



Planning and Development Committee - Public

Minutes

Date: April 10, 2018
Time: 6:30 pm
Location: Council Chambers Level 2, City Hall

Members Present: Rick Craven (Chair), John Taylor, Marianne Meed Ward, Jack Dennison, Paul Sharman, Blair Lancaster, Mayor Rick Goldring

Staff Present: James Ridge, Bill Janssen, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

1. Declarations of Interest:

None

2. Statutory Public Meetings:

2.1 Proposed zoning by-law amendment for 2076 and 2086 Meadowbrook Road (PB-31-18)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 5-18 on April 10, 2018 to receive the proposed zoning by-law for 2076 and 2086 Meadowbrook Road. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-26-18 for consideration.

Moved by Councillor Taylor

Receive and file department of city building report PB-31-18 regarding a proposed zoning by-law amendment for 2076 and 2086 Meadowbrook Road.

CARRIED

- a. Staff presentation regarding proposed zoning by-law amendment for 2076 and 2086 Meadowbrook Road (PB-31-18)

- b. Glenn Wellings, Wellings Planning Consultants Inc., provided information on the proposed zoning by-law amendment for 2076 and 2086 Meadowbrook Road (PB-31-18).
- c. Correspondence from Emily Jasiewicz regarding the proposed zoning by-law amendment for 2076 and 2086 Meadowbrook Road. (PB-31-18)

2.2 Proposed zoning by-law amendment for 4721 Palladium Way (PB-20-18)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 6-18 on April 10, 2018 to receive the proposed zoning by-law for 4721 Palladium Way. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-20-18 for consideration.

Moved by Councillor Lancaster

Receive and file department of city building report PB-20-18 regarding an application to permit a place of worship at 4721 Palladium Way.

CARRIED

- a. Staff presentation regarding proposed zoning by-law amendment for 4721 Palladium Way (PB-20-18)
- b. Stephen Fraser, A.J. Clarke and Associates Ltd., provided information regarding the proposed zoning by-law amendment for 4721 Palladium Way (PB-20-18)
- c. Bahaa Amer provided information regarding the proposed zoning by-law amendment to 4721 Palladium Way. (PB-20-18)
- d. Kelvin Loveless, St. George's Burlington, spoke to the report regarding proposed zoning by-law amendment for 4721 Palladium Way (PB-20-18)
- e. Ed Lewis shared concerns regarding the proposed zoning by-law amendment for 4721 Palladium Way. (PB-20-18)
- f. Danilo Jokanovic shared concerns regarding the proposed zoning by-law amendment for 4721 Palladium Way (PB-20-18)
- g. Fadi Sharaiha shared concerns regarding the proposed zoning by-law amendment for 4721 Palladium Way (PB-20-18)

- h. Hussein Abdulrahim shared concerns regarding the proposed zoning by-law amendment for 4721 Palladium Way (PB-20-18)
- i. Shawn Fang shared concerns regarding the proposed zoning by-law amendment to 4721 Palladium Way. (PB-20-18)
- j. Mamdouh Lawendy shared concerns regarding the proposed zoning by-law amendment to 4721 Palladium Way. (PB-20-18)
- k. Kais Qusous shared concerns regarding regarding the proposed zoning by-law amendment to 4721 Palladium Way. (PB-20-18)
- l. Rennie Mohammad shared concerns regarding the proposed zoning by-law amendment to 4721 Palladium Way. (PB-20-18)
- m. Larry Xing shared concerns regarding the proposed zoning by-law amendment to 4721 Palladium Way. (PB-20-18)
- n. Asif Junejo shared concerns regarding the proposed zoning by-law amendment to 4721 Palladium Way. (PB-20-18)

3. Delegation(s):

- 3.1 Glenn Wellings, Wellings Planning Consultants Inc., provided information on the proposed zoning by-law amendment for 3225-3237 New Street. (PB-17-18)
- 3.2 Gary Parker spoke to the report regarding Section 37 Community Benefits for 421-431 Brant Street. (PB-33-18)
- 3.3 Mark Bales, Carriage Gate Homes, spoke to the report regarding Section 37 Community Benefits for 421-431 Brant Street. (PB-33-18)

4. Consent Items:

None

5. Regular Items:

- 5.1 Proposed zoning by-law amendment for 3225-3237 New Street (PB-17-18)

Moved by Councillor Dennison

Approve the application submitted by Wellings Planning Consultants Inc., on behalf of Royal Living Development Group Inc., to amend the zoning by-law for the lands at 3225-3237 New Street, as outlined in department of city building report PB-17-18 (File 520-06/17); and

Approve Zoning By-law 2020-392, rezoning the lands at 3225-3237 New Street from H-RM2 to RM2-477 attached as Appendix “B”; and

Instruct planning staff to prepare the by-law to amend Zoning By-law 2020, as amended, rezoning the lands at 3225-3237 New Street from “H-RM2” and to “RM2-477” in accordance with the draft zoning by-law contained in Appendix B of department of city building report PB-17-18, upon completion by the applicant of the following:

Execution of a Residential Development Agreement including the conditions listed in Appendix C of Report PB-17-18; and

Instruct Royal Living Development Group to provide compensation for the tree removal by providing cash-in-lieu compensation with a total value of \$16,850.00; and

Direct that all associated costs with respect to the removal of the trees be the responsibility of Royal Living Development Group, and the contractor hired to remove trees will be approved by the City via the Public Tree Permit process; and

Deem that the proposed by-law will conform to the Official Plan of the City of Burlington and that there are no applications to alter the Official Plan with respect to the subject lands; and

Approve the request by Royal Living Development Group to remove four city trees adjacent to 3225-3237 New Street.

CARRIED

5.2 Section 37 Community Benefits for 421-431 Brant Street (PB-33-18)

Moved by Councillor Taylor

Refer department of city building report PB-33-18 regarding Section 37 Community Benefits for 421-431 Brant Street to the Council meeting of April 23, 2018.

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

7.1 Motion to suspend the rules of procedure

Moved by Councillor Taylor

Suspend the rules of procedure to allow the meeting to proceed beyond the hour of 10 p.m., in accordance with procedure by-law 64-2016 s. 26.

CARRIED

8. Information Items:

Moved by Councillor Sharman

Receive and file the following six items, having been given due consideration by the Planning and Development Committee.

CARRIED

- 8.1 Staff presentation regarding proposed zoning by-law amendment for 3225-3237 New Street. (PB-17-18)
- 8.2 Sketches from planning staff regarding proposed zoning by-law amendment for 3225-3227 New Street. (PB-17-18)
- 8.3 Delegation material from Gary Parker regarding Section 37 Community Benefits for 421-431 Brant Street. (PB-33-18)
- 8.4 Delegation material from Mark Bales, Carriage Gate Homes, regarding Section 37 Community Benefits for 421-431 Brant Street. (PB-33-18)
- 8.5 Correspondence from Tom Muir regarding Section 37 Community Benefits for 421-431 Brant Street. (PB-33-18)
- 8.6 Correspondence from Jim Young regarding Section 37 Community Benefits for 421-431 Brant Street. (PB-33-18)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

8:35 p.m. (recessed), 8:45 p.m. (reconvened)

Chair adjourned the meeting at 10:10 p.m.