



Committee of the Whole
Agenda published January 30, 2026
Addendum published February 6, 2026

Date: February 9, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

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February 9, 2026

 To: **Members of Committee of the Whole**

 City of Burlington, 426 Brant St
 Burlington, ON L7R 3Z6

 From: **West End Home Builders' Association**

 1112 Rymal Road East
 Hamilton, Ontario L8W 3N7

WE HBA Letter: Options for the temporary elimination of Development Charges - DGM-03-26

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction. In the Hamilton CMA in 2024, which includes Burlington, residential construction contributed over \$4.6 billion in investment value and provided over 21,000 jobs paying about \$1.6 billion in wages. These jobs and investments now stand in grave jeopardy as the residential construction industry across the Greater Toronto and Hamilton Area plunges into the most severe downturns in decades.

WE HBA appreciates City staff for preparing the in depth analysis in the report (DGM-03-26). As the housing market continues to deteriorate at an alarming pace, the residential construction sector is reaching a breaking point. The cost of delivering new homes now far exceeds what the current market can support. Projects across the region have been put on uncertain holds or cancelled outright due to labour and material costs as well as the cumulative tax burden on new housing. These cost pressures have undermined project economics to the point where they no longer make financial sense to pursue. In today's economy the cost of building a new home exceeds the resale price of a comparable unit, effectively stalling new supply. To keep new units coming to market, WE HBA and our association partners at BILD strongly endorse a temporary elimination of all residential Development Charges (DCs) through an amendment to the DC by-law in Burlington (Option A in the staff report) as a necessary measure to kickstart construction activity and prevent further job losses.

Development activity is directly tied to economic conditions. WE HBA appreciates that the Mayor and City staff recognize that we are in one of the sharpest housing slowdowns in history and that decisive intervention is required to support the pipeline of new homes. Any short-term fiscal implications of reducing DCs should be understood as a strategic, time-limited investment that can help sustain the local economy, keep tradespeople working, and ensure projects can proceed rather than be abandoned.

WE HBA notes that the staff report (DGM-03-26) contains Q1-Q3 sales numbers from the past few years. We are pleased to share year end (Q1-Q4) numbers that contain updates for the full years. Unfortunately, these numbers are even bleaker than what is in the staff report in terms of market activity. The 2025 sales numbers have DECLINED from 12 in Q3 to 4 condo apartment units sold for the entire year in Burlington as some of those previously sold units were from now cancelled projects. The new housing market is essentially dead in Burlington.

	Annual			
	2022	2023	2024	2025
Burlington				
Apt	202	130	72*	4^
TH	11	11	43	13
Summary	213	141	115 (57*)	17

^{*}Note sales/units returned in the fourth quarter reduced Q1-Q3 total. [^]Includes sales from now cancelled project (58 units)

(Source: Zonda Urban)



As staff noted in the report, “Without action, it will likely mean development charges will not be collected given market conditions and developments will not have been able to advance to occupancy in the near term.” WE HBA concurs with staff’s assessment. Without bold intervention, residential development will remain stagnant, and Development Charges will not be collected. Further, the City will fail to realize the economic uplift from an expanded property tax assessment base. More homes built has the added benefit of more property taxes collected for the City.

WE HBA emphasizes the critical importance of assessment growth to the City’s long-term fiscal health. New residential development expands the property tax base, generating stable and recurring revenues that support municipal services, infrastructure, and community amenities well beyond the one-time collection of Development Charges. When projects stall, the City not only foregoes DC revenue, but also delays or loses years of future property tax assessment growth. *“Appendix A”* to this letter, includes real local examples demonstrating how advancing projects translates into meaningful assessment growth for the City over time, reinforcing that enabling construction today delivers lasting financial benefits well into the future.

Recent changes under the *Protect Ontario by Building Faster and Smarter Act (Bill 17)* give municipalities the tools they need to temporarily reduce or eliminate DCs without launching a full background study. This legislative flexibility allows Burlington to take swift action and position itself as a provincial leader in facilitating shovel-ready projects that are currently stalled due to economic conditions.

WE HBA notes a concern with the staff report (DGM-03-26) that, “any exemptions or discounts/reductions to DCs must have a tax-supported funding source to offset the reduced DC revenue.” However, WE HBA continues to advise the City of Burlington that, based on a June 6th letter from Martha Greenberg, Deputy Minister of Municipal Affairs and Housing, to Mayor Josh Morgan, City of London, that “while municipalities are responsible for ensuring that they have adequate resources to enable infrastructure necessary to support their growth, Section 5(6)3 of the DCA does not require municipalities to fund statutory and non-statutory exemptions and discounts contained in the DCA or municipal development charge by-laws through non-development charge funding sources... Generally, whether to top-up a reserve fund under these circumstances is a local decision.” Therefore, WE HBA continues to disagree with the position outlined in the staff report. We believe that the Ministry has made it clear that the legislation does not require any DC reductions to be funded from a tax-supported funding source.

WE HBA also expresses skepticism regarding the staff report (DGM-03-26) that the option A temporary relief would have an estimated “cost” of \$16.7 to \$41.3 million. Given that Q1-Q3 sales data from Zonda in the apartment category has dropped over the last few years from 202 units to 4 units, the market has truly collapsed. WE HBA respects that staff are risk adverse, but notes experience in other jurisdictions suggest that financial exposure is often over-estimated. In Peel Region, as of January 15, 2026, a total of 45 applications representing 3,970 residential units have been approved to participate in their DC deferral and Grant Program, which has an upside limit of grants-in-lieu of DCs of approximately \$97 million. To date, only 129 units have received permits for which DCs were paid, resulting in approximately \$2.9 million in actual grants-in-lieu of DCs realized.

Two other comments from the staff report: WE HBA notes and agrees that the provincial move to provide relief from the payment of DCs to occupancy is indeed helpful and reduces carrying costs. However, while the financial relief is welcome, it does not provide as much relief as a temporary elimination of DCs in terms of what can be passed onto consumers through reduced purchase prices. WE HBA further notes that if DCs are temporarily eliminated, that with the DC payable status having been shifted to occupancy, that it would apply only to projects that actually achieve the city objective of building new housing units. Secondly, with respect to the comment in the staff report regarding if the full exemption will have the desired effect of making development feasible in the near-term... WE HBA believes that “yes” it will improve feasibility, but on its own without provincial and federal action on the GST/HST, a



temporary DC elimination on its own will not “fix” the local housing market. Coordinated action where relief is stacked through municipal, provincial and federal action will be required to save jobs and turn the sector around.

By temporarily eliminating DCs, the City of Burlington would be joining other Ontario municipalities that have already stepped up with bold solutions. Hamilton adopted a 20% DC reduction; Vaughan rolled rates back to 2018 levels; Mississauga implemented a 50% cut and removed DCs entirely for 3-bedroom and rental units. Burlington has an opportunity to go further by eliminating DCs for two years which would help to restore housing starts and protect local employment. As previously mentioned, WE HBA is lock step with the City in its assertion that federal and provincial action is urgently needed to complement and support municipal measures and prevent further losses across the sector.

This targeted, temporary measure (option A in the staff report) to apply a temporary 2-year residential DC exemption through an amendment to the DC By-law to allow all residential development to receive a full exemption from City DCs, would not only help Burlington achieve its housing pledge, but it would also send a clear and positive signal to industry, investors, and other levels of government that the City is serious about enabling new housing and supporting economic growth. Burlington is in a strong position to use its DC reserve funds (now over \$51 million) to buffer the short-term impact while unlocking long-term tax revenues and community benefits that come with new development.

WE HBA acknowledges that the staff report notes that, “Staff is aware that other municipalities have entered into agreements with developers to permit DC reductions. Such agreements require that the developer pass on the DC reduction to purchasers by reducing the purchase price on a dollar-for-dollar basis and that *Agreements of Purchase and Sale* (APS) include wording disclosing this to purchasers.” WE HBA supports consumer disclosure with respect to current DC rates and any temporary DC exemption on *Agreements of Purchase and Sale* (APS).

WE HBA commends the Mayor for her leadership and again calls on the Premier and Prime Minister to match this commitment by investing in housing-enabling infrastructure in Burlington and other growing municipalities. If all three levels of government act with the urgency this crisis demands, we can stabilize the market, protect jobs, and restore housing affordability.

WE HBA stands ready to work alongside the City to advocate for the provincial and federal infrastructure funding support and we continue to call on senior levels of government to maintain their commitments to make municipalities whole as it is needed to support long term growth. We support a new approach to the *Building Faster Fund* that better supports municipalities like Burlington that are taking proactive and decisive action. A temporary elimination of DCs is exactly the bold, solution-oriented leadership we need to see in housing right now. By considering this forward-thinking approach, the City is truly meeting the moment. WE HBA encourages the Committee of the Whole to adopt Option A for a proposed two-year DC elimination on all residential developments, which should be supported by other levels of government. Doing so will reinforce Burlington’s reputation as an innovative and genuinely pro-housing municipality that is prepared to lead by example.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Collins-Williams'.

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association

Appendix A – Illustrative Property Tax Assessment Growth

These examples are intended to show how enabling new housing construction translates into sustained, long-term assessment growth that supports City services, infrastructure, and financial stability. The assessment scenarios highlight that when projects proceed, the City benefits not only from new housing supply, but from ongoing, recurring property tax revenues.

Molinaro Group

Paradigm Phases 1-3 / Build in 2020s / Units 557

- Pre-Development Value: \$10,62100 (2020 valuation)
- Pre-Development Property Tax (2020): 2095 Fairview \$18,706.35 & 2089 Fairview \$19,771.62
- Post-Development Value: \$161,677,000 (2020 dollars)
- Post-Development Annual Property Tax (Mill Rate 0.00971590): \$1,570,837.56

February 6, 2026

Mayor Marianne Meed Ward and Members of Council

City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

RE: **Item 12.3 Options for the temporary elimination of Development Charges (DGM-03-26)**

Committee of the Whole
February 9, 2026

The Building Industry and Land Development Association (BILD) is in receipt of Item 12.3 – Options for the Temporary Elimination of Development Charges, scheduled to be presented to the Committee of the Whole on February 9.

We would like to begin by acknowledging the comprehensive analysis undertaken by City staff in the preparation of this report. BILD and our members recognize that decisions related to the elimination or reduction of development charges are complex and involve significant financial implications for municipalities.

Having carefully reviewed the report, **BILD continues to support the City moving forward with the proposed two-year elimination of development charges.** This program would provide the development industry with the opportunity to reassess project pro formas and potentially advance developments that have otherwise stalled.

It is important to recognize that eliminating development charges will not result in every project in the pipeline advancing to permit. However, it can potentially unlock some projects that are currently not financially viable, as even a modest increase in project activity is preferable to none.

This is an important consideration given that development charges represent only one component of broader market challenges currently impacting housing delivery, including consumer confidence, escalating construction material costs, and other economic pressures that are out of the municipalities control.

BILD continues to lead the industry's efforts at all levels of government to advance solutions that strengthen project viability and accelerate housing delivery. We are actively advocating at the federal level and are engaged in critical discussions at the provincial level to address the challenges facing the sector. Throughout this process, we have worked closely with the City of Burlington, as well as with Peel Region, the City of Mississauga, York Region, the Township of King, the City of Vaughan, and, more recently, the City of Barrie, all with the shared objective of unlocking stalled projects and ensuring that homes move from planning to construction as quickly as possible.

The housing market across the GTA is effectively at a standstill, and in this context, municipalities have the ability to take concrete steps to stimulate development within their own jurisdictions. By implementing measures such as the temporary elimination of development charges, Burlington can send a clear signal that it is proactively supporting housing delivery and helping to unlock projects that might otherwise remain stalled. At the same time, we are looking to the federal and provincial governments to support Burlington in

this initiative, ensuring that local efforts are reinforced by broader financial and policy support.

Altus Group's most recent data on new home sales in December 2025 further illustrates the severity of the current housing market standstill. Across the Greater Toronto Area (GTA), only 240 new homes were sold in December, representing an 82% decline from the 10-year average and a 24% decrease compared to December 2024. These results contributed to a total of 5,314 new home sales for the full year, the lowest annual figure recorded since BILD began tracking in 1981.

