



## Community Planning, Regulation & Mobility Committee Meeting

### Minutes

Date: May 3, 2022  
Time: 9:30 am  
Location: Hybrid meeting- virtual and Council Chambers, City Hall

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

Staff Present: Tim Commisso, Nick Anastasopoulos, Sue Connor, Allan Magi, Enrico Scalera, Mark Simeoni, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

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

None

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

##### 2.1 Cannabis Production Study (PL-29-22)

The Community Planning, Regulation and Mobility Committee, in accordance with the Planning Act, held Public Meeting No. 07-22 on May 3, 2022, regarding the Cannabis Production Study. Having considered the oral and written comments received from staff and delegations, the Community Planning, Regulation and Mobility Committee approved community planning department report PL-29-22.

Moved by Councillor Galbraith

Amend the Burlington Zoning By-law, 2020 as proposed in Appendix A to community planning department report PL-29-22; and

Direct the Director of Community Planning to circulate community planning department report PL-29-22 and the approved Zoning By-law Amendment to Health Canada, to share the study findings; and

Direct the Director of Community Planning to continue to monitor the impacts of the emerging cannabis production industry and to consider the general findings of the Cannabis Production Study through the Comprehensive Zoning By-law Review, in the context of ensuring that:

- a. in the urban area, permissions for agricultural uses, particularly on lands abutting residential zones, are appropriate to the surrounding urban context; and
- b. in employment zones adjacent to residential and other sensitive land uses, adverse effects are avoided, or if avoidance is not possible, minimized and mitigated through the use of separation distances, the placement of non-sensitive land uses in buffer areas, and/or other means.

**CARRIED**

- a. Staff presentation regarding Cannabis Production Study (PL-29-22)

## 2.2 Zoning By-law Amendment for 2154 Walker's Line (PL-43-22)

The Community Planning, Regulation and Mobility Committee, in accordance with the Planning Act, held Public Meeting No. 08-22 on May 3, 2022, regarding Zoning By-law amendment for 2154 Walker's Line. Having considered the oral and written comments received from staff and delegations, the Community Planning, Regulation and Mobility Committee approved community planning department report PL-43-22.

Moved by Councillor Bentivegna

Direct staff to continue to proceed with the processing of the submitted Zoning By-law Amendment application for 2154 Walker's Line, including evaluating and incorporating any/all comments received by committee and public at the Statutory Public Meeting, as well as the comments received through the ongoing technical review of this application by agency partners and internal departments.

**CARRIED**

- a. Blake Smith expressed concerns with the Zoning By-law Amendment for 2154 Walker's Line (PL-43-22)
- b. Mike Taglialatela expressed concerns with the Zoning By-law Amendment for 2154 Walker's Line (PL-43-22)

- c. Tony Millington, Millington & Associates, provided information on the Zoning By-law Amendment for 2154 Walker's Line (PL-43-22)
- d. Staff presentation regarding Zoning By-law Amendment for 2154 Walker's Line (PL-43-22)
- e. Additional comments received from Planning staff regarding Zoning By-law Amendment for 2154 Walker's Line (PL-43-22)

**3. Delegation(s):**

- 3.1 Michael Tylman, Amalie Holdings Limited, spoke in opposition to the proposal for the relocation of Bingo Hall 'The Bingo Connection' (BB-08-22)
- 3.2 Leonard Parente, representing The Bingo Connection Inc., spoke in support of the proposal for the relocation of Bingo Hall 'The Bingo Connection' (BB-08-22)
- 3.3 Laurie Morin, representing Bingo Connection Sponsors Association, spoke in support of the proposal for the relocation of Bingo Hall 'The Bingo Connection' (BB-08-22)
- 3.4 Michael Tylman, Amalie Holdings Limited, spoke in support of the proposal to open a new Bingo Hall 'Bingo Bingo' (BB-09-22)
- 3.5 Leonard Parente, representing The Bingo Connection Inc., spoke in opposition to the proposal to open a new Bingo Hall 'Bingo Bingo' (BB-09-22)
- 3.6 John Rinn, representing Bingo Bingo, spoke in support of the proposal to open a new Bingo Hall 'Bingo Bingo' (BB-09-22)

**4. Consent Items:**

None

**5. Regular Items:**

- 5.1 Update on 2069-2079 Lakeshore Road and 383-385 Pearl Street (PL-47-22)

Moved by Councillor Kearns

Receive and file community planning department report PL-47-22 providing an update on 2069-2079 Lakeshore Road and 383-385 Pearl Street.

**CARRIED**

- 5.2 Proposal for the relocation of Bingo Hall 'The Bingo Connection' (BB-08-22)

Moved by Mayor Meed Ward

Approve Option **A to approve the proposal to relocate 'The Bingo Connection'**, as outlined in Appendix B (page 13) of Building and By-law department report BB-08-22, containing the AGCO Criteria and Procedures for establishing Bingo Halls.

**CARRIED**

- 5.3 Proposal to open a new Bingo Hall 'Bingo Bingo' (BB-09-22)

Moved by Mayor Meed Ward

Approve Option **B to turn down the application from Bingo, Bingo as lacking a market study or demonstrated community support for their operation**, as outlined in Appendix B (page 13) of Building and By-law department report BB-09-22, containing the AGCO Criteria and Procedures for establishing Bingo Halls.

