



Committee of the Whole Meeting

Addendum

Date: March 4, 2024
Time: 9:30 a.m.
Location: Hybrid meeting- virtual and Council Chambers, City Hall

Pages

5. Consent Items

5.1 2023 annual building permit revenues and expenses (BB-02-24) (CPRM)

- a. *Correspondence from Michelle Diplock, West End Home Builders' Association, regarding 2023 annual building permit revenues and expenses (BB-02-24)* 1 - 1

5.14 Burlington solar incentive proposal (EICS-02-24) (EICS)

- a. *Correspondence from Jesse Elders representing the Bay Area Climate Change Council regarding the Burlington solar incentive proposal (EICS-02-24)* 2 - 2

6. Delegation(s)

- 6.1 *Delegation from Louis Frapporti, representing Alinea Land Corporation, regarding 1200 King Road vision update (ECDEV-02-24) (CSSRA)* 3 - 9

- 6.2 *Delegation from Terry Cado, representing Burlington Chamber of Commerce, regarding 1200 King Road vision update (ECDEV-02-24) (CSSRA)*

- 6.3 *Delegation from Jim Young, representing Partnering Aldershot, regarding 1200 King Road vision update (ECDEV-02-24) (CSSRA)* 10 - 14

- 6.4 *Delegation from Patricia Richardson, representing Tyandaga Monday Chippers Women's League, regarding recommendations for the evolution of Tyandaga Golf Course (RCC-04-24) (EICS)*

- 6.5 *Delegation from Deedee Davies regarding recommendations for the evolution of Tyandaga Golf Course (RCC-04-24) (EICS)*

6.6	<i>Delegation from Bob Derham, representing Tyandaga Men's Senior League and Tuesday Women's League, regarding recommendations for the evolution of Tyandaga Golf Course (RCC-04-24) (EICS)</i>	15 - 22
6.7	<i>Delegation from Peter Maby regarding Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24) (CPRM)</i>	
6.8	<i>Delegation from Mike Bennett, representing Adi Development Group, regarding Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24) (CPRM)</i>	23 - 50
6.9	<i>Delegation from Tom Muir regarding Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24) (CPRM)</i>	
6.10	<i>Delegation from Aleem Kanji, representing the Canadian National Fireworks Association, regarding Fireworks and drones for festivals and events – Canada Day (RCC-02-24) (EICS)</i>	
6.11	<i>Delegation from John Adria, representing Uncle John's Fireworks, regarding Fireworks and drones for festivals and events – Canada Day (RCC-02-24) (EICS)</i>	
6.12	<i>Delegation from Tom Jacobs, representing Rocket Fireworks, regarding Fireworks and drones for festivals and events – Canada Day (RCC-02-24) (EICS)</i>	
6.13	<i>Delegation from John Lalotis, representing Sky Jewel Fireworks, regarding Fireworks and drones for festivals and events – Canada Day (RCC-02-24) (EICS)</i>	
6.14	<i>Delegation from Amy Schnurr, representing BurlingtonGreen Environmental Association, regarding BurlingtonGreen fee for services (EICS-01-24) (EICS)</i>	51 - 60

8. Corporate Services, Strategy, Risk & Accountability Regular Items

8.2	Burlington Performing Arts Centre governance review update (CM-02-24)	
a.	<i>Correspondence from Ken Smithard, BPAC Chair, regarding Burlington Performing Arts Centre governance review update (CM-02-24)</i>	61 - 61
8.3	Motion memorandum regarding local board governance (COW-04-24)	
a.	<i>Correspondence from Burlington Economic Development and Tourism Burlington regarding motion memorandum - local board governance (COW-04-24)</i>	62 - 62

11. Environment, Infrastructure & Community Services Regular Items

11.1 Recommendations for the evolution of Tyandaga Golf Course (RCC-04-24)

- a. Staff presentation regarding recommendations for the evolution of Tyandaga Golf Course (RCC-04-24)* 63 - 69
- b. Correspondence from Bob Osborne regarding recommendations for the evolution of Tyandaga Golf Course (RCC-04-24)* 70 - 70

11.4 Facility operations update (RCC-03-24)

- a. Staff presentation regarding facility operations update (RCC-03-24)* 71 - 81

11.5	<i>Motion memorandum regarding the solar eclipse in Burlington on April 8, 2024 (COW-05-24)</i>	82 - 84
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Direct the Director of Corporate Communications and Engagement on behalf of Council, to invite the public to join them at Spencer Smith Park to view the total solar eclipse on Monday, April 8, 2024, from 3:00-3:30 p.m.; and

Recess the Committee of the Whole meeting on Monday, April 8 at 2:30 p.m. and reconvene at 3:45 p.m.; and

Direct the Director of Corporate Communications and Engagement to:

- communicate the event on all city community engagement and social media channels, highlighting the necessary safety eye protection measures*
- update the Burlington Beach page promoting this event on eclipse2024.org*
- engage with Burlington Public Library and Tourism & Economic Development to promote the viewing event; and*

Direct the Director of Recreation, Community & Culture and the Director of Transportation to:

- coordinate the event through traffic management and crowd control measures using signage, road or sidewalk barriers*
- promote eyesight safety precautions onsite by distributing certified solar eclipse glasses for members of the public, through partnership with the Department of Physics and Astronomy at McMaster University.*

12. Community Planning, Regulation & Mobility Regular Items

12.2	<i>Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24)</i>	
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a.	<i>Correspondence from Ruth, Diane and Deborah Roberts regarding Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24)</i>	85 - 86
b.	<i>Correspondence from John Hubert regarding Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24)</i>	87 - 88
c.	<i>Staff presentation regarding Official Plan and Zoning By-law amendments for 1120 Cooke Boulevard (PL-04-24)</i>	89 - 99

12.4 *Bill 162, Get it Done Act, 2024 update (PL-27-24)* 100 - 106

Receive and file community planning department report PL-27-24
providing an update regarding Bill 162, Get it Done Act, 2024.

13. Statutory Public Meeting

13.2 City-initiated amendment to Zoning By-law 2020 – parking for multi-unit
business parks (PL-13-24)

a. Staff presentation regarding city-initiated amendment to Zoning 107 - 113
 By-law 2020 – parking for multi-unit business parks (PL-13-24)

13.3 Official Plan Amendment and Zoning By-law Amendment applications
for 1026 Cooke Boulevard (PL-20-24)

a. Staff presentation regarding Official Plan Amendment and 114 - 128
 Zoning By-law Amendment applications for 1026 Cooke
 Boulevard (PL-20-24)

February 29, 2024

COW, March 4, 2024

BB-02-24

Mayor and Members of City Council

City of Burlington

426 Brant St, Burlington, ON, L7R 3Z6

Correspondence from Michelle Diplock

Representing West End Home Builders' Association

West End Home Builders' Association Letter: 2023 annual building permit revenues and expenses (BB-02-24) (CPRM)

The West End Home Builders' Association (WE HBA) is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. The WE HBA represents approximately 300 member companies made up of all disciplines involved in land development and residential construction, including: builders, developers, professional renovators, trade contractors, consultants, and suppliers. The WE HBA and our members are substantially and directly involved in building the future of Burlington and the construction of new housing opportunities. The City of Burlington has made significant strides towards a collaborative relationship with the development industry through the Pipeline to Permit Subcommittee. We look forward to continued partnership to deliver 29,000 units over the next decade.

WE HBA appreciates the circulation of Burlington's Annual Building Permit Revenues & Expenses Report and the public distribution of the City's 2023 financial statements. Within this context, WE HBA would like to better understand the reasoning/intentions behind the significant proposed permit fee indexing increase of 24.9% **The 2023 Actual Costs Associated with Delivering Services Related to the Administration and Enforcement of the Building Code Act statement indicates the City collected a \$1 million surplus in permit revenue.** This indicates the City's annual building permit revenue is already 18% too high when it comes to covering the annual needs of the building permit department.

Historic indexing increases in Burlington have been routinely higher than neighbouring municipalities, with a 2022 indexing rate of 14.3%, a 2023 indexing rate of 5.8%, and now a proposed 24.9% indexing rate increase phased in over 2024 and 2025. WE HBA would like to highlight that routinely large increases have implications for the ability of builders and developers to move forward with permit applications in the development pipeline.

The City of Hamilton's indexing rate for 2024 was adopted at 2%. WE HBA recommends that alongside the City of Burlington's efforts to accelerate housing supply, careful attention is paid to the rates of permit fee inflation. We ask that the City not increase building permit fees beyond a minor inflationary adjustment of no more than 3%.

Sincerely,

A handwritten signature in black ink that reads 'Michelle Diplock'.

Michelle Diplock, M.P.I. RPP, MCIP

Manager of Planning & Government Relations

West End Home Builders' Association





Bay Area
Climate Change
Council

Bay Area Climate Change Council
Bayareaclimate.ca
info@bayareaclimate.ca

COW, March 4, 2024
EICS-02-24

Correspondence from Jesse Elders representing
the Bay Area Climate Change Council

March 1, 2024

Dear Members of Council,

RE: Burlington solar incentive proposal

The Bay Area Climate Change Council ("BACCC") submits this letter in support of the proposal for a pilot incentive program to cover the cost of a building permit for solar system installations in the City of Burlington.

Renewable energy plays a crucial role in our fight against climate change. Unlike fossil fuels, renewable energy sources such as solar produce little to no greenhouse gas emissions during operation. By transitioning to renewable energy sources, we can significantly reduce the amount of carbon dioxide and other pollutants released into the atmosphere, mitigating the impact of global warming and climate change. Local renewable energy sources can also enhance local energy independence and security.

The City of Burlington should play a leadership role in the promotion of local renewable energy generation as part of its commitment to achieve net zero by 2050. As noted by the McMaster Community Engagement Project (Appendix B to Report EICS-11-22 in 2022), incentive programs catalyze local transition to green energy by delivering a market signal that encourages residents to pursue low-carbon choices (pg. 8). With incentives favouring the low-carbon choice, we are more likely to achieve our community climate goals.

BACCC is a multi-sector collective of organizations across Hamilton and Burlington who have come together to catalyze climate action in our communities. Members of BACCC and our implementation teams represent organizations in the municipal, non-profit, education and private sectors, and include citizen and Indigenous representatives. BACCC develops and advocates for climate change policies that reduce emissions in buildings, transportation networks, and local industry in order to reach net zero carbon by 2050.

We thank the Council for its consideration. Please do not hesitate to contact us with questions.

Sincerely,

Jesse Elders

Manager, Bay Area Climate Change Council

jesse.elders@mohawkcollege.ca
365-323-5985



Bay Area
Climate Change Council

“

At Alinea, we aspire to be the stewards of a better tomorrow. Leveraging the power of collaboration, we foster community in everything we do.

”

Alinea is listening. We understand your needs and aspirations for the community and are committed to advancing our collective interest in creating housing and economic prosperity

We have and will continue to engage and recruit best in class partners and collaborators to help you realize lasting legacy.

Future Focus



Collaboration



Trust



Stewardship



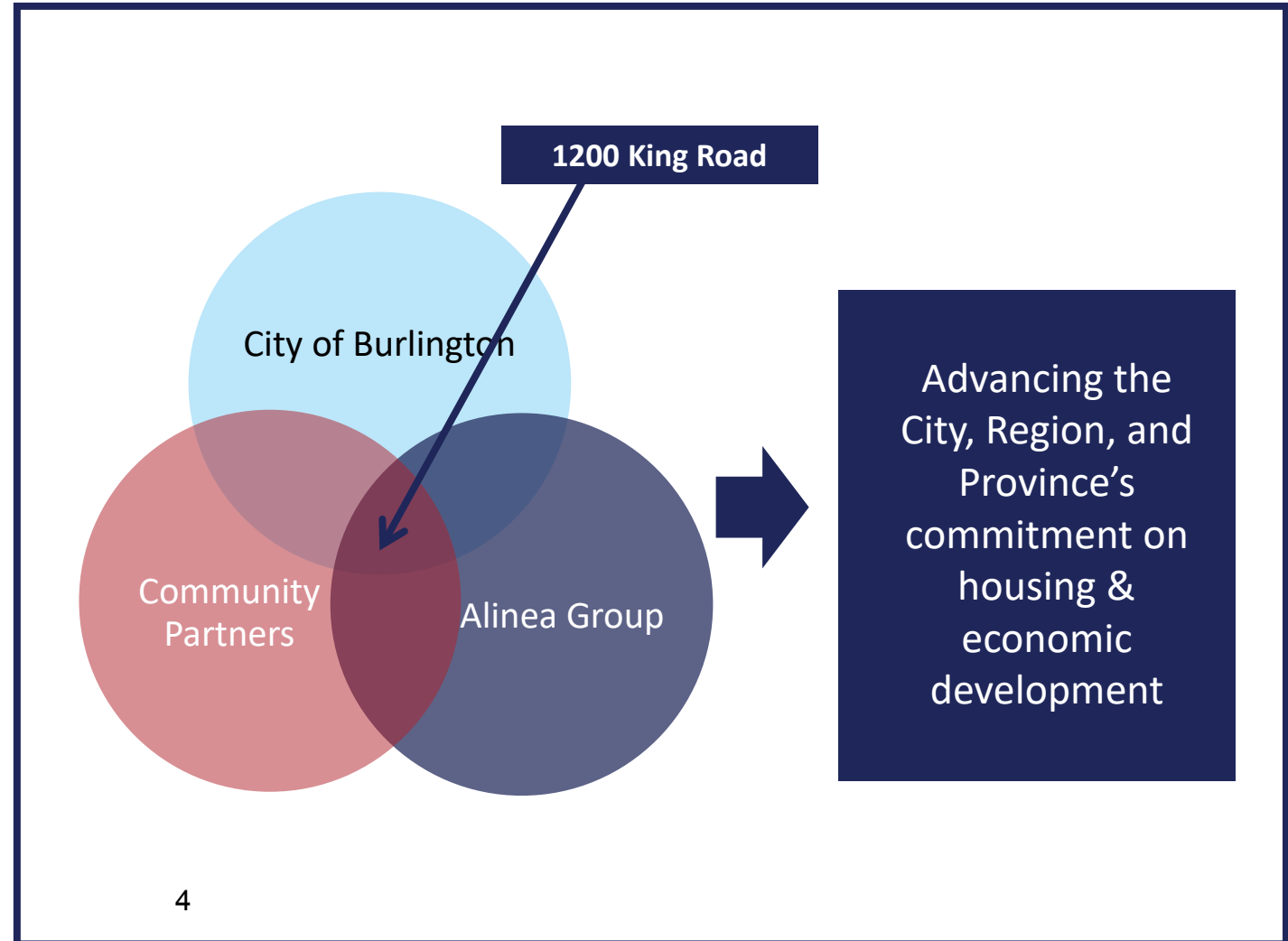
Public & Private Collaboration

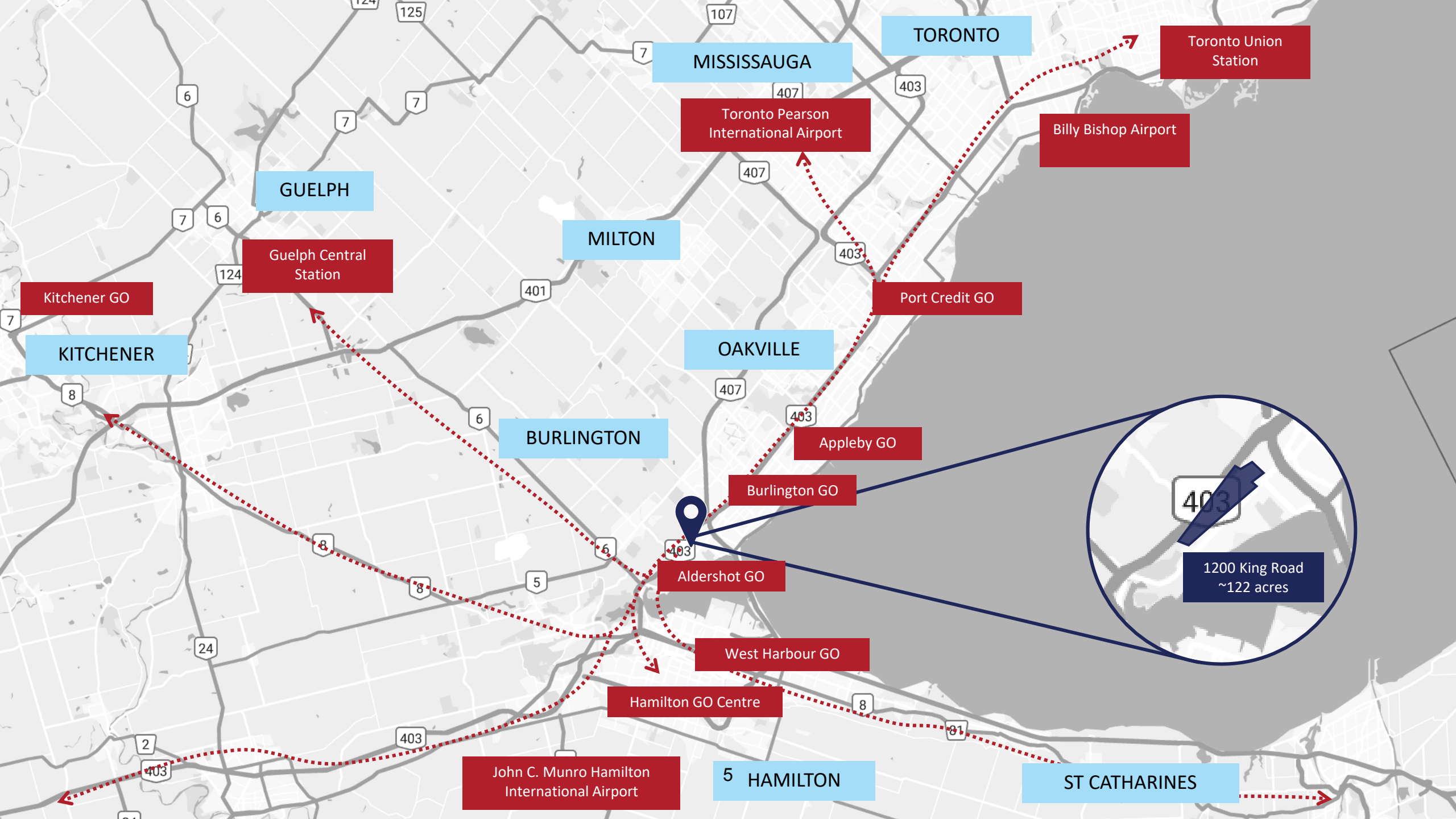
1200 King Road presents a unique opportunity to truly bring together a high-quality sustainable mix of uses to create a healthy complete community that also serves as a destination in Burlington.

The Alinea Group welcomes the opportunity to lead and champion this development in collaboration with the City of Burlington.

