



## Committee of the Whole Meeting

### Minutes

Date: November 4, 2024  
Time: 9:30 am  
Location: Hybrid meeting- virtual and Council Chambers, City Hall

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

Staff Present: Hassaan Basit, Blake Hurley, Sue Evfremidis, Craig Millar, Curt Benson, Scott Hamilton, Jacqueline Johnson, Samantha Yew, Craig Kummer, Chad MacDonald, Emilie Cote, Jamie Tellier, Oanh Kasperski, Catherine Baldelli, Enrico Scalera, David Thompson (Audio/Video Specialist), Richard Bellemare (Audio/Video Specialist), Suzanne Gillies (Clerk), Jo-Anne Rudy (Clerk)

#### 1. Call to Order

The Chair called the meeting to order.

#### 2. Land Acknowledgement

The Chair read the Land Acknowledgement.

#### 3. Approval of the Agenda

Moved by Councillor Stolte

Motion to suspend the rules for section 45.2 of the Procedure By-law 59-2024, to allow an extension of a staff presentation beyond the 10-minute maximum (60 minutes total) for Item 8.1 2025 Budget overview (F-36-24).

**CARRIED**

Moved by Councillor Kearns

Approve the agenda as presented.

**CARRIED**

Moved by Councillor Kearns

Motion to suspend the rules for section 45.2 of the Procedure By-law 59-2024, to allow an extension of a delegation presentation beyond the 10-minute maximum (15 minutes total) for Item 13.1 Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24).

**Note: this motion was passed on November 5, 2024**

**CARRIED**

Moved by Councillor Bentivegna

Motion to suspend the rules for section 45.2 of the Procedure By-law 59-2024, to allow an extension of a staff presentation beyond the 10-minute maximum (20 minutes total) for Item 11.1 Storm event of July 15, 2024 and response update (ES-25-24).

**Note: this motion was passed on November 5, 2024**

**CARRIED**

**4. Declarations of Interest**

None

**5. Presentation(s)**

None

**6. Delegation(s)**

6.1 Jim Barnett spoke regarding 2025 Budget overview (F-36-24)

6.2 Stephen White, Burlington Residents' Action Group, spoke regarding 2025 Budget overview (F-36-24)

6.3 Caren Burcher spoke regarding 2025 Budget overview (F-36-24)

6.4 Daintry Klein, Millcroft Greenspace Alliance, spoke regarding 2025 Budget overview (F-36-24)

6.5 Anne and Dave Marsden withdrew their delegation regarding 2025 Budget overview (F-36-24)

- 6.6 Anne and Dave Marsden withdrew their delegation regarding 2025 rates and fees (F-30-24)
- 6.7 Anne and Dave Marsden withdrew their delegation regarding closed meeting investigation report and findings – January 12, 2024 Special Council Meeting (CL-19-24)
- 6.8 David Jones, KidsPlay Sports, spoke regarding 2025 rates and fees (F-30-24)
- 6.9 Jim Thomson spoke regarding closed meeting investigation report and findings – January 12, 2024 Special Council Meeting (CL-19-24)
- 6.10 Matt Smith spoke regarding storm event of July 15, 2024 and response update (ES-25-24)

**7. Consent Items**

- 7.1 Dispatch agreement extension (BFD-04-24)

Moved by Councillor Kearns

Direct the Burlington Fire Chief and Deputy Fire Chief to negotiate and authorize the Mayor and the City Clerk to execute an extension of the Dispatch Agreement for a term of up to one year upon approval of the Fire Chief and Commissioner of Legal Services and Corporation Counsel.

**CARRIED**

- 7.2 Emergency and Continuity Management Program By-law (BFD-06-24)

Moved by Councillor Kearns

Approve a By-law to establish an Emergency and Continuity Management Program, substantially in the form attached as Appendix A to fire department report BFD-06-24, in the form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor; and

Repeal By-law 07-2024.

**CARRIED**

- 7.3 Burlington Lands Partnership update #6 (PL-86-24)

**Note: this item was moved to the Growth Management Regular Items**

- 7.4 Staff directions audit (CL-25-24)

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

**8. Community and Corporate Services Regular Items**

**Note: view the [November 5, 2024 video](#) for the discussion of items 8.4 and 8.5**

8.1 2025 Budget overview (F-36-24)

Moved by Councillor Nisan

Receive the 2025 proposed budget book; and

Direct the Chief Financial Officer to present the recommendations contained in Appendix A of finance department report F-36-24 to the Budget Committee meetings of November 18 and 21, 2024 for review and approval, taking into consideration committee amendments; and

That pursuant to Ontario Regulation 284/09, Report F-36-24 serve as the method for communicating the exclusion of the following estimated expenses from the 2025 Budget:

- a) Amortization expense - \$45 million; and
- b) Post-employment benefit expenses - \$1.3 million

**CARRIED**

8.2 2025 rates and fees (F-30-24)

Moved by Councillor Nisan

Approve the 2025 rates and fees as outlined in finance department report F-30-24, effective January 1, 2025 or such other date as is indicated; and

Enact a By-Law, substantially in the form attached as Appendix A to finance department report F-30-24, in a form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor.

