

2362 Fairview Street

Housing Impact Statement

February 21, 2024

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Executive Summary

The Proposal

The subject site is currently being used for outdoor storage, including spots for vehicles and trailers (Yardspace storage). The proposed development for the subject site is for an 11-storey mixed-use building that currently anticipates the inclusion of 338-units with various unit types and sizes. The ground floor of the development is anticipated to include 12 two-storey three-bedroom townhomes, with the remaining 326-units being apartment units. The development also proposes to have community space and commercial space at grade, some 341 and 280 square metres, respectively.

Subject Site Context

The proposed development will contribute towards increasing the supply of housing in the City and Region. The subject site is located in the *Regional Intensification Corridor* within the Regional Urban Boundary of the Halton Region Official Plan. Not only is the subject site in a location where intensification and increased densities are to be promoted, but higher-density and mixed-use development is also encouraged at this location.

Furthermore, the subject site is designated *Urban Corridor* on *Schedule B – Comprehensive Land Use Plan – Urban Planning Area* in City of Burlington Proposed New Official Plan (2020) (Interim Working Version). It is also located within the delineated built boundary of the city, meaning units on the site will contribute towards meeting the City's and Region's intensification targets going forward.

Housing Provision

In completing a *Housing Impact Statement*, the Region's Terms of Reference identifies several elements that must be addressed. These items are reiterated in Section 3.1.1(2) h) of the City of Burlington Proposed New Official Plan (2020) (Interim Working Version). Below we have summarized these elements, including how the report and the subject site addresses each.

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 of 338 housing units will contribute towards the Region's achievement of two housing targets:

> **Policy 86 (6) a)** – As all units in the proposed development will be either townhome or apartment units, the development will contribute towards the Region's achievement of the target that 65% of new units be in the form townhouse and apartment units. This is of particular importance recognizing that the Region previously only required that 50% of housing units be in these formats.
>
> **Policy 86 (6) b)** – As the proposed development is located within the built-up area, all units will contribute towards the Region and City meeting its intensification target.

At this time, the applicant has not yet determined if any of the new units in the proposed development will meet the regional definition of affordable or assisted housing units. However, the increased supply of housing would indirectly support housing affordability by increasing the overall housing stock, particularly in formats that are generally more attainable than lower-density formats.

Also, by introducing a mix of unit formats and sizes, the proposed development would appeal to a range of current and future residents, including those of various incomes and backgrounds.

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 rent or sale price for units in the proposed development has not been determined. If the development was to be constructed as condominium apartment units, the ultimate sales prices for units will likely be based on the market demand for units.

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.

The proposed development includes one building, therefore it is not expected that the development will occur in phases.

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.

While there is currently no commitment to include affordable housing units on the subject site, the provision and inclusion of affordable housing City-wide could be supported by existing and potential future policies and mechanisms. These mechanisms include rent-geared-to-income assistance, the Halton's Portable Housing Program and rent supplements and social housing related development charges.

Other Elements

The Terms of References for a Housing Impact Statement stipulates other elements that are required as part of this study, including: a comprehensive review of the proposal; the context of the proposal in the context of Halton Region's housing policies and the 2022 State of Housing Report; and, a discussion of other relevant and current housing information available. These items have been addressed below.

Comprehensive Review of the Proposal

The subject site is currently occupied by Yardspace Storage and is being utilized for rentable outdoor storage. The 338-units that are proposed will result in an intensified use of land, supporting the City and Region in reaching their intensification targets and in increasing the overall supply of housing. Based on the current concept plan for the subject site, the development would include 12 two-storey, three-bedroom townhome units. It also includes 326 apartment units. The unit mix for the apartment units includes 5% studio units, 68% of units as one-bedroom and one-bedroom plus den units, with the remaining 27% of units being two bedroom and two-bedroom plus den units.

The development also proposes to have community space and commercial space at grade, some 341 and 280 square metres, respectively.

Proposed Development in the Context of Halton Region

As noted previously, by proposing to include townhome and apartment units at a location within the built-up area, the subject site would help achieve Policy 86(6) in the Regional Official Plan, in an area designated for intensified development and compact built forms.

The subject site would also increase the overall supply of new housing units in the City of Burlington and in Halton Region. The increased supply of housing would indirectly support housing affordability by ensuring there is sufficient supply of housing units, including a diversified stock of different housing types, tenures and sizes.

Other Relevant and Current Housing Information

Housing development in the City of Burlington has lagged in recent years, including a minimal amount of medium and higher density housing formats. New housing supply should be encouraged and supported to ensure there is enough new housing stock for existing and future residents. This is particularly important as the cost of housing in Burlington, Halton and Ontario more broadly continues to rise.

1.0
Introduction

1.1 Purpose

The City of Burlington requires that a *Housing Impact Statement* be prepared when more than 100 units are included in a development proposal. In completing a *Housing Impact Statement*, the City of Burlington has provided a Terms of Reference (TOR) to guide the preparation of the study. The TOR for the *Housing Impact Statement* outlines the following elements that are required:

- Completed in accordance with Section 3.1.1(2)(h) and other applicable policies of the City's *Proposed 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, etc.
- 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 (note: the Region issues a State of Housing Report annually and any justification should reflect the current year report); and
- Should identify and discuss other relevant and current housing information available.

Section 3.1.1(2) h) of the *City of Burlington Proposed New Official Plan (2020)* provides additional clarification on the items that must be addressed as part of a *Housing Impact Statement*. This includes:

(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.

Each of these elements has been addressed in the following *Housing Impact Statement* and will be summarized in the conclusions of this report.

1.2 Site Context

Subject Site Location

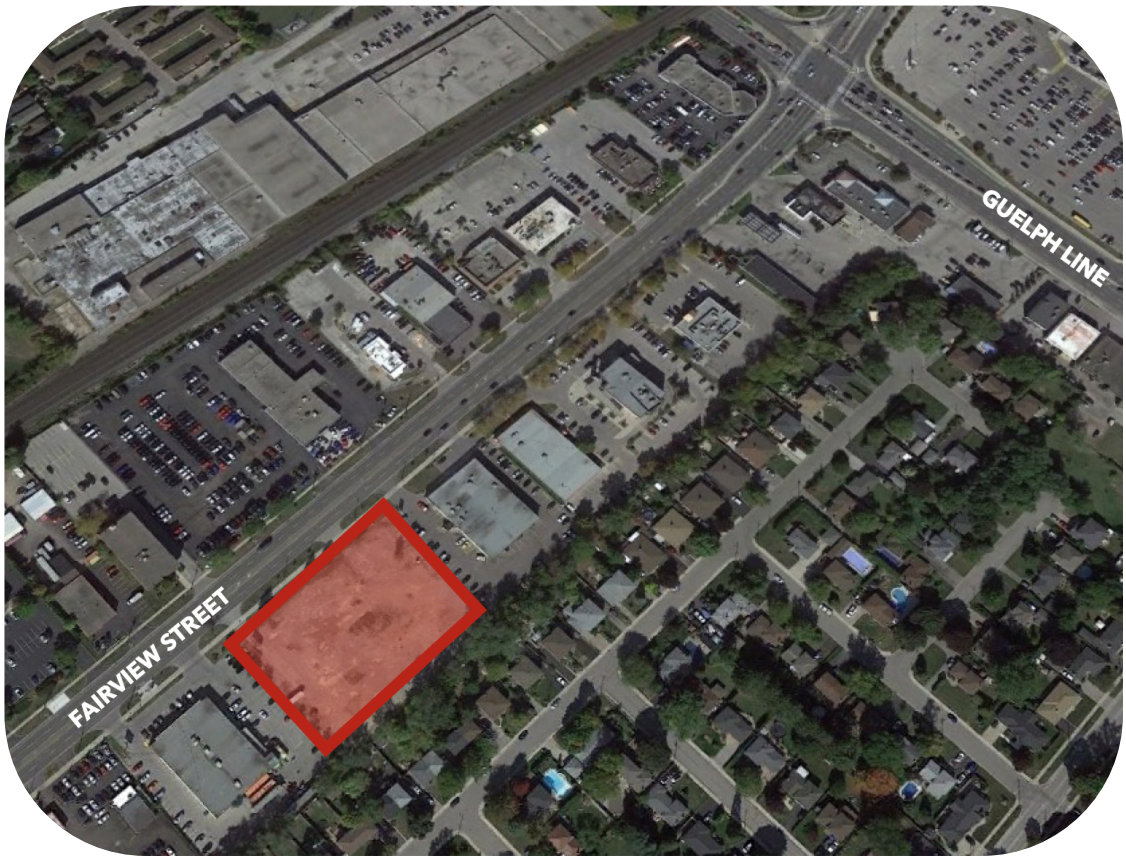
The subject site is located at 2362 Fairview Street in the City of Burlington, Ontario. It is situated on the south side of Fairview Street, east of Drury Lane and west of Guelph Line. It comprises approximately 0.71 hectares of land (some 7,710 square metres).

