



Regular Council
Revised Agenda

Date: January 28, 2025
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Pages

1. Call to Order

2. Land Acknowledgement

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

3. National Anthem

4. Roll Call

5. Approval of the Agenda

6. Declarations of Interest

7. Proclamations

7.1 Wear Red Canada Day: February 13, 2025

7.2 Angelman Syndrome Awareness Day: February 15, 2025

7.3 Black History Month: February 2025

8. Recognition and Achievements

9. Presentations

9.1 Halton Regional Police #3 District Burlington, an overview of 2024

10. Motion to approve Council Minutes

10.1 Regular Council minutes December 10, 2024

10.2 Special Council minutes January 13, 2025

11. Delegations

In order to speak at a Council meeting, Individuals must register as a delegation no later than noon the business day before the meeting. To register, complete the online application at www.burlington.ca/delegation or by submitting a written request by email to the Legislative Services at clerks@burlington.ca

If you do not wish to delegate, but would like to submit feedback, please email your comments to clerks@burlington.ca by noon the business day before the meeting. Your comments will be circulated to Council members in advance of the meeting and will be attached to the minutes, forming part of the public record.

11.1 *Robert Goulet representing Protecting Escarpment Rural Land (PERL) will speak regarding Endorsement for World Health Organization (WHO) Standards for Air Quality Emissions*

11.2 *Sarah Harmer representing Protecting Escarpment Rural Land (PERL) will speak regarding Protection of Jefferson Salamander Habitat under the Niagara Escarpment Plan*

12. Petitions

13. Recommendations from Standing Committees:

13.1 Committee of the Whole meeting of January 13, 2025

- a. Burlington Canal Pier – Public Access and Maintenance Agreement update (PWS-08-25) (PW)

Authorize the Commissioner, Public Works to take all steps necessary to approve and enter into an agreement with Hamilton-Oshawa Port Authority (HOPA), and His Majesty the King in Right of Canada as represented by the Minister of Public Works and Government Services Canada (PWGSC), the Minister Natural Resources (MNR), or such other Minister as

the federal government directs, to construct improvements, maintain and access the Burlington Pier, with content satisfactory to Director of Roads, Parks and Forestry and form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor as outlined in public works report PWS-08-25; and

Authorize the Mayor and City Clerk to execute agreements to give effect to the recommendations approved in this report, with content satisfactory to the Director of Roads, Parks and Forestry, and in a form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor.

- b. Transmittal of Investigation report from ADR Ombudsman (LLS-06-25) (CCS)

Receive for information legal and legislative services report LLS-06-25 regarding the investigation from the Ombudsman, file MUN-28167-1223.

- c. Appointment to Downtown BIA Board of Directors (LLS-11-25) (CCS)

Appoint the following member to the Burlington Downtown Business Association (BDBA) Board of Directors for a term to expire January 2033 or upon appointment of their successor:

- Julie Folch

- d. Halton Court Services business plan and budget (LLS-01-25)

Approve the 2025 Halton Court Services (HCS) budget attached as Appendix A to legal and legislative services report LLS-01-25; and

Authorize the Manager of Prosecutions and Manager of Court Administration to approve and execute any and all agreements necessary for the proper administration of Halton Court Services and the continued administration of Justice, within the parameters of the City's Procurement By-law and other applicable policies, provided no expense beyond that approved as part of the existing budget is expended, in such form as is approved by the City Solicitor.

- e. Council Remuneration (HRS-02-25)

Amend the Mayor and Council remuneration to provide a

Payment In Lieu to members of council over 71 equal to city portion of OMERS effective start to be the beginning of the 2022 Term of Office Nov/Dec 2022, all of 2023 and 2024 funded through 2024 gapping surplus.

- f. City-initiated Official Plan and Zoning By-law Amendments to increase housing options (DGM-01-25)

Approve Official Plan Amendment No. 3 to the City of Burlington Official Plan, 2020 as provided in revised Appendix A of development and growth management report DGM-01-25; and

Deem that Section 17(21) of the Planning Act has been met; and

Instruct the City Clerk to prepare the necessary by-law adopting the Official Plan Amendment No. 3, as contained in revised Appendix A of development and growth management report DGM-01-25; and

Enact By-law 2020.494 as contained in Appendix B of development and growth management report DGM-01-25; and

Deem that the amending zoning by-law will conform to the Official Plan for the City of Burlington once Official Plan Amendment No. 3 is adopted; and

State that the amending zoning by-law will not come into force and effect until Official Plan Amendment No. 3 is approved; and

Approve modification of Schedule C: Land Use – Urban Area and Schedule E: Land Use – Uptown Urban Centre of the Burlington Official Plan 2020 to reflect the revised names of the designations of the Urban Residential Area, as contained in Appendix C; and

Withdraw the policies of Subsection 8.3.6 “Neighbourhood Character Areas” of the Official Plan, 2020; and

Instruct the City Clerk to prepare the necessary by-law to amend by-law no. 24-2018 that adopted the Burlington 2020 Official Plan, to repeal Subsection 8.3.6 “Neighbourhood Character Areas”; and

Authorize the Commissioner, Legal & Legislative Services/City Solicitor, or his designate, to advise the OLT of the withdrawal of the policies of Subsection 8.3.6 “Neighbourhood Character Areas” of the Official Plan, 2020; and

Direct the Director of Community Planning to prepare a City-initiated Official Plan Amendment to the 1997 Burlington Official Plan to remove Part III Subsection 2.12 - Neighbourhood Character Areas.

