



## Community Planning, Regulation & Mobility Committee Meeting

### Minutes

Date: September 30, 2020

Time: 9:30 am

Location: Council Chambers - members participating remotely

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

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

**1. Declarations of Interest:**

None

**2. Statutory Public Meetings:**

None

**3. Delegation(s):**

3.1 Mark Henderson spoke to Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan as it relates to maintaining the character of the downtown. (PL-16-20)

3.2 Serge Langevin spoke to Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan as it relates to apartment neighbourhood precincts.(PL-16-20)

3.3 Perry Bowker and Jim McLaughlin, representing Burlington Lions Club, spoke in support of the Mayor and Councillor Kearns' amendments to Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan. (PL-16-20)

3.4 Anne and Dave Marsden spoke to Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan as it relates to public engagement and the definition of "walkable". (PL-16-20)

**4. Consent Items:**

None

**5. Regular Items:**

5.1 Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)

Moved by Mayor Meed Ward

Receive the report titled "Final Report: Taking a Closer Look at the Downtown, June 2020, prepared by SGL Planning & Design and attached as Appendix 1 to community planning report PL-16-20; and

Endorse the recommended policy modifications to the adopted Official Plan attached as Appendices 2, 3 & 4 to community planning report PL-16-20, **as amended**; and

Direct the Director of Community Planning to provide the Council endorsed policy modifications and all supporting documentation to the Region of Halton for consideration for inclusion in the draft decision for the adopted Official Plan (April 2018); and

Receive the following technical studies titled:

- "Stage 1 Archaeological Assessment: Revised Report," February 2019, prepared by ASI and attached as Appendix 5;
- "Cultural Heritage Resource Assessment: Built Heritage Resources and Cultural Heritage Landscapes Downtown Mobility Hub Study Area," May 2019, prepared by ASI and attached as Appendix 6;
- "Downtown Burlington Mobility Hub Market Analysis," August 2017 prepared by N. Barry Lyons and Associates and attached as Appendix 7;
- "Downtown Burlington Mobility Hub – Illustrative Economic Analysis," July 2019, prepared by N. Barry Lyons and Associates and attached as Appendix 8;
- "Scoped Environmental Impact Study Downtown Mobility Hub," October 2019, prepared by Dillon Consulting, and attached as Appendix 9;

- “Flood Hazard and Scoped Stormwater Management Assessment,” June 2020, prepared by Wood Environment and Infrastructure Solutions and attached as Appendices 10A-1 and 10A-2, **as amended**;
- “Hager-Rambo Flood Control Facilities Study Report: Downtown and Burlington GO Mobility Hub,” May 2020 prepared by Wood Environment and Infrastructure Solutions, and attached as Appendices 10B-1 to 10B-3, **as amended**;
- “Downtown Burlington Traffic Overview,” October 2019, prepared by CIMA+, and attached as Appendix 11, **as amended**;
- “Downtown Burlington Micro-Level Traffic Operations: Review of the preferred Land Use Scenario,” April 2020, prepared by CIMA+, and attached as Appendix 12;
- “Updated Area Servicing Plan (ASP) for Stormwater, Water and Wastewater: Downtown Burlington,” May 2020, prepared by Wood Environment and Infrastructure Solutions and attached as Appendix 13, **as amended**;
- “Financial Impact Analysis,” July 2020, prepared by Watson & Associates Economists Ltd and attached as Appendix 14; and

Receive the DRAFT Downtown Burlington Placemaking and Urban Design Guidelines contained in Appendix 15 to community planning report PL-16-20 (July 2020); and

Direct the Director of Community Planning to seek public and stakeholder feedback on the Draft Downtown Burlington Placemaking and Urban Design Guidelines contained in Appendix 15 and subsequently present the final version for Council approval; and

Receive Appendix 21 to community planning report PL-16-20, titled “Taking a Closer Look at the Downtown: Project Update and Responses to Submissions (September 2020)”; **and**

**Direct the Director of Community Planning to amend the policy modifications to the adopted Official Plan contained in Appendices 2, 3 & 4 to community planning department report PL-16-20 prior to providing it to the Region of Halton for consideration for inclusion in the draft decision for the adopted Official Plan (April 2018) as follows:**

***Amendment 1:***

**Remove blocks 1, 2, 3, 4 & 6 as identified on Image 1a below from the Downtown East precinct (Appendix 3, p.5, Schedule D: Land Use - Downtown Urban Centre) to allow for further study of the Cultural Heritage Landscape 4, as identified by the ASI report.**

***Amendment 2:***

**Remove block 5 as identified on Image 2a below from the Downtown East precinct (Appendix 3, p.5 Schedule D: Land Use - Downtown Urban Centre) and include it in the Downtown Public Service designation.**

***Amendment 3:***

**Amend the height for blocks 1, 2, & 3 as identified on Image 3a below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights) to up to 4 storeys, consistent with the balance of this precinct.**

