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# HOUSING IMPACT STATEMENT

## 789-795 Brant Street

City of Burlington

Date:

**September 2022**

Prepared for:

**Camarro Group**

Prepared by:

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Our File 20329C

## EXECUTIVE SUMMARY

This Housing Impact Statement has been prepared in support of a proposed Official Plan and Zoning By-law Amendment to facilitate the redevelopment of 789-795 Brant Street in the City of Burlington (the "Subject Lands").

The proposed redevelopment of the Subject Lands provides for a well-designed 31 storey mixed use building. The design includes a seven storey podium with retail and service commercial uses at grade fronting onto Brant Street and a tower with residential units. . In total, the development proposes 356 new residential units and 485 square metres of retail/commercial space. The development will include a range and mix of unit types and sizes to accommodate housing for a wide range of household types and needs.

As per the policies of the Halton Region Official Plan, the Subject Lands are designated Urban Area and are within an Urban Growth Centre and the Burlington GO Major Transit Station Area.

In the City of Burlington's in-force Official Plan, the Subject Lands are designated "Mixed Use Activity Area" and "Mixed Use Corridor". The Subject Lands are also within the 'Downtown Urban Growth Centre Boundary' and within the defined Burlington GO Major Transit Station Area (MTSA). In the City's New Official Plan (2020), which is currently under appeal, the Subject Lands are designated as Urban Centre and are within a 'Primary Growth Area'. The Subject Lands are further designated as 'Urban Centres in Mixed Use Intensification Areas and specifically 'Upper Brant. The Subject Lands are zoned 'Mixed Use Corridor - General' (MXG) under the City of Burlington Zoning By-law.

All of the current and evolving applicable land use policies support the intensification of the Subject Lands. The proposed residential units will contribute towards meeting the City and Region's intensification targets and will supply housing for the City of Burlington in conformity with the housing intensification policies of the Regional Official Plan and the City of Burlington New Official Plan. A full assessment of the proposed development against the Regional and City housing objectives and policies including the Region's State of Housing Report is included under Section 7.0 of this Statement.

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# 1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") has been retained by Camarro Group (the "Owner") to prepare a Housing Impact Statement for the proposed redevelopment of 789-795 Brant Street in the City of Burlington (the "Subject Lands").

This Housing Impact Statement has been prepared in support of proposed amendments to the in-force City of Burlington Official Plan ("In-force OP") and Zoning By-law to facilitate the development of the Subject Lands with a 31 storey mixed-use building. The first storey provides street-related uses which will include retail and commercial space fronting onto Brant Street. There is a seven storey podium proposed with an additional 24 storey tower portion on top of the podium. The top floor of the building consists of a mechanical penthouse, which also includes residential units. In total, the development proposes 356 new residential units and 485 square metres of retail/commercial space. Access is proposed through a driveway located on Prospect Street and parking will be located on 5 levels beneath the building.

## 1.1 Purpose and Approach

The City of Burlington's New Official Plan (2020 – Under Appeal) requires that a Housing Impact Statement (the "Statement") be prepared when more than 100 units are included in a development proposal. While not required under the current Official Plan, a Housing Impact Statement has been prepared and conforms to the Terms of Reference ("TOR") provided by the City of Burlington to guide its preparation. The TOR for Housing Impact Statements requires the following to be addressed:

- Demonstration of how the development addresses Section 3.1.1(2) h) and other applicable policies of the City's New Official Plan (2020);
- Comprehensive review of the proposal from an existing use and a proposed use perspective with a focus on affordability, unit/bedroom count;
- Identification and discussion of the proposed development in the context of Halton Region's Housing policies, and the Region's most recent State of Housing Report; and,
- Identification and discussion of other relevant and current housing information available.

Section 3.1.1(2) h) of the City of Burlington's New Official Plan (2020), under appeal, provides additional clarification on the components that must be addressed as part of a Housing Impact Statement. This includes the following policies:

*(i) how the proposal contributes to achieving the Region of Halton housing targets, including identification of any proposed new affordable or assisted housing units;*

*(ii) how the estimated rents and/or initial sales prices of the development are at or below the affordable housing thresholds by type;*

*(iii) where construction of the units is expected to occur in phases, information regarding the number of affordable housing units to be provided per phase, where applicable; and*

*(iv) the proposed legal and/or financial mechanisms to ensure the delivery of any proposed new affordable housing commitments, and mechanisms to retain the long term affordability of units, where applicable.*

This Statement has been prepared in the context of the City's New Official Plan (2020) ("New OP") as per the TOR noted above. Noting again that the New OP is currently under appeal and thus not in-force and therefore while not determinative it is informative.

# 2.0 Existing Site & Planning Context

## 2.1 Site Description

The Subject Lands are located on the southeast corner of the intersection of Brant Street and Prospect Street and is addressed as 789-795 Brant Street. The Subject Lands are legally described as Part of Lot 85, City of Burlington. The Subject Lands include two parcels that together are approximately 0.22 hectares (0.55 acres) in size. 795 Brant Street is approximately 0.13 hectares (0.33 acres) with a frontage of approximately 28.35 metres and a depth of approximately 76.7 metres. 789 Brant Street is approximately 0.089 hectares (0.22 acres) with a frontage of approximately 22.2 metres and a depth of approximately 43.1 metres.

The Subject Lands are currently accessed via Brant Street and Prospect Street. The Subject Lands are currently occupied by two-storey buildings that once contained commercial units including, The Studio Hair Design at 795 Brant Street and Edward Jones Financial at 789 Brant Street. 795 Brant Street has access from Prospect Street with parking provided at the rear of the building. 789 Brant Street has access directly from Brant Street with parking also provided at the rear of the building. The Subject Lands are generally flat in nature with street trees located along the street frontages of both properties.

A location map which identifies the Subject Lands within the context of the City of Burlington is included in this report as **Figure 1**.




*Figure 1: Location Map*

## 2.2 Surrounding Land Uses & Neighbourhood Context

An aerial photograph showing the Subject Lands and the surrounding land uses is included in this report as **Figure 2**. The general surrounding context is described further in this section. The surrounding uses are also described as follows:

**NORTH:** Immediately to the north of the Subject Lands is a Medical office building. Further to the northeast across Fairview Street is the Burlington GO Station and surface parking lot.

**EAST:** To the east of the Subject Lands is a residential area with a mix of residential uses including high, medium and low density buildings. Residential uses to the immediate east include an eight storey apartment building, three storey apartment building, and duplex dwellings. Further east down Prospect Street is Optimist Park.

**SOUTH:** To the south of the Subject Lands is a one-storey retail commercial unit in a single-detached house along a mixed use corridor. Also to the south is Burlington Square Plaza which includes high density residential uses.

**WEST:** To the west of the Subject Lands is a mixed use corridor with retail commercial units and mixed use three storey buildings.