- g. Confidential update on a labour relations matter (HRS-01-25)

Receive for information confidential human resources department report HRS-01-25 providing an update on a labour relations matter.

- h. Confidential legal update on a litigation matter regarding Nelson Aggregates (LLS-12-25)

Instruct the Commissioner of Legal and Legislative Services, or his designate, to proceed in accordance with the instructions sought in confidential legal report LLS-12-25.

- i. Confidential update to report CL-28-24 Appointments to Advisory Committees (LLS-07-25)

Receive for information confidential legislative services report LLS-07-25 regarding a confidential update to report CL-28-24 Appointments to Advisory Committees.

13.2 Pipeline to Permit Committee

There are no recommendation's from this committee.

14. Motion to Approve Standing Committee Minutes

Approve the following minutes:

- 14.1 Committee of the Whole meeting minutes of January 13, 2025 1 - 7
- 14.2 Pipeline to Permit Committee meeting minutes of January 16, 2025 8 - 10

15. Urgent Business

16. Confidential Items and Closed Meeting

Confidential reports may require a closed meeting in accordance with the Municipal Act, 2001. Meeting attendees may be required to leave during the discussion.

- 16.1 Confirm the following closed meeting minutes:

- a. Confidential closed Council meeting minutes of December 10, 2024
- b. Confidential closed Committee of the Whole meeting minutes of January 13, 2025

16.2 Confidential update on a labour relations matter (HRS-03-25)

Pursuant to Section 239(2)(d) labour relations or employee negotiations.

17. Rise and Report

18. Motions of Members

18.1 Buy Canadian Resolution (ADM-01-25)

11 - 12

Whereas United States President Donald Trump has indicated he is planning to impose 25% tariffs on Canada February 1st; and

Whereas tariffs would lead to massive job losses and economic instability in both countries; and

Whereas municipalities will be on the frontlines of the economic fallout, and want to offer our support for a Team Canada response; and

Whereas municipalities have significant purchasing power through our capital and infrastructure programs; and

Whereas Burlington's capital program for 2025 is \$100 million; and

Whereas according to data from the Association of Municipalities of Ontario, across Ontario municipalities are expected to spend \$250 - \$290 billion on infrastructure in the next 10 years; and

Whereas Federal and Provincial leaders are encouraging Canadians to Buy Canadian; and

Whereas municipalities have traditionally been prevented by trade agreements from giving preference to Buy Canadian; and

Whereas municipalities can assist in the Team Canada effort to combat tariffs and support businesses in our procurement for capital and infrastructure programs.

Now therefore be it resolved that Burlington Council:

Stand with Team Canada to persuade decision-makers that tariffs are not in the best interests of Canadian or American consumers and businesses; and

Endorse the federal and provincial call for Buy Canadian; and

Call on the federal and provincial governments to work with municipalities on measures to protect Canadian consumers and businesses; and

Ask the federal and provincial governments to remove any impediments to municipalities preferring Canadian companies for capital projects and supplies.

Be it further resolved that the City Clerk forward this resolution to the following organizations along with the request to endorse the same or similar:

- Association of Municipalities of Ontario
- Federation of Canadian Municipalities
- Ontario Big City Mayors Caucus
- Big City Mayors of the Federation of Canadian Municipalities
- Halton MPs
- Halton MPPs
- Halton Local Municipalities

18.2 Protection of Jefferson Salamander Habitat under the Niagara Escarpment Plan (ADM-02-25)

13 - 14

Whereas the Nelson Aggregates' application for expansion of the Mount Nemo open-pit quarry in the City of Burlington is causing concern for residents of Burlington; and

Whereas northern Burlington is located within Ontario's Greenbelt and includes the Niagara Escarpment, a UNESCO World Biosphere Reserve; and

Whereas Mount Nemo is entirely within the Greenbelt and sustains a fragile and inter-connected ecosystem featuring over 20 headwater tributaries, provincially significant wetlands, areas of natural and scientific interest, regionally significant woodlands, and the significant habitat of rare and endangered species; and

Whereas the United Nations has declared an unprecedented biodiversity crisis that shows species extinction rates are accelerating; and

