

Engagement Feedback Summary Report

Introduction

The purpose of this Engagement Feedback Report is to summarize the findings of the engagement undertaken on the Draft Affordable Rental Housing Community Improvement Plan (ARHCIP) Amendment that took place between March 13, 2026, and April 14, 2026. The feedback collected was considered and used, where appropriate, to inform the recommended amendment to the Affordable Rental Housing Community Improvement Plan, attached as Appendix A to Staff Report DGM-35-26.

Amendment to the Affordable Rental Housing Community Improvement Plan Project

On March 2, Council unanimously approved the following referral and direction (DGM-03-26)(SD):

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.

As a part of this work, staff prepared a draft amendment to the City's Affordable Rental Housing Community Improvement Plan to propose new, temporary, programs that incentivize a wider range of housing options to assist in bringing more housing units online in the City using a funding source other than the City's property tax-base. The draft amendment proposed 4 temporary programs and associated program criteria and conditions. The draft amendment was posted on the City's engagement website: www.getinvolvedburlington.ca/housingstrategy on March 23rd for consultation. The draft

amendment was also attached as Appendix A to Staff Report DGM-27-26 and was the subject of discussion during the Statutory Public Meeting on April 14th, 2026.

Summary of feedback on the draft amendment to the Affordable Rental Housing Community Improvement Plan

During the engagement activities held from March 13 to April 14, 2026, the project team engaged with a range of interested parties. The following summary provides an overview of feedback collected for each engagement activity. The feedback collected over the course of the engagement period has been used to inform the recommended amendment attached as Appendix A to Staff Report DGM-35-26.

Early Focused Engagement with Development Community

Focused early engagement provided an opportunity for the development community to learn about the proposed policy changes and temporary programs included in the draft amendment to the Affordable Rental Housing Community Improvement Plan, attached to [Appendix A](#) of [staff report DGM-27-26](#). The project team presented key details of the draft programs to solicit initial feedback and assess the practicality and implementation considerations of the draft temporary proposed programs. The table below provides a summary of the feedback received, including staff responses, and how the feedback did or did not inform the recommended amendment.

Reach: 10 attendees

No.	Theme	Issue Identified	Staff Response	Changes to Recommended ARHCIP Amendment
1	Program Simplicity	Concern that overly complex eligibility criteria risk limiting uptake and reducing the practical impact of programs.	The proposed amendment will streamline eligibility requirements and simplify program design to improve uptake.	Simplified Appendix B – Temporary Programs Additional Details and Eligibility Criteria; and subsection 5.9 Temporary Programs.
2	Financial Feasibility and Market Viability	Concern that the proposed incentives may not be sufficient to meaningfully shift project feasibility, given	The City’s scope of influence remains limited. The proposed amendment will be informed by sensitivity testing and proforma	Adjusted related financial incentives for programs as appropriate, under

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		that the City's portion of the Development Charges (DC), is just 25% (other portions are charged by the Region and Schoolboards).	analysis to ensure incentives are calibrated to real market conditions.	subsection 5.9 Temporary Programs.
3	Program Goals and Affordability Outcomes	Questions raised about whether the programs are intended to stimulate construction activity or achieve affordability outcomes, and whether cost savings would be passed on to the consumers.	The temporary programs have been designed to advance both objectives, stimulating construction activity to increase more diverse housing supply, while also supporting affordability outcomes, aligning with the City's Housing Strategy and Housing Accelerator Fund Action Plan. The Tax Increment Equivalent Grant for Purpose-Built Rental program includes a voluntary affordability requirement, which encourages that cost savings contribute to affordable units.	In developing the Temporary CIP Programs, the City's financial modeling and sensitivity analysis assumed that the Development Charge Ownership Grant would be applied to the development project to improve overall feasibility and accelerate the delivery of units in a stalled market. The analysis does not rely on, a mandatory pass through to individual purchasers. Requiring a pass through may reduce the effectiveness of the incentive by shifting the benefit away from project viability and into individual unit transactions, which does not support the core objective of bringing units online quickly or unlocking stalled

