



Pipeline to Permit Committee

Addendum

Agenda published February 6, 2026
Addendum published February 11, 2026

Date: February 12, 2026
Time: 9:30 a.m.
Location: Council Chambers, City Hall, second floor
Contact: Committee Clerk, jo-anne.rudy@burlington.ca 905-335-7777, x7413

Pages

2. Enlightenment

2.1 Presentations

b. Anthony Passarelli, Canada Mortgage and Housing Corporation (CMHC), regarding CMHC housing observations (PP-05-26)

a. *Anthony Passarelli, Canada Mortgage and Housing Corporation (CMHC), regarding CMHC housing observations (PP-05-26)*

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5. Envisions

5.1 *Verbal update regarding options for the temporary elimination of Development Charges (PP-07-26)*

6. Enhancements

6.2 Staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26)

a. *Staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26)*

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City of Burlington Housing Market Update

February 2026

Anthony Passarelli

Lead Economist
(Southern Ontario)

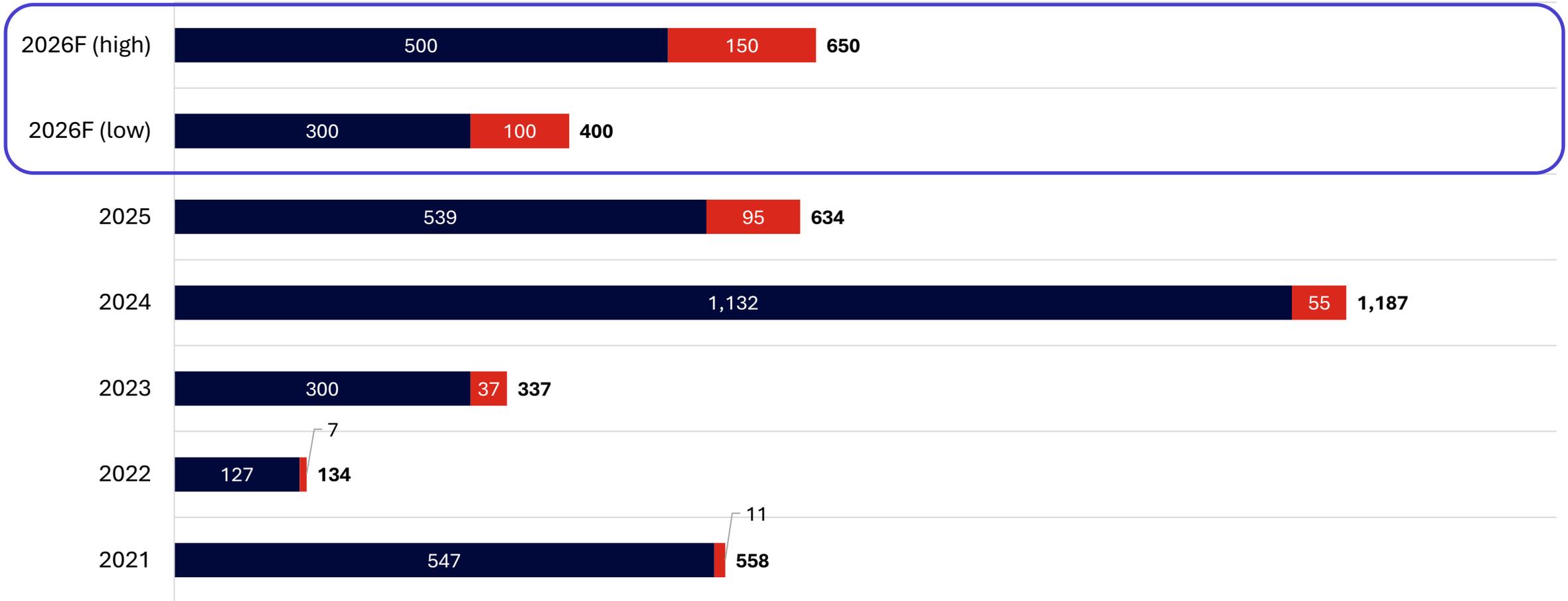
Canada



Total housing starts (City of Burlington)

