



November 29, 2024

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

To:
Burlington Committee of the Whole
426 Brant St
Burlington, ON L7R 3Z6

WE HBA Letter: Burlington Flood Hazard Impacts and Mitigation Assessment

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 approximately 320 member companies made up of all disciplines involved in land development and residential construction.

WE HBA appreciates the work by the City, Conservation Halton, and WSP to refine flood modelling within the Burlington area watersheds. We would like to underscore the importance of continuing to engage with the development industry as it relates to potential flooding impacts within the City's future growth areas. **Flood mitigation works are critical to the City's ability to realize it's Housing Pledge commitments to the Province of Ontario, and implement the City's own Housing Strategy.** Not only that, but the tax revenue uplift generated by new development is critical to relieving pressure on the City's long term fiscal health.

Both the City of Burlington and the development community find themselves in an unusual predicament. Existing policies and procedures established by the Ministry of Natural Resources conflict with policies and directions established by the Ministry of Municipal Affairs and Housing to expedite home construction within existing urban areas and address the housing crisis. Rectifying this conflict of policy challenge will require joint advocacy on behalf of the industry and the City—working in partnership to advance financial, technical, and policy solutions.

As noted in the report on the Lower Rambo Creek Watershed, mitigating flood risk is a significant undertaking. It will require a coordinated approach between the development community, engineering and planning consultants, Conservation Halton, the City of Burlington, and a number of provincial ministries. WE HBA strongly endorses the preliminary solutions set out by City of Burlington Staff in report *Flood hazard impacts and mitigation assessment (ES-04-24)*. We are requesting our continued involvement in crafting solutions in partnership with the City as we all work to address the multifaceted challenges Burlington is facing in both the Rambo Creek Watershed and all other affected Strategic Growth Areas.

Sincerely,
Michelle Diplock, RPP, MCIP
Manager of Planning and Government Relations
West End Home Builders' Association