Most of the lands located on the south side of Fairview Street are developed with commercial uses, including a supermarket, a factory outlet and an auto sales centre. Further south is a low-density residential neighbourhood, comprised primarily of single-detached housing.

The subject site is presently being used for rentable outdoor storage, including spots for vehicles and trailers (Yardspace storage). Recognizing its limited current uses, the proposed 338-unit residential development with commercial at grade will help intensify the subject site.

Figure 1.1

2362 Fairview Street, Subject Site Location



Source: Parcel with Google Earth.

Planning Context

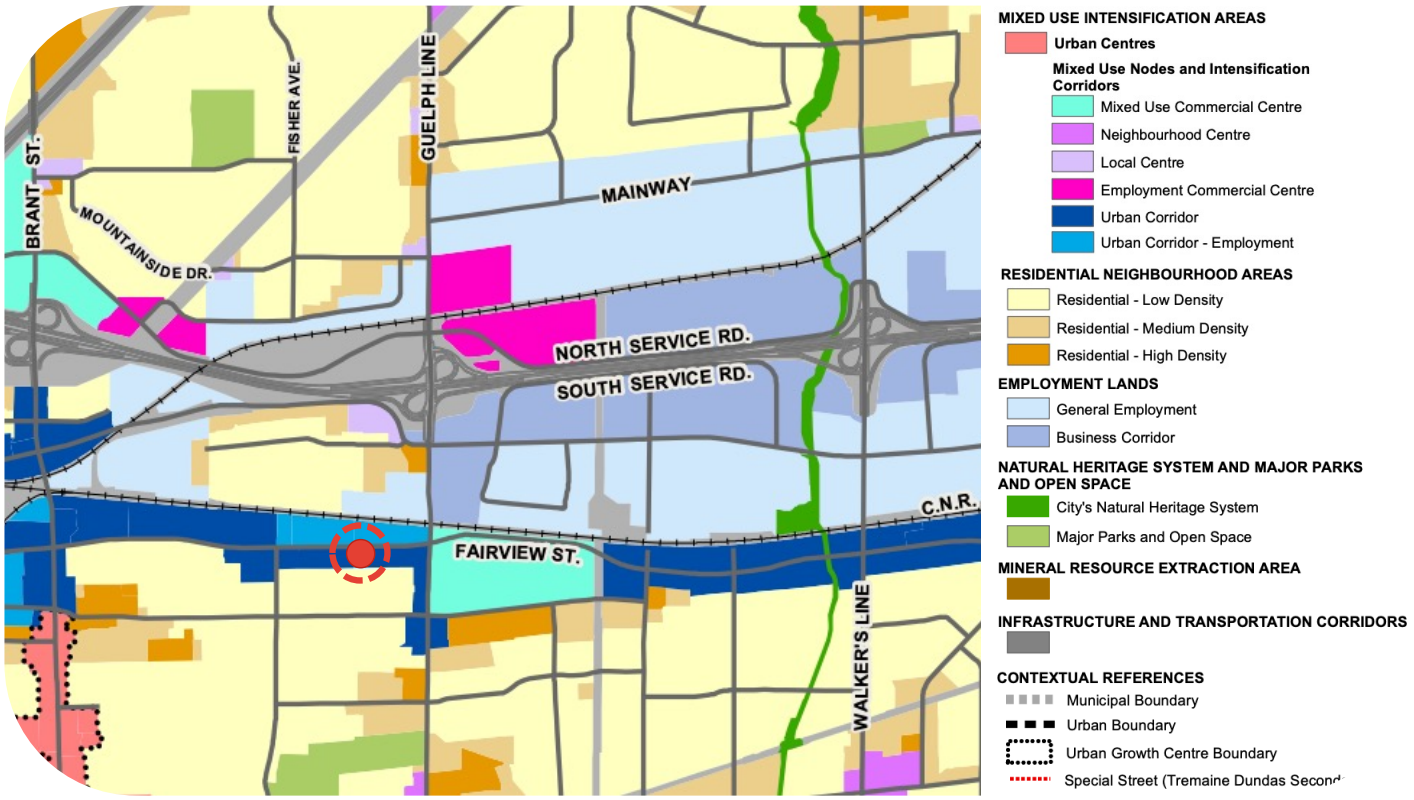
The *Halton Region Official Plan*, *Map 1: Regional Structure*, shows that the subject site is located in the *Urban Area,* and is within the *Regional Urban Boundary*. Map 1h: Regional Urban Structure identifies the subject site as part of the *Regional Intensification Corridor* in the *Regional Urban Boundary*. The subject site is identified as a location to accommodate a significant amount of growth. Residential units on the subject site will contribute towards meeting the City's and Region's intensification targets.

Furthermore, *Map 3: Functional Plan of Major Transportation Facilities,* indicates that Fairview Street is a *Multi-Purpose Arterial*. Guelph Line—east of Fairview Street—is a *Major Arterial Road*. Based on Policy 72.1(9) of the *Halton Region Official Plan*, the subject site is in an area where intensification and increased densities are to be promoted. Higher-density and mixed-use development is also encouraged at this location.

Schedule B – Comprehensive Land Use Plan – Urban Planning Area of Burlington's *Current Official Plan*, shows that the subject site is designated as *Urban Corridor* (Figure 1.2). The subject site is identified in an area for compact, mixed-use residential and commercial development.

Figure 1.2

Land Use Designation, City of Burlington Current Official Plan



Source: Parcel based on Schedule C: Land Use – Urban Area of the City of Burlington Current Official Plan.

1.3 Proposed Development

The proposal for the subject site includes a high-density mixed-use development with commercial at grade. It is anticipated to include 338 residential units. As detailed below, upper levels of the development are anticipated to include apartment units with a range of bedroom types, while two-storey three-bedroom townhomes are proposed to be integrated at grade. The ground floor of the development is proposed to include a mix of uses, including community space and retail/service commercial space.