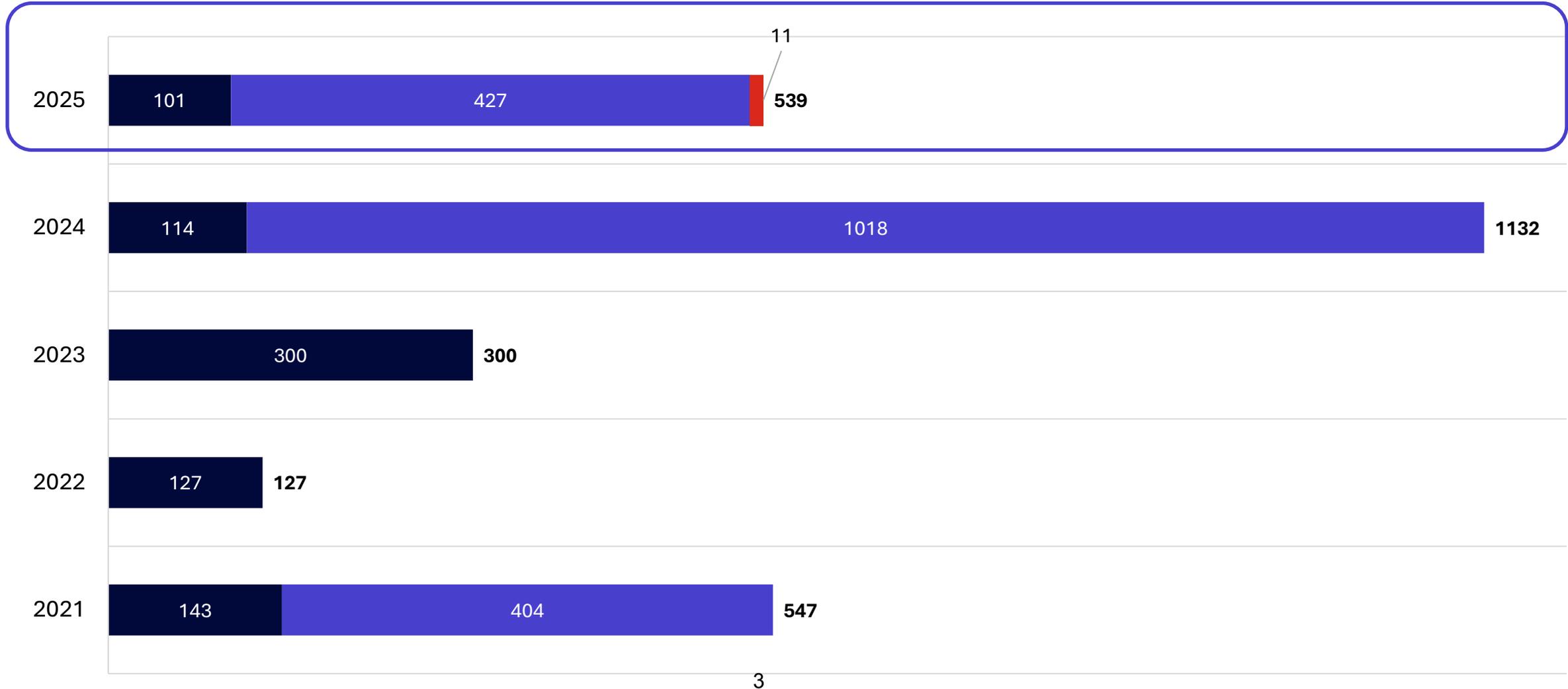
■ New construction (Based on CMHC site visits)

■ Up-conversions of existing properties (Based on building permit issue date)



New construction housing starts (City of Burlington)

■ Ground oriented (single-detached, semi and row) ■ Condominium or freehold apartment ■ Purpose-built rental apartment



New construction housing starts (GTA)