Whereas in particular, Burlington is home to a significant population of

Jefferson Salamanders, among other endangered species; and

Whereas Burlington's Greenbelt habitats are also under threat of development for aggregate extraction now and in the future; and

Whereas the Governments of Canada and Ontario have recognized the Jefferson Salamander as an endangered species that requires species and habitat protection under federal and provincial laws; and

Whereas the City of Burlington accepts its shared responsibility to protect the habitat of the Jefferson Salamander, and has taken steps to preserve this species e.g., seasonal road closures; and

Now therefore be it resolved that Burlington Council endorses current federal and provincial laws protecting the Jefferson Salamander and its critical habitat, respects recognition of Jefferson Salamander habitat as a key natural heritage feature under the Niagara Escarpment Plan, stands resolutely against development that threatens the Jefferson Salamander, and unanimously opposes the issuance of any Overall Benefit permit under the *Endangered Species Act* that would be contrary to the protection of this species and its critical habitat in the Greenbelt in Burlington.

Be it further resolved that the City Clerk forward this resolution to:

- Honourable Doug Ford, Premier of Ontario
- Honourable Doug Downey, Attorney General
- Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks
- Honourable Graydon Smith, Minister of Natural Resources
- Halton MPPs
- Halton Local Municipalities
- Michael Kraljevic, Chair of Ontario Land Tribunal
- Association of Municipalities of Ontario

18.3 Endorsement for World Health Organization (WHO) Standards for Air Quality Emissions (ADM-03-25)

15 - 16

Whereas the Nelson Aggregates' application for expansion of the Mount Nemo open-pit quarry in the City of Burlington is causing concern for residents of Burlington; and

Whereas northern Burlington, including Mount Nemo, is located within

Ontario's Greenbelt and includes the Niagara Escarpment, an UNESCO World Biosphere Reserve; and

Whereas Burlington contains significant areas of prime agricultural land and this farmland is also under threat of development for aggregate extraction now and in the future; and

Whereas pits and quarries emit dust that contains multiple pollutants, including particulate matter less than 10 microns in size ("PM10") and particulate matter less than 2.5 microns in size ("PM2.5") that are known carcinogens; and

Whereas the Ontario Government has no standard for PM2.5 and has not updated its own interim ambient air quality criterion for PM10 since 1996; and

Whereas the Canadian Council of Ministers of the Environment has not updated the Canadian Ambient Air Quality Standards ("CAAQS") for fine particulate matter (PM2.5) since 2012; and

Whereas the World Health Organization (WHO) updated its standard for annual PM2.5 emissions in 2021, nearly five years ago; and

Whereas public health science supports a "no threshold" position on PM2.5 and PM10 - such that there is no safe level of these pollutants in the ambient air; and

Whereas the extraction of aggregate in Burlington will increase the ambient air emissions levels of dust, specifically fine particulate matter such as PM2.5 and PM10; and

Whereas the Town of Caledon recently acted to better protect residents by endorsing the WHO 2021 standard of 5.0 µg/m³ for annual air emissions of PM2.5.

Now therefore be it resolved that Burlington Council endorses the World Health Organization (WHO) 2021 standards for air quality emissions and seeks to have all new aggregate extraction activities maintain annual ambient air quality for PM2.5 at no more than 5.0 µg/m³

Be it further resolved that the City Clerk forward the resolution to:

- Honourable Doug Ford, Premier of Ontario
- Honourable Doug Downey, Attorney General
- Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks

- Honourable Graydon Smith, Minister of Natural Resources
- Halton MPPs
- Halton Local Municipalities
- Michael Kraljevic, Chair of Ontario Land Tribunal
- Association of Municipalities of Ontario

19. Council Information Package

- 19.1 Council Information Package December 13, 2024
- 19.2 Council Information Package December 20, 2024
- 19.3 Council Information Package January 3, 2025
- 19.4 Council Information Package January 10, 2025
- 19.5 Council Information Package January 17, 2025
- 19.6 Council Information Package January 24, 2025

20. Motion to Receive and File Information Items

Receive and file the following information items, having been considered by Council:

21. Notice of Motion

22. Motion to Approve By-Laws

Enact and pass the following by-laws which are now introduced, entitled and numbered as indicated below:

- | | | |
|------|---|---------|
| 22.1 | 03-2025: A by-law to adopt Official Plan Amendment No. 3 to the Official Plan of the City of Burlington, 2020.

Report DGM-01-25, Committee of the Whole January 13, 2025 | 17 - 35 |
| 22.2 | 04-2025: A by-law to amend By-law 24-2018, being a by-law to adopt Grow Bold: Burlington Official Plan.