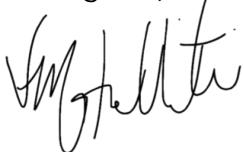
By housing type, condominium apartment sales totaled just 87 units in December, down 42% year-over-year and 91% below the 10-year average. Single-family home sales reached 153 units, reflecting an 8% decline from December 2024, and remaining 59% below the 10-year average.

For Burlington specifically, historic data demonstrates a substantial decline in new home sales between 2021 and 2025. Low-rise sales have fallen by approximately 84%, while high-rise sales have declined by approximately 94%. High-rise activity in Q3 and Q4 declined further due to the cancellation of a major project.

The industry is not presenting these figures for effect, they reflect a real and accelerating slowdown in housing delivery. We are quickly running out of time, and the cost of inaction now far outweighs the cost of taking decisive action.

BILD members are proud to be your partners in helping to provide the communities that your residents work in, and call home. We look forward to being able to support these types of forward-looking initiatives that address the housing supply crisis, and that will also undoubtedly have positive overall economic impacts for the city.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti, MCIP, RPP.
Director, Policy & Advocacy

CC: BILD Halton Members

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.

MRG

LIVE

Lakeshore

MUSIC & ARTS FESTIVAL

BURLINGTON, ON

JUNE 20 & 21, 2026

ABOUT MRG LIVE

WHO WE ARE

MRG Live is a leading independent North American concert and entertainment production company. Founded in 2008, MRG Live has grown to become Canada's largest independent concert and entertainment promotion company. MRG produces over 1,000 events annually, entertaining 4 million attendees, servicing MRG's nine owned, operated or programmed venues, and producing concerts across Canada and the US with recent expansion into the UK and Australia.

MRG Live's mission is to be the leading partner for connecting talent to their audiences. Focusing on developing and growing artists and markets, while never forgetting the importance of the fan experience.

MRG
—
LIVE



OUR WORK

MRG LIVE, FESTIVALS AND EVENTS

MRG Live is experienced in producing concerts, large-scale community festivals, galas, award shows and corporate events. MRG Lives' extensive list of community and municipal events, include the Khatsahlano Street Party, Concord's New Year's Eve at Canada Place, Richmond's Children's Arts Festival and the multi-award winning Surrey Fusion Festival. Our team has produced 60+ major community festivals in BC over the past 25 years.

Lakeshore will be our biggest event to date.



FESTIVAL OVERVIEW

THE PLAN

MRG Live is proud present: Lakeshore Music & Arts Festival – a free, two-day outdoor music and arts experience taking place June 20–21, 2026, in Burlington's iconic Spencer Smith Park, also extending along Brant St and activating in Burlingtons Downtown Core. Lakeshore will spotlight the best in Canadian music while celebrating local arts, culture, and community.

Lakeshore is designed as a vibrant, multi-stage festival, which will feature nationally celebrated Canadian artists alongside emerging artists and talent from Burlingtons backyard, complemented by engaging, family-friendly programming, food trucks, beverage gardens and more.

With its prime waterfront setting, broad audience appeal, and strong cultural mandate, the Lakeshore Music & Arts Festival is positioned to become one of Ontario's premier outdoor music events for years to come.



FESTIVAL ELEMENTS

THE STAGES

MAIN STAGE

Located at the east side of Spencer Smith Park the main stage will feature prominent Canadian acts and local favourites.

SECONDARY STAGE

Located at the west end of Spencer Smith Park, this stage will combine notable Canadian programming, along with a diverse line up of performers.

BRANT ST STAGE

Located on Brant St. at James, this stage will feature acoustic style bands from Burlington area and the GTA.



FESTIVAL ELEMENTS

MORE ENTERTAINMENT

THE BRANT STREET FESTIVAL

Transforming Brant St. into a pedestrian paradise, where attendees can shop local artisan's booths and Brant street merchants, eat local fare, enjoy a patio all while taking in amazing local music and supporting local business.

FAMILY ZONE

Located next to the playground in Spencer Smith Park, the family zone will include face painting, bubble artists, bouncy castles, arts and crafts, and entertainment for kids of all ages.



FESTIVAL ELEMENTS

FOOD & BEVERAGE

BEVERAGE GARDENS

Strategically placed within the park, festival goers can take a minute to enjoy a beverage while listening to music, enjoying the view or taking a moment to laugh with friends.

FOOD TRUCKS

Come hungry. Lakeshore will feature the regions best Food Trucks, allowing festival-goers to refuel or just indulge in anything from crowd-pleasing comfort food to bold global flavours and sweet treats, there's something for every craving and dietary preference.



PROGRAMMING

YOU SPOKE AND WE LISTENED

CANADIAN HEADLINERS

EMERGING CANADIAN TALENT

LOCAL MUSICIANS – FORM SUBMISSIONS

LOCAL PERFORMING ARTS GROUPS



TIMELINE

FEBRUARY

Branding, website & socials launch
Vendor submissions open
Music submissions open

MARCH

Public save the date
Community engagement
VIP tickets on sale

APRIL

Finalize Site layout
Vendor confirmations
Programming Complete

MAY

Lineup announcement
Marketing/PR campaign
Public safety planning

JUNE

Ongoing marketing campaign
Festival execution
Create Magic

THANK YOU!

Lakeshore

MUSIC & ARTS FESTIVAL

Questions?

February 6, 2026

Subject: Item 8.4 Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

Both the Code of Good Governance and the Council Staff Relations Policy are past their review by dates.

The Council-Staff Relations Policy was due to be reviewed by 22-02-01.

The Code of Good Governance was due to be reviewed by 2022-10-1.

The Integrity Commissioner report of June 2023 included the following

“As part of our responsibilities as Integrity Commissioner, we have suggested that the City of Burlington’s Code of Good Governance be updated on the basis that the document lacks several ‘best practices’ provisions and contains no explanations, examples or other commentary to assist the reader. We are encouraged that progress will be made under collaboration with the Executive Director of Community Relations & Engagement. We encourage Council to consider updating its Code to a more robust version with better policy guidance to serve members of Council and the public.”

Council has not acted on the Integrity Commissioners advice.

Council is failing to provide “Excellence in Governance” by ignoring the periodic review of corporate policies.

More than 50% of the Corporate Policies listed on the City Website are past the due date for review.

There are policies listed on the City website that have not been reviewed in over 10 years.

Many policies are listed as being under review for 5 or more years.

This indicates a systemic failure.

Council is responsible for approving policies but has not set in place a mechanism to ensure that reviews are conducted in a timely manner.

With respect to the Integrity Commissioner portion of the Motion, staff are not governed by the Code of Good Governance. Issues with staff are dealt with in-house and appeal is to the Ombudsman not the Integrity Commissioner.

Council should direct staff to review both the Code of Good Governance and the Council Staff Relations Policy and provide a schedule for the review of all the other policies along with a mechanism that keeps policies up to date in future.

Regards

Jim Thomson

Burlington Economic Development and Tourism

February 6, 2026

Mayor Marianne Meed Ward and Members of Council
City of Burlington
426 Brant Street
Burlington, ON

RE: Delegation in support of CCS-01-26 2026 Lakeshore Music & Arts Festival

Dear Mayor and Members of Council,

On behalf of Burlington Economic Development and Tourism (BEDT), I am writing in strong support of the City's new signature waterfront event, the 2026 Lakeshore Music & Arts Festival, as outlined in Community Services Report CSS-01-26, "2026 Lakeshore Music & Arts Festival – Event Overview."

BEDT recognizes the important role that festivals and major cultural events play in strengthening Burlington's identity as a vibrant waterfront destination, supporting the visitor economy, and fostering community connection.

BEDT wishes to emphasize that the Lakeshore Music & Arts Festival reflects a renewed and community-informed approach to delivering a signature summer music event at Spencer Smith Park. BEDT, alongside other community and destination partners, participated in the competitive selection process and is confident in the vision and capacity being brought forward for this new event.

BEDT recognizes that the Lakeshore Music & Arts Festival represents a new festival and inaugural pilot year, designed to establish a strong foundation from which the event can evolve and grow over time.

BEDT is committed to working closely with the festival organizers, MRG Live Ltd., and City partners to help ensure this new event delivers meaningful outcomes for Burlington's visitor economy. As part of BEDT's data and insights strategy, we will support promotion efforts and track visitation and economic uplift generated through the festival.

The Lakeshore Music & Arts Festival aligns directly with Burlington's Destination



Stewardship Plan, advancing shared priorities related to sustainable tourism growth, downtown vitality, cultural vibrancy, and inclusive community experiences.

BEDT fully supports the Lakeshore Music & Arts Festival as a strategic investment in Burlington's future as both a destination and a connected community.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Anita Cassidy".

Anita Cassidy
Executive Director,
Burlington Economic Development and Tourism (BEDT)

To Committee of the Whole

Re: Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions PWS-01-26.

From: Lawson Hunter, [REDACTED] Burlington.

Unfortunately I am unable to address committee in person, and answer any questions you might have in regard to my presentation. Instead I have written down a few thoughts in reaction to the material before the Committee of the Whole.

I applaud the two staff from the Sustainability department for preparing this updated community climate action plan. Two staff when there should be three, or maybe even more.

As stated in the staff Recommendation Report, “Funding and staff resources will be required to implement the actions in the Burlington Climate Plan at an impactful scale”.

When other departments see increases in staffing, this department is, in my opinion, understaffed if it is to succeed in achieving any of the 17 action items detailed in Appendix A. Addressing climate change should involve everyone at the City.

Greenhouse gas emissions continue to rise in our community despite the small steps the City of Burlington has undertaken since the declaration of a Climate Emergency. Unfortunately the data contained in Appendix A stops at 2023. What does 2024 or 2025 look like?

The City has studies and strategies and plans but where are the results of all of this paperwork?

EV charging stations, voluntary building green standard guidelines, a minimal effort to encourage residential heat pumps and solar panels, a solar heat map, 2 km of protected bike lanes, e-scooters on a parkway path, are all just a drop in the bucket when it comes to the tsunami of climate change that is affecting us today and will only increase ahead of us.

This is not to diminish the efforts of a few well meaning staff but it does identify a significant lack of awareness that much more needs to be done.

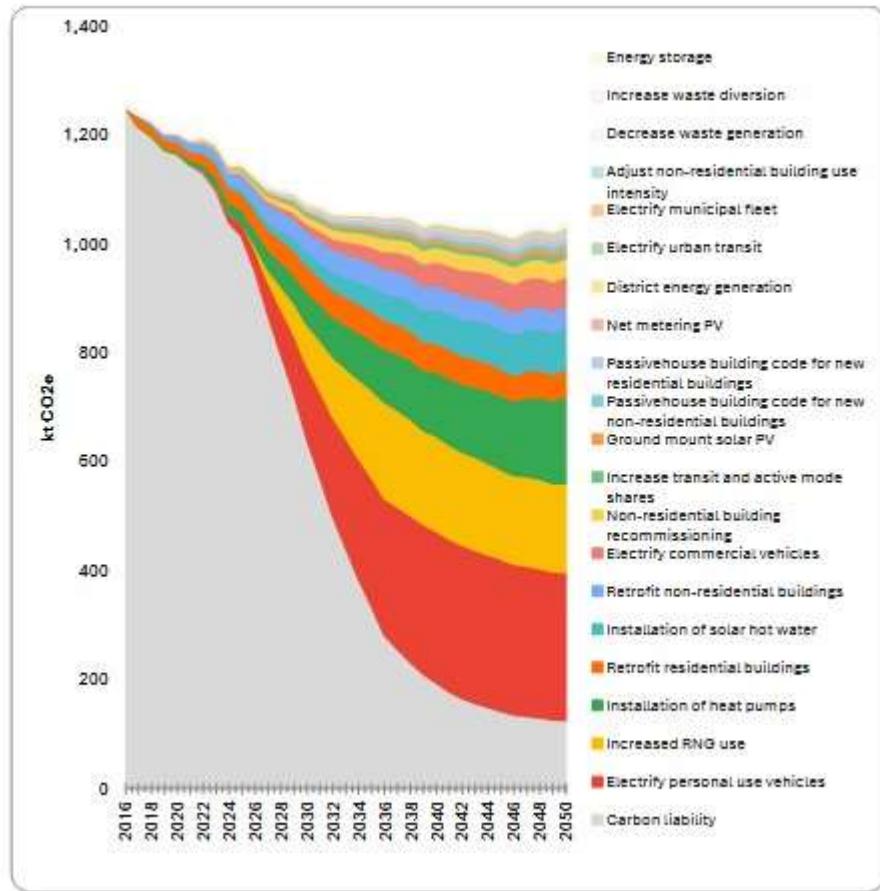
What we need to do as a society is to shift our systemic approach to climate change. Stop waiting for other levels of government to wave a magic wand and make it all go away. Stop looking at hopeful projections. Stop using the metrics of GHG Intensity levels. If nothing else, look out the window.

