



Pipeline to Permit Committee

Addendum

Agenda published September 26, 2025

Addendum published October 3, 2025

Revised Addendum published October 8, 2025

Date: October 9, 2025
Time: 9:30 a.m.
Location: Council Chambers, City Hall, second floor
Contact: Committee Clerk, jo-anne.rudy@burlington.ca 905-335-7777, x7413

Pages

1. Entrance

1.5 Written Delegations

- a. *Written delegation from Victoria Mortelliti, BILD, regarding two-year temporary City Development Charges reduction (FIN-41-25)*

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2. Enlightenment

2.1 Presentations

- b. David Vrhovnik, Miura Development Group regarding angular plane assessments in mid-rise developments within a MTSA (PP-14-25)
 - a. *David Vrhovnik presentation regarding angular plane assessments in mid-rise developments within a MTSA (PP-14-25)*

2 - 15

5. Envisions

5.1 Staff presentation regarding rethinking the Official Plan, housing options update and MTSA/CPPS update (PP-15-25)

- a. *Staff presentation regarding rethinking the Official Plan, housing*

16 - 25

6. Enhancements

6.2 Two-year temporary City Development Charges reduction (FIN-41-25)

- a. *Correspondence from National Homes regarding two-year temporary City Development Charges reduction (FIN-41-25)* 26 - 26
- b. *Correspondence from BILD regarding two-year temporary City Development Charges reduction (FIN-41-25)* 27 - 28

Deputation to the Pipeline to Permit Committee**Re: Report FIN-41-25 – Proposed Temporary Reduction to Development Charges
October 9, 2025**

Good morning, Mayor Meed Ward and Members of the Pipeline to Permit Committee,

I am Victoria Mortelliti, Director of Policy and Advocacy with the Building Industry and Land Development Association.

On behalf of (BILD), thank you for the opportunity to speak in support of Item 6.2 - Report FIN-41-25, which proposes a two-year temporary reduction to City development charges.

This is exactly the kind of proactive, targeted action that can help unlock stalled housing projects at a time when the market is facing unprecedented pressure. High borrowing costs, rising construction prices, and weak consumer confidence are pushing many projects out of reach. For some builders, a 20% cost reduction like this can make the difference between moving forward and shelving a project indefinitely.

The urgency is clear. In the City of Burlington, condominium sales have fallen 94 percent since 2021, while single-family sales have dropped 91 percent. Across the GTA, new home sales are at historic lows. In August 2025, only 300 new homes were sold — down 21 percent year over year and 59 percent below the 10-year average. Condominium sales were just 118 units, 90 percent below the 10-year average. Year to date, total GTA new home sales stand at 3,302, with single-family and condo sales down 45 percent and 63 percent from last year, respectively.

These are not normal market conditions. This is a housing slowdown of historic proportions. And it requires bold local leadership. Under the current leadership, Burlington has never missed the opportunity to lead by example. This proposal is a made-in-Burlington solution that reflects the City's willingness to confront today's market challenges head-on. Burlington is acting. That matters. It signals to the industry, to partners, and to future residents that Burlington understands the moment and is prepared to help get housing built.

We recognize that this decision carries short-term fiscal implications, and we appreciate Council's responsibility to manage the tax base carefully. However, as the staff report notes, these impacts are manageable and can be recovered through new assessment growth and construction-related activity. The greater concern is the cost of inaction. Without this measure, many projects may remain on hold, meaning no new development, no assessment growth, and no new taxpayers to help share those costs. This temporary reduction represents an investment in Burlington's long-term fiscal and economic health.

On behalf of BILD and our members, thank you to the Pipeline to Permit Committee, City staff, and Council for demonstrating leadership and advancing a solution that's both practical and locally driven.



Victoria Mortelliti, MCIP, RPP
Director of Policy and Advocacy, BILD

The need for angular plane assessments in mid-rise Developments within a MTSA

David Vrhovnik



What does angular plane mean?

An imaginary line used to control the height and/or depth of buildings.

Used to protect the public realm from buildings that cast massive shadows all day long and to create consistent transitions from low- to mid-rise buildings.