Report DGM-01-25, Committee of the Whole January 13, 2025 | 36 - 37 |
| 22.3 | 2020.494: A Zoning by-law Amendment to increase housing options to permit four dwelling units as-of-right in Burlington. | 38 - 40 |

- 22.4 2020.495: A by-law to amend Zoning By-law 2020 for lands located at 236 Plains Road East as it relates to the removal of a Holding ('H') Symbol. 41 - 43

Delegated Authority

23. **Confirmatory By-law** 44 - 45

Enact and pass By-law Number 05-2025 being a by-law to confirm the proceedings of Council at its meeting held January 28, 2025 being read a first, second and third time.

24. **Statements by Members and Staff**

25. **Motion to Adjourn**

Adjourn this Council now to meet again at the call of the Mayor.



Committee of the Whole

Minutes

Date: January 13, 2025
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

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

Staff Present: Hassaan Basit, Chief Administrative Officer
Curt Benson, Commissioner Development & Growth
Management
Sue Evfremidis, Chief Human Resources Officer
Blake Hurley, Commissioner, Legal & Legislative Services
Jacqueline Johnson, Commissioner Community Services
Scott Hamilton, Commissioner Public Works
Craig Millar, Chief Financial Officer
Richard Bellemare, Specialist, Digital Communications
Suzanne Gillies, Committee Clerk

1. **Call to Order**

The Chair called the meeting to order.

2. **Land Acknowledgement**

The Chair read the Land Acknowledgement.

3. **Approval of the Agenda**

Moved by Councillor Stolte

Appoint Councillor Galbraith as Vice Chair for the January 13, 2025 Committee of the Whole meeting.

CARRIED

Moved by Councillor Galbraith

Approve the agenda as presented.

CARRIED

4. Declarations of Interest

None

5. Delegations

5.1 Tal Dehtiar spoke regarding the Implementation of a Short-Term Accommodation By-law (DGM-04-25)

6. Presentations

None

7. Consent Items

7.1 Burlington Canal Pier – Public Access and Maintenance Agreement update (PWS-08-25) (PW)

Moved by Councillor Stolte

Authorize the Commissioner, Public Works to take all steps necessary to approve and enter into an agreement with Hamilton-Oshawa Port Authority (HOPA), and His Majesty the King in Right of Canada as represented by the Minister of Public Works and Government Services Canada (PWGSC), the Minister Natural Resources (MNR), or such other Minister as the federal government directs, to construct improvements, maintain and access the Burlington Pier, with content satisfactory to Director of Roads, Parks and Forestry and form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor as outlined in public works report PWS-08-25; and

Authorize the Mayor and City Clerk to execute agreements to give effect to the recommendations approved in this report, with content satisfactory to the Director of Roads, Parks and Forestry, and in a form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor.

CARRIED

- 7.2 Transmittal of Investigation report from ADR Ombudsman (LLS-06-25) (CCS)

Moved by Councillor Stolte

Receive for information legal and legislative services report LLS-06-25 regarding the investigation from the Ombudsman, file MUN-28167-1223.

CARRIED

- 7.3 Appointment to Downtown BIA Board of Directors (LLS-11-25) (CCS)

Moved by Councillor Stolte

Appoint the following member to the Burlington Downtown Business Association (BDBA) Board of Directors for a term to expire January 2033 or upon appointment of their successor:

- Julie Folch

CARRIED

8. Community and Corporate Services

- 8.1 Halton Court Services business plan and budget (LLS-01-25)

Moved by Mayor Meed Ward

Approve the 2025 Halton Court Services (HCS) budget attached as Appendix A to legal and legislative services report LLS-01-25; and

Authorize the Manager of Prosecutions and Manager of Court Administration to approve and execute any and all agreements necessary for the proper administration of Halton Court Services and the continued administration of Justice, within the parameters of the City's Procurement By-law and other applicable policies, provided no expense beyond that approved as part of the existing budget is expended, in such form as is approved by the City Solicitor.

CARRIED

- 8.2 Council Remuneration (HRS-02-25)

Moved by Mayor Meed Ward

Amend the Mayor and Council remuneration to provide a Payment In Lieu to members of council over 71 equal to city portion of OMERS effective start to be the beginning of the 2022 Term of Office Nov/Dec 2022, all of 2023 and 2024 funded through 2024 gapping surplus.

CARRIED

9. Confidential Items and Closed Meeting

Moved by Mayor Meed Ward

Proceed into closed session on **January 13, 2025 at 11:06 a.m.** in accordance with the following provisions under the Municipal Act:

Pursuant to section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board regarding **Item 9.2.**

CARRIED

9.1 Confidential update on a labour relations matter (HRS-01-25)

Moved by Councillor Stolte

Receive for information confidential Human Resources report HR-01-25 providing an update on a labour relations matter.

CARRIED

9.2 Confidential legal update on a litigation matter regarding Nelson Aggregates (LLS-12-25)

9.3 Confidential update to report CL-28-24 Appointments to Advisory Committees (LLS-07-25)

Moved by Councillor Kearns

Receive for information confidential legislative services report LLS-07-25 regarding confidential update to report CL-28-24 Appointments to Advisory Committees.

