



## Committee of the Whole

### Minutes

Date: June 9, 2025  
Time: 9:30 am  
Location: Council Chambers, City Hall, second floor

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

Staff Present: 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  
Chad MacDonald, Chief Information Officer  
Craig Kummer, Director, Transportation Services  
Jamie Tellier, Director, Community Planning  
David Thompson, Specialist, Digital Communications  
Richard Bellemare, Specialist, Digital Communications  
Suzanne Gillies, Committee Clerk  
Jo-Anne Rudy, Committee Clerk

#### 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 Kearns

Suspend the rules for section 46.1 of the Procedure By-law 31-2021, as amended, to allow a delegation that was received after the deadline for Evan Wiseman, The Atmospheric Fund, requesting to speak to item 7.1 Preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25)

**CARRIED**

Moved by Councillor Kearns

Suspend the rules for section 36.2 of the Procedure By-law 31-2021, as amended, to allow discussion of item 14.2 Motion Memo regarding Art Gallery of Burlington presentation of Final Facility Master Plan and Future as it was received after the required deadline.

**CARRIED**

Moved by Councillor Sharman

Suspend the rules for section 46.8 of the Procedure By-law 31-2021, as amended, to allow an extension of delegation speaking time beyond the 10-minute maximum for Emma Sankey, Executive Director of the Art Gallery of Burlington speaking to the motion memo - Item 14.2 to allow her delegation up to 15 mins.

**CARRIED**

Moved by Councillor Stolte

Approve the agenda as amended.

**CARRIED**

**4. Declarations of Interest**

Councillor Galbraith declared an interest with:

- Confidential Burlington Lands Partnership update (DGM-27-25) specifically section 2 of Appendix A as he owns property in close proximity to the lands being discussed.

## 5. Presentations

None

## 6. Delegations

- 6.1 Gaby Kalapos, Clean Air Partnership, spoke regarding preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25)
- 6.2 David Falletta, Bousfields Inc., spoke regarding Official Plan and Zoning By-law Amendments for 2083 Lakeshore Road (DGM-45-25)
- 6.3 Evan Wiseman, The Atmospheric Fund, spoke regarding preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25)
- 6.4 Emma Sankey, Executive Director, Art Gallery of Burlington, spoke regarding final Facility Master Plan and Future Needs Feasibility Study (COW-11-25)

## 7. Consent Items

- 7.1 Preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25) (CCS)

**Note: this item was moved to the Community and Corporate Services Regular Items**

- 7.2 Financial status report as at March 31, 2025 (FIN-20-25) (CCS)

Moved by Councillor Stolte

Receive for information finance department report FIN-20-25 regarding financial status report as at March 31, 2025.

**CARRIED**

- 7.3 Tree planting initiatives update (PWS-21-25) (PW)

Moved by Councillor Stolte

Direct the Chief Financial Officer to allocate \$257,500 from the Tree Establishment and Enhancement Reserve to the Forestry Operating

budget in 2025 to fund the identified tree planting projects outlined in public works report PWS-21-25.

**CARRIED**

7.4 New Street bridge replacement at Tuck Creek (PWS-24-25) (PW)

Moved by Councillor Stolte

Award the tender for contract ES-25-06 – New Street bridge replacement at Tuck Creek to Decew Construction Inc., 605 James Street North, Hamilton, ON, L8L 1K1, for \$5,861,310.01 including HST; and

Authorize the Mayor and City Clerk to sign any required agreements with the bidder named above, subject to the satisfaction of the Commissioner of Legal and Legislative Services; and

Approve the total cost of \$6,460,900 (Net HST) to be charged to the New Street bridge replacement at Tuck Creek (SM-SM-1623-2) project; and

Approve the adjusted funding source allocation in the amount of \$485,123 from the Storm Drainage Development Charge Reserve Fund.

**CARRIED**

**8. Community and Corporate Services**

8.1 Preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25)

**Note: this item was moved from Consent Items**

Moved by Councillor Nisan

Receive for information corporate affairs report CAF-03-25 regarding a preliminary analysis of Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* including potential impacts for the City of Burlington.

**CARRIED**

**9. Confidential Items and Closed Meeting**

Moved by Mayor Meed Ward

Proceed into closed session on June 9, 2025 at 10:44 a.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board; and

Pursuant to Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board regarding **Item 9.1**

**CARRIED**

9.1 Confidential Burlington Lands Partnership update (DGM-27-25) (SD-07-25)

9.2 Confidential triannual litigation update report (LLS-22-25)

Moved by Councillor Nisan

Direct the Commissioner of Legal and Legislative Services and City Solicitor or his designate to proceed in accordance with the instructions sought in matters 23, 24 and 37, and that the balance of legal and legislative services report LLS-22-25 be received and filed.

**CARRIED**

9.3 Confidential status report on the Contingency Reserve - April 30, 2025 (FIN-27-25)

Moved by Councillor Kearns

Receive for information confidential finance department report FIN-27-25 regarding status report on the Contingency Reserve - April 30, 2025.

