



Regular Meeting of Council
Agenda

Date: September 28, 2020
Time: 1:00 pm
Location: Council Chambers Level 2, City Hall

Due to COVID-19 this meeting will be conducted as a virtual meeting, with no public attendance. Only the Mayor, along with a clerk and audio/visual technician, will be in council chambers, with all other staff and members of council participating in the meeting by calling in remotely. The meeting will be live web streamed, as usual, and archived on the city website.

Pages

1. **Call to Order:**
2. **National Anthem:**
3. **Regrets:**
4. **Proclamations:**
 - 4.1 Legion Week: September 20-28, 2020
 - 4.2 Wrongful Conviction Day: October 2, 2020
 - 4.3 Fire Prevention Week: October 4-10, 2020
 - 4.4 Respiratory Therapists Week: October 25-31, 2020
5. **Motion to Approve Council Minutes:**

Confirm the minutes of the following meeting of Council:

 - 5.1 Regular meeting of Council August 24, 2020
6. **Recognitions and Achievements:**
7. **Presentations:**
8. **Declarations of Interest:**

9. Delegations:

Requests to delegate to this virtual meeting can be made by completing the online delegation registration form at www.burlington.ca/delegation, or by submitting a written request by email to the Clerks Department at clerks@burlington.ca by 9:00 am on the day the meeting is to be held. All requests to delegate must contain a copy of the delegate's intended remarks which will be circulated to all members of Council in advance as a backup should any technology issues occur. If you do not wish to delegate, but would like to submit feedback, please email your comments to clerks@burlington.ca. Your comments will be circulated to Council members in advance of the meeting and will be attached to the minutes, forming part of the public record.

10. Recommendations from Standing Committees:

10.1 Environment, Infrastructure & Community Services meeting of September 14, 2020

1 - 4

a. Public tree removal report - 280 Green Street (RPF-24-20)

Approve the request by the applicant to remove one city tree in order to safely disconnect a natural gas service line required for the demolition of the existing residence; and

Instruct the applicant, Paul Ribau (Stonemill Developments Inc.), to provide compensation for the tree removal by providing cash in lieu of replacement totaling \$2,700.00. The funds will provide for new tree plantings in front of the proposed houses and provide care and maintenance for the first two years; and

Direct that all associated costs with respect to the removal of the trees (including stump removal) will be the responsibility of the applicant, and the contractor hired to remove the trees will require approval by the Manager of Urban Forestry or designate.

b. Tender award - DesJardines Park improvements including new splash pad and playground (CW-28-20)

Award the tender for contract CW-20-42, DesJardines Park Improvements to Rutherford Contracting Ltd., 22 Earl Stewart Drive, Aurora, ON L4G 6V7, for \$842,052.00 including HST; and

Authorize the Mayor and City Clerk to sign any required agreements with the Bidder named above, subject to the

satisfaction of the Executive Director of Legal Services and Corporation Counsel; and

Approve the total cost of \$970,250 (Net HST) to be charged to Capital Order PR0145 and funded as follows:

Infrastructure Renewal Reserve Fund	\$196,707
Park Dedication Reserve Fund	506,707
Public Benefits Reserve Fund	266,836
Total Project Financing	\$970,250

c. Imperial Oil Pipeline – Crossing Agreement (EICS-12-20)

Authorize staff to negotiate and the Mayor and Clerk to enter into a Crossing Agreement with Imperial Oil Limited, on behalf of the City of Burlington, and any necessary ancillary documents which set out the roles, responsibilities and obligations of the parties with respect to the Imperial Oil Limited, Waterdown to Finch Pipeline Project where it crosses City-owned rights-of-way and property, in a form satisfactory to the City Solicitor and with content satisfactory to the Interim Director of Capital Works and the Executive Director of Environment, Infrastructure & Community Services.

d. Residential deep energy retrofit pilot program (EICS-18-20)

Authorize the Mayor and Clerk to enter into an agreement with the Centre of Climate Change Management at Mohawk College to project manage the development of a pilot home energy efficiency retrofit program to the satisfaction of the Executive Director of Legal Services; and

Approve a budget of \$182,000 for year one of this project from the Tax Rate Stabilization Reserve Fund; and

Direct the Executive Director of Environment, Infrastructure and Community Services to report back to council within one year on the progress of the pilot program and confirm the budget request for year two.

10.2 Community Planning, Regulation & Mobility meeting of September 15, 2020

5 - 10

a. Statutory public meeting and recommendation report for approval of zoning by-law amendment to permit a long- term

care facility at 4103 Palladium Way (PL-20-20)

Approve the application made by Better Life Retirement Residence Inc. (c/o Design Plan Services), to permit the development of a six (6) storey long-term care facility and associated ancillary uses on the lands known as 4103 Palladium Way; and

Approve the by-law to amend Zoning By-law 2020, rezoning the lands at 4103 Palladium Way from “BC1-319” to “BC1-505”, substantially in accordance with the draft regulations contained in Appendix B of community planning department report PL-20-20; 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 proposal by Better Life Retirement Residence Inc. to remove one (1) city-owned tree from the Palladium Way right-of-way in front of the property at 4103 Palladium Way, subject to the following:

- a. The Owner shall obtain a Tree Permit and compensate the City of Burlington for the tree removal by providing compensation in an amount to be determined at the Site Plan stage; and
- b. All associated costs with respect to the removal of the trees will be the responsibility of the Owner and the contractor hired to remove the trees will be approved to the satisfaction of the Executive Director of Capital Works.

- b. Statutory Public Meeting and recommendation – 420 Guelph Line official plan amendment and rezoning applications (PL-49-20)

Refuse the application for official plan and zoning by-law amendments submitted by Weston Consulting, on behalf of Valour Capital Inc. for the development of a 13-storey residential building on the property located at 420 Guelph Line.

- c. Metrolinx Multi-year Governance Agreement (TR-05-20)

Authorize the Mayor and City Clerk to sign the Multi-year Governance Agreement with Metrolinx, for the period ending March 31, 2024, with an option to extend until March 31, 2029 subject to the satisfaction of the Executive Director of Legal Services and Corporation Counsel; and

Authorize the Manager of Procurement Services to execute future purchases covered by the Multi-year Governance Agreement in accordance with applicable city purchasing policies and by-laws; and

Authorize the Transit Maintenance Manager to be appointed to the Project Steering Committee and the Director of Transit to be appointed as an alternate, as outlined in the Multi-year Governance Agreement.

- d. Burlington Economic Development Corporation Governance Review (CM-27-20)

Adopt the recommendations contained within Appendix A to city manager's office report CM-27-20 (MDB Insight Report pages 29-31); and

Direct the City Manager to work with Burlington Economic Development to implement the recommendations and next steps outlined in the report.

- e. Development review – pre-application community meeting protocol (PL-23-20)

Endorse staff implementation of the document titled Pre-application Community Meeting Protocol attached as Appendix A to community planning report PL-23-20, as amended, by modifying Appendix A to community planning department report PL-23-20 as follows:

- On page one, in the background section, add the words "the Mayor (or designate)", to the last sentence.
- Add the words "(or designate)" after "the Mayor" throughout the document.
- On page 3, in the section describing the distribution of meeting invitations, add "all of council" to get the notification.
- On page 3, at the end of the section describing notification, add new sentence "The city will review the notice and meeting design, in conversation with the Ward Councillor and the Mayor (or designate), before it is mailed to ensure it contains all relevant details".
- On page 4, in the section describing introductions at the meeting, add "any other council members present"

also be introduced.

- On page 4, in the Guide to Planning Process section, add "city staff will indicate that residents can subscribe to the development webpage to receive notification when an application is received, any future public meetings, and other details".

10.3 Audit Committee meeting of September 16, 2020

11 - 13

- a. External audit results for the external audit for 2019 (F-20-20)

Receive and file finance department report F-20-20 presenting information on the external audit results for 2019.
- b. Summary of audit results - corporate cloud computing management audit (CA-05-20)

Receive and file City Auditor's report CA-05-20 providing summary of audit results – Corporate Cloud Computing Management Audit in Appendix A.
- c. Report recommending approval of the 2019 consolidated financial statements as audited by Deloitte LLP (F-21-20)

Approve the 2019 consolidated financial statements for the City of Burlington and the local boards, as audited by Deloitte LLP; and

Approve the 2019 financial statements for the trust funds of the City of Burlington as audited by Deloitte LLP; and

Authorize the Director of Finance to publish the statements on the City's website.
- d. Financial highlights as at June 30, 2020 (F-33-20)

Receive and file finance department report F-33-20 providing financial highlights as at June 30, 2020.

10.4 Corporate Services, Strategy, Risk & Accountability meeting of September 17, 2020

14 - 21

- a. High level corporate strategy workplan update (CM-24-20)

Receive and file the updated corporate strategy high-level workplan as outlined in Appendix A of City Manager's office report CM-24-20.

- b. Operating budget performance report as of June 30, 2020 (F-46-20)

Direct the Chief Financial Officer to report back on the city's year-end strategy upon confirmation of the 2020 year-end actual.

- c. Association of Municipalities of Ontario 2020 virtual conference highlights (MO-08-20)

Receive and file office of the mayor's report MO-08-20 providing an update on the 2020 Association of Municipalities of Ontario conference.

- d. COVID-19 emergency response verbal update (CSSRA-08-20)

Receive and file the September 17, 2020 staff presentation providing an update on the COVID-19 emergency response.

- e. Service re-design interim modifications and resumptions (CM-25-20)

Receive and file Appendix A of city manager's office report CM-25-20 providing an update to the interim service delivery modifications for Resumption of Collection Services Halton Court Services – Legal Services, and Use of Facilities by Community Partners – Recreation Services; and

Receive and file Appendix B of city manager's office report CM-25-20 providing interim service delivery modifications for Burlington Public Library; and

Direct the Chief Financial Officer to track and monitor the financial implications of the above service delivery program changes in the ongoing COVID-19 financial impact reporting to Council.

- f. Voting options for 2022 and ranked ballots (CL-06-20) (SD-17-20)

Direct the City Clerk to prepare and issue a request for proposals for a vote tabulation system for the 2022 municipal election, and any by-elections leading up to 2026, with an option to extend for the 2026 municipal election accordingly, with the following vote options:

a) optical scan tabulators for in person advance voting and on

election day;

b) internet voting for advance voting opportunities only; and

Direct the City Clerk to consult with members of Council, and the public with respect to the municipal elections and any potential policies or enhancements to be considered when preparing for the 2022 City of Burlington election and report back to a future Corporate Services, Strategy, Risk & Accountability Committee meeting with a summary and potential policy options; and

Direct the City Clerk to proceed with option 2 regarding the use of ranked ballots as outlined in clerks department report CL-06-20 and initiate conversations with other municipalities that are considering ranked ballots for the purpose of cost sharing; and

Direct the City Clerk to keep in mind the need to be representative in the public consultation process; and

Direct the City Clerk to schedule a Council Workshop by Q3 2021 presenting the outcome of the consultation process, including potential policy changes and other enhancements.

- g. Emergency management – declaration of emergency protocol (BFD-02-20)

Direct the Community Emergency Management Coordinator (CEMC) to integrate a decision matrix into the Emergency and Continuity Management Program (By-Law 046-2019) to encourage development of emergency-specific decision-making criteria to support termination of municipal emergency declaration; and

Endorse the decision-making criteria outlined in Appendix B of Burlington fire department report BFD-02-20 to be applied as a benchmark to guide the Mayor and/or Council in future decision making to terminate the declaration of emergency specific to the COVID19 pandemic.

- h. Advisory committee review (CL-17-20)

Approve in principle the committee definitions, and the assumptions outlined in clerks department report CL-17-20 with respect to advisory committees, to be incorporated in future clerks department policies; and

Disband the Citizen Advisory Committee Review Team, and

receive and file the Review Team report dated January 6, 2020 attached as Appendix D to clerks department report CL-17-20; and

Deem the Council resolution, passed on December 17, 2018 with respect to citizen committees, complete; and

Direct the City Clerk to recruit for advisory committees to bring them to full complement, except for Burlington's Best.

i. 2021 budget framework (F-45-20)

Receive and file finance department report F-45-20 regarding the 2021 budget framework; and

Temporarily redirect the planned 1.25% increase to the dedicated infrastructure renewal levy for 2021 to the operating budget for 1 year to provide funding for one-time COVID-19 related financial impacts.

j. Confidential legal update on a litigation matter (L-11-20)

Pursuant to Section 239(2)(e) of the Municipal Act, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Instruct the Executive Director of Legal Services and Corporation Counsel or their designate to proceed in accordance with the instructions sought in confidential legal department report L-11-20.

k. Confidential legal update on a litigation matter (L-24-20)

Pursuant to Section 239(2)(e) of the Municipal Act, litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Instruct the Executive Director of Legal Services and Corporation Counsel or their designate to proceed in accordance with the instructions sought in confidential legal department report L-24-20.

10.5 Community Planning, Regulation and Mobility Public Meeting of September 22, 2020

22 - 26

a. Statutory public meeting and recommendation report for a zoning by-law amendment for 961 & 970 Zelco Drive and

4425 South Service Road (PL-50-20)

Direct staff to continue to work with the applicant (UrbanSolutions Planning and Land Development Consultants Inc) in regards to the submitted zoning by-law amendment application for 961 & 970 Zelco Drive and 4425 South Service Road, Burlington, ON.

b. Submission on Region of Halton's Official Plan Discussion Papers (PL-28-20)

Direct the Director of Community Planning to submit the appendices to Community Planning Department report PL-28-20 as the City of Burlington Submission on the Region of Halton's Official Plan Discussion Papers by the comment submission deadline of September 28, 2020; and

Direct the Director of Community Planning to provide any additional comments to the Region, if any, upon Council approval on September 28, 2020; and

Request that the Region consider, during their Municipal Comprehensive Review, adjusting the Major Transit Station Area boundaries around the Aldershot GO station to exclude the Clearview/Queen Mary/ St. Matthews neighbourhood; and

Direct the Director of Community Planning to include the Burlington Agriculture & Rural Affairs Advisory Committee's comments, as outlined in Appendix C to community planning report PL-28-20, with the City of Burlington's Submission on the Region of Halton's Official Plan Discussion Papers.

11. Motion to Approve Standing Committee Minutes:

Approve the following minutes:

- 11.1 Environment, Infrastructure & Community Services meeting minutes of September 14, 2020
- 11.2 Community Planning, Regulation & Mobility meeting minutes of September 15, 2020
- 11.3 Audit Committee meeting minutes of September 16, 2020
- 11.4 Corporate Services, Strategy, Risk & Accountability meeting minutes of September 17, 2020

- 11.5 Community Planning, Regulation and Mobility Public meeting minutes of September 22, 2020

12. Reports of Municipal Officers:

12.1 CC-05-20 COVID-19 Municipal Funding

27 - 34

Authorize the Mayor and City Clerk to execute the necessary Transfer Payment Agreements between the City of Burlington and the Province of Ontario in relationship to the Safe Restart Funding, and the Municipal Transit Enhanced Cleaning Fund, along with any other related documents or by-laws to the satisfaction of the Executive Director of Legal Services and Corporation Counsel, and;

Direct the Chief Financial Officer to seek Phase 2 funding for Municipal Operating Pressures and Municipal Transit funding, on behalf of the City of Burlington, as part of the Federal-Provincial Safe Restart Program; and.

Authorize the Mayor and City Clerk to execute the necessary Transfer Payment Agreement between the City of Burlington and the Province of Ontario in relation to the Public Transit Infrastructure Stream funding subject to the satisfaction of the Executive Director of Legal Services.

12.2 Confidential Legal Advice regarding a Planning Matter (L-30-20)

Pursuant to section 239 (2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

To be distributed under separate cover.

12.3 Confidential Verbal Update regarding a Real Estate Matter.

Pursuant to section 239 (2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board.

13. Notices of Motion:

14. Motions:

14.1 Bill 156 Resolution (ADM-09-20)

Whereas the *Security from Trespass and Protecting Food Safety Act, 2020* recognizes the unique risks that can result from interfering with livestock transport including creating unsafe work conditions as well as causing stress to animals and introducing diseases or contaminating our food supply; and

Whereas Sections 6(1), 7, 14(1) 3 and 15(1) of the Act came into effect on September 2, 2020 and prohibit the stopping, hindering, obstructing or otherwise interfering with a motor vehicle transporting farm animals; and

Whereas protest groups, including minor children, present outside the Sofina pork plant in Burlington continue to reach inside livestock trailers to touch, film and give water to the pigs creating an unsafe situation where they may be injured by the animals or trailer; and

Whereas the recent tragic loss of the life of a protester in Burlington underscores the urgent need to ensure the safety of all involved; and

Whereas Section 6(2) of the Act states that no person shall interfere or interact with a farm animal being transported by a motor vehicle without the prior consent of the driver of the motor vehicle;

Therefore be it resolved that the City of Burlington pass a resolution urging the Ontario Minister of Agriculture, Food and Rural Affairs to immediately proclaim Section 6(2) of the Act in order to provide a legal basis to prevent the unsafe practice of protestors having contact with livestock trailers and animals; and

That this resolution be forwarded to Ontario Minister of Agriculture, Food and Rural Affairs, the Association of Municipalities of Ontario and the Region of Halton.

14.2 Motion to Move into Closed Session

Note: the confidential items will be discussed immediately following delegations.

Move into closed session in accordance with the following provisions under the Municipal Act, section 239 (2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to Legal report L-30-20 regarding Confidential Legal Advice respecting a Planning Matter and section 239 (2)(c)a proposed or pending acquisition or disposition of land by the municipality or local board regarding a verbal update regarding a real estate matter.

