



## **Committee of the Whole**

### **Minutes**

Date: May 12, 2025

Time: 9:30 am

Location: Council Chambers, City Hall, second floor

Members Present: Mayor Marianne Meed Ward (Chair)  
Councillor Kelvin Galbraith  
Councillor Lisa Kearns  
Councillor Rory Nisan (absent Tuesday, May 13, 2025)  
Councillor Shawna Stolte  
Councillor Paul Sharman  
Councillor Angelo Bentivegna

Staff Present: Hassaan Basit, Chief Administrative Officer  
Curt Benson, Commissioner, Development and Growth  
Management  
Blake Hurley, Commissioner, Legal and Legislative Services/City  
Solicitor  
Jacqueline Johnson, Commissioner, Community Services  
Scott Hamilton, Commissioner, Public Works  
Sue Evfremidis, Chief Human Resources Officer  
Craig Millar, Chief Financial Officer  
Suzanne Gillies, Committee Clerk  
Jo-Anne Rudy, Committee Clerk  
David Thompson, Specialist, Digital Communications  
Richard Bellemare, Specialist, Digital Communications

#### **1. Call to Order**

The Chair called the meeting to order.

#### **2. Land Acknowledgement**

The Chair read the Land Acknowledgement.

### **3. Approval of the Agenda**

Moved by Councillor Galbraith

Approve the agenda as presented.

**CARRIED**

### **4. Declarations of Interest**

Councillor Galbraith declared an interest with:

- Confidential legal update on litigation matter regarding 1029-1033 Waterdown Road (LLS-02-25) as he owns property in close proximity to the subject location.

### **5. Presentations**

None

### **6. Delegations**

- 6.1 Dave Shepherd, Burlington Sound of Music Festival, spoke regarding 2025 Sound of Music Festival loan request (CSS-08-25)
- 6.2 David Falletta, Bousfields Inc., spoke regarding Bronte Creek Meadows Official Plan Amendment No. 4 (DGM-32-25)
- 6.3 Tyler Ulmer, Cabinovo Housing Inc., spoke regarding Housing Accelerator Fund Community Improvement Plan implementation update (DGM-33-25)
- 6.4 Mario Zelaya spoke regarding Housing Accelerator Fund Community Improvement Plan implementation update (DGM-33-25)

### **7. Consent Items**

- 7.1 2024 annual Ombudsman report (LLS-30-25) (CCS)

Moved by Councillor Kearns

Receive for information the 2024 annual report from ADR Chambers, Ombudsman for the City of Burlington, as attached as Appendix A to legislative services report LLS-30-25.

**CARRIED**

- 7.2 Transmittal of ADR Ombudsman (ADRO) investigation report (LLS-33-25) (CCS)

Moved by Councillor Kearns

Receive for information legislative services report LLS-33-25 regarding the investigation from the Ombudsman, file MUN-29984-0224.

**CARRIED**

7.3 Public Vehicle Licence By-Law 20-2009 amendment (DGM-34-25) (GM)

Moved by Councillor Kearns

Approve the amendment to By-law 20-2009, a by-law that provides that a local municipality may licence, regulate, and govern public vehicles in the City of Burlington, in order to clarify powers of inspection related to enforcement, as attached as Appendix A to development and growth management report DGM-34-25, in a form satisfactory to the Director of Legal Services and Corporation Counsel.

**CARRIED**

7.4 Adult Entertainment Establishments By-law 01-2008 amendment (DGM-35-25) (GM)

Moved by Councillor Kearns

Approve the amendment to By-law 01-2008, a by-law to provide for the licensing, regulating, and governing of adult entertainment establishment licensing in the City of Burlington, in order to clarify powers of inspection related to enforcement, as attached as Appendix A to development and growth management report DGM-35-25, in a form satisfactory to the Director of Legal Services and Corporation Counsel.