Public and private collaboration is the key to ensuring the effective and successful delivery of this landmark mixed-use community, which will:

- Address the housing demand
- Deliver retail and community amenities
- Create an entertainment destination
- Provide local employment





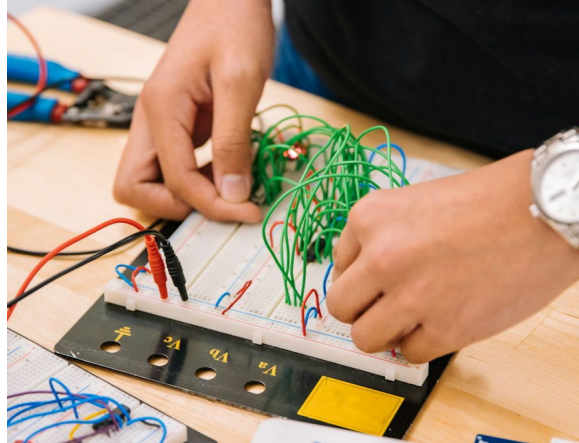
Placemaking & Vision

1200 King Road is a master planned community that thoughtfully combines housing, retail, recreation, entertainment, mobility and the natural environment - making it a connected and vibrant, and diverse mixed-use neighbourhood, promoting an active sustainable lifestyle

Housing



Innovation & Education



Economic Development



Parks & Natural Heritage



Sustainability



Entertainment & Recreation



Mobility



Retail & Placemaking



1200 King Road



Housing

Providing a range of housing stock and tenure options in a community with a strong sense of place

Providing housing close to transit and promoting active transportation within the site

Jobs

Generating employment opportunities and economic benefits at the earliest stages of development (construction, planning, etc.)

Creating new employment opportunities through the retail district, entertainment district, and the potential post-secondary campus



Contributing towards provincial and City housing and employment targets that will accommodate the anticipated population growth





1200 King Road
Today.

Tomorrow...

Alinea has assembled a team of experts for 1200 King Road to ensure that the overall vision and the masterplan is aligned with the City and Region's objectives.



Partnering Aldershot Delegation.

Committee of the Whole March 05, 2024

Item 8.1 Corporate Services, Strategy, Risk & Accountability, 1200 King Road vision update
(ECDEV-02-24)

Good morning to you Chair, Mme Mayor, Members of Committee, Staff, BEDC and The Alinea Group, thank you for this opportunity to delegate on behalf of Partnering Aldershot regarding 1200 King Road and the Burlington Economic Development Corporation, Alinea Group high level draft proposal for that parcel of land in Aldershot.

Partnering Aldershot is a group of some 36 community, civic, business, faith, charity, educational, environmental and advocacy groups who come together to support and promote our Aldershot residential and business communities.

As such PA welcomes this proposal. We see it as a long awaited economic, social and community development in an area we have felt has been overlooked for too long. At first glance it seems to offer all the possibilities the West end has felt deprived of, educational potential, sports and entertainment possibilities, feature parks and open spaces and all in an area of unused lands with minimal impact on existing residential dwellings. Who could oppose such an idea?

Partnering Aldershot certainly doesn't, at first blush it is almost exactly what Aldershot needs.

Almost.

Those of us involved in the west end community know this idea has been bubbling under the surface for some time. Since the notion of the Commonwealth Games was first broached, PA and ABIA have kept abreast of this development over the years, so we have had some time to hear and understand what the Aldershot community would truly welcome in this space, what would be of lasting benefit and value to the community.

I said earlier that this proposal is ALMOST perfect. It is however missing one key element. If Alinea, Burlington Economic Development Corporation built the Taj Mahal, Maple Leaf Gardens and Disneyworld on this property tomorrow, on Thursday the first calls to councilor Galbraith would still be asking: "Where's the grocery store?"

Now everyone in this room knows neither Council, BEDC or Alinea can compel a grocer or any other business to open anywhere in the city. That does not stop that from being the number one issue in the hearts and minds of Aldershot residents.

What the city and Alinea can do, however, is to create the infrastructure, the physical space and the advantageous competitive environment where a grocery might thrive.

Businesses thrive when the local population is large enough to support them, when density brings people into close proximity with them, when transit infrastructure is in place to serve them and lastly when there is little or no nearby competition. The single weakness we see in this proposal is the placement of the Retail Area on the east end of the space.

The area designated for Retail/Mixed use on the east end of the plan is only 800 meters from Fortino's Aldershot Store and 1600 meters from Longo's Plaza. This proximity to other grocery outlets will

discourage potential grocers from considering the site. The area is also fronts on King Road, a very low-density employment area, with no plans for residential buildings in future. It is not on any transit route, reinforcing the ‘Driving to Shop’ Paradigm the city is working so hard to reduce.

If Alinea would consider moving that eastern end Retail Area to the west, by Aldershot GO, a world of possibilities opens up for a grocery chain to consider. The retail area would now be in the heart of the MTSA, a growth area supported by both municipal and provincial governments as an area of high intensification. It has currently some 9,000 residential units under planning consideration at various stages and close to 3,000 residential units already built, all of which are geographically west of Aldershot GO Station and within reasonable walking and active transportation distance. It would put the retail space right at the confluence of four public transit services, Burlington Transit, Hamilton Street Rail, GO Bus and Go Train. It would move the designated retail space to more than double the distance from existing major Grocery outlets than the current suggested location providing the potential competitive advantage a grocery chain might seek.

It is certainly not PA’s intention to pour cold water on this proposal, indeed we wholeheartedly support the concept in principle, as a much needed social and commercial infrastructure undertaking for Aldershot.

The committee should be aware that suitable real estate for any larger retail use is almost exhausted in Aldershot, consumed by the very residential construction that makes a grocery outlet, not just a resident’s wish but almost an essential service. It also provides the level of population that would support a grocery store and make it a viable proposition for major chains. This may be the last site west of Maple Avenue capable of achieving that, capable of accommodating the liveable, walkable, transit-oriented community of planner’s dreams. We fear that missing this opportunity now may mean missing it forever.

On behalf of Partnering Aldershot, the residents of the west and its thriving business community, I urge Burlington Economic Development Corporation, The Alinea Group, this Committee of the Whole and City Council when it receives this proposal, to consider reconfiguring the proposed physical features of this plan by moving the area currently designated retail to the west, adjacent to the GO Station, into the MTSA.

In closing, it would be remiss of me not to highlight the concerns of all Partnering Aldershot members surrounding housing affordability and attainability. While this proposal is a very high-level concept, when the time comes for council to consider implementation and the details of the residential component, we trust that consideration will be given to this affordability and attainability crisis.

Other than that, PA is in, let’s get it done. How can PA help get stakeholders involved and engaged?

Thank you for your time and attention today.

Jim Young, Chair,
Partnering Aldershot.

Appendices: Partnering Aldershot Members
 Current and Recent PA Activities
 Extracts from City Planning, Ward 1 Planning Applications List

Partnering Aldershot Comprises:

Aldershot Community Honour Roll, Aldershot Lions Club, Aldershot Village BIA, Burlington Foodbank, Burlington for Accessible Sustainable Transit, Burlington Public Library, Burlington Repair Café, Compass Point Bible Church, Compassion Society of Halton, East Plains United Church, Glenview Public School, Halton Catholic District School Board, Halton District School Board, Halton Learning Foundation, Halton Region Public Health, Holy Rosary Church, King's Road Public School, Knights of Columbus, LaSalle Park Retirement Community, Lighthouse for Grieving Children, Local-News.ca, Maplehurst School, Next-door Social Space, Our Community Cares, Our Kids Network, Partnering Aldershot Press, Partnering Aldershot Seniors Committee, Restorations Canada, ROCK: (Reach Out Centre for Kids), Society of St. Vincent de Paul, St. Matthew's Anglican Church, Warwick Surrey Community Association, YMCA of Hamilton/Burlington/Brantford, Ward 1 City and Regional Councilor.

36 Members at March 1 2024

(ABIA has Some 250 shops, restaurants, commercial and retail businesses)

Recent and Ongoing PA Initiatives.

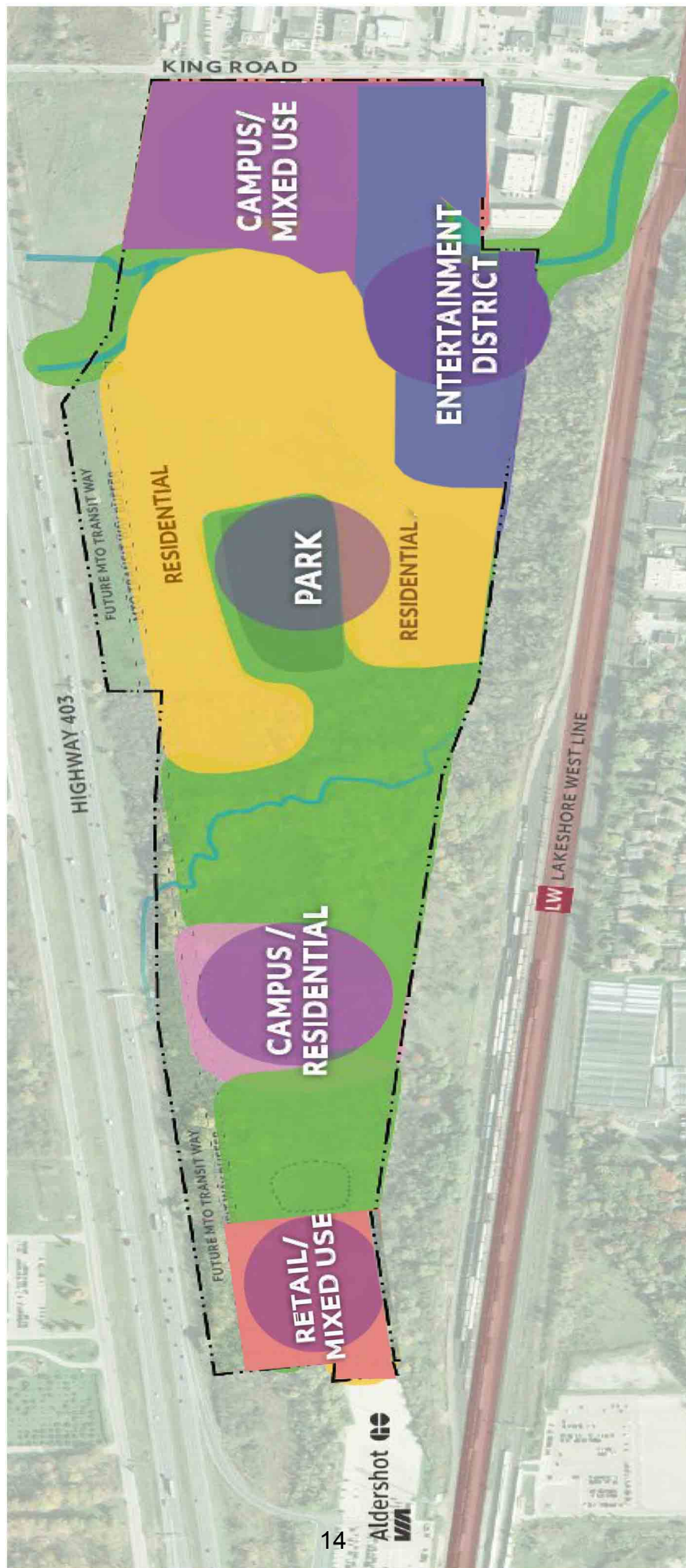
Partnering Aldershot and Burlington Transit Rt4 review
Festivals and Events Burlington Food Truck fest.
PA / St Mathews Anglican Food drive 2020 to 2024
Dental Offices registering seniors for new federal dental plan.
Parks and Rec on Tyandaga Golf Course.
PFLAG Halton, PrideFest 24.
ABIA Promoting local businesses.
Aldershot Seniors and Parks and Rec Adult Programming.
Aldershot Seniors ongoing Outreach Effort.

Culled from City Ward 1 Planning Application List

Total under planning consideration close to 9,000.
Plus approx. 3000 already built close to MTSA

Masonry Court 1,139 residential units.
Gallagher Rd. 130
Downsview 600
1026 Cooke 335
1062-1074 Cooke Blvd. 809
Eagle heights 924
40-70 Plains Rd. E. 389 units.
134-1167 Plains Rd. E. 1,049 units,
141 -153 Plains Rd. W. 131 units
484-292 Plains Rd. East 117 units
292 Plains Rd E. 386 units

Plains Rd. E 72
92 Clearview Ave., 1082, 1086 & 1090 units.
St. Matthews Ave. 164 residential
53 Plains Rd E. 49
53-71 Plains Rd E and 1025 Cooke Blvd. No Details on web site
1029 & 1033 Waterdown Rd. 295 unit
1020 Emery Ave Number of Units 678.



Tyandaga Golf Course

The Case For Remaining an 18 Hole course

Who We Represent

- 75 members of the Tyandaga Senior Men's Golf League
- 39 members of the Tyandaga Ladies Tuesday Golf League
- Members of these Leagues played over 3,000 rounds last season
- We play golf for recreation, exercise and social interaction
- Golf is a sport we can play as we get older
- These leagues have been ongoing since 1993

18 Hole Golf Courses are Needed

- Golf has enjoyed a resurgence in popularity
- The increase in new courses has not kept pace with demand
- Other local courses are being threatened by development
- Difficult to get tee times on local courses especially at peak times
- Increasing population will add demand for more tee times

Major Safety Issues Addressed

- Major safety issues addressed by the changes to holes 14 and 18
- Remaining safety issues are minor and can be mitigated
- Very few complaints from adjacent property owners

Reasons to Keep 18 Holes

- Unique course built around natural contours, mature trees
- Short but challenging course ideal for the average golfer
- Located in the City, easy for local residents to access
- Strong support for 18-holes in all the information sessions
- A 9-hole course limits playing opportunities
- Very little support to play at Tyandaga if converted to 9 holes
- Local driving ranges exist, no need for another
- There are many local parks and green spaces for other activities (LaSalle Park, Royal Botanical Gardens, Spencer Smith Park, Hidden Valley Park, City View Park, Kern Cliff Park, Kerns Park for example)
- Financial considerations

Financial Considerations

- Current 18-hole course's income pays its operating costs
- Golf course income can be increased through improvements
 1. Install cart paths
 2. Improve irrigation and drainage
 3. Level tee boxes
- Moving to 9 holes will have a negative impact on income
- Differential rates for residents and non-residents

Conclusions

- Tyandaga Golf Course is a valuable asset for Burlington
- Major safety concerns have been addressed or can be addressed
- There is plenty of demand for courses like Tyandaga
- The public is overwhelmingly in favour of the 18-hole course
- Converting to 9 holes would result in many golfers going to alternate 18-hole courses
- Investing capital into the course results in higher income
- Financially, changing to a 9-hole course will negatively impact income
- Alternative uses can be addressed elsewhere

Our Strong Recommendation

- Keep Tyandaga Golf Course as an 18-hole course that can be enjoyed by everyone of all ages as per the staff recommendation
- Consider making improvements (cart paths, drainage, irrigation, leveling tee boxes) over the next few years

Committee of the Whole

1120 Cooke Boulevard, City of Burlington

Applications for Official Plan Amendment & Zoning By-law Amendment

Files: 505-01/22 & 520-1/22

March 4, 2024

Site Context



500m RADIUS () SUBJECT SITE ()

Oblique Aerial Photo (looking north)



Oblique Aerial Photo (looking south)



Height & Development Context



PLAINS BUS LINE 1	---
CENTRAL BUS LINE 4	---
NORTH SERVICE ALDERSHOT LINE 87	---
SUBJECT SITE	●
STOREYS	#
APPROVED BUILDING	●
PROPOSED BUILDING	●
EXISTING BUILDING	●

Halton ROPA 48: Map 6d- Aldershot GO MTSA

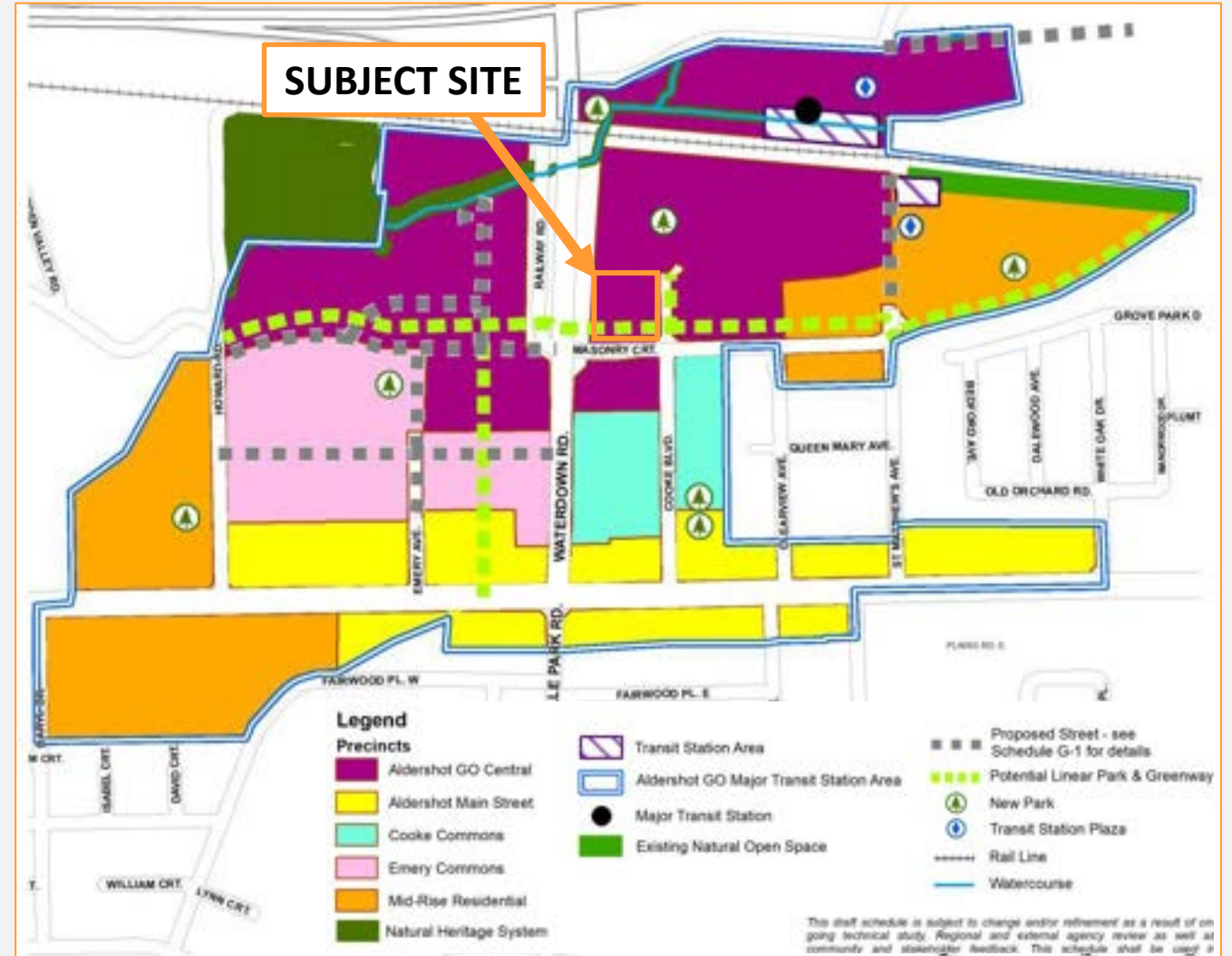


Draft Schedule G Land Use - Aldershot GO MTSA (October 2023)

MTSA is planned to achieve a minimum density of 150 people and jobs per hectare.