Addressing climate change should be apparent and front of mind for every department in this municipal corporation. Staff need to be guided by you – or perhaps by the next set of council members. Climate mitigation and adaptation have to be baked into every action, purchase and activity the City undertakes.

Look at the facts not rose-coloured projections. Examine what is before you and ask more questions.

For example, in the following chart taken from page 13 of the Climate Plan before you, do you really expect that emissions will be reduced by 90% over the next 20 years when they've only been reduced by 2 percent in the past 10 years? Does this ludicrous chart instill confidence in you? Are you ready to tell future generations that you based your Climate Action Plan on this projected scenario? That no further action was required? To paraphrase, “We've got the concept of a plan”.

Figure 3: Emissions Reductions by Actions Under the Low Carbon Scenario from the 2020 Climate Action Plan



There is a growing phrase that describes what we have to do. ‘We need to look at things with two eyes’. We need to learn to see from one eye with the strengths of Indigenous ways of knowing and from the other eye with the strengths of Western ways of knowing and to use both of these eyes together.

In my last delegation, I had four suggestions for Council

- Engage and involve the public in climate action strategies.
- Create a dashboard, similar to the one you have for housing starts, to show the community our progress on climate change and who is doing what.
- Allocate one per cent of the city’s budget to Climate change mitigation and adaptation and show that as a separate budget line item.
- Think long-term and create a robust education program to help support the community in its efforts to truly become net-carbon neutral by 2050.

In this letter, I repeat 25 of the actions that other cities in Canada have already done to combat climate change. Please join them in this effort. NO MORE STUDIES – ACTION SPEAKS LOUDER THAN WORDS.

1. Provide up-to-date floodplain maps to residents
2. Buy green power
3. Encourage ‘distributed energy’ throughout the city
4. Bus school-age children to the landfill site to witness the volume of waste
5. Ban single-use plastics and plastic bags
6. Encourage leaving grass clippings on lawn and plant naturalized gardens
7. Subsidize residential electric vehicle charging stations
8. Convert vacant land into parks
9. Build (and encourage) more Community Gardens
10. Support re-use centres and repair cafes
11. Encourage the use of fans instead of air conditioning
12. Support home composting
13. **Insist** on higher, ‘greener’ standards on new building construction
14. Create car-free zones
15. Encourage car share
16. Purchase heat pumps, solar panels in bulk and offer at cost to residences
17. Transition buses to all-electric
18. Plant native trees
19. Give trees to residences and have the city maintain them for 2 years
20. Ban gas-powered leaf blowers and edge trimmers
21. Strictly enforce Idling by-law
22. Install segregated bicycle lanes throughout the city to encourage bike riders
23. Offer bursaries to students taking environmental courses
24. Install motion sensors on indoor lights in all municipal buildings
25. Create sustainable, ‘green’ roofs on buildings & bus shelters

Sincerely,
Lawson Hunter

DGM-03-26: Options for the temporary elimination of Development Charges

DGM-03-26 COW February 9, 2026
Staff presentation

OPTIONS	Public Consultation	Calibrate to Policy and Housing Objectives	Focus on Policy Area (Geography)	Impact to future DC By-laws	Desired Effect	Speed of Implementation	Total Cost	Funding available	Council Control of Costs
DC by-law amendment	No	No	No current area specific charges	Unclear	Unclear	Faster	\$16.7M- 41.3 M	No	No
Residential DC Exemption									
DC by-law amendment	No	No	No current area specific charges	Unclear	Unclear	Faster	\$10.7M-26.6M	No	No
Apartment DC Exemption									
DC by-law amendment	No	Yes	No current area specific charges	Unclear	Unclear	Faster	\$6.1M-15.1M	No	No
2+BR Apartment DC Exemption									
CIP amendment	Yes	Yes	Possible	No	Unclear	Slower	Less than \$16.7M – 41.3M TBD*	No	Yes
Grant program equivalent to DC exemption, with criteria									
CIP amendment	Yes	Yes	Possible	No	Unclear	Slower	TBD*	No	Yes
Other Programs									

Delegation Letter- February 2, 2026

Re: Delegation from:

Terry Caddo
President and Chief Executive Officer
Burlington Chamber of Commerce

**Submission to Burlington City Council
In Support of Report DGM-03-26: Options for the Temporary Elimination of Development
Charges
Committee of the Whole – February 9, 2026
Council – February 17, 2026**

Mayor and Members of Council,

I am writing to express strong support for the recommendations contained in Development and Growth Management Report DGM-03-26, which thoughtfully examines options for the temporary elimination of development charges and recommends a targeted, policy-aligned approach through amendments to the City's Affordable Rental Housing Community Improvement Plan (ARHCIP).

Burlington, like municipalities across Ontario, is facing an unprecedented convergence of housing market pressures. Escalating construction costs, sustained affordability challenges, labour shortages, changing immigration patterns, and uncertain global economic conditions have combined to significantly slow housing starts—particularly in the multi-unit and rental sectors that are most critical to achieving Burlington's long-term growth and affordability goals. The data presented in this report, including the sharp decline in condominium sales between 2022 and 2025, underscores the severity of the current slowdown and the need for a calibrated municipal response.

Importantly, DGM-03-26 does not propose a blanket or reactive solution. Instead, it advances a strategic, evidence-based recommendation that balances the urgency of housing delivery with the City's responsibility to protect long-term fiscal sustainability and infrastructure delivery. The recommended approach—amending the Affordable Rental Housing Community Improvement Plan rather than broadly altering the Development Charges By-law—represents sound public policy.

Targeted Relief That Advances Policy Objectives

One of the report's greatest strengths is its recognition that development charge relief, if provided, must be targeted to clearly defined outcomes. Burlington has consistently articulated its housing priorities through the Housing Strategy, the Housing Pledge, Major Transit Station

Area planning, and the ARHCIP itself. These priorities emphasize purpose-built rental housing, affordability aligned with demonstrated local need, larger units suitable for families, and development in strategic growth areas.

Amending the ARHCIP allows Council to directly link any temporary incentives to these objectives. Unlike a blanket DC exemption, a CIP-based approach can be structured to ensure that public investment results in public benefit—whether through tenure requirements, affordability thresholds, unit mix, geographic focus, or project readiness criteria. This is essential in a constrained fiscal environment where every dollar of foregone revenue must be justified by measurable outcomes.

The report appropriately highlights that development charges do not disappear when waived; costs are simply shifted. A CIP framework provides Council with the tools to manage that shift responsibly by establishing caps, eligibility criteria, and program activation tied to available funding. This level of control is not available through a Development Charges By-law amendment.

Protecting the City's Financial and Legal Position

DGM-03-26 is also commendable for its clear-eyed assessment of risk. The City's growth-related capital program, combined with a documented infrastructure funding gap of up to \$350 million over the next decade, makes it imperative that any reduction in development charge revenue be carefully managed.

The report identifies several risks associated with Development Charges Act-based exemptions, including uncertainty around time-limited provisions, the potential need for future background study updates, exposure to appeals, and the creation of unfunded liabilities where applications are approved during an exemption period but reach occupancy after it expires. These risks could have long-lasting implications beyond the intended two-year relief window.

By contrast, a CIP amendment—while still subject to appeal—offers greater flexibility, clearer alignment with Council intent, and the ability to pause or adjust programs in response to changing economic conditions or funding availability. This adaptability is particularly important given the evolving legislative landscape and the likelihood of further provincial changes to development charge policy.

Aligning with Provincial and Federal Roles

The report correctly situates Burlington's actions within the broader intergovernmental context. While municipalities are expected to facilitate housing delivery, they do not control market conditions, interest rates, immigration policy, or construction costs. Nor can they independently absorb the revenue impacts of significant development charge reductions without compromising infrastructure delivery.

The recommendation to work collaboratively with the Region of Halton—both to support matching CIP programs and to advocate jointly for federal and provincial funding—is especially important. Recent legislative changes under Bill 60 clarify the Region’s ability to participate in Community Improvement Plans, creating an opportunity to re-establish a coordinated, two-tier approach to housing incentives.

Council’s direction that any DC relief be contingent on being “made whole” by senior governments remains prudent. DGM-03-26 appropriately acknowledges that, to date, no such commitment has been secured. Continuing to advocate for predictable, sustainable funding arrangements is essential if municipalities are to play their part in addressing the housing crisis without undermining core services.

Building on Burlington’s Demonstrated Leadership

Burlington has already shown leadership in this area. The City was among the first in Ontario to proactively reduce development charges, streamline approvals, modernize zoning, invest in digital permitting, and adopt a comprehensive Affordable Rental Housing Community Improvement Plan. These actions have been recognized by industry and community stakeholders alike.

The recommended path forward builds on this foundation rather than replacing it. Amending the ARHCIP allows the City to respond to current market realities while remaining consistent with long-term planning, growth management, and fiscal responsibility. It also allows Burlington to learn from early program implementation—such as the Additional Residential Unit Affordable Rental Program—and refine incentives based on real-world outcomes.

Conclusion

In conclusion, Report DGM-03-26 presents Council with a balanced, responsible, and forward-looking approach to addressing housing market challenges. The recommendation to pursue targeted amendments to the Affordable Rental Housing Community Improvement Plan—rather than broad Development Charges Act exemptions—appropriately aligns housing delivery objectives with fiscal stewardship and intergovernmental collaboration.

I urge Council to endorse the recommendations in this report and to continue advocating for the senior government funding and policy alignment necessary to ensure municipalities can enable housing while sustaining complete, well-serviced communities.

Sincerely,

Terry Caddo
President and CEO
terry@burlingtonchamber.com

Dear Ambassador Janjua,

On behalf of the Burlington Chamber of Commerce, I am honored to extend a warm invitation to you to attend our Distinguished Entrepreneurs Gala. The event will take place on October 10, 2024, at the Burlington Convention Centre. This year, we have the distinct privilege of honoring Liaquat Mian, an esteemed entrepreneur whose contributions have profoundly impacted our community and beyond.

Liaquat Mian, proudly representing his Pakistani heritage, has been a pillar of innovation, perseverance, and success in the business world. His inspiring journey from Pakistan to Canada underscores his unwavering dedication and entrepreneurial spirit. Liaquat's achievements span multiple industries, including real estate, finance, and philanthropy, where he has consistently demonstrated exceptional leadership and commitment to excellence. His work has not only driven economic growth but also enriched our cultural landscape.

The gala will include a Pakistani themed formal dinner, Pakistani entertainment, and an opportunity to hear from Liaquat Mian himself about his remarkable journey and vision for the future. It will also provide a valuable occasion to connect with other prominent figures in our business community.

We would be deeply honored by your presence at this significant event, as it would highlight the importance of recognizing and celebrating entrepreneurial excellence and cultural diversity. Your attendance would be a testament to the strong ties between Pakistan and the Canadian business community.

Please let us know if you are able to join us for this special evening. We would be delighted to provide any additional information or assistance you may require.

Thank you for considering our invitation. We look forward to the possibility of welcoming you to what promises to be an inspiring and memorable event.

Warm regards,

Terry Caddo
President and CEO
terry@burlingtonchamber.com
647-515-1437

To: Members of Committee of the Whole
City of Burlington, 426 Brant Street
Burlington, ON L7R 3Z6

A condominium and corporate building company with over 60 years of experience. The Molinaro Group has played a significant role in the development and construction of over 10,000 residential units and more than one million square feet of commercial space across Southern Ontario. With deep expertise in the local market, particularly Burlington, Molinaro is recognized as one of the premier high rise condo developers. Recent projects include Illumina, an 18-storey condo with 160 units and, Paradigm, a five tower development with 928 units.

Molinaro have several large scale development sites in the city of Burlington in various stages of approval. The current and severely depressed housing market has made it unfeasible to proceed with any of these projects for the foreseeable future without help from all three levels of government.

