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November 13, 2023

RE: 1026 COOKE BOULEVARD, BURLINGTON
HOUSING IMPACT STATEMENT
OUR FILE 22173A

On behalf of our client, Halton Standard Condominium Corporation No. 416 ("the Owner"), we are pleased to submit the following Housing Impact Statement in support of the Official Plan Amendment and Zoning By-law Amendment applications for the proposed redevelopment of the lands located on the west side of Cooke Boulevard, municipally addressed as 1026 Cooke Boulevard (hereinafter the "Subject Lands").

1. PURPOSE

This Housing Impact Statement has been prepared in support of the proposed Official Plan and Zoning By-law Amendments to permit a 29-storey mixed use development on the Subject Lands.

The City of Burlington's Official Plan 2020 (Under Appeal) ("City OP 2020") requires a Housing Impact Statement be prepared when more than 100 units are included in a proposed development. The following items are to be addressed:

1. *Completed in accordance with Section 3.1.1(2)(h) and other applicable policies of the City's New Official Plan (2020)*
2. *Comprehensive review of the proposal from an existing use and a proposed use perspective with a focus on affordability, unit/bedroom count, etc.*
3. *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);*
4. *Should identify and discuss other relevant and current housing information available;*

Further, Section 3.1.1(2) of the City OP 2020 requires that a housing impact statement identifies:

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.

The following Housing Impact Statement has been prepared in accordance with the abovenoted OP policies and terms of reference. It is noted that 2020 OP is under appeal and is thus informative but not determinative. Notwithstanding this we have responded to the policies.

2. SITE CONTEXT

The Subject Lands are located on the east side of Cooke Boulevard, north of Plains Road East and east of Waterdown Road (**Figure 1**). The total lot area of the Subject Lands is approximately 3,216.9 sq. m (0.79 acres), with approximately 44 metres of frontage along Cooke Boulevard.

The property contains a 1-storey commercial building which is proposed to be demolished for the proposed development.



Figure 1: Location Map

Surrounding Context

The following land uses generally surround the Subject Lands (**Figure 2**):

NORTH: Immediately north of the Subject Lands are two one-storey office buildings and associated parking lot. Beyond this are one to two-storey commercial and office buildings.

EAST: East of the Subject Lands is Cooke Boulevard. Across Cooke Boulevard is a 2-storey commercial office and warehouse. Further east is a neighbourhood of one to two-storey single detached dwellings.

SOUTH: South of the Subject Lands is a vacant lot, where an 8-storey mixed use building is proposed. Further south is Plains Road East.

WEST: Immediately west of the Subject Lands are one to two-storey single detached residential dwellings along Waterdown Road. An application for a 28-storey building is proposed directly west of the Subject Lands. Further west is a fire station, single detached dwelling, and industrial site on the west side of Waterdown Road.