14.3 Motion to Move into Public Session

Moved into Public Session

15. Motion to Receive and File Council Information Packages:

Receive and file the following Information Packages, having been prepared and distributed to Council:

15.1 Council Information Package September 4, 2020

15.2 Council Information Package September 17, 2020

15.3 Council Information Package September 24, 2020

16. Motion to Receive and File Information Items:

Receive and file information items, having been considered by Council:

16.1 Memorandum from Councillor Paul Sharman regarding Bill 156 (ADM-09-20) 35 - 35

16.2 Correspondence from Robert Martin regarding Submission on Region of Halton's Official Plan Discussion Papers (PL-28-20) 36 - 81

16.3 Correspondence from Michelle Gruszecki representing Trans/Northern regarding Statutory Public Meeting and recommendation – 420 Guelph Line official plan amendment and rezoning applications (PL-49-20) 82 - 83

17. Motion to Approve By-Laws:

Enact and pass the following by-laws which are now introduced, entitled and numbered as indicated below:

17.1 2020.423: Amendment to Zoning By-law 2020, as amended to permit a long-term care facility at 4103 Palladium Way

17.2 76-2020: A by-law to amend By-law 46-2019, to provide for an Emergency and Continuity Management Program.

18. Motion to Confirm Proceedings of the Council Meeting:

Enact and pass By-law Number 77-2020, being a by-law to confirm the proceedings of Council at its meeting held Monday, September 28, 2020, being read a first, second and third time.

19. Statements by Members:

20. Motion to Adjourn:

Adjourn this Council now to meet again at the call of the Mayor.



Environment, Infrastructure & Community Services Committee Meeting

Minutes

Date: September 14, 2020
Time: 1:00 pm
Location: Council Chambers - members participating remotely

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

Staff Present: Tim Commisso, Mary Battaglia, Chris Glenn, Scott Hamilton, Allan Magi, David Thompson (Audio/Video Specialist), Suzanne Gillies (Clerk)

1. Declarations of Interest:

None.

2. Delegation(s):

- 2.1 Kate Flynn, Centre for Climate Change Management at Mohawk College spoke specifically to residential deep energy retrofit pilot program (EICS-18-20)

3. Consent Items:

- 3.1 Public tree removal report - 280 Green Street (RPF-24-20)

Moved by Councillor Kearns

Approve the request by the applicant to remove one city tree in order to safely disconnect a natural gas service line required for the demolition of the existing residence; and

Instruct the applicant, Paul Ribau (Stonemill Developments Inc.), to provide compensation for the tree removal by providing cash in lieu of replacement totaling \$2,700.00. The funds will provide for new tree

plantings in front of the proposed houses and provide care and maintenance for the first two years; and

Direct that all associated costs with respect to the removal of the trees (including stump removal) will be the responsibility of the applicant, and the contractor hired to remove the trees will require approval by the Manager of Urban Forestry or designate.

CARRIED

3.2 Tender award - DesJardines Park improvements including new splash pad and playground (CW-28-20)

Moved by Councillor Kearns

Award the tender for contract CW-20-42, DesJardines Park Improvements to Rutherford Contracting Ltd., 22 Earl Stewart Drive, Aurora, ON L4G 6V7, for \$842,052.00 including HST; and

Authorize the Mayor and City Clerk to sign any required agreements with the Bidder named above, subject to the satisfaction of the Executive Director of Legal Services and Corporation Counsel; and

Approve the total cost of \$970,250 (Net HST) to be charged to Capital Order PR0145 and funded as follows:

Infrastructure Renewal Reserve Fund	\$196,707
Park Dedication Reserve Fund	506,707
Public Benefits Reserve Fund	266,836
Total Project Financing	\$970,250

CARRIED

4. Regular Items:

4.1 Imperial Oil Pipeline – Crossing Agreement (EICS-12-20)

Moved by Councillor Nisan

Authorize staff to negotiate and the Mayor and Clerk to enter into a Crossing Agreement with Imperial Oil Limited, on behalf of the City of Burlington, and any necessary ancillary documents which set out the roles, responsibilities and obligations of the parties with respect to the

Imperial Oil Limited, Waterdown to Finch Pipeline Project where it crosses City-owned rights-of-way and property, in a form satisfactory to the City Solicitor and with content satisfactory to the Interim Director of Capital Works and the Executive Director of Environment, Infrastructure & Community Services.

CARRIED

4.2 Residential deep energy retrofit pilot program (EICS-18-20)

Moved by Councillor Nisan

Authorize the Mayor and Clerk to enter into an agreement with the Centre of Climate Change Management at Mohawk College to project manage the development of a pilot home energy efficiency retrofit program to the satisfaction of the Executive Director of Legal Services; and

Approve a budget of \$182,000 for year one of this project from the Tax Rate Stabilization Reserve Fund; and

Direct the Executive Director of Environment, Infrastructure and Community Services to report back to council within one year on the progress of the pilot program and confirm the budget request for year two.

CARRIED

5. Confidential Items:

None.

6. Procedural Motions:

None.

7. Information Items:

Moved by Councillor Sharman

Receive and file the following two items, having been given due consideration by the Environment, Infrastructure and Community Services Committee.

7.1 Staff presentation regarding residential deep energy retrofit pilot program (EICS-18-20)

7.2 Presentation from Kate Flynn, Centre for Climate Change Management at Mohawk College regarding residential deep energy retrofit pilot program (EICS-18-20)

8. Staff Remarks:

9. Committee Remarks:

10. Adjournment:

Chair adjourned the meeting at 3:27 p.m.



Community Planning, Regulation & Mobility Committee Meeting

Minutes

Date: September 15, 2020
Time: 9:30 am
Location: Council Chambers - members participating remotely

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

Staff Present: Tim Commisso, Heather MacDonald, Jamie Tellier, Sue Connor, Nancy Shea-Nicol, Kwab Ako-Adjei, Joan Ford, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

1. Declarations of Interest:

None

2. Statutory Public Meetings:

- 2.1 Statutory public meeting and recommendation report for approval of zoning by-law amendment to permit a long- term care facility at 4103 Palladium Way (PL-20-20)

The Community Planning, Regulation and Mobility Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 6-20 on September 15, 2020 to approve the zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way. Having considered the oral and written comments received from staff and delegations, the Community Planning, Regulation and Mobility Committee approved report PL-20-20.

Approve the application made by Better Life Retirement Residence Inc. (c/o Design Plan Services), to permit the development of a six (6) storey long-term care facility and associated ancillary uses on the lands known as 4103 Palladium Way; and

Approve the by-law to amend Zoning By-law 2020, rezoning the lands at 4103 Palladium Way from "BC1-319" to "BC1-505", substantially in

accordance with the draft regulations contained in Appendix B of community planning department report PL-20-20; 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 proposal by Better Life Retirement Residence Inc. to remove one (1) city-owned tree from the Palladium Way right-of-way in front of the property at 4103 Palladium Way, subject to the following:

- a. The Owner shall obtain a Tree Permit and compensate the City of Burlington for the tree removal by providing compensation in an amount to be determined at the Site Plan stage; and
- b. All associated costs with respect to the removal of the trees will be the responsibility of the Owner and the contractor hired to remove the trees will be approved to the satisfaction of the Executive Director of Capital Works.

CARRIED

- a. Staff presentation regarding approval of zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way (PL-20-20)
- b. T. J. Cieciora, Design Plan Services Inc., representing Better Life Retirement Residence Inc., provided information on the application for a zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way. (PL-20-20)
- c. Delegation notes from T.J. Cieciora, Design Plan Services Inc., representing Better Life Retirement Residence Inc., regarding application for a zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way (PL-20-20)

2.2 Statutory Public Meeting and recommendation – 420 Guelph Line official plan amendment and rezoning applications (PL-49-20)

The Community Planning, Regulation and Mobility Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 7-20 on September 15, 2020 to approve the refusal of an official plan and zoning by-law amendment for 420 Guelph Line. Having considered the oral and written comments received from staff and

delegations, the Community Planning, Regulation and Mobility Committee approved the recommendation of refusal in report PL-49-20.

Refuse the application for official plan and zoning by-law amendments submitted by Weston Consulting, on behalf of Valour Capital Inc. for the development of a 13-storey residential building on the property located at 420 Guelph Line.

CARRIED

- a. Staff presentation regarding 420 Guelph Line official plan amendment and rezoning applications (PL-49-20)
- b. David Cooper, representing St. Clair Ave Resident's Association, expressed concern with the 420 Guelph Line official plan and rezoning amendments as it relates to setback, safety and environmental issues. (PL-49-20)
- c. Martin Quarcoopome, Weston Consulting, spoke to the 420 Guelph Line official plan and rezoning amendments and requested an extension so his client could resubmit an application that is more appropriate for the site. (PL-49-20)
- d. Kyle Bittman, Valour Group, spoke to the 420 Guelph Line official plan and rezoning amendments and requested an extension to submit a more appropriate application. (PL-49-20)
- e. Maria Piro expressed concern with the 420 Guelph Line official plan and rezoning amendments as it relates to setback of the development and lot coverage. (PL-49-20)
- f. Delegation material from David Cooper, representing St. Clair Ave Resident's Association, regarding the 420 Guelph Line official plan and rezoning amendments (PL-49-20)
- g. Delegation material from Martin Quarcoopome, Weston Consulting, regarding 420 Guelph Line official plan and rezoning amendments (PL-49-20)

3. Delegation(s):

None

4. Consent Items:

None

5. Regular Items:

5.1 Metrolinx Multi-year Governance Agreement (TR-05-20)

Moved by Councillor Kearns

Authorize the Mayor and City Clerk to sign the Multi-year Governance Agreement with Metrolinx, for the period ending March 31, 2024, with an option to extend until March 31, 2029 subject to the satisfaction of the Executive Director of Legal Services and Corporation Counsel; and

Authorize the Manager of Procurement Services to execute future purchases covered by the Multi-year Governance Agreement in accordance with applicable city purchasing policies and by-laws; and

Authorize the Transit Maintenance Manager to be appointed to the Project Steering Committee and the Director of Transit to be appointed as an alternate, as outlined in the Multi-year Governance Agreement.

CARRIED

5.2 Burlington Economic Development Corporation Governance Review (CM-27-20)

Moved by Councillor Sharman

Adopt the recommendations contained within Appendix A to city manager's office report CM-27-20 (MDB Insight Report pages 29-31); and

Direct the City Manager to work with Burlington Economic Development to implement the recommendations and next steps outlined in the report.

CARRIED

5.3 Development review – pre-application community meeting protocol (PL-23-20)

Moved by Mayor Meed Ward

Endorse staff implementation of the document titled Pre-application Community Meeting Protocol attached as Appendix A to community planning report PL-23-20, **as amended, by modifying Appendix A to community planning department report PL-23-20 as follows:**

- **On page one, in the background section, add the words "the Mayor (or designate)", to the last sentence.**

- Add the words "(or designate)" after "the Mayor" throughout the document.
- On page 3, in the section describing the distribution of meeting invitations, add "all of council" to get the notification.
- On page 3, at the end of the section describing notification, add new sentence "The city will review the notice and meeting design, in conversation with the Ward Councillor and the Mayor (or designate), before it is mailed to ensure it contains all relevant details".
- On page 4, in the section describing introductions at the meeting, add "any other council members present" also be introduced.
- On page 4, in the Guide to Planning Process section, add "city staff will indicate that residents can subscribe to the development webpage to receive notification when an application is received, any future public meetings, and other details".

CARRIED

Amendment:

Moved by Mayor Meed Ward

Modify Appendix A to community planning department report PL-23-20 as follows:

- On page one, in the background section, add the words "the Mayor (or designate)", to the last sentence.
- Add the words "(or designate)" after "the Mayor" throughout the document.
- On page 3, in the section describing the distribution of meeting invitations, add "all of council" to get the notification.
- On page 3, at the end of the section describing notification, add new sentence "The city will review the notice and meeting design, in conversation with the Ward Councillor and the Mayor (or designate), before it is mailed to ensure it contains all relevant details".
- On page 4, in the section describing introductions at the meeting, add "any other council members present" also be introduced.

- On page 4, in the Guide to Planning Process section, add "city staff will indicate that residents can subscribe to the development webpage to receive notification when an application is received, any future public meetings, and other details".

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

None

8. Information Items:

Moved by Mayor Meed Ward

Receive and file the following 4 items, having been given due consideration by the Community Planning, Regulation & Mobility Committee.

CARRIED

- 8.1 COVID-19 Business Support verbal update (CPRM-09-20)
- 8.2 Staff presentation regarding development review - pre-application community meeting protocol (PL-23-20)
- 8.3 Correspondence from Kristin Jensen, West End Home Builders Association regarding development review - pre-application community meeting protocol (PL-23-20)
- 8.4 Mayor's proposed modifications regarding development review - pre-application community meeting protocol (PL-23-20)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

12 noon (recessed), 1:00 p.m. (reconvened), 1:24 p.m. (recessed), 1:34 p.m. (reconvened), 1:45 p.m. (recessed), 6:30 p.m. (reconvened), 7:33 p.m. (recessed), 7:43 p.m. (reconvened)

Chair adjourned the meeting at 8:20 p.m.



Audit Committee Meeting

Minutes

Date: September 16, 2020
Time: 3:30 pm
Location: Council Chambers - members participating remotely

Members Present: Paul Sharman (Chair), Lisa Kearns (Vice Chair), Phillip Chisulo, Etienne Durafour, Mathew Moore, Angelo Bentivegna, Mayor Marianne Meed Ward

Member Regrets: Aaron Mendaglio

Staff Present: Tim Commisso, Joan Ford, Sheila Jones, Michelle Moore, Sandy O'Reilly, Christine Swenor, David Thompson (Audio/Video Specialist), Suzanne Gillies (Clerk)

1. Declarations of Interest:

None.

2. Delegation(s):

2.1 Trevor Ferguson, Partner and Lilian Cheung, Senior Manager of Deloitte LLP spoke regarding the external audit results for 2019 (F-20-20)

3. Consent Items:

None.

4. Regular Items:

4.1 External audit results for the external audit for 2019 (F-20-20)

Moved by: Phillip Chisulo

Receive and file finance department report F-20-20 presenting information on the external audit results for 2019.

CARRIED

- 4.2 Summary of audit results - corporate cloud computing management audit (CA-05-20)

Moved by: Mathew Moore

Receive and file City Auditor's report CA-05-20 providing summary of audit results – Corporate Cloud Computing Management Audit in Appendix A.

CARRIED

- 4.3 Report recommending approval of the 2019 consolidated financial statements as audited by Deloitte LLP (F-21-20)

Moved by: Mayor Meed Ward

Approve the 2019 consolidated financial statements for the City of Burlington and the local boards, as audited by Deloitte LLP; and

Approve the 2019 financial statements for the trust funds of the City of Burlington as audited by Deloitte LLP; and

Authorize the Director of Finance to publish the statements on the City's website.

CARRIED

- 4.4 Financial highlights as at June 30, 2020 (F-33-20)

Moved by: Councillor Kearns

Receive and file finance department report F-33-20 providing financial highlights as at June 30, 2020.

CARRIED

5. Confidential Items:

- 5.1 Verbal Legal department update regarding fraudulent vendor payment (L-22-19)

6. Procedural Motions:

- 6.1 Motion to Waive Notice:

Moved by: Mayor Meed Ward

Suspend the rules of procedure to waive the requirements of notice to allow for verbal legal department update regarding fraudulent vendor payment, in accordance with procedure by-law 04-2020, s. 35.

CARRIED

6.2 Motion to go into closed session:

Moved by: Mathew Moore

Move into closed session in accordance with the following provisions under the Municipal Act, sections 239 (2)(a) the security of the property of the municipality or local board, with respect to confidential legal department verbal update regarding a fraudulent vendor payment L-22-19; and

Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for the purpose, all with respect to a confidential legal department verbal update on a fraudulent vendor payment L-22-19.

CARRIED

7. Information Items:

Moved by: Mayor Meed Ward

Receive and file the following item, having been given due consideration by the Audit Committee.

CARRIED

7.1 Presentation by Trevor Ferguson, Partner and Lilian Cheung, Senior Manager of Deloitte LLP regarding external audit results for the external audit for 2019 (F-20-20)

8. Staff Remarks:

9. Committee Remarks:

10. Adjournment:

4:25 p.m. (closed), 4:45 p.m. (public)

Chair adjourned the meeting at 4:51 p.m.



Corporate Services, Strategy, Risk and Accountability Committee Meeting

Minutes

Date: September 17, 2020
Time: 9:30 am
Location: Council Chambers - members participating remotely

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

Staff Present: Tim Commisso, Kwab Ako-Adjei, Kevin Arjoon, Laura Boyd, Joan Ford, Chris Glenn, Sheila Jones, Heather MacDonald, Allan Magi, Nancy Shea-Nicol, Jamie Tellier, Karen Roche, David Thompson (Audio/Video Specialist), Georgie Gartside (Clerk)

1. Declarations of Interest:

Councillor Galbraith declared an interest with L-11-20 - Confidential update on a litigation matter, as his home residence is within 50 metres of the subject matter. Councillor Galbraith previously declared a conflict on this matter and as such, did not receive report L-11-20 and was not present for the closed session discussion on this matter.

2. Delegation(s):

- 2.1 Roland Tanner spoke regarding voting options for 2022 and ranked ballots (CL-06-20)
- 2.2 Roland Tanner spoke regarding the advisory committee review (CL-17-20)
- 2.3 Jim Young spoke regarding the advisory committee review (CL-17-20)

3. Consent Items:

- 3.1 High level corporate strategy workplan update (CM-24-20)

Moved by Mayor Meed Ward

Receive and file the updated corporate strategy high-level workplan as outlined in Appendix A of City Manager's office report CM-24-20.

CARRIED

- 3.2 Operating budget performance report as of June 30, 2020 (F-46-20)

Moved by Mayor Meed Ward

Direct the Chief Financial Officer to report back on the city's year-end strategy upon confirmation of the 2020 year-end actual.

CARRIED

- 3.3 Association of Municipalities of Ontario 2020 virtual conference highlights (MO-08-20)

Moved by Mayor Meed Ward

Receive and file office of the mayor's report MO-08-20 providing an update on the 2020 Association of Municipalities of Ontario conference.

CARRIED

4. Regular Items:

- 4.1 COVID-19 emergency response verbal update (CSSRA-08-20)

Moved by Mayor Meed Ward

Receive and file the September 17, 2020 staff presentation providing an update on the COVID-19 emergency response.