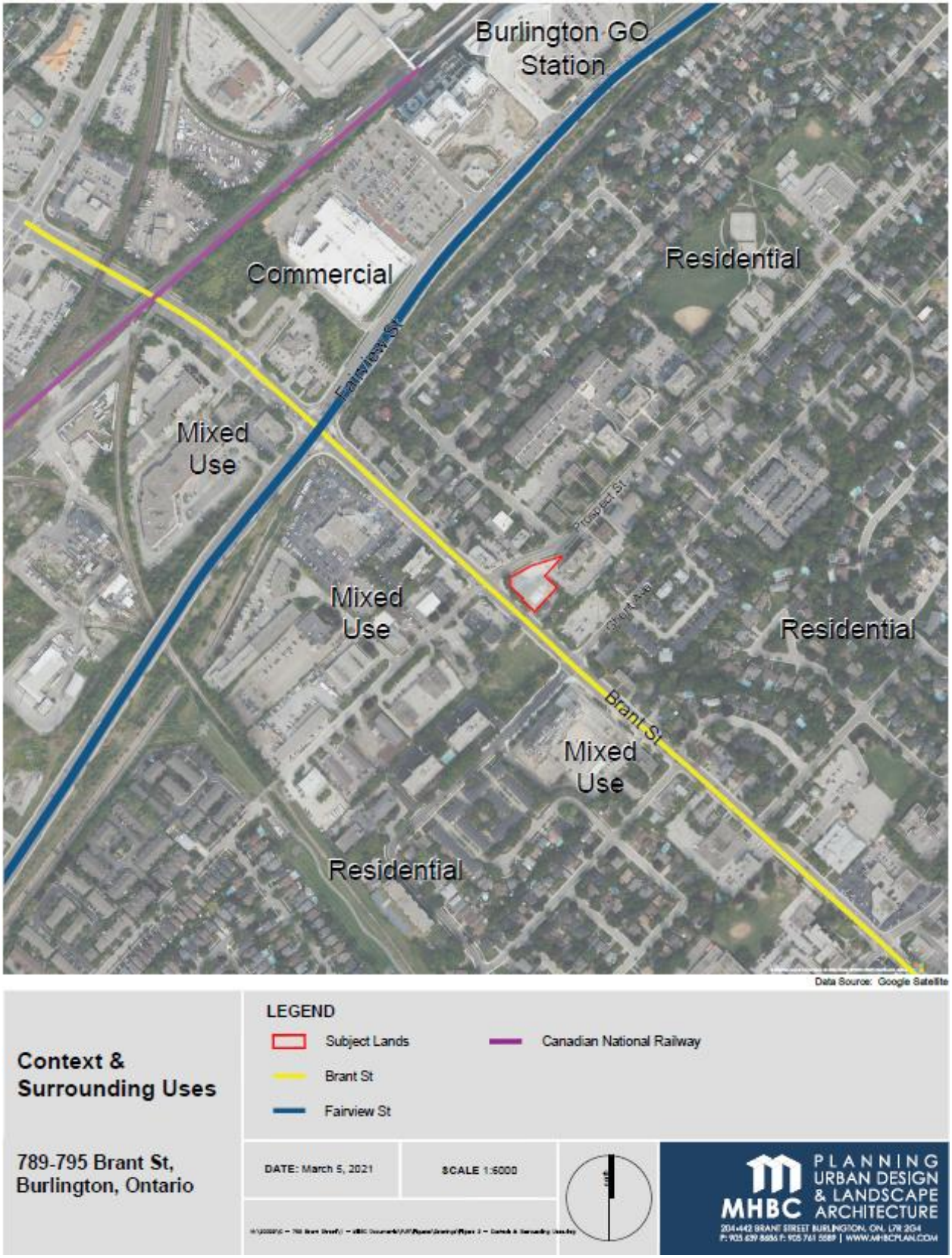



*Figure 2: Context and Surrounding Uses*

The Subject Lands are located within Downtown Burlington, in a predominantly mixed-use area that consists primarily of residential uses with retail commercial uses typically located within the podium (ground floor level) of buildings or in 1-2 storey standalone buildings. The Subject Lands are immediately surrounded by a mix of mid-rise and tall buildings situated along Prospect Street and Brant Street. Low-rise residential buildings and commercial/mixed use buildings are also situated in the surrounding area. In particular, the Subject Lands are located in close proximity to a number of community facilities, parks and recreation facilities which include Burlington Square Plaza, Optimist Park, Tom Thomson Public School, Burlington GO Station, and Knox Presbyterian Church.

**Based on the above physical context and surrounding neighbourhood, the Subject Lands are in a location that is in close proximity to future residents' daily needs, including commercial, employment and community uses as well as existing and planned transit services. In addition to the downtown amenities, the site is within walking distance to the Burlington GO Station, supporting the growth of this area as a complete urban community; the site is an optimal location for intensification and the provision of additional residential units to support the growth of this area as a complete urban community.**

## 2.3 Planning Context

As per the policies of the Halton Region Official Plan, as amended by ROPA 48, the Subject Lands are located within the Region's built boundary and are designated an "Urban Area" within the Burlington GO MTSA and Urban Growth Centre in Map 1H- Regional Urban Structure of the ROP.

The Regional Structure is accompanied by a growth strategy for Halton based on population and employment forecasts for the planning horizon year of 2051. Overall, the Region is expected to reach a population of 780,000 by 2031 and a population of 1,100,000 by 2051. Of the regional total, it is intended that the City of Burlington will grow by 22,000 and reach a population of 193,000 by 2031 (Halton ROP, Table 1). The 2041 population forecast for the Region and Burlington is set out below. The 2051 planned population forecasts by municipality have not yet been identified (ROPA 49, Table 1) as required by the Growth Plan. The 2051 distribution will be determined through a further municipal comprehensive review. Burlington is currently required to accommodate at least 8,300 new housing units within its Built-Up Area between 2015 and 2031 to achieve the Regional target (Halton ROP, Table 2).

The Region has assigned growth to the local municipalities in order to achieve this target. Based on this approach, Burlington is required to accommodate at least 20,500 new housing units within its Built-Up Area between 2022 and 2041 to achieve the Regional target (ROPA 49, Table 2). This is further broken down by unit type with unit targets provided to each municipality for 5 year increments, with Burlington's being as follows within the Built-Up Area (ROPA 49, Table 2A):

- 2022-2026 – 4,790 units
- 2027-2031 – 5,090 units
- 2032-2036 – 5,170 units
- 2037-2041 – 5,270 units

**The proposed redevelopment will contribute to the Region's growth targets, and specifically provides new housing units in a multiple dwelling form while also providing for at-grade retail/commercial space. This form of development conforms to the policy direction of the Regional Official Plan related to housing supply. The increased density at this location also contributes to optimizing the use of the existing transit services and generates ridership for future planned upgrades to the system.Overall, the proposed development and Official Plan and Zoning By-law Amendments conforms to the ROP through providing 356 new residential units within the City of Burlington to assist the Region in meeting its planned target for new housing units and planned population targets to 2041.**

In the City of Burlington's in-force Official Plan, the Subject Lands are designated "Mixed Use Activity Area" per Schedule A: Settlement Pattern of the City's in-force Official Plan. The Subject Lands are further designated "Mixed Use Corridor – General" and as part of 'Downtown Urban Growth Centre Boundary' per Schedule B: Urban System of the City's in-force Official Plan. In the City's New Official Plan (2020), which is currently under appeal, the Subject Lands are designated as Urban Centre on Schedule B: Urban Structure. Schedule B-1: Growth Framework designates the Subject Lands as within a 'Primary Growth Area'. The Subject Lands are further designated as 'Urban Centres in Mixed Use Intensification Areas' per Schedule C – Land Use – Urban Area, and specifically 'Upper Brant Precinct' in Schedule D – Land Use – Downtown Urban Centre.