Figure 1.3

Proposed Development Overview

Residential Space	
3-Bed Townhomes	**12 units**
Apartments	**326 units**
Bachelor	16 units
1-Bed	164 units
1 Bed + Den	58 units
2 Bed	66 units
2 Bed + Den	22 units
Total Units	**338 units**

Amenity Space		
Commercial	280 square metres	3,014 square feet
Community	341 square metres	3,670 square feet
Total	**621 square metres**	**6,684 square feet**

Source: Parcel based on architectural plans dated January 25th, 2023.

2.0

Halton Region Housing Context

This section provides an overview of housing policies in applicable planning documents, including:

- *Region of Halton Official Plan*
- The *Halton Region 2022 State of Housing Report*
- The *City of Burlington's Current Official Plan*
- City of Burlington Proposed New Official Plan (2020) (Interim Working Version)

The policies included in these planning documents are generally consistent with housing policy in the 2020 *Provincial Policy Statement* ("PPS"). Similarly, they also conform to *A Place to Growth – Growth Plan for the Greater Golden Horseshoe* (the "Growth Plan").

Per definitions included in these Plans, details below include the various definitions of affordable and/or assisted housing, and low to moderate income households.

2.1 Region of Halton Official Plan

The *Halton Region Official Plan* builds upon the policy direction and goals of the PPS and the Growth Plan. It provides clear direction about how development in Halton Region should take place, considering the current and future needs of residents.

The subject site is located within the Urban Area of the Region, meaning it will contribute to meeting the policy directives in Policy 77 (2.1) of the Plan, that states:

> *"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 45 percent of new residential development occurring annually within Halton in between 2022 and 2051."*

Table 2 and Table 2a provide the number of residential units to be accommodated through intensification across municipalities in Halton Region, as well as the regional phasing of intensification. More specifically, Table 2 of the *Halton Region Official Plan*—as summarized in Figure 2.1—details that the City of Burlington is to add a minimum of 20,500 housing units to the Built-Up Area by 2051. As a new residential development that will intensify a site which is presently vacant, the proposed 338-unit residential development will support the City and Region in meeting its intensification target.

Figure 2.1

Minimum Housing Intensification Targets, Built-Up Area (2022-2051)

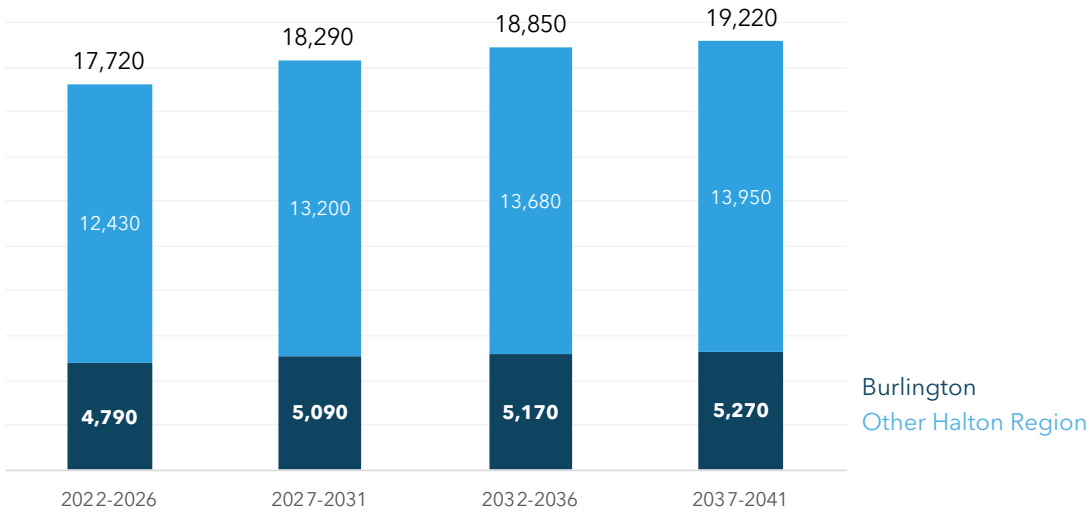


Source: Parcel based on Halton Region Official Plan (2022), Table 2: Intensification and Density Targets.

Table 2A of the Halton Region Official Plan provides phasing for intensification units (those in the built boundary) for five-year periods between 2022 and 2041. Burlington is anticipated to accommodate 4,790 units through intensification between 2022 and 2026, with an additional 5,090 anticipated between 2027 and 2031. This equates to 39% of the housing units across Halton Region. The units on the subject site would account for some 3% of new intensification units required in Burlington over this 10-year period.

Figure 2.2

Regional Phasing Inside the Built Boundary, 2022-2051



Source: Parcel based on Halton Region Official Plan (2022), Table 2A: Regional Phasing.

Subject Site

Located in the built boundary of Burlington and Halton Region, the proposed mixed-use development will substantially intensify the site, adding residential units to a site that is current underutilized. Housing units proposed will directly support the Region and City's ability to meet their housing targets to 2031 and beyond. If constructed in the next five-years, the units proposed will account for some 7% of intensified units required in Burlington by 2026.

See **Appendix** for Table 2 & Table 2A.

Part III Land Stewardship Policies of the *Halton Region Official Plan* has a section dedicated to **Housing** and details the goal of providing the people of Halton with an "adequate mix and variety of housing" in Policy 84. Policy 85 addresses the primary objectives for housing delivery and acquisition in the Region. In particular, and as it relates to affordable housing provision:

> *"85. The objectives for housing are:*
>
> *(1) To establish housing targets by type and appropriate density for the Local Municipalities and the Region as a whole.*
>
> *(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.*
>
> *…"*

Policy 86 addresses how housing will be effectively delivered in the Region. It emphasizes the importance of maintaining and delivering a variety and consistent supply of housing opportunities. In particular:

"86. It is the policy of the Region to:

(1) Monitor the development approval process to achieve at all times a minimum of three-year supply of draft approved and/or registered residential units for the Region as a whole.

(2) Define Affordable Housing for the Halton and local municipal markets based on its definition under Section 214.

(6) Adopt the following housing targets:

a) that the per cent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings be at least 65 per cent to 2031 and at least 75 per cent each year thereafter; and

b) that at least 30 per cent of new housing units produced annually in Halton be Affordable or Assisted Housing.

(6.1) Establish, in conjunction with the Local Municipalities, annual targets for the production of housing units by density type and affordability for each Local Municipality, based on the Regional targets under Section 86(6).

(7) Provide annually a State of Housing report to Council that contains among other things:

a) an update of the definitions of Assisted Housing and Affordable Housing;

b) 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;

c) identification of the gaps between supply and demand of Assisted Housing and Affordable Housing;

> *d) state of homelessness in Halton; and e) performance of the housing market towards meeting the housing targets under Sections 86(6) and 86(6.1).*
>
> *(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.*
>
> *(20) Require the Local Municipalities, in developing phasing strategies, to ensure that a full range and mix of housing types can be provided in each development phase in accordance with Table 2a.*
>
> *(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 projected demands reflecting socio-economic and demographic trends."*

As per **Policy 86 (2)**, affordable housing is defined in Section 214 of this Plan. It states that Affordable Housing is "housing with a market price or rent that is affordable to households of low and moderate income spending no more than 30 percent of their gross household income."

It also defines Affordable Rental Housing and Affordable Ownership Housing more specifically:

> *Affordable Rental Housing: "should meet the demand of households at the low end, as described in Halton's annual State of Housing Report, pursuant to Section 86(7). Such households would be able to afford at least three out of ten rental units on the market."*
>
> *Affordable Ownership Housing: "should meet the demand of households at the high end, as identified in Halton's annual State of Housing Report pursuant to Section 86(7). Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living."*

The *Halton Region Official Plan* defines assisted housing as "*housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program*."