**CARRIED**

9.4 Confidential insurance renewal report (LLS-36-25)

Moved by Councillor Bentivegna

Receive for information confidential legal and legislative services report LLS-36-25 providing an update on the 2025-2026 insurance renewal.

**CARRIED**

## **10. Rise and Report**

Committee reconvened into open session on June 9, 2025 at 12:19 p.m.

In closed session Committee discussed and provided instruction to staff on the following confidential item:

- Confidential Burlington Lands Partnership update (DGM-27-25)

## 11. Public Works

None

## 12. Growth Management

### 12.1 Objection to Notice of Intention to Designate 518 Brant St. (DGM-43-25)

Moved by Councillor Nisan

Decline to withdraw the Notice of Intention to Designate 518 Brant St. under Part IV, Section 29 of the Ontario Heritage Act, having considered the notice of objection by the owner, dated April 11, 2025 and attached to development and growth management report DGM-43-25 as Appendix A; and

Enact the by-law substantially in the form attached as Appendix B to development and growth management report DGM-43-25, being a bylaw to designate 518 Brant St. under Part IV, Section 29 of the Ontario Heritage Act, in a form satisfactory to the Commissioner of Legal and Legislatives Services and City Solicitor; and

Direct the Director of Community Planning to provide notice of the passing of the by-law designating the property, in accordance with subsection 29 (8) of the Ontario Heritage Act.

**LOST**

### 12.2 Official Plan and Zoning By-law Amendments for 2083 Lakeshore Road (DGM-45-25)

Moved by Councillor Kearns

Approve the applications for Official Plan Amendment and Zoning By-law Amendment, as modified by staff, submitted by Bousfields Inc. on behalf of Old Lakeshore Development Inc. proposing a 27-storey mixed use building on the subject lands; and

Approve Official Plan Amendment No. 160 to the City of Burlington Official Plan 1997, as provided in Appendix D of development and growth management report DGM-45-25, to amend the designation for the lands

located at 2083 Lakeshore Road to a site specific "Downtown Mixed-Use Centre – Old Lakeshore Road Mixed Use Precinct"; and

Deem that Official Plan Amendment No. 160 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 160 as contained in Appendix D to development and growth management report DGM-45-25 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.504, as modified by staff, attached as Appendix E to development and growth management report DGM-45-25, to amend the Downtown Old Lakeshore Road "DL-A" zone for the lands at 2083 Lakeshore Road to "DL-A.562"; and

Deem that Zoning By-law 2020.504 will conform to the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No. 160 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 160 is adopted.

**CARRIED**

### **13. Statutory Public Meetings**

**Note: view [June 10, 2025](#) video for discussion of Items 13.1 to 13.3**

- 13.1 Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25, SD-06-25)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 10-25 on June 10, 2025, regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-37-25.

Moved by Councillor Nisan

Approve the application for a Zoning By-law Amendment submitted by WND Associates Limited, on behalf of 409 Brant Street Limited, proposing relief of various zoning provisions; and

Approve Zoning By-law 2020.505 attached as Appendix D to development and growth management report DGM-37-25, to amend the “H-DC-489” zone of the lands at 409 Brant Street; and

Deem that Zoning By-law 2020.505 conforms to the Halton Region Official Plan, the 1997 Official Plan of the City of Burlington and the 2020 Official Plan and that there are no applications to alter the Official Plans with respect to the subject lands; **and**

**Direct the Commissioner, Development and Growth Management to consult with stakeholders and report back by the June 17, 2025 Council meeting on any negotiation for any additional municipal parking assets that may be feasibly incorporated into the development proposal potentially funded by the Downtown Parking Reserve Fund-Growth. (SD-06-25)**

**CARRIED**

**Amendment:**

Moved by Councillor Kearns

Direct the Commissioner, Development and Growth Management to consult with stakeholders and report back by the June 17, 2025 Council meeting on any negotiation for any additional municipal parking assets that may be feasibly incorporated into the development proposal potentially funded by the Downtown Parking Reserve Fund-Growth. (SD-06-25)

**CARRIED**

- a. David Bronskill, Goodmans LLP, spoke regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)
- b. Brian Dean, Downtown Parking Advisory Committee, spoke regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)

- c. Jeff Woodward spoke regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)
  - d. Staff presentation regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)
  - e. Delegation material from David Bronskill, Goodmans LLP, regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)
  - f. Delegation material from Brian Dean, Downtown Parking Advisory Committee, regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)
  - g. Correspondence from Joe Gaetan regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)
- 13.2 Official Plan and Zoning By-law Amendments for 1497-1511 Old Plains Road West (DGM-42-25)

**Note: this item was considered at the Special Council meeting immediately following the June 10, 2025 Committee of the Whole meeting.**

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 11-25 on June 10, 2025, regarding Official Plan and Zoning By-law Amendments for 1497-1511 Old Plains Road West. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-42-25.

