



## Community Planning, Regulation & Mobility Committee Meeting

### Minutes

Date: July 5, 2022  
Time: 9:30 am  
Location: Hybrid meeting- virtual and Council Chambers, City Hall

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

Staff Present: Tim Commisso, Brynn Nheiley, Mark Simeoni, Chad MacDonald, Craig Kummer, Richard Bellemare (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

**1. Declarations of Interest:**

None

**2. Statutory Public Meetings:**

None

**3. Delegation(s):**

3.1 Wayne Harrison, KNYMH Inc. Architects, spoke to Zoning By-law amendment at 4063 Upper Middle Road (PL-42-22)

3.2 Nancy Frieday, GSP Group Inc., provided information to Zoning By-law amendment at 4063 Upper Middle Road (PL-42-22)

3.3 Glenn Wellings, Wellings Planning Consultants Inc., spoke to Zoning By-law amendment for 5030-5045 Tico Creek Common (PL-51-22)

3.4 Anne and Dave Marsden spoke to the New Burlington Official Plan recommended modifications for ROPA 48 conformity (PL-52-22)

**4. Consent Items:**

4.1 No. 4 Sideroad speed limit review (TS-11-22)

Moved by Councillor Bentivegna

Direct the Director of Transportation Services to prepare for the approval of Council the necessary by-law amending Traffic By-law 86-2007 to allow for the installation of a 50km/h speed limit on No. 4 Sideroad as identified in Appendix A of transportation services department report TS-11-22.

**CARRIED**

**5. Regular Items:**

- 5.1 Amendment to Zoning By-law 2020 to extend the temporary use to permit entertainment uses on outdoor patios in the downtown (PL-57-22)

Moved by Councillor Galbraith

Approve an amendment to Zoning By-Law 2020 to extend the temporary use to permit entertainment uses on outdoor patios in the downtown, with a timeframe not to exceed three years, as recommended by staff in Appendix A of community planning department report PL-57-22.

**CARRIED**

- 5.2 City of Burlington Housing Strategy – former school site reuse analysis (PL-53-22)

Moved by Councillor Kearns

Direct the City Manager and the Executive Director of Legal Services and Corporation Counsel to consider and integrate Appendix A to community planning department report PL-53-22 titled “Supplemental Technical Memo: Acquisition and Re-use of Surplus School Sites” dated June 2022, prepared by Dillon Consulting and SHS Consulting and report back in Q2 2023 with a Strategic Land Policy that includes a municipal policy directive on surplus school sites which will inform the multi-year community investment plan.

**CARRIED**

- 5.3 City of Burlington Housing Strategy Inclusionary Zoning Municipal Assessment Report update (PL-56-22)

Moved by Mayor Meed Ward

Receive and file community planning department report PL-56-22, City of Burlington Housing Strategy, Inclusionary Zoning Municipal Assessment Report update.

**CARRIED**

5.4 Building and by-law staff direction and staffing updates (BB-05-22)

Moved by Councillor Kearns

Receive and file building and by-law department report BB-05-22 which outlines the status of outstanding staff directions and ongoing workplan items related to by-law enforcement; and

Remove staff direction SD-05-22 (CPRM-01-22), by-law to support police in reducing vehicular noise in Burlington from the outstanding business list.

**CARRIED**

5.5 Single source procurement request – enforcement software (BB-12-22)

Moved by Councillor Kearns

Approve a single source procurement process to Electronic Data Collection (EDC) Inc. (Aims Parking Solutions) for enforcement software and applicable licences as outlined in building and by-law department report BB-12-22; and

Authorize the Manager of Procurement Services to execute on behalf of the City of Burlington any required agreements with Electronic Data Collection (EDC) Inc. to give effect to the recommendations in this report, with content satisfactory to the Director of Transportation Services and Director of Building and By-law and in a form satisfactory to the Executive Director of Legal Services and Corporation Counsel.