***Amendment 4:***

**Deem the most recent Zoning Bylaw Amendment for the property at 2085 Pine as appropriate for this property noted as block 4 on Image 4a below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights).**

***Amendment 5:***

**Amend the height for block 1 as identified on Image 5a below in the Lakeshore Precinct to be consistent with the balance of the precinct, with a 3 storey podium and step backs to up to 17 storeys. (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)**

***Amendment 6:***

**Add the words “and parking” to section 8.1.1 (3.9.2) SITE SPECIFIC POLICIES for 2020 Caroline Street, 510 Elizabeth Street, and 2025 Maria Street, and define “substantial floor area of office development **\*\*and parking\*\***” to mean achieving at minimum the parking and office negotiated as part of the block plan development for this site under the most recent Official Plan Amendment/Zoning Bylaw Amendment, noted as block 1 on Image 6a below in the Downtown East Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)**

***Amendment 7:***

Strike the word “semi-detached” from 8.1.1(3.13.1) POLICIES a) (i) and insert the word “semi-detached” into 8.1.1(3.13.1) POLICIES a) (ii); and Strike section 8.1.1(3.13.1) (d) related to development of semi-detached dwellings in the Emerald/St. Luke’s neighbourhoods in its entirety.

***Amendment 8:***

Amend 8.1.1(3. 2) (e) GENERAL POLICIES by inserting the words “design excellence” and “and transition to”.

***Amendment 9:***

Replace “should” with “shall” in Section 2.4.2 (3) c) ESTABLISHED NEIGHBOURHOOD AREAS.

**Amendment 10:**

Modify Chapter 8, Land Use Policies, Urban Area, Downtown Parks & Promenades Designation, Policies 8.1.1. (3.14.1) (j) to add the underlined words:

**(j) The Lions Club Park is a privately owned facility that is currently operated as a park through agreements with the City. If the property is ever sold or proposed for redevelopment, the City shall consider acquiring the northern part of the site for public parkland. The exact location, size and function of the park space shall be determined at the time of either a city-initiated design exercise for a new public park on the lands or through the consideration of a development application. If the City does not develop a park on this site the underlying land use designation shall apply; and**

Direct staff to amend the technical studies contained in Appendix 10 (A1, A2, B-1, B-2, B-3), Appendix 11 and Appendix 13 to address comments made by Halton Region and Conservation Halton.

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

Direct the Director of Community Planning to amend the policy modifications to the adopted Official Plan contained in Appendices 2, 3 & 4 to community planning department report PL-16-20 prior to providing it to the Region of Halton for consideration for inclusion in

**the draft decision for the adopted Official Plan (April 2018) as follows:**

**Remove blocks 1, 2, 3, 4 & 6 as identified on Image 1a below from the Downtown East precinct (Appendix 3, p.5, Schedule D: Land Use - Downtown Urban Centre) to allow for further study of the Cultural Heritage Landscape 4, as identified by the ASI report.**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

**Remove block 5 as identified on Image 2a below from the Downtown East precinct (Appendix 3, p.5 Schedule D: Land Use - Downtown Urban Centre) and include it in the Downtown Public Service designation.**

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

**Amend the height for blocks 1, 2, & 3 as identified on Image 3a below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights) to up to 4 storeys, consistent with the balance of this precinct.**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

**Deem the most recent Zoning Bylaw Amendment for the property at 2085 Pine as appropriate for this property noted as block 4 on Image 4a below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights).**

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

**Amend the height for block 1 as identified on Image 5a below in the Lakeshore Precinct to be consistent with the balance of the precinct, with a 3 storey podium and step backs to up to 17 storeys. (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

**Add the words “and parking” to section 8.1.1 (3.9.2) SITE SPECIFIC POLICIES for 2020 Caroline Street, 510 Elizabeth Street, and 2025 Maria Street, and define “substantial floor area of office development \*\*and parking\*\*” to mean achieving at minimum the parking and office negotiated as part of the block plan development for this site under the most recent Official Plan Amendment/Zoning Bylaw Amendment, noted as block 1 on Image 6a below in the Downtown East Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)**

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

**Strike the word “semi-detached” from 8.1.1(3.13.1) POLICIES a) (i) and insert the word “semi-detached” into 8.1.1(3.13.1) POLICIES a) (ii); and Strike section 8.1.1(3.13.1) (d) related to development of semi-detached dwellings in the Emerald/St. Luke’s neighbourhoods in its entirety.**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

**Amend 8.1.1(3. 2) (e) GENERAL POLICIES by inserting the words “design excellence” and “and transition to”.**

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

**Replace “should” with “shall” in Section 2.4.2 (3) c) ESTABLISHED NEIGHBOURHOOD AREAS.**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