CARRIED

4.2 Service re-design interim modifications and resumptions (CM-25-20)

Moved by Councillor Stolte

Receive and file Appendix A of city manager's office report CM-25-20 providing an update to the interim service delivery modifications for Resumption of Collection Services Halton Court Services – Legal Services, and Use of Facilities by Community Partners – Recreation Services; and

Receive and file Appendix B of city manager's office report CM-25-20 providing interim service delivery modifications for Burlington Public Library; and

Direct the Chief Financial Officer to track and monitor the financial implications of the above service delivery program changes in the ongoing COVID-19 financial impact reporting to Council.

CARRIED

4.3 Voting options for 2022 and ranked ballots (CL-06-20) (SD-17-20)

Moved by Mayor Meed Ward

Direct the City Clerk to prepare and issue a request for proposals for a vote tabulation system for the 2022 municipal election, and any by-elections leading up to 2026, with an option to extend for the 2026 municipal election accordingly, with the following vote options:

- a) optical scan tabulators for in person advance voting and on election day;
- b) internet voting for advance voting opportunities only; and

Direct the City Clerk to consult with members of Council, and the public with respect to the municipal elections and any potential policies or enhancements to be considered when preparing for the 2022 City of Burlington election and report back to a future Corporate Services, Strategy, Risk & Accountability Committee meeting with a summary and potential policy options; and

Direct the City Clerk to proceed with option 2 regarding the use of ranked ballots as outlined in clerks department report CL-06-20 **and initiate conversations with other municipalities that are considering ranked ballots for the purpose of cost sharing; and**

Direct the City Clerk to keep in mind the need to be representative in the public consultation process; and

Direct the City Clerk to schedule a Council Workshop by Q3 2021 presenting the outcome of the consultation process, including potential policy changes and other enhancements.

CARRIED

Amendment:

Moved by Mayor Meed Ward

Add the words "and initiate conversations with other municipalities that are considering ranked ballots for the purpose of cost sharing" at the end of the last paragraph.

CARRIED

Amendment:

Moved by Councillor Sharman

Direct the City Clerk to ensure statistical representation of the public consultation process.

LOST

Amendment:

Moved by Councillor Nisan

Direct the City Clerk to keep in mind the need to be representative in the public consultation process.

CARRIED

Amendment:

Moved by Councillor Stolte

Direct the City Clerk to schedule a Council Workshop by Q3 2021 presenting the outcome of the consultation process, including potential policy changes and other enhancements. (SD-17-20)

CARRIED

4.4 Emergency management – declaration of emergency protocol (BFD-02-20)

Moved by Councillor Kearns

Direct the Community Emergency Management Coordinator (CEMC) to integrate a decision matrix into the Emergency and Continuity Management Program (By-Law 046-2019) to encourage development of emergency-specific decision-making criteria to support termination of municipal emergency declaration; and

Endorse the decision-making criteria outlined in Appendix B of Burlington fire department report BFD-02-20 to be applied as a benchmark to guide the Mayor and/or Council in future decision making to terminate the declaration of emergency specific to the COVID19 pandemic.

CARRIED

4.5 Advisory committee review (CL-17-20)

Moved by Mayor Meed Ward

Approve in principle the committee definitions, and the assumptions outlined in clerks department report CL-17-20 with respect to advisory committees, to be incorporated in future clerks department policies; and

Disband the Citizen Advisory Committee Review Team, and receive and file the Review Team report dated January 6, 2020 attached as Appendix D to clerks department report CL-17-20; and

Deem the Council resolution, passed on December 17, 2018 with respect to citizen committees, complete; **and**

Direct the City Clerk to recruit for advisory committees to bring them to full complement, except for Burlington's Best.

CARRIED

Amendment:

Moved by Councillor Galbraith

Direct the City Clerk to recruit for advisory committees to bring them to full complement, except for Burlington's Best.

CARRIED

Amendment:

Moved by Councillor Stolte

Defer clerks department report CL-17-20 regarding the advisory committee review to the November Corporate Services, Strategy, Risk & Accountability Committee meeting and direct the City Clerk to include the following additional information in the report:

- a clearly outlined plan for moving forward with advisory committees; and
- the concept of either extending the scope of the Citizen Advisory Committee Review Team or consideration of the creation of a Citizen Advisory Committee Stakeholder Committee to assure residents that the process moving forward will represent a balanced voice of staff, Council and the residents of the city.

LOST

4.6 2021 budget framework (F-45-20)

Moved by Mayor Meed Ward

Receive and file finance department report F-45-20 regarding the 2021 budget framework; and

Temporarily redirect the planned 1.25% increase to the dedicated infrastructure renewal levy for 2021 to the operating budget for 1 year to provide funding for one-time COVID-19 related financial impacts.

CARRIED

5. Confidential Items:

5.1 Confidential COVID-19 emergency response verbal update (if required)

This item was not required.

5.2 Confidential legal update on a litigation matter (L-11-20)

Moved by Mayor Meed Ward

Instruct the Executive Director of Legal Services and Corporation Counsel or their designate to proceed in accordance with the instructions sought in confidential legal department report L-11-20.

CARRIED

5.3 Confidential legal update on a litigation matter (L-24-20)

Moved by Councillor Kearns

Instruct the Executive Director of Legal Services and Corporation Counsel or their designate to proceed in accordance with the instructions sought in confidential legal department report L-24-20.

CARRIED

5.4 Confidential verbal update on phase 2 evolving the organization

Moved by Councillor Stolte

Defer confidential verbal update on phase 2 evolving the organization to the October Corporate Services, Strategy, Risk and Accountability Committee meeting.

CARRIED

5.5 Confidential verbal update on real estate matters

Staff provided an update in closed session.

6. Procedural Motions:

6.1 Motion to proceed into closed session

Moved by Councillor Sharman

Move into closed session in accordance with the following provisions under the Municipal Act:

Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose regarding Item 5.2 Confidential legal update on a litigation matter (L-11-20), and Item 5.3 Confidential legal update on a litigation matter (L-24-20); and

Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees regarding Item 5.4 Confidential verbal update on phase 2 evolving the organization; and

Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board regarding Item 5.5 Confidential verbal update on real estate matters.

CARRIED

7. Information Items:

Moved by Councillor Galbraith

Receive and file the following seven items, having been given due consideration by the Corporate Services, Strategy, Risk & Accountability Committee.

CARRIED

- 7.1 Correspondence from Roland Tanner regarding voting options for 2022 and ranked ballots (CL-06-20)
- 7.2 Correspondence from Roland Tanner regarding advisory committee review (CL-17-20)
- 7.3 Correspondence from Jim Young regarding advisory committee review (CL-17-20)
- 7.4 Correspondence from Chris Ariens regarding advisory committee review (CL-17-20)
- 7.5 Staff presentation regarding COVID-19 emergency response verbal update (CSSRA-08-20)
- 7.6 Staff presentation regarding 2021 budget framework (F-45-20)
- 7.7 Confidential staff presentation regarding verbal update on real estate matters (CSSRA-09-20)

8. Staff Remarks:

9. Committee Remarks:

10. Adjournment:

10:57 a.m. (recessed), 11:04 a.m. (reconvened), 12:23 p.m. (recessed), 1:05 p.m. (reconvened), 1:06 p.m. (closed), 3:30 p.m. (public)

Councillor Kearns was in attendance beginning at 1:05 p.m.

Chair adjourned the meeting at 5:37 p.m.



Community Planning Regulation and Mobility Committee-Public Minutes

Date: September 22, 2020
Time: 6:30 pm
Location: Council Chambers - members participating remotely

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

Member Regrets: Paul Sharman

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

1. Declarations of Interest:

Councillor Galbraith declared an interest with PL-28-20 - Region of Halton's Official Plan Discussion Papers, specifically as it relates to the Mayor's motion on adjusting the Major Transit Station Area boundaries around the Aldershot GO Station to exclude the Clearview/Queen Mary/St. Matthew's neighbourhood, as his home residence is within the boundaries of the area being discussed in the motion.

2. Statutory Public Meetings:

The Community Planning, Regulation and Mobility Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 8-20 on September 22, 2020 to approve a direction to staff to continue working with the applicant on the application for a zoning by-law amendment for 961 and 970 Zelco Drive and 4425 South Service Road. Having considered the oral and written comments received from staff and delegations, the Community Planning, Regulation and Mobility Committee approved report PL-50-20.

- 2.1 Statutory public meeting and recommendation report for a zoning by-law amendment for 961 & 970 Zelco Drive and 4425 South Service Road (PL-50-20)

Direct staff to continue to work with the applicant (UrbanSolutions Planning and Land Development Consultants Inc) in regards to the submitted zoning by-law amendment application for 961 & 970 Zelco Drive and 4425 South Service Road, Burlington, ON.

CARRIED

- a. Staff presentation regarding zoning by-law amendment for 961 & 970 Zelco Drive and 4425 South Service Road (PL-50-20)
- b. Ava Barnett and Matt Johnston, Urban Solutions Planning & Land Development Consultants, provided information on the application for zoning by-law amendment for 961 & 970 Zelco Drive and 4425 South Service Road. (PL-50-20)
- c. Mark De Souza, Triple M Metal LP, spoke to the application for zoning by-law amendment for 961 & 970 Zelco Drive and 4425 South Service Road. (PL-50-20)
- d. Delegation material from Ava Barnett and Matt Johnston, Urban Solutions Planning & Land Development Consultants, regarding zoning by-law amendment for 961 & 971 Zelco Drive and 4425 South Service Road (PL-50-20)

3. Delegation(s):

- 3.1 Vanessa Warren and Jamie Fisher, representing Burlington Agricultural & Rural Affairs Advisory Committee (BARAAC), spoke to the Region of Halton's Official Plan Discussion Papers and expressed concern with commenting timelines and mapping. (PL-28-20)
- 3.2 Karl Gonnsen, Metropolitan Consulting Inc., representing Penta Properties Inc., spoke to the Region of Halton's Official Plan Discussion Papers as it relates to his client's property in North Aldershot. (PL-28-20)
- 3.3 Roger MacDonald spoke in support of the Mayor's motion to exclude the Clearview/Queen Mary/St. Matthew's neighbourhood from the MTSA boundary around the Aldershot GO Station. (PL-28-20)
- 3.4 Dina Knight spoke in support of the Mayor's motion to exclude the Clearview/Queen Mary/St. Matthew's neighbourhood from the MTSA boundary around the Aldershot GO Station. (PL-28-20) Clearview

4. Consent Items:

None

5. Regular Items:

- 5.1 Submission on Region of Halton's Official Plan Discussion Papers (PL-28-20)

Moved by Councillor Kearns

Direct the Director of Community Planning to submit the appendices to Community Planning Department report PL-28-20 as the City of Burlington Submission on the Region of Halton's Official Plan Discussion Papers by the comment submission deadline of September 28, 2020; and

Direct the Director of Community Planning to provide any additional comments to the Region, if any, upon Council approval on September 28, 2020; **and**

Request that the Region consider, during their Municipal Comprehensive Review, adjusting the Major Transit Station Area boundaries around the Aldershot GO station to exclude the Clearview/Queen Mary/ St. Matthews neighbourhood; and

Direct the Director of Community Planning to include the Burlington Agriculture & Rural Affairs Advisory Committee's comments, as outlined in Appendix C to community planning report PL-28-20, with the City of Burlington's Submission on the Region of Halton's Official Plan Discussion Papers.

CARRIED

Amendment:

Moved by Mayor Meed Ward

Request that the Region consider, during their Municipal Comprehensive Review, adjusting the Major Transit Station Area boundaries around the Aldershot GO station to exclude the Clearview/Queen Mary/ St. Matthews neighbourhood.

CARRIED

Amendment:

Moved by Mayor Meed Ward

Direct the Director of Community Planning to include the Burlington Agriculture & Rural Affairs Advisory Committee's comments, as outlined in Appendix C to community planning report PL-28-20, with

the City of Burlington's Submission on the Region of Halton's Official Plan Discussion Papers.

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

7.1 Motion to suspend the rules

Moved by Councillor Bentivegna

Suspend the rules of procedure to allow a non-registered delegation to speak regarding community planning report PL-28-20, in accordance with procedure by-law 64-2016 s. 37.

CARRIED

8. Information Items:

Moved by Councillor Nisan

Receive and file the following 7 items, having been given due consideration by the Community Planning, Regulation & Mobility Committee.

CARRIED

8.1 Staff presentation regarding Region of Halton's Official Plan Discussion Papers (PL-28-20)

8.2 Delegation material from Vanessa Warren & Jamie Fisher, representing BARAAC, regarding submission on Region of Halton's Official Plan Discussion Papers (PL-28-20)

8.3 Delegation material from Karl Gonnsen, Metropolitan Consulting Inc., representing Penta Properties Inc., regarding the Region of Halton's Official Plan Discussion Papers (PL-28-20)

8.4 Delegation notes from Dina Knight regarding submission on Region of Halton's Official Plan Discussion Papers (PL-28-20)

8.5 Correspondence from Dave Pitblado, Penta Properties Inc., regarding submission on Region of Halton's Official Plan Discussion Papers (PL-28-20)

- 8.6 Mayor Meed Ward's motion and presentation regarding submission on Region of Halton's Official Plan Discussion Papers (PL-28-20)
- 8.7 Correspondence from James Doracin, Senior Development Manager of Doracin Terra Strategies Ltd., regarding submission of Region of Halton's Official Plan Discussion Papers (PL-28-20)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

6:54 p.m. (recessed), 7:04 p.m. (reconvened), 8:10 p.m. (recessed), 8:15 p.m. (reconvened)

Chair adjourned the meeting at 9:05 p.m.



SUBJECT: COVID-19 Municipal Funding

TO: Mayor and Members of Council

FROM: Corporate Communications and Government Relations

Report Number: CC-05-20

Wards Affected: All

File Numbers: 155-03-01

Date to Committee: n/a

Date to Council: September 28, 2020

Recommendation:

Authorize the Mayor and City Clerk to execute the necessary Transfer Payment Agreements between the City of Burlington and the Province of Ontario in relationship to the Safe Restart Funding, and the Municipal Transit Enhanced Cleaning Fund, along with any other related documents or by-laws to the satisfaction of the Executive Director of Legal Services and Corporation Counsel, and;

Direct the Chief Financial Officer to seek Phase 2 funding for Municipal Operating Pressures and Municipal Transit funding, on behalf of the City of Burlington, as part of the Federal-Provincial Safe Restart Program; and.

Authorize the Mayor and City Clerk to execute the necessary Transfer Payment Agreement between the City of Burlington and the Province of Ontario in relation to the Public Transit Infrastructure Stream funding subject to the satisfaction of the Executive Director of Legal Services.

PURPOSE:

Vision to Focus Alignment:

- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment
- Deliver customer centric services with a focus on efficiency and technology transformation

Background and Discussion:

Like municipalities across the country the City of Burlington's operations and finances have been greatly impacted by COVID-19. Both the Province of Ontario and the Federal government have responded to the municipal calls for assistance.

On June 29, 2020 the Province of Ontario announced that it would be providing \$15 million to 110 municipalities across the province to support enhanced cleaning on transit systems to keep passengers and employees safe and also help reduce the spread of COVID-19.

Municipal Transit Enhanced Cleaning (MTEC) Fund

The City of Burlington's allocation from the Municipal Transit Enhanced Cleaning (MTEC) fund is \$89,372. Reporting back on expenditures is due on or before January 29, 2021.

The funding allocation was determined using a modified version of the Provincial Gas Tax funding formula. The funding includes \$500 in base funding for each municipality plus an additional amount determined using 70 per cent ridership and 30 per cent population. The percentages were on the numbers used for the 2019-20 Gas Tax allocations.

The MTEC funding can be used on direct costs incurred on or after April 1, 2020 and on or before December 31, 2020. Eligible costs that can be covered by this program are for:

- Cleaning materials;
- Hand sanitizer for passengers and staff use;
- Safety wear, such as gloves and goggles;
- Equipment purchases;
- Contracted services;
- Salaries, including redeployment of staff, for the MTEC; and
- Any other cost, that in the opinion and at the sole discretion of the Province, is necessary for the MTEC.

On July 27, 2020 the Ontario government announced that it had secured up to \$4 billion in one-time emergency assistance for Ontario's 444 municipalities as part of the Federal-Provincial Safe Restart Agreement. This funding will provide support for municipalities and for municipal transit systems to address the financial pressures related to COVID-19, maintain critical services and protect vulnerable people as the Province safely and gradually reopens. There is up to \$2 billion of funding to support

municipal operating pressures and up to \$2 billion allocated to supporting municipal transit systems.

Funding will be allocated in two phases for both the municipal operating pressures stream and the transit support stream.

The City of Burlington's phase one allocations are:

- Municipal Operating Funding Phase 1: Immediate Funding for Municipal Pressures - \$4,470,700
- Municipal Transit Funding Phase 1: Immediate Funding - \$1,571,213

Municipal Operating Funding Phase 1: Immediate Funding for Municipal Pressures

This funding was allocated on a per household basis and is to be used for addressing priority COVID-19 operating costs and pressures. If the amount of Phase 1 funding exceeds our 2020 impacts, excess funds must be placed in a reserve fund which can be accessed for operating costs and pressures we incur in 2021.

Municipal Operating Funding Phase 2: Funding for Additional Municipal Pressures

To be considered for Phase 2 funding, we will be required to submit reports/templates outlining our COVID-19 operating costs and pressures to the Ministry of Municipal Affairs and Housing (MMAH) by October 30, 2020. An extension, until November 6, 2020, to complete the reports may be requested, but that extension request must be made prior to October 30. At the time of writing this report the City had not yet received the templates from MMAH. Staff have established an internal deadline of October 2, 2020 for receipt of the template. If it is not received by that time, we will request an extension to November 6, 2020.