**The proposed development conforms to the land use planning policy context for the Subject Lands, pending the approval of the Official Plan Amendment and Zoning By-law Amendment applications. The Subject Lands are in a prime location for intensification and growth from a Provincial and Regional policy perspective, located in the downtown area of the City and within walking distance to a major transit station. The focus for development in this area is to accommodate intensification and higher-density mixed uses that are transit-supportive in a compact built form. Specific housing policies from the Provincial, Regional, and Municipal level will be explored in detail in the further sections.**

## 2.4 Proposed Development

### Overview

The current development proposal is the result of careful planning and design work undertaken by the design team in collaboration with technical experts and input from City staff and community input. In preparing the redevelopment proposal, Provincial and Regional policies for managing and directing growth were taken into account as well as the local land use policy context and the City's emerging Downtown built form and physical context.

The proposed development represents an intensification of the Subject Lands within the Burlington GO MTSA area and Urban Growth Centre. The Subject Lands have an area of approximately 0.22 ha and currently

contain two two-storey buildings with commercial units including, The Studio Hair Design and Edward Jones Financial. Both of these businesses are closed and have been vacant for a number of years.

The proposal is to facilitate the redevelopment of the Subject Lands with a mixed use building with a height of 31 storeys. The tower portion of the building is on top of a 7 storey podium with 485 square metres of retail on the ground floor fronting Brant Street. The proposal has a total of 356 residential units ranging from one to three bedroom units as well as indoor amenities in the form of private indoor spaces, and outdoor amenity spaces in the form of green roofs and roof terraces. A total gross floor area of 30,637 square metres is proposed with a Floor Area Ratio of 11.55.

**Land Use**

The proposed redevelopment provides both residential and commercial uses. There are retail units proposed at grade within the ground floor of the podium fronting onto Brant Street with a total area of 485 square metres. The retail units will have direct at-grade access to Brant street for pedestrians. As the proposal is currently designed, the 485 square metres of retail space has not been demarcated to allow for future demarcation pending the securement of future tenants.

Pedestrian access is provided for residents via an entrance along the northern limits of the site fronting both Brant Street and Prospect Street.

The residential units are located on floors 2 to 31 and include a total of 356 units with a breakdown of 43% 1 bedroom units, 11% 1 bedroom plus den units, 37% 2 bedroom units and 9% 3 bedroom units as demonstrated in **Table 1**. A summary of the site statistics for the proposed development is provided in **Table 2.**

***Table 1: Proposed Unit Breakdown***

| **Description** | **Units** | **%** |
|---|---|---|
| Residential – 1 Bedroom | 154 | 43% |
| Residential – 1 Bedroom + Den | 35 | 10% |
| Residential – 2 Bedroom | 136 | 38% |
| Residential – 3 Bedroom | 31 | 9% |
| **Total** | **356** | **100%** |

***Table 2: Proposed Site Statistics***

| | |
|---|---|
| Site Area | 0.22 ha |
| Total Residential GCA | 27, 960 sq. m. |
| Retail GCA | 485 sq. m. |
| Total GCA | 28,451 sq. m. |
| Indoor Amenity Space | 583 sq. m. |
| Outdoor Amenity Space | 2,704 sq. m. |
| Total Amenity Space | 3,287 sq. m. (9.2 sq. m./unit) |
| Total FAR | 11.55 |

| | |
|---|---|
| Resident Parking | 226 (0.64 spaces/unit) |
| Visitor/Retail Parking | 53 (0.15 spaces/unit) |
| Total Parking | 279 (0.79 spaces/unit) |
| Long-Term Bicycle Parking | 178 |
| Short-Term Bicycle Parking | 18 |
| Total Bicycle Parking | 196 |

**Public Realm, Design and Massing**

The proposed development has been designed as a comprehensive redevelopment of the two parcels to integrate high quality public realm improvements across the site, specifically fronting the public boulevards along Brant Street and Prospect Street.

Recognizing the importance of Brant Street as Mixed-Use Street and MTSA Primary Connector, the public realm has been designed with appropriate landscaping to animate the streetscape including multiple connections to the pedestrian sidewalk designed as unique pedestrian pathways with significant planting as well as a patio area at the corner of Brant Street and Prospect Street.

The development's architectural design climbing the southeast corner of the intersection will contribute to the evolving urban nature of development along Brant Street and near Burlington GO Station in Burlington's Downtown Area and will promote the site as a focal point in the Downtown Urban Growth Centre. The building will be articulated with high-quality design and material to support the surrounding public streets and public realm network as well as the UGC skyline. The podium design featuring active uses on the ground floor contributes to the pedestrian-oriented and engaging streetscape. The generous setback and high-quality landscaping will support walkability, social interaction, strong retail visibility and space for retail display in the interface between the building and sidewalk.

The podium along the east side of the development, that extends along Prospect Street, includes the residential lobby and residential units and will play a key role in animating Prospect Street as a neighbourhood connector while promoting quality and safety of the surrounding public realm.

The proposed development has been thoughtfully designed to ensure appropriate setbacks and stepbacks in the built form in order to provide an attractive pedestrian environment along Brant Street and Prospect Street. The building is oriented to the street, with appropriate set backs, to provide a sense of human comfort and interest. The podium helps to mass a consistent elevation and limits setback along the property line where it meets Brant Street to establish a continuous, pedestrian scale, and engaging street-wall that frames the public realm on both respective streets. Once at the corner, the building sets back from the property line to avoid visual obstruction and allow for a barrier-free pedestrian sidewalk and uninterrupted public realm.

The height of the podium in relation to the adjacent right of ways' maintains a human scale development and creates a pleasant and comfortable pedestrian experience on the ground floor.

The tower is articulated using material such as pre-framed metal and vision glass to incorporate a light appearance and balconies are designed using light transparent materials to not excessively add to the massing. The podium will use heavier material such as brick and precast concrete to highlight the

development frontage but will be broken up into smaller perceivable pockets using window fenestration and material change.

