



## Planning and Development Committee - Public

### Minutes

Date: January 23, 2018  
Time: 1:00 pm  
Location: Council Chambers Level 2, City Hall

Members Present: Paul Sharman (Chair), Rick Craven, Marianne Meed Ward, John Taylor, Blair Lancaster, Mayor Rick Goldring  
Jack Dennison  
James Ridge, Sue Connor, Mary Lou Tanner, Vito Tolone, Bill Janssen, David Thompson (Audio/Video Specialist), Amber LaPointe (Clerk)

**1. Declarations of Interest:**

None.

**2. Statutory Public Meetings:**

None.

**3. Delegation(s):**

3.1 Delegation from Brian Dean and David Hayward, Burlington Downtown Business Association regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Brian Dean and David Hayward, Burlington Downtown Business Association appeared before committee to request that committee delay the approval of the Official Plan. The Burlington Downtown Business Association would like time to engage membership and provide feedback to committee.

3.2 Delegation from Joseph Gaetan regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Joseph Gaetan appeared before committee to express concerns regarding walk-ability in the downtown and the importance of engagement during the process. Mr. Gaetan requested that the approval of the Official Plan be postponed until after the 2018 municipal election.

- 3.3 Delegation from Jim McLaughlin regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Jim McLaughlin appeared before committee with concerns regarding the proposed Official Plan including parking and height during the development of Burlington.

- 3.4 Delegation from Perry Bowker from Burlington Lions Club regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Perry Bowker, Burlington Lions Club appeared before committee and provided concerns regarding the designation of the Lions Club property in downtown Burlington. Mr. Bowker requested that a portion of the property be designated as green space and the approval of the Official Plan be postponed.

- 3.5 Delegation from Jack O'Brien regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Jack O'Brien appeared before committee to request that policy be included in the Official Plan to limit Council's ability to amend the Official Plan without a referendum from the population.

- 3.6 Delegation from Elaine O'Brien regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Elaine O'Brien appeared before committee to express concerns with engagement and requested that committee delay the approval of the Official Plan until June in order to reevaluate the plan.

- 3.7 Delegation from Brian Aasgaard regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Brian Aasgaard appeared before committee with concerns regarding the proposed Official Plan including the engagement process.

- 3.8 Delegation from Anne Wingfield regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Anne Wingfield appeared before committee to request that committee defer all development applications until after the 2018 municipal election.

- 3.9 Delegation from Barry Glazier representing Martini House regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Barry Glazier, Martini House appeared before committee with concerns regarding the lack of parking in the downtown.

- 3.10 Delegation from Kim Johnny regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Kim Johnny appeared before committee to express concerns regarding parking in downtown Burlington. Ms. Johnny requested that committee consider parking requirements for small businesses.

- 3.11 Delegation from Catherine Crozier regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Catherine Crozier appeared before committee with concerns regarding the engagement process and request to that committee delay the approval of the Official Plan.

- 3.12 Delegation from Gary Scobie regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Gary Scobie appeared before committee with concerns regarding development in the mobility hubs. Mr. Scobie requested that committee delay the approval of the Official Plan and reevaluate the policies regarding the downtown.

- 3.13 Delegation from Lisa Kearns representing Engaged Citizens of Burlington regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Lisa Kearns, Engaged Citizens of Burlington appeared before committee with concerns regarding the engagement process and requested that committee delay the approval of the Official Plan.

- 3.14 Delegation from Andrew Lyster regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Andrew Kyster appeared before committee stating that he is opposed to the proposed Official Plan. Mr. Kyster requested that the approval of the Official Plan be postponed until after the 2018 municipal election.

- 3.15 Delegation from Gerry Lodder regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Gerry Lodder appeared before committee representing neighbours in the St. Luke's Neighbourhood Precinct. Mr. Lodder requested that the approval of the proposed Official Plan be delayed.

- 3.16 Delegation from Mark Desrochers regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Mark Desrochers appeared before committee with concerns regarding the proposed Official Plan. Mr. Desrochers provided concerns with a number of policies including impacts of sun shadowing, wind tunnels, transportation, and requested that more analysis be completed.

- 3.17 Delegation from Michael Hribijan regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Michael Hribijan appeared before committee and requested that the approval of the proposed Official Plan be deferred until after the 2018 municipal election.

- 3.18 Delegation from David Myers regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

David Myers appeared before committee and requested that the approval of the proposed Official Plan be deferred until after the 2018 municipal election.

- 3.19 Delegation from Paul Brophy regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Paul Brophy appeared before committee and provided concerns regarding the proposed Official Plan including intensification in the downtown and traffic implications. Mr. Brophy requested that the approval of the proposed Official Plan be delayed until after the 2018 municipal election.

