



## Planning and Development Committee Meeting

### Minutes

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

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

Staff Present: Tim Commisso, Heather MacDonald, Joan Ford, Nancy Shea-Nicol, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

#### 1. **Declarations of Interest:**

- Councillor Galbraith - PB-28-19 - proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue. Kelvin Galbraith indicated that his family residence is within 50 metres of this development so he would refrain from discussing or voting on the item.

#### 2. **Statutory Public Meetings:**

- 2.1 Information report for proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086, and 1090 St. Matthew's Avenue (PB-28-19)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 6-19 on April 2, 2019 to receive the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-28-19 for consideration.

Moved by Mayor Meed Ward

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.

**CARRIED**

- a. Gerry Tchisler, MHBC Planning, provided information on the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue. (PB-28-19)
- b. Doug Langton expressed concern with the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue as it relates to the ground floor venting system of the proposed development. (PB-28-19)
- c. Robert Martin expressed concern with the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue and noted the negative impact it would have on the existing neighbourhood. (PB-28-19)
- d. Dina Knight expressed concern with the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue as it relates to density, setbacks and height. (PB-28-19)
- e. Dave Daniels expressed concern with the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue as it relates to density and setbacks. (PB-28-19)
- f. Lisa Browne expressed concern with the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue as it relates to parking issues and the safety of the neighbourhood. (PB-28-19)
- g. Evan Stewart expressed concern with the proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue as it relates to the safety of the neighbourhood and privacy of existing homes. (PB-28-19)
- h. Kathy Rauscher, LIV Communities, provided information on the proposed official plan and zoning by-law amendments for 1085 Clearview, 1082, 1086 and 1090 St. Matthew's Avenue. (PB-28-19)

- i. Staff presentation regarding information report for proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086, and 1090 St. Matthew's Avenue (PB-28-19)
  - j. Delegation material from Gerry Tchisler, MHBC Planning, regarding proposed official plan and zoning by-law amendments for 1085 Clearview Avenue, 1082, 1086 and 1090 St. Matthew's Avenue. (PB-28-19)
- 2.2 Information report for proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court (PB-33-19)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 7-19 on April 2, 2019 to receive the proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-33-19 for consideration.

Moved by Mayor Meed Ward

Refer department of city building report PB-33-19 regarding the proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court to the April 23, 2019 Council meeting.

**CARRIED**

- a. John Marotta, Quadreal, provided information on the proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court. (PB-33-19)
- b. Benjamin Hoff, Urban Strategies, provided information on the proposed subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court. (PB-33-19)
- c. Janine Hersey, Warwick-Surrey Community Association, expressed concern with the proposed development for Surrey Lane, Warwick Drive and Georgian Court as it relates to affordability, loss of community feel, amenities and greenspace. (PB-33-19)
- d. Ryan McIntyre expressed concern with the proposed development for Surrey Lane, Warwick Drive and Georgian Court as it relates to

lack of details provided to the community, lack of greenspace, amenities and increased traffic. (PB-33-19)

- e. Tracy Mitchell expressed concern with the proposed development for Surrey Lane, Warwick Drive and Georgian Court as it relates to affordability and protection of current residents. (PB-33-19)
- f. Jim Young expressed concern with the proposed development for Surrey Lane, Warwick Drive and Georgian Court as it relates to affordable units. (PB-33-19)
- g. Sherry McGivern expressed concern with the proposed development for Surrey Lane, Warwick Drive and Georgian Court as it relates to affordability. (PB-33-19)
- h. Daniel Warren expressed concern with the proposed development for Surrey Lane, Warwick Drive and Georgian Court as it relates to lack of community feel. (PB-33-19)
- i. Jennifer Salisbury expressed concern with the proposed development for Surrey Lane, Warwick Drive and Georgian Court as it relates to affordability. (PB-33-19)
- j. Staff presentation regarding proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court (PB-33-19)
- k. Correspondence from Jennifer Salisbury regarding proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court (PB-33-19)
- l. Additional comments regarding proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court. (PB-33-19)
- m. Delegation material from John Marotta, Quadreal, and Benjamin Hoff, Urban Strategies, regarding proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court. (PB-33-19)
- n. Delegation material from Jim Young regarding proposed plan of subdivision, official plan and zoning by-law amendments for Surrey Lane, Warwick Drive and Georgian Court. (PB-33-19)

