



## Community Planning, Regulation & Mobility Committee Meeting

### Minutes

Date: September 15, 2020  
Time: 9:30 am  
Location: Council Chambers - members participating remotely

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

Staff Present: Tim Commisso, Heather MacDonald, Jamie Tellier, Sue Connor, Nancy Shea-Nicol, Kwab Ako-Adjei, Joan Ford, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

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

None

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

- 2.1 Statutory public meeting and recommendation report for approval of zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way (PL-20-20)

The Community Planning, Regulation and Mobility Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 6-20 on September 15, 2020 to approve the zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way. Having considered the oral and written comments received from staff and delegations, the Community Planning, Regulation and Mobility Committee approved report PL-20-20.

Approve the application made by Better Life Retirement Residence Inc. (c/o Design Plan Services), to permit the development of a six (6) storey long-term care facility and associated ancillary uses on the lands known as 4103 Palladium Way; and

Approve the by-law to amend Zoning By-law 2020, rezoning the lands at 4103 Palladium Way from "BC1-319" to "BC1-505", substantially in

accordance with the draft regulations contained in Appendix B of community planning department report PL-20-20; 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; and

Approve the proposal by Better Life Retirement Residence Inc. to remove one (1) city-owned tree from the Palladium Way right-of-way in front of the property at 4103 Palladium Way, subject to the following:

- a. The Owner shall obtain a Tree Permit and compensate the City of Burlington for the tree removal by providing compensation in an amount to be determined at the Site Plan stage; and
- b. All associated costs with respect to the removal of the trees will be the responsibility of the Owner and the contractor hired to remove the trees will be approved to the satisfaction of the Executive Director of Capital Works.

**CARRIED**

- a. Staff presentation regarding approval of zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way (PL-20-20)
  - b. T. J. Cieciora, Design Plan Services Inc., representing Better Life Retirement Residence Inc., provided information on the application for a zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way. (PL-20-20)
  - c. Delegation notes from T.J. Cieciora, Design Plan Services Inc., representing Better Life Retirement Residence Inc., regarding application for a zoning by-law amendment to permit a long-term care facility at 4103 Palladium Way (PL-20-20)
- 2.2 Statutory Public Meeting and recommendation – 420 Guelph Line official plan amendment and rezoning applications (PL-49-20)

The Community Planning, Regulation and Mobility Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 7-20 on September 15, 2020 to approve the refusal of an official plan and zoning by-law amendment for 420 Guelph Line. Having considered the oral and written comments received from staff and

delegations, the Community Planning, Regulation and Mobility Committee approved the recommendation of refusal in report PL-49-20.

Refuse the application for official plan and zoning by-law amendments submitted by Weston Consulting, on behalf of Valour Capital Inc. for the development of a 13-storey residential building on the property located at 420 Guelph Line.

**CARRIED**

- a. Staff presentation regarding 420 Guelph Line official plan amendment and rezoning applications (PL-49-20)
- b. David Cooper, representing St. Clair Ave Resident's Association, expressed concern with the 420 Guelph Line official plan and rezoning amendments as it relates to setback, safety and environmental issues. (PL-49-20)
- c. Martin Quarcoopome, Weston Consulting, spoke to the 420 Guelph Line official plan and rezoning amendments and requested an extension so his client could resubmit an application that is more appropriate for the site. (PL-49-20)
- d. Kyle Bittman, Valour Group, spoke to the 420 Guelph Line official plan and rezoning amendments and requested an extension to submit a more appropriate application. (PL-49-20)
- e. Maria Piro expressed concern with the 420 Guelph Line official plan and rezoning amendments as it relates to setback of the development and lot coverage. (PL-49-20)
- f. Delegation material from David Cooper, representing St. Clair Ave Resident's Association, regarding the 420 Guelph Line official plan and rezoning amendments (PL-49-20)
- g. Delegation material from Martin Quarcoopome, Weston Consulting, regarding 420 Guelph Line official plan and rezoning amendments (PL-49-20)