Molinaro supports (Option A in the staff report) to apply a temporary 2-year residential DC exemption through an amendment to the DC By-law to allow all residential development to receive a full exemption from City DCs, would not only help Burlington achieve its housing pledge, but it would also send a clear and positive signal to industry, investors, and other levels of government that the City is serious about enabling new housing and supporting economic growth. Burlington is in a strong position to use its DC reserve funds (now over \$51 million) to buffer the short-term impact while unlocking long-term tax revenues and community benefits that come with new development.

Molinaro commends the Mayor for her leadership and again calls on the Premier and Prime Minister to match this commitment by investing in housing-enabling infrastructure in Burlington and other growing municipalities. If all three levels of government act with the urgency this crisis demands, we can stabilize the market, protect jobs, and restore housing affordability.

Molinaro stands ready to work alongside the WEHBA and the City to advocate for the provincial and federal support needed to make growth possible. We support a new approach to the Building Faster Fund. A temporary elimination of DCs is exactly the bold, solution-oriented leadership we need to see in housing right now. By considering this forward-thinking approach, the City is truly meeting the moment. Molinaro encourages the Committee of the Whole to adopt Option A for a proposed two-year DC elimination on all residential developments. Doing so will reinforce Burlington's reputation as an innovative and genuinely pro-housing municipality that is prepared to lead by example.

Sincerely,

Vince Molinaro

President

Molinaro Group



February 5, 2026

City of Burlington
426 Brant Street
Burlington, ON
L7R 3Z6

Attn: Members of Committee of the Whole

Re: Support of Temporary Elimination of Development Charges – DGM-03-26

Please accept this written delegation in relation to Report DGM-03-26 on the agenda of the February 9th Committee of the Whole Meeting, pertaining to options for the temporary elimination of Development Charges.

We have reviewed the staff report and strongly support option A, being the application of a temporary 2-year residential development charge exemption for all forms of residential development through an amendment to the Development Charge By-law.

As we all know, the real estate market in 2026 remains challenged due to a variety of reasons, cost being at the forefront. Land values, construction costs, project delay costs, application fees, development charges, etc... all add up quickly to drive up housing prices. Factor in the very real struggles around increasing cost of living and we quickly understand why potential home buyers are reluctant to make the large financial commitment that comes with a new home purchase. Anything we can collectively do to bring home prices to a level that the market can support must be given consideration.

Unfortunately, not all costs can be reduced, the physical materials to build a home for example cost what they cost, and those costs likely aren't dropping. So we must look at costs that we can control and find ways to bring those costs down. Even with our collective efforts and best intentions, outcomes of course cannot be guaranteed. All we can do is work diligently to present an environment that will hopefully re-engage the market and bring back consumer confidence. A development charge exemption for all forms of residential development won't singlehandedly solve the problem, but it will significantly help.

The development and construction industry is traditionally a major economic driver in all municipalities, including Burlington. What we know with certainty is that development charges at any rate on zero construction starts equals zero. No development charges. No building permit fees. No new residents to pay property taxes. A significant loss of jobs in the construction industry, many of whom are current Burlington residents and taxpayers. New developments with



no buyers get shelved, and any community benefits that had been planned in those developments get delayed or even go unrealized. It goes without saying, a city without home building and development activity is not in anyone's best interest.

The staff recommendation to simply amend the Affordable Rental Housing Community Improvement Plan quite frankly will not have any meaningful impact. It's simply not enough.

The industry as a whole is working hard to find ways to re-engage the market, and we respectfully ask that the City of Burlington assist where they can. This temporary development charge exemption for all residential units is one way the City can help.

We greatly appreciate your consideration to this matter.

Regards,

ALINEA LAND CORPORATION


Dave Pitblado
Director of Real Estate Development



February 5, 2026

Via Email

Mayor and Members of Council
 City of Burlington
 426 Brant Street
 Burlington, ON
 L7R 3Z6

Re: Item 12.3 - Report DGM-03-26 – Support for Temporary 2-Year DC Exemption for all Residential Units (Option A)

Dear Mayor and Members of Council,

National Homes is in receipt of Item 12.3 – Options for the Temporary Elimination of Development Charges, scheduled to be presented to the Committee of the Whole on February 9., we do not support the current motion being recommended for approval.

We recommend that Council direct staff to implement **Option A. - Apply a temporary two-year residential DC exemption through an amendment to the DC Bylaw.** The necessity of this exemption is underscored by the current housing crisis and City staff's current analysis in Report DGM-03-26. As identified in the staff report, **new multi-family residential sales in Burlington declined by more than 90% between 2022 and 2025.** Option A, as applied to all residential forms – including single-family homes, townhouses, condominiums, and Purpose-Built Rental (PBR) units – is the most effective policy option available to Council to assist the housing industry during this significant downturn of market conditions.

According to the **Building Industry and Land Development Association (BILD)**, in 2025, there were only **3,247 new single family home sales in the GTA – down 37% from the prior year.** Condominium apartment sales were particularly devastated, with only **2,067 units sold in 2025 – down 54% from prior year.** According to Altus Group, in December 2025, there were just **240 new home sales, 82 per cent below the 10-year average.**

While the proposed exemption applies to the City's portion of Development Charges, we respectfully request that Mayor and Members of Council also **advance a similar motion at the Region of Halton.** Given the severity of current market conditions, a temporary exemption from **City and Regional Development Charges over a two-year timeframe,** would significantly assist the homebuilding industry in Halton Region.

We request that Council modify the motion to implement Option A - Apply a temporary 2-year residential DC exemption on all residential developments. Without this intervention, many approved developments will remain stalled, resulting in delayed housing delivery, lost employment opportunities, and foregone future tax assessment growth.



Burlington has the opportunity to align with leading municipalities that have already taken bold action to address this growing crisis over the last several months.

Regards,

Jason Pantalone
President & CEO

291 Edgeley Blvd, Suite 1 Concord, ON L4K 3Z4
T. (905)669.9199 F. (905)660.9894

33
nationalhomes.com



Dear Mayor and City Staff,

The Cornerstone Association of REALTORS® (Cornerstone) would like to thank the City of Burlington's staff for the comprehensive analysis presented in the recent report. The housing market's current state is challenging, and we recognize that significant measures are necessary to support our local community and economy. As representatives of 7,500 REALTORS®, including several in Burlington, we advocate for option A, the temporary elimination of residential Development Charges (DCs) in Burlington to encourage the construction of new homes and reinvigorate the market.

Development activity is directly tied to economic conditions. Cornerstone appreciates that the Mayor, Council and City staff recognize that we are in a significant housing slowdown and that decisive intervention is required to support the pipeline of new homes. Any short-term fiscal implications of reducing DCs should be understood as a strategic, time-limited investment that can help sustain the local economy, keep tradespeople working, and ensure projects can proceed rather than be abandoned.

The affordability of new homes has a significant impact on the affordability of homes in the resale market. When new housing supply stalls, buyers face increased competition for existing homes, driving up prices across the board. This exacerbates the issue of affordability, making it even harder for first-time buyers to enter the market. The dream of homeownership has become increasingly unattainable for many families, affecting not only their financial stability but also their quality of life and community engagement. Initiatives like these help get housing back into the realm of attainability.

We commend Mayor Meed Ward for her leadership and again call on the Premier and Prime Minister to match this commitment by investing in housing-enabling infrastructure in Burlington and other growing municipalities. If all three levels of government act with the urgency this crisis demands, we can stabilize the market, protect jobs, and restore housing affordability. Furthermore, the Province and the Federal government should remove the GST/HST off all new homes is essential to address the housing crisis effectively and restore housing attainability.

Additionally, while provincial legislation on lowering DC payments is helpful, a temporary elimination of DCs would provide more direct and substantial relief to consumers through lower home prices. This measure would apply only to projects that meet the city's objective of building new housing units, ensuring that the benefits are realized where they are needed most.

Cornerstone stands ready to work alongside the City of Burlington to advocate for provincial and federal infrastructure funding support and we continue to call on senior levels of government to maintain their commitments to make municipalities whole, as it is needed to make growth

possible. By adopting the proposed two-year DC elimination for all residential developments, Burlington can set an example of proactive and innovative leadership in housing.

Cornerstone encourages the Committee to support the adoption of Option A, we believe it will have a positive impact on our community and help restore the dream of homeownership for families in Burlington.

Sincerely,

Sandra Longden
Member of the Board of Directors
Chair of Local Advocacy Committee

About Cornerstone

Cornerstone Association of REALTORS® (Cornerstone) is a not-for-profit organization with over 325 years of collective service from its founding associations.

Established on July 1, 2024, Cornerstone leads with purpose, advocates boldly, and creates positive change for the success of our members throughout Burlington, Haldimand County, Hamilton, Mississauga, Niagara North, Norfolk County, Waterloo Region, and surrounding areas.

With approximately 7,500 members, Cornerstone is the second-largest REALTOR® association in Ontario, dedicated to promoting the greater good of the real estate community.



February 9, 2026

City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

RE: Options for the Temporary Elimination of Development Charges (DGM-03-26)

Members of Committee of the Whole:

On behalf of New Horizon Development Group (NHDG), we are writing in strong support of the City of Burlington's consideration of a temporary reduction or elimination of residential Development Charges (DCs). We appreciate the leadership shown by the Mayor and City staff in recognizing the severity of current market conditions and in advancing options that respond to the realities facing new home buyers, as well as the development and construction sectors.

The residential development industry is currently experiencing one of the most significant downturns in decades. Construction costs have escalated to a point where, in many cases, the cost of building now exceeds the attainable market value of new homes. As a result, projects across Burlington and the region are being delayed, placed on indefinite hold, or cancelled outright. Without intervention, development will not proceed, jobs will continue to be lost, and no new housing will be delivered.

For developers, the issue is not demand. It is feasibility. Under today's economic conditions, maintaining existing DC rates makes many projects financially unviable. When projects cannot move forward, DCs are not collected, tradespeople are laid off, and the broader economic activity generated by construction grinds to a halt. This has real consequences for local employment, suppliers, consultants, and small businesses that rely on a healthy construction pipeline.

City staff correctly noted in the report that "without action, it will likely mean development charges will not be collected given market conditions and developments will not have been able to advance to occupancy in the near term." We agree with this assessment. The choice is not between full DCs and reduced DCs. It is between reduced DCs and no development at all. Without action, residential construction will remain dormant, and the City will lose both immediate and long-term revenue opportunities.

A temporary reduction or elimination of Development Charges should be viewed as a strategic, time-limited investment in Burlington's economic stability. Enabling projects to proceed keeps people working today and ensures new homes can be delivered that will expand the City's property tax base tomorrow. More housing built means more assessment growth, more property tax revenue, and stronger long-term fiscal sustainability for the City.

NHDG supports Option A in the staff report, a temporary, two-year elimination of residential Development Charges. This level of relief is necessary to restore project feasibility, unlock stalled developments, and prevent further job losses in the construction sector.

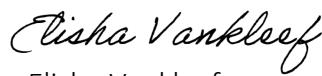
We appreciate that recent provincial legislative changes provide municipalities with the flexibility to act quickly, and we commend Burlington for considering the use of these tools at a time when they are urgently needed.

We also appreciate the City's willingness to take a pragmatic approach and to consider the use of DC reserve funds to bridge the short-term impact. Burlington is in a strong position to do so, and this approach will help unlock long-term economic and community benefits that far outweigh the near-term fiscal considerations.

In closing, we thank the Mayor and City staff for their leadership and for recognizing the urgency of the current housing and economic environment. NHDG strongly supports a temporary DC reduction or elimination and encourages Council to move forward with Option A. This action will help **protect jobs, restart housing construction, and reinforce Burlington's position as a municipality that is serious about enabling growth and economic resilience**.

NHDG stands ready to continue working collaboratively with the City and other stakeholders to support housing delivery and long-term community building in Burlington.

Sincerely,



Elisha Vankleef
Development Manager

200-3170 Harvester Road | Burlington, ON | L7N 3W8
905-777-0000 ext. 111



Mayor Marianne Meed Ward and Members of Council
City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

**RE: Item 12.3 Options for the temporary elimination of Development Charges (DGM-0326)
Committee of the Whole
February 9, 2026**

We are in receipt of Item 12.3 – Options for the Temporary Elimination of Developments, scheduled to be presented to the Committee of the Whole on Monday, February 9, 2026.

Better Life was encouraged when we learned Council approved a motion memorandum on September 16, 2025 to direct the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to the Pipeline to Permit Committee on October 9, 2025 on options for a 2-year temporary development charge (DC) reduction with an appropriate impact analysis.