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				development activity, thereby limiting its effectiveness as a market stimulating tool. It would also introduce uncertainty into pro formas, complicate financing, and create administrative delays tied to verifying private Agreements of Purchase and Sale.
4	Construction Timelines and Funding	Proposed timelines may be too tight, especially for higher-density projects.	The proposed amendment will consider differentiated construction eligibility timelines for low-rise and mid-rise & high-rise projects, with provisions for extensions at the discretion of the Director of Community Planning.	Revised Construction Timing Eligibility criteria and addition of a discretionary extension clause under General Temporary Program Eligibility in subsection 5.9 Temporary Programs developed in consultation with Building Department.
5	Eligibility Scope and Inclusivity	Concerns raised around the exclusion of certain housing types and projects qualifying under unique circumstances.	The proposed amendment will simplify eligibility to include any project within the CIPA.	Simplified subsection 5.9 Temporary Programs to broaden eligibility criteria to all projects located within the Community Improvement Plan Area.
6	Forecasting Uncertainty of Future Builds	Concerns regarding the uncertainty of projecting future program uptake and housing starts.	The City acknowledges that forecasting future units is subject to uncertainty given variability of market conditions. As the City's role is to establish the policy framework and implement tools that enable	Out of Scope

			community building, rather than build housing directly, precise forecasting of potential uptake of the new temporary incentives is limited. Staff will monitor program uptake and report findings back to Council.	
7	Regional DC Reduction Request	Requests made to reduce Regional DCs which represent the largest portion of total DCs.	Regional DCs are established and administered by Halton Region and fall outside of the jurisdiction of the City of Burlington. The draft Amendment and proposed temporary programs have been shared with the Region. Staff will continue to engage with the Region on this matter.	Out of Scope

Public Open Houses

The purpose of these events was for staff to present the draft amendment to the Affordable Rental Housing Community Improvement Plan and to hear feedback from the community. Two Public Open Houses were held virtually via Zoom, on March 24 and 26, 2026, and one was held in-person, at Appleby Ice Centre on March 24, 2026. The Public Open Houses provided an opportunity for the public to ask questions and share feedback. Below is a summary of the comments received at the Open Houses including staff responses, and how the feedback did or did not inform the recommended amendment. Any comments that were out of scope will be forwarded to the appropriate City departments or other relevant governmental agencies.

Reach: 77 attendees

No.	Theme	Issue Identified	Staff Response	Changes to Recommended ARHCIP Amendment
1	Program Goals and Affordability Outcomes	Interest in understanding how this project may affect current and future Burlington Residents, including first-time homebuyers.	The draft amendment is intended to support the delivery of more diverse housing options for Burlington residents, providing greater choice between housing types that best meet their goals and needs. Staff recognize that first-time homebuyers may face unique challenges when entering the housing market and will consider their needs when reviewing the temporary programs.	Out of Scope
2	Definition of Affordability	Concern regarding the City’s use of the Provincial definition of affordability.	The definition of affordability used in the ARHCIP follows the Provincial definition, <i>Development Charges Act, 1997</i> . Using this definition provides alignment with the provincial definition of affordability as it relates to Development Charges.	None
3	Monitoring Affordability	Interest in how the City will monitor affordability once incentive programs have been provided, and units have been built, including units contracted for rental tenures of 10-15 years and what happens at	The ARHCIP outlines monitoring requirements under Section 7, including development of affordable rental units, which tracks the number, type, and location of new affordable rental units constructed with annual reporting requirements to City Council.	None

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		the end of tenure periods.		
4	Funding Temporary Programs	Questions raised regarding how temporary programs will be funded.	Funding for the temporary programs will not draw on the City's property tax base. Funding will be sourced from the Federal Housing Accelerator Fund.	None
5	Eligibility Scope and Flexibility	Interest in eligibility of projects currently in the pipeline that may not meet every program requirement, and a desire for greater flexibility in eligibility criteria.	The temporary programs are intended to incentivize housing types in alignment with the City's Housing Strategy. Adjustments to eligibility criteria will need to balance the objectives of the City's Housing Strategy, the needs of the development community, and the public interest. Projects that do not currently meet eligibility may need to be adjusted or redesigned in order to qualify.	Revised Appendix B – Temporary Programs Additional Details and Eligibility Criteria; and, subsection 5.9 Temporary Programs to broaden flexibility of criteria and introduce a variance range for certain criteria at the discretion of the Director of Community Planning.
6	Short-term Rental Concerns	Questions around safeguards to prevent housing created through the temporary programs from being converted into short-term rentals.	The City's Short-term Accommodation By-law provides sufficient enforcement related to short-term rental accommodations.	None

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7	Location of Temporary Programs	Suggestion to keep the draft temporary programs separate from the ARHCIP.	Staff are recommending to amend the existing ARHCIP to incentivize the building of diverse housing options in Burlington through new, temporary programs funded by the Housing Accelerator Fund. The existing programs of the ARHCIP may be activated by Council at any time when, and if, additional funds become available.	None
8	Program Retroactivity	Concern that retroactive eligibility to April 2025 may not support new growth activity.	Retroactive eligibility may support projects currently stalled in the pipeline. The date of April 2025 was selected as it corresponds to when the ARHCIP came into force and effect.	Staff considered retroactive eligibility and determined that it was appropriate to establish a June 22, 2026, date for the establishment of the new, temporary programs. The Temporary Programs clarify that: “costs incurred prior to the adoption of the Temporary Programs are not eligible”
9	Application Prioritization	Concern for the prioritization of applications for the temporary programs over other applications.	Site Plan Approval is a condition for submission of an application to a temporary program in the ARHCIP. Therefore, applications will not have an active development application (Official Plan	Out of Scope