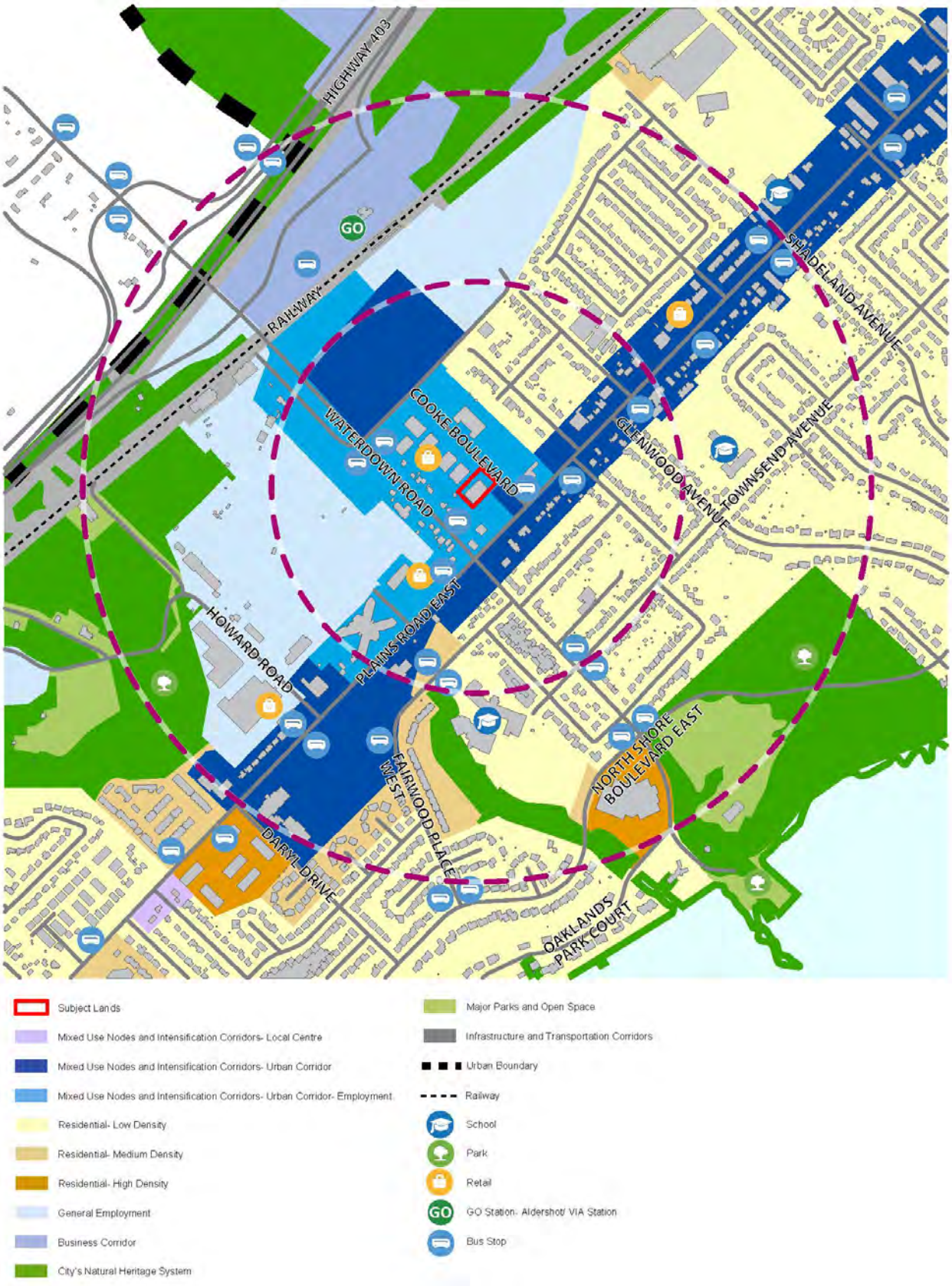


Figure 2: Context Map

3. PLANNING CONTEXT

Region of Peel Official Plan

The Subject Lands are located within the Urban Area on Map 1 – Regional Structure of the Region of Peel Official Plan ("ROP"). Urban Areas are to accommodate growth that is compact and supportive of transit usage, and to provide a range of uses including a balance of employment, residential and community uses.

The Subject Lands are located within a Major Transit Station Area (MTSA) on Map 1H – Regional Urban Structure. Further, the Subject Lands are located within Aldershot GO MTSA on Map 6D. MTSAs are to provide a range and mix of transit-supportive uses, such as residential, retail, office and public uses, as well as public service facilities and parks and open spaces that support the MTSA area in a pedestrian-oriented urban environment.

City of Burlington Official Plan (1997)

The Subject Lands are located within the Mixed Use Activity Areas on Schedule A – Settlement Pattern of the City of Burlington Official Plan (1997) ("OP 1997"). Mixed Use Activity Areas are to contain comprehensively planned mixed use employment, shopping and residential areas that provide for the mix of uses such as retail stores, offices, hotels, institutional and entertainment uses with residential uses, community facilities, cultural facilities, institutions and open space. The urban form will be compact and uses will be compatible with one another.

The Subject Lands are designated Mixed Use Corridor – Employment on Schedule B – Comprehensive Land Use Plan. Permitted uses within the Mixed Use Corridor – Employment designation include industrial, office, a limited range of retail, service commercial and personal service uses which serve the day-to-day needs of employees, financial institutions and services, entertainment, recreation, and other community facilities, and motor vehicle dealerships. Residential uses are not permitted in the Mixed Use Corridor – Employment designation. Further, a maximum floor area ratio of 1.0:1 is permitted, and a maximum building height of 6 storeys.