**CARRIED**

**8. Community and Corporate Services**

8.1 Council Composition and Ward Boundary Review final report (LLS-29-25)

Moved by Councillor Sharman

Approve ward boundary final option 1, as recommended by the consultant team in the 2024/2025 Council Composition and Ward Boundary Review final report attached as Appendix A to legislative services report LLS-29-25, **with the following modification**, to be adopted as the ward boundaries for the City of Burlington:

- **Move the section from New Street to Lakeshore Road between Appleby Line to Burloak Drive from Ward 4 to Ward 5;** and

Direct the City Clerk to bring forward a by-law reflecting the approved ward boundary option to the May 20, 2025 meeting of Council, being a by-law to provide for the alteration of the ward boundaries for the City of Burlington and to repeal By-law 90-2005; and

Direct the Council Remuneration Working Group to review council support staff models and provide a recommendation for Council consideration as part of their final report.

**CARRIED**

**Amendment:**

Moved by Councillor Stolte

Move the section from New Street to Lakeshore Road between Appleby Line to Burloak Drive from Ward 4 to Ward 5.

**CARRIED**

8.2 2025 Sound of Music Festival loan request (CSS-08-25)

Moved by Councillor Sharman

Approve a short-term loan to Sound of Music Inc. in the upset amount of \$225,000 to support cash flow requirements for the 2025 Sound of Music Festival as outlined in community services report CSS-08-25.

**CARRIED**

8.3 2024 Treasurer's statement for Development Charges reserve funds, Parkland Dedication reserve fund and the Community Benefit Charge reserve fund (FIN-14-25)

Moved by Councillor Bentivegna

Receive for information finance department report FIN-14-25 regarding the 2024 Treasurer's statement for Development Charges reserve funds, Parkland Dedication reserve fund and the Community Benefit Charge reserve fund.

**CARRIED**

- 8.4 Tariff response for potential property tax or other city fee deferral program (FIN-17-25)

Moved by Councillor Sharman

Direct the Chief Financial Officer to proceed with a six month industrial property tax class deferral program as described in Appendix A to finance department report FIN-17-25.

**CARRIED**

**9. Confidential Items and Closed Meeting**

- 9.1 Confidential legal update on litigation matter regarding 1029-1033 Waterdown Road (LLS-02-25)

Moved by Councillor Stolte

Instruct the Commissioner, Legal and Legislative Services & City Solicitor, or his designate, to proceed in accordance with the instructions sought in confidential legal department report LLS-02-25.

**CARRIED**

**10. Rise and Report**

**11. Public Works**

- 11.1 Public Tree By-law update (PWS-22-25)

**Note: this item was withdrawn by staff on May 5, 2025.**

- 11.2 Infrastructure projects for potential stimulus funding (PWS-28-25)

Moved by Councillor Galbraith

Receive for information the list of capital projects that could utilize stimulus funding as identified in Appendix A to public works report PWS-28-25.

**CARRIED**

- 11.3 Walkers Line and Britannia Road culvert replacement (PWS-23-25)

Moved by Councillor Kearns

Authorize the closure of Walkers Line, 90 meters south of Britannia Road at culvert location, from July 2, 2025 to September 30, 2025; and

Authorize the closure of Britannia Road, 750 meters west of Walkers Line at culvert location, from July 2, 2026 to September 30, 2026; and

Award the tender for contract ES-25-14 Walkers Line & Britannia Road Culvert Replacements to GIP Paving Inc., 949 Wilson Avenue, Toronto, ON, M4K 1G2 for 1,027,170.00, including 13% HST; and

Authorize the Mayor and City Clerk to sign any required agreements with the bidder named above, subject to the satisfaction of the Executive Director of Legal Services and Corporation Counsel; and

Approve the total cost of \$1,386,000 (Net HST) to be charged to the Walkers Line and Britannia Road – Culvert Replacement (RD-BG-1855) project and funded as follows:

- \$338,250 (Net HST) – Walkers Line and Britannia Road – Culvert Replacement (RD-BG-1855)
- \$1,047,750 (Net HST) – Structure Replacement at Various Locations (RD-BG-2128).

**CARRIED**

## **12. Growth Management**

### **12.1 Bronte Creek Meadows Official Plan Amendment No. 4 (DGM-32-25)**

Moved by Councillor Sharman

Adopt Official Plan Amendment No. 4 to the City of Burlington Official Plan, 2020 as provided in Appendix A of development and growth management report DGM-32-25; 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 the Official Plan Amendment No. 4, as contained in Appendix A of development and growth management report DGM-32-25.