The City will be required to provide the following information to MMAH for consideration for Phase 2 funding:

- Information about the measures we have implemented to reduce financial pressures and impacts;
- An explanation of how we used the Phase 1 funding;
- A year-end forecast of COVID-19 operating costs and pressures;
- Actual COVID-19 related impacts as of the end of Q3 of municipal fiscal year (September 30, 2020);
- A treasurer's statement as to the accuracy of the reporting; and
- A council resolution seeking additional funding.

Municipal Transit Funding Phase 1: Immediate Funding

This phase 1 funding is to be used for the municipal transit financial impacts incurred from April 1, 2020 to September 30, 2020. Financial impacts or pressures that are eligible for reimbursement included both the pressures to continue to operate with reduced revenue as well as new expenses resulting from COVID-19.

Eligible reduced revenues, subject to the Ministry of Transportation's (MTO) sole discretion include:

- Farebox;
- Advertising;
- Parking; and
- Contracts, e.g. school contracts.

Eligible new expenses incurred, subject to the MTO's sole discretion, include:

- Cleaning costs (costs not claimed as part of MTEC)
- New contracts
- Labour costs
- Driver protection
- Passenger protection; and
- Other capital costs.

The City is required to report back to the MTO, by October 30, 2020 with details on how the Phase 1 funding was used and provide a forecast of eligible expenditures to March 31, 2021. If the Phase 1 funding exceeds our 2020 pressures, the excess funds must be placed in a reserve fund which can be accessed to support our Phase 2 municipal COVID-19 related transit pressures incurred up to March 31, 2021. If the Phase 1 allocation is less than our actual COVID-19 related transit impacts, our report will support a need for additional funding, in advance of the Phase 2 reporting. The additional funding if required, is expected to be provided by December 31, 2020.

Municipal Transit Funding Phase 2: Ongoing Support

To be eligible for Phase 2 funding, we are required to submit all the necessary Phase 1 report. The reported actual impacts of Phase 1 will be used to determine Phase 2 funding allocations. Phase 2 funding will be governed by a transfer payment agreement. Specific requirements will be built into the Phase 2 agreements that will help MTO achieve specific transit priorities, which include:

- Ensuring and promoting the safety of public transit systems through the co-ordinated procurement of new safety materials;
- Requiring transit systems to drive service sustainability through innovation in route planning and technology, as well as reviewing municipal transit jurisdictions where that are upper and lower-tier systems operating in the same areas; and
- Requiring GTHA municipalities work with the Province to make real progress on fare and service integration to provide rider benefits.

The Phase 2 agreement will require the City of Burlington to:

- Engage in consolidate procurement opportunities leveraging Metrolinx and other provincial procurement tools;
- Review the lowest performing bus routes and consider whether they may be better service by microtransit;
- Work with the Province and Metrolinx, where appropriate, to determine the feasibility of implementing microtransit options on viable routes;
- Participate in discussion with the Province on advancing fare and service integration;
- Participate in discussion with the Province to optimize transit through new possible governance structures.

Public Transit Infrastructure Stream Funding

On September 8, 2020 the Government of Canada and the Province of Ontario formally announced the funding for six Burlington projects through the Public Transit Infrastructure Stream for Intake 1. This program, also referred to as the Investing in Canada Infrastructure Program (ICIP), is a federal infrastructure program designed to create long-term economic growth, and build inclusive, sustainable and resilient communities. The transit stream will fund construction, expansion and improvement of public transit networks. The program is governed by an integrated bi-lateral funding agreement between the Federal and Provincial governments.

The projects that were approved are:

	Federal Funding	Provincial Funding	City Funding
Conventional Transit Vehicle Expansion	\$3,123,606	\$2,602,745	\$2,082,664
Conventional Transit Vehicle Replacement	\$1,121,467	\$ 934,463	\$ 747,738

Specialized Transit Expansion Vehicles	\$ 281,544	\$ 234,597	\$ 187,720
Transit Traffic Signal Priority	\$ 334,000	\$ 278,306	\$ 222,695
On Demand/Alternative Service Delivery	\$ 80,000	\$ 66,650	\$ 53,340
Vehicle Hoist Replacement and Fuel Pump Expansion	\$ 220,500	\$ 183,732	\$ 147,018

Financial Matters:

As part of the Chief Financial Officer's monthly September financial update the City is projecting \$18.5 million of revenue losses/additional COVID-19 related expenses for 2020. These losses have been partially mitigated from the implementation of an expenditure restraint program and other business as usual cost savings resulting in a projected shortfall of \$9 million.

Funding for Municipal Pressures under phase 1 of the Safe Restart Program and the MTEC program amount to just over \$6.1 million of senior government funding to assist with the financial operating challenges of the COVID-19 pandemic in 2020. This funding will be used to partially offset the projected loss. The Phase 1 Funding has not yet been received by the city.

An application for Phase 2 funding assistance will be made later this fall.

The Public Transit Infrastructure Stream Funding (ICIP):

The total funding allocation for the City of Burlington is \$45 million with \$33.2 million funded from the senior levels of government and \$12 million funded by the City. Report CM-22-19, Infrastructure Funding identified the candidate projects for the Transit stream to be submitted throughout the various program intakes. There were seven projects submitted for Intake 1. Six of the seven projects submitted received senior government approval with a total senior government investment of \$9.4 million, along with City contribution of \$3.4 million. The City's funding portion for these projects is included in the approved 2020-2029 Capital Budget and Forecast.

The PRESTO project was deemed ineligible for ICIP funding. City funding for this project was recently approved by Council on August 24th through report TR-06-20, Burlington Transit electronic fare system device replacement (PRESTO).

Total Financial Impact

The senior government funding is subject to the terms and conditions of an executed Transfer Payment Agreement between the City and the Province.

Climate Implications

Public transit plays a critical role in local climate mitigation by providing residents with the opportunity to utilize public transit to decrease greenhouse gas emissions from automobiles for single use trips. This funding ensures that transit remains a viable and stable option and promote the goals identified in the City's Climate Change Action Plan.

Engagement Matters:

There are no public engagement matters associated with this report. However, Burlington Transit continues to partner with external groups and City committees including Burlington For Accessible and Sustainable Transit (BFAST); and the Burlington Accessibility Advisory Committee, for input into transit needs and expansion of service within Burlington.

In June 2020, Burlington Transit engaged with transit riders and residents by launching the "Return to Service Survey". This survey asked questions related to how comfortable they were with using transit and what would be required for them to return to using transit during COVID-19. The survey was conducted throughout the month of June.

Over 440 people responded to the survey, with almost 90% of the respondents Burlington residents. Highlights of the survey include:

- 37.6% of respondents were still going to their places of employment
- 23% of respondents were working from home
- 83% used Burlington Transit prior to COVID-19 and 43% were using Burlington Transit during the pandemic
- Most riders who used transit during COVID-19, did so to get groceries.

For riders to be comfortable using Burlington Transit, clean buses ranked the highest.

Conclusion:

The City of Burlington is grateful to the Governments of Canada and Ontario for their continued support of municipalities during these extremely difficult times. The Safe Restart Funding, the Municipal Transit Fund and the Municipal Transit Enhanced

Cleaning Fund will allow the City to continue to provide important services to our community while keeping passengers and staff safe.

Respectfully submitted,

Helen Walihura

Government Relations Manager

905-335-7600, ext. 7895

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Council.



. . . *Memo*

To: Mayor and Members of Council

From: Councillor Paul Sharman

Cc: Tim Commisso, City Manager

Date: September 21, 2020

Re: Security from Trespass and Protecting Food Safety Act

Dear colleagues,

Whereas the *Security from Trespass and Protecting Food Safety Act, 2020* recognizes the unique risks that can result from interfering with livestock transport including creating unsafe work conditions as well as causing stress to animals and introducing diseases or contaminating our food supply;

And whereas Sections 6(1), 7, 14(1) 3 and 15(1) of the Act came into effect on September 2, 2020 and prohibit the stopping, hindering, obstructing or otherwise interfering with a motor vehicle transporting farm animals;

And whereas protest groups, including minor children, present outside the Sofina pork plant in Burlington continue to reach inside livestock trailers to touch, film and give water to the pigs creating an unsafe situation where they may be injured by the animals or trailer;

And whereas the recent tragic loss of the life of a protester in Burlington underscores the urgent need to ensure the safety of all involved;

And whereas Section 6(2) of the Act states that no person shall interfere or interact with a farm animal being transported by a motor vehicle without the prior consent of the driver of the motor vehicle;

Therefore be it resolved that the City of Burlington pass a resolution urging the Ontario Minister of Agriculture, Food and Rural Affairs to immediately proclaim Section 6(2) of the Act in order to provide a legal basis to prevent the unsafe practice of protestors having contact with livestock trailers and animals;

AND THAT the Clerk of the City of Burlington be instructed to forward this resolution to the Chairman of the Region of Halton and the Association of Municipalities of Ontario.

Respectfully,

Councillor Paul Sharman

Submission on Region of Halton's Official Plan Discussion Papers (PL-28-20)

September 21, 2020

To: City Clerk's Office

Re: Mayor's Motion to Community Planning and Mobility Committee

From Robert Martin

Please find enclosed the community's submission with respect to the Mayor's Motion
Re: PL – 28 – 20 Submission on Region of Halton's Official Plan Discussion Papers.

Submission by Clearview/St. Matthews/Queen Mary Residential Community to Council and Community Planning Regulation and Mobility Committee regarding Coletara Development and Aldershot MTSA Boundaries (Mayor's Motion re PL-28-20)

Background

In mid-2018, the City of Burlington embraced the Provincial Mandate for intensification by creating a concept platform they called "Grow Bold". I have attached several documents that were distributed by the City.

At a citizen's meeting of May 3, 2018, the endorsed Draft Precinct Plans were distributed along with comment sheets (both enclosed) setting the stage for moving forward. Our community was in shock, and many voiced oppositions to the concept as it affected our neighbourhood.

Silence prevailed in the following months, but unbeknown to the residents, the Burlington Planning Department had and continued to work with the Developer on the first Proposed Development so extensively that Planning had advised the Developer that to move forward, the Developer should Purchase the residential homes on St. Matthews that would provide the Developer with ownership of the complete tract along Masonry Drive. The Developer appeared before Council in July 2019, confirming they had worked intensively with Planning to achieve the Proposal, and used that argument nuancing, if not confirming, Planning Department's tacit approval of the Plan. No Community consultation paralleled the Developer's ongoing workings with Planning.

The problem gets more distressing when, as I have stated before, the Planning Department either ignored or misunderstood, or simply did not care about our residential Community in their enthusiasm to "Grow Bold". This was made crystal clear

when one examined the background to the Mobility Hub concept, and in particular:

1) The Aldershot "Hub" was not in the original Provincial proposal, but subsequently included when the Planning Department perceived it appropriate to include it in the "Grow Bold" initiative.

2) The Province was clear and emphasized that no established communities would be included.

In the Aldershot Precinct, there are two (2) residential communities.

- a) White Oaks residential community
- b) Clearview Avenue/Queen Mary/St. Matthews residential community

Planning Department excluded (a) but not (b), and CONTINUE to do so, contrary to Provincial Government Guidelines but in lock-step with the "Grow Bold" goal.

This community consists of approximately 51 single family, detached residential homes dating back to 1942, including 9 plus new homes that are 10 years or less with a broad range of age demographics – young families with children, to seniors, and everything in between. There are no sidewalks, and families frequently walk, talk, and gather on the street, often with their young children. It is a close community. It is EXACTLY what the Province intended to exclude. The Department of City Building-Planning-Building and Culture Report dated April 2, 2019 also emphasized:

- a) (pg. 1) "Older neighbourhoods are important to the character and heritage of Burlington and intensification will be carefully managed to respect these neighbourhoods."
- b) (pg. 8) "Decisions affecting planning matters....shall be consistent with the PPS"
- c) (pg. 10) "Intensification shall be permitted only at the periphery of existing residential neighbourhoods.....provided that the built form, scale and profile development is well integrated within the existing neighbourhood

so that a transition between existing and proposed residential building is provided."

(The ADI Development buffered by Masonry Court was accepted as being peripheral to the Community – this Coletara Development invades the Community, has no serious integrated concepts and lacks any transition proposal that realistically provides integration from 7 % stories (previously asked for 6 stories) to single family, detached homes which make up the entire precinct.

- d) (pg. 11) Table 1 demonstrates that the developer virtually acknowledges that the proposal is so outsized and incongruous with the neighbourhood that it requires a multitude of zoning variations to accommodate its outsized concept – 14 in number including:
 - reduction to building setbacks
 - landscape areas
 - buffers
 - PARKING requirements
 - amenity areas

And why? To accommodate this 7 % story, 162 unit monolith from Clearview Avenue to St. Matthews.

Under no circumstances should this development proceed at 7 Y,stories. If the proposed development was 4 stories, it would not require the significant variations that add to the compromising of this neighbourhood.

This residential community was the only one that was not excluded from the GO station hubs by the Planning Department.

3) The Province provided that there would be a buffer between development and residential communities. As referred to above when the ADI Developments had the development approved on the north side of Masonry Court adjacent to the railway tracks, it met both criteria and did not impose on the residential community and the

buffer, Masonry Court, met the test. The subject applicant in this case meets neither criteria.

4) The Clearview/Queen Mary/St. Matthews residential community does not need to be included to achieve the population increase demands as anticipated by both the Provincial and Municipal Governments. Not only is there a great deal of property in the Hubs that are not residential communities, but the projected demands have already been accomplished. The disruption of the Clearview/Queen Mary/ St. Matthews residential community is unnecessary as well as wrong. If the proposed development was 4 stories it would not require the significant variations that add to the compromising of this neighbourhood.

5) A petition was circulated prior to the Council having this application worded as follows:

"ALDERSHOT MOBILITY PETITION

We, the undersigned of the Clearview, Queen Mary, St. Matthews residential community request the City of Burlington staff and council to recognize the Clearview, Queen Mary, St. Matthews community as an exclusion from the City of Burlington created Aldershot Mobility Hub proposed area with the same exclusion as the White Oaks community."

There were 48 supporters (a couple from the White Oaks Community). Five residences where the owners were away, and 2 properties that had been sold to Liv Communities (1-82 – 1086 St. Matthews) – Petition attached.

The Developer knew all the criteria from the beginning, but simply expected to be successful. We hope they are proven wrong.

Conclusions

- 1) _The Community would not oppose 3 to 4 storey townhouses.
- 2) The Community opposes the 7 Y:z storey (orig. 6) proposal with the variations

required to accommodate to this . (they may reluctantly accept 4 stories, although parking, buffer and setbacks must be appropriate to protect the neighbourhood).

- 3) The Community cannot oppose the Appeal if the City does not oppose this Proposal and support the Community.
- 4) The proposed parking is inadequate and will absolutely result in street parking on St. Matthews and Clearview creating a serious hazard for pedestrians and particularly children (there are no sidewalks on any of these streets). Parking time limits and enforcement will not solve the problem – and does the City want the headache and expense to enforce it?
- 5) Whatever goes up on this property will be inconsistent with the neighbourhood, therefore the Community would request complete fencing or a wall around the perimeter not only to define it as the only exemption moving forward, but more importantly, to minimize the ability and propensity of people and automobiles to access St. Matthews-Clearview. The fencing/wall should be complimented with a serious tree camouflage around the property.
- 6) Planning has never acknowledged that the Clearview/Queen Mary/St. Matthews "precinct" is a residential community worth preserving. The Community believes that the Planning Department refuses to acknowledge that they made an error, complicated by the fact that the Developer asserts that they worked with Planning and had an "Agreement" once they purchased the two properties at the north end of St. Matthews on the west side. The Community is not only disappointed but feels utterly betrayed by the actions of the Planning Department.
- 7) Whatever goes up on this property, the Community needs the City to extract an absolute commitment from the Developer to guarantee that no aspect of this construction will use St. Matthews, Clearview or Queen Mary at any time for construction equipment, deliveries or any provision of service to the site. The Developer will consent and encourage the City to pass and enforce By-laws to ensure that the above will be assured, and further any restrictions on hours of operation, noise restriction and policing of vehicles related to this project, including employee and construction parking and confirmation that they, the owners or any successors will not make application to open the currently closed access from Masonry to St. Matthews or Clearview Avenue and will provide an ombudsman to enforce no traffic on the residential streets named above.

8) The Clearview/Queen Mary/ St. Matthews community should be excluded from the Aldershot MTSA, and to achieve this, the Community supports the motion of the Mayor.

All of which is respectfully submitted,

Robert Martin



Select Language 'f

Mobility Hubs

- What is a Mobility Hub?
- Why is Burlington planning for Mobility Hubs?
- How is the city planning the Mobility Hubs?
- How can you get involved?
- How can I learn more?
- Key Documents

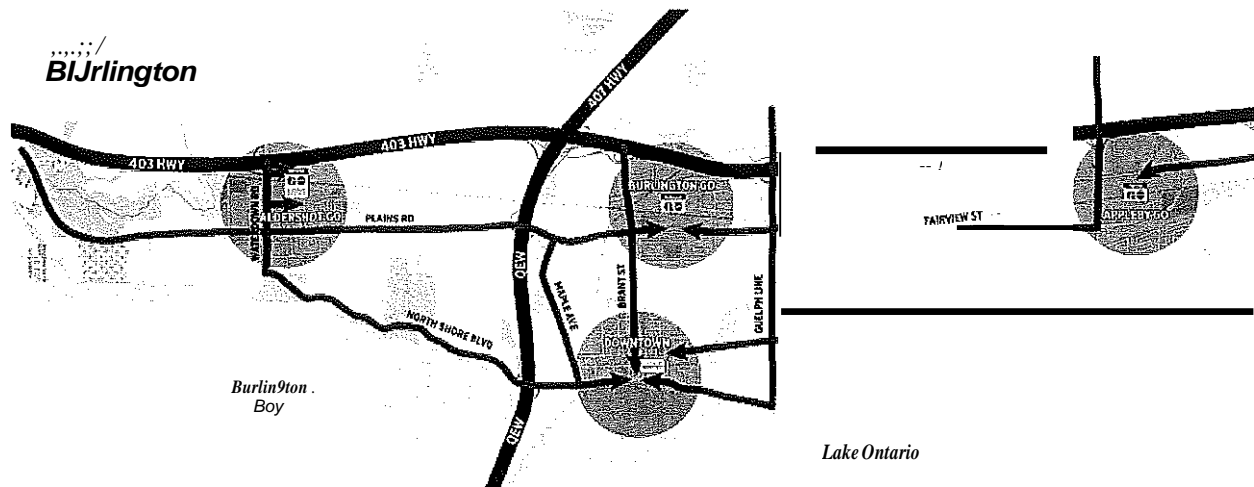
What is a Mobility Hub?