**Modify Chapter 8, Land Use Policies, Urban Area, Downtown Parks & Promenades Designation, Policies 8.1.1. (3.14.1) (j) to add the underlined words:**

**(j) The Lions Club Park is a privately owned facility that is currently operated as a park through agreements with the City. If the property is ever sold or proposed for redevelopment, the City shall consider acquiring the northern part of the site for public parkland. The exact location, size and function of the park space shall be determined at the time of either a city-initiated design exercise for a new public park on the lands or through the consideration of a development application. If the City does not develop a park on this site the underlying land use designation shall apply.**

**CARRIED**

**Amendment:**

Moved by Councillor Galbraith

**Direct staff to amend technical studies contained in Appendix 10 (A1, A2, B-1, B-2, B-3), Appendix 11 and Appendix 13 to address comments made by Halton Region and Conservation Halton.**

**CARRIED**

- 5.2 Recommended modifications to adopted official plan policies for neighbourhood centres and for mixed use nodes and intensification corridors (PL-18-20)

Moved by Councillor Nisan

Endorse the recommended policy modifications to the adopted Official Plan attached as Appendix 1 to community planning report PL-18-20; and

Receive the rural and agricultural information contained in Appendix 4 to community planning report PL-18-20; and



Direct the Director of Community Planning to provide the Council-endorsed policy modifications and all supporting documentation to the Region of Halton for consideration for inclusion in the draft decision on the adopted Official Plan (April 2018).

**CARRIED**

- 5.3 Direction to review character defining elements of St. Luke's and Emerald precincts (SD-18-20)

Moved by Mayor Meed Ward

**Direct the Executive Director of Community Planning, Regulation and Mobility, through the Cultural Heritage Landscape Study and upcoming Zoning Bylaw Review, to review the character defining elements of St. Luke's and Emerald Precincts and consider creating a downtown zone.**

**CARRIED**

**6. Confidential Items:**

None

**7. Procedural Motions:**

None

**8. Information Items:**

Moved by Councillor Nisan

Receive and file the following 22 items, having been given due consideration by the Community Planning, Regulation & Mobility Committee.

**CARRIED**

- 8.1 Staff presentation regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)

- 8.2 Staff presentation regarding modifications to adopted official plan policies for neighbourhood centres and for mixed use nodes and intensification corridors (PL-18-20)

- 8.3 Correspondence from Glenn Wellings, Wellings Planning Consultants Inc., regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.4 Correspondence from Gary Care and Don Wilson regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.5 Correspondence from Kirstin Jensen, West End Homebuilders' Association, regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.6 Memorandum and presentation from Mayor Meed Ward and Councillor Kearns regarding amendments to PL-16-20 Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.7 Correspondence from Bob Osborne regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.8 Correspondence from Denise Baker, WeirFoulds representing Arya Properties Ltd regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.9 Correspondence from Josie Wagstaffe regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.10 Correspondence from Lynn Crosby, Blair Smith, representing WeLoveBurlington, and Gary Scobie regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.11 Correspondence from Mark Bales, Carriage Gate Homes, regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.12 Correspondence from Gerald Asa, Renimmob Properties Limited, regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.13 Correspondence from David Bronskill, Goodmans LLP, representing Vrancor Group (2069 & 2076, 2020 Lakeshore), regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)

- 8.14 Memorandum from staff regarding revisions to technical studies appended to report PL-16-20, "Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.15 Correspondence from John Hendricks, Niagara Planning Group (NPG) Inc., representing owners of 789 and 795 Brant St., regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.16 Correspondence from David Falletta, Bousfields, representing Landform Development Group, regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.17 Correspondence from David Falletta, Bousfields, representing 440 Elizabeth Street Holdings Limited and 2084 Lakeshore Holdings Limited, regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.18 Correspondence from the Mayor's Millennial Advisory Committee regarding Taking a Closer Look at the Downtown: recommended modifications to the Adopted Official Plan (PL-16-20)
- 8.19 Correspondence from Karen Bennett, Glen Schnarr & Associates, representing Pine Street Burlington Corp., regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.20 Correspondence from Anne and Dave Marsden regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.21 Delegation material from Serge Langevin regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)
- 8.22 Delegation material from Perry Bowker and Jim McLaughlin, representing Burlington Lions Club, regarding Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

11:10 a.m. (recessed), 11:15 a.m. (reconvened), 11:37 a.m. (recessed), 11:55 a.m. (reconvened), 12:48 p.m. (recessed), 1:50 p.m. (reconvened), 4:10 p.m.

(recessed), 4:20 p.m. (reconvened), 5:04 p.m. (recessed), 6:30 p.m.  
(reconvened), 6:37 p.m. (recessed), 6:47 p.m. (reconvened), 7:55 p.m.  
(recessed), 8:05 p.m. (reconvened)

Chair adjourned the meeting at 8:34 p.m.