**3. Delegation(s):**

- 3.1 Andrew Grunda, Watson & Associates Economists Ltd., provided information on the 2019 City of Burlington development charges process. (F-12-19)
- 3.2 Jeff Kenny and Jake Spelic, Strategy 4 Inc., provided information on the proposed zoning by-law amendment for 3267 Mainway. (PB-12-19)
- 3.3 Cindy Prince, Amico Properties, requested that their property at 1157-1171 North Shore Blvd. E. be included in the exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 3.4 Eldon Hunt, Hunt Legal Professional Corporation, did not appear to speak to the proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 3.5 Suzanne Mammel, HHHBA, expressed concern with the proposed exemptions to Interim Control By-law 10-2019 as it relates to growth in the Urban Growth Corridor and the impact to the economic development of the City. (PB-40-19)
- 3.6 Ed Fothergill, Fothergill Planning and Development Inc., representing Molinaro Group, requested that 2089 Fairview Street ("Paradigm") be included in the exemptions to Interim Control By-law 10-2019 so Phase 5 of the development can continue. (PB-40-19)
- 3.7 Denise Baker, WeirFoulds LLP, did not appear to speak regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 3.8 Mark Bales, Carriage Gate Homes, did not speak regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)

**4. Consent Items:**

- 4.1 2018 annual building permit revenues and expenses (PB-20-19)  
Moved by Councillor Kearns  
Receive and file department of city building report PB-20-19 regarding 2018 annual building permit revenues and expenses.

**CARRIED**

**5. Regular Items:**

- 5.1 2019 City of Burlington development charges process (F-12-19)  
Moved by Mayor Meed Ward

Receive and file finance department report F-12-19 regarding the 2019 City of Burlington development charges process.

**CARRIED**

5.2 Proposed zoning by-law amendment for 3267 Mainway (PB-12-19)

Moved by Mayor Meed Ward

Approve with modifications the zoning by-law amendment application submitted by U-Haul Canada to rezone the property at 3267 Mainway from “GE2-56” to “GE2-495”, to permit a motor vehicle sales, leasing, rental and service use, on the basis that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Regional and City of Burlington Official Plans; and

Adopt Zoning By-law 2020.407, attached as Appendix B of department of city building report PB-12-19, rezoning the lands at 3267 Mainway from “GE2-56” to “GE2-495”, and deleting Exception 56; and

Deem that Zoning By-law 2020.407 conforms to the Official Plan of the City of Burlington.

**CARRIED**

5.3 Alternative procurement process for scoped re-examination of the adopted Official Plan (PB-42-19)

Moved by Mayor Meed Ward

Delegate authority to the City Manager in conjunction with the Director of Finance, the ability to single source or sole source work for the scoped re-examination of the adopted Official Plan that may exceed \$100,000.

**CARRIED**

5.4 Proposed exemptions to Interim Control By-law 10-2019 (PB-40-19)

Moved by Mayor Meed Ward

Receive and file department of city building report PB-40-19 regarding exemptions to Interim Control By-law 10-2019; and

Approve an amendment to Interim Control By-law 10-2019, as recommended by staff in department of city building report PB-40-19 and attached as Appendix A, to exempt certain types of development.

**CARRIED**

5.5 Undelegation of site plan approval for 2254 Orchard Road (PD-02-19)

Moved by Councillor Sharman

Undelegate the site plan approval process for the development application at 2254 Orchard Road from the Director of City Building to Council.

**CARRIED**

**6. Confidential Items:**

None

**7. Procedural Motions:**

7.1 Allow delegate to speak longer than ten minutes

Moved by Councillor Bentivegna

Suspend the rules of procedure to allow a delegation to speak beyond the 10 minute allowance regarding department of city building report PB-40-19, in accordance with procedure by-law 64-2016 s. 37.

**CARRIED**

7.2 Waive notice

Moved by Councillor Kearns

Suspend the rules of procedure to waive the requirements of notice to allow discussion regarding PD-02-19, undelegation of site plan approval for 2254 Orchard Road, in accordance with procedure by-law 64-2016, s. 31.

**CARRIED**

7.3 Proceed beyond adjournment hour

Moved by Mayor Meed Ward

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

**CARRIED**

**8. Information Items:**

Moved by Councillor Nisan

Receive and file the following 8 items, having been given due consideration by the Planning and Development Committee.

**CARRIED**

- 8.1 Delegation material from Andrew Grunda, Watson & Associates Economists Ltd, regarding the 2019 City of Burlington development charges process. (F-12-19)
- 8.2 Staff presentation regarding proposed zoning by-law amendment for 3267 Mainway. (PB-12-19)
- 8.3 Confidential legal department memo regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 8.4 Correspondence from Brant Park Co-Op regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 8.5 Correspondence from Marcia Villafranca, Media One Properties, regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 8.6 Correspondence from Diane and Bill McSpurren regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 8.7 Delegation material from Cindy Prince, Amico Properties, regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 8.8 Delegation material from Ed Fothergill, Fothergill Planning and Development Inc., regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)
- 8.9 Correspondence from Mark Bales, Carriage Gate Homes, regarding proposed exemptions to Interim Control By-law 10-2019. (PB-40-19)

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

3:55 p.m. (recessed), 6:30 p.m. (reconvened), 8:22 p.m. (recessed), 8:30 p.m. reconvened

Chair adjourned the meeting at 10:32 p.m.