CARRIED

10. Rise and Report

Committee reconvened into open session on January 13, 2025 at 11:20 a.m.

In closed session Committee provided instructions to staff on the following confidential report(s):

- Confidential legal update on a litigation matter regarding Nelson Aggregates (LLS-12-25)

11. Public Works

None

12. Growth Management

12.1 Implementation of a Short-Term Accommodation By-law (DGM-04-25)

Note: this item was considered at the Special Council meeting of January 13, 2025

Moved by Councillor Sharman

Approve the Short-Term Accommodation By-law, a by-law to regulate short term accommodation businesses in the City of Burlington, attached in draft form as Appendix B to development and growth management report DGM-04-25, in a form satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor; and

Approve a Short-Term Accommodation Licence fee of \$300 to be included in the 2025 Rates and Fees By-law.

CARRIED

12.2 City-initiated Official Plan and Zoning By-law Amendments to increase housing options (DGM-01-25)

Moved by Councillor Sharman

Approve Official Plan Amendment No. 3 to the City of Burlington Official Plan, 2020 as provided in revised Appendix A of development and growth management report DGM-01-25; and

Deem that Section 17(21) of the Planning Act has been met; and

Instruct the City Clerk to prepare the necessary by-law adopting the Official Plan Amendment No. 3, as contained in revised Appendix A of development and growth management report DGM-01-25; and

Enact By-law 2020.494 as contained in Appendix B of development and growth management report DGM-01-25; and

Deem that the amending zoning by-law will conform to the Official Plan for the City of Burlington once Official Plan Amendment No. 3 is adopted; and

State that the amending zoning by-law will not come into force and effect until Official Plan Amendment No. 3 is approved; and

Approve modification of Schedule C: Land Use – Urban Area and Schedule E: Land Use – Uptown Urban Centre of the Burlington Official Plan 2020 to reflect the revised names of the designations of the Urban Residential Area, as contained in Appendix C; and

Withdraw the policies of Subsection 8.3.6 “Neighbourhood Character Areas” of the Official Plan, 2020; and

Instruct the City Clerk to prepare the necessary by-law to amend by-law no. 24-2018 that adopted the Burlington 2020 Official Plan, to repeal Subsection 8.3.6 “Neighbourhood Character Areas”; and

Authorize the Commissioner, Legal & Legislative Services/City Solicitor, or his designate, to advise the OLT of the withdrawal of the policies of Subsection 8.3.6 “Neighbourhood Character Areas” of the Official Plan, 2020; and

Direct the Director of Community Planning to prepare a City-initiated Official Plan Amendment to the 1997 Burlington Official Plan to remove Part III Subsection 2.12 - Neighbourhood Character Areas.

CARRIED

13. Statutory Public Meetings

None

14. Information Items

Moved by Councillor Sharman

Receive for information the following item, having been given due consideration by the Committee of the Whole.

CARRIED

14.1 Legislative Services forecast of standing committee reports (COW-01-25)

15. Staff Remarks

16. Committee Remarks

17. Adjournment

10:57 a.m. (recessed), 11:05 a.m. (reconvened), 11:06 a.m. (closed), 11:20 a.m. (open)

Councillor Nisan left the meeting at 10:40 a.m.

Vice Chair adjourned the meeting at 11:25 a.m.



Pipeline to Permit Committee

Minutes

Date: January 16, 2025
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Members Present: Mayor Marianne Meed Ward (Co-Chair)
Councillor Shawna Stolte (Co-Chair)
Councillor Kelvin Galbraith
Councillor Paul Sharman
Elisha Vankleef
Jason Sheldon
Jim Dunn
John Doyle
Kellie McCormack
Mike Collins-Williams

Member Regrets: Bianca Steer
Jackie Isada

Staff Present: Hassaan Basit, Chief Administrative Officer
Curt Benson, Commissioner, Development and Growth
Management
Nick Anastasopoulos, Director, Building Services and Chief
Building Official
Blake Hurley, Commissioner, Legal and Legislative Services
Chad MacDonald, Chief Information Officer
Craig Millar, Chief Financial Officer
Richard Bellemare, Specialist, Digital Communications
Lisa Palermo, Manager, Committee Services/Deputy Clerk

1. Entrance

1.1 Call to Order

The Chair called the meeting to order.

1.2 Land Acknowledgement

The Chair read the Land Acknowledgement.

1.3 Approval of the Agenda

Moved by Councillor Sharman

Motion to suspend the rules for section 45.2 of the Procedure By-law 59-2024, to allow an extension of a presentation beyond the 10-minute maximum (up to 20 minutes total) for Item 2.1 – Zoning Bylaws and Housing as a Human Right. (PP-01-25)

CARRIED

Moved by Councillor Stolte

Approve the agenda as presented.