An Official Plan Amendment is proposed to redesignate the Subject Lands to Urban Corridor – General to permit the proposed development. The Urban Corridor - General designation permits residential uses with the exception of single-detached and semidetached dwellings. The minimum building height permitted is two storeys and the maximum building height shall not exceed six storeys. The proposed OPA will also permit an increased height on the Subject Lands for the proposed 29-storey development.

City of Burlington Official Plan (2020)

As noted, the 2020 OP is under appeal and is thus informative but not determinative. Notwithstanding this we have responded to the policies. The Subject Lands are located within the Urban Area on Schedule A – City System of the City OP 2020. The Subject Lands are located within a Mixed Use

Nodes and Intensification Corridor on Schedule B – Urban Structure. Mixed Use Nodes and Intensification Corridors are to provide locations in the City that will serve as areas for more intensive integration of uses such as retail, service commercial, and offices with residential uses, public service facilities, cultural facilities, institutional uses and open space.

The Subject Lands are located within a Primary Growth Area on Schedule B1 – Growth Framework. Primary Growth Areas are to be recognized as a distinct area within the Urban Area accommodating growth in accordance with the permissions and densities of the current land use designations of the Plan.

The Subject Lands are designated Urban Corridor - Employment on Schedule C – Land Use. The objectives of the Urban Corridor – Employment designation include encouraging higher-intensity, transit-supportive and pedestrian-oriented mixed-use development in a compact built form and to ensure an employment function on these lands. Residential uses are not permitted within the Urban Corridor – Employment designation. Further, a maximum FAR of 2:1 and building height of 6 storeys is permitted.

The Subject Lands are located within a MTSA Special Planning Areas and Frequent Transit Corridors on Schedule B2 – Growth Framework and within Aldershot GO MTSA on Schedule G. Major Transit Station Areas ("MTSAs") are to provide a wide variety of land uses and building types and densities oriented to support and facilitate transit and active transportation. MTSAs will contribute significantly to accommodating employment and meeting the City's economic objectives and are being considered through an area-specific planning process.

Overall, the proposed development conforms to the applicable planning policies for the Subject Lands. The Subject Lands are located within a Strategic Growth Area and MTSA, designated for intensification and higher-density development. The proposed development conforms to the land use planning policy context for the Subject Lands.

4. THE PROPOSAL

The owner is seeking to redevelop the Subject Lands with a high-rise residential tower at a height of 29-storeys, with a 5-storey podium fronting Cooke Boulevard. A total GFA of 23,271.1 sq. m. is proposed, including 370.1 sq. m. of retail at grade within the ground floor.

Overall, the development includes a total of 335 residential units and two retail units. The residential units are as follows:

- 167 one-bedroom units (50%);
- 134 two-bedroom units (40%); and
- 34 three-bedroom units (10%);

Vehicle access is proposed off of Cooke Boulevard via one consolidated entrance to the east with a 6 m paved driveway, connecting the drop-off/pick-up area, loading/service area, and further to the underground parking ramp. The proposal also provides access to bike lockers and the garbage room,

which is connected to the loading area. The primary pedestrian access is provided from Cooke Boulevard to the residential lobby with a barrier-free design for users of all ages and abilities.

A total of 80 visitor parking spaces will be provided, with 238 residential parking spaces for a site total of 318 parking spaces. Parking will be provided in 4 levels of underground parking with access from the parking ramp located at the rear of the building.

The pick-up/drop-off areas are located on the Subject Lands between the lobby and bike lockers to support safe vehicular and pedestrian circulation, as well as access to multi-modal transportation initiatives within the MTSA boundaries. Loading and servicing areas are contained within the podium building and are accessible via the driveway and will be screened from the public street.

The proposed development incorporates both indoor and outdoor amenity areas. Outdoor amenity area is provided on the fourth, fifth and seventh floors in outdoor terrace areas, including barbeque areas, outdoor seating and landscaping. Private balconies are proposed for the majority of units. Indoor amenity space is provided on the 1st, 2nd, and 6th levels, with connections to the outdoor amenity areas proposed. A total of approximately 5,918 sq. m. of amenity space is provided for future residents, with approximately 1,175 sq. m. of indoor amenity space and 4,744 sq. m. of outdoor amenity space. Amenity space is provided at a total rate of 17.2 sq. m. per unit.