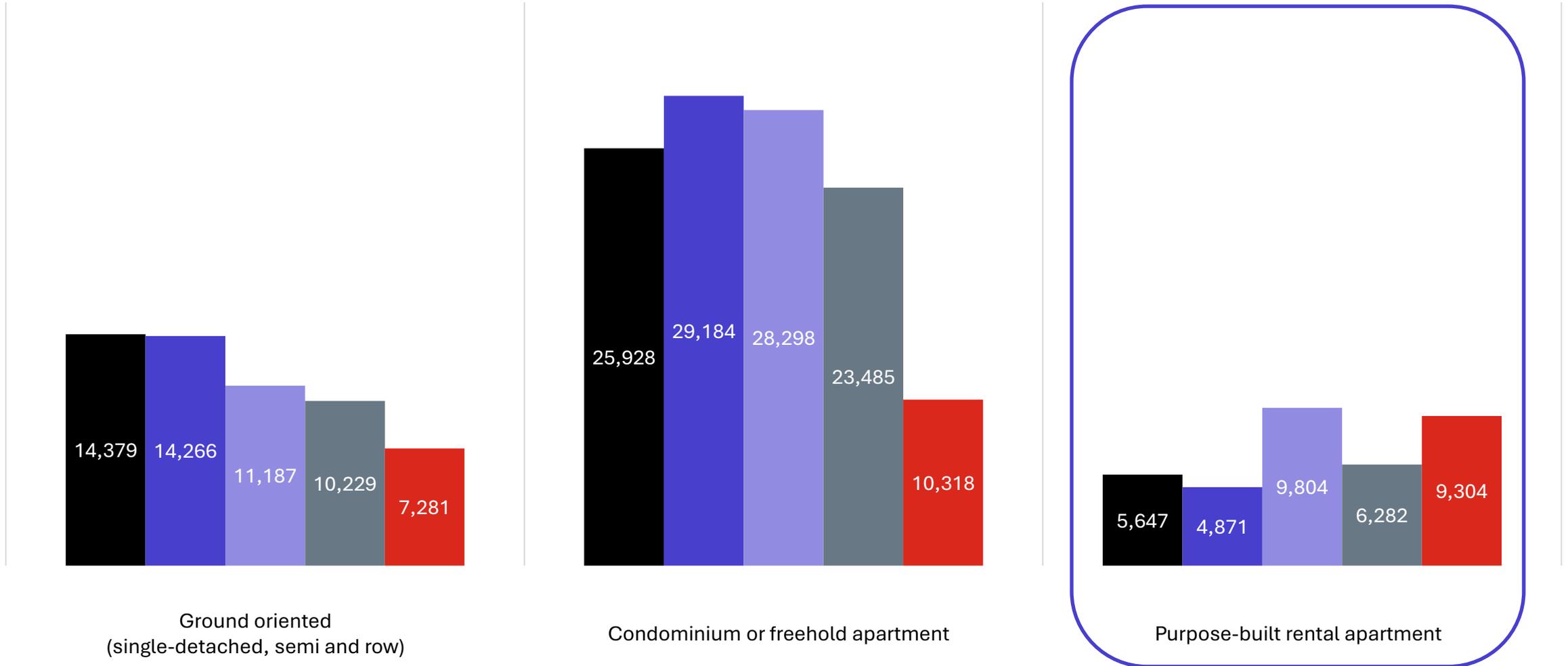
■ 2021

■ 2022

■ 2023

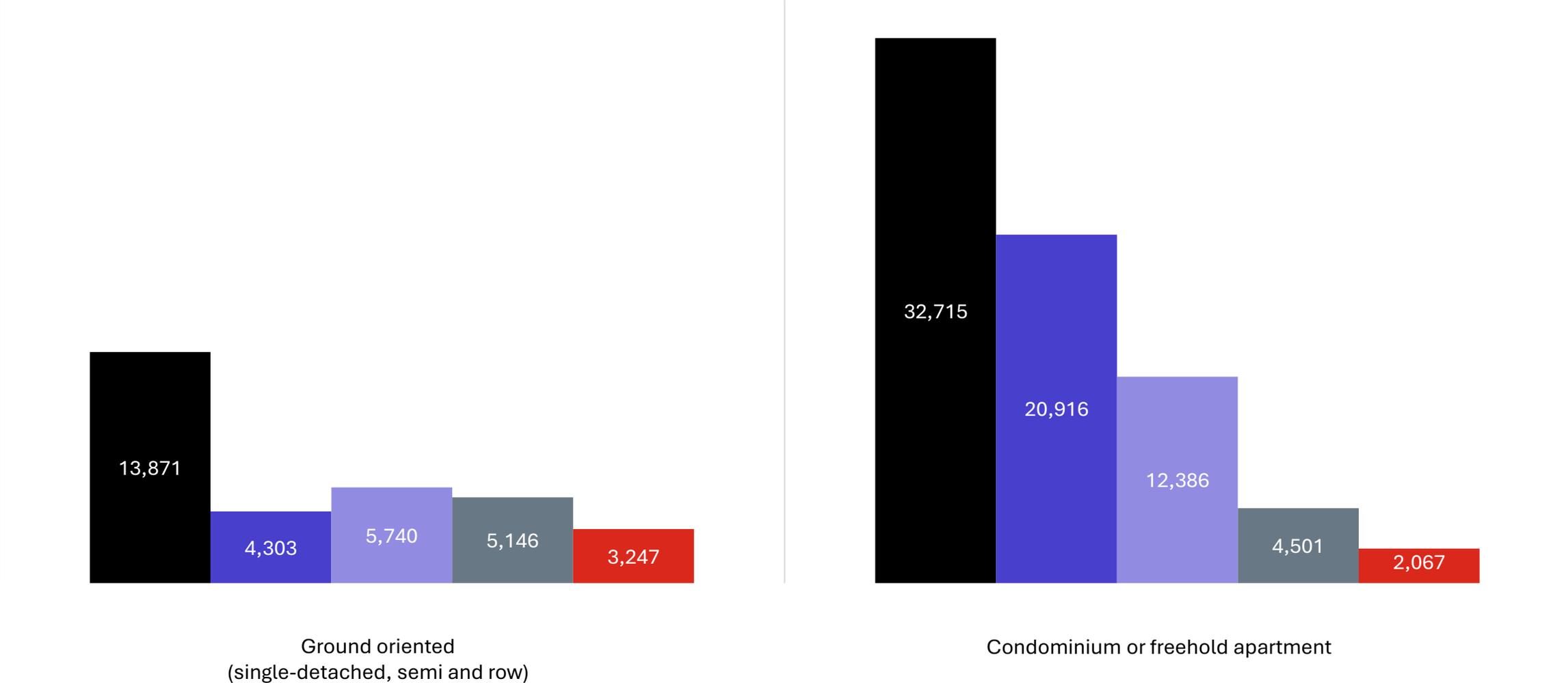
■ 2024

■ 2025

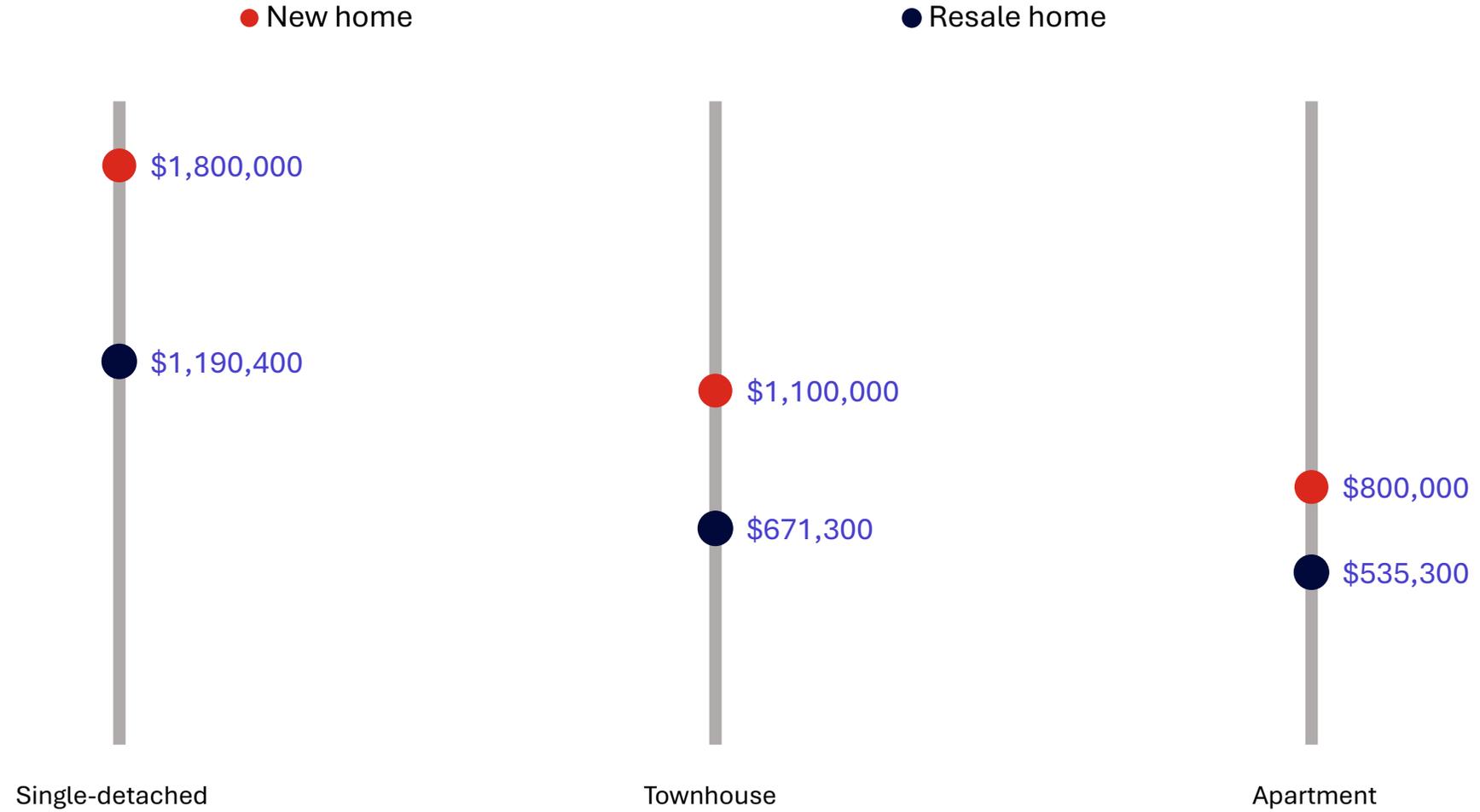


New home sales (GTA)

■ 2021 ■ 2022 ■ 2023 ■ 2024 ■ 2025



Average Benchmark Home Price (City of Burlington, December 2025)



Income qualification thresholds for a minimum downpayment high-ratio mortgage (City of Burlington, December 2025)



Thank you

Anthony Passarelli

Lead Economist
(Southern Ontario)

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Burlington's New Residential Zoning By-laws

Pipeline to Permit Committee – Item 6.2 (PP-06-26)

Feb. 12, 2026

February – December 2024

January – December 2025

January – March 2026



Step 1: Background & Analysis

- Project initiation
- **July 8, 2024:**
Discussion Paper

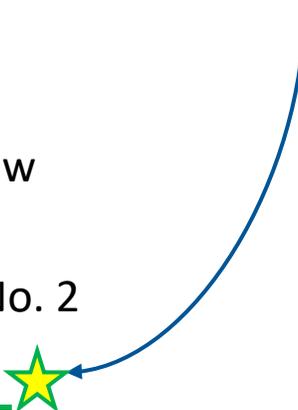
Step 2: Building & Engage

- **July 2, 2025:**
Release of Draft By-law
- **Sept. 16, 2025:** Statutory
Open House
- **Oct. 7, 2025:** Statutory
Public Meeting
- **Oct. 30, 2025:**
Joint Workshop

