



Planning and Development Committee Meeting

Minutes

Date: May 14, 2019
Time: 12:00 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, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

1. **Declarations of Interest:**

None

2. **Statutory Public Meetings:**

2.1 Recommendation report for temporary use by-law for 1860, 1890 and 1900 Appleby Line (PB-30-19)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 9-19 on May 14, 2019 to approve the zoning by-law amendment for temporary use for 1860, 1890 and 1900 Appleby Line. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee approved PB-30-19.

Moved by Mayor Meed Ward

Approve the application submitted by ICP Developers Inc., 1860 Appleby Line, Burlington ON, L7L 0B7 to permit the temporary use of lands for limited retail and service commercial uses; and

Enact the amending Zoning By-law 2020.409, contained in Appendix D of department of city building report PB-30-19, to rezone lands at 1860, 1880, and 1900 Appleby Line from "Uptown Employment (UE)" to "Uptown Employment with Site Specific Exception (UE-496)" for a time period that

shall not exceed three years from the date of passing of the by-law, in accordance with Section 32(2) of the *Planning Act*, and

Deem that Zoning By-law 2020.409 conforms to the Official Plan of the City of Burlington; and

Instruct the Director of Capital Works to utilize previously collected securities for the development to complete the municipal sidewalk connection on Ironstone Drive, if not completed by the applicant, to the satisfaction of the Director of City Building and the Director of Capital Works, by October 31, 2019.

CARRIED

- a. Staff presentation regarding recommendation report for temporary use of by-law for 1860, 1890, and 1900 Appleby Line (PB-30-19)
- b. Mike Crough, IBI Group, provided information on the proposed temporary use by-law for 1860, 1890 and 1900 Appleby Line. (PB-30-19)

2.2 Information report for proposed official plan and zoning by-law amendments for 441 Maple Avenue (PB-23-19)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 10-19 on May 14, 2019 to receive the proposed official plan and zoning by-law amendments for 441 Maple Avenue. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-23-19 for consideration.

Moved by Mayor Meed Ward

Receive and file department of city building report PB-23-19 regarding official plan and zoning by-law amendments for 441 Maple Avenue.

CARRIED

- a. Staff presentation regarding information report for proposed official plan and zoning by-law amendments for 441 Maple Avenue (PB-23-19)
- b. Kelly Martel and Dana Anderson, MHBC Planning, provided information on the proposed official plan and zoning by-law amendments for 441 Maple Avenue. (PB-23-19)

- c. Serge Langevin expressed concern with the proposed official plan and zoning by-law amendments for 441 Maple Avenue as it relates to height, parking, traffic and impact on the environment. (PB-23-19)
- d. Roberta Shaw expressed concern with the proposed official plan and zoning by-law amendments for 441 Maple Avenue as it relates to traffic, height, parking and not adhering to the by-laws. (PB-23-19)
- e. Delegation material from Kelly Martel and Dana Anderson, MHBC Planning, regarding the proposed official plan and zoning by-law amendments for 441 Maple Avenue. (PB-23-19)
- f. Delegation material from Serge Langevin regarding the proposed official plan and zoning by-law amendments for 441 Maple Avenue. (PB-23-19)

3. Delegation(s):

- 3.1 Len Fragomeni spoke in opposition to the amendments to heritage designation by-law for 736 King Road. (PB-38-19).
- 3.2 Sean Javed spoke in opposition to the refusal of application for grant from Community Heritage Fund for 2349 Lakeshore Road. (PB-39-19)
- 3.3 John Anderson, Appleby United Church, spoke in support of the proposed draft plan of subdivision and zoning by-law amendment for 4407 and 4417 Spruce Avenue. (PB-26-19)
- 3.4 Scott Patterson, Labrech Patterson & Associates, spoke in support of the proposed draft plan of subdivision and zoning by-law amendment for 4407 and 4417 Spruce Avenue. (PB-26-19)

4. Consent Items:

- 4.1 'H' Removal for 3095 Harrison Court (PB-46-19)

Moved by Mayor Meed Ward

Approve the application to remove the 'H' Holding Symbol and site-specific exception 315 from the 'H-GE1-315' zone for the lands at 3095 Harrison Court, submitted by KWA Site Development Consulting Inc., 2453 Auckland Drive, Burlington, Ontario, L7L 7A9; and

Adopt Zoning By-law 2020.410 attached as Appendix C to department of city building report PB-46-19, being a by-law to remove the 'H' Holding

Symbol and site-specific exception 315 from the 'H-GE1-315' zone for the lands at 3095 Harrison Court; and

Deem that By-law 2020.410 conforms to the Official Plan for the City of Burlington.

