

Post-Statutory Public Meeting Feedback Summary Table

This appendix summarizes the feedback collected between April 15 – April 29, 2026, following the Statutory Public Meeting. The feedback informed the finalization of the recommended amendment to the Affordable Rental Housing Community Improvement Plan (ARHCIP) attached as Appendix A to Staff Report DGM-35-26.

Summary of feedback received after the Statutory Public Meeting (April 15 – April 29, 2026)

Between April 15, 2026, and April 29, 2026, the project team engaged with a range of interested parties:

- Presentation to Pipeline to Permit Committee on April 16, 2026
- Targeted outreach to developers with active developments in the Pipeline
- Multiple one on one meetings with interested parties and associated follow-up
- Meeting with the Burlington Accessibility Advisory Committee on April 27, 2026
- Presentation to the Housing Development Liaison Committee on April 27, 2026
- Email correspondence

The following table provides an overview of feedback received on the draft amendment to the Affordable Rental Housing Community Improvement Plan between April 15, 2026, and April 29, 2026, 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	Eligibility of retirement homes for temporary programs	Pipeline to Permit Committee	As retirement homes are a form of rental, are they being considered for the temporary proposed programs?	Staff acknowledged that retirement homes are a form of rental housing.	The recommended amendment clarifies that only eligible units that are subject to

				Existing statutory exemptions under the <i>Development Charges Act, 1997</i> apply to non-profit housing developments. Additionally, recent Provincial legislation has proposed extending Development Charge exemptions to non-profit retirement home developments specifically. Staff will monitor this legislation as it progresses.	residential development charges are eligible.
2	Accessibility as eligibility criteria	Burlington Accessibility Advisory Committee	Could accessible design criteria be incorporated into the proposed temporary programs?	The feedback from the development industry has noted that increasing criteria for programs risks undermining their financial viability. However, there are opportunities to incentivize accessible design through the temporary programs.	Introduction of an additional temporary program: Accessible Design Grant Program. 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.
3	Separating accessibility from sustainability	Burlington Accessibility Advisory Committee	Whether accessibility could be decoupled from sustainability within the eligible costs so that available grant funding could be focused on accessible and barrier-free units.	Subsection 5.8 of the current ARHCIP includes a Sustainable and Accessible Design Grant Program, which remains and can be activated by Council should funding become available.	<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</p>

					where accessibility eligibility requirements are met.
4	Ongoing Monitoring	Burlington Accessibility Advisory Committee	Participants emphasized the importance of establishing a robust monitoring framework to track accessible housing starts and program uptake across categories, enabling future program refinements to be informed by data.	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. Staff plan to monitor data for all temporary programs.	None
5	Timeline for program eligibility	Housing and Development Liaison Committee (HDLC)	The timeline to submit a building permit prior to September 1 st , 2026, to be eligible for the temporary programs is not realistic for projects in early stages or that entail high-rise developments. Would prefer more flexibility on this timeline.	Staff discussed the newly contemplated the “Early Program Admission” criteria with HDLC. The Early Program Admission Criteria prioritizes applications that demonstrate the ability to deliver units quickly subject to all program eligibility requirements, criteria and funding availability. This was not part of the statutory draft amendment presented	Modifications were made to subsection 5.9 Temporary Programs under General Temporary Program Criteria to clarify the definition and application of the “Early Program Admission”.

				<p>April 14, 2026. It is intended to encourage getting units built as quickly as possible in alignment with the objectives set out in the Housing Accelerator Fund Action Plan. Applicants who submit a complete program application and make a building permit application by September 1st, 2026, will receive priority evaluation of a CIP application, subject to funding availability. Applications submitted after this date remain eligible but are subject to funding availability.</p>	
6	Affordability Outcomes and Market Limitations	Public	<p>Concern that market-based housing delivery may not properly address affordability needs, particularly for vulnerable groups with calls for greater investment in deeply affordable housing and non-market housing options.</p>	<p>While the City recognizes the importance of non-market housing options, the Region serves as the Designated Housing Provider responsible for delivering these housing types. The City will continue work in partnership with the Region in support of these objectives. The temporary programs have been designed to align with the City's Housing Strategy and Housing Accelerator Fund Action Plan.</p>	Out of scope

				This comment will be shared with internal parties and other levels of government, as appropriate.	
7	Tenant Protections and Housing Stability	Public	Concerns were raised regarding the lack of rent control on buildings constructed after 2018 and the impact this may have.	Rent control falls under Provincial jurisdiction and is outside the scope of this amendment. The City will continue to advocate on matters affecting housing stability where appropriate. This comment will be shared with senior levels of government, as appropriate.	Out of Scope
8	Program complexity and lack of flexibility	National Homes	<p>Concern that participation in the programs will be limited due to the existing complexity in proposed program structures and eligibility criteria.</p> <p>Concerns about the impact of program criteria on eligibility of projects that are already far along in the approvals and permitting process.</p>	<p>From a planning perspective, staff must balance development feasibility with the broader public interest as described in the City's Housing Strategy and Housing Accelerator Fund Action Plan. Temporary program implementation approaches reflect diverse housing needs.</p> <p>Staff may consider applying a flexibility mechanism, in recognition of concerns.</p>	<ul style="list-style-type: none"> • Revisions to program criteria to streamline and simplify eligibility requirements in subsection 5.9 and Appendix B. • For the Development Reduction Grant – Ownership Program variances have been introduced

				Staff will review projects currently in the pipeline that may potentially qualify for programs.	<p>for the bedroom unit threshold criteria at the discretion of the Director of Community Planning.</p> <ul style="list-style-type: none"> 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).
9	Ongoing Monitoring and Funding Caps	National Homes	Questions were raised regarding the monitoring and funding structure of the proposed temporary programs.	The City's Community Improvement Plan includes a monitoring component, and as the temporary programs will be funded through the Housing Accelerator Fund, robust monitoring and reporting requirements are already in place.	None

				<p>The temporary programs will be closely tracked to assess uptake and utilization. Rather than capping the number of units, each program will have an individual funding cap. As funding is limited, caps will ensure resources remain available across the temporary programs.</p> <p>Staff will return to Council in early 2027 with early results and recommendations for 2027 funding, based on available HAF funds.</p>	
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