It is our understanding that in response to that motion, Finance and Development & Growth Management Staff prepared Information Report FIN-41-25 which resulted in the following motion:

Direct the Commissioner of Development & Growth Management to bring back a report to Committee of the Whole in January 2026 on options including a potential Community Improvement Plan amendment and a Development Charge bylaw update to eliminate development charges for two years subject to the following conditions:

- That the reduction is tied to some degree of achieving policy goals for housing units (for example purpose-built rental, market affordable under Halton Region definitions, three-bedroom units);
- That the reduction is conditional on being made whole for the DC reductions by the provincial and/or federal government; and,
- That the reduction would only apply to projects that have achieved a defined level of start/completion. (SD-12-25)

For Better Life, this was seen as a critical action to help unlock progress on phase 2, consisting of a 147-unit retirement home, at our campus of care at 4103 Palladium Way. However, we are concerned that the staff recommendation presented in Report DGM-03-26 does not provide certainty on the unit type being exempted or concrete timing on when this relief would be available.

While we recognize retirement home units are generally considered “Special Care without Kitchen or Bathroom” under the residential rate of the City’s Development Charges By-law, which has a reduced DC rate, it is not clear whether staff’s recommendation would include retirement home units.

Additionally, retirement home units are subject to the Region's Allocation Program that mandates a significant front ending recovery payment.

It is important to note that special needs housing, as defined in the City's Official Plan and includes the retirement home units proposed by Better Life, achieves one of the City's housing policy goals and meets the first condition of Council's latest motion. This housing type is in demand by the City's aging population and completes our approved campus of care in North Burlington.

Council's initiative to recognize the challenges faced by the development industry are commendable. We urge Council to maintain this momentum and consider the long-term benefits of providing this relief. While the financial impact numbers presented in Report DGM-0326 may appear substantial, this should be balanced with recognition that those numbers assume a best case scenario in terms of potential developments commencing and do not contemplate the long term yearly tax revenue generated by the developments that are now able to proceed during the potential 2 year DC elimination period.

Better Life is positioned to obtain a building permit within the 2-year period should development charges be exempted for this residential use and, therefore, respectfully requests Council support a comprehensive development charge exemption for all residential unit types for a 2 year period.

Sincerely,



Kimberley Harrison-McMillan, MCIP, RPP
Director of Development & Construction

CC: Nada Nisevic, Better Life Living





Proposed New Residential Zoning By-laws

Statutory Public Meeting and Recommendation
Report

Committee of the Whole

Feb. 10, 2026

Project timeline



Key highlights

Aligns with the City's Official Plan and other City Objectives

- Required by provincial legislation,
- Zoning By-laws must have regard for Provincial Interest,
- Be consistent with the Provincial Policy Statement (PPS), and
- Conform to the City's Official Plans.

The proposed Zoning By-laws are foundational to the City's strategy to increase housing options and improve affordability.

Project scope

Project goals



Enable development and increase housing options in Burlington's neighbourhoods



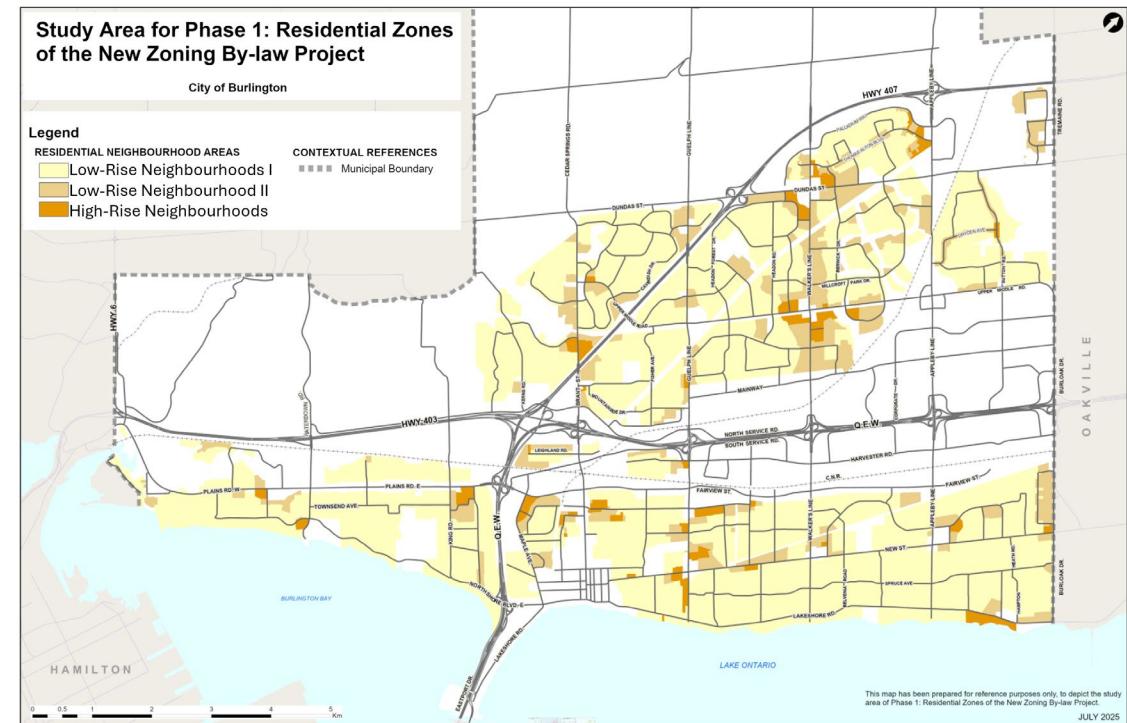
Be user-friendly & easy to interpret



Be modern and innovative



Be flexible



Key changes

- New built forms being permitted,
- Additional residential units,
- Reduced number of residential zones,
- Holding Provisions for Land Use Compatibility and a two-bylaw approach,
- Improvements to provide flexibility,
- Modernized parking regulations,
- Improvements to support interpretation.

Community engagement

Between June 2024 and February 2026:

- 2 surveys – 185 responses
- 10 newsfeeds
- 8 public events
- 7 workshops
- 29,100 digital outreach campaign interactions
- Over 60 written comments from the public
- In-person public open house
- Two statutory public meetings
- Project notice was mailed to every residential property in the city (over 75,000)
- GetInvolvedBurlington: 9,900 visits
- Open office hours



What we heard

- Clarity and user friendliness of the bylaw,
- Questions about additional residential units, triplexes, and fourplexes,
- Impacts on neighbourhood character, community facilities, traffic, parking, and flooding,
- Angular plane requirements for apartment buildings,
- Flexibility for detached ARUs, common amenity area, projecting garages, and building height,
- Parking standards and large dwelling unit requirements,
- Enhanced accessible parking standards, and
- Transition regulations.

Next steps

- Adoption and enactment of new Residential Zoning By-laws.
- Notice of passing of by-laws.
- Appeal period.
- Implementation.
- Develop work plan for review of site-specific exceptions and holding provisions.
- Monitor development under the new Residential Zoning By-laws.

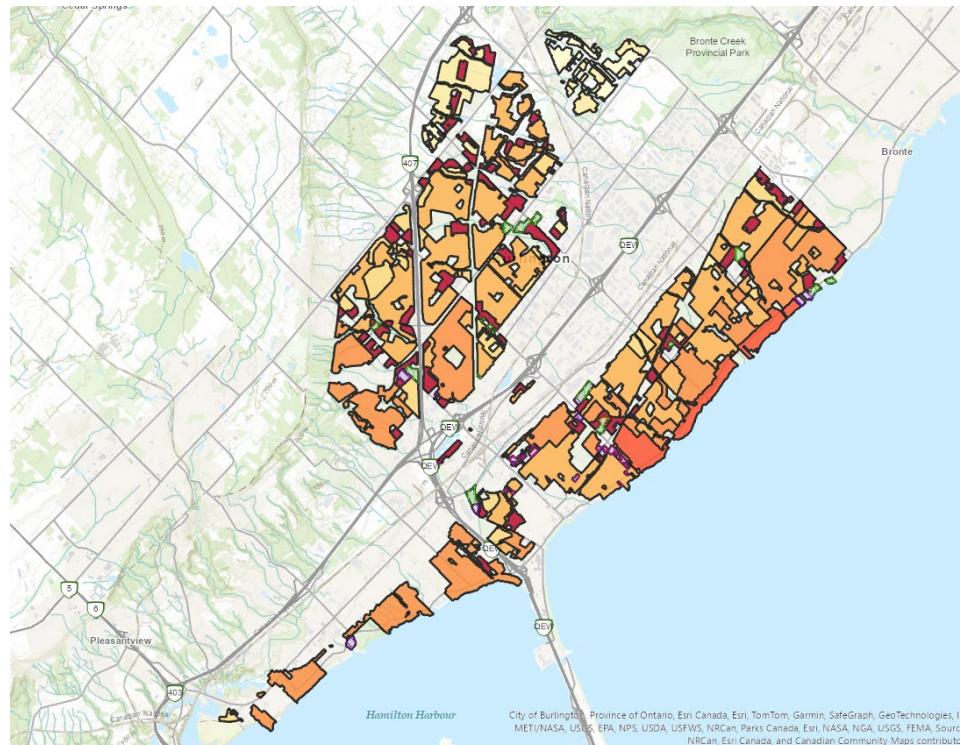
Recommendations

1. Approve and enact the new Burlington Residential Zoning By-laws in accordance with Appendices A and B of development and growth management report DGM-05-26; and
2. Deem that the new Burlington Residential Zoning By-laws will conform to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable; and
3. State that in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the changes to the proposed Zoning By-laws.

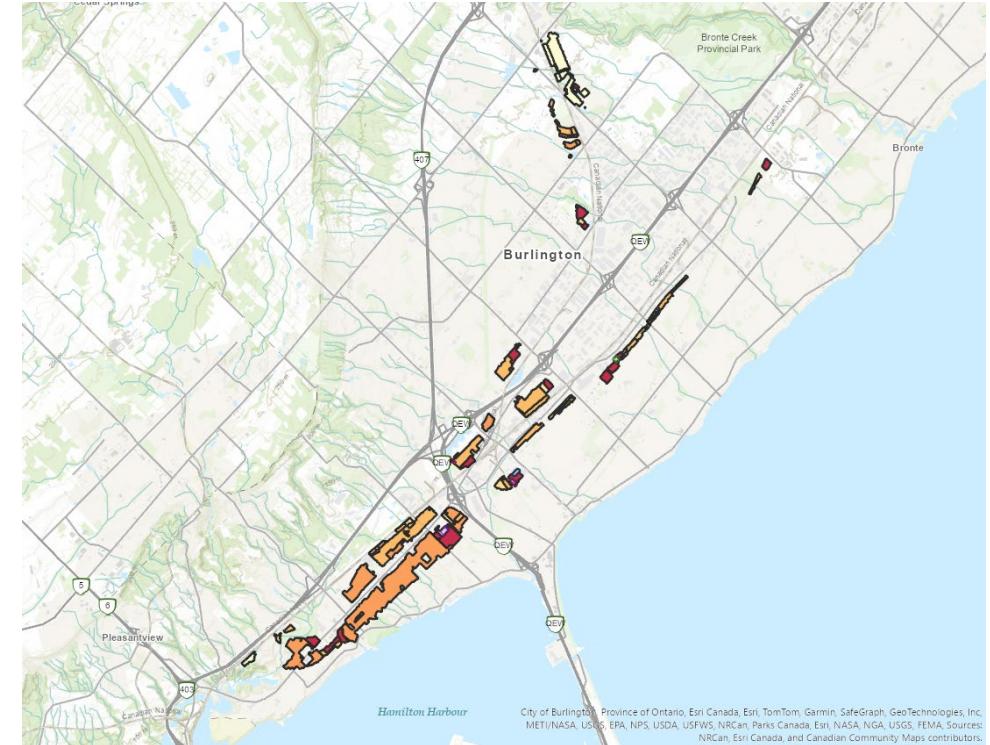
Thank you!