The relatively small footprint and slender rectangular built form of the tower, with a floor plate of 760 square metres, will minimize shadow impacts on neighboring properties. The Shadow Impact Study prepared by RAW design provides further analysis on anticipated impacts of the proposed development and shows that minimal shadow impacts are expected on adjacent low-density development as a result of the proposal. The orientation and location of the tower will maximize privacy and sky view and allow for a shared outdoor amenity to emerge on top of the podium (7th floor).

**Amenity**

The proposed development incorporates both indoor and outdoor amenity areas. Outdoor amenity area is provided on the sixth, seventh and eighth floors in outdoor terrace areas which will include barbeque areas, outdoor seating and landscaping. Private balconies are also proposed for the majority of units. Indoor amenity space is provided on the seventh and eighth floors. A total of 3,236 sq. m. of amenity space is provided for future residents with 688 sq. m. of indoor amenity space and 2,572 sq. m. of outdoor amenity space. Amenity space is provided at a total rate of 9.2 sq. m. per unit.

**Vehicular Parking, Circulation and Maintenance**

Main vehicular and pedestrian entrances are located along the Prospect Street and are clearly defined and distinguished through setback, heights and architectural treatments. The parking ramp, servicing, and loading areas are consolidated in a single spot and accessed through a shared driveway to avoid extra curb cut and vehicular-pedestrian conflict on the primary frontage. Parking, servicing, and loading areas are contained within the podium and screened from the surrounding public streets. A pick-up and drop-off area is provided at the entrance to the development in close proximity to the pedestrian access to the building.

A total of 53 retail/visitor spaces will be provided with 226 residential parking spaces, for a site total of 279 parking spaces. Parking is provided at a rate of 0.64 spaces per unit for residents and 0.15 spaces per unit for visitors and retail for an overall rate of 0.79 spaces per unit. Parking will be provided in five-levels of underground parking. A total of 178 bicycle parking spots will be provided on-site.

# 3.0 Provincial Housing Context

The following is a review of the Provincial land use policies applicable to the proposal, and a summary of how the proposal meets these policies. The policies identified below are focused on housing, as per the City of Burlington's TOR.

## 3.1 Provincial Policy Statement

The Provincial Policy Statement (2020) (the "PPS") was issued under Section 3 of the *Planning Act* and came into effect on May 1, 2020. The PPS establishes the policy foundation for regulating the development and use of land in Ontario and provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure.

The PPS strongly encourages development that will provide long term prosperity, environmental health and social well-being. These directives depend on the efficient use of land and development patterns that support strong, livable and healthy communities that protect the environment and public health and facilitate economic growth.

Section 1.0 - Building Strong Healthy Communities

*"1.1.1 Healthy, liveable and safe communities are sustained by:*

*b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;"*

**The Subject Lands are located within a settlement area, as defined by the PPS. The proposed redevelopment consists of a mix of unit sizes in order to improve the range of residential housing types and sizes available within the City of Burlington. The proposed development will intensify a currently underutilized site within the existing built-up area, and provide for 356 new residential units with a mix of 1, 2, and 3 bedroom units. The location of the proposed redevelopment within the Burlington GO MTSA/UGC on a Regional Intensification Corridor will also support continued economic investment by providing additional population density supportive of public transit. The proposed development will also provide for commercial/retail uses on the ground floor that will continue to serve the area. As the proposal is currently designed, the 485 square metres of retail space has not been demarcated to allow for future demarcation pending the securement of future tenants.**

Section 1.4 - Housing

*"1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

*b) permitting and facilitating:*
  *i. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  *ii. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
*c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
*d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
*e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,*
*f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety."*

**The proposed development represents a form of residential intensification in an area where appropriate levels of infrastructure and public services exist. It will efficiently utilize land and infrastructure by providing 356 dwelling units in a compact urban built form. As noted, the proposed development provides a variety of unit types (one to three bedrooms), including a significant proportion of two and three-bedroom units, in order to ensure housing needs are met for a wide variety of occupants at various stages in their lifecycle, including families. The development will also assist with achieving a transit-supportive density within the area and support the use of active transportation due to the proximity to parks and convenient access to public transit. The development has been designed to integrate with the surrounding community and will contribute to the range and mix of housing types in the neighbourhood to meet the current and future needs of residents and achieve a complete community.**

## 3.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the 'Growth Plan') was prepared and approved under the *Places to Grow Act, 2005* and updated on August 28, 2020. The Growth Plan establishes a long-term framework for growth and development in the Greater Golden Horseshoe ('GGH') region which encourages the efficient use of land through the development of complete communities that are compact, transit supportive, and provide a range of housing and employment opportunities. The Growth Plan utilizes a land use planning horizon to 2051.

Guiding principles of the Growth Plan are established to support the achievement of complete communities; prioritize intensification and higher densities to make efficient use of land and infrastructure; provide

flexibility to capitalize on economic and employment opportunities; support a mix of housing options; improve the integration of land use planning with planning and investment in infrastructure; protect and enhance the natural environment; conserve and promote cultural heritage; and, integrate climate change considerations into planning and growth management.

The Built-Up Area is where growth is to be directed and accommodated through intensification. The Growth Plan promotes intensification in strategic growth areas (including MTSAs) transit-supportive densities, a diverse mix of land uses, a range and mix of employment and housing types, affordable housing, high quality public open space and easy access to local stores and services.

**Section 1.2.1** sets out a vision for the development of the Greater Golden Horseshoe. That vision is grounded in several principles that provide the basis for guiding decisions on how land is developed, resources are managed, and public dollars invested, including:

- Support the achievement of complete communities;
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.

**The proposal satisfies this vision for growth in the Greater Golden Horseshoe by contributing to a compact, vibrant and complete community in the Burlington GO MTSA/UGC. In addition, the proposal optimizes the use of existing water, wastewater and stormwater infrastructure to support growth in a compact and efficient form. The proposal will also provide for a mix of housing options, which will provide residents with additional housing choice and convenient access to the existing public transportation network.**

<u>Managing Growth</u>

*"2.2.1.2 Forecasted growth to the horizon of the Plan will be allocated based on the following:*

*a) the vast majority of growth will be directed to settlement areas that:*
*i. have a delineated built boundary;*
*ii. have existing or planned municipal water and wastewater; and*
*iii. can support the achievement of complete communities;*

*c) within settlement areas, growth will be focused in:*
*i. delineated built-up areas;*
*ii. strategic growth areas;*
*iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
*iv. areas with existing or planned public service facilities."*

**The Subject Lands are located within a delineated built boundary, and provincially recognized Urban Growth Centre, where growth is to be directed and achieved. The site is also within a strategic growth area associated with the Burlington GO Station, defined as a Major Transit Station Area located on a higher order transit corridor. Full municipal services are available, and intensification is to be promoted. There are a number of shopping and employment uses existing within close proximity to the Subject Lands which future residents will be able to utilize, contributing to a mixed use environment and the achievement of a complete community. The Subject Lands are also in proximity to a number of parks and community facilities.**

