



## Community Planning, Regulation & Mobility Committee Meeting

### Minutes

Date: January 14, 2020  
Time: 9:30 am  
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, Jamie Tellier, Nancy Shea-Nicol, Allan Magi, Vito Tolone, Sue Connor, Kwab Ako-Adjei, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

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

None

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

The Community Planning, Regulation and Mobility Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 2-20 on January 14, 2020 to approve the Interim Control By-law Land Use Study. Having considered the oral and written comments received from staff and delegations, the Community Planning, Regulation and Mobility Committee approved report PL-01-20.

##### 2.1 Interim Control By-law Land Use Study (PL-01-20)

Moved by Councillor Sharman

Receive the Interim Control By-law Land Use Study report prepared by Dillon Consulting and attached as Appendix B to community planning department report PL-01-20; and

Approve the proposed Official Plan Amendment attached in Appendix D to community planning report PL-01-20; and

Approve the proposed Zoning By-law Amendment attached in Appendix E to community planning report PL-01-20; and

Repeal the Interim Control By-law from the subject lands upon expiry of the appeal period for the proposed Official Plan and Zoning By-law amendments, provided no appeals are filed; **and**

**Direct the Executive Director of Community Planning, Regulation and Mobility to consider the following modifications to the proposed Official Plan Amendment:**

- **For clarity, any policies that reference growth in the MTSA's should also include reference to the overall MTSA typology which differentiates the characteristics between downtown and the GO station MTSA's**
- **Policies that address urban design and public realm should identify street trees, street furniture and public art as key elements of the public realm;**
- **Opportunities to strengthen compatibility policies and the built form transitions to surrounding areas;**
- **Policies that identify innovative sustainable energy, water, landscape and waste management practices should address mitigating the impacts of climate change, sustainable development practices and green infrastructure.**

**CARRIED**

Moved by Mayor Meed Ward

Direct the Executive Director of Community Planning, Regulation and Mobility to consider the following modifications to the proposed Official Plan Amendment:

- For clarity, any policies that reference growth in the MTSA's should also include reference to the overall MTSA typology which differentiates the characteristics between downtown and the GO station MTSA's

- Policies that address urban design and public realm should identify street trees, street furniture and public art as key elements of the public realm;
- Opportunities to strengthen compatibility policies and the built form transitions to surrounding areas;
- Policies that identify innovative sustainable energy, water, landscape and waste management practices should address mitigating the impacts of climate change, sustainable development practices and green infrastructure.

**CARRIED**

- a. Michael von Teichman, representing Montik Management Services, expressed concern with the Interim Control By-law Land Use Study as it relates to the functionality and improvement of the downtown bus terminal. (PL-01-20)
- b. Gary Scobie expressed concern with the Interim Control By-law Land Use Study as it relates to the designation of the downtown as an Urban Growth Corridor (UGC) and Major Transit Station Area (MTSA). (PL-01-20)
- c. Suzanne Mammel, representing Hamilton-Halton Home Builders' Association, expressed concern with the Interim Control By-law Land Use Study as it relates to scope, MTSA designation and transitional policies. (PL-01-20)
- d. Ed Fothergill, Fothergill Planning & Development Inc., representing Meehan & Wilson expressed concern with the Interim Control By-law Land Use Study as it relates to the designation of his client's property. (PL-01-20)
- e. Ed Fothergill, Fothergill Planning & Development Inc., representing Molinaro Group, expressed concern with the Interim Control By-law Land Use Study as it relates to new by-law regulations and OP policies for his client's lands. (PL-01-20)
- f. Nada Nisevic, representing Better Life Retirement Residence, expressed concern with the Interim Control By-law Land Use Study and requested an exemption so they can proceed with their application at 441 Maple Avenue. (PL-01-20)

- g. Don Fletcher, representing Citizens' Plan B, expressed concern with the Interim Control By-law Land Use Study as it relates to the MTSA designation in the downtown and resulting misuse. (PL-01-20)
- h. Lynn Crosby and Blair Smith, representing We Love Burlington, expressed concern with the Interim Control By-law Land Use Study as it relates to the timing of the report, lack of engagement and effort to remove the UGC and MTSA designations. (PL-01-20)
- i. Scott Snider, Turkstra Mazza, representing Fairview Limited Partnership, expressed concern with the Interim Control By-law Land Use Study as it relates to the decrease in development capacity for his client's lands. (PL-01-20)
- j. Scott Snider, Turkstra Mazza, representing Carriage Gate Homes, expressed concern with the Interim Control By-law Land Use Study as it relates to the downtown bus terminal and transitional policies for existing applications. (PL-01-20)
- k. Cindy Prince, representing Amico Properties and Spruce Partners, expressed concern with the Interim Control By-law Land Use Study as it relates to the new boundary of the UGC and lack of communication. (PL-01-20)
- l. Glenn Nicholson, representing ECoB (Engaged Citizens of Burlington), expressed concern with the Interim Control By-law Land Use Study as it relates to the MTSA designation for the downtown bus terminal. (PL-01-20)
- m. Amy Shepherd, IBI Group, representing Nalco/Ecolab, spoke to the Interim Control By-law Land Use Study and requested clarification to policies to ensure current permissions are maintained. (PL-01-20)
- n. Glen Wellings, Wellings Planning Consultants Inc, representing Mattamy James Street Limited Partnership, expressed concern with the Interim Control By-law Land Use Study as it relates to the downtown bus terminal and transition policies. (PL-01-20)
- o. Anne and Dave Marsden spoke to the Interim Control By-law Land Use Study as it relates to engagement and directing growth to the GO Stations. (PL-01-20)