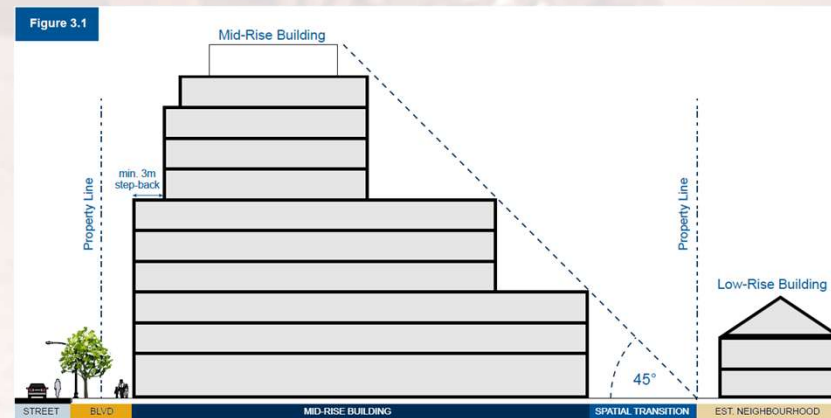


Fig. 4.5: City of Burlington DGMR, 3.0 Built Form: Transitions Figures

6.7. Building Transitions

6.7.1. Where a **tall** or **mid-rise building** is proposed that abuts a property identified as Established Neighbourhood Area on Schedule B-1 of the **Burlington Official Plan**, or abuts a property identified as Low to Mid-Rise Residential Precinct on Schedule B-1 of this By-Law, or abuts an existing or new **park**, including linear **park** and greenway, **development shall** incorporate transitions to minimize the impact of shadow and maximize access to sunlight, sky view, and privacy on neighbouring properties:

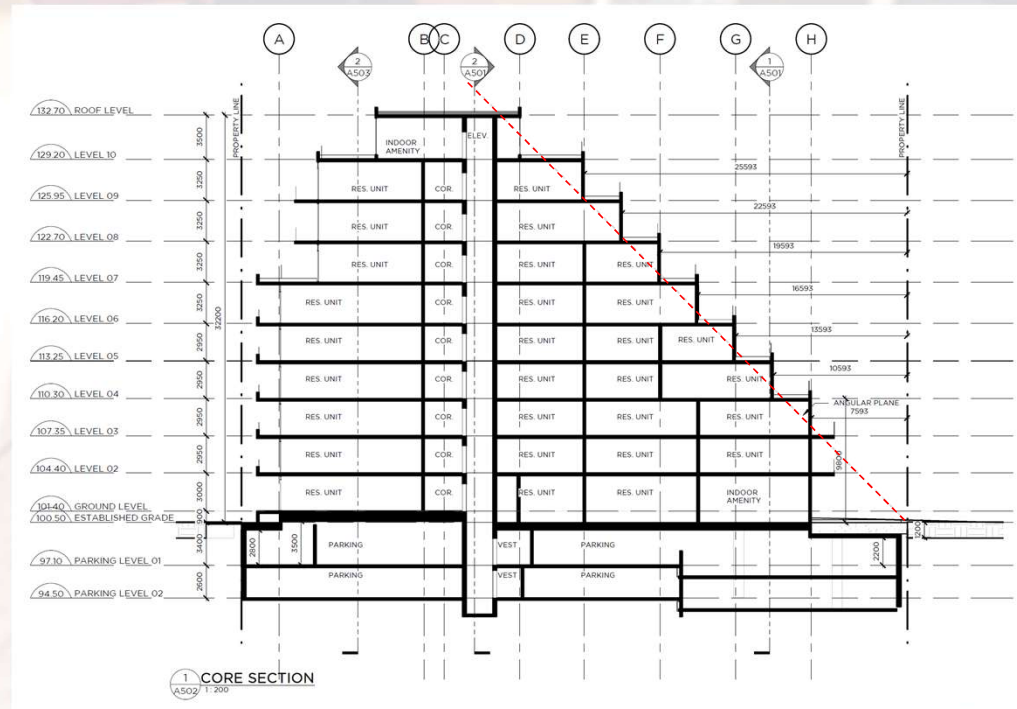
- a) No **building should** extend beyond a 45 degree angular plane measured from the shared **lot line**; or
- b) Where there is a compelling planning reason to consider an alternative approach to the 45 degree angular plane, one (1) or more of the following methods to achieve transition **shall** be incorporated to the satisfaction of the Approval Authority, including but not limited to:
 - i) Increased **yard setbacks**;
 - ii) **Building** setbacks;
 - iii) Reduction in **building** massing;
 - iv) Introduction of intervening **ground-oriented dwelling** or built form; or
 - v) Other approaches informed by relevant **City** approved urban design guidelines.