CARRIED

5. Regular Items:

- 5.1 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)

Moved by Councillor Galbraith

Receive and file 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.

CARRIED

- 5.2 Amendments to heritage designation by-law for 736 King Road (PB-38-19)

Moved by Mayor Meed Ward

State an intention to amend By-law 105-2001 pursuant to Part IV of the *Ontario Heritage Act*, section 30.1(1), as shown in the draft amending by-law attached as Appendix C to department of city building report PB-38-19; and

Direct the Director of City Building to provide notice of Council's intention to amend By-law 105-2001, in accordance with section 30.1(1) of the *Ontario Heritage Act*; and

Authorize the City Clerk to present the amending by-law to Council, provided there is no objection to the statement of intention to amend designation By-law 105-2001; and

Authorize the City Clerk to take the necessary actions in the event of any objection to the statement of intention to amend By-law 105-2001 pursuant to Part IV of the *Ontario Heritage Act*, section 29(7); and

Direct the City Solicitor to remove reference to By-law 105-2001 from Part Lot 1, Con Broken Front as in 241642, City of Burlington, Region of Halton, being PIN 07096-0055 municipally known as 763 King Road.

CARRIED

- 5.3 Regional modifications to the Tremaine Dundas Secondary Plan Official Plan Amendment No. 107 (PB-49-19)

Moved by Councillor Bentivegna

Support the proposed modifications to Official Plan Amendment No. 107 for the Tremaine Dundas Secondary Plan; and

Authorize the Director of City Building to notify the Region of Halton that Burlington City Council supports the proposed modifications.

CARRIED

- 5.4 Road Safety Lawn Sign Campaign (TS-02-19)

Moved by Mayor Meed Ward

Direct the Director of Transportation Services to implement a Lawn Sign Road Safety Campaign as described in transportation services department report TS-02-19; and

Direct the Director of Transportation to collect data after implementation on roads that have been tested for speeding in the last 2 years and report back in Q3 of 2019.

CARRIED

Moved by Councillor Nisan

Direct the Director of Transportation to implement as a Pilot Program on roads that have been tested for speeding in the last 2 years and report back in Q3 of 2019.

LOST

- 5.5 Application for grant from Community Heritage Fund for 2349 Lakeshore Road (PB-39-19)

Moved by Councillor Kearns

Approve the application for a grant in the amount of \$4,500 for window replacement at 2349 Lakeshore Road.

CARRIED

Moved by Mayor Meed Ward

Approve the application for a grant in the amount of \$7,711.80 for window replacement at 2349 Lakeshore Road.

LOST

- 5.6 Proposed draft plan of subdivision and zoning by-law amendment for 4407 and 4417 Spruce Avenue (PB-26-19)

Moved by Councillor Stolte

Approve the application submitted by Zarin Homes for draft plan approval of a residential plan of subdivision consisting of 4 lots at 4407 & 4417 Spruce Avenue, as shown in Appendix A of department of city building report PB-26-19, subject to the conditions contained in Appendix C of that report; and

Approve the zoning by-law amendment application submitted by Zarin Homes to rezone the property at 4407 Spruce Avenue from “R2.1” to “R2.1-497” to permit a reduction in setback requirements for a place of worship on the basis that it conforms to the Provincial Policy Statement, the Places to Grow Act and the Regional Official Plan; and

Adopt Zoning By-law 2020.408, attached as Appendix B of department of city building report PB-26-19, rezoning the lands at 4407 Spruce Avenue from “R2.1” to “R2.1-497” and “R2.1-497”; and

Deem that Zoning By-law 2020.408 conforms to the Official Plan of the City of Burlington.

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

None

8. Information Items:

Moved by Councillor Stolte

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

CARRIED

- 8.1 Staff presentation regarding regional modifications to the Tremaine Dundas Secondary Plan Official Plan Amendment No. 107 (PB-49-19)
- 8.2 Staff presentation regarding amendments to heritage designation by-law for 736 King Road (PB-38-19)
- 8.3 Correspondence from Melissa Jamieson regarding road safety lawn sign campaign (TS-02-19)
- 8.4 Staff presentation regarding proposed draft plan of subdivision and zoning by-law amendment for 4407 and 4417 Spruce Avenue (PB-26-19)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

2:20 p.m. (recessed), 2:27 p.m. (reconvened), 3:05 p.m. (recessed), 6:30 p.m. (reconvened), 8:30 p.m. (recessed), 8:40 p.m. (reconvened)

Councillor Stolte was absent during the afternoon session (12 noon - 3:05 p.m.)

Chair adjourned the meeting at 9:00 p.m.