



Pipeline to Permit Committee

Agenda

Date: June 11, 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

1. Entrance

1.1 Call to Order

1.2 Land Acknowledgement

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

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

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

1.3 Approval of the Agenda

1.4 Declarations of Interest

1.5 Written Delegations

2. Enlightenment

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

2.1 Presentations

3. N2: News and Numbers

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

3.1 Pipeline to Permit Report

The Pipeline to Permit Self-Serve Dashboard shows the City's progress in hitting building permit and planning approval targets.

[Click here for the Desktop Pipeline to Permit dashboard](#)

[Click here for the Mobile Pipeline to Permit dashboard](#)

3.2 Contextual Updates

4. Enactions

Enaction items make recommendations for next steps and identify actions.

4.1 Next Steps and Action Identification

5. Envisions

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

6. Enhancements

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

6.1 Pipeline to Permit Committee: A Retrospective (DGM-43-26)

1 - 6

6.2 Staff presentation regarding e-Check AI on-line review tool (PP-12-26)

6.3 Verbal update on 2027 Official Plan Review (PP-13-26)

7. Information Items

8. Staff Remarks

9. Committee Remarks

10. Adjournment

SUBJECT: Pipeline to Permit Committee: A Retrospective

TO: Pipeline to Permit Committee

FROM: Development and Growth Management
Community Planning

Report Number: DGM-43-26

Wards Affected: N/A

Date to Committee: June 11, 2026

Date to Council: June 23, 2026

Recommendation:

Receive for information development and growth management report DGM-43-26 regarding Pipeline to Permit: A Retrospective.

Purpose of report:

The purpose of this report is to provide a retrospective of the Pipeline to Permit Committee's key accomplishments since its inaugural meeting in February 2024, as the current term of Council draws to a close. The report examines the committee's contributions to improving Burlington's development approval process and traces the progression of the housing pipeline and building permit activity over that period.

Background

The Pipeline to Permit Committee was created as a response to City Council's acceptance of the Province of Ontario's housing pledge for 29,000 housing units to be built in Burlington by 2031 and is a one-of-a-kind committee in Ontario comprised of members of City Council, external agencies and development industry professionals. The committee considers ways to improve how development applications move through Burlington's development planning process to reach building permit issuance (i.e. Planning Pipeline to Building Permit) with a specific focus on accelerating housing delivery and addressing affordability challenges.

The committee discusses opportunities to improve policies, streamline procedures, allocate resources effectively, and leverage digital tools or technology to enhance efficiency in the City's service delivery. It serves as a collaborative forum bringing together Council, staff, industry stakeholders, agencies, and the public to identify gaps and propose solutions. The committee does not make final planning decisions but instead provides recommendations to Council, helping ensure the development pipeline functions more efficiently and transparently to support growth targets.

Committee agenda topics since its inaugural meeting in February 2024 can be grouped in the following themes:

- Pipeline and Performance Tracking
- Senior Levels of Government Updates
- Industry Insights
- Development Process Modernization
- Technology and Innovation
- Policy and Regulatory Frameworks
- Financial Tools, Fees, and Incentives

Through its meetings, the committee has received numerous staff and delegate presentations leading to robust discussions reflecting the varying perspectives of its members. The committee has had a positive impact and influence on the continuous improvement initiatives for the City's development services portfolio. Key accomplishments of the committee are summarized below:

- Creation of a public-facing automated dashboard and accountability tool with development planning and building permit data displaying in real time.
- Formalized tracking of and discussion around progress toward housing pledge targets.
- Endorsement of surety bonds as an alternative development security tool.
- Support of financial incentives to accelerate development (e.g. community improvement plan, development charge policy and reductions, application fee review).

- Encouragement of digital transformation opportunities with artificial intelligence and data quality.
- Fostered open communication on matters related to senior levels of government (e.g. advocacy, CMHC forecasts and housing outlook, legislative changes).
- Provided feedback to staff on service delivery improvements related to development review (e.g. site plan, building permit, forestry, pre-consultations, angular plane analysis).
- Enabled presentations from industry to share regulatory constraints affecting municipal approvals, market conditions, and best practices from other municipalities.

Pipeline to Permit Data

Since the inception of the Pipeline to Permit Committee, the Committee has focused on tracking growth, issues, and continuous improvement opportunities for the development approval process within the City of Burlington. In July 2024, the City launched the Pipeline to Permit Dashboard to transparently share its progress towards its housing pledge of 29,000 units by 2031.

This data has proven effective in helping understand the type and location of growth in the City and the more recent impacts on development in a time of significant economic and industry uncertainty.