Moved by Mayor Meed Ward

Approve the applications for Official Plan Amendment and Zoning By-law Amendment as modified by staff, submitted by GSP Group on behalf of 1511 Old Plains Road West Inc. proposing 82 stacked townhomes on the subject lands; and

Approve Official Plan Amendment No. 161 to the City of Burlington Official Plan 1997, as provided in Appendix D of development and growth management report DGM-42-25, to amend the current North Aldershot Commercial designation for the lands located at 1497-1511 Old Plains Road West; and

Deem that the Official Plan Amendment No. 161 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 161 as contained in Appendix D to development and growth management report DGM-42-25 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.506, attached as Appendix E to development and growth management report DGM-42-25, as modified by staff, to rezone 1497-1511 Old Plains Road West from a North Aldershot Commercial zone 'CNA' and a Utility Services 'S' zone to a site-specific Medium-Density Residential zone "H-RM3.563" with a holding; and

Deem that Zoning By-law 2020.506 will conform to the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No. 161 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 161 is adopted.

**CARRIED**

- a. Sarah Knoll, GSP Group Inc., spoke regarding Official Plan and Zoning By-law Amendments for 1497-1511 Old Plains Road West (DGM-42-25)
- b. Staff presentation regarding Official Plan and Zoning By-law Amendments for 1497-1511 Old Plains Road West (DGM-42-25)
- c. Delegation material from Sarah Knoll, GSP Group Inc., regarding Official Plan and Zoning By-law Amendments for 1497-1511 Old Plains Road West (DGM-42-25)

13.3 Delegated Authority By-law review and enabling Official Plan Amendments (LLS-35-25)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 12-25 on June 10, 2025, regarding Delegated Authority By-law review and enabling Official Plan Amendments. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report LLS-35-25.

Moved by Mayor Meed Ward

Adopt Official Plan Amendment No. 6 to the City of Burlington Official Plan, 2020 as provided in Appendix A of legislative services report LLS-35-25, to add policies related to approving minor amendments to the City's Official Plan and Zoning By-law under delegated authority and establishing alternative measures for informing and obtaining the views of the public; and

Deem that Official Plan Amendment No. 6 is consistent with the *Planning Act*; and

Instruct the City Clerk to prepare the necessary by-law adopting the Official Plan Amendment No. 6, as contained in Appendix A of legislative services report LLS-35-25; and

Approve the proposed new and updated delegations of authority provided in legislative services report LLS-35-25 regarding Delegated Authority By-law Review and Enabling Official Plan Amendments; and

Enact the amending by-law substantially as attached as Appendix B to the legislative services report LLS-35-25, to amend By-law 71-2023, being a by-law to delegate authorities to staff; and

Direct the City Clerk to bring forward a further amending by-law to By-law 71-2023 to delegate to staff the additional authorities provided through Official Plan Amendment No. 6 once the Official Plan Amendment No. 6 has come into effect.

**CARRIED**

- a. Staff presentation regarding Delegated Authority By-law review and enabling Official Plan Amendments (LLS-35-25)

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

Moved by Mayor Meed Ward

Receive and file the following 8 items, having been given due consideration by the Committee of the Whole.

**CARRIED**

- 14.1 Legislative Services forecast of standing committee reports (COW-10-25)
- 14.2 Motion Memorandum regarding Art Gallery of Burlington presentation of final Facility Master Plan and Future Needs Feasibility Study (COW-11-25)

- 14.3 Correspondence from Victoria Coffin, Bay Area Climate Change Council, regarding preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25)
- 14.4 Staff presentation regarding Official Plan and Zoning By-law Amendments for 2083 Lakeshore Road (DGM-45-25)
- 14.5 Delegation material from David Falletta, Bousfields Inc., regarding 2083 Lakeshore Road (DGM-45-25)
- 14.6 Delegation material from Gaby Kalapos, Clean Air Partnership, regarding preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25)
- 14.7 Delegation material from Evan Wiseman, The Atmospheric Fund, regarding preliminary analysis of Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 (CAF-03-25)
- 14.8 Delegation material from Emma Sankey, Executive Director, Art Gallery of Burlington, regarding final Facility Master Plan and Future Needs Feasibility Study (COW-11-25)

**15. Staff Remarks**

**16. Committee Remarks**

**17. Adjournment**

10:33 a.m. (recessed), 10:43 a.m. (reconvened), 10:44 a.m. (closed), 12:19 p.m. (open), 12:22 p.m. (recessed), 1:22 p.m. (reconvened), 1:47 p.m. (recessed)

Mayor Meed Ward joined the meeting at 10:43 a.m.

Mayor Meed Ward and Councillor Stolte were absent from 1:22 p.m. to 1:30 p.m.

**Meeting was reconvened on June 10, 2025 at 9:30 a.m.**

10:27 a.m. (recessed), 10:35 a.m. (reconvened), 11:40 a.m. (recessed), 11:47 a.m. (reconvened), 12:04 p.m. (recessed), 12:11 p.m. (reconvened)

Chair adjourned the meeting at 12:20 p.m.