



Community Planning, Regulation & Mobility Committee Meeting

Minutes

Date: January 16, 2020
Time: 1:00 pm
Location: Council Chambers Level 2, 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, Heather MacDonald, Kwab Ako-Adjei, Allan Magi, Nancy Shea-Nicol, David Thompson (Audio/Video Specialist), Georgie Gartside (Clerk)

1. Declarations of Interest:

None.

2. Statutory Public Meetings:

None.

3. Delegation(s):

- 3.1 Suzanne Mammel, representing Hamilton-Halton Home Builders' Association, shared concerns regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20).
- 3.2 Michael von Teichman, representing 440 Elizabeth Street Holdings, made a presentation providing feedback regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20).
- 3.3 Bob Osborne spoke in support of the proposed changes on the east side of Brant Street, north of Blairholm Avenue regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20).

- 3.4 Ed Fothergill, Fothergill Planning and Development Inc. representing Molinaro Group, shared concerns regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20).
- 3.5 Gary Care shared concerns regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20).
- 3.6 Jeremy Skinner provided feedback regarding Taking a Closer Look at the Downtown: Preferred Concept (PL-02-20).

4. Consent Items:

None.

5. Regular Items:

- 5.1 Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)

Moved by Councillor Kearns

Receive the report titled “Taking a Closer Look at the Downtown: Preliminary Preferred Concept“, January 2020, prepared by SGL Planning & Design and attached as Appendix A to community planning department report PL-02-20; and

Endorse the recommended concept (also referred to as the preliminary preferred concept) as discussed in community planning department report PL-02-20 and in the report titled “Taking a Closer Look at the Downtown: Preliminary Preferred Concept“, January, 2020, prepared by SGL Planning & Design (Appendix A), **amended as follows:**

- 1. Exclude from endorsement, subject to the considerations in 2, the recommended concept for the lands identified as:
 - i. **Village Square Precinct V2 sub area; and**
 - ii. **Downtown East Precinct located east of Elizabeth Street and south of Lions Park, and the block bounded by John Street, Maria Street, Elizabeth Street, and James Street; and**
- 2. **Direct the Executive Director of Community Planning, Regulation, and Mobility to consider the following during the development of policy modifications to the adopted Official Plan:**
 - i. **appropriate built form;**

- ii. **enhancement of transition provisions in the Downtown East Mixed-Use Precinct, to ensure an appropriate interface with the areas to both the east and the north;**
 - iii. **enhancement of provisions to protect the existing character and streetscape of the Downtown East Mixed-Use Precinct, with particular attention to the pedestrian experience on Elizabeth Street;**
 - iv. **appropriate built form in the V2 area of Village Square Precinct, with appropriate performance standards to avoid or mitigate potential impacts from new development on the existing low-rise buildings on Martha Street and existing low-rise buildings west of Pearl Street;**
 - v. **policy or mapping-based solutions to acknowledge, protect, and enhance existing community institutions or other private organizations that provide public services or amenities; and**
3. **Recognize the need for a transportation corridor through the Mid-Brant Precinct without presupposing that it must be a road, to allow consideration of the appropriate function of the new transportation corridor during the block planning exercise; and**
 4. **Direct the Executive Director of Community Planning, Regulation and Mobility to consider, during the development of policy modifications to the adopted Official Plan, enhancement of transition provisions in the Upper Brant Mixed-Use Precinct north of Ghent Avenue to ensure an appropriate interface with the established neighbourhoods to the east; and**

Direct the Director of Community Planning to prepare detailed modifications to the Adopted Official Plan to implement the recommended concept as discussed in community planning department report PL-02-20 and in the report titled “Taking a Closer Look at the Downtown: Preliminary Preferred Concept”, January, 2020, prepared by SGL Planning & Design (Appendix A).

CARRIED

Amendment

Moved by Mayor Meed Ward

Endorse the recommended concept in PL-02-20, Appendix A, subject to the following modifications:

1. Exclude from endorsement, subject to the considerations in 2, the recommended concept for the lands identified as:
 - i. **Village Square Precinct V2 sub area; and**
 - ii. **Downtown East Precinct located east of Elizabeth Street and south of Lions Park, and the block bounded by John Street, Maria Street, Elizabeth Street, and James Street; and**
2. **Direct the Executive Director of Community Planning, Regulation, and Mobility to consider the following during the development of policy modifications to the Adopted Official Plan:**
 - a. **appropriate built form;**
 - b. **enhancement of transition provisions in the Downtown East Mixed-Use Precinct, to ensure an appropriate interface with the areas to both the east and the north;**
 - c. **enhancement of provisions to protect the existing character and streetscape of the Downtown East Mixed-Use Precinct, with particular attention to the pedestrian experience on Elizabeth Street;**
 - d. **appropriate built form in the V2 area of Village Square Precinct, with appropriate performance standards to avoid or mitigate potential impacts from new development on the existing low-rise buildings on Martha Street and existing low-rise buildings west of Pearl Street;**
 - e. **policy or mapping-based solutions to acknowledge, protect, and enhance existing community institutions or other private organizations that provide public services or amenities.**