Located within **Aldershot GO Central** precinct, a focus area for the MTSA's highest densities and tallest buildings.

Proposed building heights up to 30 storeys.



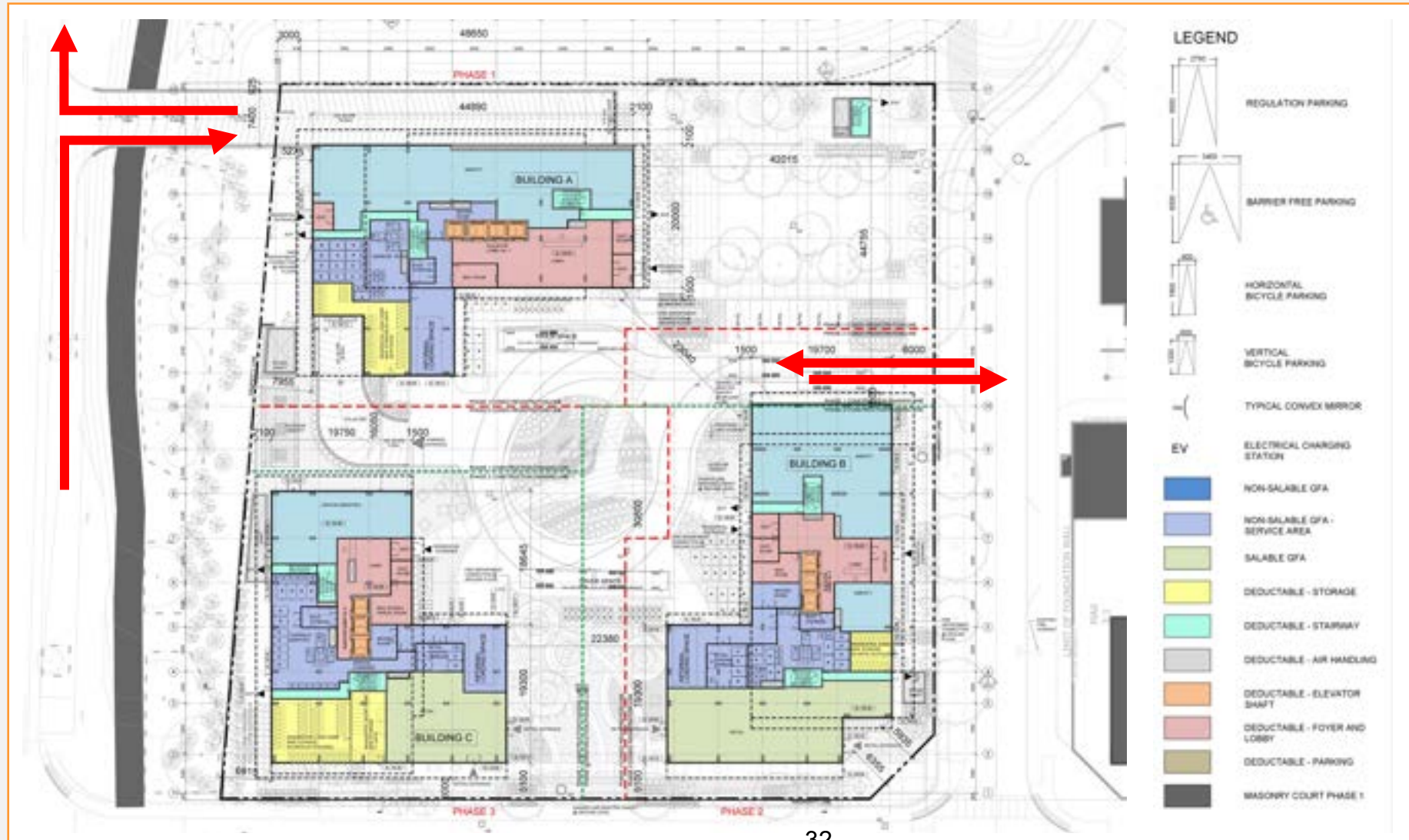
Site Plan Context



Ground Level Plan



Ground Level Plan – Vehicle Access



→ Vehicle ingress/egress

Ground Level Plan – Pedestrian Connectivity

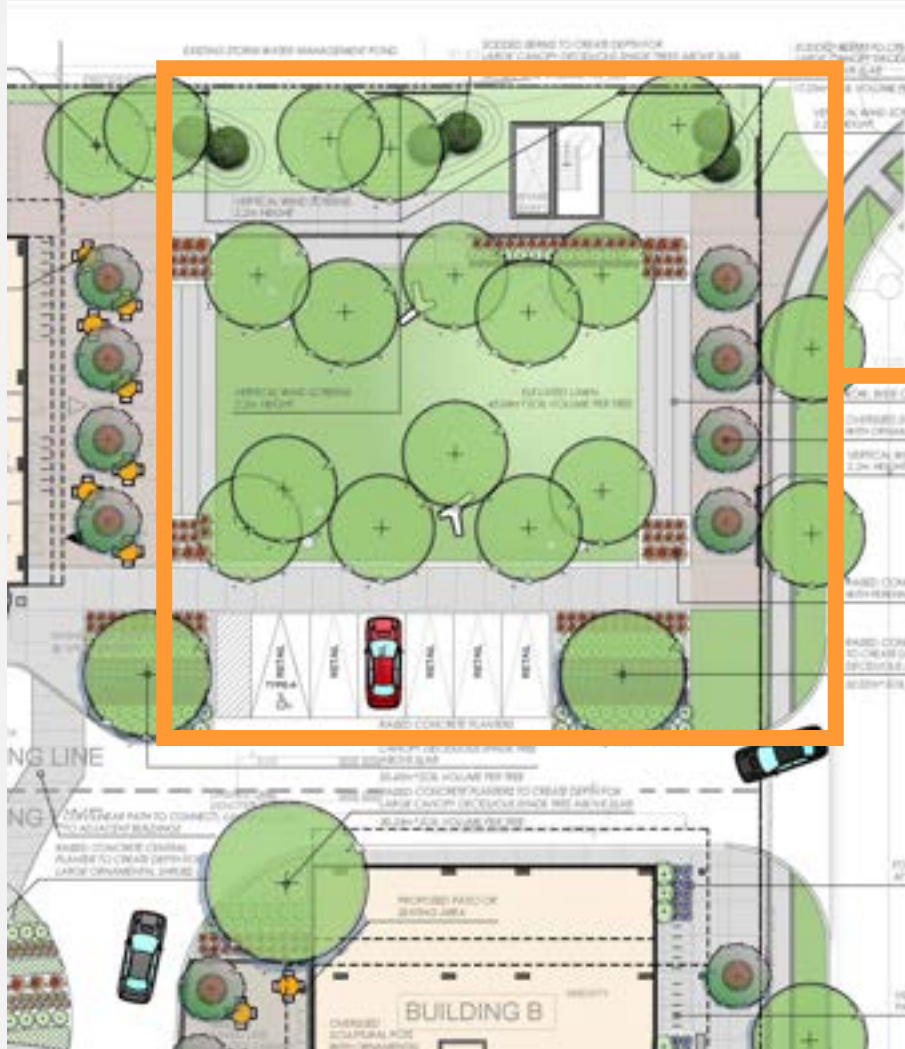


→ Key Pedestrian Connections

Renderings – Retail Plaza



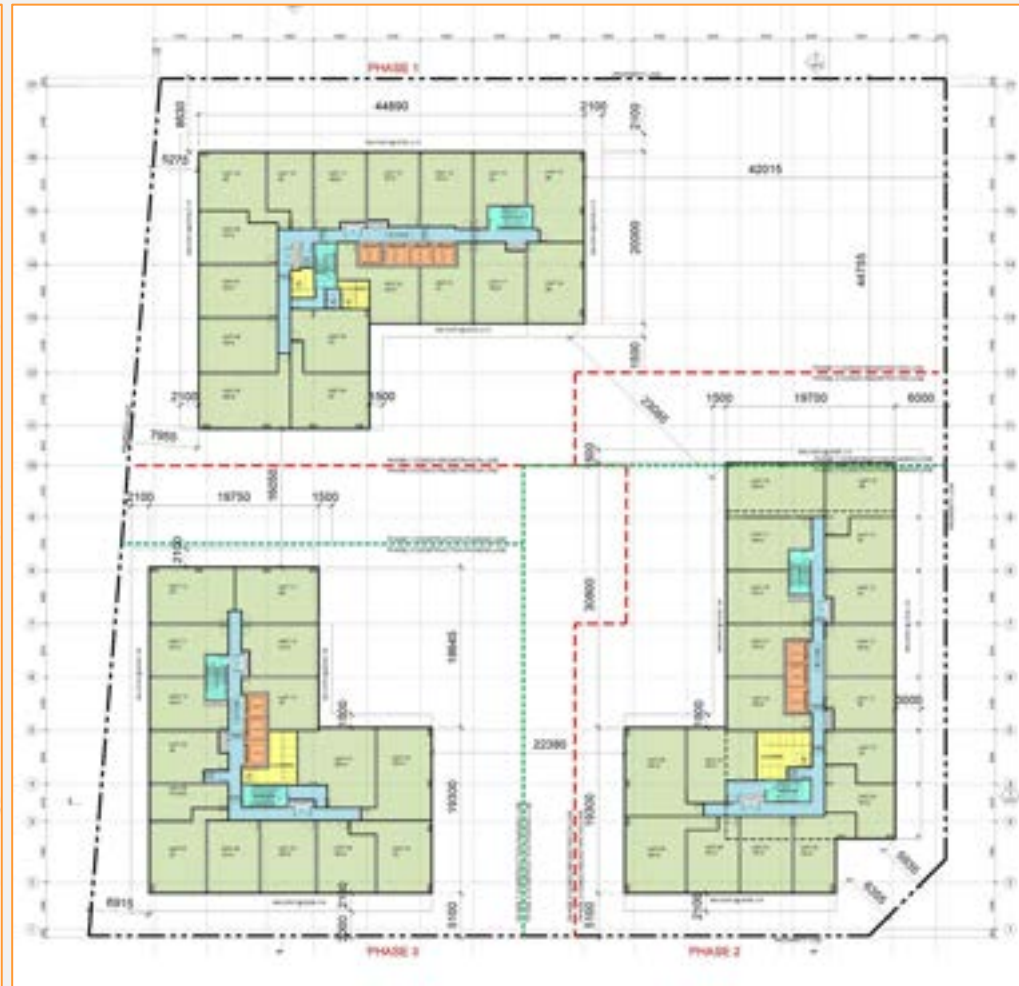
Renderings – Open Space & Public Park Connection




Cooke Blvd. Streetscape & Open Space Connection to Public Park (looking southwest from Cooke Blvd.)



Level 2 (left) & Level 3 (right) Plans



LEGEND

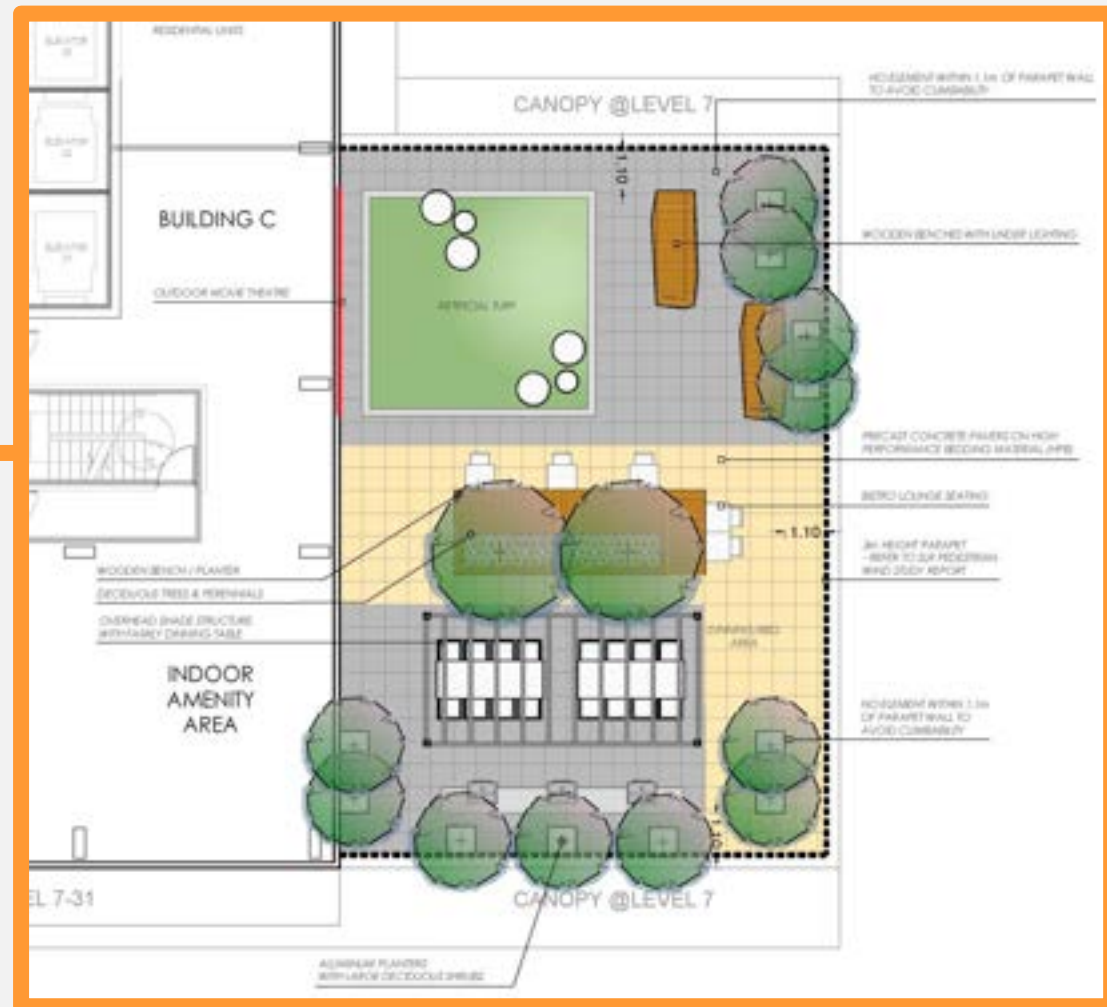
	NON-SALABLE GFA
	SALABLE GFA
	DEDUCTIBLE - STORAGE
	DEDUCTIBLE - STAIRWAY
	DEDUCTIBLE - AIR HANDLING
	DEDUCTIBLE - ELEVATOR SHAFT