- 3.20 Delegation from My Dang regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

My Dang appeared before the committee with concerns regarding the proposed Official Plan and to request that it be delayed until after the 2018 municipal election.

- 3.21 Delegation from Jim Barnett regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Jim Barnett appeared before committee and spoke in opposition to the proposed Official Plan.

- 3.22 Delegation from Mark Eade regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Mark Eade appeared before committee in support of developers in Burlington. Mr. Eade provided concerns with the planning development process and parking in the downtown.

- 3.23 Delegation from Steve Keech regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Steve Keech appeared before committee with concerns regarding the traffic impact that may result from the intensification of downtown Burlington.

- 3.24 Delegation from David Zavitz regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

David Zavitz appeared before committee with concerns regarding intensification in the downtown of Burlington. Mr. Zavitz requested that the

committee preserve the downtown and vote on the proposed Official Plan before the 2018 municipal election.

- 3.25 Delegation from Brian Ng regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Brian Ng appeared before committee representing neighbours with concerns with the Bates Precinct. Mr. Ng expressed concern that the intensification in the precinct will have negative affects on the neighbouring streets.

- 3.26 Delegation from Deby Morrison regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Deby Morrison appeared before committee to provide concern with the proposed Official Plan including the speed of the approval process, the downtown being named a mobility hub, the loss of the character of Brant Street, and intensification in the downtown. Ms. Morrison requested that the approval of the proposed Official Plan be delayed.

- 3.27 Delegation from Larry Griffith regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Larry Griffith appeared before committee with concerns regarding the proposed Official Plan including parking, traffic, and pressure on existing infrastructure. Mr. Griffith requested that the approval of the proposed Official Plan be delayed until after the 2018 municipal election or that a referendum be held

- 3.28 Delegation from Jeremy Skinner regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Jeremy Skinner appeared before committee to provide concerns with the proposed Official Plan. Mr. Skinner provided concerns with gaps in the public understanding of the planning process and provided rationale in support and/or against committee member motions.

- 3.29 Delegation from Glenn Wellings regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Glenn Wellings appeared before committee and spoke in support of the proposed Official Plan. Mr. Wellings requested that committee plan for future generations as they make decisions on the future of downtown. Mr. Wellings asked committee to refer all motions to staff for their response.

- 3.30 Delegation from Deborah Ruse regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Deborah Ruse appeared before committee and spoke in opposition to the proposed Official Plan. Ms. Ruse provided concerns with intensification, traffic, and parking.

- 3.31 Delegation from Michael Jones regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Michael Jones appeared before committee and spoke in opposition to the proposed Official Plan. Mr. Jones presented concerns with intensification in the downtown, traffic, and communications of the proposed Official Plan.

- 3.32 Delegation from Albert Facenda regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Albert Facenda appeared before committee and provided comments regarding the Official Plan. Mr. Facenda requested that current boundaries be kept and that committee introduce semi-detached dwellings in the downtown area.

- 3.33 Delegation from Mark Henderson regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Mark Henderson appeared before committee with concerns regarding the proposed Official Plan and the engagement process.

**4. Consent Items:**

None.

**5. Regular Items:**

- 5.1 Supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

Moved by Councillor Meed Ward

Defer approval of Official Plan until after the 2018 Municipal Election.

**LOST**

Moved by Councillor Taylor

Direct the Director of City Building to modify the block shown at the northeast corner of Brant Street and Lakeshore located in the Cannery Precinct to the Downtown Core Precinct with a maximum building height of 17 storeys including community benefits obtained through Section 37 agreements.

**CARRIED**

**Amendment:**

Moved by Councillor Meed Ward

Amend the motion to replace the words "17 storeys" with "15 storeys".

**LOST**

Moved by Mayor Goldring

Direct the Director of City Building to modify the building height permissions of the Downtown Core Precinct so that development shall:

- i) have a maximum height of 12 storeys; or
- ii) have a maximum height which shall not exceed 17 storeys, subject to a site-specific Zoning By-Law Amendment, with additional storeys above that permitted in the Downtown Core Precinct being provided in accordance with the following:
  1. one additional storey for every 150 sq m of dedicated office and/or employment floor space; or
  2. one additional storey for every 8 publicly accessible parking spaces provided in an underground parking structure.

**CARRIED**



**Amendment:**

Moved by Councillor Meed Ward

Amend the motion to replace the number "12" with "4" and the number "17" with "8".

**LOST**

Moved by Councillor Sharman

Direct the Director of City Building to incorporate within the proposed new Official Plan an increased minimum tower separation requirement for tall buildings within the Downtown Mobility Hub of 30 metres.

**CARRIED**

Moved by Councillor Meed Ward

Direct the Director of City Building to include policies to allow additional density in developments that preserve heritage buildings, as a factor of square footage preserved.