As Burlington grows over the next 20 years, new, complete, compact neighbourhoods will be built around the city's GO stations and the downtown. These areas are called Mobility Hubs.

A Mobility Hub is a location that has several transportation options and is a concentrated point for a mix of uses such as transit, employment, housing, recreation and shopping. Mobility hubs will be neighbourhoods that are environmentally friendly, infrastructure-efficient, walkable, bikeable and transit-oriented.

In Burlington, the Mobility Hubs will be planned and developed near the Aldershot, Burlington and Appleby GO stations as well as in the downtown.

Mobility Hub Locations



Please click on the buttons below for more information on each of Burlington's four Mobility Hubs. You will find information regarding upcoming events, how you can get involved and what we have heard from the community so far.

Downtown Mobility Hub

Aldershot GO Mobility Hub

Burlington GO Mobility Hub

Appleby GO Mobility Hub

Why is Burlington planning for Mobility Hubs?

Burlington is planning our city for the next 20 years, designing where and how land will be developed and how people will move through the city. Mobility Hubs play a significant role in this future vision for Burlington.

Burlington is undergoing an important transition; we are transforming and growing from a suburban to an urban community. With very little room left for traditional greenfield development, the city will focus future population growth in key areas - the Mobility Hubs.

Mobility Hubs are an important opportunity for the City of Burlington to build our city in a way that is sustainable and ensures Burlington has a thriving economic future, while maintaining many of the things we value about our city.

Mobility Hubs will be planned to be complete, compact and sustainable communities as identified through the Province of Ontario's growth plan, Places to Grow and supported by Halton Region's Official Plan. The Hubs will also take advantage of Metrolinx's planned Regional Express Rail which will feature two-way, all-day service every 15 minutes along the Lakeshore West line.

How is the city planning the Mobility Hubs?

The city is preparing secondary plans along with implementation strategies for each Mobility Hub. These plans will consider things like land use, urban design, servicing, public transportation, parking and parks and open space needs. There will be multiple opportunities for engagement on the secondary plans throughout the process.

Phase 1

- Review background information and conduct technical analysis for each of the areas identified as Mobility Hubs
- Conduct public consultation and stakeholder engagement
- Establish land-use and design framework
- Develop and evaluate draft concepts
- Select a concept for each Mobility Hub

Phase 2 [Currently Underway]

- Prepare area-specific plans for each Mobility Hub, including directions for policy and implementation
- Conduct public consultation and stakeholder engagement about each of the area-specific plans.

Phase 3

- Establish tools and strategies to implement each of the area-specific plans.

Mobility Hub Objectives

- Complete, compact and sustainable communities, with a mix of uses in walking distance of transit
- Population and employment densities to support local and regional transit
- Built form to achieve walkability, high-quality public spaces and design excellence
- A balanced multi-modal transportation network
- Land uses and building forms which are compatible with the surrounding area and achieve sensitive integration with existing areas
- Mix of housing types to support affordability and attract a broad range of demographics, including families
- New parks, trails, public realm and open spaces
- Protection of natural heritage
- Conservation of significant designated heritage resources.

How can you get involved?

To receive updates about engagement opportunities, please subscribe to this page in the top right-hand corner of this page or send your email address to mobilityhubs@burlington.ca.

Downtown Mobility Hub

Latest Update

Burlington's Proposed New Official Plan: Open Houses and Statutory Public Meeting

The third version of Burlington's proposed new Official Plan (February 2018) was released on Feb. 7, 2018. This version contains revisions that were made as a result of feedback the city received at the Nov. 30, 2017 statutory public meeting,

the Jan. 23, 24 and Feb. 6, 2018 public meetings, and through written submissions.

The proposed new Official Plan also contains the proposed new Downtown Precinct Plan and associated policies, developed to-date, from the on-going Downtown Mobility Hub Area Specific planning study.

The third version of Burlington's proposed new Official Plan [February 2018] is available on the new Official Plan web page: www.burlington.ca/newop

The city held three open houses in February 2018 to provide the public with the opportunity to review and discuss the proposed new Official Plan and proposed new Downtown Precinct Plan with representatives of the city.

The city also held a second Statutory Public Meeting on Feb. 27 and 28, 2018 to provide the public with the opportunity to provide comments to Burlington City Council on the proposed new Official Plan.

Resources/Helpful Links

- Planning and Building Committee Public Meeting Minutes- Feb. 27, 2018
- Staff Report PB-14-18 - Proposed New Official Plan (February 2018): Public Release and Second Statutory Public Meeting

View a video recording of the Feb. 27-28 meeting

What's Next?

April 2018 - Proposed New Official Plan Recommended for Adoption

A fourth version of the proposed new Official Plan, Grow Bold: Burlington's Official Plan (April 2018) was released on March 28, 2018, and is recommended for adoption. The proposed new Official Plan (April 2018) contains revisions based on feedback received at the February 27, 2018 Statutory Public Meeting, and through written submissions.



The proposed new Official Plan also contains the proposed new Downtown Precinct Plan and associated policies, developed to-date, from the on-going Downtown Mobility Hub Area Specific planning study.

A copy of the proposed new Official Plan (April 2018) and other supporting documentation can be found at: www.burlington.ca/newop.

Adoption

A report recommending adoption of Burlington's proposed new Official Plan will be presented to Burlington City Council at a meeting of the Planning and Development Committee on Tuesday, April 24 at 1 and 6:30 p.m., and if required, Wednesday, April 25 at 9:30 a.m. at City Hall in Council Chambers.

A special meeting of Burlington City Council to consider the proposed new Official Plan recommendation report will take place immediately follow the Planning and Development Committee meeting.

If you wish to delegate you must register by noon on Monday April 23rd. Please visit the city's webpage to register to delegate:
<https://www.burlington.ca/en/your-city/Delegation-Registration.asp>.

After Council adoption, the new Official Plan is subject to approval by Halton Region, and is then subject to appeals to the Local Planning Appeal Tribunal.

Aldershot GO Mobility Hub

Upcoming Events

In May 2017, we heard from the community about what people value in the area, and in September 2017 we received community feedback on two draft concepts showing different options where future growth could be accommodated. With that feedback, a high-level preferred concept for the Aldershot GO Mobility Hub was presented to the Planning and Development Committee of Council for consideration on Dec. 4, 2017. Please visit the "Past Events" section of the Aldershot GO Mobility Hub webpage for more information on the study process to-date.

We've taken that input, along with information from ongoing technical studies, to produce a draft precinct plan for the Aldershot GO Mobility Hub. The draft precinct

plan will define a vision for areas within the Mobility Hub, to guide future development through the use of land such as residential and commercial, height, urban design considerations and more.

We need to hear about what you like and don't like about the draft precinct plan. Your input is important and will be used to inform the development of the ultimate Area Specific Plan (secondary plan) for this area. Please join us to learn about how the area could grow and provide us with your feedback as we work towards a shared vision for the future of the Aldershot GO Mobility Hub.

Open House:

Thursday, May 3, 2018

Drop-in between 7 and 9 p.m.

East Plains United Church
375 Plains Rd East

If you can't attend on May 3, please drop by one of our other sessions:

- Monday, May 7 - Aldershot Arena (Community Room). 494 Townsend Ave. - between 6:30 - 8 p.m.
- Tuesday, May 8 - Aldershot Library (Program Room). 550 Plains Rd E - between 10:30 a.m. - noon

If you would like to be added to an email list to receive notifications and information about upcoming events for the Aldershot GO Mobility Hub, please email us at mobilityhubs@burlington.ca.

Burlington GO Mobility Hub

Upcoming Events

In May 2017, we heard from the community about what people value in the area, and in September 2017 we received community feedback on two draft concepts showing different options where future growth could be accommodated. With that feedback, a high-level preferred concept for the Burlington GO Mobility Hub was presented to the Planning and Development Committee of Council for consideration on Dec. 4, 2017. Please visit the "Past Events" section of the Burlington GO Mobility Hub webpage for more information on the study process to-date.

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We need to hear about what you like and don't like about the draft precinct plan. Your input is important and will be used to inform the development of the ultimate Area Specific Plan (secondary plan) for this area. Please join us to learn about how the area could grow and provide us with your feedback as we work towards a shared vision for the future of the Burlington GO Mobility Hub.

Open House:

Wednesday, May 2, 2018
Drop-in between 7 and 9 p.m.
Holiday Inn - Halton Hall
3063 South Service Rd,

If you can't attend on May 2, please drop by one of our other sessions:

- Friday, May 4 - City Hall (Room 305). 426 Brant St. - between 2 and 3:30 p.m.
- Monday, May 7 - Central Library (Centennial Hall). 2331 New St. - between 10:30 a.m. and noon

If you would like to be added to an email list to receive notifications and information about upcoming events for the Burlington GO Mobility Hub, please email us at mobilityhubs@burlington.ca.

Appleby GO Mobility Hub

Upcoming Events

In May 2017, we heard from the community about what people value in the area, and in October 2017 we received community feedback on two draft concepts showing different options where future growth could be accommodated. With that feedback, a high-level preferred concept for the Burlington GO Mobility Hub was presented to the Planning and Development Committee of Council for consideration on Dec. 4, 2017. Please visit the "Past Events" section of the Appleby GO Mobility Hub webpage for more information on the study process to-date.

We've taken that input, along with information from ongoing technical studies, to produce a draft precinct plan for the Appleby GO Mobility Hub. The draft precinct

plan will define a vision for areas within the Mobility Hub, to guide future development through the use of land such as residential and commercial, height, urban design considerations and more.

We need to hear about what you like and don't like about the draft precinct plan. Your input is important and will be used to inform the development of the ultimate Area Specific Plan (secondary plan] for this area. Please join us to learn about how the area could grow and provide us with your feedback as we work towards a shared vision for the future of the Appleby GO Mobility Hub.

Open House:

Thursday May 10, 2018

Drop-in between 7 and 9 p.m.

Appleby Arena - Multi-Purpose Room
1201 Appleby Line

If you can't attend on May 10, please drop by one of our other sessions:

- Friday, May 11 - Centennial Pool (Meeting Room] - 5151 New St. - 10:30a.m - noon
- Monday, May 14 - Centennial Pool (Meeting Room]. 5151 New St. - between 2 and 3:30 p.m.

If you would like to be added to an email list to receive notifications and information about upcoming events for the Appleby GO Mobility Hub, please email us at mobilityhubs@burlington.ca.

How can I learn more?

For more information, please feel free to contact the Mobility Hubs office at 905-335-7600, ext 7402 or mobilityhubs@burlington.ca

Key Documents

City of Burlington Official Plan Review: Mobility Hub Opportunities and Constraints Study (2014] - Appendix A

Grow Bold

Burlington's Mobility Hubs: Work Plan for Area Specific Planning (PB-48-16)

Mobility Hubs Study Terms of Reference (November 16, 2016)

Contacts:

Contact Department

Numbers

Links

Grow Bold

426 Brant Street, PO Box 5013
Burlington, ON L7R 3Z6

T: 905-335-7600 ext. 7378

F: 905-335-7880

Map this location

Email Grow Bold

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Privacy Policy and Terms of Use

Internet Performance Testing

General Information: 905-335-7600

Toll Free: 1-877-213-3609

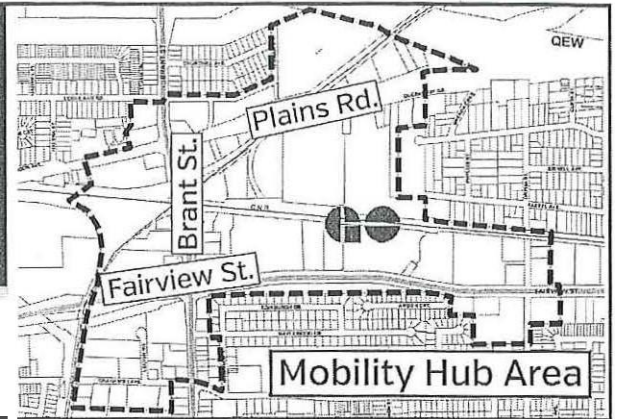
Email: cob@burlington.ca

Mailing: 426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Customer Service Button

Burlington GO Mobility Hub Study

**- Continue to Help Shape The Area Around
The Burlington GO Station**



What is the Mobility Hub Study?

As Burlington grows over the next 20+ years, complete, compact neighbourhoods will be built around the city's GO stations and the downtown. These areas are called Mobility Hubs.

The City is creating an Area Specific Plan (secondary plan) to guide future growth in the Burlington GO Mobility Hub. The plan will focus on creating a complete community that is environmentally-friendly, infrastructure-efficient, walkable, bikable, and supports local and regional transit with a mix of uses such as employment, housing, recreation and shopping.

What has happened to date?

In May 2017, we heard from the community about what people value in the area, and in September 2017 we received community feedback on two draft concepts showing different options where future growth could be accommodated.

We've taken that input, along with information from ongoing technical studies, to produce a draft precinct plan for the Burlington GO Mobility Hub. The draft precinct plan will define a vision for areas within the Mobility Hub, to guide future development through the use of land such as residential and commercial, height, urban design considerations and more.

Why should I attend this Open House?

The concept has evolved into a draft precinct plan, and we need to hear what you like and don't like about it. Your input is important and will be used to inform the development of the ultimate Area Specific Plan [secondary plan] for this area.

Please join us to learn about how the area could grow and provide us with your feedback as we work towards a shared vision for the future of the Burlington GO Mobility Hub.

For more information about the Mobility Hub Study or to be included on our mailing list, please contact us at 905-335-7600, ext. 7402 or mabilityhubs@burlington.ca.

Open House:

Wednesday, May 2, 2018

**Drop-in between
7 to 9 p.m.**

**Holiday Inn - Halton Hall
3063 South Service Road**

**If you can't attend on May 2,
please drop by one of our
alternate sessions:**

- Friday, May 4 - City Hall - Room 305 - 2-3:30 p.m.;
- Monday, May 7 - Central Library [Centennial Hall] - 10:30 a.m. - Noon

Project Stages



burlington.ca/mobilityhubs
burlington.ca/growbold



CITY OF
Burlington

GROVE PARK / ST. MATTHEW'S NEIGHBOURHOOD PRECINCT

COMMENT SHEET – May 3, 2018

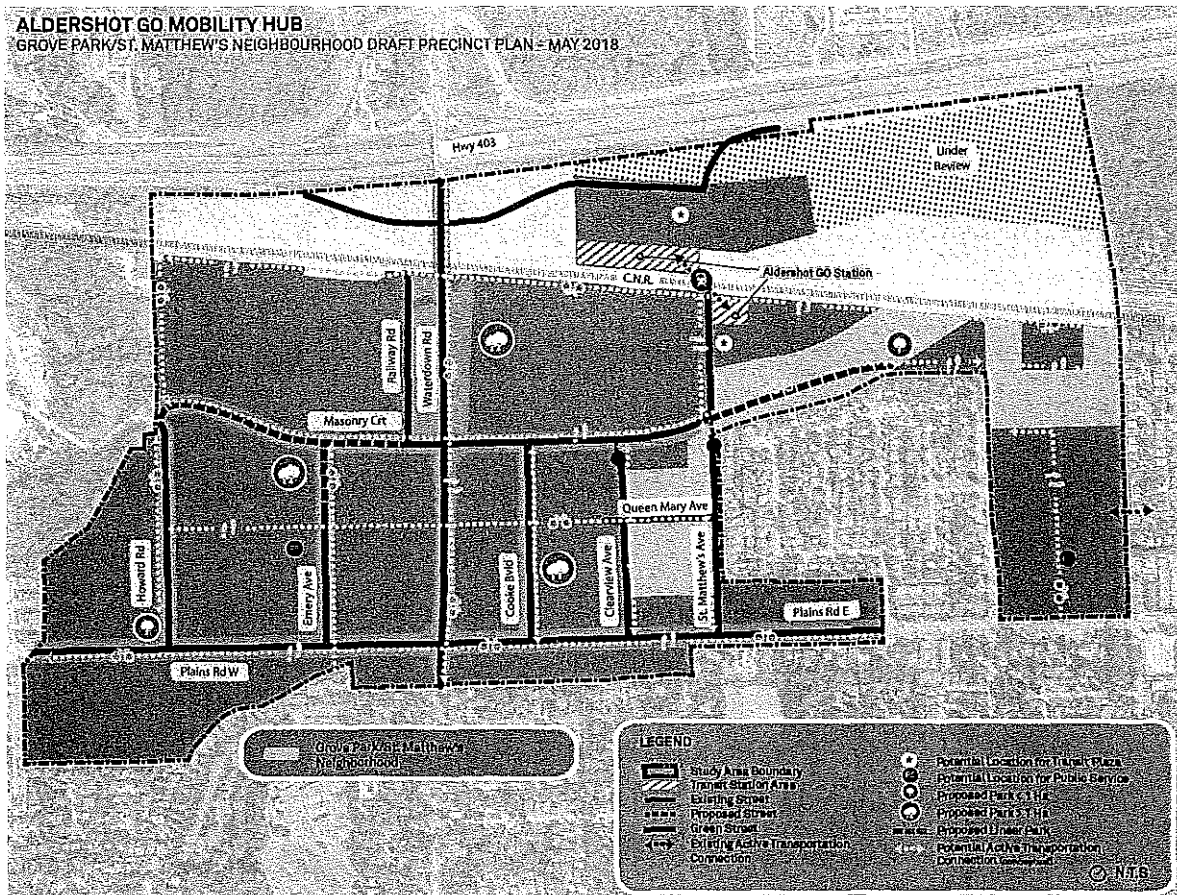
Please review the Grove Park/St. Matthew's Neighbourhood Precinct for the Aldershot GO Mobility Hub and answer the questions on other side of this page.