Level 4-6 (left) & Level 7 (right) Floor Plans

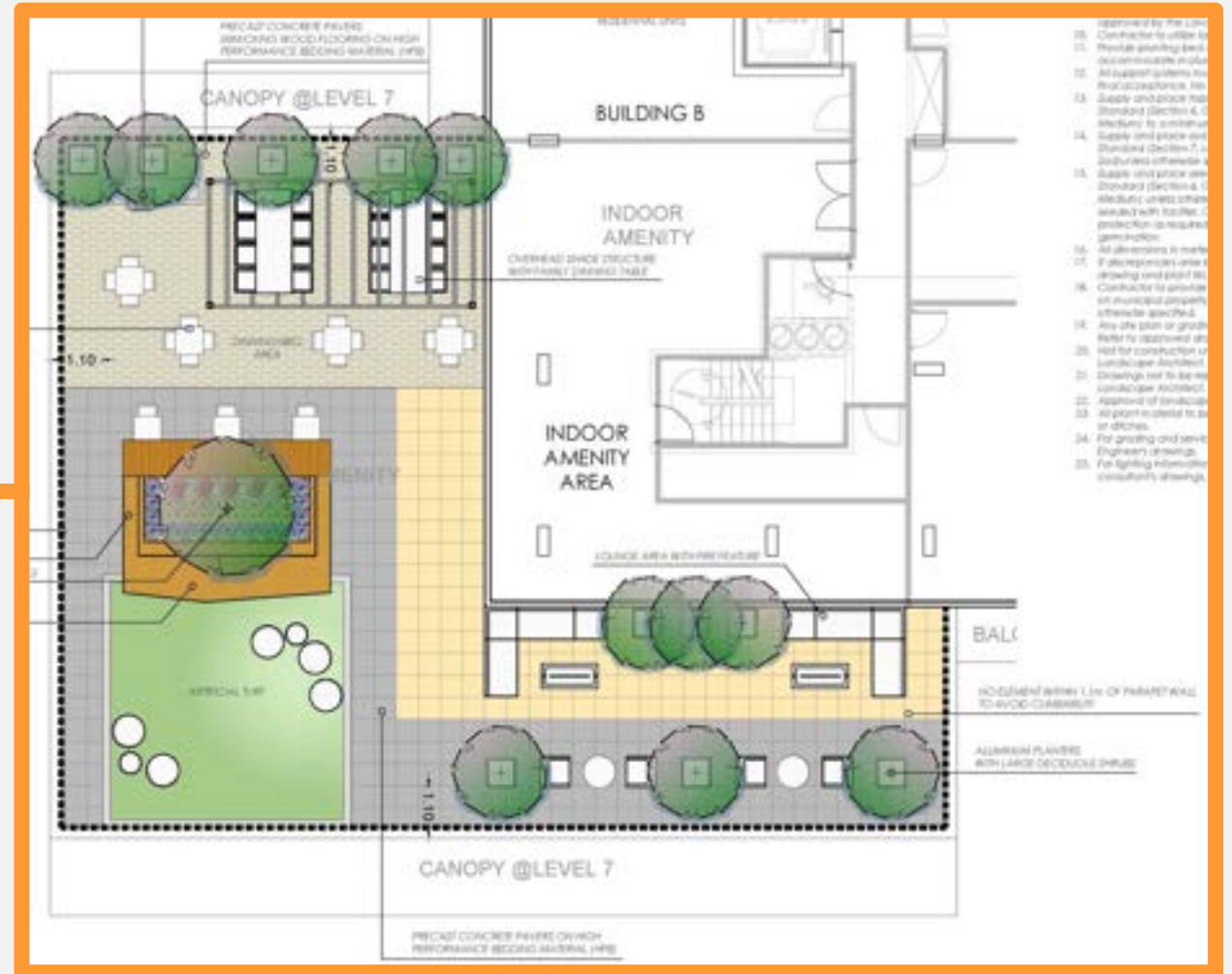
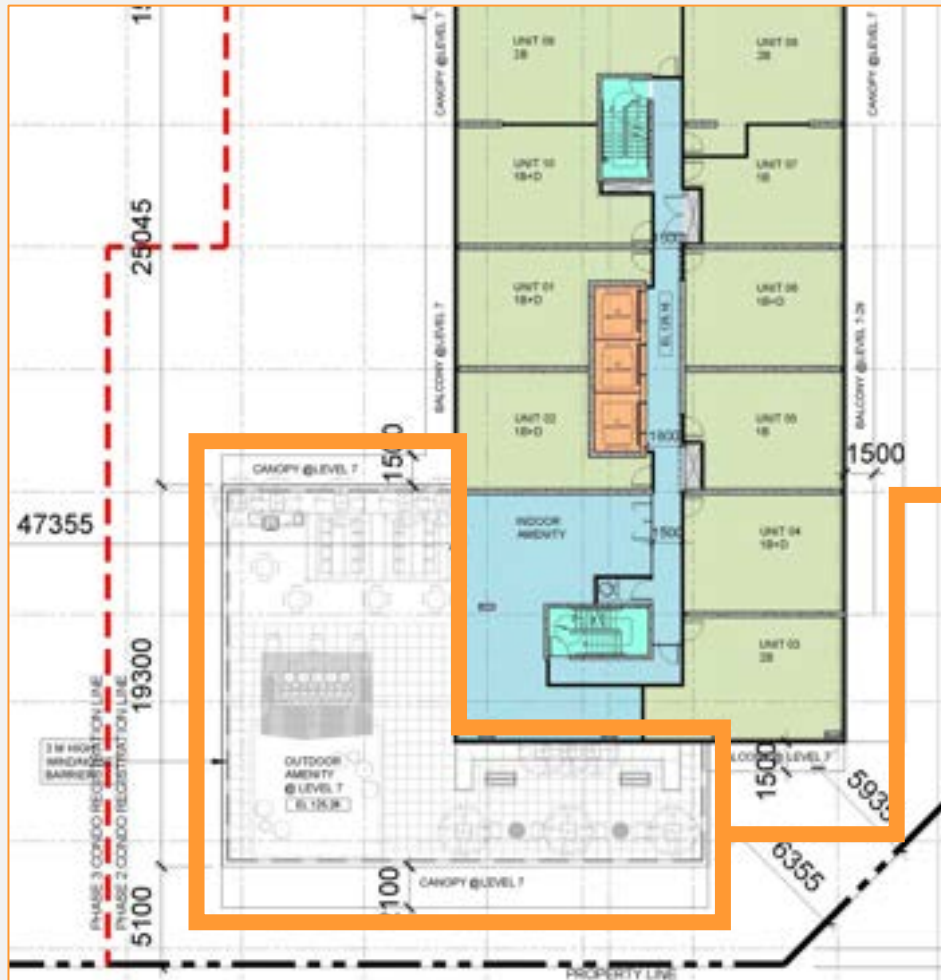


LEGEND	
	NON-SALABLE GFA
	SALABLE GFA
	DEDUCTIBLE - STORAGE
	DEDUCTIBLE - STAIRWAY
	DEDUCTIBLE - AIR HANDLING
	DEDUCTIBLE - ELEVATOR SHAFT

Building C - Level 7 Outdoor Amenity



Building B - Level 7 Outdoor Amenity



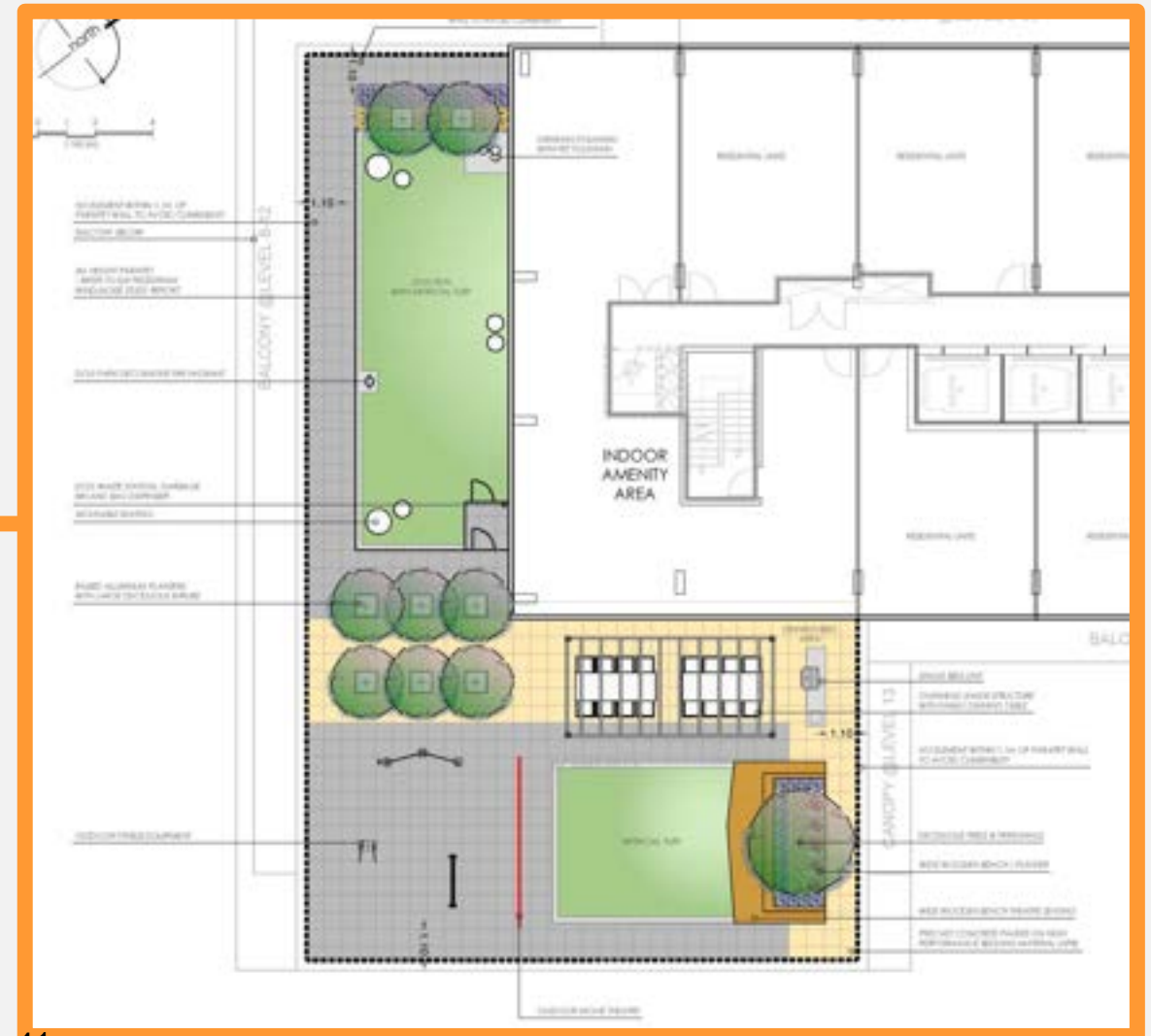
The site plan illustrates the proposed development across three phases. Phase 1, located in the upper portion, features a large green building complex with a central orange and blue structure, surrounded by parking spaces. Phase 2, in the lower left, shows a smaller green building complex with a central orange and blue structure. Phase 3, in the lower right, shows a green building complex with a central orange and blue structure. The plan includes various dimensions, setbacks, and property lines. A north arrow is located in the top right corner.



LEGEND

	NON-SALABLE GFA
	SALABLE GFA
	DEDUCTIBLE - STORAGE
	DEDUCTIBLE - STAIRWAY
	DEDUCTIBLE - AIR HANDLING
	DEDUCTIBLE - ELEVATOR SHAFT

Building A - Level 13 Outdoor Amenity



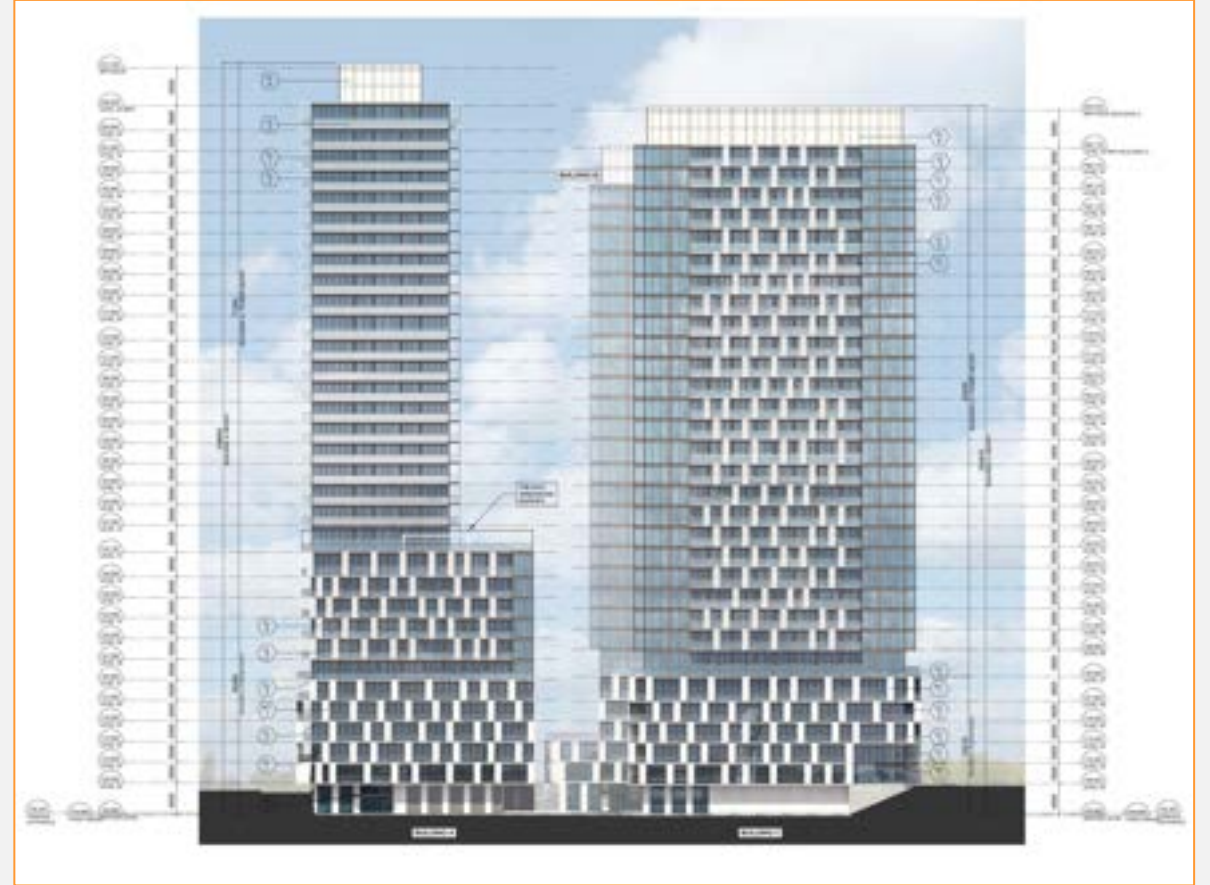
Typical Tower Floor Plan (left) & Mechanical Penthouse (right)



Elevations – South (left) & East (right)



Elevations – North (left) & West (right)



Project Statistics

Site Area	9,534.66 m ²
Floor Area Ratio	9.0:1
Residential Gross Floor Area	72,638.96 m ²
Non-Residential Gross Floor Area	494.98
Total GFA	73,133.94
Coverage	
Building Heights	
Building A (northwest)	33 storeys (m)
Building B (southeast)	29 storeys (m)
Building C (southwest)	31 storeys (m)
Dwelling Units	1,165
Studio/Bachelor	6 (0.5%)
One-Bedroom	771 (66.2%)
Two-Bedroom	388 (33.3%)

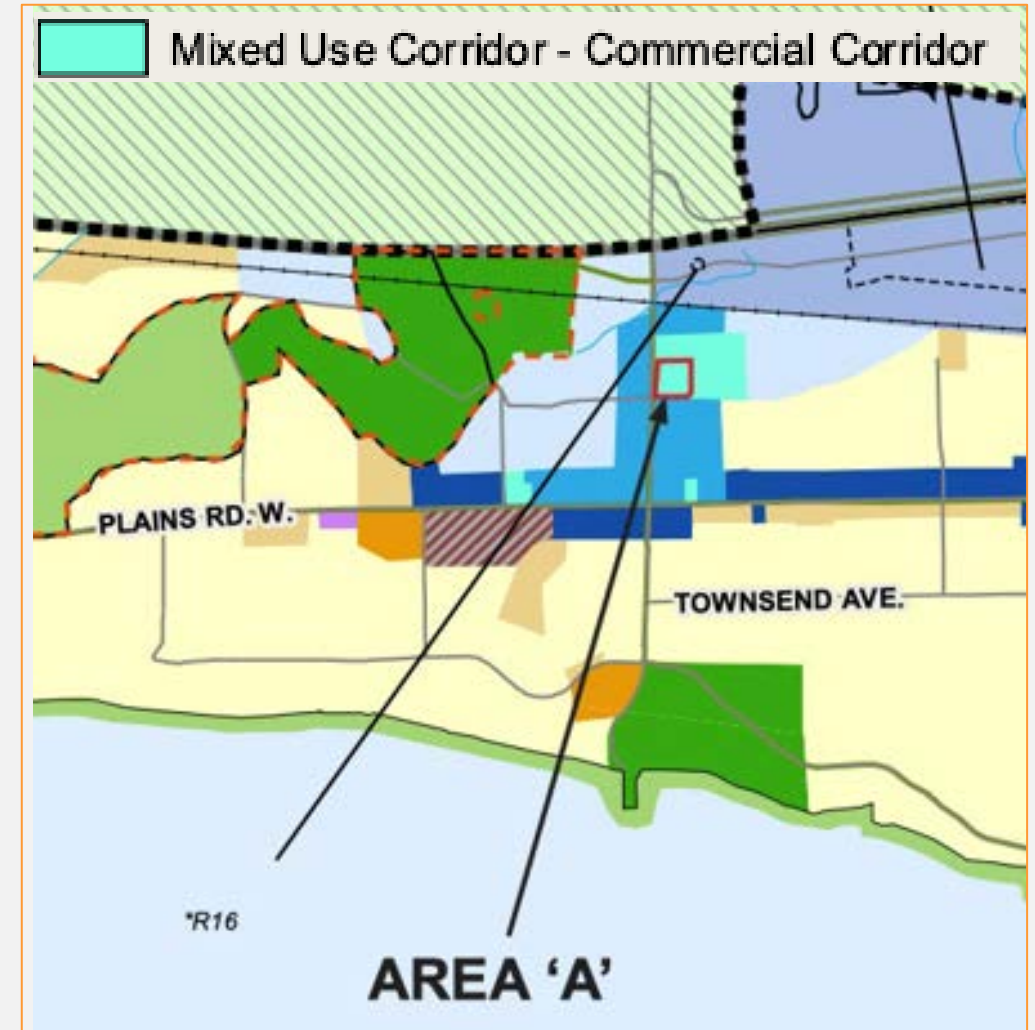
Amenity	18,169 m ² (15.60 m ² /unit)
Indoor	1,309 m ²
Outdoor	1,292 m ²
Balconies	13,877 m ²
Plaza/Open Space	1,691 m ²
Parking – Total	1,137
Residential/Visitor (underground)	1,131 (31 barrier-free)
Commercial (at-grade)	6 (1 barrier-free)
Bicycle Parking – Total	676
Residential Long-Term	596
Residential Short-Term	62
Visitor Long-Term	9
Visitor Short-Term	9

Draft Amendment to Burlington Official Plan

To permit a mixed-use development consisting of three residential towers with:

- **Maximum heights of 30, 32 & 34 storeys** (plus mechanical penthouse)
- **Maximum Floor Area Ratio of 9.1:1**
- **1,165 dwelling units**
- **6 levels of underground parking**
- **475 m² of ground-related non-residential space**

Site-specific policies to address potential adverse effects related to noise and air emissions, and land use compatibility.



Proposed Zoning Changes

	Current MXC-26 Zoning Regulations	Proposed MXC-531 Zoning Regulations
Max. FAR	1.5:1	9.1:1
Max. Building Height <div> <div>Building A</div> <div>Building B</div> <div>Building C</div> </div>	6 storeys	34 storeys (112 m) 30 storeys (100 m) 32 storeys (106 m)
Max. Dwelling Units	No maximum	1,165
Min. Non-Residential Floor Area	None required	475 m ²
Landscape Area abutting a street	3 m	None required
Amenity Area	28,690 m ²	15 m ² /unit (17,457 m ²)
Min. Yards	3 m (from all streets)	Building A: 4.5 m from Waterdown Road Building B: 5 m from Cooke Blvd & Masonry Crt Building C: 5 m from Masonry Crt & 3 m from Waterdown Rd
Min. Underground Setbacks	3 m	0.9 m
Min. Residential Parking	1457 total spaces	0.89 resident spaces/unit & 0.08 visitor spaces/unit (1130 total)
Minimum Bicycle Parking	3 spaces	0.5 long-term spaces/unit & 0.05 short-term spaces/unit (641 total)

Renderings



Masonry Court Streetscape (looking east)



Proposed Development (looking northeast)

Renderings – Ground Level View (looking southwest)



Cooke Blvd. Streetscape & Open Space Connection to Public Park (looking southwest from Cooke Blvd.)



1120 Cooke Boulevard

THANK YOU

WND Associates Ltd.

90 Eglinton Avenue East, Suite 970

Toronto, ON

M4P 2Y3

Contacts:

Andrew Ferancik, Principal

aferancik@wndplan.com

Mike Bennett, Senior Planner

mbennett@wndplan.com

Community Services Proposal

March 4, 2024

COW, March 4, 2024
EICS-01-24

Delegates presentation from Amy Schnurr representing
BurlingtonGreen Environmental Association



OUR MISSION

Through awareness, advocacy and action we work with the Burlington community to protect and care for the environment for all life, now and for the future.

