



Planning and Development Committee Meeting

Minutes

Date: November 5, 2019

Time: 9:30 am

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, Joan Ford, Jamie Tellier, Allan Magi, Nancy Shea-Nicol, Nick Anastasopoulos, Vito Tolone, Kwab Ako-Adjei, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

1. **Declarations of Interest:**

None

2. **Statutory Public Meetings:**

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 18-19 on November 5, 2019 to receive the proposed official plan and zoning by-law amendments for 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee received PB-72-19 for consideration.

2.1 Information report for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road (PB-72-19)

Moved by Councillor Nisan

Receive and file department of city building report PB-72-19 regarding official plan and rezoning amendments for 2093, 2097, 2101 Old Lakeshore Road and 2096, 2100 Lakeshore Road.

CARRIED

- a. Staff presentation regarding information report for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road (PB-72-19)
- b. Gary Scobie expressed concern with the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road as it relates to the downtown being an urban growth centre. (PB-72-19)
- c. Mark Reid, Cyndi Rottenberg- Walker, Urban Strategies, provided information on the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road. (PB-72-19)
- d. Gary Stewart expressed concern with the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road as it relates to traffic, noise and height. (PB-72-19)
- e. David Barker expressed concern with the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road as it relates to parking, density and traffic. (PB-72-19)
- f. Deborah Ruse spoke to the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road. (PB-72-19)
- g. Alex Koster expressed support of the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road and requested the definition of affordability. (PB-72-19)
- h. Delegation material from Mark Reid and Cyndi Rottenberg-Walker, Urban Strategies, regarding the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road. (PB-72-19)
- i. Delegation material from Gary Stewart regarding the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road. (PB-72-19)

- j. Correspondence from We Love Burlington regarding the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road. (PB-72-19)
- k. Additional comments submitted to Planning staff regarding the application for official plan and rezoning amendments at 2093, 2097 & 2101 Old Lakeshore Road, 2096 & 2100 Lakeshore Road. (PB-72-19)

3. Delegation(s):

- 3.1 Albert Faccenda and Lloyd Rapini, Coral Gable Homes, expressed concerns with home building issues as it relates to floor to area ratios and the zoning by-law not allowing semi-detached homes in low density areas of the City. (PD-10-19)
- 3.2 Varun Gupta expressed concern with home building issues as it relates to the zoning by-law not allowing semi-detached homes in low density areas of the City. (PD-10-19)
- 3.3 Lori Haines expressed concern with the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court as it relates to servicing, fencing, harm to trees and replacement of retaining wall. (PB-69-19)
- 3.4 Michael O'Sullivan spoke to the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court as it relates to the window-to-the-lake and loss of value for the abutting property owners. (PB-69-19)
- 3.5 Ben King expressed concern with the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court as it relates to a sidewalk coming in from Lakeshore. (PB-69-19)
- 3.6 Larry Hambly expressed concern with the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court as it relates to the window-to-the-lake, sidewalks and streetlights. (PB-69-19)
- 3.7 Mary Alice St. James, A.C.T., spoke to the recommendation report for a plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court and thanked staff and residents for their work. (PB-69-19)
- 3.8 Val Cambre expressed concern with the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court as it relates to the window-to-the-lake and sidewalks. (PB-69-19)

- 3.9 Matt Johnston, Urban Solutions, provided additional information on the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court and thanked staff and residents for the collaborative approach on this file. (PB-69-19)
- 3.10 Selva Chelliah advised that he was available to answer any questions on the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court. (PB-69-19)

4. Consent Items:

- 4.1 Amendment to Nuisance and Noise By-Law No.19-2003 (PB-79-19)

Moved by Mayor Meed Ward

Approve the amendment of Nuisance and Noise By-law 19-2003 by adding that air horns are not to be used in the City of Burlington at any time, as outlined in Appendix A to department of city building report PB-79-19.

CARRIED

5. Regular Items:

- 5.1 Speed limit installations (TS-18-19)

Moved by Councillor Galbraith

Approve the amendment to Traffic By-Law 86-2007, as amended, and noted in Appendix A to transportation services department report TS-18-19.

