

# Burlington Affordable Rental Housing Community Improvement Plan Amendment: Modification Summary

This document provides a summary of the modifications that were made to the Draft Affordable Rental Housing Community Improvement Plan Amendment attached as Appendix A to Staff Report DGM-27-26 as a result of feedback received at the Statutory Public Meeting held on April 14, 2026 and as a result of further feedback received between April 14, 2026 and April 29, 2026.

## Modifications to the General Temporary Program Eligibility

- Application submissions to be accepted between June 22, 2026, and December 31, 2027.
- Removed Short Term Rental (STR) criteria, as it is regulated under the City's Short-Term Accommodation By-Law.
- Added Eligible Costs to ensure total combined grant funding does not exceed eligible costs.
- Established a minimum 10-year affordability period for affordable rental units under the subsection 5.9.
- Introduced size-based submission requirements to differentiate between larger projects with applications permitted after Site Plan Approval for larger projects, or for applications permitted after a building-permit application is submitted for smaller projects.
- Established residential-only eligibility to focus incentives on housing outcomes.
- Introduced an early-admission pathway prioritizing evaluating applications that demonstrate readiness through timely and complete submissions by September 1, 2026.
- Clarified phased-development eligibility by requiring each phase and built form to independently meet program requirements.
- Introduced Director of Community Planning discretion to ensure no single organization/entity receives more than 50% of available funds in a given year.

## Modifications to the Development Charge Reduction Grant – Purpose-Built Rental

- Removed the minimum rental tenure period requirement.

- Clarified that the City is not responsible for any discrepancy between the Development Charge grant value at the time of payment and the Development Charges which is payable at occupancy.

## Modifications to the Development Charge Reduction Grant - Ownership

- Consolidated eligibility criteria for mid-rise and tall buildings into a single standard, requiring 40% 2 bedroom and 5% 3+bedroom, to qualify for a 30% DC grant.
- Removed requirement for minimum number of units for mid-rise and tall buildings.
- Reduced number of eligible units for low-rise buildings to 4 dwelling units.
- Discretion given to the Director of Community Planning, subject to funding availability, may accept a bedroom requirement variance of up to 2%.
- Introduced a time-limited variance option allowing a discretionary 5% reduction to the two-bedroom requirement for applications submitted on or before December 31, 2026 while maintaining the full three-bedroom requirement.
- Allow stacking of this program with other temporary programs.
- Clarifies that the City is not responsible for any discrepancy between the Development Charge grant value at the time of payment and the Development Charges payable at occupancy.

## Modifications to the Missing Middle Affordable Rental Housing Grant

- Program removed from the Temporary Programs

## Introduction of the Missing Middle Municipal Fee Waiver Program

- Through this Temporary Program, up to 100% eligible permit fees set by by-law may be waived for development applications for missing middle housing forms.
- For details about this program, see Appendix A to Staff Report DGM-35-26.

## Modifications to the Tax Increment Equivalent Grant (TIEG) for Purpose-Built Rental Residential Program

- Added accessibility improvements as eligible cost.
- Reduced number of eligible units to 4 dwelling units.
- Removed minimum rental tenure period requirement.
- Introduced a discretionary variance allowing up to a 2% reduction from the required 30% two-bedroom-and-larger proportion, with a time-limited option of up to 5% for applications submitted on or before December 31, 2026.
- Revised the grant calculation to tie the value of the grant to the incremental increase in municipal property taxes resulting from the project, up to the maximum eligible costs, while maintaining eligible-cost limits.
- Applied the Full Annual TIEG payout schedule to purpose-built residential rental buildings where the total number of new rental units with accessibility features exceeds the Ontario Building Code (OBC) minimum accessible unit requirement by 10%.
- Added demolition, construction and labour, municipal and agency fees, Consultant fees and accessibility improvements as eligible costs.

## Introduction of the Accessible Design Grant Program

- Added a new Accessible Design Grant Program as to support projects incorporating enhanced universal or barrier-free design, or accessible design practices and features that exceed Ontario Building Code (OBC) requirements.
- For more details, please see Appendix A to Staff Report DGM-35-26.