**CARRIED**

Moved by Councillor Meed Ward

Direct the Director of City Building to include policy encouraging consideration of public-private parking partnerships in the Official Plan.

**CARRIED**

Moved by Councillor Sharman

Direct the Director of City Building to prepare mid-rise buildings guidelines by end of the third quarter of 2018.

**CARRIED**

Moved by Councillor Meed Ward

Refer policies in the Official Plan regarding semi-detached homes to the zoning by-law review process.

**LOST**

Moved by Councillor Sharman

Direct the Director of City Building to incorporate an Official Plan policy that assigns a minimum target % (TBD) of residential dwellings contained within mid-rise and tall buildings to be configured with 2 & 3 bedrooms with at least 10% of the building containing 3 bedrooms to accommodate families with children.

**CARRIED**

Moved by Councillor Meed Ward

Direct the Director of City Building to delete Chapter 3 Section 3.1.1 (2)(i) in the Official Plan “more than 200 dwelling units” and add a target percent of new mid-rise and high-rise units to achieve affordable, assisted, and special needs housing, as defined in Halton Region’s Annual State of Housing report.

**CARRIED**

Moved by Councillor Meed Ward

Direct the Director of City Building to add the North-West corner of Burlington Avenue and Lakeshore Road to the special planning area (6 storeys) to match the north east corner.

**CARRIED**

Moved by Councillor Meed Ward

Direct the Director of City Building to retain the height at Burlington Avenue and Lakeshore Road to 3 storeys.

**LOST**

Moved by Councillor Meed Ward

Refer discussion of the whole Upper Brant Precinct to the Planning and Development Committee meeting of February 6, 2018.

**CARRIED**

Moved by Councillor Meed Ward

Direct the Director of City Building to discuss with the Region and province the possibility of removing the mobility hub classification for the downtown, and shifting the Urban Growth Centre from downtown to the Burlington GO station.

**LOST**

Moved by Councillor Meed Ward

Direct the Director of City Building to work with the Region of Halton to review the Downtown Urban Growth Centre boundaries, and consider restoring original boundaries with the exception of Spencer Smith Park.

**CARRIED**

Moved by Councillor Meed Ward

Direct the Director of City Building to remove the special policy area at the South East corner of Brant and James Street.

**LOST**

Moved by Mayor Goldring

Receive department of city building report PB-11-18 regarding supplementary information with respect to the proposed Downtown Mobility Hub Precinct Plan and associated Official Plan policies; and

Direct the Director of City Building to proceed with the proposed Downtown Precinct Plan, as described in report PB-81-17, as amended, and incorporate into the proposed New Official Plan; and

Direct the Director of City Building to incorporate Additional Supporting Policies for the Downtown, as described in report PB-11-18, as amended, into the proposed New Official Plan which will be presented to the Planning and Development Committee on April 4, 2018.

**CARRIED**

**6. Confidential Items:**

None.

**7. Procedural Motions:**

**8. Information Items:**

Moved by Councillor Sharman

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

**CARRIED**

- 8.1 Memorandum from Councillor Meed Ward regarding proposed changes to draft official plan downtown policies (PD-01-18)
- 8.2 Staff presentation regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.3 Delegation material from Joseph Gaetan regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.4 Delegation material from Jim McLaughlin regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.5 Delegation material from Perry Bowker, Burlington Lions Club regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.6 Delegation material from Elaine O'Brien regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.7 Delegation material from Gary Scobie regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.8 Delegation material from Micheal Hribljan regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.9 Delegation material from Paul Brophy regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

- 8.10 Delegation material from My Dang regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.11 Delegation material from Steve Keech regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.12 Delegation material from Brian Ng regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.13 Delegation material from Deby Morrison regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.14 Delegation material from Larry Griffin regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.15 Delegation material from Jeremy Skinner regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.16 Delegation material from Michael Jones regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.17 Correspondence from Mark Bales, Carriage Gate Homes regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.18 Correspondence from Jim Young regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.19 Correspondence from Brad Owen, Burlington Automotive Centre regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.20 Correspondence from Nancy Cunningham regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

- 8.21 Correspondence from Tom Muir regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.22 Correspondence from Denise Baker, WeirFoulds regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.23 Correspondence from Councillor Sharman regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)
- 8.24 Additional comments from residents regarding supplementary information and directions regarding the proposed downtown mobility hub precinct plan and proposed official plan policies (PB-11-18)

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

3:10 p.m. (recessed), 3:17 p.m. (reconvened), 3:52 p.m. (recessed), 6:30 p.m. (reconvened), 10:32 p.m. (recessed to January 24), 1:00 p.m. (reconvened), 4:16 p.m. (recessed), 6:30 p.m. (reconvened)

Chair adjourned the meeting at 9:37 p.m.