CARRIED

- 5.2 Cannabis Production Study– Stage Two Work Plan (PB-68-19)

Moved by Councillor Galbraith

Direct the Executive Director of Community Planning, Regulation and Mobility to proceed with the “Stage Two” Work Plan of the Cannabis Production Study, as outlined in department of community planning report PB-68-19.

CARRIED

5.3 Recommendation report for a plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court (PB-69-19)

Moved by Councillor Stolte

Approve the zoning by-law amendment application submitted by Bloomfield Developments to rezone the property at 143 Blue Water Place & 105 Avondale Court from “R1.2” to “R1.2-502” and “O2” to permit eight detached dwellings fronting a public road 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 2020.417, attached as Appendix B to department of city building report PB-69-19, rezoning the lands at 143 Blue Water Place & 105 Avondale Court from “R1.2” to “R1.2-502” and “O2”; and

Deem that Zoning By-law 2020.417 conforms to the Official Plan of the City of Burlington; and

Approve the application submitted by Bloomfield Developments Inc. to draft approve a residential plan of subdivision consisting of eight lots, four blocks, and a public road at 143 Blue Water Place and 105 Avondale Court, as shown in Appendix A of department of city building report PB-69-19, subject to the conditions contained in Appendix C of that report; and

Direct the Executive Director of Capital Works to include for consideration the development of the Blue Water Window-to-the-Lake as part of the 2021 Capital Budget and Forecast; **and**

Direct the Executive Director of Community Planning, Regulation and Mobility to remove the requirement for sidewalks in the conditions of subdivision approval for 143 Blue Water Place and 105 Avondale Court; and

Direct the Executive Director of Environment, Infrastructure and Community Services to report back on potential cost of expanding Block 2 beyond 5% parkland dedication.

CARRIED

Moved by Mayor Meed Ward

Direct the Executive Director of Community Planning, Regulation and Mobility to remove the requirement for sidewalks in the conditions of

subdivision approval for 143 Blue Water Place and 105 Avondale Court.

CARRIED

Moved by Mayor Meed Ward

Direct the Executive Director of Environment, Infrastructure and Community Services to report back on potential cost of expanding Block 2 beyond 5% parkland dedication.

CARRIED

5.4 2020 Budget Overview (F-46-19)

Moved by Councillor Nisan

Receive and file the proposed 2020 budget book; and

Direct staff to present the recommendations in Appendix A to finance department report F-46-19 to the Committee of the Whole – Budget meetings of December 10 and 12, 2019 for review and approval, taking into consideration committee amendments.

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

Moved by Councillor Bentivegna

Suspend the rules of procedure to allow 2 non-registered delegations to speak regarding department of community planning report PB-69-19 and item PD-10-19, 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 Planning and Development Committee.

CARRIED

- 8.1 Correspondence from Albert Faccenda and Lloyd Rapini, Coral Gable Homes, regarding home building issues in low density areas of the City. (PD-10-19)
- 8.2 Staff presentation regarding recommendation report for a plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court (PB-69-19)
- 8.3 Delegation material from Lori Haines regarding the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court. (PB-69-19)
- 8.4 Delegation material from Larry Hambly regarding the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court. (PB-69-19)
- 8.5 Delegation material from Mary Alice St. James, A.C.T., regarding the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court. (PB-69-19)
- 8.6 Delegation material from Val Cambre regarding the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court. (PB-69-19)
- 8.7 Delegation material from Matt Johnston, Urban Solutions, regarding the plan of subdivision and zoning by-law amendment for 143 Blue Water Place and 105 Avondale Court. (PB-69-19)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

11:12 a.m. (recessed), 11:20 a.m. (reconvened), 12:27 p.m. (recessed), 1:35 p.m. (reconvened), 3:37 p.m. (recessed), 3:45 p.m. (reconvened), 4:35 p.m. (recessed), 6:30 p.m. (reconvened), 8:15 p.m. (recessed)

Councillor Galbraith and Mayor Meed Ward arrived at 11:25 a.m.

Councillor Kearns arrived to the afternoon session at 2:30 p.m.

Chair adjourned the meeting at 9:15 p.m.