**3. Delegation(s):**

None

**4. Consent Items:**

None

## 5. Regular Items:

### 5.1 Metrolinx Multi-year Governance Agreement (TR-05-20)

Moved by Councillor Kearns

Authorize the Mayor and City Clerk to sign the Multi-year Governance Agreement with Metrolinx, for the period ending March 31, 2024, with an option to extend until March 31, 2029 subject to the satisfaction of the Executive Director of Legal Services and Corporation Counsel; and

Authorize the Manager of Procurement Services to execute future purchases covered by the Multi-year Governance Agreement in accordance with applicable city purchasing policies and by-laws; and

Authorize the Transit Maintenance Manager to be appointed to the Project Steering Committee and the Director of Transit to be appointed as an alternate, as outlined in the Multi-year Governance Agreement.

**CARRIED**

### 5.2 Burlington Economic Development Corporation Governance Review (CM-27-20)

Moved by Councillor Sharman

Adopt the recommendations contained within Appendix A to city manager's office report CM-27-20 (MDB Insight Report pages 29-31); and

Direct the City Manager to work with Burlington Economic Development to implement the recommendations and next steps outlined in the report.

**CARRIED**

### 5.3 Development review – pre-application community meeting protocol (PL-23-20)

Moved by Mayor Meed Ward

Endorse staff implementation of the document titled Pre-application Community Meeting Protocol attached as Appendix A to community planning report PL-23-20, **as amended, by modifying Appendix A to community planning department report PL-23-20 as follows:**

- **On page one, in the background section, add the words "the Mayor (or designate)", to the last sentence.**

- Add the words "(or designate)" after "the Mayor" throughout the document.
- On page 3, in the section describing the distribution of meeting invitations, add "all of council" to get the notification.
- On page 3, at the end of the section describing notification, add new sentence "The city will review the notice and meeting design, in conversation with the Ward Councillor and the Mayor (or designate), before it is mailed to ensure it contains all relevant details".
- On page 4, in the section describing introductions at the meeting, add "any other council members present" also be introduced.
- On page 4, in the Guide to Planning Process section, add "city staff will indicate that residents can subscribe to the development webpage to receive notification when an application is received, any future public meetings, and other details".

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

**Modify Appendix A to community planning department report PL-23-20 as follows:**

- On page one, in the background section, add the words "the Mayor (or designate)", to the last sentence.
- Add the words "(or designate)" after "the Mayor" throughout the document.
- On page 3, in the section describing the distribution of meeting invitations, add "all of council" to get the notification.
- On page 3, at the end of the section describing notification, add new sentence "The city will review the notice and meeting design, in conversation with the Ward Councillor and the Mayor (or designate), before it is mailed to ensure it contains all relevant details".
- On page 4, in the section describing introductions at the meeting, add "any other council members present" also be introduced.

- On page 4, in the Guide to Planning Process section, add "city staff will indicate that residents can subscribe to the development webpage to receive notification when an application is received, any future public meetings, and other details".

**CARRIED**

**6. Confidential Items:**

None

**7. Procedural Motions:**

None

**8. Information Items:**

Moved by Mayor Meed Ward

Receive and file the following 4 items, having been given due consideration by the Community Planning, Regulation & Mobility Committee.

**CARRIED**

8.1 COVID-19 Business Support verbal update (CPRM-09-20)

8.2 Staff presentation regarding development review - pre-application community meeting protocol (PL-23-20)

8.3 Correspondence from Kristin Jensen, West End Home Builders Association regarding development review - pre-application community meeting protocol (PL-23-20)

8.4 Mayor's proposed modifications regarding development review - pre-application community meeting protocol (PL-23-20)

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

12 noon (recessed), 1:00 p.m. (reconvened), 1:24 p.m. (recessed), 1:34 p.m. (reconvened), 1:45 p.m. (recessed), 6:30 p.m. (reconvened), 7:33 p.m. (recessed), 7:43 p.m. (reconvened)

Chair adjourned the meeting at 8:20 p.m.