This building represents an active frontage at the ground level along Cooke Boulevard with retail uses, a residential lobby, and indoor amenity areas. The podium will have a high-quality facade and material finish consistent with the overall building appearance.

Overall, the proposal will serve to redevelop and intensify the Subject Lands, while integrating with the existing and planned developments in the surrounding area. The proposed scale, height and massing of the proposal is consistent and complementary to the surrounding existing and proposed residential, commercial and mixed-use buildings in proximity to the Subject Lands.

5. PROVINCIAL POLICY

Provincial Policy Statement

The PPS was approved by the Ministry of Municipal Affairs and Housing on May 1, 2020 and is applicable to the Subject Lands. The PPS provides general policy direction to the Province in matters relating to land use planning and development. Specifically, the PPS outlines policy for Ontario's long term prosperity, economic health and social well-being. These directives help to inform Municipalities' Official Plans and Zoning By-Laws, which then allow for the efficient use of lands and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth.

The housing policies identified in Section 1.4 require an appropriate range and mix of housing types and densities to meet current and projected needs. New housing types and densities are encouraged to be located in areas that are appropriately serviced by existing or planned municipal infrastructure

and public services. The proposed development through the proposed applications are consistent with the housing policies.

Growth Plan

The Growth Plan was approved by the Province of Ontario on June 16th, 2006 and amended July 1, 2017, May 16, 2019 and August 28, 2020. The Growth Plan sets out policies to manage growth in the Greater Golden Horseshoe to achieve compact, complete communities in the future.

The Growth Plan provides a framework for implementing the Provincial Government's vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe. The Planning Act also requires that decisions affecting a planning matter conform to the Growth Plan. The management of growth in existing areas, and where it should be taking place, is guided through the Growth Plan as it recognizes the importance of intensification and the way municipalities plan that growth.

Schedule 3 of the Growth Plan forecasts a population of 1,100,000 and 500,000 jobs for the Region of Halton to 2051.

Similar to the PPS, the objectives of the Growth Plan are to create complete, healthy, and safe communities with a focus on intensification in settlement areas and optimizing the use of existing infrastructure. The policies in Section 2.0 of the Growth Plan direct where and how growth should occur. These policies promote intensification and a mixture of uses in the built up areas to achieve the forecasted growth targets. Specifically the Growth Plan directs the majority of growth towards settlement areas with delineated built boundaries to create complete communities.

The Subject Lands are within the Built Up area of the Growth Plan, an area prioritized for intensification by the Growth Plan. Further, the proposed development will assist in achieving the minimum intensification target of the Growth Plan set out for built up areas, in particular the City of Mississauga. The policies within Section 2.2 discuss the management of growth to accommodate a greater number of people and jobs in order to build complete, compact and transit-oriented communities through the better use of land and infrastructure. Policies within the Growth Plan require development to support and achieve complete communities, within walking distance and accessible for residents and employees.

Section 2.2.4 discusses transit corridors and station areas. The Growth Plan locates the Subject Lands as within a Major Transit Station Area. A MTSA is defined as an area within an approximate 500 m - 800 m radius of a transit station, representing about a 10 minute walk. Further, Major Transit Station Area (MTSA) on Map 1H – Regional Urban Structure and within Aldershot GO MTSA on Map 6D of the ROP. The policy objective is intended to ensure that development within Major Transit Station Areas is planned to provide a sufficient critical mass of potential riders so as to ensure the financial sustainability of the Province's latest transportation infrastructure investments. The Growth Plan states that MTSAs served by GO Transit are to be planned for a minimum density target of 150 residents and jobs combined per hectare.

Section 2.2.6 outlines housing policies to support the achievement of complete communities by incorporating a mix of unit sizes to accommodate a diverse range of housing sizes and incomes. These policies direct municipalities to maintain land with servicing capacity to provide a three year supply of residential units, which could exclusively consist of lands suitably zoned for intensification and redevelopment.