*"2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:*

*a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*

*c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*

*d) expand convenient access to:*

*i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*

*e) provide for a more compact built form and a vibrant public realm, including public open spaces"*

**The Subject Lands are within an area identified for intensification by the Province, Region of Halton and City of Burlington, where convenient access to amenities that provide for a complete community are available to residents. These amenities include local stores, places of worship, schools, public facilities, open space, and public transit (both municipal and inter-municipal). Retail/commercial space will be provided at-grade, which will contribute to a vibrant public realm and provide a mix of uses on the site for future residents and the broader community. The proposed development will contribute to the provision of a high quality built form by making efficient use of space through the provision of new residential units and retail/ commercial space in a compact high-density urban form. The proposal will also assist in providing a diverse range of housing options, including one plus den, two, and larger three bedroom units to accommodate the needs of a variety of household types and sizes including families. Overall, the proposed development will contribute to the provision of a high quality built form by making efficient use of space through the provision of new residential units and retail/commercial space in a compact high-density urban form.**

**Section 2.2.6** contains policies related to housing and the achievement of complete communities by considering the range and mix of housing options, the densities of the existing housing stock, and policies to diversify the overall housing stock across the Province.

*2.2.6.3 To support the achievement of complete communities, municipalities will consider the use of available tools to require multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

**The proposal conforms to these policies by diversifying the range and mix of housing options in Burlington through intensification that provides a range of unit types and sizes that will contribute to achieving forecasted growth and increasing housing supply and choice. It is intended that the proposed development will have a variety of unit sizes and incomes including families with children.**

# 4.0 Halton Region Housing Context

This section of the Statement describes the applicable housing policies within the Region of Halton Official Plan and the Halton Region 2021 State of Housing Report, endorsed by Regional Council in July 2022.

## 4.1 Halton Region Official Plan

The Region of Halton Regional Official Plan (the "ROP") serves as Halton's guiding document for land use planning and is intended to manage growth across the Region's four municipalities and was originally adopted in 1994. Since that time the ROP has undergone numerous amendments. In 2021, the Region adopted Region Official Plan Amendment No. 48 ("ROPA 48") regarding Urban Structure, as the first phase of the Region's Official Plan Review. ROPA 48 has established Strategic Growth Areas throughout the lower-tier municipalities, which are areas targeted for residential intensification and population growth to 2051.

The Regional Official Plan outlines intensification and density targets in Part II, Table 2 of the Regional Official Plan.

***Table 3: Regional Official Plan Intensification and Density Targets***

| Municipality | Minimum Number of New Housing Units to Be Added To the Built-Up Area Between 2015 and 2031 |
|---|---|
| Burlington | 8,300 |
| Halton Region | 32,200 |

*77. It is the policy of the Region to:*

*(2.1) Direct, through Table 2 and Table 2a, to the Built-Up Area a minimum of 40 per cent of new residential development occurring annually within Halton in 2015 and every year thereafter.*

**The Regional Official Plan projects that 8,300 new housing units will be added to the built-up area of Burlington between 2015 and 2031. The proposal supports this projection by providing 356 residential units within an area identified for intensification as part of downtown Burlington in the Burlington GO MTSA/UGC. The development proposal will provide for a range of unit types, including units appropriate for various age ranges and affordability ranges.**

Table 2B of the Regional Official Plan sets the Strategic Growth Area Targets for the Strategic Growth Areas in Halton Region:

***Table 4: Regional Official Plan Strategic Growth Area Targets***

| Strategic Growth Area | Minimum Density Target (Residents and Jobs Combined Per Hectare) | General Target Proportion of Residents & Jobs | |
|---|---|---|---|
| | | Residents | Jobs |

| | | | |
|---|---|---|---|
| Downtown Burlington / Burlington GO | 200 | ~65% | ~35% |

**The proposed development will meet the minimum density target for the Downtown Burlington / Burlington GO Strategic Growth Area. Through the provision of 356 residential units, in addition to commercial/retail space on the ground floor, the proposed development will help achieve the general target proportion of residents and jobs for the Burlington GO MTSA/UGC.**

Housing

Part III – Land Stewardship Policies of the Halton Region Official Plan contains the Housing policy section for Halton Region. The overall goal for housing in Halton Region is to "supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs." This goal will be accomplished through making more efficient use of underutilized lands to increase the supply of housing.

**The proposed development is an appropriate location to increase the supply of housing within the Downtown Burlington / Burlington GO Strategic Growth Area. The proposal will increase the diversity of housing in an area that is well-connected to transit and daily needs.**

The ROP contains the following objectives and policies with respect to housing:

*"85. The objectives for housing are:*

*(2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of Affordable Housing.*

*(3) To coordinate, improve upon, and expedite the development approval process so as to reduce the overall cost of housing.*

*(4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.*

*(5) To meet housing needs through the provision of Assisted Housing, Affordable Housing and Special Needs Housing in Halton.*

*(13) To promote residential intensification through the development or redevelopment of brownfield and greyfield sites."*

*86(6a) At least 50 per cent of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings.*

*86(6b) At least 30 per cent of new housing units produced annually in Halton be Affordable or Assisted Housing.*

*86(11) Permit intensification of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.*

*86(21) Require local Official Plans to provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and project demands reflecting socio-economic and demographic trends."*

**The proposal is for a mixed-use building with a height of 31 storeys. The Region has indicated that the Downtown Burlington UGC/Burlington GO MTSA will be the primary area for growth and intensification within the Region, where increased unit densities are to occur to accommodate population growth, employment growth, and a mix of housing. The proposed development increases the housing supply in the downtown area by adding 356 residential units, and making the MTSA area more affordable based on the market costs for apartment units at the sizes proposed for current and future residents by providing a unit mix that will increase the range of housing options in the area. These 356 residential units will contribute to Halton Region's 50 per cent housing form target for multi-storey buildings.**

Through Draft Regional Official Plan Amendment 49 ("ROPA 49"), Halton Region will accommodate population and employment growth with Halton's existing Regional Urban Boundary to 2041. In order to accommodate this growth, ROPA 49 proposes to significantly increase the applicable intensification and regional phasing targets for Halton Region. **Therefore, it will be increasingly important to accommodate additional units through intensification within planned Strategic Growth Areas, including on the Subject Lands.**

## 4.2 Halton Region State of Housing Report (2021)

Policy 86(7) of the Halton Region Official Plan states that the Region will provide a State of Housing Report that contains the following:

*(i) an update of the definitions of Assisted Housing and Affordable Housing;*
*(ii) a review of housing supply, demand and need in Halton during the past year, covering the various housing segments of Assisted Housing, Affordable Housing, Market Housing, Special Needs Housing and housing with universal physical access;*
*(iii) identification of the gaps between supply and demand of Assisted Housing and Affordable Housing;*
*(iv) state of homelessness* in *Halton; and*
*(v) performance of the housing market towards meeting the housing targets under Sections 86(6) and 86(6.1).*

Halton Region has prepared the State of Housing Report annually since 2006. The Report provides a review of the Region's housing supply and demand and how the Region is implementing its vision for growth. The latest available report for the Region was completed in 2021 and endorsed by Regional Council in July 2022.