INTENTION STATEMENT

The Grove Park/St. Matthew's Neighbourhood Precinct will maintain the low-rise residential and neighbourhood character of the area and provide an effective and compatible transition to established neighbourhoods outside of the mobility hub. Limited development opportunities may exist within the precinct given the neighbourhood's close proximity and existing linear public access to the Aldershot GO station. Development will be in the form of low-rise residential, including single and semi-detached houses as well as street-oriented townhouses which will be compatible with the existing neighbourhood. New and/or enhanced multi-modal connections to the Aldershot GO station will be established using existing streets.

KEY DIRECTIONS

- Provide for street-oriented townhouses with the exception of stacked and back-to-back forms of townhouses.
- Enhance existing streets to provide a high degree of permeability to the Aldershot GO station and accommodate active transportation and transit.
- Prohibit closures of existing public streets.
- Achievement of complete streets.
- Require built form and design measures to achieve effective transitions and a high degree of compatibility with adjacent neighbourhoods/areas.



Please note that the draft precinct plan, precinct boundaries, associated intention statements and key directions are preliminary and subject to change as a result of on-going technical studies and community and stakeholder feedback.

MID-RISE RESIDENTIAL. L PRECINCT

COMMENT SHEET – May 3, 2018

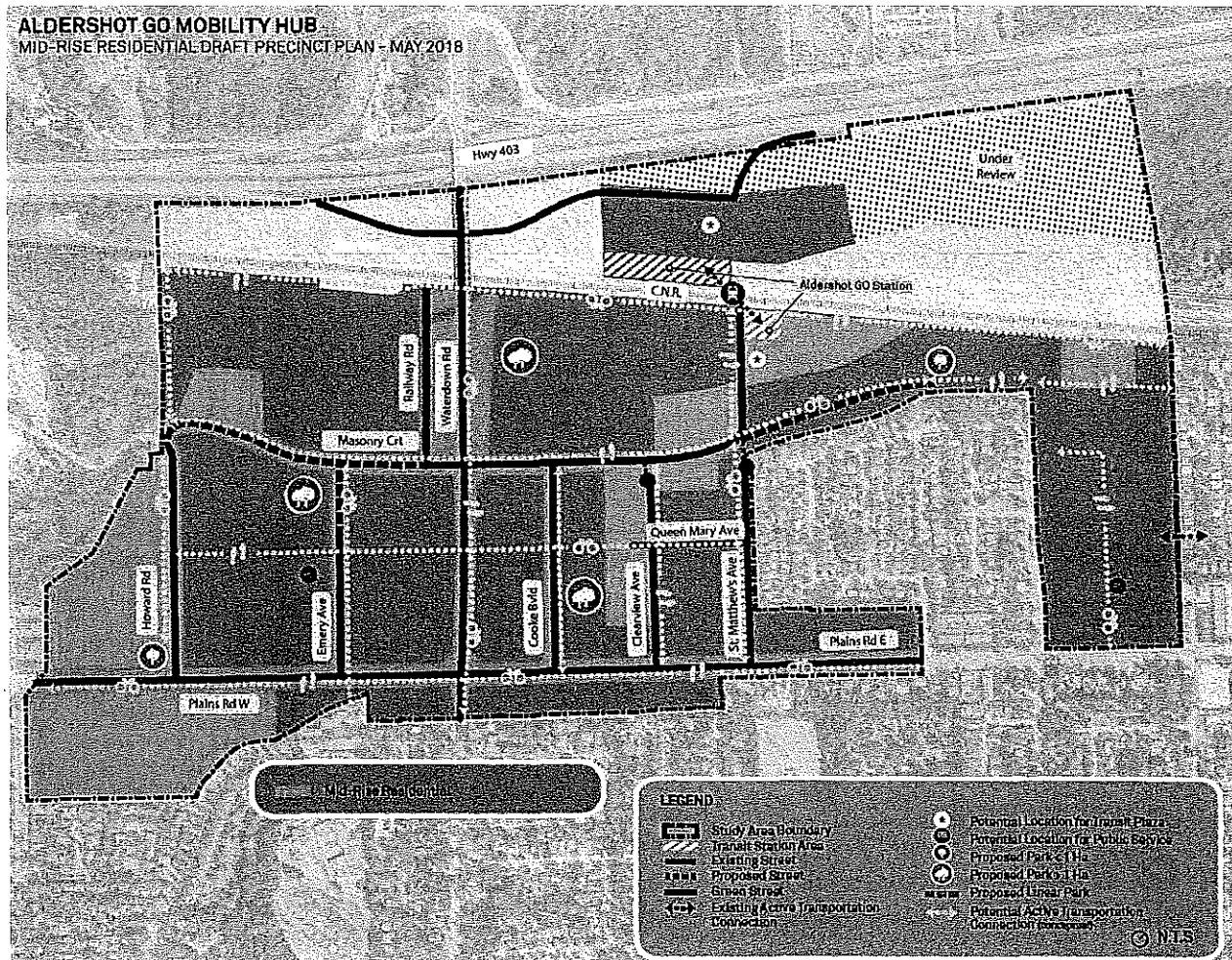
Please review the Mid-Rise Residential Precinct for the Aldershot GO Mobility Hub and answer the questions on other side of this page.

INTENTION STATEMENT

The **Mid-Rise Residential Precinct** will support the development of compact urban residential communities within the mobility hub. This precinct will provide a variety of housing forms at a lower scale and intensity not otherwise provided for in the mobility hub and which will accommodate a wide range of demographics through the development of family-oriented housing, ground-oriented housing, associated supporting amenities and other community features. Development will be in the form of low and/or mid-rise building forms consisting of 11 storeys or less and may serve as a transition to adjacent precincts and/or areas.

KEY DIRECTIONS

- Establish a **maximum building height of 11 storeys** in a mid-rise or low-rise form.
- Provide opportunities for a range of low-rise and mid-rise building types including new ground-oriented housing formats (such as townhomes).
- Permit opportunities for commercial activities at street level on strategic streets.
- Require the provision of Transportation Demand Management (TDM) and mitigation measures within developments, such as car-share, transit passes, shared parking facilities, etc.
- Provide for a range of units types and sizes (i.e. "Missing Middle").

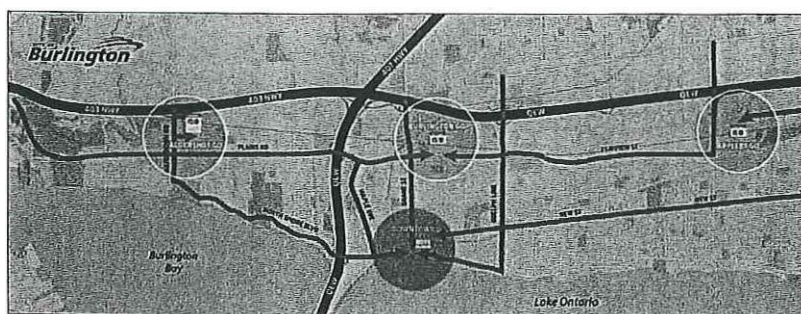


Please note that the draft precinct plan, precinct boundaries, associated intention statements and key directions are preliminary and subject to change as a result of on-going technical studies and community and stakeholder feedback.



• Purpose of this Workshop

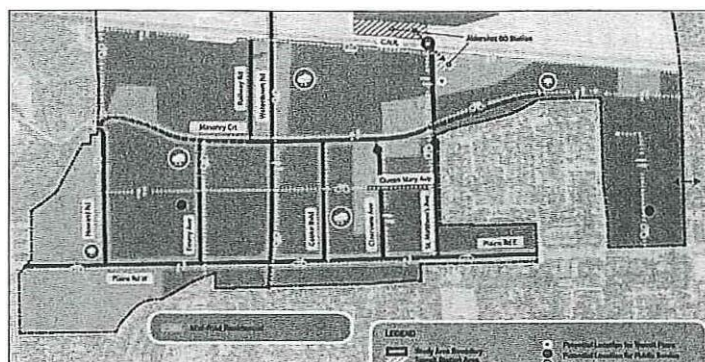
- Present Draft Precinct Plans for the 3 GO Station Mobility Hubs
- Continue the conversations that began with the public in May 2018
- Discuss precincts and their key policy directions
- Collect feedback to be used as a key input into the Area Specific Plans



Mid-Rise Residential Precinct

INTENTION STATEMENT

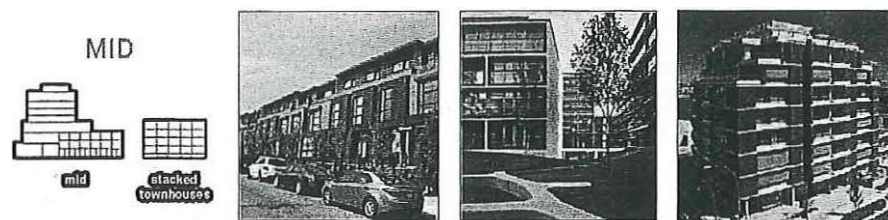
- Support the development of compact urban residential communities with a variety of low and/or mid-rise housing forms
- Accommodate a wide range of demographics
- Transition to adjacent precincts and/or areas-



Mid-Rise Residential Precinct

KEY DIRECTIONS

- Maximum 11storeys in a mid-rise or low-rise form (inclusive of community benefits)
- Opportunities for commercial activity at the street
- Provide for a range of unit types and sizes



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CITY OF
Burlington

SUBJECT: Information report regarding official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086, and 1090 St. Matthew's Avenue

TO: Planning and Development Committee

FROM: Department of City Building - Planning Building and Culture

Report Number: PB-28-19

Wards Affected: 1

File Numbers: 505-01/19 and 520-02/19

Date to Committee: April 2, 2019

Date to Council: April 23, 2019

Recommendation:

Receive and file department of city building report PB-28-19 regarding official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue.

Purpose:

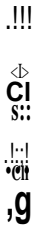

The purpose of this report is to provide background information for the Statutory Public Meeting for this development application. The following objectives of Burlington's Strategic Plan (2015-2040) apply to the discussion of the subject application:

A City that Grows:

- Intensification
 - o 1.2.a) Growth is being achieved in mixed-use areas and along main roads with transit service, including mobility hubs, downtown and uptown.
 - o 1.2 e) Older neighbourhoods are important to the character and heritage of Burlington and intensification will be carefully managed to respect these neighbourhoods.
- Focused Population Growth
 - o 1.3.a) Burlington is an inclusive and diverse city that has a growing proportion of youth, newcomers and young families and offers a price range and mix of housing choices.

ft:-

REPORT FACT SHEET

RECOMMENDATIONS: None; For Information Only Ward No.: 1		
	APPLICANT:	MHBC Planning Ltd.
	OWNER:	LIV Communities and Hamilton Meeting Rooms Association
	FILE NUMBERS:	505-01/19 and 520-02/19
	TYPE OF APPL/CATION:	Official Plan and Zoning By-law amendments
	PROPOSED USE:	6 storey residential apartment building with 160 units.
	PROPERTY LOCATION:	East side of Clearview Ave. and west side of St. Matthew's Ave. South side of Masonry Court, west of the Aldershot GO Station.
	MUNICIPAL ADDRESSES:	1085 Clearview Ave., 1082, 1086 and 1090 St. Matthew's Ave.
	PROPERTY AREA:	0.63 ha
	EXISTING USE:	Place of worship - 1085 Clearview Ave. and 1082 St. Matthew's Ave. Residential – 1086 and 1090 St. Matthew's Ave.
Documents	OFFICIAL PLAN Existing:	Residential - Low Density
	OFFICIAL PLAN Proposed:	Residential - High Density
	ZONING Existing:	Residential (Low Density) R2.1 zone
	ZONING Proposed:	Residential (High Density) RH1- site specific
Processing Details	APPL/CATION RECEIVED:	January 14, 2019
	STATUTORY DEADLINE:	August 12, 2019 (210 days)
	NEIGHBOURHOOD MEETING:	October 29, 2018
	PUBLIC COMMENTS:	Staff have received 22 written comments (Appendix C)

Background and Discussion:

On January 14, 2019 the Department of City Building received a complete application for an Official Plan and Zoning By-law Amendment for 1085 Clearview Ave., 1082, 1086, and 1090 St. Matthew's Ave. The application proposes a mid-rise, 6-storey residential building with 160 units on the subject lands. The location of the subject lands is illustrated in Appendix A to this report. A detail sketch of the development proposal is provided in Appendix B.

Site Description

The subject properties, known as 1085 Clearview Ave., and 1082, 1086, and 1090 St. Matthew's Ave. are located on the south side of Masonry Court, bound by Clearview Ave. to the west and St. Matthew's Ave. to the east. Currently the subject property is developed with a place of worship building at 1085 Clearview Ave. and a building accessory to this use located at 1082 St. Matthew's Ave. The properties located at 1086 and 1090 St. Matthew's Ave. are currently developed with detached dwellings and have been assembled for the purposes of this development application. The lands occupied by the place of worship are currently accessible by driveway entrances from St. Matthew's Ave., Clearview Ave. and Masonry Court. The subject lands are rectangular in shape and have a combined area of approximately 0.63 hectares with approximately 137 metres of frontage along Masonry Court.

Surrounding land uses:

- North: lands for the Aldershot GO Station including parking area, station platforms, and additional vacant land to be developed for the transit station. North-west are lands at 101 Masonry Court which are being developed for residential use, known as Station West, by ADI Development Group.
- South: single detached dwellings fronting onto Clearview Ave., St. Matthew's Ave. and Queen Mary Ave
- East: cul-de-sac of St. Matthew's Ave. and low density residential dwellings on St. Matthew's Ave., Grove Park Dr. and Bedford Ave.
- West: cul-de-sac of Clearview Ave. and low density residential dwellings on the west side of Clearview. Further west is Cooke Blvd. which is developed with employment uses.

Description of Application

MHBC Planning Ltd. has made application for Official Plan Amendment and Zoning By-law Amendment on behalf of LIV Communities and the Hamilton Meeting Rooms

Association for the subject lands. These applications have been made to permit the development of a mid-rise, 6-storey residential building with 160 dwelling units, resulting in a density of approximately 255 units per hectare. The proposed residential units range from 1-bedroom units to 2-bedroom units with a den. The following table illustrates the type and quantity of dwelling units proposed:

Type of Unit	Number of Units	Floor Area Range of Units
1 bedroom	29	48-57m ² (517-622 ft ²)
1 bedroom + den	95	55-64m ² (602-690 ft ²)
2 bedroom	11	63-72m ² (688-783 ft ²)
2 bedroom + den	25	75-93m ² (814-1007 ft ²)

A total of 203 vehicle parking spaces are proposed for the site, with 154 spaces being located in one level of underground parking, and 49 spaces located at-grade in the proposed side and rear yard areas of the property. Two driveway entrances are proposed from Masonry Court, located at the far east and west ends of the property. No driveway access is proposed to be provided to the property from Clearview Ave. or St. Matthew's Ave. Access to the underground parking structure is proposed on the west side of the building. The main pedestrian entrance for the building is proposed on Masonry Court, in the centre of the building, and a second main entrance to the building is proposed next to a drop-off area at the rear of the building. An indoor bicycle storage area with capacity for 88 bicycles is proposed on the ground floor of the building.

The proposed 6-storey building is approximately 107 metres in length adjacent to Masonry Court, and has a depth of approximately 22 metres. The proposed building height is 19.5 metres to the roofline, and 23.5 metres to the top of the mechanical penthouse, located in the centre of the roof. The building is proposed to be situated approximately 3 metres from the front property line at Masonry Court, 17.1 metres from the westerly property line, 12.5 metres from the easterly property line, and 20.3 metres from the rear (south) property line. The proposed building and mechanical penthouse fit within a 45-degree angular plane taken from the rear lot line abutting adjacent residential properties to the south. The applicant has proposed terracing on the easterly side of the building, from the 3rd to the 6th storeys as a transition from the existing low density residential dwellings located on St. Matthew's Ave. The building is proposed to have at-grade patios in the front yard area for the ground-floor units adjacent to Masonry Court.

The applicant has proposed a combined total of 2,552m² indoor and outdoor amenity area. The largest common outdoor amenity area is proposed to be 572m² and located behind the apartment building between the two parking areas. Two common indoor

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about
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addressed in report
of Urban Design Review
Panel.

amenity area rooms are proposed to be located on the first floor of the building with a combined total area of 313m².

In order to facilitate the proposed development, the applicant has submitted applications for Official Plan Amendment and Zoning By-law Amendment. The Official Plan Amendment application seeks to redesignate the lands from the Residential - Low Density designation to the Residential – High Density designation. The Zoning By-law Amendment application seeks to rezone the lands from the Low Density Residential (R2.1) zone to the Residential High Density (RH) zone to allow for the provisions.

The site-specific provisions are detailed in the reduction to building setback, (Jandsji:ciug n J!X. ran ?J' 11lg, as well as increased residential density, and permission for placement of patios in the front yard and a second driveway. A table outlining the proposed site specific provision is provided in the Zoning By-law discussion in this report.

Technical Reports

The following documentation and plans were submitted in support of the application. This information can also be accessed online at: www.burlington.ca/1085Clearview

- **Planning Justification Report.** Prepared by MHBC Planning Ltd., dated December 2018.
 - o This report discusses the merits of the development with respect to provincial, regional, and local policy and regulation.
 - o The report concludes that the City's existing Zoning By-law regulations and Official Plan policies, as they relate to the subject property, are not consistent with the Provincial Policy Statement, and do not conform to the Growth Plan and the Regional Official Plan. The report further concludes that the proposal provides appropriate intensification of the lands and is consistent with, and conforms to, the Provincial Policy Statement, Growth Plan, and Region of Halton Region Official Plan.
- **Urban Design Brief.** Prepared by MHBC Planning Ltd., dated December 2018.
 - o This document addresses the proposal with respect to the City's Official Plan policies for building and site design, and public realm enhancements.
 - o The document summarizes how the proposed building and site layout address the comments provided by the Burlington Urban Design Review Panel.
- **Site Plan and Architectural Drawings.** Prepared by Kirkor Architects and Planners, dated December 20, 2018.
 - o This drawing set includes the site plan and building statistics, floor plans and unit sizes, underground parking plan, building elevations, building cross-section as well as a 45-degree angular plane diagram, and architectural renderings showing the proposed design materials and facade treatment of the building.
- **Height Survey of Adjacent Buildings.** Prepared by MHBC Planning Ltd. Dated December 12, 2018.