**CARRIED**

5.6 Major Transit Station Areas - Area Specific Plans Planning Study update (PL-10-22, SD-20-22)

Moved by Councillor Kearns

Direct the Director of Community Planning to use the Major Transit Station Area (MTSA) Area Specific Plan (ASP) Planning Study, prepared by Dillon

Consulting Limited, dated June 28, 2022 and contained as Appendix A to community planning department report PL-10-22, to prepare area-specific plans and draft Official Plan policies to the Burlington Official Plan (2020) (new policies, modifications and/or additions); and

Direct the Director of Community Planning to explore the next steps for further technical study related to land use compatibility for the Appleby GO MTSA and complete any required study; and

Receive the technical documents completed as of June 28, 2022 (Appendices D&E) as follows:

- MTSA Planning Areas Market Analysis (June 2022), as prepared by Watson & Associates Economists Ltd, and contained in Appendix D of community planning department report PL-10-22; and
- Air Quality Assessment Report (November 2021), as prepared by Wood, and contained in Appendix E of community planning department report PL-10-22; **and**

**Direct the Director of Community Planning to re-examine the Burlington GO Central Precinct with respect to requirements related to achieving maximum height permissions on a given site, alongside the provision of community amenities, affordable housing and community facilities commensurate with those maximum height permissions and the supporting policies and policy directions.**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

Direct the Director of Community Planning to re-examine the Burlington GO Central Precinct with respect to requirements related to achieving maximum height permissions on a given site, alongside the provision of community amenities, affordable housing and community facilities commensurate with those maximum height permissions and the supporting policies and policy directions. (SD-20-22)

**CARRIED**

5.7 GO investment corridor economic vision (ECDEV-01-22)

Moved by Councillor Stolte

Receive and file Burlington Economic Development report ECDEV-01-22, GO investment corridor economic vision and associated appendix.

**CARRIED**

5.8 Zoning By-law amendment at 4063 Upper Middle Road (PL-42-22)

Moved by Councillor Bentivegna

Approve the application for a Zoning By-law amendment for the property located at 4063 Upper Middle Road for the development of an 8-storey, 32-unit residential building; and

Enact amending Zoning By-law 2020.428, rezoning the lands at 4063 Upper Middle Road from “D” to “RH3-508” and “O2” as contained in Appendix D to community planning department report PL-42-22; and

Enact a Holding (H) provision as part of amending Zoning By-law 2020.428, to be removed at such time as the “O2” are dedicated to public ownership; and

Deem that By-law 2020.428 conforms to the Official Plan for the City of Burlington.

**CARRIED**

5.9 Proposed Downtown Cultural Heritage Landscapes Study (PL-49-22)

Moved by Mayor Meed Ward

Authorize the Director of Community Planning to retain a qualified consultant, through a competitive procurement process, to undertake the Downtown Cultural Heritage Landscapes Study consistent with the Terms of Reference contained in Appendix B of community planning department report PL-49-22; and

Approve an upset limit of \$150,000 for the study, funded from the Policy Initiatives Reserve Fund; and

Direct the Director of Community Planning to provide notice of the commencement of the study to affected property owners, the local business association and other affected stakeholders identified in the Terms of Reference (Appendix B); and

Direct the Director of Community Planning to add 2012 Victoria Avenue, 518 Brant Street, 524 Brant Street, 530 Brant Street, 574 Brant Street,

600 Brant Street, 612 Brant Street and 620 Brant Street to the Municipal Heritage Register and provide notice to owners of the properties within 30 days, pursuant to section 27(5) of the Ontario Heritage Act, R.S.O. 1990, c. O.18; and

Authorize the City Clerk to take necessary action if there are any objections in accordance with Section 27(7) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18; and

Direct the Director of Community Planning to report back following the completion of the Downtown Cultural Heritage Landscapes Study by Q3 of 2023 with study results, follow-up recommendations and a recommendation to remove 2012 Victoria Avenue, 518 Brant Street, 524 Brant Street, 530 Brant Street, 574 Brant Street, 600 Brant Street, 612 Brant Street or 620 Brant Street from the Municipal Heritage Register if they do not qualify for heritage designation; and

