



Planning and Development Committee - Public

Minutes

Date: November 12, 2019
Time: 1:00 pm
Location: Council Chambers Level 2, City Hall

Members Present: Paul Sharman (Chair), Rory Nisan, Kelvin Galbraith, Lisa Kearns, Shawna Stolte, Angelo Bentivegna, Mayor Marianne Meed Ward

Staff Present: Tim Commisso, Heather MacDonald, Jamie Tellier, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

1. Declarations of Interest:

None

2. Statutory Public Meetings:

None

3. Delegation(s):

3.1 Dino and Janice Mozzon expressed concern regarding the official plan and zoning by-law amendments at 2421-2431 New Street as it relates to incompatibility with existing neighbourhood character and overintensification. (PB-32-19)

4. Consent Items:

None

5. Regular Items:

5.1 Recommendation report for official plan and zoning by-law amendments at 2421-2431 New Street (PB-32-19)

Moved by Mayor Meed Ward

Modified approval of the applications for official plan and zoning by-law amendments made by TRG (New-Guelph) Inc. (c/o Weston Consulting), 2100 Old Lakeshore Road, Burlington ON L7R 1A3, to permit the development of two (2) joined 11-storey buildings on the site consisting of a retirement home building and a residential apartment building; and

Approve Official Plan Amendment No. 117 to the City of Burlington Official Plan, as contained in Appendix B to department of city building report PB-32-19, to re-designate the lands located at 2421-2431 New Street from “Neighbourhood Commercial” to “Residential High Density” and to modify the “Residential High Density” policies to include site specific policy for the subject lands; and

Deem that Section 17(21) of The Planning Act has been met; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 117 as contained in Appendix B to department of city building report PB-32-19 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve, in principle, the zoning regulations provided in Appendix C to department of city building report PB-32-19, to rezone the lands at 2421-2431 New Street from Neighbourhood Commercial “NC” to a site specific Residential High Density “RH4-503” with a Holding “H” prefix, subject to Residential Development Agreement conditions as provided in Appendix D to department of city building report PB-32-19 and the provision of Community Benefits; and

Direct the Executive Director of Community Planning, Regulation and Mobility to hold discussions with the applicant to secure community benefits in accordance with Section 37 of the Planning Act and Part VI, Section 2.3 of the City’s Official Plan, as they relate to the requested increase in height and density on the subject property, and to return to Council with a report outlining the recommended community benefits and the implementing Zoning By-law Amendment.

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

None

8. Information Items:

Moved by Councillor Bentivegna

Receive and file the following 2 items, having been given due consideration by the Planning and Development Committee.

CARRIED

8.1 Staff presentation regarding recommendation report for official plan and zoning by-law amendments at 2421-2431 New Street (PB-32-19)

8.2 Correspondence from John Lee regarding recommendation report for official plan and zoning by-law amendments at 2421-2431 New Street (PB-32-19)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

Chair adjourned the meeting at 7:35 p.m.