6. REGION OF HALTON OFFICIAL PLAN

The Regional Municipality of Halton Official Plan was adopted by Council on March 30, 1994 and subsequently approved, with modifications, by the Minister of Municipal Affairs and Housing on November 27, 1995. Regional Official Plan Amendments 48 and 49 were adopted by Regional Council and modified and approved by the Ministry of Municipal Affairs and Housing on November 10, 2021 and November 4, 2022, respectively. The current Office Consolidation of the Official Plan is November 4, 2022.

As per the policies of the ROP, as amended by ROPA 48, the Subject Lands are designated Urban Area and are within the Aldershot GO MTSA on Map 1 – Regional Structure, Map 1-h Regional Urban Structure, and Map 6D- Aldershot GO MTSA. The Region is expected to reach a population of 929,400 people in 2041, and the City of Burlington is expected to grow by 45,050 people to reach a population of 240,050 in 2041.

Table 2 of the ROP outlines the intensification and density targets for the City of Burlington, as outlined below.

Target	Region of Halton	City of Burlington
Intensification Target – Housing Units in Built-Up Area	53,300	20,500

Table 1: Region of Peel Official Plan Table 2

Policy 77(2.1) of the ROP states:

> *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 per cent of new residential development occurring annually within Halton in between 2022 and 2051.*

The proposal supports this projection by providing 335 residential units within an area identified for intensification as part of the Aldershot GO MTSA on a Regional Intensification Corridor. 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 ROP sets the Strategic Growth Area Targets for the Strategic Growth Areas in Halton Region:

Strategic Growth Area	Minimum Density Target (Residents & Jobs Combined per Hectare)	General Target Proportion of Residents & Jobs
Aldershot GO	150	-80% Residents -20% Jobs

Table 2: Region of Peel Official Plan Table 2B

The proposed development will meet the minimum density target for the Aldershot GO MTSA / Strategic Growth Area. Through the provision of 335 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 Aldershot GO Station area.

Policy 84 states *the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.*

The proposed development provides a mix and variety of housing options by introducing 133 1-bedroom units, 34 1-bedroom plus den units, 134 2-bedroom units and 34 3-bedroom units for a total of 335 units.

Policy 86 states 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.*
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.*
10) *Require Local Official Plans and Zoning By-laws to permit additional residential units in new and existing residential development, provided that health, safety and other reasonable standards or criteria (e.g. the provision of parking or adequacy of services) are met, including:*
    a. *the use of two residential units in a detached house, semi-detached house or rowhouse; and*
    b. *the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.*
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.*
12) *Encourage the building and development industry to incorporate universal physical access features in all new buildings.*

- *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.*
- *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.*

23) Encourage the Local Municipalities and the development industry to consider innovative residential development designs which contribute to affordability and energy and natural resource conservation.

The proposed high-rise mixed use development will contribute to the Region's new housing unit targets by providing a mix of housing by density, type and affordability within the immediate geographic area, for a total of 335 new units. The proposed development is appropriately distanced from the low density residential housing to minimize adverse impacts and to allow the character of the neighbourhood to be maintained while fulfilling the intensification objectives within the MTSA.

7. HALTON REGION STATE OF HOUSING REPORT (2022)

Policy 86(7) of the ROP states that the Region will provide an annual State of Housing Report that contains the following:

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).

The Region has prepared a State of Housing Report annually since 2006 to provide a review of the Region's housing supply and demand. The Report contains Halton's Housing Model which gathers information regarding housing income, household spending, housing costs, and average rents to generate thresholds on household income and hosing costs.

In 2022, the maximum purchase price among all households was $496,300, with a monthly ownership cost of $3,030, and maximum monthly rent of $2,340. For small households (1-2 persons), the calculations indicated a maximum purchase price of $338,100, an income threshold of $82,500, a monthly ownership cost of $2,060 and a maximum monthly rent of $1,800. For large households (3+ persons), the calculations indicated a maximum purchase price of $664,900, an income threshold of $162,400, a monthly ownership cost of $4,060 and a maximum monthly rent of $2,930. The maximum affordable purchase price ($496,300) is used as the index to measure the ROP target that 30 percent of new housing units produced annually are affordable or assisted.

It is noted that the Owner will be proceeding with the proposed units as condominium units, and the ultimate sale prices for the units will be based on market demand.

Table 3 below shows the new housing completions, new housing under construction and new housing starts in Burlington in 2022.