OUR JOURNEY





OUR IMPACT



OUR CONTRIBUTIONS



- Leveraged in excess of \$1.7 million in grant funding
- Advancement of City's Vision 2040 strategic Directions
 - A City that Grows
 - A City that Moves
 - A Healthy and Greener City
 - An Engaging City
- Essential all-sector programming including for youth and vulnerable community
- City-wide inclusive, rewarding volunteer opportunities

.....to name a few.

Empowering Action For A Greener Tomorrow

NEW!





FUNDING CAPACITY



FAR – REACHING INVESTMENT



Programming & Events



Outreach & Resources



Environmental Services



Climate Action Demonstration Features

Advocacy – out of scope

MEASURING SUCCESS



GHG Impact



Trees Planted



Participation



Eco-Benefits



Feedback



Hub Visitors



Volunteer \$



Biodiversity



**E-WASTE
Collected**



Surveys



Engagements



Web Traffic

.....to name a few.



TOGETHER WE
MAKE A
DIFFERENCE



The Burlington performing arts centre board received Dr. Leblanc's report on governance mid January 2024. The board recognizes and acknowledges that the recommendations contained in the report are aligned with best practices for a governance board.

In our January board meeting, the board made and passed a motion unanimously to adopt all of the recommendations in the report. Work has begun, and several items have been completed and many others are in process. The board, working with staff where appropriate, is committed to complete the implementation of all the recommendations.

Also, in January the board had a public call for applicants to join the board. February 16 of 2024 the application period closed. We experienced an excellent response and the recruitment process will continue during March 2024.

We value our partnership with the City as we work to deliver quality programming to our community. We thank City of Burlington Council for the continued support of BPAC.

Thank you,
Ken Smithard-Board Chair



**Burlington Economic Development and Tourism Burlington Board of
Director Resolutions on Motion Memo**

At the Burlington Economic Development Board Meeting held on February 23, 2024 -

Resolution: "That the Motion Memo to CoW for the March 4, 2024, be endorsed as a merger of Tourism Burlington into Burlington Economic Development"

At the Tourism Burlington Board Meeting held on February 22, 2024 -

Resolution: "To approve the City of Burlington Motion Memorandum, from Councillor Kelvin Galbraith, Ward 1, regarding Local Board Governance – Merger of Tourism Burlington with Burlington Economic Development."



RCC-04-24 - Evolution of Tyandaga Golf Course

Recreation, Community and Culture Department

March 4, 2024

Our Journey

Reasons for Review:

Concerns with hole 18

Concerns with Tyandaga's limited footprint (108 acres)

Changing golf trends, notably the rise in popularity of 9-hole courses

Desire to add more greenspace to our overall Burlington Inventory

Continuous Improvement and Desire to enhance customer experiences

Engagement Summary

Overall Themes:

- Not in Favour to convert Tyandaga to a 9 hole
- **Anxiety around future** development plans
 - Lack of interest in a driving range
- Continuing/ enhancing youth offerings
- Enough greenspace in surrounding area
- Desire to invest in course

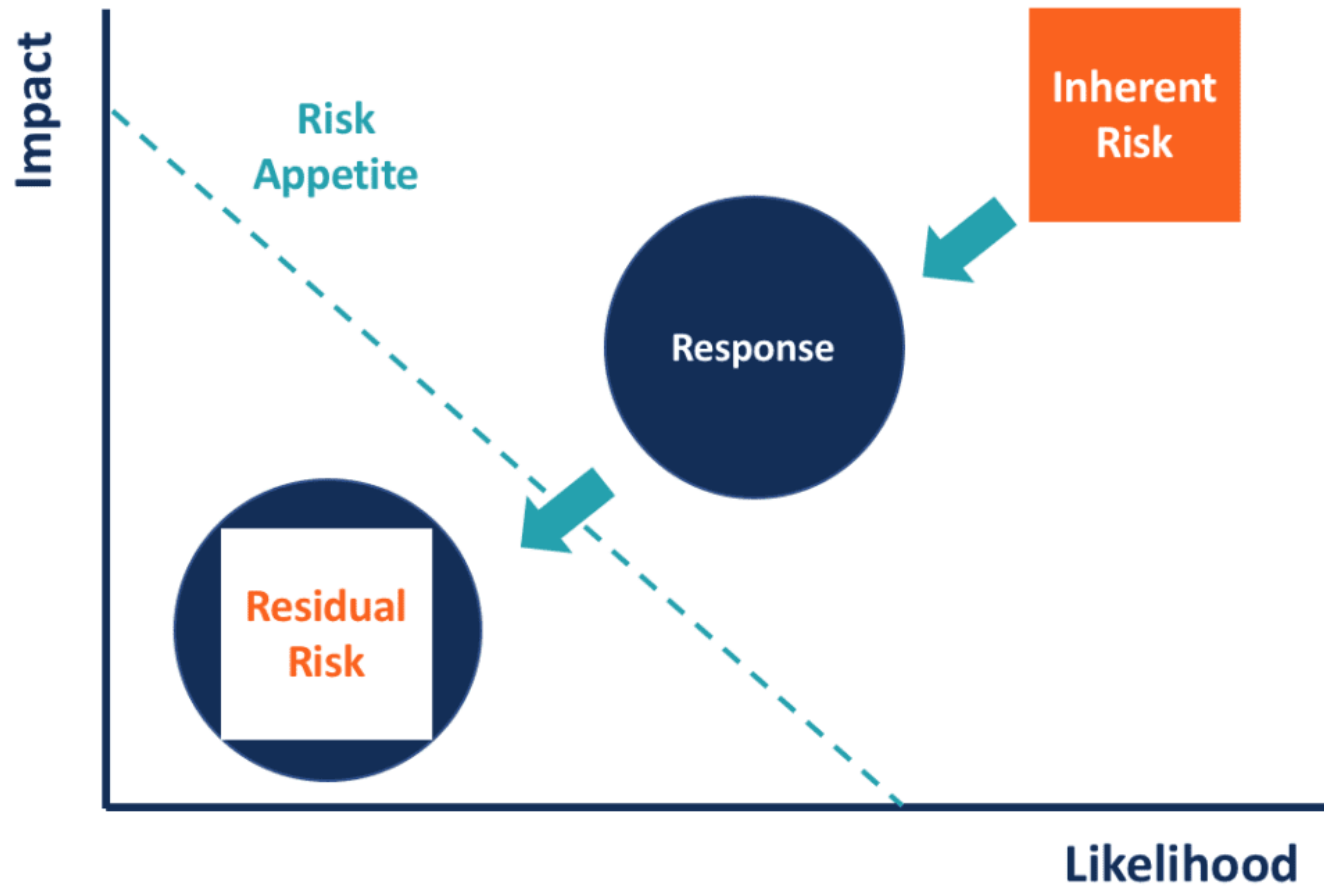
- 6 In Person Events – 168 engaged individuals
- 1 survey – 490 responses
- Many individual discussions and emails discussing preferences

Process for Recommendation

Prepared to come to Committee in January to review criteria:

- Engagement Results
- Customer Experience
- Environmental Impacts & Greenspace
- Feasibility
- Market Analysis
- Safety and Risk Mitigation

Risk



Next Steps

In 2024:

- Proceed with capital investments at Tyandaga (Balancing asset renewal and customer enhancement projects)
- Establish a new Tyandaga Golf Course Reserve Fund, allocating 5% of all membership and green fee revenues surcharge to fund various customer enhancements at Tyandaga.
- Kick-off of new Tyandaga Advisory Committee (TAC) to help advise on evolution of the course

In 2025:

- Review membership offerings to achieve right mix of green fee play and membership play continues.
- Implement Non-resident fees
- Individual hole assessment to enhance overall enjoyment, with a focus on optimizing Hole 18.

In 2029:

- Report back in 5 years cycle with a full operational report

Thank you



Formal Recommendations:

- Direct the Director of Recreation, Community and Culture to retain Tyandaga Golf Course as an 18-hole course as outlined in recreation, community and culture report RCC-04-24 and provide an operational update in 5-years' time (2029); and
- Approve a By-law substantially as shown in Appendix C to recreation, community and culture report RCC-04-24, being a by-law to create a Tyandaga Golf Course Reserve Fund and direct the Director of Recreation, Community and Culture to include a 5% surcharge through the 2025 budget that would contribute to the Reserve Fund and the future capital enhancement of the golf course.

From: Bob Osborne <[REDACTED]>
Sent: Wednesday, February 28, 2024 7:47 AM
To: Gillies, Suzanne <Suzanne.Gillies@burlington.ca>
Cc: [REDACTED]
Subject: Tyandaga Golf Course

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Committee of the Whole

March 4, 2024

Agenda Item 11.1
Tyandaga Golf Course

I have reviewed the material in the Committee information package and support the recommendations contained in RCC-04-24

I have played golf at Tyandaga since the 1980s and consider it a valuable Burlington recreation asset.

I encourage the Committee to approve the recommendations.

Yours truly
Bob Osborne

Ward 2

Sent from my iPhone

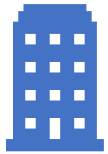
RCC-03-24

Facility Operations Update

Committee of the Whole - March 4, 2024



Objectives for Today



Provide Background
on Facility
Operations



Progress since 2019
incidents and 2020
report



Return on
Investment

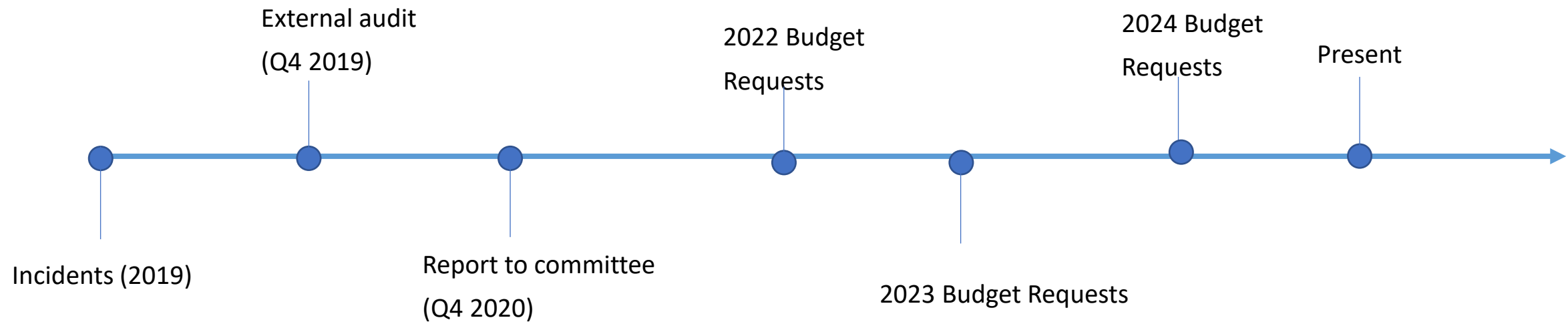


Outstanding Risks



Current and Future
Focus Areas

Background



About Us

Facility Operations is comprised of over 140 Full-time and Part-time staff that provide comprehensive maintenance to ensure Facilities are kept clean, safe, and available. Our people are at the heart of our transformation into a strategically aligned operational structure equipped to serve customer needs today and into the future!

Our Mission: Facility Operations will deliver clean, safe, and available services as an innovative, collaborative, and valued partner.

Our Vision: Facility Operations is committed to providing inclusive facilities that promote physical, social, and emotional wellness for our community.



About Us

- Facility Operations resides in the Recreation, Community and Culture Department.
- Oversees a diverse range of facilities whose collective worth supersedes \$700 million.
- The 2024 operating expense budget for Facility Operations is close to \$16 million and the section directly contributes to the collective \$10 million revenue achieved by the department mostly through program and rental revenues.
- 140 staff; 52 full-time and approximately 90 part-time. Two unions.
- Responded to over 1,000 emergency after hour calls in 2023.
- Provides frontline customer service and responsible for the health and safety to millions of customers annually.



Strategy



Customer Experience



Health, Safety, & Risk



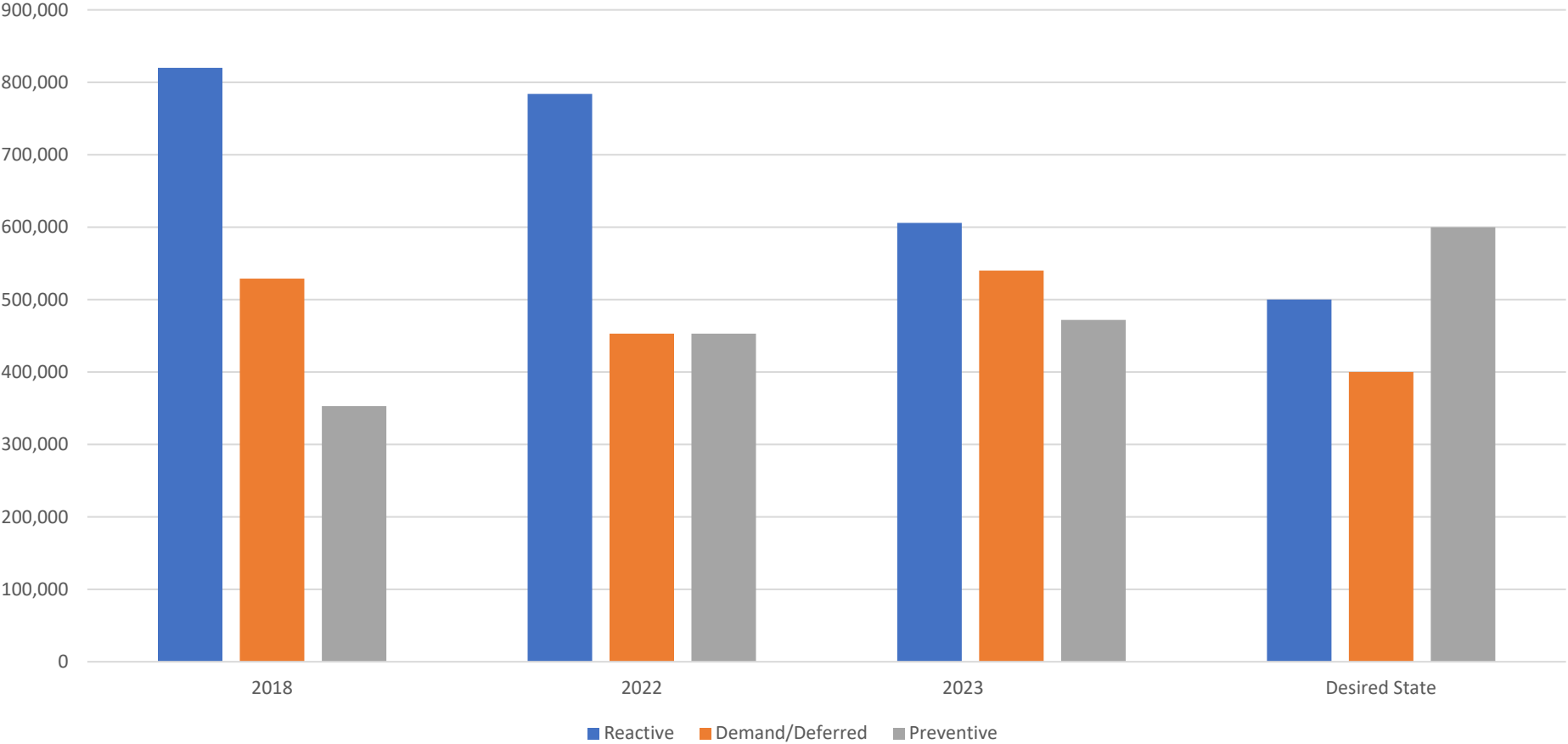
Workplace Culture



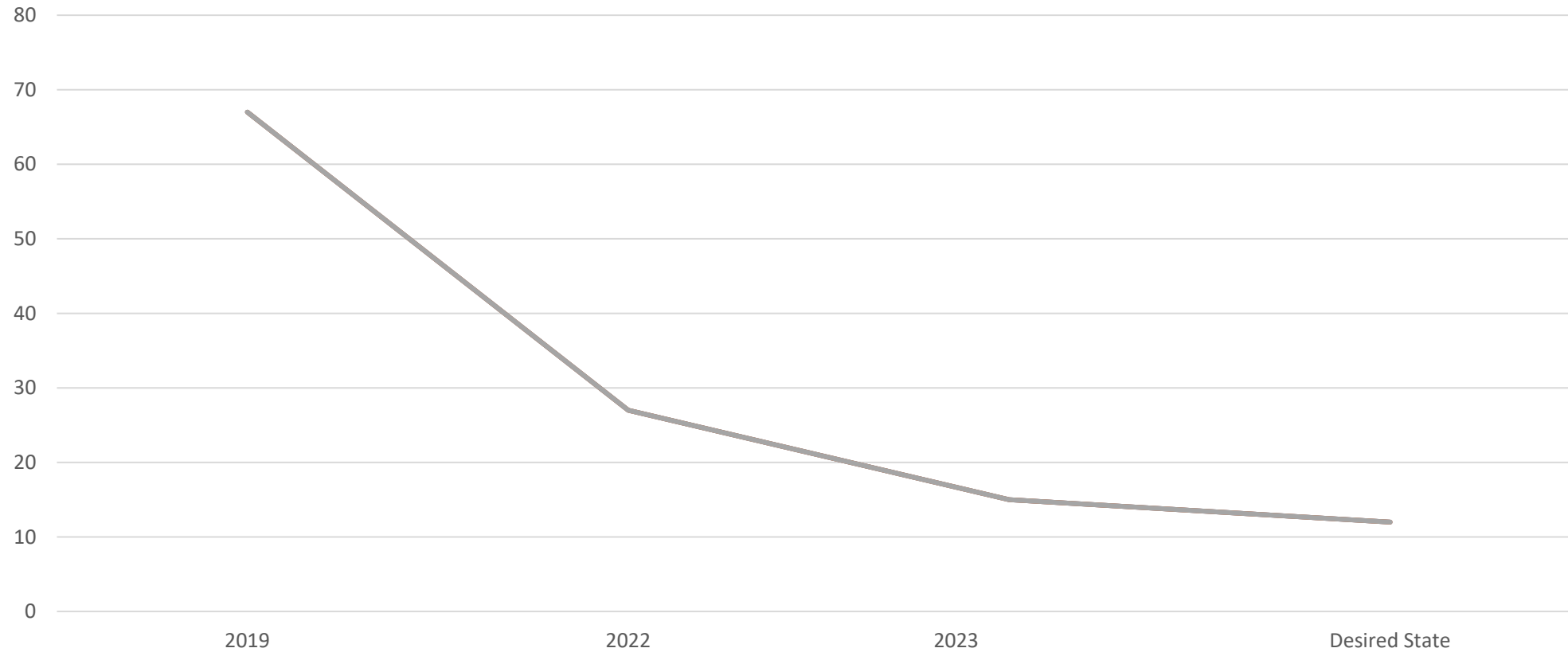
Continuous Improvement & Business Processes