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			Amendment, Zoning By Law Amendment, etc.) at the time of participation in the temporary programs. The city reviews applications in the order they are received.	
10	Accessibility Requirements	Interest in seeing programs encourage designs for greater accessibility of units.	Noted.	<p>Introduction of an additional temporary program: Accessible Design Grant Program.</p> <p>The TIEG program was modified in two ways. First, universal design feature, barrier-free design and universal design were added as “eligible costs”. Second, the TIEG established, similar to the affordable unit payout schedule, a revised payout schedule where accessibility eligibility requirements are met.</p>
11	Location of New Housing	Interest in the location in which the housing	The proposed temporary programs will only apply within the Community Improvement	None

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		created from the temporary programs will be built.	Project Area which is consistent with the Urban Area.	
12	Reinstate the Additional Residential Unit (ARU) Program	Interest in reinstating the now closed ARU program.	The ARU program is now closed. An ARU is not identified as an eligible dwelling unit under the proposed temporary programs. Staff will consider these comments to be brought to Council for future consideration. While these programs are currently unfunded, the programs remain approved and ready for use should funding become available. This comment will be shared with relevant internal parties, as appropriate.	Out of Scope
13	Statistics, Data, and Metrics	Interest in a range of data and statistics, including DC expenditures, Housing Accelerator fund allocations, progress towards housing targets, and the cost per affordable unit by program.	The City provides ongoing reporting on Housing Accelerator Fund expenditures and progress towards housing targets through Housing Accelerator Fund Implementation and Update Reports, which have been presented to Council on a regular basis. These reports detail how Housing Accelerator Fund dollars have been allocated and spent, track progress towards Housing Accelerator Fund commitments, and provide updates on the implementation of the Housing Strategy, including monitoring of key milestones and outcomes.	Out of Scope
14	Growth-Related Infrastructure Strain and Cost	Concern that current infrastructure may not support proposed growth targets, and interest in the associated costs.	The construction of housing units is subject to the requirements of the City's Official Plan, Zoning By-law and in other documents such as the Ontario Building Code. Issuance of building permits for any structure is subject to requirements that consider many factors including infrastructure capacity.	Out of Scope

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			This comment will be shared with relevant internal parties and other levels of government, including Halton Region, as appropriate.	
15	Efficiencies in the Development Process	Questions about the efficiency gains related to housing targets.	Outside of the incentive programs, staff have made improvements to the pre-consultation process to support higher-quality submissions and faster decisions, including the application of Lean Six Sigma principles. This work is ongoing. This comment will be shared with relevant internal City departments.	Out of Scope
16	Housing Best Practices	Interest in following best practices from organizations, such as AMO, to support housing development.	Staff agree it is important to understand how other municipalities and organizations are supporting housing delivery. A municipal scan was conducted, Appendix E in DGM-27-26 , to explore comparable programs relevant to the proposed amendments to the ARHCIP. Any approaches considered were adapted to reflect Burlington's unique context, priorities, and the objectives of the Housing Strategy.	None
17	City's Scope and Responsibility	Request for more details on the City's role in supporting and incentivizing housing, including deeply affordable housing and potential to use City-owned land to build housing.	The City's role within the housing continuum is articulated in its Housing Strategy. Deeply affordable and assisted housing falls within the purview of the Region, as the designated Housing Service Provider. However, the City continues to partner with the Region and advocates to upper levels of government where appropriate. The City has recently contributed City-owned land to housing in the past, as seen at 1022-1030 Waterdown Road, see staff report LLS-16-26 . This comment will be shared with the Region of Halton.	Out of Scope

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18	Regional Scope and Responsibility	Question about the roles of Halton Region and upper levels of government in creating affordable housing, and interest in coordinated efforts.	Feedback will be compiled and shared with the Region. Halton Region, as the designated Housing Service Provider, is responsible for deeply affordable and assisted housing delivery. The City continues to partner with the Region and advocates to senior levels of government.	Out of Scope
19	Provincial Housing Targets	Concern that Provincial housing targets allocated to Burlington are unrealistic.	In response to the housing targets set by the Province, the City's goal is to create a policy framework that will support the development of more housing. This comment will be shared with internal parties and other levels of government, including the Province, as appropriate.	Out of Scope
20	Availability of Project Materials	Interest in making the presentation materials publicly available.	Staff have posted the presentation materials on the City's Housing Strategy webpage: www.getinvolvedburlington.ca/housingstrategy .	Out of Scope