**CARRIED**

**Amendment:** Moved by Councillor Sharman

Approve Option **E to require the applicant to fund an independent market study**, as outlined in Appendix B (page 13) of Building and By-law department report BB-09-22, containing the AGCO Criteria and Procedures for establishing Bingo Halls.

**LOST**

- 5.4 Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision at 2294 and 2300 Queensway Drive (PL-31-22, SD-15-22)

Moved by Councillor Kearns

Approve the applications for Official Plan Amendment and Zoning By-law Amendment, as modified by staff in community planning department report PL-31-22, to permit 16 standard townhouse units and 8 back-to-back townhouse units; and

Approve Official Plan Amendment No. 127 to the City of Burlington Official Plan, as provided in Appendix B of community planning department report PL-31-22, to redesignate the subject lands “Residential – Medium Density with site specific policy”, to permit a townhouse development consisting of 16 standard townhouse units and 8 back-to-back townhouse units; and

Deem that Section 17(21) of The Planning Act has been met; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 127 as contained in Appendix B of community planning department report PL-31-22; and

Approve Zoning By-law 2020.440, attached as Appendix C of community planning department report PL-31-22, rezoning the lands at 2294 & 2300 Queensway Drive from “H-RM2” to “H-RM3-513”; and

Deem that the amending zoning by-law will conform to the Official Plan for the City of Burlington once Official Plan Amendment No. 127 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 127 is adopted; and

Direct the Director of Community Planning to grant draft subdivision approval for an application for a residential plan of subdivision at 2294 & 2300 Queensway Drive consisting of 24 lots, a common element road, and common element condominium blocks representing the deemed width of Queensway Drive, as shown in Appendix A of community planning department report PL-31-22, subject to the conditions contained in Appendix D of community planning department report PL-31-22, after the associated amending zoning by-law comes into effect; **and**

**Direct the Director of Roads, Parks & Forestry to identify concerns and considerations regarding trees on the property including outstanding requirements from the applicant, and report back at the May 17, 2022, Council meeting. (SD-15-22)**

**CARRIED**

**Amendment:** Moved by Councillor Kearns

Direct the Director of Roads, Parks & Forestry to identify concerns and considerations regarding trees on the property including outstanding requirements from the applicant, and report back at the May 17, 2022, Council meeting. (SD-15-22)

**CARRIED**

- 5.5 Staff Direction to evaluate eligibility of a heritage designation for 977 Unsworth Avenue (CPRM-03-22, SD-16-22)

Moved by Mayor Meed Ward

Direct the Director of Community Planning to evaluate the eligibility of 977 Unsworth Avenue for heritage designation by hiring a qualified heritage consultant to complete a heritage property evaluation and statement of significance and, if the evaluation indicates the property is of cultural heritage value or interest, consult the Heritage Burlington Advisory Committee for feedback and then report back to council with a recommendation. (SD-16-22)

**CARRIED**

- 5.6 Conservation Halton Spills (Flood Hazard) Policy and Discussion Paper (PL-46-22)

**Note: this item was approved at the May 5, 2022, Special Council meeting.**

Moved by Councillor Sharman

Direct the Director of Community Planning to submit community planning department report PL-46-22, including Appendix A, as the City of Burlington submission on Conservation Halton's Spill Flood Hazard Policy Review and Update Discussion Paper; and

Direct the Director of Community Planning to provide additional comments to Conservation Halton, if any, upon Council approval.

**CARRIED**

**6. Confidential Items:**

None

**7. Procedural Motions:**

None

**8. Information Items:**

Moved by Mayor Meed Ward

Receive and file the following 5 items, having been given due consideration by the Community Planning, Regulation and Mobility Committee.

**CARRIED**

- 8.1 Staff presentation regarding Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision at 2294 and 2300 Queensway Drive (PL-31-22)
  - 8.2 Staff presentation regarding Conservation Halton Spills (Flood Hazard) Policy and Discussion Paper (PL-46-22)
  - 8.3 Delegation material from Michael Tylman, Amalie Holdings Limited, regarding proposal for the relocation of Bingo Hall 'The Bingo Connection' and the proposal for a new Bingo Hall 'Bingo Bingo' (BB-08-22, BB-09-22)
  - 8.4 Delegation material from Leonard Parente, representing The Bingo Connection, regarding the proposal for the relocation of Bingo Hall 'The Bingo Connection' and proposal to open a new Bingo Hall 'Bingo Bingo' (BB-08-22, BB-09-22)
  - 8.5 Delegation material from John Rinn, representing Bingo Bingo, regarding the proposal to open a new Bingo Hall 'Bingo Bingo' (BB-09-22)
9. **Staff Remarks:**
  10. **Committee Remarks:**
  11. **Adjournment:**

10:01 a.m. (recessed), 10:11 a.m. (reconvened), 11:09 a.m. (recessed), 11:16 a.m. (reconvened), 11:59 a.m. (recessed), 1:01 p.m. (reconvened), 2:23 p.m. (recessed), 2:31 p.m. (reconvened), 2:55 p.m. (recessed), 6:31 p.m. (reconvened), 6:45 p.m. (recessed), 6:57 p.m. (reconvened)

Councillor Kearns was absent for the evening session.

Chair adjourned the meeting at 7:23 p.m.