**Direct the Director of Community Planning to connect with the Heritage Burlington Advisory Committee to reconvene and review each property in the cultural landscapes to determine which should be added to the Municipal Register; and**

**Report back to the Community Planning, Regulation & Mobility Committee meeting on September 13, 2022.**

**CARRIED**

**Amendment:**

Moved by Mayor Meed Ward

Direct the Director of Community Planning to connect with the Heritage Burlington Advisory Committee to reconvene and review each property in the cultural landscapes to determine which should be added to the Municipal Register; and

Report back to the Community Planning, Regulation & Mobility Committee meeting on September 13, 2022. (SD-21-22)

**CARRIED**

5.10 Zoning By-law amendment for 5030-5045 Tico Creek Common (PL-51-22)

Moved by Councillor Stolte

Approve the Zoning By-law amendment application for the property located at 5030-5045 Tico Creek Common to permit an increase in the maximum building floor area as well as to expand retail store permissions for two (2) proposed 1-storey buildings; and

Approve Zoning By-law 2020.443, attached as Appendix D to community planning department report PL-51-22, which amends the site-specific “MXE-452” zone of the lands at 5030-5045 Tico Creek Common; 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.

**CARRIED**

- 5.11 New Burlington Official Plan recommended modifications for ROPA 48 conformity (PL-52-22)

Moved by Mayor Meed Ward

Endorse the recommended modifications to the Burlington Official Plan, 2020, attached as Appendix A to community planning department report PL-52-22; and

Direct the Executive Director of Legal Services and Corporation Counsel, and the Director of Community Planning to advance the recommended modifications through the Ontario Land Tribunal's consideration of the appeals to the Burlington Official Plan, 2020.

**CARRIED**

**6. Confidential Items:**

None

**7. Procedural Motions:**

- 7.1 Motion to appoint temporary chair

Moved by Mayor Meed Ward

Appoint Councillor Sharman as the temporary Chair for the July 5, 2022, Community Planning, Regulation and Mobility Committee meeting.

**CARRIED**

**8. Information Items:**

Moved by Councillor Stolte

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

**CARRIED**

- 8.1 Staff presentation regarding City of Burlington Housing Strategy – former school site reuse analysis (PL-53-22)
- 8.2 Staff presentation regarding Major Transit Station Areas - Area Specific Plans Planning Study update (PL-10-22)
- 8.3 Staff presentation regarding GO investment corridor economic vision (ECDEV-01-22)
- 8.4 Staff presentation regarding Zoning By-law amendment at 4063 Upper Middle Road (PL-42-22)
- 8.5 Staff presentation regarding Proposed Downtown Cultural Heritage Landscapes Study (PL-49-22)
- 8.6 Staff presentation regarding Zoning By-law amendment for 5030-5045 Tico Creek Common (PL-51-22)
- 8.7 Staff presentation regarding New Burlington Official Plan recommended modifications for ROPA 48 conformity (PL-52-22)
- 8.8 Delegation material from Nancy Frieday, GSP Group Inc., regarding Zoning By-law amendment at 4063 Upper Middle Road (PL-42-22)
- 8.9 Delegation material from Anne and Dave Marsden regarding New Burlington Official Plan recommended modifications for ROPA 48 conformity (PL-52-22)
- 8.10 Correspondence from The Planning Partnership regarding Major Transit Station Areas - Area Specific Plans Planning Study update (PL-10-22)

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

10:49 a.m. (recessed), 10:56 a.m. (reconvened), 12 p.m. (recessed), 1 p.m. (reconvened), 2:58 p.m. (recessed), 3:05 p.m. (reconvened)



Note: Councillors Nisan and Stolte joined the meeting at 1 p.m.

Chair adjourned the meeting at 3:30 p.m.