Through their State of Housing Report, Halton Region has a prepared a Housing Model which gathers information including household income, spending, costs, and average rents to generate thresholds based on household income and housing costs. The maximum purchase price generated by the Housing Model represents what a household with that income could afford. In 2021, the maximum affordable purchase price for ownership housing across all households was $480,700 with a maximum monthly ownership cost of $3,030 and an income threshold of $121,400. This threshold is used as the index to measure the Regional Official Plan target that 30 per cent of new housing units produced annually are affordable or assisted.

The State of Housing Report also includes affordable purchase price for small and large households. For small households, consisting of 1 to 2 persons, the maximum purchase price was $320,600 with a maximum monthly ownership cost of $2,010 and an income threshold of $80,400. For large households, consisting of 3+ persons, the maximum purchase price was $660,200 with a maximum monthly ownership cost of $4,190 and an income threshold of $167,500. While these figures are not the current purchase prices for 1, 2, and/or 3-bedroom units across Halton Region, they are provided for the purpose of acting as a threshold to determine when a proposed unit may be under the affordable threshold. At this time, the State of Housing Report does not include information on affordable purchase prices by specific unit types. However, they can still be utilized as a comparison tool.

**The Owner has determined that the proposed units will be developed as condominium apartment units and the ultimate sales price for the units will be based on the market demand with the goal of providing units within the market price ranges for such units**

The following table shows the new housing completions, new housing under construction, and new housing starts in the City of Burlington based on unit type:

***Table 5: Regional Official Plan Summary of New Housing in the City of Burlington***

| Unit Types | New Housing Completions | New Housing Under Construction | New Housing Starts |
|---|---|---|---|
| Apartment | 503 | 907 | 404 |
| Townhouse | 104 | 96 | 70 |
| Semi-detached | 50 | 12 | 0 |
| Single | 90 | 73 | 73 |

The State of Housing Report shows that in 2020, 62.7 per cent of housing completions in Burlington were higher density units (townhouse and apartments). Canada Housing Mortgage Corporation ("CMHC") data shows that dwellings built from 2011 to 2016 make up only 5.2% of the total occupied private dwellings in the City of Burlington. The City of Burlington continues to shift from a suburban community to community with a mix of suburban areas with urban centres and corridors. Therefore, the City of Burlington needs additional housing supply in order to meet the demand of a growing population. However, the data shows that new housing occupation has slowed significantly since 2011.

**The Subject Lands are located within the Burlington GO MTSA/UGC and will continue to support the shift in built form within the City of Burlington by providing intensified new housing in a strategic growth area as identified by the Halton Region.**

Halton Region's Housing Affordability Target calls for at least 30 per cent of new housing units produced annually to be at or below the affordable threshold, as noted above. In 2020, 30.5 per cent of new housing unit sales were under the Affordable Maximum Purchase Price of $480,700 in 2021. However, the Affordable Purchase Price has increased significantly from 2020, even making affordable purchases out of reach. In addition, CMHC data shows that in the City of Burlington, median household income before taxes is $93,733, despite the region-wide income threshold set at $121,400 for affordable housing. Therefore, a majority of current City of Burlington residents do not reach the minimum income threshold for affordable housing.

**To make housing more affordable for new and current residents, the City of Burlington should increase housing supply, especially in areas that can support an increased population, like the Burlington GO MTSA/UGC and which can provide unit types and size within the market affordability range to provide attainable housing for a range of household sizes and incomes**

In 2020, new sales in Burlington accounted for 15.3 per cent of total new sales in Halton Region.

**The proposed residential condominium units will increase the supply of apartment-style units ranging from studio to 3-bedroom in size and will ensure that available units keep up with market demand and are provided in an appropriate location to support residential intensification. Higher density units, such as condominium units were associated with an increased supply of affordable housing and were a significant portion of new housing completions in the City of Burlington. This clearly shows the link between higher density and affordability in the Region, especially along sites with access to local and regional transit services, such as the Burlington GO MTSA/UGC.**

# 5.0 Burlington Housing Context

This section of the Statement describes the applicable housing policies within the City of Burlington in-force OP and the City of Burlington New OP. Significant portions of the City of Burlington New OP were appealed and remain under appeal, including policies that would apply to the Subject Lands.

## 5.1 City of Burlington Official Plan (In-Force)

The City of Burlington Official Plan (the "current Official Plan") was approved by the Ontario Municipal Board on October 24, 2008. The Official Plan text and maps were updated in the October 2017 office consolidation. Official Plan Amendment (OPA) 55 was adopted in order to bring the current Official Plan into conformity to the 2006 Growth Plan. The current Official Plan is in force and, for the purposes of this review, forms the majority of the policy review with respect to the local land use policy framework.

Section 2.3 contains policies related to housing supply.

> *"2.3.1 Objectives*
>
> *a) To ensure that a sufficient supply of suitably designated and serviced residential land is maintained to meet existing and future housing needs.*

**The proposal represents an efficient use of serviced land that will add new housing opportunities in the downtown area. The increased density will support local businesses and public transit while future residents will be able to take advantage of a number of recreational and community facilities located in the area.**

Section 2.7 of Part II of the OP provides applicable policies on Sustainable Design and Compatibility as follows:

> *"2.7.3 Policies*
>
> *e) The City will encourage development that provides choices in housing, shopping, employment, and transportation."*

**The proposal provides for a range of units types in an area that promotes the notion of complete communities. The redevelopment is located within proximity to employment uses, retail and commercial and various community services and facilities making the area accessible for future residents by providing opportunities for active transportation, including walking, cycling and public transit.**

Section 3.0 contains the Guiding Principles of the plan:

*"The urban and rural environment that is desired for the City of Burlington is summarized as follows:*

a) *Provide a community plan and growth strategy aimed at creating an attractive, liveable community that offers a wide range of housing, employment, transportation, and leisure opportunities for all its citizens.*
g) *Promote safety and health in the community as well as fair access to housing, municipal services, community facilities, education facilities and economic opportunity."*

**The proposal has carefully considered these guiding principles in its design. The development provides for intensification at an appropriate location in the City. It advances the Province's growth objectives while balancing other objectives of the current Plan. It will contribute to the achievement of an attractive and livable community providing access to housing within close proximity to parks, shopping, professional services, and community facilities.**

Section 4.3, The Future Built Form and Natural Environment, identifies key changes encouraged by the Plan, which are: the development of a greater diversity of housing types to meet the changing needs of the population. With respect to population growth, the Plan directs it toward underutilized or vacant parcels in existing communities where new residential growth will be mainly in the form of more compact housing that is served by various modes of transportation and in closer proximity to jobs, shopping and leisure areas.