CARRIED

1.4 Declarations of Interest

None.

1.5 Written Delegations

None.

2. Enlightenment

2.1 Presentations

- a. Charisa Gerow, Negin Mousavi Berenjaghi and Nathan Hanas, University of Waterloo students, provided a presentation regarding zoning bylaws and housing as a human right (PP-01-25)

3. N2: News and Numbers

3.1 Pipeline to Permit Report

Kyle Plas, Manager of Development and Design and Nick Anastasopoulos, Director, Building Services & Chief Building Official reviewed the City's Pipeline to Permit Self-Serve Dashboard that shows the City's progress in hitting building permit and planning approval targets.

[Click here for the Desktop Pipeline to Permit dashboard](#)

[Click here for the Mobile Pipeline to Permit dashboard](#)

3.2 Contextual Updates

4. Enactions

4.1 Next Steps and Action Identification

4.2 Information Items

Moved by Elisha Vankleef

Receive and file the following item, having been given due consideration by the Pipeline to Permit Committee.

CARRIED

- a. University of Waterloo Research: Urban Equity Solutions Zoning Bylaws and Housing as a Human Right (PP-01-25)

4.3 Adjournment

The Chair adjourned the meeting at 10:54 a.m.

John Doyle was absent from 10:33 a.m. to 10:43 a.m.

Motion Memorandum

Subject: Buy Canada Resolution
To: Council
From: Mayor Marianne Meed Ward
Seconded by: Councillor Kelvin Galbraith
Date to Committee: N/A
Date to Council: January 28, 2025
CIP date: January 31, 2025

Motion for Council to Consider:

Whereas United States President Donald Trump has indicated he is planning to impose 25% tariffs on Canada February 1st; and

Whereas tariffs would lead to massive job losses and economic instability in both countries; and

Whereas municipalities will be on the frontlines of the economic fallout, and want to offer our support for a Team Canada response; and

Whereas municipalities have significant purchasing power through our capital and infrastructure programs; and

Whereas Burlington's capital program for 2025 is \$100 million; and

Whereas according to data from the Association of Municipalities of Ontario, across Ontario municipalities are expected to spend \$250 - \$290 billion on infrastructure in the next 10 years; and

Whereas Federal and Provincial leaders are encouraging Canadians to Buy Canadian; and

Whereas municipalities have traditionally been prevented by trade agreements from giving preference to Buy Canadian; and

Whereas municipalities can assist in the Team Canada effort to combat tariffs and support businesses in our procurement for capital and infrastructure programs.

Now therefore be it resolved that Burlington Council:

Stand with Team Canada to persuade decision-makers that tariffs are not in the best interests of Canadian or American consumers and businesses; and

Endorse the federal and provincial call for Buy Canadian; and

Call on the federal and provincial governments to work with municipalities on measures to protect Canadian consumers and businesses; and

Ask the federal and provincial governments to remove any impediments to municipalities preferring Canadian companies for capital projects and supplies.

Be it further resolved that the City Clerk forward this resolution to the following organizations along with the request to endorse the same or similar:

- Association of Municipalities of Ontario
- Federation of Canadian Municipalities
- Ontario Big City Mayors Caucus
- Big City Mayors of the Federation of Canadian Municipalities
- Halton MPs
- Halton MPPs
- Halton Local Municipalities

Strategic Alignment

(Select all that apply)

- Designing and delivering complete communities
- Providing the best services and experiences
- Protecting and improving the natural environment and taking action on climate change
- Driving organizational performance

Approved as per form by the City Clerk

Motion Memorandum

Subject: Protection of Jefferson Salamander Habitat under the Niagara Escarpment Plan
To: Council
From: Mayor Marianne Meed Ward
Seconded by: Councillor Rory Nisan
Date to Committee: N/A
Date to Council: January 28, 2025
CIP date: N/A

Motion for Council to Consider:

Whereas the Nelson Aggregates' application for expansion of the Mount Nemo open-pit quarry in the City of Burlington is causing concern for residents of Burlington; and

Whereas northern Burlington is located within Ontario's Greenbelt and includes the Niagara Escarpment, a UNESCO World Biosphere Reserve; and

Whereas Mount Nemo is entirely within the Greenbelt and sustains a fragile and interconnected ecosystem featuring over 20 headwater tributaries, provincially significant wetlands, areas of natural and scientific interest, regionally significant woodlands, and the significant habitat of rare and endangered species; and

Whereas the United Nations has declared an unprecedented biodiversity crisis that shows species extinction rates are accelerating; and

Whereas in particular, Burlington is home to a significant population of Jefferson Salamanders, among other endangered species; and

Whereas Burlington's Greenbelt habitats are also under threat of development for aggregate extraction now and in the future; and

Whereas the Governments of Canada and Ontario have recognized the Jefferson Salamander as an endangered species that requires species and habitat protection under federal and provincial laws; and

Whereas the City of Burlington accepts its shared responsibility to protect the habitat of the Jefferson Salamander, and has taken steps to preserve this species e.g., seasonal road closures; and

Now therefore be it resolved that Burlington Council endorses current federal and provincial laws protecting the Jefferson Salamander and its critical habitat, respects recognition of Jefferson Salamander habitat as a key natural heritage feature under the Niagara Escarpment Plan, stands resolutely against development that threatens the Jefferson Salamander, and unanimously opposes the issuance of any Overall Benefit permit under the *Endangered Species Act* that would be contrary to the protection of this species and its critical habitat in the Greenbelt in Burlington.

