



Planning and Development Committee Meeting

Minutes

Date: June 5, 2018
Time: 1:00 pm
Location: Council Chambers Level 2, City Hall

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

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

1. Declarations of Interest:

None

2. Statutory Public Meetings:

2.1 Proposed zoning by-law amendment for 4880 Valera Road (PB-51-18)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 10-18 on June 5, 2018 to approve the proposed zoning by-law amendment for 4880 Valera Road. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-51-18 for consideration.

Moved by Councillor Lancaster

Receive and file department of city building report PB-51-18 regarding a rezoning application for 4880 Valera Road.

CARRIED

- a. Staff presentation regarding proposed zoning by-law amendment for 4880 Valera Road (PB-51-18)

- b. Franz Kloibhofer, A.J. Clarke and Associates, provided information on the proposed zoning by-law amendment for 4880 Valera Road (PB-51-18)
- c. Scott McDonald expressed concern with the proposed zoning by-law amendment for 4880 Valera Road as it relates to parking.

2.2 Proposed plan of subdivision and zoning by-law amendment for 5209 Stonehaven Drive (PB-44-18)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 11-18 on June 5, 2018 to approve the proposed plan of subdivision and zoning by-law amendment for 5209 Stonehaven Drive. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-44-18 for consideration.

Moved by Councillor Sharman

Approve the application submitted by Mantella Corporation to amend the zoning by-law to permit a development consisting of ten single detached and eight townhouse units; and

Approve the application submitted by IBI Group on behalf of Mantella Corporation, to give draft approval for a residential plan of subdivision consisting of ten single detached lots, one townhouse block and the extension of Bird Boulevard at 5209 Stonehaven Drive, as shown in Appendix A of department of city building report PB-44-18, and subject to the conditions contained in Appendix C of this report; and

Enact the draft amending Zoning By-law 2020.396, contained in Appendix B of department of city building report PB-44-18, to rezone lands at 5209 Stonehaven Drive from “Development (D)” and “Residential – Orchard Community (RO3)” to “Residential – Orchard Community with site specific exception (RO3-482)”; and

Deem that Zoning By-law 2020.396 conforms to the Official Plan of the City of Burlington; and

Council Approval is required for the removal of the six city trees. Removals shall not take place until approval is granted by Council. Compensation will be in the form of replanting and/or cash in lieu, with a total value of \$4600.

CARRIED

- a. Staff presentation regarding proposed plan of subdivision and zoning by-law amendment for 5209 Stonehaven Drive (PB-44-18)
- b. Stephen Albanese, IBI Group, provided information on the proposed plan of subdivision and zoning by-law amendment for 5209 Stonehaven Drive (PB-44-18)
- c. Renee Sparks expressed concern with the proposed plan of subdivision and zoning by-law amendment for 5209 Stonehaven Drive as it relates to parking and the location of sound barriers.

3. Delegation(s):

- 3.1 Brian Dean, Burlington Downtown Business Association, spoke in support of the fee reduction for the licensing of food trucks provided it is contained to City facilities and measured appropriately. (PB-27-18)
- 3.2 Craig Kowalchuk, Burlington Restaurant Association, expressed concern with the lack of consultation and requested that they be part of the discussion for any future changes to the licensing by-law when related to food services. (PB-27-18)
- 3.3 Don Fletcher, Citizens' Plan B, spoke to the report regarding the Waterfront Hotel Planning Study update and commented on the design principle of the Thin Red Line. (PB-23-18)
- 3.4 Clare Riepma, Riepma Consulting Inc., spoke to the report regarding the proposed zoning by-law amendment for 2477 Queensway Drive and requested a reduction of parking spaces. (PB-53-18)
- 3.5 Sylvia Prentice spoke in support of the staff direction contained in Councillor Dennison's memorandum regarding a speed limit review for New Street. (PD-03-18)

4. Consent Items:

- 4.1 Integrated Transportation Advisory Committee 2017 annual report and 2018 workplan (CL-06-18)

Moved by Councillor Lancaster

Receive and file clerks department report CL-06-18 providing the Burlington Integrated Transportation Advisory Committee's 2017 annual report and 2018 workplan.

CARRIED

4.2 Traffic By-Law 86-2007 amendment (TS-02-18)

Moved by Mayor Goldring

Approve the amendment to Traffic By-Law 86-2007, as indicated in Appendix "A" to this report to prohibit vehicles blocking intersections within the City of Burlington; and

Direct the City Solicitor to submit an application to the Regional Senior Justice for approval of the set fine of \$100 for a violation of the amendment to Traffic By-Law 86-2007.

CARRIED

5. Regular Items:

5.1 Licensing of food trucks (PB-27-18)

Moved by Mayor Goldring

Refer department of city building report PB-27-18 regarding the licensing of food trucks back to staff.

CARRIED

5.2 Waterfront Hotel Planning Study update (PB-23-18)

Moved by Councillor Meed Ward

Endorse the key policy directions outlined **but not limited to those** in Section 3.0 of this report for consideration as part of the study process; and

Amend key policy direction 8) by adding the following to the end "and define and consider a building setback from the thin red line and maximize the new and enhanced publicly accessible green/open space."; and

Direct staff to develop a revised work plan for the Waterfront Hotel Planning Study and report back to Council in Q1 2019 to outline the overall time, resources, communication and public engagement approaches required to address any changes to the study's overall scope of work.

CARRIED

Moved by Mayor Goldring

Receive the key policy directions outlined in Section 3.0 of this report for consideration as part of the study process.

LOST

- 5.3 Proposed zoning by-law amendment for 2477 Queensway Drive (PB-53-18)

Moved by Councillor Meed Ward

Modified approval of the application submitted by Riepma Consultants, on behalf of 1937570 Ontario Inc., to amend the Zoning By-law for the lands known as 2477 Queensway Drive, as outlined in department of city building report PB-53-18; and

Approve Zoning By-law 2020.397, rezoning the lands at 2477 Queensway Drive, from “BC1-266” to “BC1-485” attached as Appendix “B” to department of city building report PB-53-18 **including the modification to reflect a minimum of 33 required parking spaces**; and

Instruct Planning staff to finalize the by-law to amend Zoning By-law 2020, as amended, rezoning the lands at 2477 Queensway Drive from “BC1-266” to “BC1-485” in accordance with the draft Zoning By-law contained in Appendix “B” to department of city building report PB-53-18; 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.

CARRIED

- 5.4 Memorandum from Councillor Dennison regarding a speed limit review for New Street. (PD-03-18)

Moved by Councillor Dennison

Direct the Director of Transportation Services to review and consider reducing the speed limit on New Street from Burloak Drive to Guelph Line to 50 km/hr. (SD-19-18)

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

None

8. Information Items:

Moved by Councillor Meed Ward

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

CARRIED

8.1 Staff presentation regarding the Waterfront Hotel Planning Study update. (PB-23-18)

8.2 Staff presentation regarding the proposed zoning by-law amendment for 2477 Queensway Drive. (PB-53-18)

8.3 Correspondence from Michelle Buist concerning the memorandum from Councillor Dennison requesting a speed limit review for New Street. (PD-03-18)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

3:15 p.m. (recessed), 3:23 p.m. (reconvened), 4:00 p.m. (recessed), 6:30 p.m. (reconvened)

Chair adjourned the meeting at 7:52 p.m.