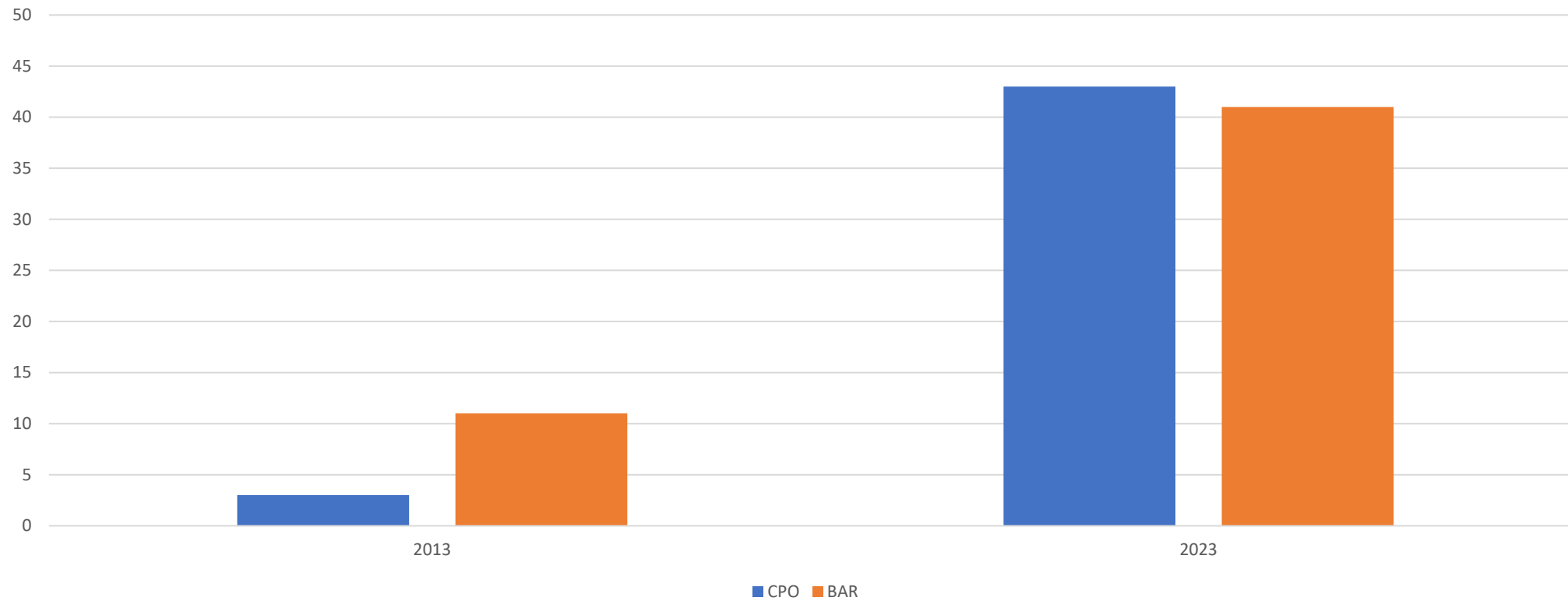
Maintenance Costs



Service Disruptions



Training



Current State: Outstanding Risks

- Continue to have a heavy reliance on part-time staff.
- Constant state of hiring, training, rehiring.
- Constant risk of closing facilities.
- Supervisory staff are burnt out from hiring, training, finding coverage; frontline staff are burnt out from working overtime.
- Supervisory staff have a large span of control.
- Developing facility standards, service, and staffing levels.
- Return to pre-pandemic and accommodating additional facilities.



Next Steps

Phase 1: Stabilize

- Conduct Audit
- Council Report
- Staff Conversions
- Year 1-3 \$ to address gaps

Phase 2: Design

- Year 4-7 \$ to address gaps
- Update Service and staffing standards
- Staff Conversions & new Manager position
- Prepare for EAMS

Phase 3: Evolve

- Accommodate Growth (e.g. Live and Play Plan)
- Position section as industry leader
- Align with City and Department Strategies (e.g. V2F)



Motion Memorandum

SUBJECT: Solar Eclipse in Burlington on April 8, 2024

TO: Committee of the Whole

FROM: Mayor Marianne Meed Ward, Councillor Rory Nisan, Ward 3 and Councillor Angela Bentivegna, Ward 6

Date to Committee: March 4, 2024

Date to Council: March 19, 2024

Motion for Council to Consider:

Direct the Director of Corporate Communications and Engagement on behalf of City Council to invite the public to join them at Spencer Smith Park to view the total solar eclipse on Monday, April 8, 2024, from 3:00-3:30 pm; and

Recess the Committee of the Whole meeting on Monday, April 8 at 2:30 pm and reconvene at 3:45 pm; and

Direct the Director of Corporate Communications & Engagement to:

- communicate the event on all city community engagement and social media channels, highlighting the necessary safety eye protection measures
- update the Burlington Beach page promoting this event on eclipse2024.org
- engage with Burlington Public Library and Tourism & Economic Development to promote the viewing event; and

Direct the Director of Recreation, Community & Culture and the Director of Transportation to:

- coordinate the event through traffic management and crowd control measures using signage, road or sidewalk barriers
- promote eyesight safety precautions onsite by distributing certified solar eclipse glasses for members of the public, through partnership with the Department of Physics and Astronomy at McMaster University.

Reason:

On April 8, 2024, a spectacular and rare celestial event is set to unfold over North America – a total solar eclipse. The Moon will align perfectly between the Earth and the Sun, casting temporary darkness across parts of Canada, including Burlington.

A total solar eclipse has not occurred in southern Ontario since 1979 and is not projected to occur again in Burlington until 2144.

The path of the eclipse will pass over Burlington Beach at Spencer Smith Park, which will be in total darkness for approximately one minute and thirty seconds, beginning at 3:18 pm.

Outcome Sought:

This event marks a unique, historical opportunity to highlight and promote Burlington as a solar eclipse viewing destination for residents and tourists alike. This event could attract significant interest in and attention to Burlington, with the potential to generate tourism-based revenue and business to the city.

Most importantly, it aligns with the City's Vision to Focus to build a Burlington that grows and moves, shows environmental leadership, and engages citizens through community events.

The event shall be free to all event attendees. Any costs for this event shall be covered by the City of Burlington share of the Municipal Accommodation Tax.

Vision to Focus Alignment:

- ☒ Increase economic prosperity and community responsive city growth
- ☐ Improve integrated city mobility
- ☐ Support sustainable infrastructure and a resilient environment
- ☒ Building more citizen engagement, community health and culture
- ☐ Deliver customer centric services with a focus on efficiency and technology transformation

Share with Senior Staff ☒

Approved as per form by the City Clerk,

Reviewed by the City Manager - In accordance with the Code of Good Governance, Council-Staff Relations Policy and an assessment of the internal capacity within the City to complete the work based on a specific target date (quarter/year).

Comments:

City Clerk: Approved

City Manager: Approved

CC: Maureen Healey – Executive Director of Tourism Burlington
 Anita Cassidy - Executive Director of Burlington Economic
 Development
 Lita Barrie - Chief Executive Officer of Burlington Public Library

Good day,

I am writing on behalf of the Roberts family at [REDACTED], Burlington regarding the development at 1120 Cooke Blvd. We are not opposed to new development in our neighbourhood, but as stated in a letter submitted of June 2024, do have continuing concerns about the density of the proposed projects.

On reading the notice in the Hamilton Spectator dated February 12, it is noted that in the Official Plan of 2020 the maximum building height of six stories was noted.

The developer is now requesting a tremendous change from six stories to 32 and 34 stories. This certainly is a huge increase.

We have some serious concerns regarding this amendment some of which follows;

- It is a given that Increased vehicular traffic is evident on an already very busy Plains Road. Unfortunately there is no alternative route for transport to travel when either the highway 403 is closed or there is a problem on the Skyway. Adding thousands of people to this already busy route is a major concern. It is stated in the notice that the proposed buildings would contain a total of 1,165 units. Surely many of these occupants would be using Plains Road on a regular basis adding greatly to the very busy and often congested thoroughfare.
- At the present public transit is not conducive to allow people to get to many of the major attractions in the city. How easy is it to get to the movies or the bookstore at Brant and the Service Road? Driving a car is the most efficient and practical method to get to many locations in the city.
- We are also aware that buildings of this height will cause significant shadowing and impact others in a major way. Another factor in erecting so many tall buildings in this area is the impact of wind tunnels. Taking a leisurely walk in this location would not be a pleasant one.
- Building in this area has been deemed to be necessary for people to use the GO train rather than their own cars. Does the city have any idea of how many individuals already housed in the newest development actually use the GO train? We have asked for proof/evidence of this argument but received no response. We believe that it is a false premise.
- What are the plans for increased services especially the hospital, ambulance and fire department all of which can be impacted by the possibility that Plains road is needed when emergencies occur on the highway?
- Are these units taking into consideration the major need for reasonable rentals? The crisis in homelessness and those who cannot afford the high costs of housing is a major concern as well.
- Where is it expected that the new residents will be employed? There are some lands in the vicinity that possibly could be used for employment but nothing has been shared about these plans.

- Once again with an anticipated increase in the population is it in the plans to have more amenities such as a grocery store, a boutique hotel, restaurants as well as increased green space?

We have stated these concerns so many times but it seems to be falling on deaf ears; however, we need to keep repeating ourselves so that you understand our continuing opposition to this major increase in the housing density in our neighbourhood.

In closing we would like to share our personal thoughts that once upon a time Aldershot was considered a village (there are still signs around noting this), to us this is no longer the case – it is now Aldershot “PILLAGED”

A detailed reply to this email would be most appreciated.

Ruth, Diane & Deborah Roberts



From: John Hubert [REDACTED]
Sent: Tuesday, February 27, 2024 12:45 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Subject: 1120 Cooke Blvd (formerly 101 Masonry Ct. - Phase 2)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

F.Y.I.

If you cannot attend the meeting and wish to submit your feedback in writing, please email it to clerks@burlington.ca by Noon on Friday, Mar. 1. Your correspondence will be shared with all members of Council, attached to the minutes of the meeting online, and kept on file as part of the official public record.

Greetings to all. I have two items for your Insite.

First- During Phase 1 of the ADI development, there was clear indication that a substantial area in the north-west corner would become a park and play area for the residents.

As it turns out, by my observation, this area is now a substantial stormwater catch basin area. No park or play area is visible. Very disappointing.

Secondly- In many instances developers are allowed to pay a "park dedication fee in lieu" instead of actually providing parkland for the residents.

The problem with this ongoing methodology becomes twofold.

Not having close access to a parkland type setting becomes difficult, for families with young children and also the handicapped, to readily access a natural outdoor area for relaxation

and recreational play.

The other issue with the "park dedication fee in lieu" is the allocation of the monies received. In years past, there was no mandatory declaration that those monies would be used only

in the Ward from where they were derived. Instead those monies went elsewhere and there was no follow up as to where. Perhaps some resolution should be brought forward.

Thank you for your attention to my concerns.



Virus-free. [REDACTED]

Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: WND Associates Ltd.
for Adi Development Group

Address: 1120 Cooke Blvd

Ward: 1

File: 505-01/22, 520-01/22

Date: March 4, 2024

Report: PL-04-24

Overview of Development Site



1120 Cooke Blvd

Site Area:

0.95 hectares

Existing zoning:

MXC-26

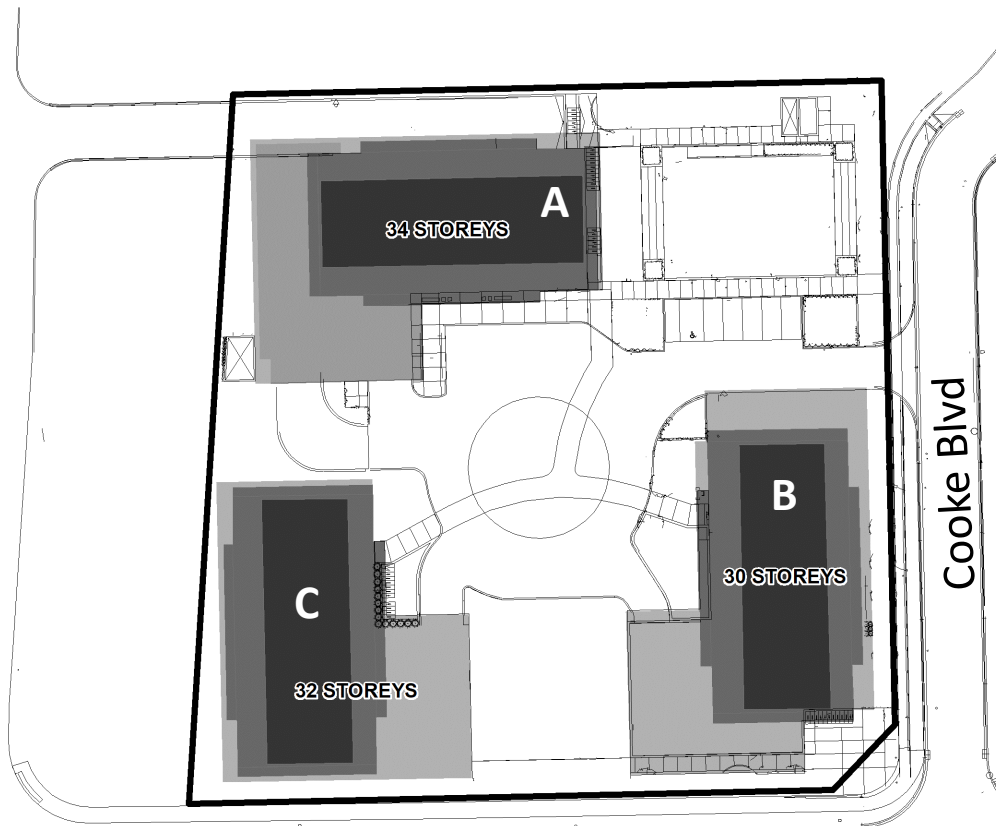
Existing Official Plan
designation:

Mixed-Use Corridor
– Commercial

New Official Plan:

Urban Corridor

Waterdown Rd

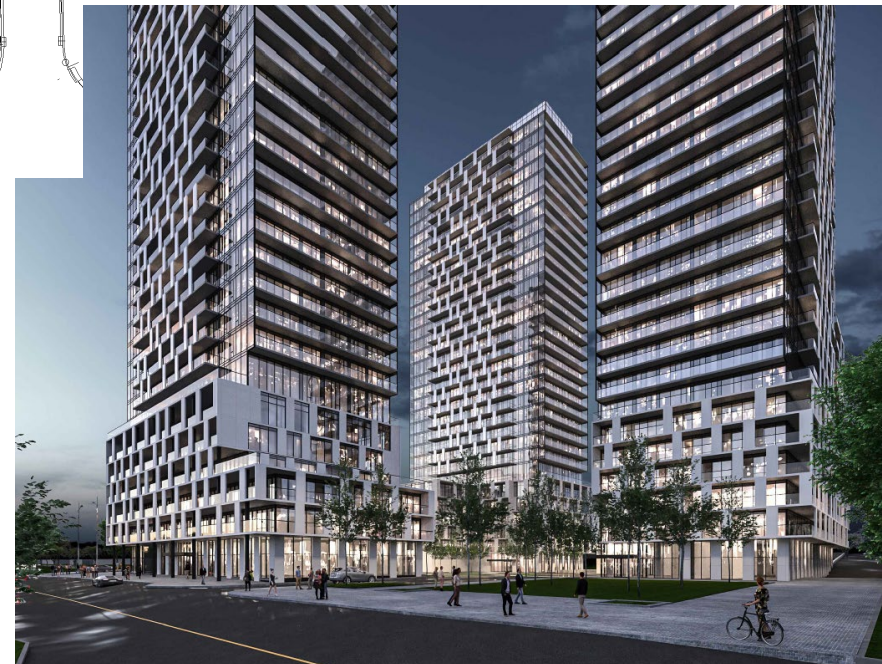


Masonry Court

Proposed Mixed-Use Development

- Residential: 1165 units
- Non-residential: min. 475 m²
- Parking: min. 0.97 spaces per unit

- Building A: max. 34 storeys
- Building B: max. 30 storeys
- Building C: max. 32 storeys
- Floor Area Ratio: max. 9.1:1



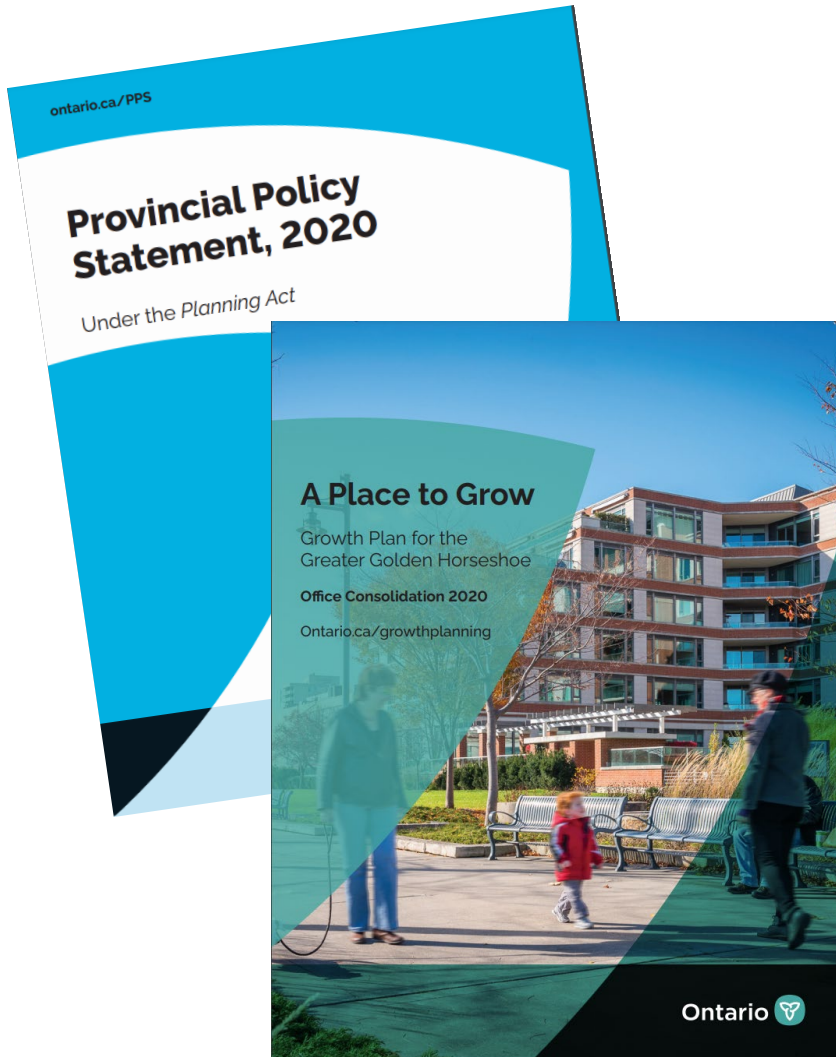
Policy Context

- Provincial
 - Provincial Policy Statement (PPS), 2020
 - A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Regional
 - Halton Region Official Plan (ROP)
- Local
 - City of Burlington Official Plan
 - City of Burlington Zoning By-law 2020