Planning Pipeline: 2024 to 2026

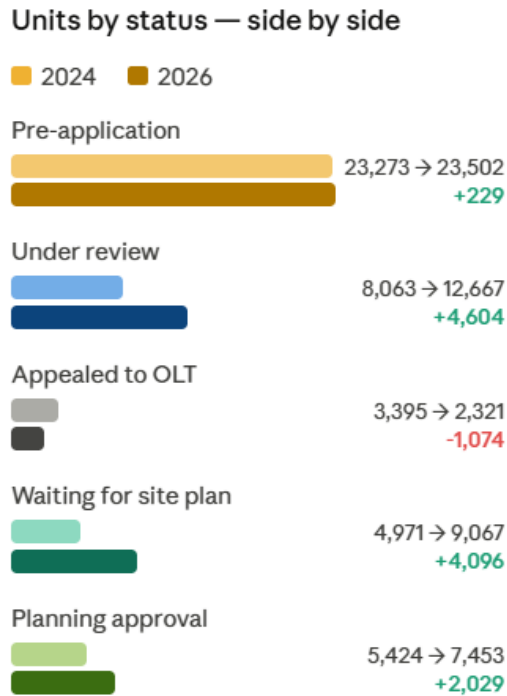
As of May 27, 2026, Burlington's development pipeline stands at 55,010 housing units, representing a 22% increase from the 45,126 units recorded at the time of the committee's inaugural meeting in February 2024.

In some cases, this growth reflects meaningful progress across approval stages indicating continued interest in investing in Burlington:

- Residential units in pre-consultation has remained stable.
- Residential units under active review have increased by 57%.
- Residential projects advancing to site plan application have grown by 82%.
- The number of applications appealed to the Ontario Land Tribunal has declined by 32%, indicating a reduction in approval disputes and improved process efficiency since the committee's establishment.

Figure 1 below provides an overview of planning pipeline data from the first committee meeting to present day.

Figure 1: Pipeline Units By Status 2024 to 2026 (YTD)



Building Permit Activity: 2024 to 2026

Since the committee's establishment, building permit activity has reflected both the promise and the complexity of translating a growing pipeline into housing on the ground. Permit volume alone does not tell the full story — the mix of building types matters as much as the count.

2024 was a notable year for permit activity with 1,200 units approved and \$530.5M in construction value. This is largely attributable to the concentration of high-rise residential permits, which individually represent large unit counts and significant construction value. More than 75% of permits issued in 2024 were high-rise apartment projects, reflecting multi-storey applications that had been advancing through the pipeline reaching the permit stage.

In 2025, units receiving a building permit declined to 465 and construction value contracted to \$126M, despite an increase in permits issued. This was due to a change in project mix. High-rise residential activity slowed in response to elevated interest rates, with ARUs and low-rise residential comprising a greater share of permit activity. These project types, while important contributors to Burlington's housing diversity, carry lower per-unit construction values and have a more modest impact on the City's overall unit targets.

As of May 27, 2026, 286 permits have been issued representing 53 units and \$27.6M in construction value. Permit activity to date has been comprised primarily of ARUs and low-rise residential projects, consistent with the project composition of 2025.

Figure 2 below provides an overview of building permit data from 2024 to the present day.

Figure 2: Building Permits Issued, Units Approved & Construction Value 2024 to 2026 (YTD)



Conclusion

The Pipeline to Permit Committee was established to identify barriers and build the conditions for more efficient and transparent housing delivery in Burlington.

A growing and active planning pipeline, fewer disputes reaching the Ontario Land Tribunal, and a healthy inventory of projects that can advance toward site plan approval and building permits all speak to meaningful progress. These outcomes are the product of the committee's

sustained focus on process improvement, financial innovation, digital transformation, and open dialogue between Council, staff, agencies, and the development industry.

While broader market and economic conditions have tempered the translation of pipeline growth into permit issuance and construction starts, the committee has strengthened Burlington's readiness to respond when those conditions improve. The surety bond framework, Community Improvement Plan supports, development charge considerations, and service delivery improvements advanced through the committee's tenure have meaningfully influenced how the City enables more efficient housing delivery going forward.

Key Dates & Milestones

- February 8, 2024 – Inaugural Pipeline to Permit Committee Meeting
 - May 21, 2024 – Development Charges reduction approved
 - July 2024 – Launch of the Pipeline to Permit Dashboard
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Implications

N/A

References

N/A

Strategic Alignment

- Designing and delivering complete communities
 - Providing the best services and experiences
 - Protecting and improving the natural environment and taking action on climate change
 - Driving organizational performance
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Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.