- o Provides the number of storeys for existing and approved buildings surrounding the property, as well as the height of the proposed building.
- **Shadow Impact Study.** Prepared by MHBC Planning Ltd., dated December 21, 2018.
 - o This report summarizes the findings of the sun shadow modelling for the proposed building in the months of March, June, September and December.
 - o The report concludes that the longest periods of sun-shadowing on Masonry Court and neighbouring properties on St. Matthew's Ave. are to occur during the winter solstice (December 21).
- **Transportation Impact, Parking, and TOM Study.** Prepared by Paradigm Transportation Solutions Limited, dated December 2018.
 - o This report provides a detailed review of the existing and forecasted vehicle traffic in the area of the proposal, examines the parking rate, and provides suggestions for Transportation Demand Management measures that can be undertaken to reduce the number of trips made by automobile.
 - o The report concludes that the site is estimated to generate approximately 41 new AM peak hour vehicle trips and approximately 53 new PM peak hour vehicle trips, and that the intersections within the study area are forecast to operate with levels of service similar to the background traffic condition.
 - o The report indicates that the proposed parking rate is in keeping with the recommendations of the Burlington City-Wide Parking Standards Review by IBI Group Inc. for apartment buildings in intensification areas.
- **Arborist Report and Tree Inventory, Protection, and Removals Plan.** Prepared by MHBC Planning Ltd., dated July 2018.
 - o A total of 55 trees were surveyed for the purposes of the proposed development. 50 trees are proposed to be removed, with all surveyed trees on the residential properties to the south to remain. One tree located on the subject lands is proposed to be retained in the south-west corner of the site.
- **Landscape Concept Plan.** Prepared by MHBC Planning Ltd., dated December 13, 2018.
 - o Depicts the planned landscaping concept and surface treatments for the proposed development.
- **Functional Servicing & Stormwater Management Report.** Prepared MTE Consultants Inc., dated December 20, 2018 (Revised January 11, 2019)
 - o The report recommends that the site can be adequately serviced with existing water infrastructure (subject to fire flow investigation), and existing sanitary sewer infrastructure. Stormwater runoff from the site will be mitigated through a storage tank and treated for quality control before discharging into the existing storm sewer infrastructure.
- **Existing Conditions Plan.** Prepared by MTE Consultants Inc., dated December 10, 2018.
 - o Depicts the existing site grading, buildings, and surfaces of the site

- Preliminary Site Servicing Plan. Prepared by MTE Consultants Inc., dated December 11, 2018
 - o Depicts the proposed servicing of the site to existing municipal infrastructure
 - Preliminary Grading Plan. Prepared by MTE Consultants Inc., dated December 11, 2018.
 - o Depicts the proposed grading of the site and directional flows of surface water to proposed infrastructure or to overland flow route.
 - Topographic Survey and Existing Site Servicing Plan. Prepared by J.D. Barnes Ltd., dated September 27, 2018.
 - o Depicts the site boundary, grade points, location of existing utilities, buildings, and landscape features.
 - Geotechnical Report. Prepared by Soil Mat Engineers and Consultants Ltd., dated November 10, 2018 (Revised December 20, 2018).
 - o Provides an analysis of the sub-surface conditions of the property with respect to the proposed development.
 - Noise Assessment. Prepared by Novus Environmental, dated December 12, 2018
 - o The report assesses the noise impacts on and from the proposed development and concludes that enhanced glazing and mandatory air conditioning be provided for the units most impacted by transportation noise sources. All other units will require forced air heating and the provision for air conditioning.
 - o Warning clauses should also be included in agreements registered on title for the residential units.
 - o Impacts of the proposed development on the surroundings are expected to meet the applicable guideline limits. An Acoustical Consultant should review the acoustical requirements as they relate to the mechanical systems servicing the building at the final building design stage.
 - Phase One Environmental Site Assessment. Prepared by Soil Mat Engineers and Consultants Ltd., dated November 14, 2018.
 - o The report reviews the potential environmental contamination on the site.
 - o One area of Potential Contaminating Activity was noted and is described as an area of fill material of unknown quality. The report author recommends further investigation through a Phase Two ESA.
-

Policy Framework:

The application is subject to the following policy framework: The Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), the Halton Region Official Plan, the City of Burlington Official Plan, and the City of Burlington Zoning By-law 2020, as amended. Detailed analysis of conformity with applicable policies from these documents will be addressed in a subsequent

recommendation report. This report will provide an overview of the above-noted policy framework as it relates to the development application.

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) is intended to provide broad policy direction on matters of land use and development that are of provincial interest. The PPS provides policies for development based on efficient use of land and infrastructure, protection of natural resources, and residential and employment area development including a range and mix of uses. The PPS requires that settlement areas shall be the focus of growth and development. Decision affecting planning matters made on or after April 30, 2014 "shall be consistent with" the PPS.

Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was updated in 2017 and the revised plan came into effect on July 1, 2017. The Growth Plan provides specific growth management policy direction for the Greater Toronto and Hamilton Area (GTHA) and focuses development in the existing urban areas through intensification. The guiding principles of the Growth Plan include building complete communities that are vibrant and compact, and utilizing existing and planned infrastructure in order to support growth in an efficient and well-designed form.

Section 2.2.1.2 c) of the Growth Plan identifies that within settlement areas, growth will be focused in delineated built up areas, strategic growth areas, locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and, areas with existing or planned public service facilities. Strategic Growth Areas, within settlement areas, are nodes, corridors, and other areas identified by the municipalities or the province to be the focus of intensification and higher density mixed uses in a more compact built form.

Major transit station areas (MTSA), among others, are identified as Strategic Growth Areas in the Growth Plan, and are defined as:

The area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus station in an urban core. MTSA's generally are defined as the area within an approximate 500 metre radius of a transit station, representing about a 10-minute walk.

Higher Order Transit is defined in the Growth Plan as:

Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability

greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way

The Aldershot GO Station is considered a higher order transit station. The subject lands at 1085 Clearview Ave, and 1082, 1086 and 1090 St Matthew's Ave. are located approximately 250 metres from a pedestrian entrance to the Aldershot GO Station, and therefore, the subject lands are located within a Major Transit Station Area.

A detailed review of the applicable policies of the Growth Plan will be included in a future recommendation report

Metrolinx 2041 Regional Transportation Plan

The 2041 Regional Transportation Plan (RTP) was released in 2018 as an update to the 2008 Regional Transportation Plan entitled The Big Move. The 2041 RTP supports the policy framework for the Growth Plan for the Greater Golden Horseshoe, 2017, by providing guiding policies for creating an integrated, multimodal regional transportation system that will serve the needs of residents, businesses and institutions into the future. Through the 2041 RTP, Mobility Hubs and Major Transit Station Areas along Priority Corridors are identified as being the focal areas for development.

Halton Region Official Plan

The subject lands are designated as "Urban Area" in accordance with the Halton Region Official Plan (ROP). The Urban Area objectives promote growth that is compact and transit supportive. This land use designation also encourages intensification and increased densities. The ROP identifies "Intensification Areas" as those areas within the Urban Area that will be the primary focus for accommodating intensification. Major Transit Station Areas are acknowledged as Intensification Areas. In keeping with the provincial Growth Plan, areas within 500m radius of a higher order transit stations are identified in the ROP as Major Transit Station Areas. The lands surrounding the Aldershot GO Station are a Major Transit Station Area, and therefore, the subject lands are situated within an Intensification Area. The ROP states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws, and that all development shall be subject to the policies of the ROP.

City of Burlington Official Plan

The subject lands are designated as "Residential – Low Density" on Schedule B – Comprehensive Land Use Plan – Urban Planning Area of the City's Official Plan. The general policies of this designation allow single, semi-detached dwellings, and other forms of compatible ground-oriented housing, with a density up to 25 units per hectare. This development application seeks to redesignate the property to the Residential – High Density designation. The Official Plan states that residential development and

residential intensification is encouraged within the Urban Planning Area in accordance with the Provincial growth management objectives, while recognizing that the amount and form of intensification must be balanced with other planning considerations such as infrastructure capacity compatibility and integration with existing residential neighbourhoods. In the Residential – High Density areas, either ground or non-ground-oriented housing units with a density between 51 and 185 units per net hectare shall be permitted.

With respect to housing intensification, the Official Plan provides the objective to encourage the re-development of underutilized residential lands where appropriate at the periphery of existing residential neighbourhoods for non-ground-oriented housing purposes. Applications for housing intensification within established neighbourhoods are tested based on a framework of criteria including consideration of: infrastructure servicing capacity, parking, traffic impacts, proximity to transit, compatibility of the built form with the existing neighbourhood, vegetation, sun-shadow on surrounding properties, accessibility to community services, and capability to provide adequate buffering to minimize impacts. Additionally, the OP provides that proposed on-ground oriented housing intensification shall be permitted only at the periphery of existing residential neighbourhoods on properties abutting, and having direct vehicular access to, major arterial, minor arterial, or multi-purpose arterial roads and only provided that the built form, scale and profile development is well integrated within the existing neighbourhood so that a transition between existing and proposed residential buildings is provided.



City of Burlington Adopted Official Plan, 2018

The City's proposed New Official Plan was adopted by Council on April 26, 2018 and has been developed to reflect the opportunities and challenges facing the City as it continues to evolve. Halton Region has identified areas of non-conformity, and as such, the adopted Official Plan will be subject to additional review and revision prior to its approval. Further, City Council has directed a new staff review and public engagement process to consider potential modifications, including a review of height and density provisions. As a result, no weight is placed on the policies of the adopted Official Plan in the review of this application at this time.

Aldershot GO Station Mobility Hub Area Specific Plan

The subject lands are located within the proposed Aldershot Mobility Hub boundary. On July 12, 2018 Mobility Hubs staff presented Report PB-65-18 to the Committee of the Whole (COW) which set out the draft precinct plans for the GO Station Hubs (Aldershot, Burlington and Appleby), and to receive Council feedback. The subject lands, with the exception of 1085 Clearview Ave., were identified as part of the Grove Park/St.

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*White Valley residents
— Council*

Matthew's Neighbourhood Precinct which envisioned a low-rise built form. 1085 Clearview Ave. was identified as part of the Mid-Rise Residential Precinct. At the July 12, 2018 COW meeting, a motion was carried to direct staff to include both sides of Clearview Ave. in the Grove Park/St. Matthew's Neighbourhood, which would capture 1085 Clearview Ave. in this low-rise land use category. To date, the Area Specific Plan for the Aldershot GO Station area has not been finalized.

City of Burlington Zoning By-law

The subject property is zoned Low Density Residential (R2.1) in the City of Burlington's Zoning By-law No. 2020. The R2.1 zone permits detached dwellings, as well as one accessory dwelling unit per dwelling subject to certain provisions.

The Zoning By-law Amendment proposes to rezone the property to Residential High Density (RH1). The RH1 zone permits apartment buildings, stacked and back-to-back townhouse, street townhouses, retirement homes, community institutions, as well as a lodge, fraternity, or private club. The applicant has proposed certain site-specific zoning regulations to the RH1 zone for the development. Additional deficiencies may be identified throughout the application review process. The table below outlines a preliminary review of the zoning for the proposed development:

Table 1: RH4 Zone Requirements and Proposal

Regulation	Required (RH1 Zone)	Requested	Site Specific Req
Lot Width	30m	45m	No
Lot Area	0.2ha	0.63ha	No
Yard Abutting Masonry Court	7.5m	2m	Yes
Yards Abutting Clearview Ave. and St. Matthew's Ave.	7.5m	Clearview: 1?m St. Matthew's: 12.4m	Yes
Yard Abutting R2.1	15m	20.2m	No
Density	50-75 units/hectare	255 units/hectare	Yes
Height	6 storeys max.	6 storeys	No
	15m ² /efficiency	15.95m ² /unit	Yes
Amenity Area	20m ² /bedroom = 4,160m ²	= 2,552m ²	
Landscape Area	4.5m abutting a street	Masonry: 0m Clearview: 1.0m	Yes

		St. Matthew's: 1.2m	" / \
Landscape Buffer	6m abutting R2.1	1.2m	" Yfi(' . .
Encroachment into Landscape Buffer (underground parking)	Not permitted	Permit	Yes
Underground parking structure setback from all property lines and street lines	3m	North: 3m South: 1.8m East: 1.3m West: 1m	Yes
Parking	1.25 per 1bdm unit 1.5 per 2bdm unit 0.35 per unit - visitor Occupant = 209 spaces (1.25x124) + (1.5x36) Visitor = 56 spaces (0.35 x 160) Total = 265 spaces	1.0 per unit 0.25 per unit - visitor 3 additional spaces Total Proposed = 203 spaces	Yes /
Accessible Parking	209 x 3% = 7 56 = 2 Required = 9 spaces	6 spaces	Yes
Setback from window of habitable room on first level to driveway or parking space	9m to driveway 6m to parking space	2.5m from loading space 3.5m to driveway (ramp entrance)	Yes
Driveway and Parking Spaces setback from R2.1 zone	6m	1.5m	Yes
Ground level patios in yard abutting Masonry Court	Not permitted in a required landscape area	Permit in Om landscape area abutting Masonry Court	Yes
Number of Driveways	1	2 from Masonry Crt. (6m wide each)	Yes

The existing regulations under the Residential Low Density R2.1 zone are contained in the following table:

Regulation	R2.1 Requirement
Lot Width	18m
Lot Area	700m ²
Front Yard	11m
Rear Yard	10m (4.5m on a corner lot)
Side Yard	With attached garage or carport: 10 % of actual lot width Without attached garage or carport: 10% of actual lot width, 3 m minimum on one side
Street Side Yard	4.5m
Parking	2 spaces per unit (can include one space in an attached or detached garage)

Technical Review

The Official Plan and Zoning By-law Amendment applications and supporting documents were circulated for review to internal departments and external agencies in February 2019. Not all agency comments have been received as of the date of this report. A future staff report will contain a summary of all agency comments for this file. To date, the following comments have been received with respect to this application.

City of Burlington - Site Engineering

Site Engineering staff have reviewed the application materials and have provided comment that revisions to the submitted technical documents and plans will need to be made and reviewed prior to a final recommendation. The applicant will be required to submit a Phase Two Environmental Site Assessment, as further investigation is recommended by the Phase One ESA report. Site Engineering staff would also like to have additional engineering drawings of the proposed underground parking area. A

construction and mobility management plan will need to be submitted in order to clarify how on-site activities will be accommodated on the property and whether there will be a requirement to temporarily utilize adjacent right-of-ways for construction management and staging. The submitted Noise Study will need to be updated to include the most recent traffic data from the City with regard to traffic volumes on adjacent roads. The applicant will be required to submit a revised Functional Servicing Report and Stormwater Management Report and related drawings (Existing Conditions and Removals Plan, Preliminary Servicing Plan, Preliminary Grading Plan) to the satisfaction of Site Engineering staff.

City of Burlington - Accessibility Coordinator

The City's Accessibility Coordinator has provided comment that the applicant needs to revise their plans to add a "Type A" (van accessible) barrier free parking space and "Type B" (standard) barrier free parking space in the proposed surface parking area. Remaining required barrier free spaces (2 Type A and 2 Type B) should be located in the underground parking area near the elevator lobby.

CN Rail

CN Rail has provided comment that they will review the noise study that was submitted with the application to confirm if it has been completed to their satisfaction. They have advised that the developer will need to enter into a development agreement and environmental noise easement with respect to the proximity to CN Rail's lands.

MTO

The MTO has provided comment that the application is out of the permit control area and therefore, MTO development permits are not required.

Halton District School Board

The HDSB has provided comment that the proposal falls within the catchment area for four local schools which are operating at or under capacity, and that potential students generated from the development are expected to be accommodated in the area, although this cannot be guaranteed. Standard development conditions are provided.

Financial Matters:

In accordance with the Development Application Fee Schedule, all fees determined have been received.

Public Engagement Matters:

Public Circulation

The application was subject to the standard circulation requirements. A public notice and request for comments were circulated in February 2019 to surrounding property owners/tenants. Three notice signs were also posted on the property, along the frontages on Clearview Ave., St. Matthew's Ave., and Masonry Court, which depicted the proposed development. All technical studies and supporting materials were posted on the City's website at www.burlington.ca/1085Clearview.

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Pre-Consultation

Burlington Urban Design Review Panel

Prior to the development application being submitted to the City, the applicant was required to have the proposed building reviewed by the Burlington Urban Design Review Panel (BUD). The applicant attended BUD on September 18, 2018 to hear feedback from the panel. The panel was asked by planning staff to provide feedback on the proposed streetscaping and public realm along Masonry Court, the proposed site layout and outdoor amenity areas, and the building design as it relates to the surrounding context. The BUD panel members made the following suggestions to the applicant:

- Area for street tree planting along Masonry Court needs to be accommodated
- The building should have multiple pedestrian entrances from Masonry Court
- The applicant should look at ways to break up the feeling of continuous asphalt between the rear parking area and the adjacent cul-de-sacs
- The amenity area should be consolidated into one larger outdoor space
- The extent of the underground parking will not allow for large vegetation to mature
- Further review of the proposed building is needed, as the design reviewed at the panel was preliminary
- The east and west sides of the building could stepdown to relate to the nearby low-rise residential built form
- Building is long and the panel asked the applicant to consider looking at a two building proposal or breaking up the building visually with architectural features to have it read as two buildings. An alternative design to consider would be to develop the base of the building with single loaded townhomes to address the built form context of Clearview Ave. and St. Matthews Ave.