Two residential zoning by-laws

1. Applies to neighbourhoods not near a railway or rail yard



2. Applies to neighbourhoods near a railway or rail yard



NEW RESIDENTIAL ZONING BYLAW – CITY OF BURLINGTON

TUESDAY, FEBRUARY 10,
9:30AM

*EVERYONE DESERVES A
HOME*



**Community
Development
Halton**





WHO WE ARE

Through research, community development, planning, and promoting volunteerism, Community Development Halton strives to improve the quality of life for all residents of Halton. We accomplish this by:

- identifying community needs
- developing community awareness of identified trends and needs
- facilitating and supporting community response to identified trends and needs
- facilitating communication and coordinated planning between members of the community, local organizations and governments to develop ways to address these needs
- advocating for change

HOUSING ADVOCACY

CDH supports ongoing efforts to find solutions to our housing and affordability crisis, which involves:

- Facilitating Halton's Annual Right to Housing Forum
- Supporting Peer Research
- Planning public events
- Engaging advocacy groups from the faith community
- Working alongside nonprofit developers
- Supporting our nonprofit networks through the Impact Halton Coalition



DEFINING AFFORDABLE HOUSING IN BURLINGTON

Average Rent in Burlington for 1 Bedroom Apartment: \$1,765

Rental Wage needed for market housing in Burlington: \$37.95/hour (Approx. \$78,936/Year)
Vacancy Rate: 1.6% (2023)

Average after-tax income of wage earners in Burlington: \$54,750 annually (as of 2020)

OW Recipient: \$8,796
ODSP Recipient: \$15,696
GIS Pension: \$23,197

Source:

Statistics Canada, Canadian Survey on Disability, 2022

Lennefer Laidley and Mohy-Dean Tabbara, Welfare in Canada, 2023, July 20, 2024, https://maytree.com/wp-content/uploads/Welfare_in_Canada_2023.pdf.

Canadian Centre for Policy Alternatives (rental wage)

Canadian Housing Evidence Collaborative (CHEC) (affordability threshold)

WHO IS MOST IMPACTED?

Renters more than twice as likely to spend more than 30% of pre-tax income than owners (33% of renters vs 16.1% owners)

For every new affordable rental unit created in Canada, 15 existing affordable units lost in the private market

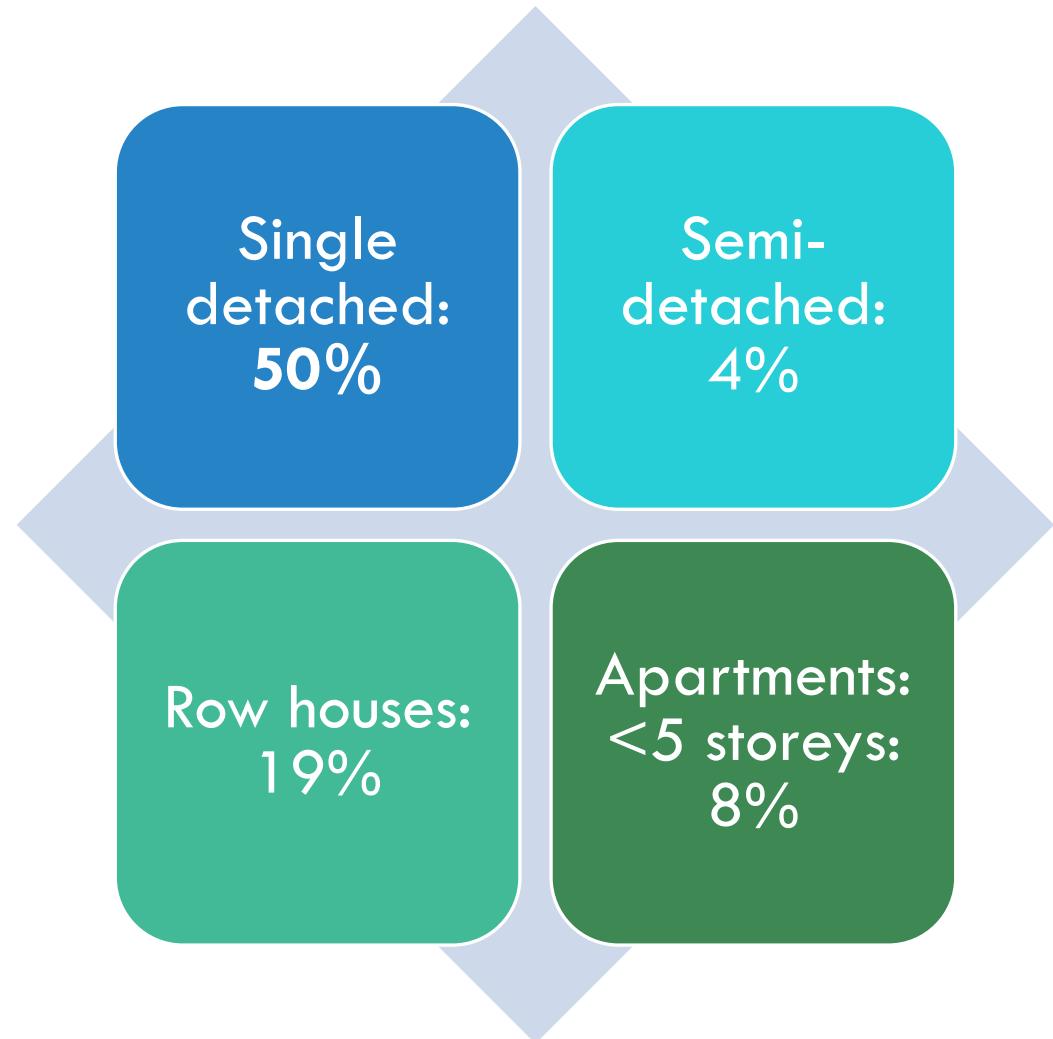
Single mothers: often bear the dual responsibility of providing emotional and financial support for their children

Indigenous and Racialized populations

People living on fixed incomes

People earning lower incomes

Source: Sahla Mitchell in collaboration with Christina Maes Nino, "A Case for Not-for-Profit Affordable Housing Acquisition Programs: An Analysis of Toronto's Multi-Unit Residential Acquisition Program," Case-In-Point 2023: University of Manitoba & Manitoba Non-Profit Housing Association
Steve Pomeroy, "Updating analysis on erosion of lower rent stock from 2021 census,"⁵⁵ Canadian Housing Evidence Collaborative, McMaster University, 2022.



LARGEST CATEGORIES OF HOUSING IN BURLINGTON

Source: Government of Canada, *Census Profile (Burlington) 2021 Census of Population*. [Profile table](#), [Census Profile, 2021 Census of Population - Burlington, City \(CY\) \[Census subdivision\], Ontario](#).⁵⁶

PROPOSED ZONING CHANGES

- Reducing number of residential zones from 31 to 9
- More housing types allowed
 - Semi-detached dwellings
 - Townhouses (street, block, lane, stacked)
 - Back-to-back units
 - Low-rise apartments on major streets
 - Additional Residential Units (ARUs)

*Advancing Burlington's Housing Strategy through:

- Building healthy rental housing stock
- Broad variety of housing types
- Advocacy & partnerships
- Taking action





Garage Conversion



Accessory Building



Basement Conversion



Upper Level Conversion



Main Level Addition



Second Floor Addition

**WE'RE SAYING YES TO: ADDITIONAL
RESIDENTIAL UNITS (ARU)**

Types of ARUs (Source: City of Burlington Webpage)

WE'RE SAYING YES TO: MORE RENTAL OPTIONS IN OUR NEIGHBORHOODS



IF OUR GOAL IS TO CREATE A COMMUNITY WHERE EVERYONE IS WELCOME, WHERE ALL CURRENT AND FUTURE RESIDENTS HAVE ACCESS TO HOUSING OPTIONS THAT MEET THEIR NEEDS AT ALL STAGES OF LIFE, ATTAINABLE AT ALL INCOME LEVELS...

WHAT ZONING DECISIONS TODAY BRING US CLOSEST TO THAT FUTURE?



Community Development Halton
www.cdhalton.ca

Dr. Steven K Barrow
Social Planner
sbarrow@cdhalton.ca



THANK YOU!

1. Opening and Mandate (45 seconds)

- Good morning Mayor, Members of Council, city officials and other interested parties.
- My name is Garth Napier and I am a proud member of the **Burlington Accessibility Advisory Committee**. Myself and Jill Randall the Chair of BAAC are here today to present this delegation.
- On behalf of the **Committee**, thank you for the opportunity to delegate today.
- BAAC is a committee of dedicated volunteers with a **legislated mandate under the AODA** to advise Council on the **identification, removal, and prevention of barriers** for people with disabilities.
- As well, according to the city's engagement charter when city officials engage with advisory committee's they promise to partner on each aspect of the decision, including the development of alternatives and the identification of preferred solution.
(Collaborate level 4)
- We are here today to provide advice on **the New Zoning By-law Project**.

Key message: Our role is advisory, evidence-based, and grounded in lived experience.

2. Purpose of the Delegation (30 seconds)

- BAAC is recommending that **Council defer approval of Phase 1** of the New Zoning By-law.
- This deferral would allow the by-laws to undergo a **comprehensive review through an accessibility and aging-in-place lens**, before they are finalized. Appendix E page 138 in your package prepared by city officials states that the jurisdictional scan of best practices for zoning did not include a specific accessibility impact assessment nor include a scan of leading municipalities regarding accessibility best practices. A

comprehensive review of accessibility and aging in place have not occurred.

- As a result, the by-law does not meaningfully reflect **leading practices from accessibility-focused municipalities**.
- We believe this step is essential if the by-law is to meet its stated goal of serving **residents at all stages of life and ability**.

3. Why This Matters: Context and Opportunity (≈1 minute)

- BAAC supports the City's goal to **modernize zoning and increase housing diversity**.
- We believe the by-laws could be strengthened to better facilitate accessible housing by **reducing unnecessary red tape and regulatory barriers** for developers who build accessible units.
- Other municipalities have successfully introduced **accessible housing unit goals, fast-tracked approvals and innovative incentives** for projects that prioritize accessibility, while still meeting planning objectives.
- These approaches both **support developers and builders** and help the City advance its accessibility and housing goals by recognizing and addressing real-world development barriers.
- This project represents a **once-in-a-generation opportunity** to embed accessibility and inclusion directly into Burlington's regulatory framework.
- Here are some key facts for you to ponder Almost 30% of Ontario residents have a disability. And ~ 40% of seniors live with a disability.
- Burlington has a **higher-than-average population of residents aged 65 and older**, and this group is growing faster than any other.
- And finally, nearly **90% of this demographic want to age in place**.

- Without **intentional accessible standards**, new housing options will not meet the needs of residents with disabilities or those wishing to age in place.
- Recent studies show that **designing for accessibility from the outset is far more cost-effective** than retrofitting later.

Emphasis: Accessibility supports seniors, families, and the long-term sustainability of neighbourhoods.

4. Engagement Concerns (brief but important)

- I'd like to just touch on the engagement with city officials. Engagement with BAAC during Phase 1 was **limited to a single presentation in October 2025**, despite the project beginning in 2022.
- Materials were provided **without advance circulation**, limiting meaningful review.
- And were not provided to the committee until several weeks after the meeting.
- As mentioned earlier this falls short of the City's stated **IAP2 commitment**.
- Questions asked during another meeting and included in a letter sent to the team regarding our concerns have not been thoroughly answered. See appendix 3 of the delegation we provided,
- Early and ongoing engagement is not optional—it is **essential to good decision-making**.

5. Recommendations to Council (≈1.5 minutes)

BAAC recommends that Council **defer approval** until staff report back on the following actions:

- Completion of a **formal accessibility impact assessment**, with findings used to revise and strengthen the by-law.

- A **transparent jurisdictional scan** of accessibility best practices, and incorporation of those practices into the draft by-law.
- Exploration of **incentives for developers** to create accessible housing.
- Development of **performance measures** for council and senior management to track accessibility and aging-in-place outcomes over time.
- Identification of the **risks to the City** if accessibility is not explicitly embedded as an interpretive planning objective, supported by evidence and validated by third-party expertise.
- Ensuring that **accessibility expertise is required and accountable** in future consultant procurements.
- Clear identification of **site plan approval guidelines** that will support accessible housing starts.
- Re-establishing **early and ongoing collaboration** with BAAC and the City's Accessibility Coordinator in future phases.

6. Closing (≈30 seconds)

- In closing, BAAC supports growth, housing diversity, and modernization.
- We are simply asking that accessibility be treated as **foundational**, not optional.
- A short deferral now will help prevent **systemic barriers for decades to come**.
- We look forward to working collaboratively with Council and staff to strengthen this important project.
- Thank you for your time and consideration.

