

Statutory Public Meeting Feedback Summary Table

Following the release of the draft amendment to the Affordable Rental Housing Community Improvement Plan (ARHCIP) on March 23, 2026, staff held a Statutory Public Meeting on April 14, 2026, to gather feedback from the public and Council.

To support the Statutory Public Meeting, in addition to the draft amendment posted on March 23, 2026, the Staff Report and associated appendices were posted April 2, 2026, for public review.

The following section provides an overview of feedback on the draft amendment to the Affordable Rental Housing Community Improvement Plan, received via correspondence and feedback at the Statutory Public Meeting.

Feedback from Statutory Public Meeting

The following table provides an overview of the feedback received from written submissions, delegations, and discussions with Council, and includes staff responses and how the feedback did or did not inform the recommended amendment.

No.	Theme(s)	Commenter(s)	Issue Identified	Staff Response	Changes to Draft ARHCIP Amendment
1	Program Eligibility Criteria are too Restrictive (unit mix and bedroom thresholds)	WE HBA BILD National Homes	Development Industry submissions indicated that as currently structured, the proposed programs are unlikely to generate significant uptake. Prescribed bedroom-type ratios and unit mix thresholds do not	Staff recognize that the program criteria may be too prescriptive and may not align with current market conditions or the existing development pipeline. While the original thresholds were intended to support the objectives of the Housing Strategy and the Housing	<ul style="list-style-type: none"> Revisions to Development Charge Reduction Grant – Ownership Program criteria to identify just 1 unit mix. For the Development Charge Reduction Grant – Ownership Program variances have been introduced

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			<p>reflect the majority of projects in the existing development pipeline, potentially requiring project redesign.</p> <p>There is concern that this may delay housing delivery and limit near-term construction activity.</p>	<p>Accelerator Fund Action Plan, particularly the delivery of larger-sized units, staff agree there is an opportunity to introduce greater flexibility while maintaining alignment with Council-approved objectives.</p>	<p>for bedroom unit mix at the discretion of the Director of Community Planning.</p> <ul style="list-style-type: none"> Approval timelines/ construction milestones were adjusted to create more flexibility in subsection 5.9 Temporary Programs.
2	<p>Call for Development Charges (DC) reduction on all residential units</p>	<p>National Homes</p> <p>WE HBA</p> <p>BILD</p> <p>Cornerstone Association of Realtors</p>	<p>Restricting Development Charges to the defined eligible unit types, which excludes single and semi-detached homes, misses a significant portion of buyer demand.</p>	<p>The exclusion of single and semi-detached units from incentivization through the proposed temporary programs aligns with the housing needs and objectives set out in the City's Housing Strategy and the Housing Accelerator Fund Action Plan. The eligible unit types set out in the recommended amendment are, generally speaking, more affordable than single and semi-detached dwellings and provide better alignment with the City's Housing objectives.</p>	<p>None</p>

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<p>3</p>	<p>Risk to eligibility for senior government infrastructure funding</p>	<p>BILD National Homes WE HBA Cornerstone Association of Realtors Council</p>	<p>The recently announced Canada-Ontario Partnership to Build provides \$8.8 billion over 10 years for housing-enabling infrastructure prioritized for municipalities that implement residential DC reductions of 30 - 50% for a minimum of three years. There is concern that, as currently scoped, the proposed programs do not meet this minimum threshold and place the City of Burlington at risk of being ineligible for a significant and time-limited infrastructure funding opportunity.</p>	<p>The temporary programs proposed through the recommended amendment are intended to function as one tool within a broader housing funding system, designed to complement and stack with other incentives and funding programs offered by upper levels of government as they become available. These programs provide near-term financial incentives that reduce the City's portion of DCs for eligible units, while also advancing other City objectives through additional incentive streams. Staff will continue to monitor emerging funding opportunities and program developments to ensure the City's tools remain aligned with and responsive to the broader housing funding landscape.</p>	<p>None</p>
<p>4</p>	<p>Program complexity and lack of flexibility</p>	<p>WE HBA BILD</p>	<p>Concern that participation in the programs will be limited due to the existing complexity in proposed</p>	<p>Staff will revise the proposed programs to streamline eligibility criteria and introduce a variance range for certain criteria at the</p>	<ul style="list-style-type: none"> • Revisions to program criteria to streamline and simplify eligibility requirements in

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		National Homes Council	program structures and eligibility criteria.	discretion of the Director of Community Planning to ensure the City balances achieving desired housing outcomes with what can realistically proceed to construction.	<p>subsection 5.9 and Appendix B.</p> <ul style="list-style-type: none"> • For the Development Reduction Grant – Ownership Program variances have been introduced for the bedroom unit threshold criteria at the discretion of the Director of Community Planning. • The Missing Middle Housing Grant has been removed from the proposed temporary programs and replaced with a simplified program (Missing Middle Municipal Fee Waiver Program).
5	Six-unit minimum excludes viable small-scale infill development	WE HBA Council	The six-unit minimum requirement under the Missing Middle Affordable Housing Grant program excludes viable four-unit projects.	Staff acknowledge the importance of missing middle housing forms in achieving housing diversity and larger-sized unit targets identified in the Housing Strategy. A minimum of four units represents an appropriate	<ul style="list-style-type: none"> • The Missing Middle Housing Grant has been removed from the proposed temporary programs. • Revisions were made to the Tax Increment Equivalent Grant