It details that Low and Moderate Income Households are defined as:

> *"Those households defined through Halton's annual State of Housing Report, pursuant to Section 86(7), and in accordance with definitions of Affordable and Assisted Housing under Section 214 and 218. The income thresholds for low and moderate income households should not be more than those as defined in the Provincial Policy Statement."*

Subject Site

The proposed development would increase the supply, type and size of housing in this area of Burlington. It does not conflict with neighbouring development, rather provides an appropriate density of housing along primary roadway for the City. Integrated commercial and community space at grade also helps unify the building with existing retail uses nearby, while providing local-serving amenities for future residents and pass by traffic.

The proposed townhome and apartment units also increase the diversity of housing in the area, helping the Region achieve an appropriate mix of housing at the local level. Indirectly, the new supply of housing on the subject site could support housing affordability by ensuring there is sufficient supply of units to accommodate forecast demand while introducing more attainable housing formats for households of various incomes.

2.2 Halton Region State of Housing Report

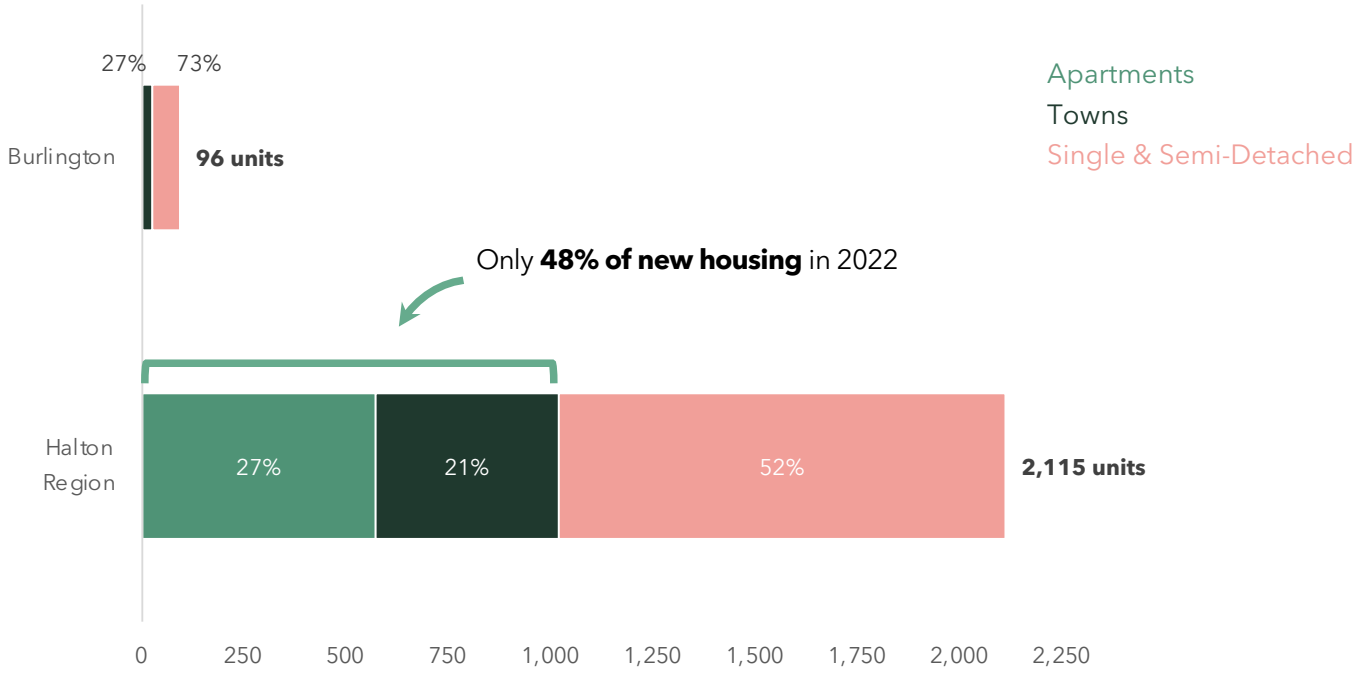
The Halton Region State of Housing Report has been produced annually by Halton Region since 2006. It provides a review of housing supply and demand in Halton and monitors the Region's progress in implementing the vision and policies included in the PPS and the *Halton Region Official Plan*. **The latest report for the Region was completed for the year 2022.**

The report includes an overview of housing development across the region and its member municipalities. Currently, the Regional official Plan calls for a minimum of 65% of new housing to be in the form of townhomes or higher-density (multi-storey) buildings. This represents growth from the previous target of 50%, which was generally achieved for most of the last decade.

The 65% minimum was not achieved in 2022, with only 48% of new housing delivery being in the form of townhomes or apartments. The City of Burlington not only experienced minimal housing development overall, but in 2022 Burlington had no apartment development and townhomes accounted for only 27% of new housing development.

Figure 2.3

Housing Completions in Burlington & Halton Region



Source: Parcel based on Halton Region 2022 State of Housing Report.

Subject Site

The development contemplated on site, which included 338 new housing units, would increase the supply of housing in Burlington and Halton overall. It would help the Region meets its Regional Housing mix target by introducing diverse housing formats. It would also enhance Burlington's contribution to new housing provision, particularly in encouraging more market affordable housing.

Calculated through the Halton Housing Model and based on the *Halton Region Official Plan* definitions for affordable housing costs, the 2022 State of Housing Report details the upper limit household incomes (i.e., maximum purchase price or monthly rent) that a household with that income could afford.

In 2022, the affordable (non-assisted) threshold for **ownership housing was $496,300**. This number is used to determine if the Region is achieving Policy 86. (6) of the *Halton Region Official Plan*, that 30% of new annual housing units are affordable or assisted. To that end, the maximum affordable threshold for rental housing in the 2022 State of Housing Report **was $2,340 per month**.

