



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

Statutory Public Meeting

Tues. April 14, 2026

getinvolvedburlington.ca/housingstrategy

Council Direction

**Option 2b:
Amend the ARHCIP to
adjust one or more of
the existing approved
programs to address
opportunities to expand
the scope of eligibility
for a temporary time
period.**

“Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 on option 2 b as referenced in the staff report and a new or amended Affordable Rental Housing Community Improvement Plan funded from a source other than property taxes;

and

That Council offer a binding commitment to the provincial and federal governments that for every dollar of earmarked new funding provided to reduce development charges the City of Burlington shall commit to reduce its development charges by the same amount, up to and including a total elimination of development charges on a permanent basis with matched funding; and that council commit to not make any reductions to development charges without first being made whole through federal or provincial programs, such as the HAF or through other federal, provincial or other level of government programs.”

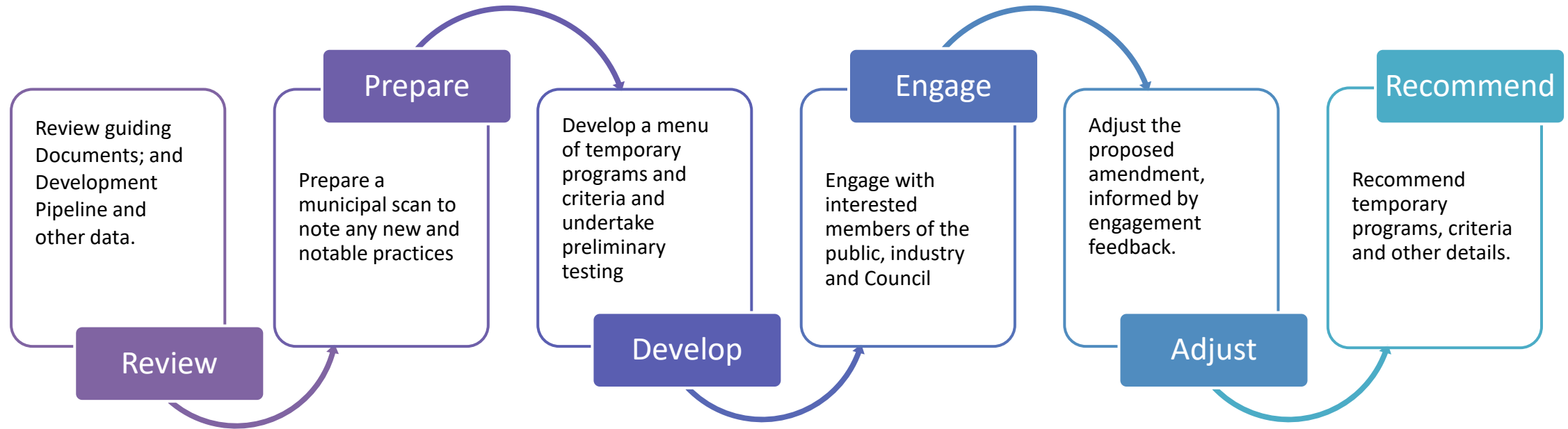


What are we Considering Amending?

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

CIP Amendment Process



Canada-Ontario Partnership to Build Announcement, March - April 2026

Federal and Provincial HST Rebate for first-time home buyers

- Eliminates **100%** of the Federal HST (5%) and Provincial HST (8%) for first-time home buyers on a new home valued up to **\$1M** (up to **\$130,000**).
- **Maximum** rebate of **\$130,000** would be maintained for new homes valued between **\$1M and \$1.5M**
- Between **\$1.5M to \$1.85M** the maximum rebate is proportionately reduced to (**\$24,000**)
- Timeline: April 1, 2026 to March 31, 2026

Joint Federal-Provincial funding for Housing-Enabling Infrastructure

- Federal and Provincial governments will jointly provide **\$8.8 Billion** over **10 years** for housing-enabling infrastructure.
- Funding will be prioritized for municipalities that reduce residential DCs by **30–50%** for **three years**.
- The intent is to offset municipal revenue losses from DC reductions while supporting faster housing delivery.
- Municipalities must submit ready-to-build infrastructure projects to access funding.

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 Setting up new criteria

03 New CIP section with Temporary Programs

» **Draft Temporary Programs**

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

Temporary Program Conditions

- **Eligible Unit:** 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).
- **Unit mix and minimum unit sizes** - maintained and secured through Site Plan Agreement (SPA)
- Incentives **may be combined with other Temporary CIP Programs**
- **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

Proposed Temporary CIP Programs



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 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

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.