**CARRIED**

8.3 Development Charges Amendment (Bill 185) - Studies (F-35-24)

Moved by Mayor Meed Ward

Approve the Development Charges Update Study, prepared by Watson & Associates Economists Ltd., dated October 21, 2024 attached as Appendix A to finance department report F-35-24; and

Approve the capital project listing set out in Chapter 3 of the Development Charges Update Study dated October 21, 2024; and

Approve the amending Development Charge By-law with an effective date of January 1, 2025, substantially in the form attached as Appendix B to finance department report F-35-24, in the form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor.

**CARRIED**

8.4 Closed meeting investigation report and findings – January 12, 2024  
Special Council Meeting (CL-19-24)

Moved by Councillor Nisan

Receive the legal and legislative services report CL-19-24 providing the Closed Meeting Investigation Report for information; and

Council resolves that the Mayor write to the Minister of Municipal Affairs and Housing to formally request an amendment to the Municipal Act, 2001 to clarify that the exact time and location of closed meetings convened for the purpose of conducting recruitment of the City Manager/Chief Administrative Officer (CAO) position do not have to be provided given the importance of maintaining the integrity and confidentiality of the recruitment process, protecting the personal privacy of the candidates and preserving public interest in the privacy of those meetings; **and**

**Council addresses the report by resolving that it will follow Municipal Act open and closed meeting requirements for the recruitment and hiring of a Chief Administrative Officer by the City and may engage legal advice as needed in any future recruitment process.**

**CARRIED**

**Amendment:**

Moved by Councillor Nisan

Council addresses the report by resolving that it will follow Municipal Act open and closed meeting requirements for the recruitment and hiring of a Chief Administrative Officer by the City and may engage legal advice as needed in any future recruitment process.

**CARRIED**

8.5 Relocation of the Burlington Transit Terminal (TR-01-24)

Moved by Councillor Kearns

Direct the Director of Burlington Transit to proceed with relocating the Burlington Transit Bus Terminal from 430 John Street to the Burlington GO Station, located at 2101 Fairview Street; and

Direct the Manager of Realty Services to proceed in accordance with the instructions sought in confidential Appendix A to transit department report TR-01-24.

**CARRIED**

8.6 Staff directions audit (CL-25-24)

**Note: this item was moved from Consent Items and was discussed before item 8.1**

Moved by Councillor Kearns

Direct staff to undertake an audit of the current incomplete staff directions, as listed in Appendix A to legislative services report CL-25-24.

**CARRIED**

**9. Confidential Items and Closed Meeting**

Moved by Councillor Sharman

Proceed into closed session on November 4, 2024 at 1:10 p.m. in accordance with the following provision under the Municipal Act:

Pursuant to Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees, regarding **Item 9.3**

**CARRIED**

9.1 Confidential Appendix A to community planning department report PL-86-24 regarding Burlington Lands Partnership update 6 (PL-86-24)

9.2 Confidential Appendix A to transit department report TR-01-24 regarding relocation of the Burlington Transit Terminal (TR-01-24)

9.3 Confidential human resources department report regarding a personnel matter (HR-07-24)

**10. Rise and Report**

Committee reconvened into open session on November 4, 2024 at 2:20 p.m.

Moved by Councillor Sharman

Refer report HR-07-24, Confidential human resources department report and presentation regarding a personnel matter back to staff and report back at the December 2, 2024 Committee of the Whole meeting.

IN FAVOUR: (6): Councillor Galbraith, Councillor Kearns, Councillor Stolte, Councillor Sharman, Councillor Bentivegna, and Mayor Meed Ward

OPPOSED: (1): Councillor Nisan

**CARRIED**

Moved by Councillor Sharman

Include discussion on OMERS as part of the benefits package.