Unit Types	New Housing Completions	New Housing Under Construction	New Housing Starts
Apartment	0	907	0
Townhouse	26	70	0
Semi-detached	12	0	0
Single	58	142	127
Total Units	96	1,119	127

Table 3: New housing completions, new housing under construction, and new housing starts for the City of Burlington, 2022

The Report notes that in 2022, there was an 87.1 percent decrease in new housing completions compared to 2021. Of the new housing completions, 27.1 percent in Burlington were higher density units (townhouses and apartments). This indicates that additional housing supply is needed in the Region and City of Burlington to meet the demand of a growing population. The Subject Lands are located within the Aldershot GO MTSA, which will continue to support a shift towards a more urban form within the City of Burlington and within a strategic growth area.

The Region's Housing Affordability Target calls for at least 30 percent of new housing units produced annually to be at or below the affordable threshold (mentioned previously). It is noted that this requirement is applied for the entirety of the Region, and not one particular project. The Report also states that 20.1 percent of new sales were at or below the affordable threshold in 2022. While the proposed units will likely be provided at market rate, the proposed development will add to the housing supply within the City and Region as a whole, within an area designated for intensification. The proposed development includes units ranging from 1- to 3-bedrooms in size. The addition of new housing supply and unit types through the proposed development will indirectly support housing affordability in the Region through a greater supply and variety types to satisfy market demand and reduce competition.

8. CITY OF BURLINGTON OFFICIAL PLAN (1997)

The City of Burlington Official Plan 1997 was approved by Halton Region, with modifications, on March 5, 1997. Due to a number of appeals, certain parts of the plan were referred to the Ontario Land Tribunal (formerly the Ontario Municipal Board) for a decision. The following Official Plan documents were approved by the Ontario Land Tribunal in 2008. Content and maps were updated in 2019.

Part III, Section 2.3.1 of the OP 1997 states an objective to "ensure that a sufficient supply of suitably designated and serviced residential land is maintained to meet existing and future housing needs". The proposed development represents additional housing supply in an area that is serviced and designated for intensification. This will aid the City in meeting existing and future housing needs.

Part II, Section 2.7 of the OP 1997 states that the City will "encourage development that provides choices in housing, shopping, employment, and transportation". The proposed development will provide a range of unit types and retail opportunities, contributing to a complete community.

Part I, Section 3.0 states the urban and rural environment that is desired for the City of Burlington incudes:

- *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.*
- *Promote safety and health in the community as well as fair access to housing, municipal services, community facilities, education facilities and economic opportunity.*

The proposed development achieves the City's guiding principles for land use and development by introducing a high-quality built form for a 29-storey building with 335 new residential units and retail uses at grade. Future residents will be in proximity to existing and future employment and local transit.

9. CITY OF BURLINGTON OFFICIAL PLAN (2020)

The Official Plan for the City of Burlington (2020) was adopted by City Council on April 26, 2018 with modifications by the Region of Halton dated November 30, 2020. A number of appeals to the Official Plan were received, however, Section 17(27) of the Planning Act sets outs that all parts of an approved official plan that are not subject to an appeal will come into effect on the day after the last date for filing a notice of appeal which was December 20, 2020. The appeal record submitted to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal (LPAT) by the Region of Halton indicates that a total of 48 appeals to various parts of the new Burlington Official Plan were received during the appeal period. As the OLT process advances, the working version of the Burlington Official Plan, 2020 is subject to change. It is noted that 2020 OP is under appeal and is thus informative but not determinative. Notwithstanding this we have responded to the policies.

Section 3 of the City OP 2020 contains the housing policies of the OP, stating that the City will promote an appropriate and adequate range of housing choice by type, tenure and affordability level.

Section 3.1.1(2) states that:

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.

The proposed development represents the addition of housing units with a variety of housing types and sizes that will diversify the existing and future housing stock. Further, the proposal can be serviced by municipal infrastructure.

Section 3.1.1(2)(g) further states that "*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)
(iii) consider the housing policies and strategies from this Plan and area specific plans;
(iv) examine opportunities for partnerships to increase the supply of affordable housing;
(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 a Region-wide program, or as a city-wide program.
(viii) recommend any required amendments to this Plan to implement the findings of the city-wide housing strategy."