Step 3: Close & Appeals

- **Jan. 30, 2026:**
Release of Final Draft By-law
- **Feb. 10, 2026:**
Statutory Public Meeting No. 2
- **Feb. 12, 2026:** P2P Cttee 
- **Feb. 17, 2026:** Council
- Adoption
- Implementation

We are here



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



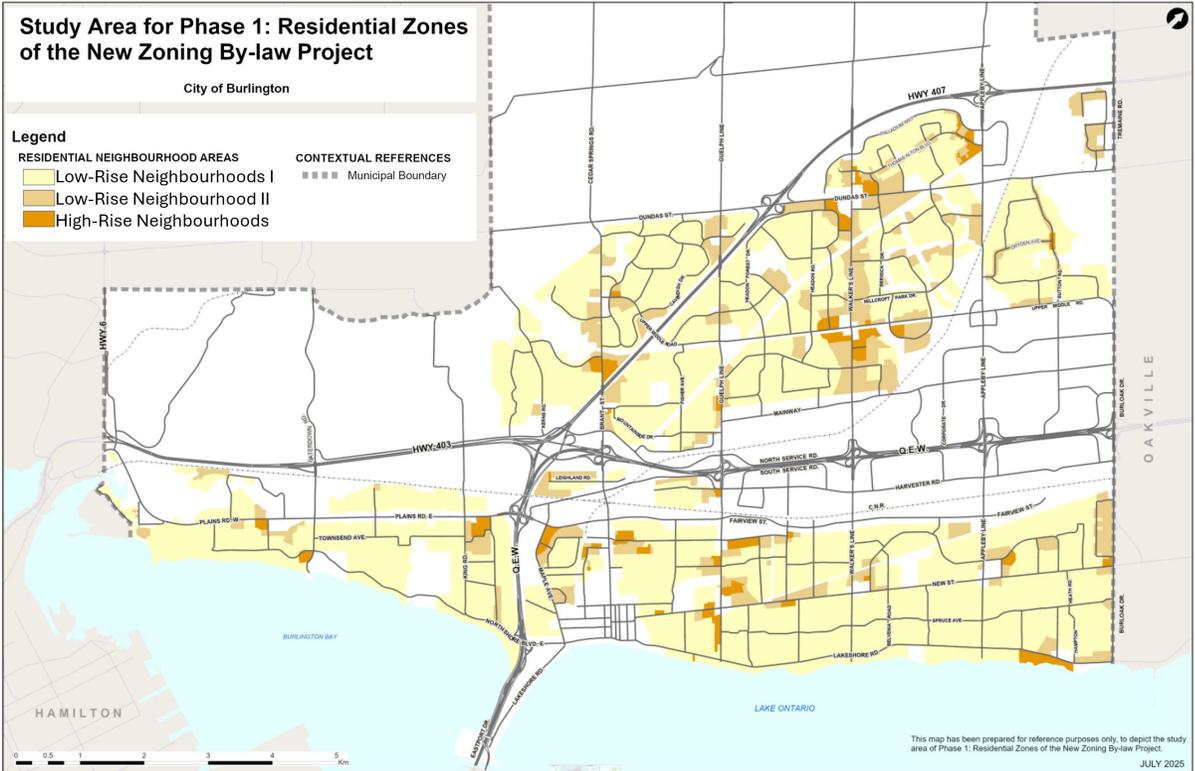
Be user-friendly & easy to interpret



Be modern and innovative



Be flexible



Key changes

- New built forms being permitted
- Additional residential units
- Reduced number of residential zones
- Improvements to provide flexibility
- Modernized parking regulations
- Improvements to support interpretation



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

**Questions?
Thank you!**