Source: **Community Planning Permit By-law** - Proposed – May 2024

Community Planning Permit By-law

The Challenges of using Angular Plane for mid-rise buildings

- Example



Draft Plans for 40-70 Plains Road East

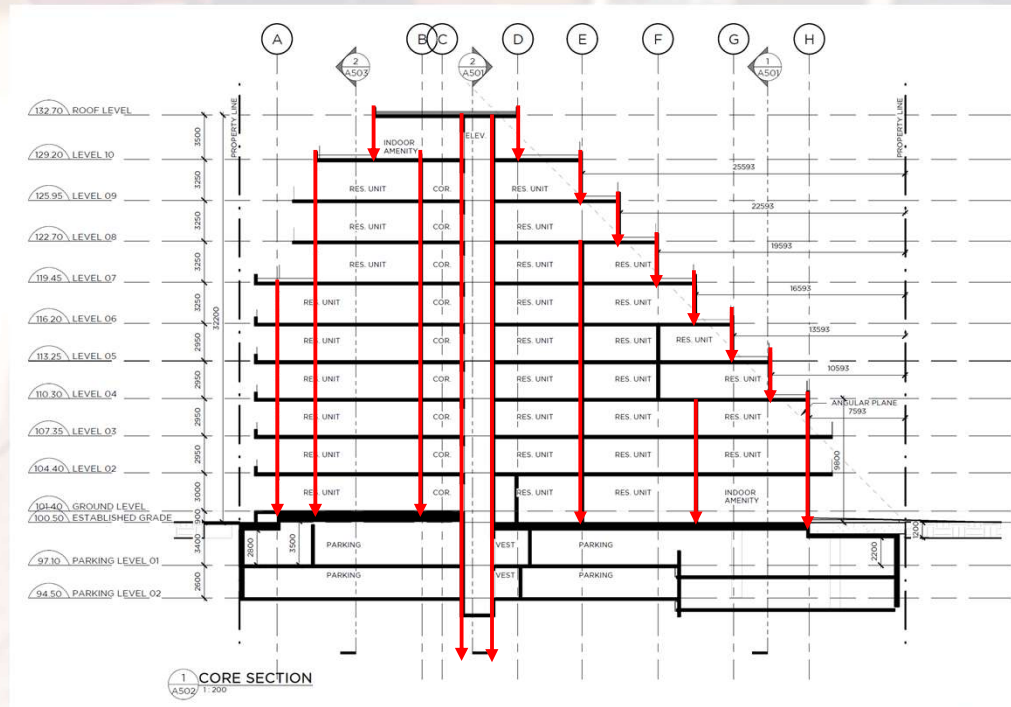
Laneways

Laneways Laneways are not specifically listed in the OP classifications; therefore, this may require definition as an MTSA specific typology which may or may not be added to the OP in a future iteration. Rear laneways are important public access features which help to accommodate additional parking, back of house servicing and loading for future developments and will be considered during the ASP process. They are also used to complement and further extend the existing public street network and establish a finer grain of detail within the development blocks.

Source: City of Burlington - Major Transit Station Areas, Area Specific Plans & Final Report by Dillion Consulting – June 2022