The Burlington Housing Strategy and the Annual Housing Targets were approved by City Council on June 21, 2022. The City's Housing Strategy provides a roadmap for addressing local housing needs and increasing housing options that meet the needs of current and future residents at all stages of life and at all income levels. The Housing Strategy identifies 12 Actions to move toward the vision for housing in Burlington. Action 7 states to "support, permit, and encourage the development of alternate forms of housing, including higher density types of housing, where feasible and appropriate". The proposed development will provide for a higher density housing type within an appropriate area designated for intensification, which can be readily serviced by municipal infrastructure.

10. HALTON REGION HOUSING TARGETS

Housing Intensification

Table 2 of the ROP indicates that the City of Burlington is to target 20,500 new housing units within the Built-Up Area between 2022 and 2041. Further, the Built-Up Area is to accommodate a minimum of 45 per cent of new residential development occurring annually within Halton in between 2022 and 2051. Within the Aldershot GO strategic growth area, a minimum density target of 150 residents and jobs combined is targeted. The proposed development will assist the City and the Region in meeting these minimum intensification targets by adding 335 new residential units through an intensified built form in the Built-Up Area.

Housing Mix

Policy 86(6)a) of the ROP states that at least 50 percent of new housing units produced annually will be in the form of higher density units. In 2022, 48.1 percent of housing completes in the Region were higher density units, while 27.1 percent of housing completions in Burlington were higher density units. This indicates a greater need for higher density projects to meet the Region's targets. The proposed development will provide 335 residential units in a high-density form to assist the Region. Further, vacancy rates for all unit types except 3 plus bedrooms dropped from 2021 to 2022 in the Region. The vacancy rate for bachelor units is 0.8%, for 1-bedroom units 1.2%, for 2-bedroom units 1.1%, and for 3+-bedroom units 1.2%. This represents a need for a range of unit types within the Region. The proposed development will provide additional units through 167 one-bedroom units, 134 two-bedroom units and 34 three-bedroom units.

Housing Affordability

It is noted that the potential price of the proposed residential units has not yet been determined, and will be dependant on market demand when the units come to market. Section 86 of the ROP outlines that at least 30 percent of new housing units produced annually be Affordable or Assisted Housing. It is noted that this requirement is applied for the entirety of the Region, and not one particular project. The addition of new housing supply and unit types through the proposed development will indirectly support housing affordability in the Region through a greater supply and variety types to satisfy market demand and reduce competition.

11. 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 335 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.

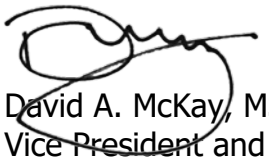
The below table summarizes how the proposed development addresses each of the required criteria.

Policy	Analysis
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 conforms to the applicable housing policies of the ROP, and represents intensification which is cost-effective, appropriate and supported by municipal infrastructure. The proposed development will provide 355 residential units that will support overall housing affordability through an increased number of housing stock and options in the area.
i. how the estimated rents and/or initial sales prices of the development are at or below the affordable housing thresholds by type	The estimated sale price for the proposed development has not yet been determined, but is expected to be at market rate.
ii. 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	The construction of the proposed development is expected to be completed in one phase.
iii. 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 proposed residential units will be provided at market rate.
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 contain a 1-storey commercial building which is proposed to be demolished for the proposed development. The proposed 335 residential units represent a residential intensification on the Subject Lands, supporting the City and Region in meeting their housing targets. The proposed development will include 1, 2 and 3-bedroom units in a range of unit sizes.
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);	The proposed development will increase the overall supply of housing in the Region and City, and contribute to the range and type of units provided. This represents an increase in apartment/condominium units within an MTSA, which is designated for intensification.

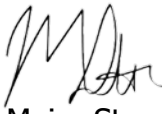
Should identify and discuss other relevant and current housing information available;	The Burlington Housing Strategy and the Annual Housing Targets were approved by City Council on June 21, 2022. Action 7 states to "support, permit, and encourage the development of alternate forms of housing, including higher density types of housing, where feasible and appropriate". The proposed development will provide for a higher density housing type within an appropriate area designated for intensification (Aldershot GO MTSA), which can be readily serviced by municipal infrastructure.

Yours truly,

MHBC



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