IN FAVOUR: (6): Councillor Galbraith, Councillor Kearns, Councillor Stolte, Councillor Sharman, Councillor Bentivegna, and Mayor Meed Ward

OPPOSED: (1): Councillor Nisan

**CARRIED**

**11. Public Works Regular Items**

**Note: view the [November 5, 2024 video](#) for the discussion of item 11.1**

11.1 Storm event of July 15, 2024 and response update (ES-25-24)

Moved by Mayor Meed Ward

Receive engineering services department report ES-25-24 providing an update on the July 15, 2024 storm event and response update for information.

**CARRIED**

**12. Growth Management Regular Items**

**Note: view the [November 5, 2024 video](#) for the discussion of items 12.1 and 12.2**

12.1 Housing Accelerator Fund implementation budget and update (PL-82-24)

Moved by Councillor Stolte

Direct the Commissioner, Development and Growth Management, in consultation with the Chief Financial Officer, to implement the proposed Housing Accelerator Fund budget attached in Appendix A to this report and, as described in PL-82-24, and report back to council with any material changes or updates; and

Direct the Commissioner, Development and Growth Management to explore and engage with potential partnership(s), including with Halton Region and non-profit community agencies, to create net-new, affordable rental housing units in support of the Canadian Mortgage and Housing Corporation's (CMHC) affordable housing target of 228 permitted units by December 31, 2026. Staff will report back to Council with partnership or project updates; and

Authorize the Commissioner, Development and Growth Management to execute on behalf of The Corporation of the City of Burlington, agreements related to the implementation of the Council approved Action Plan Initiatives and Milestones, as required, with content satisfactory to the Director of Community Planning and form satisfactory to the City Solicitor.

**CARRIED**

12.2 Burlington Lands Partnership update #6 (PL-86-24, SD-17-24)

**Note: this item was moved from Consent Items and was discussed before item 12.1**

Moved by Councillor Kearns

Receive community planning department report PL-86-24 providing an update on active Burlington Lands Partnership opportunities; **and**

**Direct the Commissioner of Development and Growth Management to work with the Burlington Lands Partnership to prepare an inventory and identify specific City-owned lands that have potential for partnership development given their strategic location due to development interest on adjacent or nearby parcels. An update on the inventory and work plans associated with key opportunities should be reported back to Committee of the Whole no later than February 2025.**



**CARRIED**

**Amendment:**

Moved by Councillor Kearns

Direct the Commissioner of Development and Growth Management to work with the Burlington Lands Partnership to prepare an inventory and identify specific City-owned lands that have potential for partnership development given their strategic location due to development interest on adjacent or nearby parcels. An update on the inventory and work plans associated with key opportunities should be reported back to Committee of the Whole no later than February 2025. (SD-17-24)

**CARRIED**

**13. Statutory Public Meeting**

**Note:** view the [November 5, 2024 video](#) for the discussion of items 13.1 to 13.3

13.1 Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)

**Note: this item was considered at the Special Council meeting of November 5, 2024**

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 14-24 on November 5, 2024, regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in community planning department report PL-85-24.

Moved by Councillor Kearns

Refuse the applications for Official Plan Amendment and Zoning By-law Amendment submitted by Inaria Burlington Inc. proposing a 28-storey mixed use building and 6-storey above grade parking structure with a green roof at 2030 Caroline Street.

IN FAVOUR: (6): Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Bentivegna, and Mayor Meed Ward

OPPOSED: (1): Councillor Sharman

**CARRIED**

- a. Dennis Jewitt spoke regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - b. Corrie Burt spoke regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - c. Michael Gauthier spoke regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - d. Mark Bales, Inaria Burlington Inc., spoke regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - e. Antoni Mazur spoke regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - f. Anne Hendrie spoke regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - g. Jim Thomson spoke regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - h. Staff presentation regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - i. Correspondence from Mark Bales Inaria Burlington, Inc., regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - j. Delegation material from Dennis Jewitt, Corrie Burt and Michael Gauthier regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
  - k. Delegation material from Antoni Mazur regarding Official Plan and Zoning By-law Amendments for 2030 Caroline Street (PL-85-24)
- 13.2 Draft Plan of Subdivision at 5209 Stonehaven Drive (PL-84-24)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 15-24 on November 5, 2024, regarding Draft Plan of Subdivision at 5209 Stonehaven Drive. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in community planning department report PL-84-24.

Moved by Councillor Sharman

Approve the application submitted by Basingstoke Enterprises Ltd to draft approve a residential plan of subdivision consisting of 10 lots, one townhouse block, and a private road at 5209 Stonehaven Drive, as shown in Appendix A of community planning department report PL-84-24, subject to the conditions contained in Appendix B of community planning department report PL-84-24.