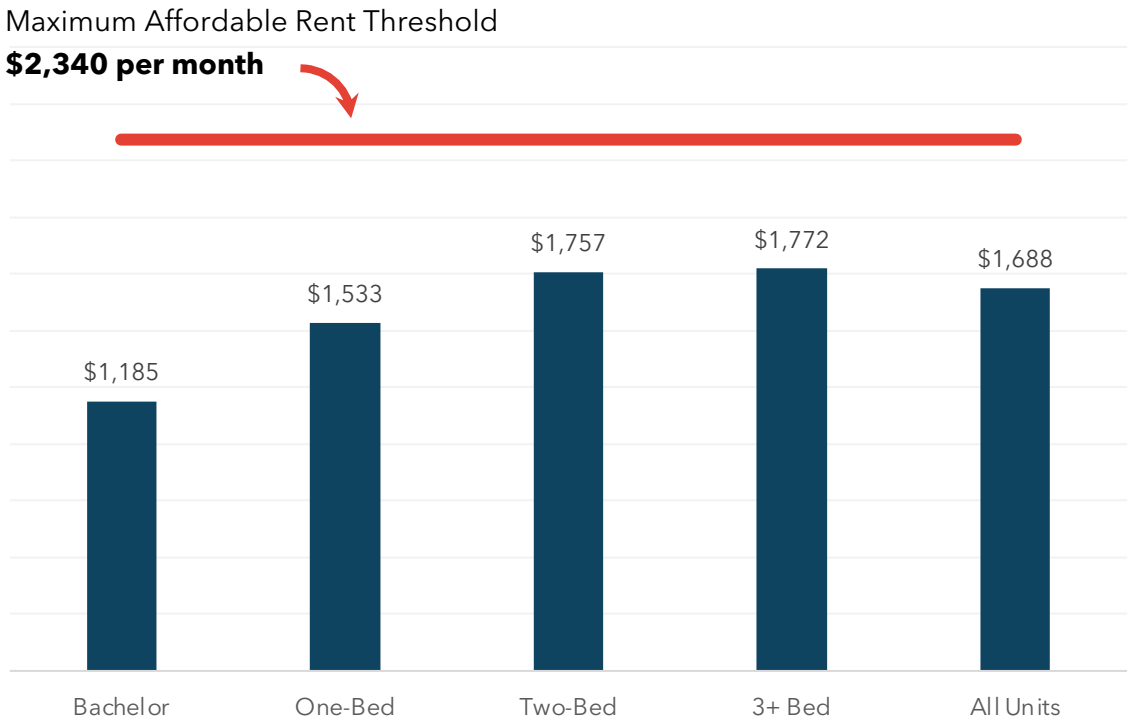
Subject Site

The tenure (i.e., ownership versus rental) for the proposed units on the subject site has not yet been determined. If the units are developed as condominium apartment units, the ultimate sales prices for units will be based on the market demand for units. Similarly, if the units are developed as purpose-built rental, the monthly rent will be based on the willingness to pay by potential renters.

In terms of the purpose-built rental market, the 2022 State of Housing Report notes that despite more significant recent increases, the average monthly rent for purpose-built rental apartment units in Burlington was below the maximum affordable rent threshold of $2,340 per month (Figure 2.4).

Figure 2.4

Purpose-Built Rental Apartment Average Monthly Rent by Unit Type, City of Burlington, 2022



Source: Parcel based on Halton Region 2022 State of Housing Report.

Subject Site

If the subject site is ultimately developed with purpose-built rental apartment units, it is possible that a portion of these units could meet the regional definition of affordable if the monthly rent was below the applicable affordable rent threshold at the time of development.

The 2022 State of Housing Report also found that the percentage of new housing sales that meet the definition of affordable in the Region and the City of Burlington increased in 2022, from 40% of new housing units to nearly 74%.

That said, overall housing sales in Burlington decreased in 2022, accounting for only 7% of total new sales in Halton Region.

A reduction in housing activity was evident across Halton Region more generally. This includes a reduction in total new sales, resale and in turn, the share of housing sales that were considered affordable. In 2022, the **Region did not meet its Regional Housing Affordability target of 30%, as only some 22% of new housing units** were estimated to be under the Affordable Maximum Purchase price of $496,300.

Figure 2.5

Housing Sales Across Halton Region, 2021-2022

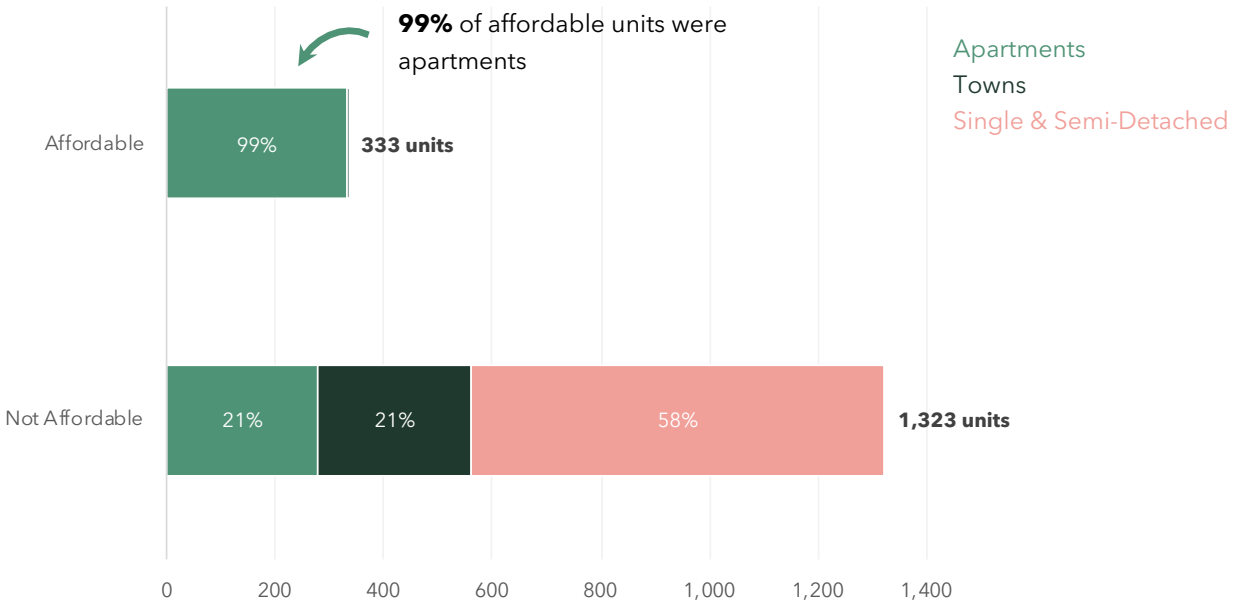
	2021	2022	% Change
New Housing Sales	2,295	1,656	-27.8%
Resale Housing Sales	12,710	8,977	-29.4%
Affordable New Sales	637	333	-47.7%

Source: Parcel based on Halton Region 2022 State of Housing Report.

The 2022 State of Housing Report acknowledges that all affordable housing sales in Halton were in the form of townhomes or apartment units (Figure 2.6), emphasizing the relationship between housing density and housing affordability.

Figure 2.6

New Affordable Housing Sales in Halton Region, 2022



Source: Parcel based on Halton Region 2022 State of Housing Report.

Subject Site

If the subject site is developed with condominium apartment units, it will increase the supply of units that have a more attainable price, even if they do not meet the regional definition of affordable.

More generally, the subject site would increase the overall supply of new housing in Burlington and Halton Region. Indirectly, this would help support housing affordability by ensuring and maintaining an adequate supply housing to meet forecast demand. Furthermore, the proposed development contains apartment and townhome units. Recognizing that these typologies account for most recent affordable home sales in Halton, new units on the subject site will increase the supply of housing that are likely to have an attainable purchase price or monthly rent.

2.3 City of Burlington Current Official Plan

Policies in Section 2.4 Housing Affordability of Burlington's Current Official Plan identifies the objective "to ensure that a range of housing and tenure types are available to meet the various lifestyle and income group needs of the existing and future population" and "to encourage the development of affordable housing throughout the City".

The City of Burlington's Current Official Plan also includes definitions *for Affordable Housing* and *Assisted Housing*. These definitions are as follows.

> *"Affordable Housing – Housing with market price or rent that is affordable to households of low and moderate income spending 30 percent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living."*
>
> *"Assisted Housing – Housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program."*

Subject Site

The proposed development will provide a range of housing by including a variety of unit formats, including studio, one-bedroom and two-bedroom units apartment units of varying sizes in addition to two-storey three-bedroom townhomes

2.4 City of Burlington Proposed New Official Plan (Interim Working Version)

Policies in Section 3.1 of the City of Burlington *Proposed New Official Plan (2020)* centers on *Housing* and emphasizes that the city needs to "*promote an appropriate and adequate range of housing choices by type, tenure*

and affordability level" for all residents and workers. **Policy 3.1.1(2)** details how affordable housing will be achieved and maintained in the City. In particular:

"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.