Be it further resolved that the City Clerk forward this resolution to:

- Honourable Doug Ford, Premier of Ontario
 - Honourable Doug Downey, Attorney General
 - Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks
 - Honourable Graydon Smith, Minister of Natural Resources
 - Halton MPPs
 - Halton Local Municipalities
 - Michael Kraljevic, Chair of Ontario Land Tribunal
 - Association of Municipalities of Ontario
-

Strategic Alignment

(Select all that apply)

- Designing and delivering complete communities
 - Providing the best services and experiences
 - Protecting and improving the natural environment and taking action on climate change
 - Driving organizational performance
-

Approved as per form by the City Clerk

Motion Memorandum

Subject: Endorsement for World Health Organization (WHO) Standards for Air Quality Emissions

To: **Council**

From: **Mayor Marianne Meed Ward**

Seconded by: **Councillor Rory Nisan**

Date to Committee: N/A

Date to Council: January 28, 2025

CIP date: N/A

Motion for Council to Consider:

Whereas the Nelson Aggregates' application for expansion of the Mount Nemo open-pit quarry in the City of Burlington is causing concern for residents of Burlington; and

Whereas northern Burlington, including Mount Nemo, is located within Ontario's Greenbelt and includes the Niagara Escarpment, an UNESCO World Biosphere Reserve; and

Whereas Burlington contains significant areas of prime agricultural land and this farmland is also under threat of development for aggregate extraction now and in the future; and

Whereas pits and quarries emit dust that contains multiple pollutants, including particulate matter less than 10 microns in size ("PM10") and particulate matter less than 2.5 microns in size ("PM2.5") that are known carcinogens; and

Whereas the Ontario Government has no standard for PM2.5 and has not updated its own interim ambient air quality criterion for PM10 since 1996; and

Whereas the Canadian Council of Ministers of the Environment has not updated the Canadian Ambient Air Quality Standards ("CAAQS") for fine particulate matter (PM2.5) since 2012; and

Whereas the World Health Organization (WHO) updated its standard for annual PM2.5 emissions in 2021, nearly five years ago; and

Whereas public health science supports a "no threshold" position on PM2.5 and PM10 - such that there is no safe level of these pollutants in the ambient air; and

Whereas the extraction of aggregate in Burlington will increase the ambient air emissions levels of dust, specifically fine particulate matter such as PM2.5 and PM10; and

Whereas the Town of Caledon recently acted to better protect residents by endorsing the WHO 2021 standard of 5.0 µg/m³ for annual air emissions of PM2.5.

Now therefore be it resolved that Burlington Council endorses the World Health Organization (WHO) 2021 standards for air quality emissions and seeks to have all new aggregate extraction activities maintain annual ambient air quality for PM2.5 at no more than 5.0 µg/m³

Be it further resolved that the City Clerk forward the resolution to:

- Honourable Doug Ford, Premier of Ontario
- Honourable Doug Downey, Attorney General
- Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks
- Honourable Graydon Smith, Minister of Natural Resources
- Halton MPPs
- Halton Local Municipalities
- Michael Kraljevic, Chair of Ontario Land Tribunal
- Association of Municipalities of Ontario

Strategic Alignment

(Select all that apply)

- Designing and delivering complete communities
- Providing the best services and experiences
- Protecting and improving the natural environment and taking action on climate change
- Driving organizational performance

Approved as per form by the City Clerk

The Corporation of the City of Burlington By-law
City of Burlington By-law 03-2025

A by-law to adopt Official Plan Amendment No. 3 to the
Burlington Official Plan 2020 to implement the findings of Phases 1
And 2 of the Official Plan Amendment to increase Housing Options Project
File: 505-09-25 (DGM-01-25)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 16 and 17 of the Planning Act, 1990, as amended, approved the recommendation in development and growth management report DGM-01-25 at its meeting held on January 28, 2025.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No. 3 to the Burlington Official Plan (2020) consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect of the final day of passing thereof.

