



Pipeline to Permit Committee

Revised Agenda

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

1. Entrance

1.1 Call to Order

1.2 Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

1.3 Approval of the Agenda

1.4 Declarations of Interest

1.5 Written Delegations

2. Enlightenment

Enlightenment items include presentations and opportunities for education, state of the industry developer updates, and jurisdictional scans.

2.1 Presentations

3. **N2: News and Numbers**

News and Numbers includes Provincial and Federal housing initiatives, staff updates on Council directives and the Pipeline to Permit Report.

3.1 Pipeline to Permit Report

3.2 Contextual Updates

4. **Enactions**

Enaction items make recommendations for next steps and identify actions.

4.1 Next Steps and Action Identification

5. **Envisions**

Envision items focus on future housing and planning goals and connections to the City's strategic plans and complete communities vision.

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

6. **Enhancements**

Enhancement items identify opportunities for policy, process and procedure improvements.

7. **Confidential Items and Closed Meeting**

Confidential reports may require a closed meeting in accordance with the Municipal Act, 2001. Meeting attendees may be required to leave during the discussion.

Move into closed session in accordance with the following provision under the Municipal Act:

8. Rise and Report
9. Information Items
10. Staff Remarks
11. Committee Remarks
12. Adjournment

Housing Accelerator Fund Update | P2P Committee

December 4, 2025



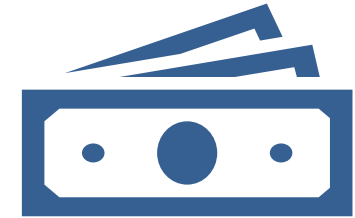
Housing Accelerator Fund | Commitments



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



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Questions?