(b) The City will work with the Region of Halton to provide opportunities for housing for a wide array of socio-economic groups and those with differing physical needs and household compositions, using all available planning mechanisms and tools."

…

(g) The City will develop a city-wide housing strategy that will support the Region of Halton's Housing Strategy and will:

…

(v) develop:

a. minimum targets in support of achieving the Region of Halton's housing mix and affordable and assisted housing targets;

b. minimum targets within mid-rise and tall buildings for affordable, assisted and/or special needs housing;

c. minimum targets for two (2) and three (3) bedroom units for residential development applications, including minimum targets for 3 or more bedroom units; (vi) consider financial and other incentives, including grants, property tax reductions, infrastructure improvements and Community Improvement Plans to facilitate the provision of affordable housing and/or assisted and special needs housing.

(vii) research and develop, in association with the Region of Halton and local municipal partners, an inclusionary zoning by-law as part of either Region-wide program, or as a city-wide program.

Subject Site

The proposed development will assist the City in meeting its minimum housing unit targets by density type. It will also diversify the existing housing stock by providing a range of unit formats (i.e., studio, one-bedroom and two-bedroom units) of varying sizes and housing types.

The City of Burlington *Proposed New Official Plan* also includes definitions *for Affordable Housing, Assisted Housing*, and *Low and Moderate Income Households*. These definitions are consistent with the definitions contained in the *Halton Region Official Plan*.

"Affordable Housing – Housing with a market price or rent that is affordable to households of low and moderate income spending no more than thirty (30) percent of their gross household income.

1. *Affordable rental housing should meet the demand of households at the low end, as described in the Region of Halton's annual State of Housing Report. Such households would be able to afford at least three out of ten rental units on the market.*

2. *Affordable ownership housing should meet the demand of households at the high end, as identified in the Region of Halton's annual State of Housing Report. Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living."*

"Assisted Housing – Housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program."

"Low and Moderate Income Household – Those households defined through the Region of Halton's annual State of Housing Report, pursuant to the Region of Halton Official Plan, and in accordance with the definitions of Affordable and Assisted Housing under the Region of Halton Official Plan. The income thresholds for low and moderate income households should not be more than those as defined in the Provincial Policy Statement."

3.0

Halton Region Housing Targets

3.1 Unit Mix Targets

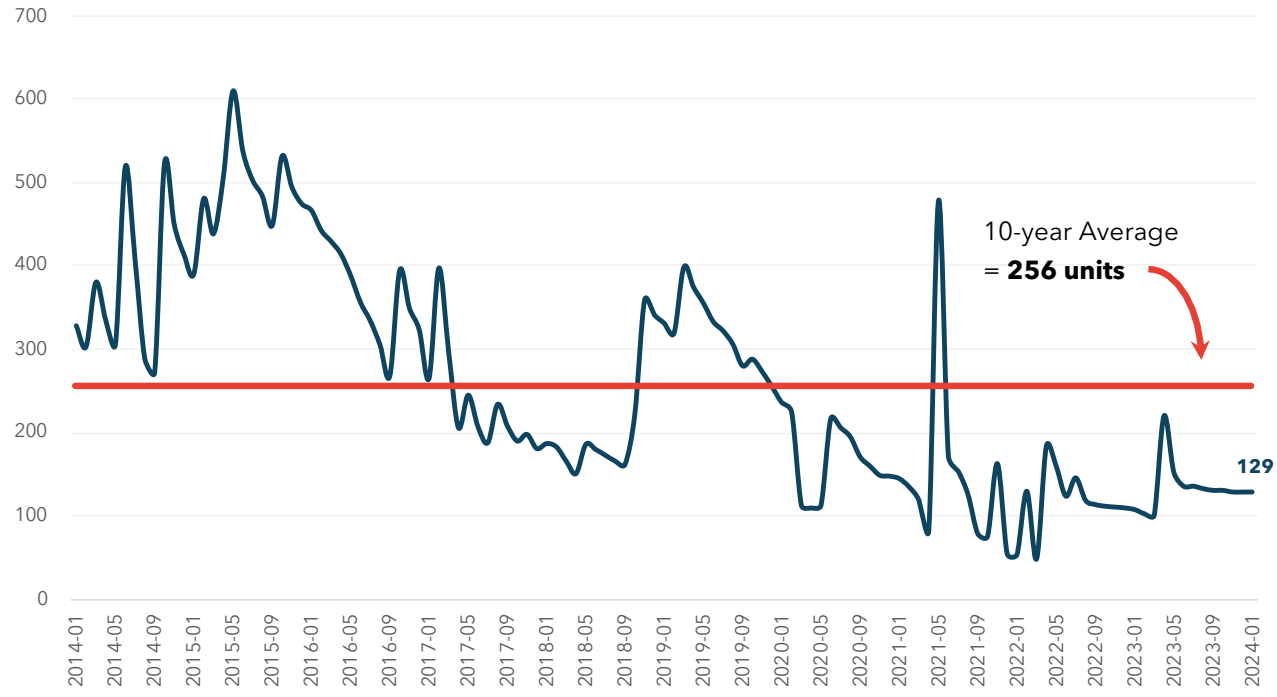
As noted earlier, Policy 86. (6) a) of the *Halton Region Official Plan* identifies that "housing units produced annually in Halton in the form of townhouses or multi-storey buildings be at least **65 per cent to 2031** and at least **75 per cent each year thereafter**". The 338 units proposed on the subject site will assist the Region in achieving this target, recognizing that all units proposed are in the form of townhome and apartment units.

The units proposed on the subject site will help increase the supply of housing in Burlington. By accommodating new apartment units on the subject site, it will indirectly support housing affordability City-wide by ensuring there is a sufficient supply of apartment units to meet forecast demand.

Furthermore, the current supply of new condominium apartment units available for sale in Burlington in early-2024 (129 units), **was well below** the average number of units generally available in City throughout the last 10-years. If the units proposed on the subject site are ultimately developed as condominium apartment units, it will increase the supply of units available for sale.