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- Ground level units along Masonry Court could be architecturally treated as two-storey townhouses to have them relate better to the proposed front yard, ground level patios

Public Open House

A pre-application neighbourhood open house was held on October 29, 2018 at the Aldershot Arena, hosted by the applicant. The City circulated notice of the open house meeting to all property owners located within 120 metres of the subject lands. The open house was attended by approximately 35 members of the public, the applicant and their consulting team, City planning staff, as well as the Ward 1 Councillor. The applicant provided panels showing the proposed site design, internal floor plans, as well as building cross sections and architectural renderings. A total of 25 comment sheets were received by the applicant. The applicant has synthesized the comments received on page 16 of their Planning Justification Report. The highlighted themes of the public concerns raised include matters of building design, vehicular access, potential traffic congestion and on-street parking issues, vegetated buffering needed at the rear, perceived reduction to property value, and the proposed scale of the building not being in keeping with the built form of the surrounding neighbourhood. Comment sheets were also received in support of the application, noting the proximity to the Aldershot GO Station, and a request to reduce parking requirements in order to encourage use of transit and reduce traffic.

As a result of the feedback received at the public open house and from the Burlington Urban Design Review Panel, the applicant made the following changes to the proposal:

- reduction in number of units from 169 to 160 units, with a floor area reduction from 12,657m² to 12,249m²
- reduction of surface parking from 51 vehicle spaces to 49 vehicle spaces
- building stepbacks on the east facade of the building in an effort to transition to the low-density residential uses on St. Matthew's Ave.
- Consolidated outdoor amenity area in the centre of the rear yard, whereas the original proposal had a more linear outdoor amenity area alongside the rear of the building
- Material and facade changes made to the middle of the building to visually break up the length and massing
- Enhanced shadow study to provide modelling for the shadow cast during the fall equinox (September 21⁸¹)

Additional details regarding how the proposal has addressed the comments from BUD are included in the Urban Design Brief that was submitted with the application.

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Public Comments

Since the subject applications were submitted in January 2019, planning staff have received correspondence from members of the public regarding the proposed development.

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Staff have received 22 emails so far with regard to this application. These public comments are included in Appendix C. The following concerns have been expressed:

- Sun shadow cast during the winter months on adjacent homes
- Proposed landscape strip widths and locations for snow storage, potential for snow storage to overflow onto St. Matthew's Ave. and Clearview Ave. right-of-way
- Landscaping strips will not support larger vegetation and therefore cannot provide additional privacy to adjacent neighbours
- Built form of 6 storeys does not fit the existing low density residential character of the neighbourhood
- Preference for site to develop with a low-rise, ground oriented built form
- Uncertainty about Aldershot Mobility Hub planning while the 2018 Council adopted Official Plan is under review
- Construction activity spillover onto adjacent streets (equipment staging, construction office, worker parking, street closures)
- Potential noise impacts from residential and service vehicle movement in the rear of the property
- Underground parking area comes too close to the lot lines
- Not enough local commercial and retail amenities in the area
- Amount of surface parking/paved surface, and not enough greenspace/outdoor amenity area
- Amount of development happening in Aldershot
- Tree removal impacts on ecosystem
- Rear drop off area is not capable of being adequately buffered by the landscape strips proposed
- Proposed density is too high
- Increased vehicle traffic on nearby streets
- Public realm on adjacent streets (Clearview Ave. and St. Matthew's Ave.) will be negatively affected

Any additional public comments will be included in a future report to this committee.

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Next Steps:

Following the Statutory Public Meeting, Planning staff will communicate with the applicant about the comments that have been received from the public and from the technical commenting agencies. If changes are made to the proposal, these will be incorporated in a resubmission. Any resubmission material will be posted on the City's webpage for the development.

A recommendation report on the proposed development will be presented at a future Planning and Development Committee meeting. Notice of this report and meeting date will be circulated to residents of the surrounding neighbourhood, individuals who have requested to be circulated or who have provided comments, and will be posted on the City's webpage.

Conclusion:

This report provides a description of the development application, an update on the technical review of the application and advises that public comments have been received. A subsequent report will provide an analysis of the proposal in terms of the applicable planning policies and public concern and will provide a recommendation on the proposed application.

Respectfully submitted,

Lauren Vraets

Planner II, Development Review

905-335-7600 ext. 7536

Appendices:

- A. Location Sketch
- B. Detail Sketch
- C. Public Comments

Notifications:

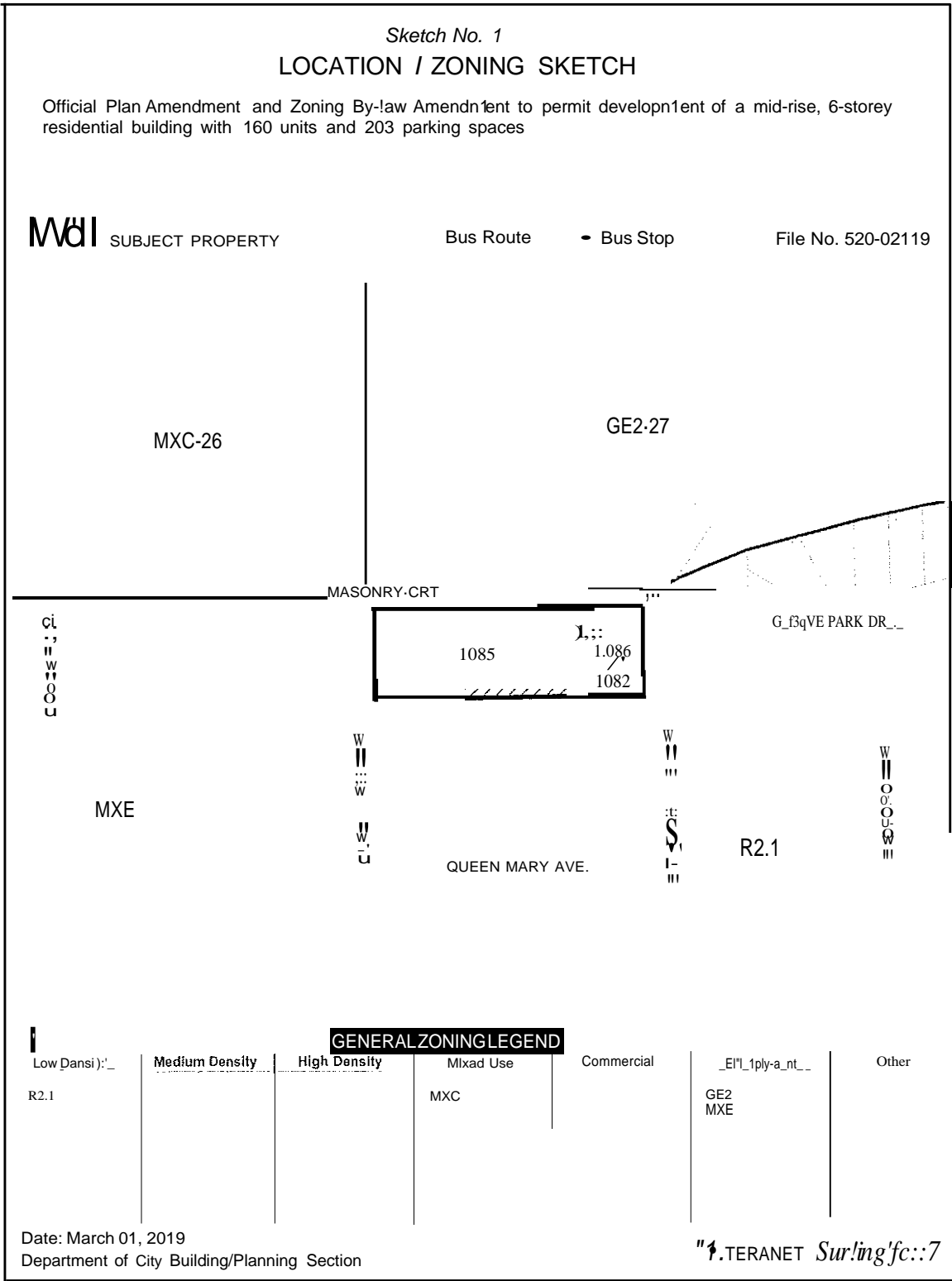
Dana Anderson, Applicant

Email: danderson@mhbcplan.com

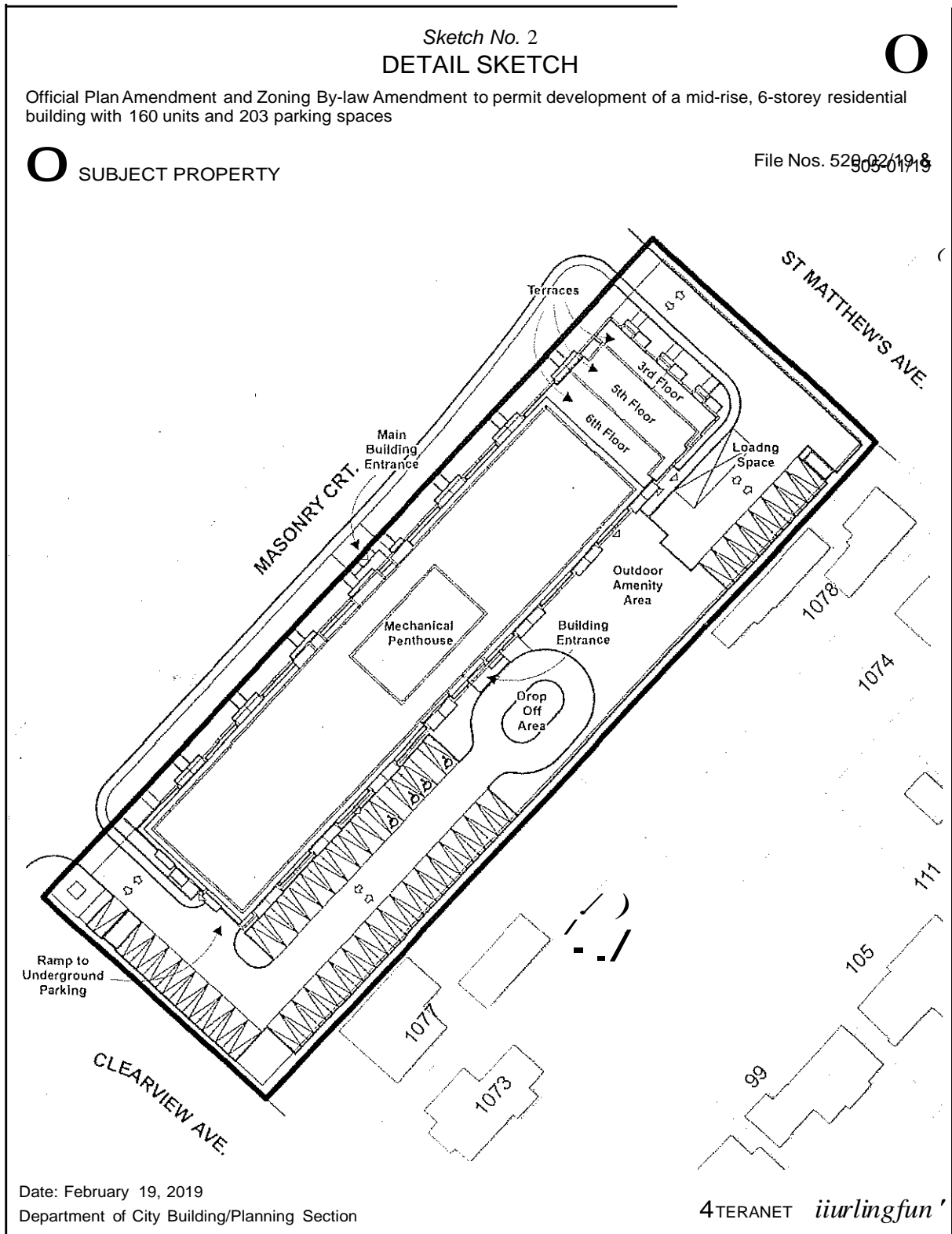
Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

Appendix A - Location Sketch



Appendix B - Detail Sketch



ALDRSHOT MOBILITY HUB PETITION

We, the undersigned of the Clearview, Queen Mary, St. Matthew's residential community request the City of Burlington staff and council to recognize the Clearview, Queen Mary, St. Matthew community as an exclusion from the City of Burlington created Aldershot Mobillity Hub proposed area with the same exclusion as the White Oaks community.

Name	Address
Robert & Nadia Martin	1050 Clearview Ave.
Rene E. H. Vapin	2230 COURT ST 9 CLUB DR BURL
Keith Roberts	1019 CLEARVIEW AVE
Kenner - son of realtor	1022 CLEARVIEW AVE
Kori & Dan Weckman	1025 CLEARVIEW AVE
Debra & Dave Seeley	1032 CLEARVIEW AVE
Debra & Dave Seeley	1035 CLEARVIEW AVE
Peter Campbell	1040 CLEARVIEW AVE
Nianne DaCosta	1043 CLEARVIEW AVE
Aaron Rose	1045 CLEARVIEW AVE
Edwige DeSouza	1048 CLEARVIEW AVE
Gastano Fornelli	1048 CLEARVIEW AVE
away	1068 CLEARVIEW AVE
away	1068 CLEARVIEW AVE
away	1072 CLEARVIEW AVE
	1076 CLEARVIEW AVE
Ma. Gonzalez	1077 CLEARVIEW AVE
	1080 CLEARVIEW AVE
Shirley	1084 CLEARVIEW AVE
	1088 CLEARVIEW AVE
Imfrik Keltan	88 QUEEN MARY
John Gallant	93 QUEEN MARY
Charles Gallant	94 QUEEN MARY
	99 QUEEN MARY
	100 QUEEN MARY
Emilli Buist	105 QUEEN MARY
	106 QUEEN MARY
1001 3rd St. W. C.J.	111 QUEEN MARY

Wendy Panchy
D. Penas

112 QUEEN MARY
115 QUEEN MARY
119 QUEEN MARY

PAB

1022 ST. MATTHEWS
1029 ST. MATTHEWS
1026 ST. MATTHEWS

Wendy McGee Rance M^cGe

1032 ST. MATTHEWS
1035 ST. MATTHEWS

W. Kladman

1036 ST. MATTHEWS
1039 ST. MATTHEWS

Th. Kladman

1042 ST. MATTHEWS

Th. Kladman

1043 ST. MATTHEWS

Th. Kladman

1047 ST. MATTHEWS

Th. Kladman

1050 ST. MATTHEWS

Stephanie & Joe McRomed

1051 ST. MATTHEWS

J. Mower

1059 ST. MATTHEWS

L. Kentens - Moore

1061 ST. MATTHEWS

BIRIL KOVUNOSKI

1065 ST. MATTHEWS

Maura Javalera

1070 ST. MATTHEWS

M. McKenna

1073 ST. MATTHEWS

M. McKenna

1074 ST. MATTHEWS

away
away

M. McKenna

1077 ST. MATTHEWS

M. McKenna

1078 ST. MATTHEWS

M. McKenna

1079 ST. MATTHEWS

M. McKenna

1081 ST. MATTHEWS

M. McKenna

1082 ST. MATTHEWS

M. McKenna

1085 ST. MATTHEWS

M. McKenna

1090 ST. MATTHEWS

M. McKenna

1086 ST. MATTHEWS

M. McKenna

1062 Dalewood Ave

M. McKenna

1043 ST MATTHEWS

M. McKenna

901 Cerrillo Park Road

M. McKenna

1043: St. Matthews Ave

M. McKenna

M. McKenna

M. McKenna

M. McKenna

M. McKenna

M. McKenna

M. McKenna

September 24, 2020

City of Burlington
Burlington Department of Community Planning
PO Box 5013, 426 Brandt St.
Burlington, ON
L7R 3Z6

Attention: Jo-Anne Rudy

RE: Application submission: Files 505-01/20 & 520-02/20
Proposed Development location: 420 Guelph Line, Burlington, ON

Dear Town Clerk:

Thank you for providing Trans-Northern with the Recommendation Report for for the rezoning request and development of a 13-storey residential building with 170 dwelling units at a density of 446 units per hectare. Access to the site is proposed from Guelph Line with a total of 220 parking spaces proposed within two levels of underground parking and two levels of above-ground parking, located on the South side of Guelph Line and West of the TNPI line. Trans-Northern currently operates a high-pressure petroleum products transmission pipeline within a 60 foot right of way on the property Southwest and adjacent to the proposed development relating to 420 Guelph Line.

Trans-Northern has reviewed and at this time would not approve the development plans as the high-density building is proposed within 30 m of the pipeline. Additionally, parking is not approved within the Right-of-way. Please note, any development plans within the right-of-way will require a permit which can be requested by following the steps described near the end of this response.

Please note that, Trans-Northern is regulated by the Canada Energy Regulator. Section 335 (1) and (2) of the Canadian Energy Regulator Act, provides that:

- *It is prohibited for any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the prescribed area unless the construction or activity is authorized or required by the orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them.*

- **Prohibition — vehicles and mobile equipment**

It is prohibited for any person to operate a vehicle or mobile equipment across a pipeline unless

- **(a)** *that operation is authorized or required by orders made under subsection (3) or (4) or regulations made under subsections (5) or (6) and done in accordance with them; or*
- **(b)** *the vehicle or equipment is operated within the travelled portion of a highway or public road.*

Additionally, should the applicant proposes to cross the pipeline with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact Trans-Northern prior to commencement of their work to receive the required authorization. This process can be initiated through

Ontario One Call (1-800-400-2255). A representative from Trans-Northern will attend on site mark the pipeline location, confirm safe work practices, and advise of any permit requirements.

Should the applicant require further information on the technical requirements related to ground disturbance or crossing of the pipeline, they may contact Cliff Lee, Crossing Coordinator via email at : crossingrequestseast@tnpi.ca.

As always, Trans-Northern appreciates being circulated development applications.

Yours truly,

Michelle Gruszecki

Property and Right of Way Administrator
403-476-1644
mgruszecki@tnpi.ca