



July 23, 2025  
Delivered via email

From:  
**West End Home Builders' Association**  
1112 Rymal Road East  
Hamilton, Ontario L8W 3N7

To:  
**Ministry of Municipal Affairs and Housing**  
777 Bay Street, 17th Floor  
Toronto, Ontario, M7A 2J3

**WE HBA Letter: Burlington OPA 2 - Ministry File 24-OP-249954**

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The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 320 member companies made up of all disciplines involved in land development and residential construction.

WE HBA and our membership were heavily involved in consultation with the City of Burlington ("the City") regarding the development of the City's Community Planning Permit System ("CPPS") and associated Official Plan Amendment ("OPA"), which was adopted by Council as OPA 2 on **June 18, 2024**, and received by the Ministry on **June 27, 2024**. In the year since, our membership has engaged with the City on resolving remaining issues such as the calculation of Services, Facilities and Matters, as well as Land Use Compatibility.

WE HBA and our members understand that the file is complete and under review against provincial policy, but we are unclear on the timeline or next steps for provincial approval and subsequently implementation by the City. Council-approved OPA 2, which has been supported by development industry stakeholders, has been with the Ministry for over a year, delaying thousands of urgently needed housing units within the City's three Major Transit Station Areas ("MTSAs"). In today's challenging housing and financial climate, the uncertainty surrounding the Ministry's review timeline is significantly impacting project planning and delaying critical investment decisions.

WE HBA and our members respectfully request that the Ministry provide an update on the current stage of the file in the review process and clarify the expected timeline for approval. We strongly urge the Ministry to expedite its review and approval of OPA 2 to fulfill the province's stated commitments to cutting red tape, accelerating housing, and prioritizing growth in MTSAs.

We look forward to continuing to work with the province to address the housing crisis and accelerate development across Ontario.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Collins-Williams', is written over a light blue horizontal line.

**Mike Collins-Williams, MCIP, RPP**  
Chief Executive Officer  
West End Home Builders' Association