**CARRIED**

- a. James Webb, WEBB Planning Consultants Inc., spoke regarding Draft Plan of Subdivision at 5209 Stonehaven Drive (PL-84-24) Consulting
- b. Valerie Perosin spoke regarding Draft Plan of Subdivision at 5209 Stonehaven Drive (PL-84-24)
- c. Staff presentation regarding Draft Plan of Subdivision at 5209 Stonehaven Drive (PL-84-24)

13.3 Draft Plan of Subdivision - 720, 735, 740 Oval Court & 5135 and 5155 Fairview Street (PL-80-24)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 16-24 on November 5, 2024, regarding Draft Plan of Subdivision at 720, 735, 740 Oval Court and 5135 and 5155 Fairview Street. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in community planning department report PL-80-24.

Moved by Councillor Sharman

Approve the application submitted by Ruth Victor and Associates to draft approve a residential plan of subdivision consisting of 8 blocks at 720, 735, 740 Oval Court & 5135 and 5155 Fairview Street, as shown in Appendix A of community planning department report PL-80-24, subject to the conditions contained in Appendix C of community planning department report PL-80-24.

**CARRIED**

- a. Ruth Victor, Ruth Victor and Associates, spoke regarding Draft Plan of Subdivision - 720, 735, 740 Oval Court & 5135 and 5155 Fairview Street (PL-80-24)
- b. Staff presentation regarding Draft Plan of Subdivision - 720, 735, 740 Oval Court & 5135 and 5155 Fairview Street (PL-80-24)
- c. Correspondence from Daintry Klein, Millcroft Greenspace Alliance, regarding Draft Plan of Subdivision - 720, 735, 740 Oval Court & 5135 and 5155 Fairview Street (PL-80-24)

**14. Information Items**

Moved by Councillor Stolte

Receive and file the following twelve (12) items, having been given due consideration by the Committee of the Whole.

**CARRIED**

- 14.1 Legislative Services forecast of standing committee reports (COW-24-24)
- 14.2 Delegation material from Jim Barnett regarding 2025 Budget overview (F-36-24)
- 14.3 Delegation material from Stephen White, Burlington Residents' Action Group, regarding 2025 Budget overview (F-36-24)
- 14.4 Delegation material from Caren Burcher regarding 2025 Budget overview (F-36-24)
- 14.5 Delegation material from Daintry Klein, Millcroft Greenspace Alliance, regarding 2025 Budget overview (F-36-24)
- 14.6 Correspondence from Jesse Elders, Manager, Bay Area Climate Change Council, regarding 2025 Budget overview (F-36-24)
- 14.7 Correspondence from Amy Schnurr, BurlingtonGreen, regarding 2025 Budget overview (F-36-24)
- 14.8 Staff presentation regarding 2025 Budget overview (F-36-24)
- 14.9 Delegation material from Jim Thomson regarding closed meeting investigation report and findings - January 12, 2024 Special Council Meeting (CL-19-24)

14.10 Correspondence from Anne and Dave Marsden regarding closed meeting investigation report and findings - January 12, 2024 Special Council Meeting (CL-19-24)

14.11 Correspondence from Kataryna Filipowich regarding storm event of July 15, 2024 and response update (ES-25-24)

14.12 Staff presentation regarding storm event of July 15, 2024 and response update (ES-25-34)

**15. Staff Remarks**

**16. Committee Remarks**

**17. Adjournment**

**Meeting was called to order on November 4, 2024 at 9:30 a.m.**

11:03 a.m. (recessed), 11:12 a.m. (reconvened), 12:10 p.m. (recessed), 1:06 p.m. (reconvened) 1:10 p.m. (closed), 2:20 p.m. (public), 3:30 p.m. (recessed), 3:38 p.m. (reconvened), 4:32 p.m. (recessed)

Note: Councillor Sharman left the meeting at 3:30 p.m.

**Meeting was reconvened on November 5, 2024 at 9:30 a.m.**

11:04 a.m. (recessed), 11:11 a.m. (reconvened), 11:24 a.m. (recessed), 11:31 a.m. (reconvened), 12:30 p.m. (recessed), 1:18 p.m. (reconvened), 1:30 p.m. (recessed), 1:37 p.m. (reconvened), 1:55 p.m. (recessed), 2:02 p.m. (reconvened), 2:50 p.m. (recessed), 2:55 p.m. (reconvened)

Note: Councillor Stolte was absent from 1:18 p.m. to 1:45 p.m.

Chair adjourned the meeting at 4:57 p.m.