Provincial Policies

The subject applications are consistent with the Provincial Policy Statement, 2020 (PPS)

The subject applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“the Growth Plan”)

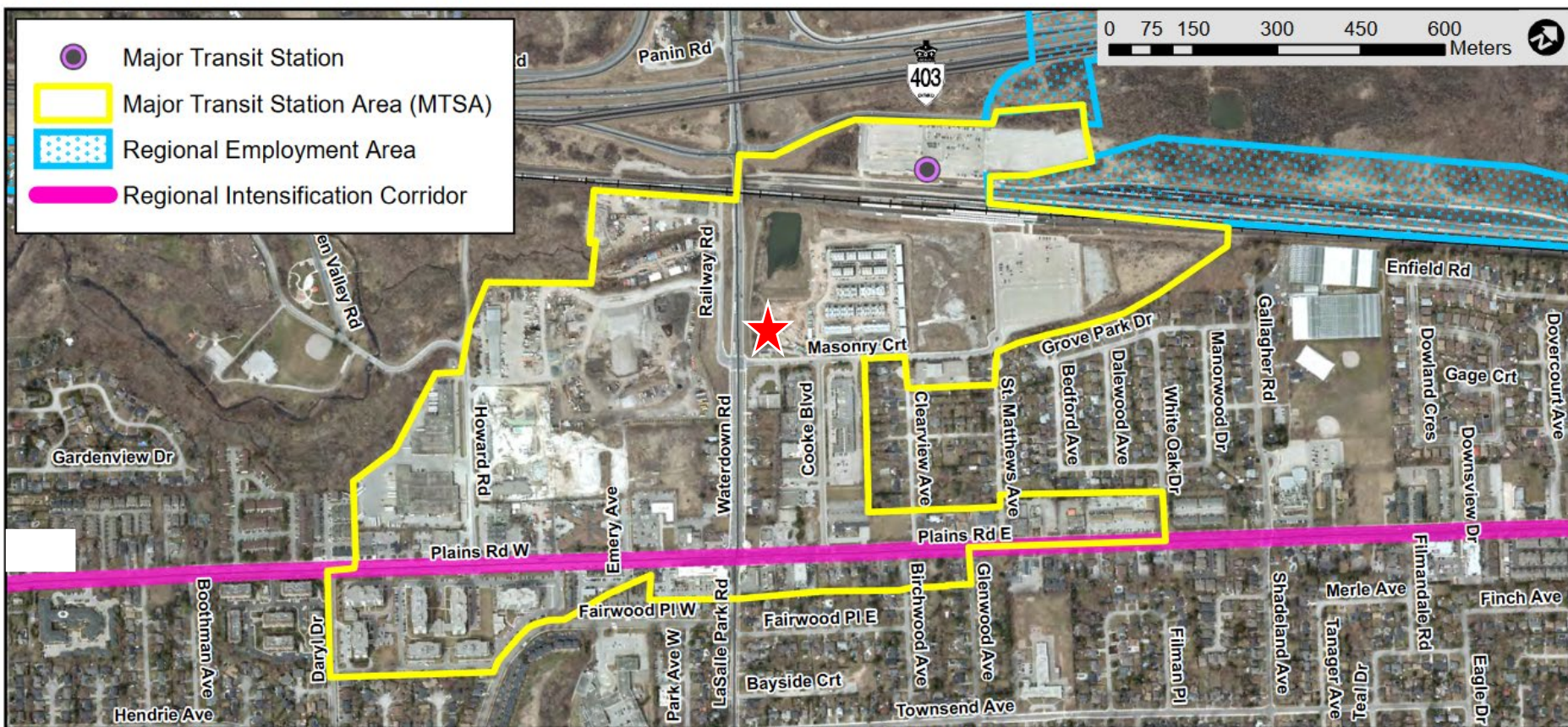


Halton Region Official Plan

The subject applications conform to the Halton Region Official Plan (ROP)

Map 6d - Aldershot GO MTSA

★ **Subject property (1120 Cooke Blvd)**



Burlington Official Plan

	Official Plan (1997 as amended)	New Official Plan (2020)	Recommended Amendment to Official Plan (1997 as amended)
Designation	Mixed-Use Corridor – Commercial	Urban Corridor	Mixed-Use Corridor – Commercial with site-specific policy
Maximum dwelling units within mixed-use development	No maximum	No maximum	1165
Maximum building height	6 storeys	6 storeys	34 storeys
Maximum Floor Area Ratio	1.5:1	2:1	9.1:1

Burlington Zoning By-law

	Current MXC-26 zone	Proposed MXC-531 zone
Maximum Floor Area Ratio	1.5:1	9.1:1
Maximum Building Height <ul style="list-style-type: none"> • Building A • Building B • Building C 	6 storeys (all buildings)	<ul style="list-style-type: none"> • 34 storeys and 112 m • 30 storeys and 100 m • 32 storeys and 106 m
Maximum Dwelling Units	No maximum	1165
Minimum Non-residential Floor Area	None required	475 m ²
Minimum residential parking	1457 spaces total	0.89 occupant spaces/unit 0.08 visitor spaces/unit (equals 1130 spaces total)

More detailed zoning table in report PL-04-24, section 2.7

MTSA Area-Specific Planning

DRAFT (October 2023)

Aldershot GO MTSA

Land Use Plan

From report PL-59-23

**★ Subject property
(1120 Cooke Blvd)**



Legend

Precincts

- Aldershot GO Central
- Aldershot Main Street
- Cooke Commons
- Emery Commons
- Mid-Rise Residential
- Natural Heritage System

- Transit Station Area
- Aldershot GO Major Transit Station Area
- Major Transit Station
- Existing Natural Open Space

- Proposed Street - see Schedule G-1 for details
- Potential Linear Park & Greenway
- New Park
- Transit Station Plaza
- Rail Line
- Watercourse

Public Consultation

- Comments received from 7 members of the public
- Public comments expressed concerns with:
 - Parking supply
 - Traffic impacts
 - Building height
 - Adequacy of parks and community amenities
 - Infrastructure capacity
 - Affordable housing
- Public comments are addressed in report PL-04-24, section 4

Summary of Recommendation

- Approve the Official Plan Amendment and Zoning By-law Amendment applications for 1120 Cooke Blvd;
 - Approve Official Plan Amendment 142;
 - Approve Zoning By-law Amendment 2020.472;
 - Deem that 1120 Cooke Blvd is Class 4 area in accordance with NPC-300 Environmental Noise Guidelines.
-
- Detailed recommendation in report PL-04-24



SUBJECT: Bill 162, Get it Done Act, 2024 update

TO: Committee of the Whole

FROM: Community Planning Department

Report Number: PL-27-24

Wards Affected: All

Date to Committee: March 4, 2024

Date to Council: March 19, 2024

Recommendation:

Receive and file community planning department report PL-27-24 providing an update regarding Bill 162, Get it Done Act, 2024.

PURPOSE:

To provide a verbal update related to Bill 162, Get it Done Act, 2024.

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth

Background and Discussion:

On February 20, 2024 [Bill 162, Get it Done Act, 2024](#), was introduced in the Ontario Legislature. The Bill proposes amendments to 6 Acts, including the Official Plan Adjustments Act, 2023 and the Environmental Assessment Act. At the time of writing this report the Bill has had its First reading and been ordered for Second Reading.

Below is a brief discussion of the proposed amendments to the Official Plan Adjustments Act, and the Environmental Assessments Act and related proposals. Staff comments will also be provided.

Official Plan Adjustments Act, 2023

In the Fall of 2023 the Minister of Municipal Affairs and Housing introduced legislation ([Bill 150](#)) to wind back certain modifications made to official plans and official plan

amendments. This included the modifications made by the Minister to the Region's Official Plan through the Minister's decision on Regional Official Plan Amendment (ROPA 49).

The Minister sent a letter to Heads of Council outlining the opportunity to note:

If there are changes that the municipality would like to see made to the official plan, based on the modifications that the province had previously made, and which you support. Lower-tier municipal feedback on the original official plan submitted to the province will be important to supporting its implementation.

And:

While I intend to introduce legislation prior to the conclusion of the 45-day period, please rest assured that municipal feedback received during the 45-day window, and through consultation on the legislation, will be carefully considered to determine the best approach for moving forward, including if further legislative steps or the use of other provincial tools are required.

On December 5th Council endorsed the [draft letter from the Mayor to the Minister of Municipal Affairs and Housing](#) regarding support for ROPA 49 changes. Bill 150 received Royal Assent on December 6, 2023.

As part of [Bill 162, Get it Done Act, 2024](#) the Amending the Official Plan Adjustments Act, 2023 has been posted on the Environmental Registry of Ontario ([ERO Posting 019-8273](#)) and the Regulatory Registry ([24-MMAH002](#)), until March 21, 2024. A letter from the Minister of Municipal Affairs and Housing dated February 23, 2024 regarding the proposed amendments is attached as Appendix A.

These proposed amendments would, if passed, update official plans in response to municipal feedback. Schedule 3 presents modifications in two ways:

- In table format reference is made to the Minister's modifications
- In the form of a listing of additional modifications

Staff have reviewed both and confirm that in addition to the modifications that were retained through Bill 150, the proposed legislation includes all of the Minister's modifications relevant to the City of Burlington, with the exception of Modification 44. As a reminder Modification 44 from the Minister's Decision on ROPA 49 read as follows:

44. New Section 81.4 (5) reads as follows:

“Notwithstanding Section 77(5), the approval of development applications within Strategic Growth Areas are not permitted prior to the adoption of an Area Specific plan, with the following exceptions:

- a) **720 Oval Court, 735 Oval Court, 740 Oval Court, 5155 Fairview Street, and 5135 Fairview Street, City of Burlington.”**

Staff supported maintaining the modification in previous reports. However, staff note that the MTSA Area Specific Planning project and implementing Official Plan Amendment and CPPS are expected to address this issue and given that staff have no concerns with this modification not being retained at this time.

Environmental Assessment Act

Bill 162 proposes a change to the Environmental Assessment Act to make reference to acquiring property or rights in property. In tandem with this change the Province has also posted [ERO 019-7891](#) titled “New regulation to focus municipal environmental assessment requirements”.

Staff are reviewing both related items and will provide comments in advance of the March 17, 2024 ERO deadline. In general, the amendments proposed and the new municipal environmental assessment requirements appear to be positive.

Strategy/process/risk

Not applicable.

Options Considered

Not applicable.

Financial Matters:

Not applicable.

Total Financial Impact

Not applicable.

Source of Funding

Not applicable.

Other Resource Impacts

Not applicable.

Climate Implications:

Not applicable.

Engagement Matters:

Not applicable

Conclusion:

Bill 162, Get it Done Act, 2024 if approved, will provide clarity with respect to the Regional Official Plan and will act to support the City moving forward with appropriate processes to establish the City's vision for achieving vibrant mixed-use neighbourhoods inclusive of the following elements:

- economic benefits including future employment targets that increase future property assessment growth.
 - social benefits including affordable and attainable housing, public parks and greenspace and community facilities and amenities.
 - environmental benefits including climate mitigation and adaption, natural heritage preservation and enhanced integrated mobility.
-

Respectfully submitted,

Jamie Tellier. MCIP, RPP

Director of Community Planning

905-335-7600 ext. 7892

Appendices:

- A. Letter from Minister Calandra, dated February 23, 2024

Notifications:

Curt Benson, Halton Region

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister
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234-2024-695

February 23, 2024

**Subject: Proposed Amendments to the Official Plan Adjustments Act, 2023 –
Legislation to Reinstate Municipally Requested Modifications to Official
Plans (Bill 162)**

Dear Sir, Madam

Further to my letters in November 2023 regarding proposed legislation to reverse official plan decisions, I am writing to advise you that on February 20, 2024, the government introduced proposed changes to the legislatively approved official plans of some of the province's fastest-growing municipalities to address local needs while continuing to support the government's goal of building at least 1.5 million new homes by 2031.

The proposed Get it Done Act, 2024, introduced on February 20, 2024, includes amendments to the *Official Plan Adjustments Act, 2023*.

Proposed amendments to the *Official Plan Adjustments Act, 2023* would, if passed, update official plans in response to municipal feedback while protecting the Greenbelt, and safeguarding public health and safety.

The proposed amendments follow recent consultation with the affected municipalities, and where appropriate, respond to the feedback from these municipalities, which are the cities of Barrie, Belleville, Guelph, Hamilton, Ottawa, Peterborough, Wellington County and the regions of Halton, Peel, Waterloo and York. Modifications maintained through Bill 150 impacting these municipalities and the Region of Niagara would continue to apply.

Request for Feedback

The ministry is currently seeking feedback on the proposed amendments to the *Official Plans Adjustments Act, 2023* as introduced through the proposed Get It Done Act, 2024. The proposed legislation is posted on the Environment Registry of Ontario and the Regulatory Registry for 30 days, until March 21, 2024.

Comments can be sent through the Environmental Registry of Ontario or the Regulatory Registry postings or by email to mmahofficialplans@ontario.ca.

More information on the legislative proposal can be found on the Environmental Registry of Ontario and the Regulatory Registry at:

- [Environmental Registry of Ontario: Bill 1, Get it Done Act, 2024](#)
- [Regulatory Registry: Bill 1, Get it Done Act, 2024](#)

I look forward to receiving your feedback on this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Calandra', with a stylized flourish at the end.

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

City-Initiated Amendment to Zoning By-law 2020 – Parking for Multi-Unit Business Parks PL-13-24

Committee of the Whole

March 5, 2024

BACKGROUND

- **In 2019, Zoning By-law 2020 was amended to establish new minimum parking standards after completing a City-wide Parking Review**
- **This included adding a parking standard for the new use category “Multi-Use Business Park” (development with a mix of industrial and office uses)**
 - These requirements have been ineffective at supporting shared parking and continue to be a barrier for new tenants locating within these developments

BACKGROUND

Key issues with implementing current requirements:

- 1. The definition for Multi-Use Business Park is too restrictive**
- 2. The parking standard is too high**
- 3. Verifying parking requirements when a unit changes to a new use is too complicated**

ZONING BY-LAW AMENDMENT

- **Update the term “Multi-Use Business Park” to “Multi-Unit Business Park” and revise the definition to capture multi-unit developments within zones that permit industrial and other uses**
 - Definition is inclusive of all permitted uses within these zones
 - No need to calculate required parking for each unit

ZONING BY-LAW AMENDMENT

- **Add a new regulation to allow more flexibility for a unit to change to a new use without the need to provide additional parking or complete a detailed parking analysis**
 - Existing number of parking spaces is deemed to conform when a use changes
 - Supports shared parking and puts onus on businesses/landlords to determine adequate parking supply

ZONING BY-LAW AMENDMENT

- **Add a new parking standard (2 spaces per 100 m² GFA) for new or enlarged multi-unit business parks**
 - Reduction from current requirements to support shared parking
 - Flat rate is easier to implement

CONCLUSION

Approval recommended for proposed city-initiated amendments to Zoning By-law 2020 which will:

- **Facilitate shared parking for multi-unit business parks, which is a more efficient use of parking supply**
- **Improve service delivery by streamlining the approval process when a unit changes to a new use**

Statutory Meeting and Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: MHBC Planning

Owner: Halton Standard Condominium
Corporation No. 416

Address: 1026 Cooke Boulevard

Files: 505-03/23 & 520-09/23

Date: March 5, 2024

Report: PL-20-24₁₄

Timelines

- An Official Plan Amendment and Zoning By-law Amendment has a 120-day review period.
- The application was submitted December 1, 2023, and deemed complete December 8, 2023.
- 120 days would be March 30, 2024, and the next Council meeting after March 19, 2024, is April 16, 2024.
- The Council meeting is March 19, 2024, which is 110 days after the application was submitted.
- March 5, 2024: Staff are making a recommendation for a modified approval with a holding zone to meet the Planning Act timelines and address any outstanding issues.