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				built form that aligns with the City's New Residential Zoning By-law.	(TIEG) program and Accessible Design Grant program to identify a 4-unit minimum.
6	Retroactivity	National Homes Council	Clarification requested on retroactive eligibility.	Costs incurred before the adoption of the Temporary Programs are not eligible. Financial incentives will not be retroactively applied to work commenced prior to approval of an application for incentives under this Plan.	Clarified details about retroactivity.
7	15-year affordability/rental period creates financing barriers	WE HBA Council	For the Missing Middle Affordable Housing Grant Program, it was noted that a 10-year restriction makes it challenging to secure mortgage financing. At the Committee of the Whole meeting on April 14, 2026, the Mayor asked whether the 15-year rental tenure clause is redundant given existing municipal/provincial conversion procedures and suggested a	Staff confirmed that the clause relates to maintaining rental tenure, not affordability, and will explore simpler alternatives. Staff continue to align the definition of affordable with the definition set out in the <i>Development Charges Act, 1997</i> and as described in the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin".	<ul style="list-style-type: none"> Removal of one of the programs that required the provision of affordable units (the Missing Middle Affordable Housing Grant) which was replaced with the Missing Middle Municipal Fee Waiver program which does not contain criteria related to affordability. The 15-year rental tenure requirement

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			simpler claw back provision.		has been removed from all proposed temporary programs.
8	Affordability definition set too low	WE HBA Council	Concern that the DC Act 1997 Bulletin affordability threshold is too low for projects to pencil and noted feasibility concerns. It was recommended that the City align their affordability requirements with the Provinces' criteria for HST reductions.	The City's Community Improvement Plan is grounded in the housing needs and objectives identified in the City's Housing Strategy. The incentivization of affordable housing units is an objective of a Housing Community Improvement Plan. Staff will monitor program uptake and feasibility impacts.	<ul style="list-style-type: none"> Removal of one of the programs that required the provision of affordable units (the Missing Middle Affordable Housing Grant) which was replaced with the Missing Middle Municipal Fee Waiver program which does not contain criteria related to affordability. The TIEG temporary program continues to provide an incentive for the provision of affordable rental units.
9	Absence of accessibility requirements or incentives	Burlington Accessibility Advisory Committee	Concern that there are no accessibility targets and incentives, despite Action 8 of the Housing Strategy identifying accessible units as a	Staff acknowledge the importance of accessibility and aging-in-place especially given Burlington's aging population. Staff have continued to work with the	<ul style="list-style-type: none"> Introduction of an additional temporary program: Accessible Design Grant Program. This program must be

		<p>Burlington Inclusivity Advisory Committee</p> <p>Burlington Seniors Advisory Committee</p>	<p>type of unit that a Community Improvement Plan should include. Delegates noted that 30% of Burlington’s residents live with a disability and 90% of seniors expressing a strong desire to age in place. Questions were also raised whether Housing Accelerator Fund criteria permit the use of funding for accessible housing grants, and whether the Housing Accelerator Fund money available to the City can serve both affordability and accessibility objectives at the same time.</p>	<p>Burlington Accessibility Advisory Committee to identify opportunities to incorporate accessibility incentives and assess the extent to which the Housing Accelerator Fund can support both affordability and accessibility outcomes concurrently.</p> <p>Subsection 5.8 of the current ARHCIP includes a Sustainable and Accessible Design Grant Program, which can be activated by Council should funding become available.</p>	<p>stacked with another Temporary Program. This program provides a grant for up to \$50,000 per project based on the extent to which a project incorporates voluntary universal or barrier-free design, or accessible design practices and features that exceed the Ontario Building Code.</p> <ul style="list-style-type: none"> • 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
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					requirements are met.
10	Engagement	BILD Cornerstone National Homes Council	Questions on adequacy of engagement. There was also a recommendation to hold one-on-one meetings with developers with active projects.	Staff conducted statutory and non-statutory engagement efforts. The details of this engagement can be found in Appendix C: Engagement Feedback Report, attached to Staff Report DGM-35-26. Staff agree that targeted follow-up with interest holders, developers, advisory committees will further refine the proposed amendments and temporary program design. See Appendix E and the Staff report for details of additional engagement after the Statutory Public Meeting.	None
11	Program administration and monitoring	Council	Procedural requirements were unclear. Questions were raised how fund depletion will be managed, and how program closure will work.	Implementation and Monitoring is set out in Sections 6 and 7 of the ARHCIP. Administrative safeguards will be provided using legal agreements, tracking, and enforcement mechanisms.	Minor adjustments to the General Program Eligibility in subsection 5.9 to provide added clarity related to legal agreements and other criteria.

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				The City will draw on lessons learned through the deployment of the Additional Residential Unit Grant program with respect to tracking and criteria enforcement.	
12	Funding Source for Temporary Programs and Financial Implications	Council	Importance of funding the proposed temporary programs from sources other than the municipal property tax base and request for greater financial analysis.	<p>Staff direction from Council has been clear. Council resolved to proceed with Option 2(b) for a new or amended Affordable Rental Housing Community Improvement Plan funded from a source other than property taxes.</p> <p>Staff Reports DGM-27-26 and DGM-35-26 identify the Housing Accelerator Fund as the funding source for the proposed temporary programs identified in the proposed amendment to the ARHCIP.</p>	None
13	Financial Analysis and Revenue Backstop	Council	Concern that the report did not include a financial analysis of the 4 temporary program options or how the	The proposed temporary programs will be funded by the Housing Accelerator Fund, which is funding received from the federal	None

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			<p>programs would be funded in the event the Senior government funding does not fully offset lost DC revenue. This could expose current taxpayers or existing reserves to unquantified risk.</p>	<p>government. There is no other funding source under consideration. The temporary programs will not draw from the municipal property tax base or the DC reserves.</p> <p>Staff will bring forward a financial analysis in the recommendation report that clearly shows the total Housing Accelerator Funds available, how those funds are proposed to be allocated across the Temporary programs, and how program intake will be monitored and paused when the funding envelope is reached.</p>	
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