**The proposal has carefully considered these guiding principles in its design. The development provides for intensification at an appropriate location in the City. It advances the Province's growth objectives while balancing other objectives of the current Plan. It will contribute to the achievement of an attractive and livable community providing access to housing within close proximity to parks, shopping, professional services, medical services, and community facilities. The proposal represents an efficient use of serviced land that will add new housing opportunities in the downtown area. The increased density will support local businesses and public transit while future residents will be able to take advantage of a number of recreational and community facilities located in the area. The proposed compact built form will diversify housing opportunities and reflects the changing needs of smaller households and an aging population who are seeking smaller and more affordable housing options close to transit. The height, form, and density of the development is consistent and compatible with other approved developments in the area.**

## 5.2 New City of Burlington Official Plan (Under Appeal)

Over the past several years, the City has been working towards a new Official Plan. The City of Burlington's new Official Plan was originally adopted by City Council on April 26, 2018. The Region of Halton identified a number of areas of non-conformity through its review and the City undertook a re-examination of the Official Plan with a focus on Downtown Burlington. The updated new Official plan was approved, with modifications, by Halton Region on November 30, 2020. Significant portions of the Official Plan were appealed and remain under appeal including the policies that would apply to the Subject Lands. While these policies remain under appeal, they are assessed for the purposes of being informative of Council's direction but are not determinative.

Section 3.1 of the City of Burlington New Official Plan (2020) provides the Housing policies for the City of Burlington. Specifically, the Official Plan states that the City of Burlington will promote an appropriate and adequate range of housing choices by type, tenure and affordability level in order to accommodate the needs of city residents. The following is the applicable policies that describe how the City of Burlington's housing objectives will be achieved.

*"3.1.1(2) Policies*

- *a) To the extent to which land is available in the Urban Area, the City shall maintain the ability to accommodate its share of residential growth within the regional market area. The City will assist the Region of Halton in the establishment and monitoring of annual minimum targets for the production of housing units by density type, and for the production of assisted and affordable housing, based on targets established in the Regional Official Plan.*
- *d) In consultation with the Region of Halton, the City will ensure an adequate level of local municipal infrastructure to meet the demands of residential development.*
- *e) The City will support housing initiatives that facilitate revitalization, particularly the identification and remediation of brownfield, greyfield and bluefield lands, compact built form, flexibility and adaptability in the design and function of the housing stock, and an increased variety of housing alternatives."*

**In order for the City of Burlington to reach its minimum dwelling unit requirements per density type, the proposed development will be important in contributing to this objective. . By offering a variety of unit sizes and types, the development will diversify the current housing supply and accommodate all residents. Additionally, the Subject Lands can be serviced through existing municipal infrastructure.**

- *g) "The City will develop a city-wide housing strategy that will support the Region of Halton's Housing Strategy and will:*
  - *(i) Describe the current range and mix of housing in the city;*
  - *(ii) Establish city-wide housing objectives, including, among other objectives special reference to a seniors housing strategy and long term care facilities;*
  - *(iii) Consider the housing policies and strategies from this Plan and area-specific plans;"*

Burlington's City-Wide Housing Strategy was presented by City of Burlington staff to the Community, Planning, Regulation, and Mobility Committee on Tuesday June 7, 2022; staff recommended the approval of the strategy. Currently, the report has yet to be submitted to City Council for final approval. The report aims to address the community needs pertaining to housing by setting forth various initiatives to be undertaken over a five year period. In total, the report consists of 12 initiatives that support Burlington's overall housing vision. Of particular relevance to the Subject Lands is Action #7, in which the City of Burlington "shall support, permit, and encourage the building of alternative types of housing, including higher density types, where feasible and appropriate".

**The proposed development will be at a height and density that is compatible with the evolving area and will help facilitate the creation of a complete community with more affordable and attainable housing.**

Upper Brant Precinct

The Upper Brant Precinct will accommodate developments with a variety of building heights proportional to parcel depth along Brant Street between Prospect Street and Blairholm Avenue, with the tallest developments in the Downtown located along and north of Ghent Avenue. Development will generally achieve a height and density that reflects the precinct's walking distance to higher-order transit at the Burlington GO Station and contributes to the creation of a transit, pedestrian and cycling oriented area while also achieving compatibility with adjacent Residential-low density areas shown on Schedule C: Land Use – Urban Area, of this Plan. A low-rise feel will be maintained for pedestrians along Brant Street through setbacks above the third storey for buildings abutting Brant Street. However, to balance the objectives of providing increased density within walking distance to the Burlington GO Station, providing for a transition to adjacent established low-rise residential areas and to provide for a setback along Brant Street above the third storey, flexibility may be considered in the depth of the setback from Brant Street above the third storey.

**Per the New Official Plan designation, the Subject Lands are favourable for a high density residential and mixed-use building. The proposed mixed-use development will meet the demand for higher-density residential development while ensuring compatibility with the surrounding neighbourhood.**

**Significant portions of the Official Plan were appealed and remain under appeal including the policies that would apply to the Subject Lands. While these policies remain under appeal, they are assessed for the purposes of being informative of Council's direction but are not determinative**

# 6.0 Halton Region Housing Targets

## 6.1 Unit Mix Targets

As previously noted, Policy 86(6)a) of the Halton Region Official Plan states that at least 50 percent of new housing units produced annually will be in the form of townhouses or multi-storey buildings. The 2021 State of Housing Report shows that the target was exceeded with 62.7% of new completed units within the Region existing as townhouse or multi-storey buildings. In Burlington, the report shows that 81.3 per cent of housing completions in 2021 were higher density units (townhouse and apartments). This demonstrates a continued trend and focus on the construction of higher density units.

**The proposed development will provide for 356 residential units, which will assist the Region in achieving this target.**

Based on data provided by the State of Housing Report, the number of new housing completions in the City of Burlington has remained stagnant year-over-year since 2016 despite the population of Burlington continuing to grow.

**The 356 proposed new residential units will increase housing supply and support housing accessibility City-wide. It is important to note that the current apartment stock is still a minor component of overall housing stock in the City compared to the existing low density housing which is the predominant housing form in the City of Burlington. New apartment units will be needed to achieve planning policy goals and objectives.**

The 2020 State of Housing Report shows that in Halton Region, vacancy rates by unit types differ. For 1-bedroom units, the vacancy rate is 1.6%. For 2-bedroom units, the vacancy rate is 1.4%. For 3+ bedroom units, the vacancy rate is 1.2%.

**This proposed development will provide a total of 154 1-bedroom units, 35 1-bedroom plus den, 136 2-bedroom units, and 31 3-bedroom units. Therefore, the proposed units will make a significant contribution to the City of Burlington's existing housing stock and potentially increase vacancy rates to above the 3 per cent threshold as discussed above.**

## 6.2 Intensification Targets

Table 2 of the Halton Region Official Plan shows that the City of Burlington must add a minimum of 8,300 new housing units in the City of Burlington's built-up area between 2015 and 2031. This represents nearly 26% of the minimum new housing units required in the Region of Halton over this same period.