Overview of Development Site



 Subject Lands

Site Area: 0.32 hectares

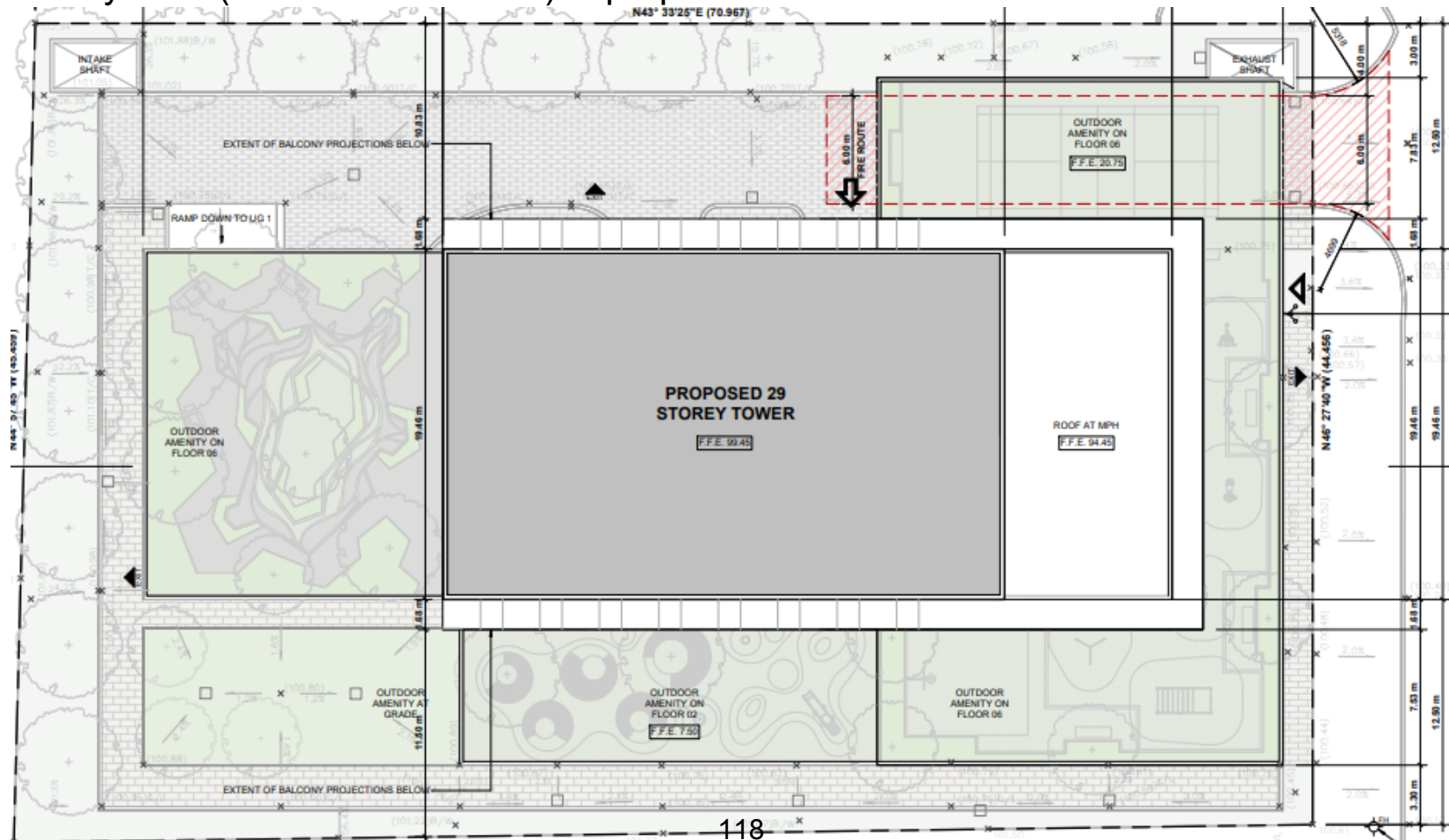
Frontage: 44 metres

Policy Context

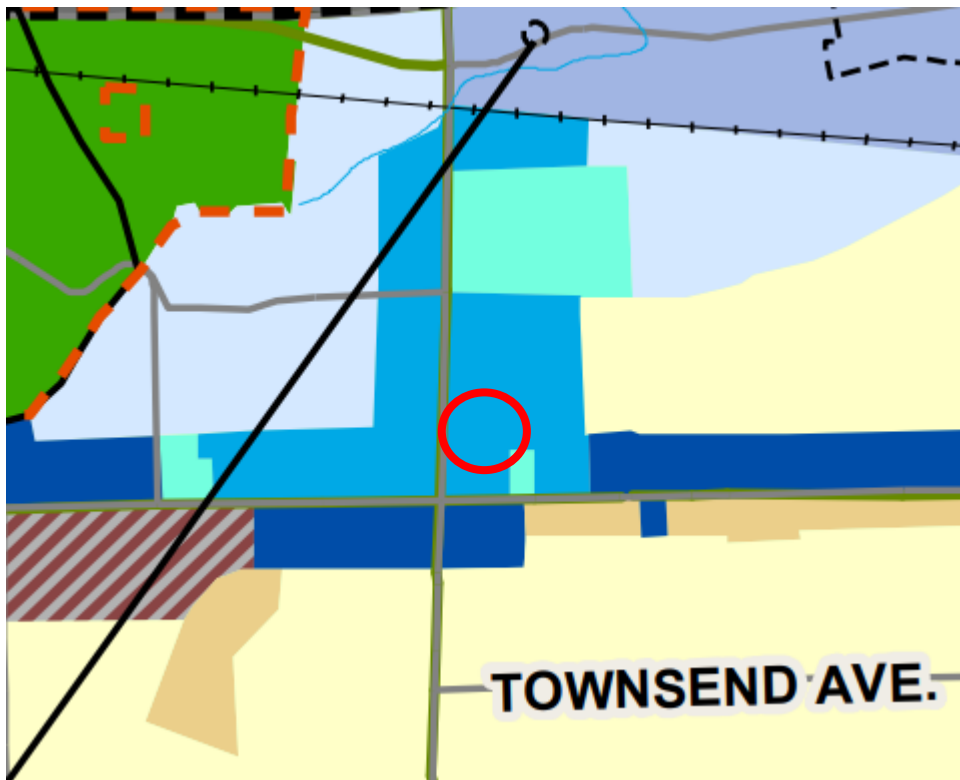
- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

The Application

- 29-storey mixed use building with 335 residential units and 370 m² of ground floor commercial.
- 318 parking spaces are proposed in four levels of underground parking. A total of 5,918 m² of amenity area (indoor and outdoor) is proposed.



Burlington Official Plan (1997, as amended)

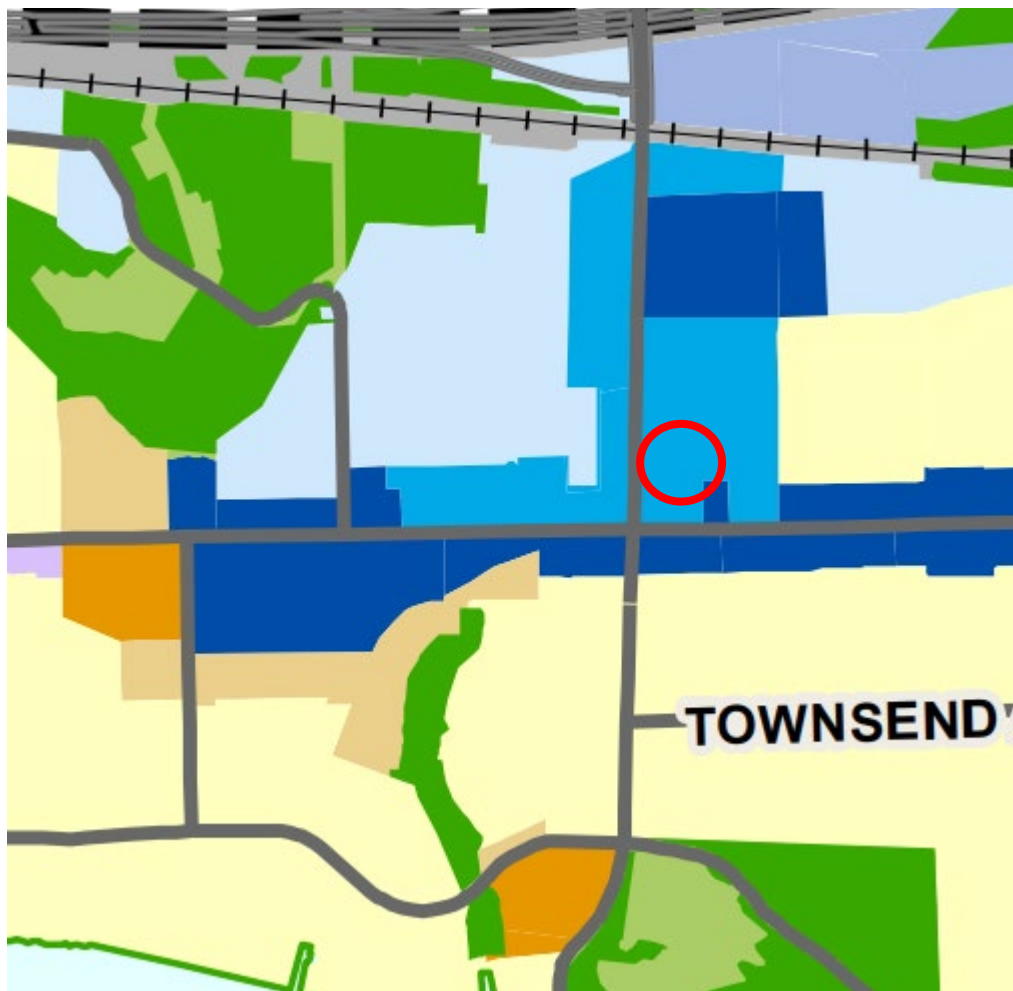


Current Official Plan Designation: Business Corridor

	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	Business Corridor
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor
	Mixed Use Corridor - Employment
	Greenlands
	Major Parks and Open Space

Subject Lands

Burlington New Official Plan (2020)



New Official Plan Designation: Business Corridor

MIXED USE INTENSIFICATION AREAS

Urban Centres

Mixed Use Nodes and Intensification Corridors

Mixed Use Commercial Centre

Neighbourhood Centre

Local Centre

Employment Commercial Centre

Urban Corridor

Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS

Residential - Low Density

Residential - Medium Density

Residential - High Density

EMPLOYMENT LANDS

General Employment

Business Corridor

○ Subject Lands

Burlington Official Plan (1997, as amended)

Existing Official Plan Requirement

- Residential uses are not permitted
- Maximum building height of 6 storeys

Requested Official Plan Amendment

- To permit:
 - A maximum height of 29 storeys and maximum FAR of 7.4:1

Modified Official Plan Amendment

- To permit:
 - A maximum height of 22 storeys and maximum FAR of 10.5:1

Burlington Zoning By-law

Existing Zoning

- Mixed Use Corridor – Employment (MXE)
 - Does not permit residential uses
 - Maximum building height of 6 storeys

Requested Zoning By-law Amendment

- Mixed Use Corridor – General (MXG-XXX) with site specific exceptions

Modified Zoning By-law Amendment

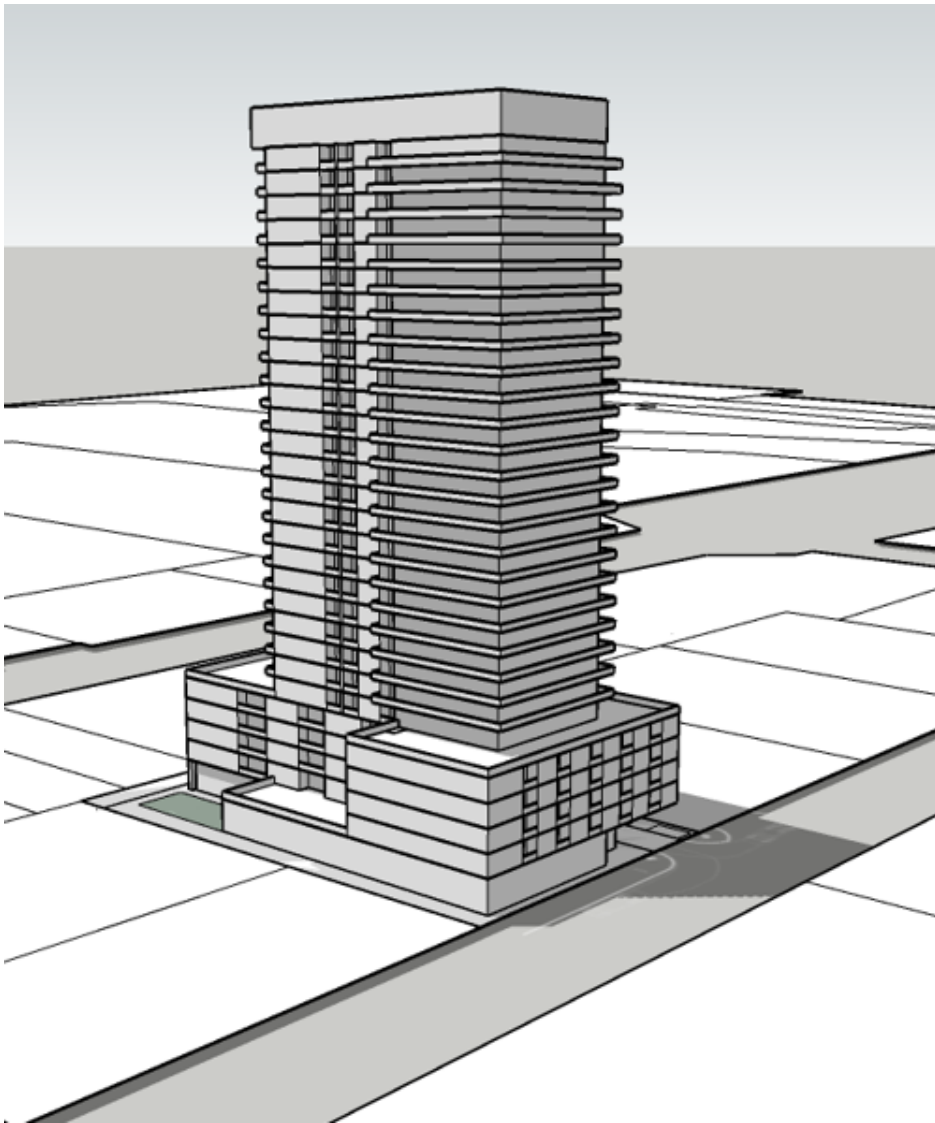
- Mixed Use Corridor – General (H-MXG-534) with site specific exceptions and a holding provision

Proposed Modified Approval

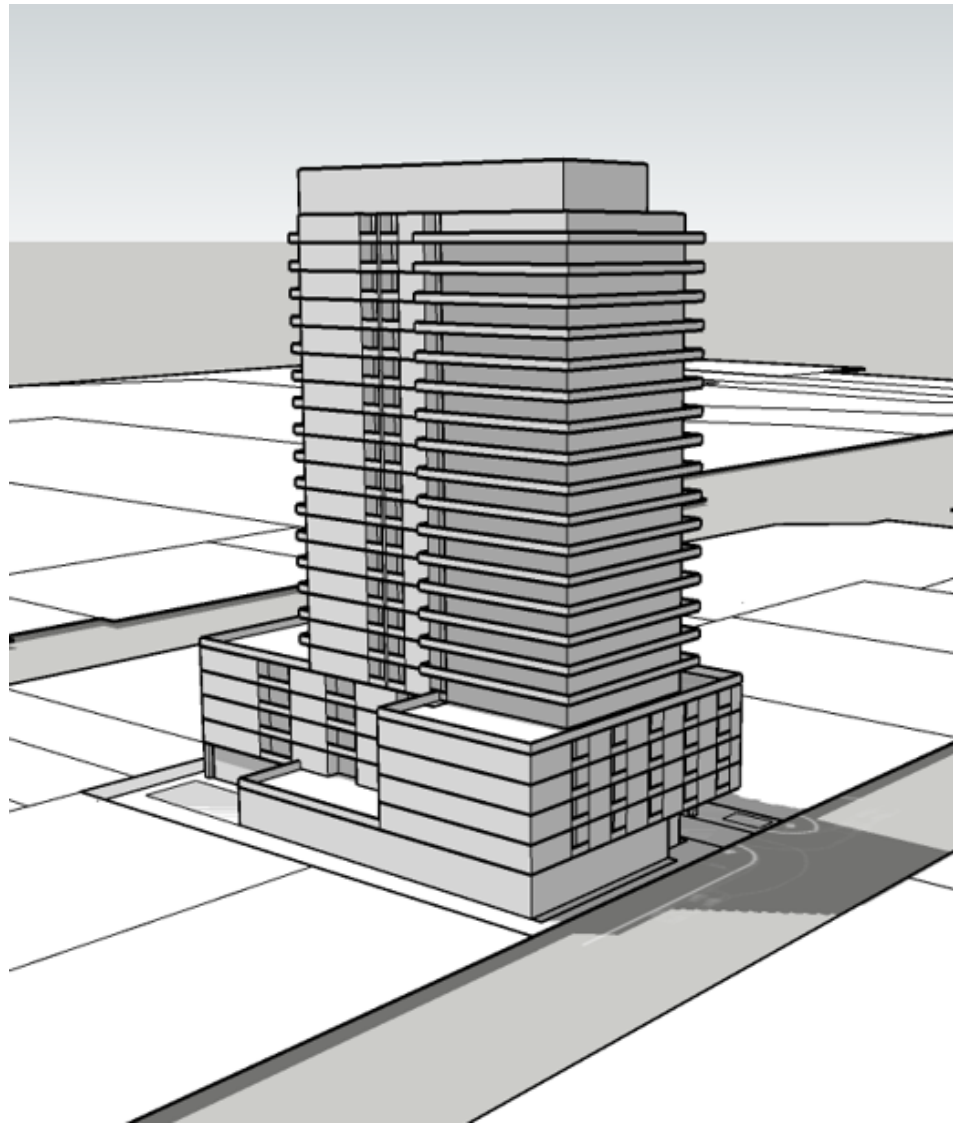
Zoning Regulation	MXE	MXG	Proposed	Modified
Building Height	Industrial/Automotive Uses: 2 storey maximum Other Uses: 6 storey maximum	Industrial/Automotive Uses: 2 storey maximum Other Uses: 6 storey maximum	Maximum 30-storey building height including mechanical penthouse	Maximum 22 storey building height including mechanical penthouse and rooftop amenity area
Minimum Non-Residential GFA	N/A	N/A	370 m2	770 m2
FAR	Entertainment or Recreation Buildings: 0.5:1 Industrial Buildings: 0.5:1 Other Buildings: 1.0:1	Entertainment or Recreation Buildings: 0.5:1 Industrial Buildings: N/A Other Buildings: 1.5:1	7.4:1 maximum (note – staff believe the correct FAR being proposed is closer to 11:1.)	10.5:1
Zoning Regulation	Part 1, Table 1.2.6	Proposed		Modified
Parking Rate	Apartment Building: 1.25 spaces per unit, including visitor parking Non-Residential: 3.5 spaces/100m2 of Gross Floor Area	<u>Apartment Building:</u> Resident: 0.71 per unit Visitor: 0.24 spaces per unit <u>Non-Residential Parking:</u> 3.5 spaces/100m ² of Gross Floor Area only (can be shared with visitor parking including designated accessible spaces).		No modifications proposed

The proposed modifications can be found on pages 361 to 43 of Staff Report PL-20-24

3D Massing Models



Proposed 29 Storey Mixed Use Building



¹²⁴ Modified 22 Storey Mixed Use Building

Holding Zone

- Staff are recommending that a holding zone be implemented on the property. Staff will require the following materials to be submitted and approved before the Holding Zone can be removed from the property:
 - A Record of Site Condition
 - Letter of Reliance
 - Development Agreement, Site Servicing Agreement or Financial Agreement
 - Noise Study
 - Land Use Compatibility Study
 - Sun Shadow Study including Sun Access Factor Calculations

Public Consultation

- Virtual Pre-Application Community Meeting – October 11, 2023
- Notice of Complete Application – December 7, 2023
- Notice Sign - December 20, 2023
- Notice of Statutory Public Meeting and Recommendation Report – February 2, 2024 (sent to 142 members of the public)
- One written public comment was received by staff with respect to the subject application.
 - Themes: parking and electric vehicle parking spaces

Technical Comments

- Technical comments have been received and addressed through the modified approval and holding zone. Comments received pertaining to detailed design will be addressed at the Site Plan stage.

Summary of Staff Recommendation:

- Approve the Official Plan Amendment and Zoning By-law Amendment applications, as modified by staff for 1026 Cooke Boulevard;
- Approve Official Plan Amendment 143;
- Approve Zoning By-law Amendment 2020.470.
- Detailed recommendation in report PL-20-24