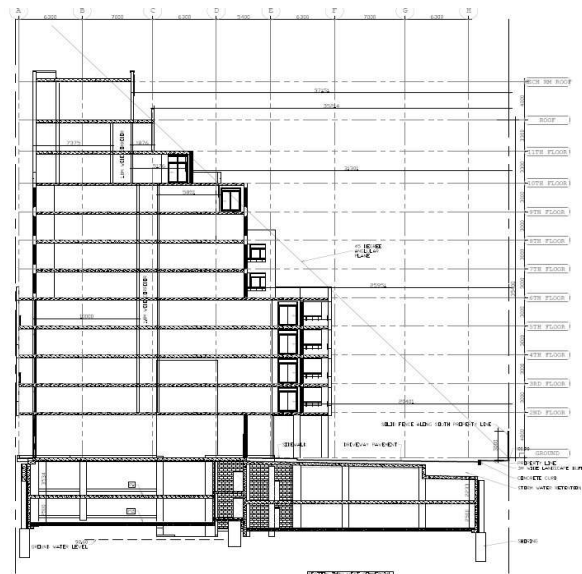
Example: Point Loads

- Example



Draft Plans for 40-70 Plains Road East

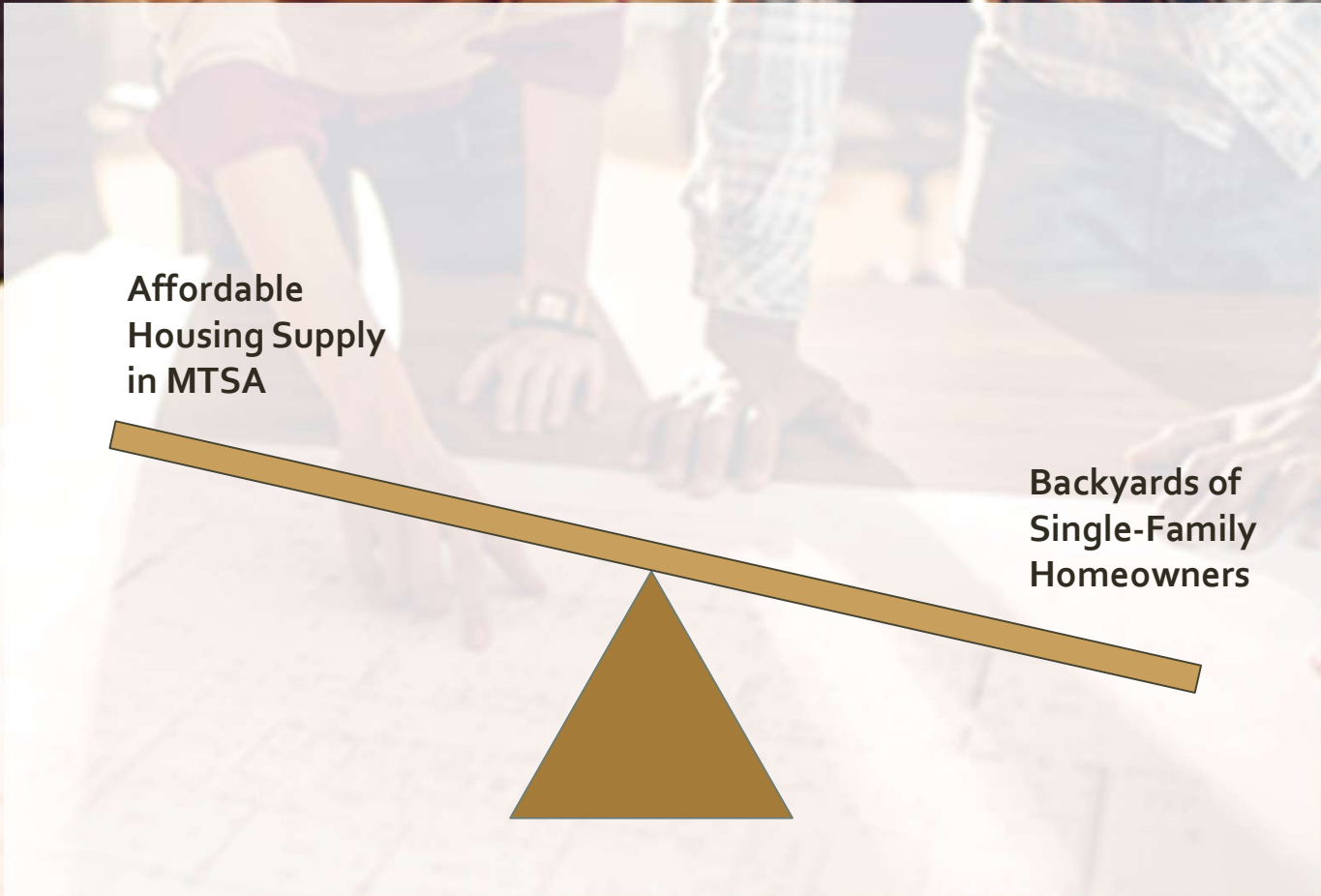
- Construction Costs
 - Multiple point loads
 - Mechanical stacking
 - Multiple unit layouts
- Sustainability
 - Larger building envelope causes more heat and cooling loss
- Unit Cost
 - Loss of square footage
 - Loss of units, which results in fewer affordable units



Draft Plans for 100 Plains Road East

The Hidden
Costs of
Angular Plane
as a metric

Where are we at?



The draft updates to Performance Standards for rear transition, recommended to be used as the basis for consultation, provide alternative approaches to rear transition for a variety of adjacent conditions. The draft updates continue to provide transition in built form as directed by the Built Form policies and other development criteria set out in the Official Plan, but with alternative approaches that would reduce or eliminate the continuous step-backs that have often been the result of applying the rear angular plane in the existing Performance Standards.

These changes will allow for more regular floorplates, improve constructability, and allow for development in a mid-rise form on some shallow sites that under the existing Performance Standards, would not have accommodated a mid-rise scale of development. The draft updates encourage a mid-rise form that supports generous sunlight on adjacent sidewalks and the public realm, while also balancing transition to various rear conditions and supporting intensification through flexibility in built form massing.