Figure 3.1

Inventory of New Available Condominium Apartment Units, City of Burlington

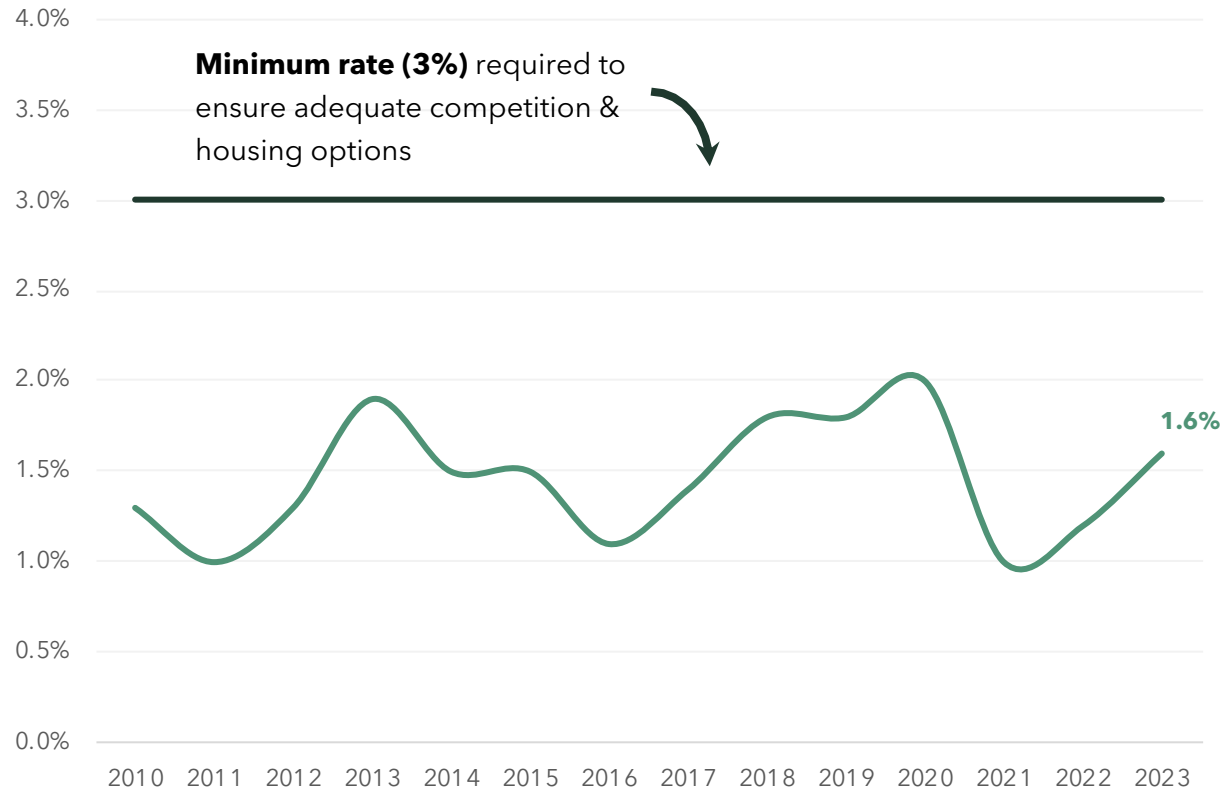


Source: Parcel based on Altus Data Studio.

Similarly, the vacancy rate of 1.6% in Burlington in 2023 was below the 3% vacancy rate identified by CMHC as necessary to ensure adequate competition and housing options in an area. This rate was similarly identified in the 2022 Halton Region State of Housing Report. Recognizing historical and existing trends, if the units on the subject site are ultimately developed as rental apartment units, it will add to the supply of rental units in the City and reason while simultaneously increasing housing choice.

Figure 3.2

Rental Apartment Vacancy Rate in Burlington



Source: Parcel based on CMHC.

3.2 Affordable Housing Targets

The proposed development is still in the preliminary stages of the development process. As a result, the potential price / monthly rent of units—and related affordability—has not yet been determined. The ultimate sales price or monthly rental rate will depend on market demand and housing conditions when the units are made available.

That said, the composition and diversity of units being proposed on the subject site, represents a *potential* opportunity to increase the stock of new affordable housing units in the City and Region.

More generally, new housing—and its potential affordability—on the site and throughout the Region, can be supported by a variety of housing programs, some of which are detailed below.

Housing Programs & Opportunities in Halton Region

Halton Region utilizes various programs to support affordable housing opportunity and delivery in the area. As detailed below, many of these programs apply to households who have applied for assisted housing programs in Halton. These households are consolidated on the Halton Access to Community Housing (HATCH) waitlist as households who have applied and are eligible for financial support.

The Region's Assisted Housing Portfolio

In 2021, Halton Region exemplified their commitment to support the creation of affordable housing across Halton Region by establishing a regional housing portfolio. This portfolio committed the Region to creating a maximum of 600 new assisted housing units by 2031. These units would be distributed across the Region, with opportunities created by; local private, non-profit and cooperative housing partnerships; residential development on regional-owned lands and those owned by the Halton Community Housing Corporation (HCHC); regional purchase of units to address and support growing waitlist of households needing support; and, providing rent supplement to eligible Halton residents.

This program has helped position Region and HCHC owned sites as development ready for potential capital investment from senior levels of government.

Halton Region's Assisted Housing Program

This program centers on reducing the cost of housing for individuals and families who cannot afford their rent. The program is grounded on Rent-Geared-to-Income (RGI) assistance. RGI provides rental supports to individuals and households who cannot afford their existing rental rates. The program relies on landlords contributing "RGI units" to the program, enabling Halton Region to then match eligible units to provided units. The housing subsidy provided, is determined based on the household income of each applicant and is paid directly to the landlord. At the time of the 2022 State of Housing Report, there were 3,091 households in Halton Region utilizing these rent supports.

Portable Housing Benefits & Rent Supplement

Halton Region offers an income tested housing allowance to qualified Halton applicants. This allowance is provided directly to the applicant. At the time of the 2022 State of Housing Report, this program supported some 150 families in Halton Region.

The Region also works with private-sector landlords to provide **rent supplements** in eligible households. Households who receive and qualify for rental assistance are sourced directed from the HATCH waitlist. In 2022, some 870 households in Halton were supported with rent supplements.

Canada-Ontario Community Housing Initiative (COCHI)

Halton Region benefitted from receiving over $15 million from COCHI and the Ontario Priorities Housing Initiative (OPHI). This fund helped develop a new senior building on Kerr Street (Oakville), repair nine existing housing developments provided, support approximately 150 households with rent supplements and fund staffing who could more explicitly work on homelessness prevention in the Region.

4.0
Conclusions

Below we have summarized how the proposed development addresses each of the criteria identified in the Terms of Reference for a Housing Impact Statement.

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 of 338 housing units will contribute towards the Region's achievement of two housing targets:

> **Policy 86 (6) a)** – As all units in the proposed development will be either townhouse or apartment units, the development will contribute towards the Region's achievement of the target that 65% of new units be in the form townhouse and apartment units. This is of particular importance recognizing that the Region previously only required that 50% of housing units be in these formats.
>
> **Policy 86 (6) b)** – As the proposed development is located within the built-up area, all units will contribute towards the Region and City meeting its intensification target.

At this time, the applicant has not yet determined if any of the new units in the proposed development will meet the regional definition of affordable or assisted housing units. However, the increased supply of housing would indirectly support housing affordability by increasing the overall housing stock, particularly in formats that are generally more attainable than lower-density formats.

Also, by introducing a mix of unit formats and sizes, the proposed development would appeal to a range of current and future residents, including those of various incomes and backgrounds.

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 rent or sale price for units in the proposed development has not been determined. If the development was to be constructed as condominium apartment units, the ultimate sales prices for units will likely be based on the market demand for units.

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.

The proposed development includes one building, therefore it is not expected that the development will occur in phases.

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.

While there is currently no commitment to include affordable housing units on the subject site, the provision and inclusion of affordable housing City-wide could be supported by existing and potential future policies and mechanisms. These mechanisms include rent-geared-to-income assistance, the Halton's Portable Housing Program and rent supplements and social housing related development charges.

Other Elements

The Terms of References for a Housing Impact Statement stipulates other elements that are required as part of this study, including: a comprehensive review of the proposal; the context of the proposal in the context of Halton Region's housing policies and the 2022 State of Housing Report; and, a discussion of other relevant and current housing information available. These items have been addressed below.

Comprehensive Review of the Proposal

The subject site is currently occupied by Yardspace Storage. The 338-units that are proposed will result in an intensified use of land, supporting the City and Region in reaching their intensification targets and in increasing the overall supply of housing. Based on the current concept plan for the subject site, the development includes 12 two-storey, three-bedroom townhome units. It also includes 326 apartment units, 5% of units are proposed to be studios, 68% of units are proposed to be one-bedroom and one-bedroom plus den units, with the remaining 27% of units being two bedroom and two-bedroom plus den units.

