apartments

1 BR Rental: 520 units OR Ownership: 442 units

OR

2+ BR Rental: 418 units OR Ownership: 334 units

OR

Missing Middle Affordable Housing

6 Units – 213 Units
Total Units

5 Units – 181 Units
Market Units

1 Unit – 32 Units**
Affordable Units

AND

TIEG Purpose Built Rental

N/A

The TIEG program is not funded by HAF

* These multiples were split into two categories to accommodate the differing DC relief for rental units depending on number of bedrooms

** The affordable units assume a 15% with a maximum of 32 units.

04

Discussion & Next Steps



Discussion Prompts

- Which parts of the incentive programs could benefit from more detail or clearer explanation?
- What type of housing should Burlington prioritize its incentives on?
 - Rental housing, ownership options, affordable housing, 2 and 3+ bedrooms unit options or, 1 bedroom units.
- When allocating HAF funding across these housing programs, which criteria should matter most – speed of delivery, location, level of affordability, tenure type, or other?
- Is there anything else you want the City to consider?

Next Steps

Subscribe to project webpage for updates and engagement notifications.

E-mail housingstrategy@burlington.ca with questions and speak with staff