Source: City of Toronto - PH4.7 - Mid-Rise Buildings Rear Transition Performance Standards Review & Draft Update – June 2023

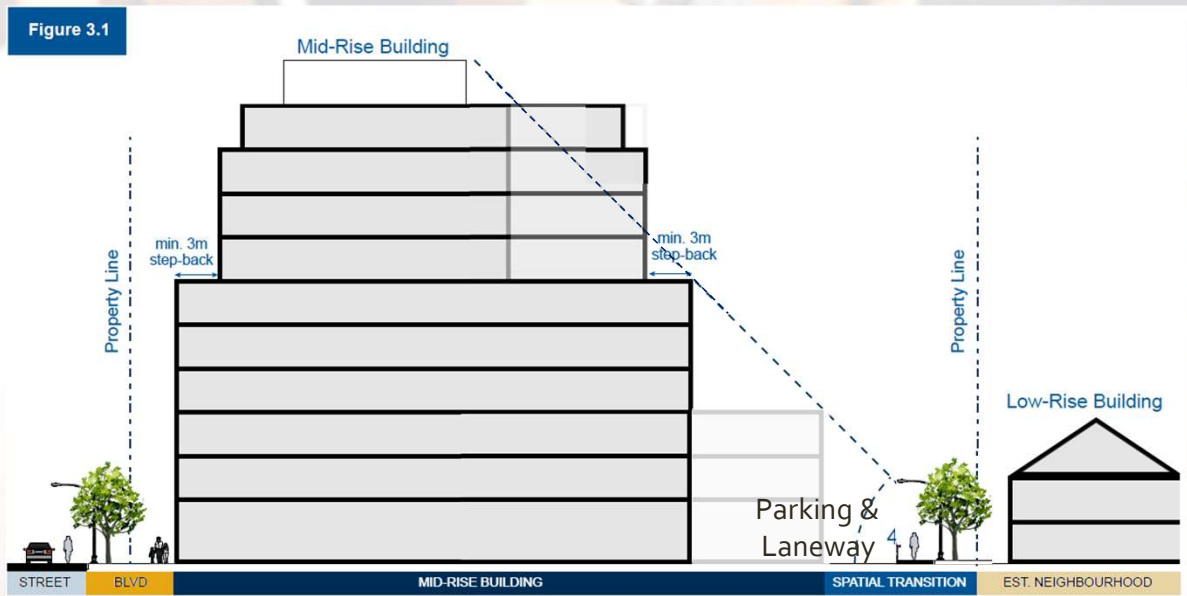
What are other municipalities doing?

Toronto's Solution for Mid-rise



Figure 3.1.4: 1:1 on 36m ROW

Another possible solution





100 Plains Road East – Mid-block, facing towards Lake Ontario
Floors 1 to 11

Let's ride the
future elevator

Conclusion:

Staff to explore options on better ways to deal with the angular plane for mid-rise buildings within the MTSA



Thank you

davidv@landlookout.ca



**LAND
LOOKOUT**

Policy & Community Update

Rethinking the Official Plan, housing options update and MTSA/CPPS



Recent City-Initiated Official Plan Amendments

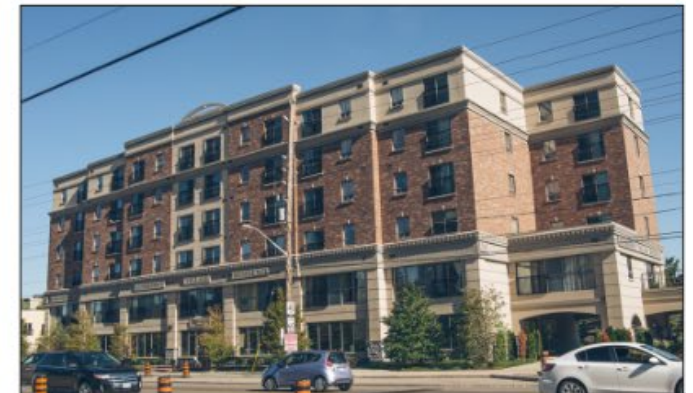
- OPA 1 – Additional Residential Units
- OPA 2 – Major Transit Station Areas (not in effect)
- OPA 3 – Increasing Housing Options
- OPA 4 – Bronte Creek Meadows
- OPA 6 – Delegated Authority