**The proposal for the Subject Lands will support the City and Region's ability to meet their minimum intensification targets through to 2031.**

Further, as part of ROPA 49, the Region of Halton has submitted a preferred growth concept that would result in no urban boundary expansion. Through ROPA 49, the Region of Halton is proposing the following intensification target for population and employment growth between 2022 and 2041:

| Target[1] | Halton Region | Burlington |
|---|---|---|
| Intensification Target | | |
| Housing Units in Built-Up Area | 53,300 | 20,500 |

1. Target for the number of new housing units occurring with the Built-Up Area as shown on Map 1H between 2022 and 2041 and representing 45% of all new units during this period."

**ROPA 49 has approximately doubled the intensification target for the City of Burlington. Therefore, significant growth, intensification and density within the existing Built-Up Area is necessary. The proposed development remains consistent with ROPA 49's updated intensification target.**

## 6.3 Affordable Housing Targets

The potential price of the units have not yet been determined and will depend on market demand when the units are made available for purchase. Therefore, no specific number of affordable units are currently being proposed, but the proposed development will increase the availability of housing likely within the market affordability range in the Region, helping to accommodate anticipated growth.

### 6.3.1 Current Opportunities to Provide Affordable Housing

Halton Region utilizes various programs to support affordable housing opportunity and delivery. This includes programs that convert market-rate units to assisted housing units. For example, Halton Region's Assisted Housing Program reduces the cost of housing for individuals and families who cannot afford their rent. The program relies on landlords contributing units to the program. Following that, Halton Region, based on individual or household eligibility, places applicants in these units. A housing subsidy is then paid directly to the landlord. The 2020 Halton State of Housing Report shows that there were 887 households using these rent supports.

Halton Region also offers the Halton In-Situ Program ("HIP") that offers an ongoing housing allowance to residents who qualify for assisted housing. This program provides residents with a monthly rental allowance with the goal of keeping people in the communities where they live.

Social housing development is also supported through Halton Region's Development Charges. Based on the current Social Housing Development Charge rate, the 356 units proposed will contribute significant funds for the provision of social housing.

### 6.3.2 Future Opportunities to Provide Affordable Housing

The City of Burlington continues to explore new opportunities to increase the supply of affordable units. This includes inclusionary zoning and community benefits charges.

On April 14, 2022, the City of Burlington released their draft Housing Strategy. Action Item No. 12 is to undertake a formal assessment of the potential to introduce inclusionary zoning. The time-frame for this action item is short-term. Inclusionary Zoning is a provincial planning tool that enables municipalities to secure affordable housing units in new developments of 10 units or more. Current Provincial legislation allows for the implementation of Inclusionary Zoning in Protected Major Transit Station Areas ("PMTSAs"). In accordance with Ontario Regulation 232/18, the City of Burlington is required to prepare a peer-reviewed Municipal Assessment Report that contains recommendations related to the feasibility of Inclusionary Zoning in each of the PMTSAs.

Community Benefits Charges or "CBCs" are paid to lower and single-tier municipalities for high-density developments with 5 or more storeys and 10 or more units. Municipalities will need to adopt CBC by-laws as of September 2022. CBCs are capped at 4% of land value and are based on the value of land the day before building permits are issued. Funds collected through CBCs can be used to fund a variety of programs, including affordable and assisted housing initiatives. The Community Benefits Charge Study and By-law were presented at a public meeting on July 11, 2022; the Study and Bylaw will be presented to Council for approval on September 14, 2022.

# 7.0 Conclusions

As outlined in this Housing Impact Statement, together with the supporting technical reports including the Planning Justification Report, the proposed development and associated Official Plan and Zoning By-law Amendments represent an appropriate intensification of the Subject Lands and the supply of much needed new housing units.

The proposal introduces a mixed-use development on the site, providing 356 residential units. The proposed development will make efficient use of underutilized lands by proposing residential intensification on site that is well-connected to public transit and makes efficient use of existing municipal servicing and infrastructure.

The table below summarizes how the Subject Lands address each of the criteria identified in Section 3.1.1(2) h) of the City of Burlington Official Plan:

***Table 6: Addressing Criteria of Burlington Official Plan Section 3.1.1(2)***

| Policy | Analysis |
|---|---|
| 5) Completed in accordance with Section 3.1.1(2)(h) and other applicable policies of the City's New Official Plan (2020); | |
| (i) How the proposal contributes to achieving the Region of Halton housing targets, including identification of any proposed new affordable or assisted housing units. | The proposed development meets the applicable goals, objectives and policies of the Region of Halton Official Plan, and represents an intensification opportunity that supports sustainable, cost-effective and transit-supportive growth. The proposal will provide for a total of 356 units and conform to applicable housing policies of the Halton Region Official Plan.<br><br>This increased supply of housing supports overall housing affordability by increasing the range of housing options in the area to accommodate anticipated demand. The proposed unit mix will appeal to a range of residents in the City of Burlington. |
| (ii) How the estimated rents and/or initial sales prices of the development are at or below the affordable housing thresholds by type; | The estimated potential sale price for units in the proposed development have not been determined. It is expected that the proposed units will be offered at market rates. |
| (iii) Where construction of the units is expected to occur in phases, information regarding the number of affordable housing units to be provided per phase, where applicable. | It is not expected that the development will occur in phases. |

| | |
|---|---|
| (iv) The proposed legal and/or financial mechanisms to ensure the delivery of any proposed new affordable housing commitments, and mechanisms to retain the long term affordability of units, where applicable. | It is expected that the units will be offered at market rate. |
| 1) Comprehensive review of the proposal from an existing use and a proposed use perspective with a focus on affordability, unit/bedroom count, etc. | The Subject Lands are currently occupied by two-storey buildings that contain commercial units including, The Studio Hair Design and Edward Jones Financial. The 356 proposed units will result in an increased density for the site, which support the City and Region in meeting their housing needs. A mix of 1-bedroom, 2-bedroom, and 3-bedroom units in a range of unit sizes will be offered. |
| 2) Identify and discuss the proposed development in the context of Halton Region's Housing policies, and the Region's most recent State of Housing Report; and | The proposed development would increase the overall supply of new housing units in the City of Burlington and in Halton Region. The proposed development also contributes to the shift away from primary single detached built form in Burlington by proposing condominium apartments in a range of sizes at a location that can support this growth, the Burlington GO MTSA/UGC. |
| 3) Identify and discuss other relevant and current housing information available. | The City of Burlington is currently preparing its City-wide Housing Strategy. Action #7 states that the City of Burlington will support, permit and encourage the development of alternate forms of housing, including higher density types of housing, where feasible and appropriate. The proposed development is at a density and height that the surrounding area can support and will support the fulfillment of a complete community with needed new housing supply in the Burlington GO MTSA/UGC. |

Respectfully submitted,

**MHBC**



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