Burlington Accessibility Advisory Committee Delegation

Introduction

On behalf of the Burlington Accessibility Advisory Committee, we want to thank the Mayor and the Councillors for the opportunity to delegate today. We are a group of dedicated volunteers who have a legislated responsibility to advise council on the identification, removal and prevention of barriers to people with disabilities.

It is our advice that Council defer approval of Phase 1 of the New Zoning By-law Project until the by-laws have undergone a more comprehensive review through an accessibility and aging-in-place lens.

Background

- BAAC views the City's goal to modernize zoning and increase housing diversity as a key opportunity to embed accessibility, inclusion, and aging-in-place principles into Burlington's regulatory framework.
- Burlington has a higher proportion of residents aged 65 and older (21%) compared to the national average (19%). Moreover, this demographic is growing faster than any other age group in the community. It is estimated that over 40% of seniors have a disability and almost 90% want to age in place.
- BAAC supports expanding housing options in Burlington however, without intentional accessible standards, these housing options remain inaccessible to residents with disabilities or who want to age in place in their own neighbourhood.
- BAAC recognizes that building-related by-laws must balance the interests of developers, the public good, and market demands.
- Incorporating accessibility features during the initial design of new construction is significantly more cost-effective than retrofitting existing buildings.

Concerns

Burlington Accessibility Advisory Committee Delegation

- BAAC is concerned that accessibility and universal design principles are not explicitly embedded in the draft by-laws.
- Accessibility measures in the draft by-laws rely on restating minimum AODA and Ontario Building Code standards.
- The by-law documents largely treat accessibility as an accommodation rather than a design baseline, which may lead to long-term barriers in housing, amenities, and site design.
- According to city staff, the background research and analysis that informed the draft by-laws involved a jurisdictional scan of best practices but did not include a specific accessibility impact assessment. This approach failed to learn from other leading practice municipalities and accessibility experts.
- According to city staff, the intent of the proposed by-laws is to increase housing options in Burlington's residential neighbourhoods to meet the needs of all residents at all stages of life and at all income levels and include more options for additional residential units. Without intentionally considering accessibility, this intent will not be met.
- On October 9, 2025, City officials provided the first and only presentation to BAAC, despite the project's extended timelines. (Start date 2022)
- Materials were provided without advance circulation and were only shared after several weeks and multiple requests from BAAC.
- We also note that IAP2 states that there is a "promise to seek direct advice and incorporate the advice and recommendations into decision to the maximum extent possible." This 'promise' has not been fulfilled.
- Furthermore, the by-law project team website states that BAAC was engaged; however, BAAC does not consider one meeting without time to prepare as meaningful engagement. Early, ongoing engagement with adequate review time is essential.
- We were advised that the project team consulted with the City's (now retired) accessibility advisor. However, BAAC's review of two years of the advisor's reports—provided to the Committee—found no reference to this project or to advice given to the zoning by-law team.

Recommendations for Council Consideration

Burlington Accessibility Advisory Committee Delegation

The Burlington Accessibility Advisory Committee recommends that Council defer approval of the New Zoning By-law Project until the project team reports back to Council on the following actions:

- Completion of an accessibility impact assessment of the draft by-laws, including a summary of key findings and identified risks, and a requirement that the results be used to revise and strengthen the by-laws to address identified accessibility barriers.
- Completion of a jurisdictional scan of accessibility best practices, identifying the jurisdictions reviewed and outlining accessibility principles and practices. Incorporate the findings into the draft by-laws to enhance accessibility.
- Explore and advise council on opportunities to incentivize developers for creating accessible housing options.
- Develop performance measures and metrics for Council and city officials to measure accessibility outcomes and aging in place over time.
- Identify what risks City officials believe Council may face if accessibility is not explicitly included as an interpretive objective for planners and decision-makers, and what evidence supports that view. Ensure the risk assessment is validated by a third party, including BAAC, the City's Accessibility Coordinator, or other relevant experts.
- Require that when staff are procuring consultants that an accessibility expert is included as part of the team and is accountable for advice on best practices.
- Identify the specific guidelines in the site plan approval process that will be established to support accessible housing starts.
- Re-establish the expectation of early and ongoing collaboration with BAAC and Burlington Accessibility Coordinator on all future phases of the project.

Burlington Accessibility Advisory Committee Delegation

Appendix 1: Background on BAAC and the Engagement to date

- Under the Accessibility for Ontarians with Disabilities Act (AODA), municipalities in Ontario with a population of 10,000 or more are legislatively required to establish an Accessibility Advisory Committee to advise council on accessibility matters.
- BAAC is mandated to:
 - advise council on identifying, preventing, and removing barriers to accessibility for people with disabilities;
 - provide input on policies, plans, and projects to support compliance with the AODA; and,
 - to help ensure the perspectives and lived experiences of people with disabilities inform decision-making.
- Engagement with BAAC during Phase 1 was insufficient. On October 9, 2025, a city official gave the committee a presentation on the project. This was the only interaction that the project team had with the committee even though the project has been ongoing for quite some time. Furthermore, materials were “walked into the October meeting” making meaningful review difficult.
- BAAC emphasizes the need for early, ongoing engagement with sufficient review time.

Burlington Accessibility Advisory Committee Delegation

Appendix 2: Considerations to strengthen Accessibility

1. **Embed Accessibility as a Planning Principle**

Explicitly require that accessibility and inclusive design guide interpretation, administration, and approvals—not merely minimum code compliance.

2. **Require Continuous Barrier-Free Routes**

Mandate accessible routes linking public sidewalks, accessible parking, building entrances, and common amenity areas.

3. **Introduce Adaptable and Visitable Housing Requirements**

Require a percentage of adaptable units in larger multi-unit developments, aligned with emerging Canadian standards (e.g., BC and Vancouver).

4. **Strengthen Amenity and Parking Accessibility**

Apply accessible parking requirements consistently across all housing forms with visitor parking and require accessible common and outdoor amenity spaces.

5. **Clarify Definitions and Standards**

Add clear definitions and performance expectations for accessibility-related terms to reduce ambiguity and reliance on discretion.

Appendix 3: Questions to Project Team

Process, Governance, and Engagement

1. Why was BAAC not engaged earlier and more consistently in Phase 1, despite the project's long timeline and the committee's legislative role under AODA?

Burlington Accessibility Advisory Committee Delegation

2. Why were materials provided at the meeting without advance circulation?
3. How are BAAC's previous comments and suggestions being tracked, and why has there been no documented response to date?
4. What changes to the project timeline would be required to ensure early, meaningful, and ongoing engagement with BAAC in future phases?
5. How could the Accessibility Specialist be integrated into the zoning project once hired?
6. Would staff support fast-tracking approvals for developments that exceed minimum accessibility standards?

Legal and Policy Alignment

7. How does the draft zoning by-law go beyond minimum AODA and Ontario Building Code compliance, if at all?
8. How does the current draft align with Burlington's inclusion, equity, and aging-in-place goals, and where does it fall short?
9. Did the project team conduct a jurisdictional scan regarding accessibility best practices. If so, what jurisdictions were included and what were the accessibility principles and practices included in the by laws as a result of the scan?

Impact Assessment and Accountability

10. Has an **accessibility impact assessment** been conducted for the draft by-law? If so who conducted the assessment and what were the findings?

Purpose, Intent, and Interpretation

11. Why are accessibility, universal design, and aging-in-place absent from the by-law's purpose and guiding principles?
12. Would planners support explicit exemptions for accessibility retrofits from setbacks, height limits, and encroachment rules?

Residential Building Forms and Housing Diversity

13. How does the City reconcile its housing diversity goals with zoning that allows legally compliant but functionally inaccessible housing?

Burlington Accessibility Advisory Committee Delegation

14. What are the implications of the current draft for aging residents who wish to remain in their homes?

Site Design, Amenities, and Outdoor Spaces

15. Why does the by-law regulate patios, walkways, garages, and amenity areas only by setbacks and dimensions, without accessibility requirements?
16. Would planners support requiring barrier-free routes connecting entrances, parking, amenity spaces, and outdoor areas?

Parking and Transportation Access

17. Why does the by-law rely solely on minimum AODA standards for accessible parking?
18. How are proximity, grade, and connectivity to accessible routes and entrances being addressed?
19. Will staff consider strengthening parking standards to reflect real-world usability, not just compliance?

Definitions and Technical Clarity

20. Why are key concepts such as Universal Design, Adaptable Dwelling Unit, Accessible Route, Barrier-Free Entrance, and Aging in Place missing from the definitions section?
21. How does the absence of these definitions affect site plan review, variances, and appeals?
22. Would planners support adding operational definitions tied to clear zoning requirements?

From: Kareem Refaay
Sent: Friday, January 23, 2026 11:31 AM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca>; LIST - Office of Ward 6 <ward6@burlington.ca>; Mailbox, Office of the Mayor <mayor@burlington.ca>
Subject: Formal Objection to Proposed Residential Zoning Bylaw – Request for Deferral or Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Formal Objection letter to Proposed Residential Zoning Bylaw

Dear City Clerk and Members of Council,

I am a resident of the City of Burlington writing in response to the City's statutory notice regarding the proposed City-Initiated Draft New Zoning Bylaws for residential neighbourhoods and the associated Statutory Public Meeting.

I hereby formally object to the proposed zoning bylaw in its current form.

While I acknowledge the City's stated intention to modernize zoning regulations and respond to housing pressures, I strongly oppose the proposed bylaw due to its broad application and insufficient consideration of neighbourhood compatibility, infrastructure and service capacity, public safety, and financial impacts on existing residents.

My objections include the following concerns:

- Neighbourhood Compatibility and Character

The expanded permissions for semi-detached dwellings, multiple additional residential units, and low-rise apartment buildings across established low-density neighbourhoods risk undermining neighbourhood character and long-term stability. The absence of strong transition and buffering requirements is inconsistent with good planning practice.

- Infrastructure, Medical, and Community Services Capacity

The proposed intensification is not supported by clear, enforceable evidence that essential services can accommodate increased demand. These include healthcare services (family physicians, clinics, hospitals), schools, childcare facilities, transit, and road infrastructure. Increased demand without guaranteed capacity expansion risks reduced access and service quality for existing residents.

- Public Safety and Emergency Response

Increased density combined with reduced parking standards may lead to congestion that negatively impacts emergency response times for fire, police, and ambulance services. Established neighbourhoods were not designed to accommodate this level of

intensification without safety risks.

- Traffic, Parking, and Mobility Impacts

The proposed parking reductions do not reflect actual vehicle ownership patterns and may result in increased on-street congestion, traffic conflicts, and pedestrian safety concerns.

- Negative Financial and Economic Implications

The proposed zoning changes may have adverse financial consequences, including potential negative impacts on property values, increased municipal servicing costs, and long-term infrastructure upgrade expenses borne by taxpayers. These implications have not been sufficiently quantified or transparently communicated.

- Cumulative and Irreversible Impacts

The cumulative effect of applying blanket zoning permissions across multiple neighbourhoods has not been adequately assessed. Once implemented, these changes may result in irreversible impacts on neighbourhoods and municipal finances.

For the reasons outlined above, I respectfully request that Council defer approval of the proposed zoning bylaw or substantially amend it to include neighbourhood-specific controls, mandatory infrastructure and service capacity assessments, enhanced safety and parking standards, and a phased, evidence-based approach to intensification.

Reservation of Rights

This submission is made in direct response to the City's statutory notice and is intended to preserve all rights available to me under the Ontario Planning Act and applicable provincial legislation. I expressly reserve the right to make further submissions, objections, and to pursue escalation or appeal, including to the Ontario Land Tribunal, should the proposed zoning bylaw be approved in whole or in part.

Please ensure that this objection is formally recorded as part of the public record for the Statutory Public Meeting and that I am recognized as a person who has made written submissions for the purposes of appeal rights under the Planning Act.

Thank you for your consideration.

Sincerely,
Kareem Elhelaky

Addendum to DGM-05-26 – Additional Public Comments Received & Staff Response

This appendix contains a copy of written comments received on the draft zoning by-laws after Jan. 28, 2026, and staff's response.