Increasing Housing Options OPAs 1 & 3



Increasing housing options in our neighbourhoods

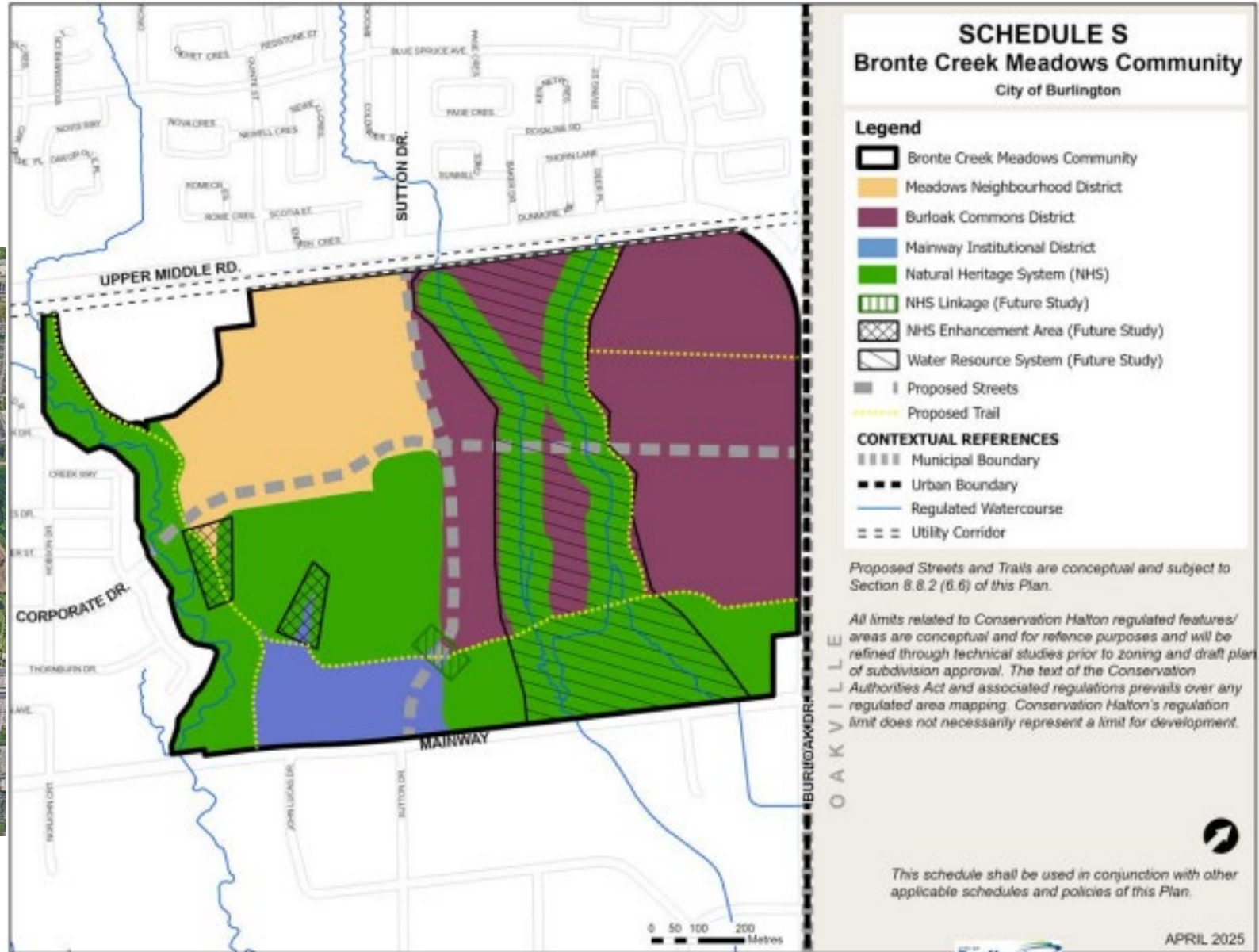
OPA 2



OPA 2



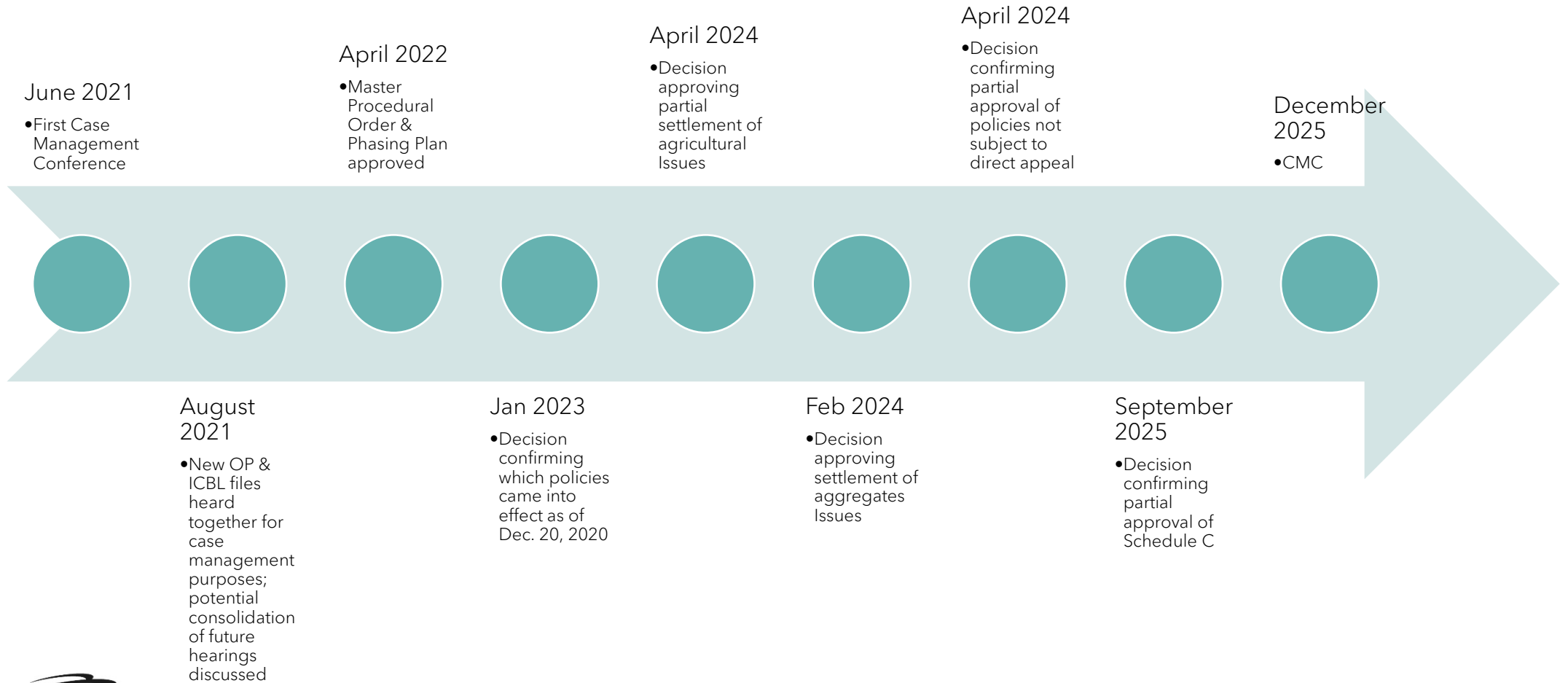
OPA 4



OPA 6

- Embeds new delegated authority to
 - make technical changes to the OP
 - Authority to make technical changes to the ZBL
- Enables alternative measures for Statutory Public Meeting notices
- Enables minor zoning by-law amendments to regulations in Employment zones (Bill 13 under S. 34 of the Planning Act)

OLT APPEAL TIMELINE



WHAT'S IN EFFECT?

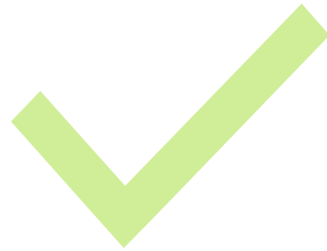
Planning Horizon
Uptown Urban Centre (most)
Aggregates
Tremaine Dundas
Garden Suites
Schedules I-1, I-2 & I-3
Schedules O-1, O-2 & O-4
Schedule Q
12.1.22 Delegated Authority
12.1.23 Alternative Measures

Res. Neighbourhood Areas*
Additional Residential Units *
Agriculture (some)
Site-specifics (most)
Rural Settlement Areas
Schedule N
Schedule P
Schedule R
Schedule C**
8.8.2 Bronte Creek Meadows Community

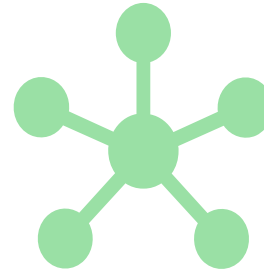
FUTURE WORK



PPS Consistency and
Planning Act Compliance



Harmonization with the
Regional Official Plan



Modernized and
streamlined policy
framework



Upcoming OPAs
Urban Structure
Phase 3 Increasing Housing
Options
Employment Areas



October 7, 2025

Members of the Pipeline to Permit Committee
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

**Re: Support for Proposed Two-Year Temporary City Development Charges
Reduction
Report FIN-41-25**

Dear Committee Members,

On behalf of National Homes, I am writing to express my strong support for the proposed two-year temporary reduction in City Development Charges as outlined in Report FIN-41-25.

