



Pipeline to Permit Committee

Addendum

Agenda published November 21, 2025

Addendum published December 3, 2025

Date: December 4, 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

5. Envisions

5.1 Staff presentation providing a Housing Accelerator Fund/Community Improvement Plan/Additional Residential Unit Program update (PP-17-25)

a. *Staff presentation providing a Housing Accelerator Fund/Community Improvement Plan/Additional Residential Unit Program update (PP-17-25)*

1 - 8

Housing Accelerator Fund Update | P2P Committee

December 4, 2025



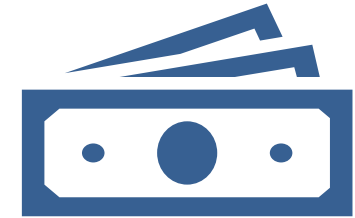
Housing Accelerator Fund | Commitments



Action Plan
(7 initiatives)



Housing Targets



\$21M funding

Action Plan endorsed by Council July 11, 2023 ([CS-13-23](#)).

The Housing Accelerator Fund Action Plan delivers on the city's [Housing Strategy](#) but funds must be used to achieve initiatives and housing targets (deadline December 2026) with all funds spent by December 2027.

Action Plan Initiatives | Status

Initiative

Status

1. Streamline Planning & Building Permit Approvals



2. Major Transit Station Areas & Community Planning Permit System



3. Support Additional Residential Units (ARUs) & Reduce Barriers



4. Incentivize Rental & Non-Market Housing



5. Housing Connections Centre (virtual)



6. Public Lands & Partnerships



7. Municipal Infrastructure Needs



Note: All Council approved HAF Action Plan initiatives (7) and milestones (18) are deemed complete by CMHC. Ongoing implementation will continue into 2027.

Housing Targets | Status

	Targets	Units	Percentage Achieved
Housing Supply Growth	2,724	1,636	<div><div></div></div> 60%
Multi Unit	1,294	1,275	<div><div></div></div> 99%
Missing Middle	1,047	225	<div><div></div></div> 21%
Affordable	228	68	<div><div></div></div> 30%

Note: All targets must be achieved by **December 2026**. Data shown is based on the number of building permits issued for the period January 11, 2024 – December 2, 2025, and sourced from the City's internal tracking database called AMANDA.

HAF Funded Incentives | To Achieve Housing Targets

Incentive	Target	Year
ARU CIP Affordable Rental Forgivable Loans	Missing Middle, Affordable	2025
Municipal Fee Waivers (ARUs)	Missing Middle	2025
ARU Legalization Grant up to \$15k/unit	Missing Middle	2025/2026
Municipal Fee Waivers (private) \$40k/project	Affordable	2025/2026
Municipal Fee Waivers (non-profits)	Affordable	2025/2026
City-land and/or Land Acquisitions (non-profit affordable rental housing)	Affordable	2026
Non-CIP Affordable Housing Pre-Development Grant (non-profit/faith-based)	Affordable	2026
Tax Increment Equivalent Grant (TIEG) (implementation review/assessment)	Affordable	2026

ARU Incentive Programs | 2025 Highlights

1. Forgivable Loans:

- **\$70k/unit:** interior/garage conversion
- **\$95k/unit:** detached

2. Legalization Grant: \$15k/unit

3. Municipal Fee Waivers

Status:

- **58** applications received (40 with permits)
- Missing Middle and Affordable targets



For More Information | Additional Resources

- [HAF Public Webpage](#)
- [Affordable Housing Rental Thresholds](#)
- [Burlington Affordable Rental Community Improvement Plan](#)
- [New Zoning Bylaw Project](#)
- **Questions?:**
HousingStrategy@Burlington.ca

A graphic with a dark blue background. On the right side, there is a small wooden house model with a chimney, set against a blurred cityscape at dusk. The text is in white. The main headline reads 'Visit our new online Housing Connections Centre!'. Below it, a subtitle says 'Your virtual one-stop resource for housing information in Burlington'. At the bottom, the website 'burlington.ca/housingconnections' is listed next to the City of Burlington logo.

**Visit our new online
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Questions?