**CARRIED**

### **12.2 Housing Accelerator Fund Community Improvement Plan implementation update (DGM-33-25)**

Moved by Councillor Stolte

Allocate 7.4 million of the HAF funding to be used for the approved CIP programs as described in development and growth management report DGM-33-25; and

Direct staff to implement the funding and roll-out of the approved CIP programs as described in development and growth management report DGM-33-25.

**CARRIED**

**Amendment:**

Moved by Councillor Stolte

Amend DGM-33-25 Appendix B, program 1, **from a maximum of \$70,000 per unit to up to \$50,000 per unit** for the creation of new interior, attached, or garage conversion affordable ARUs (attached or detached), subject to eligibility under the Council-approved Affordable Rental Housing CIP; and

Amend DGM-33-25 Appendix B, program 1, **from a maximum of \$95,000 to up to \$80,000 per unit** for the construction of new detached affordable ARUs, subject to eligibility under the Council-approved Affordable Rental Housing CIP; and

Amend DGM-33-25 Appendix B, program 1, **from a maximum of \$15,000 per unit to \$20,000 per unit** for the legalization of existing ARUs, regardless of affordability; and

Amend DGM-33-25 Appendix B (page 3), **Repayment Schedule for Forgivable Loans Option 1, from 2 years to 3 years** for all ARU funded programs to require 100% repayment. if the unit is sold or affordability requirements are not met within the 10-year affordability period; and

Amend DGM-33-25 Appendix B (page 3), **Repayment Schedule for Forgivable Loans Option 1, to be pro-rated equally over the remaining 7 years (instead of 8 years)** of the 10-year affordability period.

**LOST**

**13. Statutory Public Meetings**

- 13.1 Official Plan and Zoning By-law Amendments for 2083 Lakeshore Rd. (DGM-26-25)

Moved by Councillor Kearns

Direct staff to continue to process the submitted Official Plan Amendment and Zoning By-law Amendment applications for 2083 Lakeshore Rd. in an effort to bring forward a subsequent recommendation report. This report provides a description of the subject applications, an update on the technical review that is underway, and a summary of the technical and public comments received to date.

**CARRIED**

- a. Staff presentation regarding Official Plan and Zoning By-law Amendments for 2083 Lakeshore Rd. (DGM-26-25)
- b. David Falletta, Bousfields Inc., spoke regarding Official Plan and Zoning By-law Amendments for 2083 Lakeshore Rd. (DGM-26-25)
- c. Delegation material from David Falletta, Bousfields Inc., regarding Official Plan and Zoning By-law Amendments for 2083 Lakeshore Rd. (DGM-26-25)

13.2 Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)

**Note: this item was withdrawn by staff on May 13, 2025**

#### **14. Information Items**

Moved by Councillor Galbraith

Receive and file the following 4 items, having been given due consideration by the Committee of the Whole.

**CARRIED**

- 14.1 Legislative Services forecast of standing committee reports (COW-09-25)
- 14.2 Delegation material from David Falletta, Bousfields Inc., regarding Bronte Creek Meadows Official Plan Amendment No. 4 (DGM-32-25)
- 14.3 Delegation material from Tyler Ulmer, Cabinovo Housing Inc., regarding Housing Accelerator Fund Community Improvement Plan implementation update (DGM-33-25)
- 14.4 Consultant presentation regarding Council Composition and Ward Boundary Review final report (LLS-29-25)



**15. Staff Remarks**

**16. Committee Remarks**

**17. Adjournment**

11:13 a.m. (recessed), 11:20 a.m. (reconvened), 11:50 a.m. (recessed), 1:00 p.m. (reconvened), 2:32 p.m. (recessed)

Councillor Nisan left the meeting at 11:50 a.m. on Monday May 12, 2025

**Meeting was reconvened on May 13, 2025 at 9:30 a.m.**

9:58 a.m. (recessed), 10:05 a.m. (reconvened)

Councillor Nisan was absent on Tuesday, May 13, 2025

Chair adjourned the meeting at 10:25 a.m.