The development also proposes to have community space and commercial space at grade, some 341 and 280 square metres, respectively.

Proposed Development in the Context of Halton Region

As noted previously, by proposing to include townhome and apartment units at a location within the built-up area, the subject site would help achieve Policy 86(6) in the Regional Official Plan, in an area designated for intensified development and compact built forms.

The subject site would also increase the overall supply of new housing units in the City of Burlington and in Halton Region. The increased supply of housing would indirectly support housing affordability by ensuring there is sufficient supply of housing units, including a diversified stock of different housing types, tenures and sizes.

Other Relevant and Current Housing Information

Housing development in the City of Burlington has lagged in recent years, including a minimal amount of medium and higher density housing formats. New housing supply should be encouraged and supported to ensure there is enough new housing stock for existing and future residents. This is particularly important as the cost of housing in Burlington, Halton and Ontario more broadly continues to rise.

Appendix:

Halton Region Official Plan

Figure A.1

Table 2 Intensification and Density Targets

Target	Municipality				
	Halton Region	Burlington	Oakville	Milton	Halton Hills
Intensification Target					
Housing Units in Built-Up Area[1]	**53,300**	20,500	19,400	9,800	3,600
Community Area Density Targets					
People and Jobs per Hectare in the Designated Greenfield Area[2]	**62**	76	70	59	53
Employment Area Density Targets					
Jobs per Hectare in the Employment Areas [3]	**26**	33	36	19	24

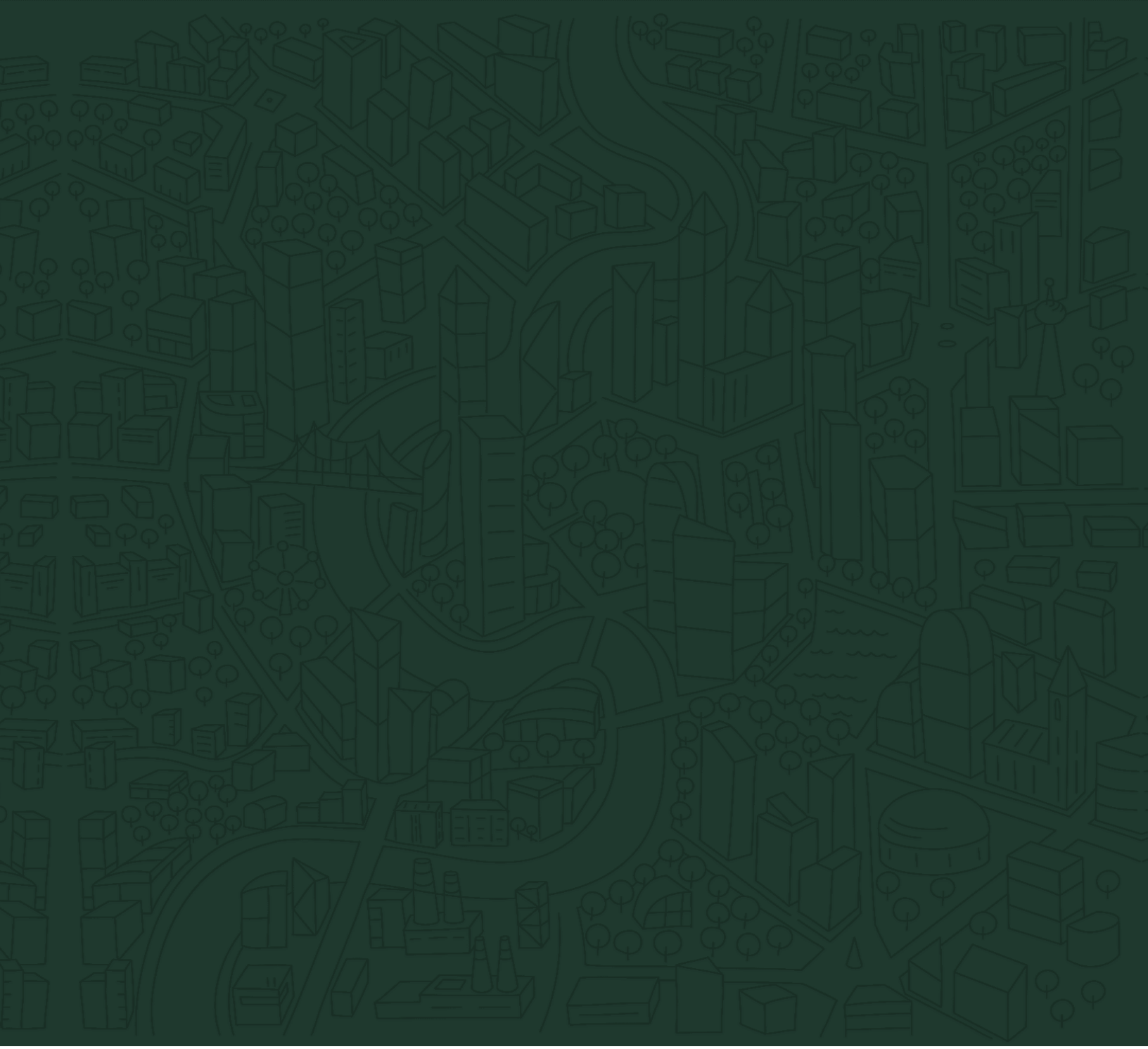
Source: Halton Region Official Plan.

Figure A.2

Table 2A Regional Phasing

Municipality	2022-2026	2027-2031	2032-2036	2037-2041
Halton Region				
Units in *Designated Greenfield Area*	**14,970**	**15,900**	**16,470**	**16,810**
Low Density Units	5,920	6,270	6,560	6,690
Medium & High Density Units	9,050	9,610	9,920	10,120
Units inside the *Built Boundary*	**12,430**	**13,200**	**13,680**	**13,950**
Employment	**34,700**	**36,800**	**34,700**	**35,400**
Oakville				
Units in *Designated Greenfield Area*	**6,460**	**6,860**	**6,010**	**6,130**
Low Density Units	2,120	2,250	2,090	2,130
Medium & High Density Units	4,340	4,610	3,920	4,000
Units inside the *Built Boundary*	**4,500**	**4,780**	**4,980**	**5,080**
Employment	**13,500**	**14,300**	**11,300**	**11,500**
Burlington				
Units in *Designated Greenfield Area*	**590**	**620**	**450**	**460**
Low Density Units	220	230	20	20
Medium & High Density Units	370	390	430	440
Units inside the *Built Boundary*	**4,790**	**5,090**	**5,170**	**5,270**
Employment	4,000	4,200	4,200	4,300
Milton				
Units in *Designated Greenfield Area*	**5,760**	**6,120**	**8,780**	**8,960**
Low Density Units	2,560	2,710	3,960	4,040
Medium & High Density Units	3,200	3,400	4,820	4,920
Units inside the *Built Boundary*	**2,360**	**2,500**	**2,480**	**2,530**
Employment	11,700	12,500	14,000	14,300
Halton Hills				
Units in *Designated Greenfield Area*	**2,160**	**2,300**	**1,230**	**1,260**
Low Density Units	1,020	1,080	490	500
Medium & High Density Units	1,140	1,210	750	760
Units inside the *Built Boundary*	**780**	**830**	**1,050**	**1,070**
Employment	**5,500**	**5,900**	**5,200**	**5,300**

Source: Halton Region Official Plan.



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