B Missing Middle Affordable Housing Grant Program

- Affordable missing middle housing: new purpose-built rental / or ownership units
- 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 10 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

Proposed Temporary CIP Programs

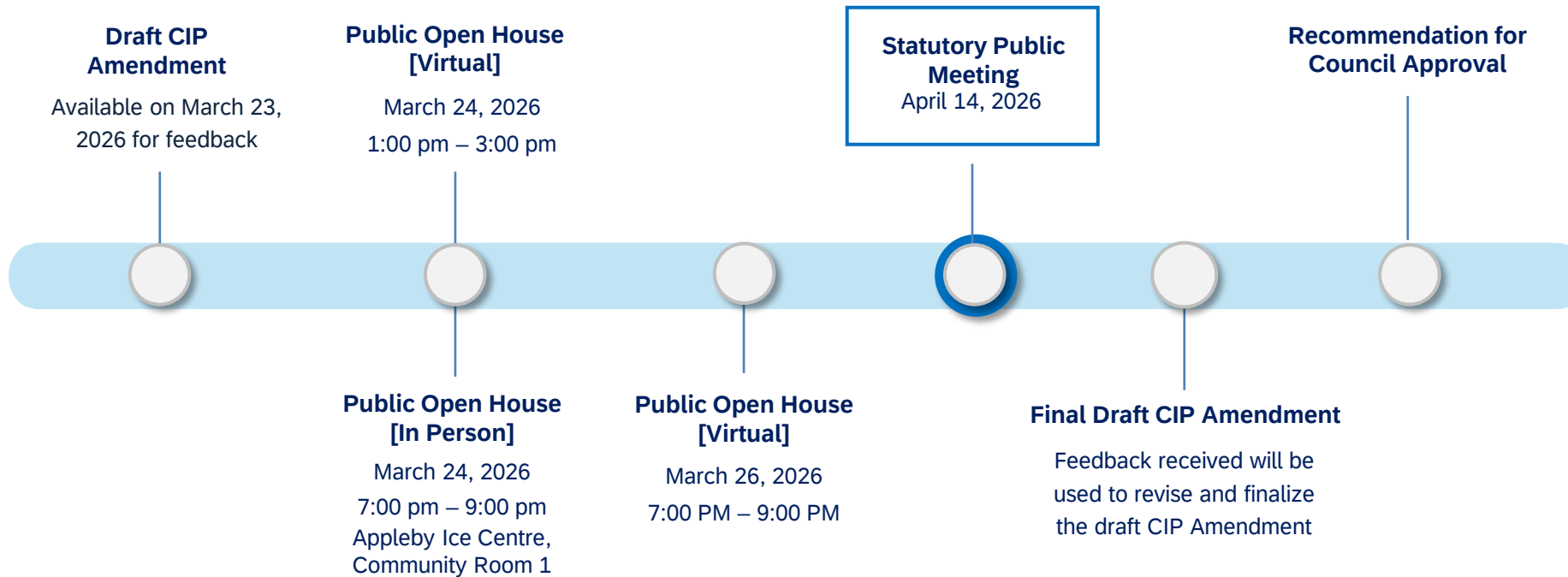
Program	Funding Source	Housing Strategy Objective	Estimated No. Units Incentivized
Rental DC Grant	HAF	✓ Support a Healthy Rental Housing Stock	Between 300 and 500
Ownership DC Grant	HAF	✓ Support a Broad Variety of Housing Types and Forms	Between 300 and 400
Missing Middle Affordable Housing Grant	HAF	✓ Support a Broad Variety of Housing Types and Forms	10 projects 60+ units, 9 affordable units
TIEG	N/A	<ul style="list-style-type: none"> ✓ Support a Healthy Rental Housing Stock ✓ Support a Broad Variety of Housing Types and Forms. 	N/A

Assumes \$4M in available HAF funding and that only ONE program is funded

Next Steps

Subscribe to project webpage for updates and engagement notifications.

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



Cost of 100% DC Grant Equivalent per Unit

Unit Type	Cost of 100% DC Equivalent Grant Per Unit	
	Rental	Ownership
Single Detached	\$22,474/unit	\$22,474/unit
Apartment, Bachelor & 1 Bedroom	\$ 7,696.75/unit	\$9,055/unit
Apartment, 2 Bedrooms	\$ 9,579.20/unit	\$11,974/unit
Apartment, 3 or more Bedrooms	\$ 8,980.50/unit	\$11,974/unit
Multiples, 1 Bedroom	\$10,914.00/unit	\$12,480/unit
Multiples, 2 Bedrooms	\$10,272.00/unit	\$12,840/unit
Multiples, 3 or more Bedrooms	\$13,371.75/ unit	\$17,829/unit

HST Rebate and 50% DC Reduction

Unit Type	New Build	HST Rebate	50% DC Grant	Adjusted Price (rounded)	Resale Market
Single	\$1.8M	\$24,000	\$11,373.50	\$1.76M	\$1.2M
Town House*	\$1.1M	\$130,000	\$8,914.5	\$961,100	\$671,300
Apartment**	\$800,000	\$104,000	\$5,987.00	\$690,000	\$535,300

Average sale price in Burlington. December 2025. Source: Altus, Cornerstone Association of Realtors

* Assumes 3+bedroom townhouse

**Assumes 2-bedroom unit