CARRIED

Amendment

Moved by Mayor Meed Ward

Endorse the recommended concept in PL-02-20, Appendix A, subject to the following modification: Recognize the need for a transportation corridor through the Mid-Brant Precinct without presupposing that it must be a road, to allow consideration of the

appropriate function of the new transportation corridor during the block planning exercise.

CARRIED

Amendment

Moved by Mayor Meed Ward

Direct the Executive Director of Community Planning, Regulation and Mobility to consider, during the development of policy modifications to the adopted Official Plan, enhancement of transition provisions in the Upper Brant Mixed-Use Precinct north of Ghent Avenue to ensure an appropriate interface with the established neighbourhoods to the east.

CARRIED

Heritage study staff direction (SD-02-20)

Moved by Mayor Meed Ward

Direct the Director of Community Planning, in consultation with Heritage Burlington, to assess the heritage value and appropriate protections (including possible Heritage Act designations) for the potential built heritage resources and potential cultural heritage landscapes identified by ASI in their September 2019 “Cultural Heritage Resource Assessment of the Downtown Mobility Hub”, with funding source to be determined, and report back to Council with the assessment and associated recommendations by Q4 of 2020.

CARRIED

Lions Park staff direction (SD-03-20)

Moved by Mayor Meed Ward

Direct the Executive Director of Legal Services, working with the Executive Director of Environment, Infrastructure, and Community Services, to report back with options for the future of Lions Park.

CARRIED

6. Confidential Items:

None.

7. Procedural Motions:

None.

8. Information Items:

Moved by Mayor Meed Ward

Receive and file the following 23 items, having been given due consideration by the Community Planning, Regulation and Mobility Committee.

CARRIED

- 8.1 Staff presentation regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.2 Additional public comments to Response Matrix for submissions received during October to December 5, 2019 public engagement period. (PL-02-20, Appendix F2)
- 8.3 Delegation material from Michael von Teichman, representing 440 Elizabeth Street Holdings, regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.4 Presentation from Bob Osborne regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.5 Correspondence from Ed Fothergill, Fothergill Planning and Development Inc. representing Molinaro Group, regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.6 Correspondence from Gary Care regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.7 Correspondence from Jeremy Skinner regarding Taking a Closer Look at the Downtown: Preferred Concept (PL-02-20).
- 8.8 Correspondence from Glenn Wellings, Wellings Planning Consultants Inc. representing Mattamy, regarding Taking a Closer Look at the Downtown. (PL-02-20)
- 8.9 Correspondence from Glenn Wellings, Wellings Planning Consultants Inc. representing Mattamy, regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)

- 8.10 Correspondence from Jim Young regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.11 Correspondence from Tom Muir regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.12 Correspondence from Khai Tuyen Ly and Donna Lee regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.13 Correspondence from WeLoveBurlington and Gary Scobie regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.14 Correspondence from Scott Snider, Turkstra Mazza representing Carriage Gate Homes, regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.15 Correspondence from MPP Jane McKenna regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.16 Correspondence from Mayor Meed Ward to MPP McKenna regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.17 Correspondence from Denise Baker, WeirFoulds LLP representing Landform Development Group Inc. and 2413350 Ontario Inc., regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.18 Correspondence from Denise Baker, WeirFoulds LLP representing York Trafalgar Homes Corp., regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.19 Correspondence from Denise Baker, WeirFoulds LLP representing Spruce Partners Inc. and Amico Properties Inc., regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.20 Correspondence from Denise Baker, WeirFoulds LLP representing Welwyn Interests Inc., regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.21 Correspondence from Martin Quarcoopome, Weston Consulting representing Victoria Brant Ltd., regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)
- 8.22 Presentation from Mayor Meed Ward regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)

8.23 Presentation from Councillor Lisa Kearns regarding Taking a Closer Look at the Downtown: Preliminary Preferred Concept (PL-02-20)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

2:48 p.m. (recessed), 2:59 p.m. (reconvened), 4:20 p.m. (recessed), 6:30 p.m. (reconvened), 7:49 p.m. (recessed), 8:00 p.m. (reconvened)

Chair adjourned the meeting at 8:49 p.m.