No.	Commenter & Date of Comment	Comment	Staff Response
1.	Heinz Mueller, Feb. 2, 2026, via email	<p>To whom it may concern:</p> <p>During the week of January 18, 2026 I found an undated flyer of the City of Burlington stating "You are invited to attend the second Statutory Public Meeting on Tuesday, February 10 to provide comment on the final draft of the new Zoning Bylaws." Further down "the final draft ... will be available for public review on Friday, January 30, 2026."</p> <p>From the referenced information I learned:</p> <ul style="list-style-type: none"> • Since June 2024 latest, consulting firms commissioned by the City of Burlington have been engaged with the proposed changes to zoning bylaws; • in July 2024, in-person workshops were held with interested parties and • in May 2025, in-person meetings with building industry representatives were also held. <p>Only now - in mid-January 2026 – am I informed with the aforementioned municipal flyer about the Statutory Public Meeting to be held on 2026 February 10.</p> <p>For the average citizens, who only - and mostly reluctantly - have to deal with bylaws perhaps once every 20 years, it is cumbersome to find their way around the planner lingo and the meaning of its terms and to get a clear picture how these changes will affect their way of life from the approximately 150 pages of referenced information -- cynically, they are then "invited" to comment on them on rather short notice.</p> <p>I cannot shake the suspicion that the new Zoning Bylaws are primarily designed to serve the interests of the "building industry" and "interested parties" ("house flippers"?), and NOT those of the residents.</p> <p>The absence of a required consultation process with the neighborhood prior to carrying out any building changes reinforces my suspicion. (Doesn't courtesy and respect dictate informing the owners of adjoining properties about one's intention to expand a residence, its scope, duration and schedule, prior to commencement of work?)</p> <p>The City's assurance "New rules only affect you if you make changes, ..." is simply not true; these new rules will certainly affect me when a neighbour's construction activities will result in more noise, more dust, and more traffic - let alone more people.</p>	<p>Many engagement activities were held between July and December 2025 to inform residents of the draft by-law and to seek feedback, including: several in-person, drop-in information centres over the summer months at various locations across the city; a broad digital outreach campaign; and an in-person open house on September 16, 2025. For a detailed overview of engagement undertaken in this phase of the New Zoning By-law Project, see Appendix F of staff report DGM-69-25, and Appendix D to this report.</p> <p>A Housing Needs Assessment Report for the City of Burlington was completed in 2025, and relies on information available through the City's Housing Needs and Opportunities Report, 2021, Housing Strategy, 2022, and other documents.</p> <p>In September 2024, the City considered whether to opt into the Region of Halton's potential Vacant Home Tax program. The feasibility assessment work conducted to support that potential program did not demonstrate a material effect to increase the supply of housing or enhance affordable and assisted housing programs, and uncertainty was noted regarding the financial sustainability of the program. Council advised Halton Region that the City would like to be excluded from the by-law(s) that would implement a Vacant Home Tax within the municipality. Please refer to Report F-27-24 for more information.</p> <p>The intent of the recommended by-laws is to increase housing options through gentle intensification in existing residential neighbourhood areas, which makes efficient use of existing infrastructure and community facilities. The by-laws were drafted to consider the context and character of existing neighbourhoods and include regulations that limit the size of buildings (e.g., regulations for maximum building height, maximum lot coverage, minimum building setbacks, etc.). The by-laws implement the objectives and policies of the Burlington Official Plan for the residential neighbourhood areas. The City's Integrated Mobility Plan (2023) and the Live and Play Plan (2024) were also informed by the City's Official Plan, and guide the City's investments in the transportation network, parks and recreation to ensure that the City continues to respond to the growing transportation and recreation needs of the community.</p> <p>The recommended by-laws as well as the current Zoning By-law 2020 allow up to three additional residential units (ARUs) on a parcel of urban residential land where one detached dwelling, semi-detached dwelling, street townhouse or townhouse is permitted, for a total of four residential dwelling units on a parcel, in accordance with the Burlington Official Plan, 2020. Notice is not required to be</p>

No.	Commenter & Date of Comment	Comment	Staff Response
		<p><u>Firstly, my questions for which I appreciate a response:</u></p> <ul style="list-style-type: none"> • Has the City of Burlington recently conducted a housing availability study? If yes, please provide the findings of this study. • Has the City considered the traffic situation for all this new “growth” and population increase? • Has the City looked into owner-occupied statistics and/or an instrument similar to a Vacant Home Tax (similar to Toronto) prior to having the character of low-residential neighborhoods changed to allow for “gentle intensification?” <ul style="list-style-type: none"> ◦ If not, please outline why the City of Burlington has not looked into owner-occupied statistics and/or an instrument similar to a Vacant Home Tax prior to changing the zoning designations of residential areas. • Has the City put in “barriers” or policy “deterrents” to avert year-over-year erosion of neighborhood characters? • When and how were residents informed of the first public consultation meeting and the initiation of this project? <p>Secondly: I oppose these proposed residential zoning designations and request the City of Burlington not permit any further intensification to be built on LN1-LN5 residential areas, unless the City introduces a more “democratic” approach by giving residents more say in changes to their immediate surroundings.</p> <p><u>Further, I request the City:</u></p> <ul style="list-style-type: none"> • Introduce a consultation process and dialogue - prior to commencement of work on any ARU - with all adjacent property owners within the vicinity of an intended change outlining its proposed scope, duration and schedule. <ul style="list-style-type: none"> ◦ Question: Can you please confirm what the communication requirements would be to adjacent property owners if an individual will be altering their property to an ARU, a duplex or a triplex? • Bar short-term rentals (such as air b&b) in low density residential zones. <ul style="list-style-type: none"> ◦ Question: has this been considered? • Not permit for any further intensification to be built on LN1-LN5 residential areas. • Request that the City include a consideration as to the façade / neighborhood aesthetic prior to allowing changes in low residential areas. • Provide more rigid requirements or a clear indicator / list of criteria as to what constitutes an “edge” or “periphery” of a neighborhood. 	<p>provided to establish an ARU that is in compliance with the zoning regulations for ARUs and for the principal building.</p> <p>The recommended Residential Zoning By-laws do not regulate short-term accommodations. The City has a separate Short-Term Accommodation By-law which requires that all short-term accommodations be licensed by the property owner. Short-term accommodations are only allowed in a person’s principal residence which prevents residential properties from being turned into dedicated short-term rentals and ensures that short-term rentals are managed by people who live in and contribute to the neighbourhood, promoting community stability and accountability.</p> <p>In the July draft by-law, permissions for triplexes and fourplexes were being considered on lots with a front lot line abutting a major street in the LN1 to LN6 zones, and permissions for apartment buildings were being considered on lots with a front lot line abutting a major street in the LN8 zone. In the recommended by-laws, the terms duplex, triplex, and fourplex have been removed. Two-, three-, and four-unit residential buildings are permitted through the ARU regulations on any lot where a detached, semi-detached, street townhouse or rear lane townhouse is permitted. In the recommended by-laws, apartment buildings in the LN8 zone are restricted to lots with a front lot line abutting a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector. The recommended by-laws include zoning maps in Schedule A which have clear labels indicating the zone category that is applicable to each lot and the streets noted above are identified on Schedule B.</p> <p>Maximum building heights in the LN1 to LN6 zones are provided in Section 7.3 for detached dwellings, and Section 7.4 for semi-detached dwellings. In the LN1 zone, a maximum height of 11.5 metres for a peaked roof is permitted and in the LN2 to LN6 zones, a maximum height of 10 metres for a peaked roof is permitted, with higher heights permitted in some specific locations (i.e., the Alton Community, Orchard Community, and Lakeshore Road/North Shore Road area). Maximum heights are generally consistent with existing permissions in Zoning By-law 2020.</p> <p>Through lot is defined in Part 4: Definitions of the recommended by-laws as follows:</p> <p>Lot, Through: means a lot bounded on two opposite sides by streets provided that if any lot qualifies as both a corner lot and a through lot, it shall be deemed a corner lot for the purposes of this By-law.</p>

No.	Commenter & Date of Comment	Comment	Staff Response
		<ul style="list-style-type: none"> ○ Question: Will such a list be articulated at any point, and if so, in which document and by when can a draft be reviewed for the public's feedback? • I request the City outline what would be required to allow LN1-LN5-designated lots that do not abut major streets to be allowed to build triplexes/fourplexes. Please outline this. <ul style="list-style-type: none"> ○ For example: For a LN5 designated area previously zoned as "R2 low residential area zone" that abuts a major road, if the first two lots abutting the major road are allowed to develop triplexes/fourplexes, how easily could the adjacent lots (with single detached dwellings) then be permitted to build triplexes/fourplexes? Please respond and confirm whether such "barriers" or policy "deterrents" were considered. <ul style="list-style-type: none"> ▪ Essentially, how can we ensure this "gentle intensification" doesn't erode the character of the neighborhood and eventually result in an entire street slowly being filled with triplexes/fourplexes (vs single detached homes) in the future? Please respond to this question. • Confirm that it will maintain maximum height to 2 storeys and 10m for any of this "gentle intensification" as outlined in the <i>Draft Residential Zoning Bylaw (June 2025)</i>, page 92, Note (6); • To define "through lot" - page 92, Note (6) in the <i>Draft Residential Zoning Bylaw (June 2025)</i>; • To ensure I am added to any mailing lists so I can remain updated and informed by email (address: [REDACTED]). <p>Yours truly,</p> <p>Heinz Mueller</p> <p>[REDACTED]</p> 	
2.	Pat Dickson, Feb. 6, 2026, via email	<p>Thank you for your reply.</p> <p>It's disappointing to hear that the Character areas have already been removed by the City. Can you advise me if we were specifically advised that the Character Areas were being removed and provided an opportunity to comment?</p> <p>Also, when I went on the City website to look at the material for the February 10th meeting, I was astounded to see the City has a plan to designate a small area of the downtown core as a Heritage Conservation District. The area I live in was Port Nelson which in the early 1800's was a shipping village and one of Ontario's most active ports. It was in 1873 that Port Nelson and Wellington Square were incorporated together to form Burlington. The planned community of Roseland has been here for well over a hundred years. I hope you can see why I am so surprised that that the Character Area designation for Roseland was removed.</p>	<p>Consultation on the removal of Neighbourhood Character Area policies from the Burlington Official Plan, 2020 took place in the Fall of 2024 before it was approved by Council, as part of Phases 1 and 2 of the Official Plan Amendment to Increase Housing Options Study. For details on the engagement activities that took place, see Appendix C to staff report PL-92-24 and staff report DGM-01-25.</p> <p>While the proposed zoning by-laws do not carry forward the neighbourhood character area concept, some regulations of the Zoning By-law 2020 that apply to character areas have been carried forward or modified to apply more broadly to detached dwellings across all LN1 to 6 zones - namely restrictions for the width of an attached garage to not exceed 50% of the building elevation and a modified restriction regarding garage projections.</p>

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		<p>While I'm pleased that the City is trying to preserve some special downtown neighbourhoods, it seems very inconsistent and not well thought out to eliminate the Character designation for Roseland.</p> <p>I look forward to your response.</p> <p>Thank you</p> <p>Pat</p>	
3.	Lloyd Ripani, Feb. 6, 2026, via email	<p>Sorry to keep on e mailing you but I want to make sure of the information before I delegate at the hearing..</p> <p>Referring to the covered porches as highlighted :</p> <p>I understand as you indicated that any covered porch, I assume front and or rear is now included in lot coverage.. I assume it was not included before.</p> <p>To clarify the set backs for the porches, am I correct in saying that a covered porch, either front or rear, if it is excavated (adds to the size of the basement) the set backs to the front or rear yard is now established from the porch foundation?</p> <p>And if these porches are backfilled, (not adding to basement size) the set back to the property line is then taken from the house basement ?</p> <p>If you can take a moment to call me, it may be a little easier for me to ask a couple of these question..</p> <p>I find this very important especially for adding ARU's or finishing basements as the increase of lot coverage from 25% to 35% is a positive addition, adding the porches to the lot coverage, diminishes the additional square footage that would be an asset</p> <p>Thanks Lloyd Ripani</p>	<p>Porches are defined in the proposed by-laws as any outdoor platform that is roofed. Porches are not currently included in lot coverage under Zoning By-law 2020 but are proposed to count towards lot coverage in the new by-laws.</p> <p>Setbacks in the recommended by-laws are proposed to be taken from the closest point of the building, including basements.</p> <p>Comments about lot coverage have been noted. Staff will consider them as part of future ongoing refinements to the by-laws.</p>