The building and development industry continues to face significant challenges due to current economic uncertainty. A two year reduction in development charges would provide much needed relief to the construction industry. In addition, we also encourage Committee Members and Council to support the continued implementation and expansion of Purpose-Built Rental housing incentives. Encouraging continued development activity during this period will have broad economic benefits for the City, including job creation, growth in the local property tax base, and the advancement of Burlington's strategic housing commitments.

I would also strongly encourage the City to work collaboratively with the Region of Halton to explore similar measures with Halton Region. A coordinated approach across both jurisdictions would strengthen the overall impact of this initiative and further support housing affordability.

I commend City staff and Council for considering this initiative and urge the Committee to move forward with the proposed reduction. This represents a forward-looking step toward supporting both the building industry and the City's long-term housing goals.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Pantalone", is written over a light blue horizontal line.

Jason Pantalone,

President

October 8, 2025

Mayor Meed Ward and Members of the Pipeline to Permit Committee
c/o City Clerk
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Subject: Item 6.2 | Report FIN-41-25 – Two-Year Temporary Development Charge Reduction

Dear Mayor Meed Ward and Members of the Pipeline to Permit Committee,

On behalf of the Building Industry and Land Development Association (BILD), thank you for the opportunity to provide written comments in support of Report FIN-41-25 regarding the proposed two-year temporary reduction to City development charges that is being tabled at the October 9th Pipeline to Permit Committee.

BILD strongly supports the direction outlined in this report and thanks staff for the information they have brought forward. The proposed temporary reduction is a practical, time-limited tool that will be a factor in getting housing projects moving again in a market that has slowed to its lowest levels in decades. High borrowing costs, inflationary construction pricing due to tariffs and consumer confidence have significantly reduced the viability of many projects. For some builders, even a modest reduction in cost inputs, such as development charges, can make the critical difference between proceeding with construction or shelving a project indefinitely.

The measure sends an important signal to the industry that the City of Burlington recognizes the current market realities and is prepared to act. It demonstrates leadership at a time when the homebuilder industry is facing significant headwinds.

In the context of Burlington, the data from Altus clearly shows that the City's housing market is in distress. When comparing new home sales from 2021 to August 2025, the decline is staggering. In 2021, there were 711 condominium sales whereas so far this year, there have been 46, representing a drop of approximately 94%. For new single-family homes, sales have fallen from 127 in 2021 to 12 in 2025, a decline of roughly 91%. These figures underscore the severity of the slowdown. Projects that would have supported hundreds of new homes are simply not moving forward under current market conditions.

Even when looking at the GTA, the housing market is showing a dramatic shutdown. In August 2025, 300 new homes were sold, including 182 single-family homes, down 21 percent from August 2024 and 59 percent below the 10-year average. Condominium sales were even weaker, with 118 units sold, down 59 percent from last year and 90 percent below the 10-year average.

Through the first eight months of 2025, total GTA home sales came in at 3,302. Single-family sales totaled 1,948, down 45 percent from 2024 and 67 percent below the 10-year average, while condominium sales were 1,354, down 63 percent from last year and 89 percent below the 10-year average. These numbers paint a clear picture of a market under significant stress, with both single-family and condo sales far below historical norms. Projects that would have supported hundreds of new homes are simply not moving forward under current market conditions, putting every region's housing supply and growth at risk.

Addressing Ontario's housing crisis requires meaningful action from all levels of government, and it is both encouraging and commendable to see the City of Burlington step up and take

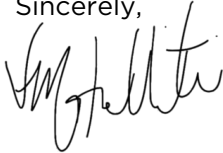
proactive steps. This type of leadership shows a real commitment to supporting housing delivery and local economic recovery.

We recognize that this decision carries short-term fiscal implications, and we appreciate Council's responsibility to manage the tax base carefully. However, as the staff report notes, these impacts are manageable and can be recovered through new assessment growth and construction-related activity. The greater concern is the cost of inaction, without this measure, many projects may remain on hold, meaning no new development, no assessment growth, and no new taxpayer to help share those costs. This temporary reduction represents an investment in Burlington's long-term fiscal and economic health.

On behalf of BILD and our members, we thank City staff, the P2P Committee, and the Mayor and Members of Council for advancing this discussion and for demonstrating the kind of forward-thinking leadership needed to address Ontario's housing challenges.

Thank you for your time and consideration of our letter and for your continued collaboration.

Sincerely,



Victoria Mortelliti, MCIP, RPP
Director, Policy and Advocacy
BILD

CC: Members of BILD
Jason Sheldon, Past BILD Chair, BILD Representative on P2P, EVP, Land The Remington Group

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,000 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.