- p. Jeremy Skinner spoke to the Interim Control By-law Land Use Study and provided various suggestions related to the MTSA, trees, building heights and underground parking guidelines. (PL-01-20)
- q. Staff presentation regarding Interim Control By-law Land Use Study (PL-01-20)
- r. Correspondence from Penny Hersh and Roland Tanner, Co-Chairs, Engaged Citizens of Burlington, Lynn Crosby and Blair Smith, We Love Burlington and Don Fletcher, Plan B regarding Interim Control By-law Land Use Study (PL-01-20)
- s. Correspondence from Jim Young regarding Interim Control By-law Land Use Study (PL-01-20)
- t. Correspondence from Devine Park LLP, representing Northgate Properties Inc regarding Interim Control By-law Land Use Study (PL-01-20)
- u. Correspondence from Scott Snider, Turkstra Mazza representing Leggat and 850 Brant Street Properties Inc, regarding Interim Control By-law Land Use Study (PL-01-20)
- v. Correspondence from Roslyn Houser, Goodmans LLP, representing Wal-Mart Canada Corp regarding Interim Control By-law Land Use Study (PL-01-20)
- w. Correspondence from Nancy Smith, Turkstra Mazza representing Emshih Developments Inc regarding Interim Control By-law Land Use Study (PL-01-20)
- x. Correspondence from Realtors Association of Hamilton-Burlington regarding Interim Control By-law Land Use Study (PL-01-20)
- y. Correspondence from Denise Baker, WeirFoulds LLP, representing Adi Developments, regarding Interim Control By-law Land Use Study (PL-01-20)
- z. Correspondence from Denise Baker, WeirFoulds LLP, representing York Trafalgar Homes Corp., regarding the Interim Control By-law Land Use Study (PL-01-20)
- aa. Correspondence from Denise Baker, WeirFoulds LLP, representing Landform Development Group Inc. and 2413350 Ontario Inc., regarding the Interim Control By-law Land Use Study (PL-01-20)

- ab. Correspondence from Denise Baker, WeirFoulds LLP representing Branthaven Development Corp., regarding Interim Control By-Law Land Use Study (PL-01-20)
- ac. Correspondence from Denise Baker, WeirFoulds LLP, representing Spruce Partners and Amico Properties Inc., regarding the Interim Control By-law Land Use Study (PL-01-20)
- ad. Correspondence from Michael Hribljan regarding the Interim Control By-law Land Use Study (PL-01-20)
- ae. Correspondence from David Bronskill, Goodmans, representing Vrancorp Group, regarding the Interim Control By-law Land Use Study (PL-01-20)
- af. Correspondence from Ed Fothergill, Fothergill Planning & Development Inc., representing Molinaro Group, regarding Interim Control By-law Land Use Study (PL-01-20)
- ag. Correspondence from Ed Fothergill, Fothergill Planning & Development, representing Meehan & Wilson, regarding the Interim Control By-law Land Use Study (PL-01-20)
- ah. Correspondence from Jennifer Meader, Turkstra Mazza, representing Better Life Retirement Residence Inc., regarding the Interim Control By-law Land Use Study (PL-01-20)
- ai. Delegation material from Gary Scobie regarding Interim Control By-law Land Use Study (PL-01-20)
- aj. Delegation material from Don Fletcher, representing Citizens' Plan B, regarding the Interim Control By-law Land Use Study (PL-01-20)
- ak. Correspondence from Scott Snider, Turkstra Mazza, representing Carriage Gate Homes, regarding the Interim Control By-law Land Use Study (PL-01-20)
- al. Correspondence from Scott Snider, Turkstra Mazza, representing Fairview Limited Partnership, regarding the Interim Control By-law Land Use Study (PL-01-20)
- am. Delegation material from Amy Shepherd, IBI Group, representing Nalco/Ecolab, regarding the Interim Control By-law Land Use Study (PL-01-20)
- an. Delegation material from Jeremy Skinner regarding Interim Control By-law Land Use Study (PL-01-20)

- ao. Correspondence from Tom Muir regarding Interim Control By-law Land Use Study (PL-01-20)
- ap. Correspondence from Dr. Oliver Pin-Harry regarding the Interim Control By-law Land Use Study (PL-01-20)
- aq. Correspondence from MPP Jane McKenna regarding the Interim Control By-law Land Use Study (PL-01-20)
- ar. Correspondence from Mayor Meed Ward to MPP Jane McKenna regarding Interim Control By-law Land Use Study (PL-01-20)
- as. Presentation from Mayor Meed Ward regarding motions to the Interim Control By-law Land Use Study (PL-01-20)

**3. Delegation(s):**

None

**4. Consent Items:**

None

**5. Regular Items:**

None

**6. Confidential Items:**

None

**7. Procedural Motions:**

None

**8. Information Items:**

None

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**

11:00 a.m. (recessed), 11:14 a.m. (reconvened), 12:05 p.m. (recessed), 1:10 p.m. (reconvened), 2:41 p.m. (recessed), 2:53 p.m. (reconvened), 4:05 p.m. (recessed), 6:30 p.m. (reconvened)

Chair adjourned the meeting at 7:45 p.m.