Enacted and passed this 28th day of January, 2025

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

**OFFICIAL PLAN AMENDMENT
PROPOSED AMENDMENT NO. 3 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA**

CONSTITUTIONAL STATEMENT

The Amendment contained in Part “B” of this document constitutes Amendment No. 3 to the Official Plan of the City of Burlington, 2020.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Official Plan Amendment is to revise certain elements of the text of the Burlington Official Plan, 2020 to implement the findings of Phases 1 and 2 of the Official Plan Amendment to Increase Housing Options project, including expanding permissions to allow up to four units on residential lots within the urban area in order to implement elements of Motion Memorandum ADM-17-23 and the Housing Strategy.

The effect of the proposed Amendment is to amend policies from the *Burlington Official Plan, 2020* to:

- Support ground-oriented intensification that considers the context and character of Burlington’s Established Neighbourhoods while providing opportunities to increase the diversity of housing options to meet the needs of all residents at all stages of life and at all income levels.
- Establish built form as a metric used to describe the degree of development within the Residential Neighbourhood Areas;
- Update the policies relating to the Residential Neighbourhood Areas designations;
- Expand permissions to allow for more low-rise ground-oriented housing options including duplex, triplex and fourplexes within the Residential Neighbourhood Areas designations; and,
- Update the policies for Additional Residential Units in order to permit three Additional Residential Units per urban lot, for a total of four units permitted per urban lot as of right.

SITE AND LOCATION

The proposed amendment applies to Residential Neighbourhood Areas Policies within the City of Burlington subject to the Burlington Official Plan, 2020.

2. BASIS FOR THE AMENDMENT

- a) At the October 17, 2023, Meeting of Council, City Council declared its intention to allow four units as-of-right and to implement the other actions identified in the Housing Strategy and unanimously approved motion Memorandum ADM-17-23.
- b) Section 17 (24.1) of the Planning Act limits appeal rights for policies that permit additional residential units up to two additional residential units. As such subsection 8.7.2 “Additional Residential Units” of the *Burlington Official Plan, 2020* are currently in effect and therefore may be amended.
- c) On April 2, 2024, the Ontario Land Tribunal issued a Decision granting the City’s motion for Partial Approval of the *Burlington Official Plan, 2020*, which included the Residential Neighbourhood Area policies, amongst other policies. As such, Section 8.3 “Residential Neighbourhood Areas” of the *Burlington Official Plan, 2020* are currently in effect and therefore may be amended.
- d) The Statutory Public Meeting about the Official Plan Amendment will be held on December 3, 2024, with a final recommendation report on January 13, 2025.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

1.1 Text Change:

The amendment includes the changes to the text of the Burlington Official Plan, 2020 as described in the following table:

In the “Description of Change” column, text that is underlined is new text to be inserted into the Burlington Official Plan, 2020 by way of changes to the in-effect policies. Text that is crossed out (“~~striketrough~~”) is to be deleted from the Plan.

Item No.	Section	Description of Change
1	1.8 Site Level Metrics: Density and Intensity	Modify Section 1.8 Site Level Metrics: Density, and Intensity <u>and Built Form</u> This Plan uses a number of metrics to describe

		<p>the degree of development envisioned or required at a site level, within the various land use policies of this Plan. This is described as either <u>density</u>, <u>built form</u> or intensity. In each case, this Plan identifies the intensity or <u>built form</u> density-metric. There are two general categories:</p> <ul style="list-style-type: none"> • In the case of both the Mixed Use Intensification Area and employment lands a measure of intensity is employed. Intensity is described as the floor area ratio, the relationship between the building(s) and the net area of the site on which they are located. • In the case of the Residential Neighbourhood Areas, a measure of density and built form is employed. Density is described as the number of units over the net area of the site which the development is located. <u>Built form is described as either low-rise, mid-rise or high-rise and is used to describe the scale of the residential building within the Residential Neighbourhood Areas.</u>
2	Table of Contents: Land Use Policies – Urban Area	<p>Modify the Table of Contents: Land Use Policies – Urban Area as follows:</p> <p>8.3.3 Residential Low-Density <u>Low-Rise Neighbourhoods I</u></p> <p>8.3.4 Residential – Medium Density <u>Low-Rise Neighbourhoods II</u></p> <p>8.3.5 Residential – High Density <u>High-Rise Neighbourhoods</u></p>
3	8.1.1(4.7) Uptown Residential – Medium Density Designation Low-Rise Neighbourhoods II	<p>Modify Section 8.1.1(4.7) by renaming the designation as follows:</p> <p>Uptown Residential – Medium Density <u>Low-Rise Neighbourhoods II Designation</u></p>
4	8.1.1(4.7.2) Policies	<p>Modify Section 8.1.1(4.7.2) a) as follows:</p> <p>The policies contained in Subsection 8.3.4, Subsections 8.3.7 through 8.3.10, and Subsection 8.7.2 of this Plan, shall apply to lands designated Uptown Residential-Medium Density <u>Low-Rise Neighbourhoods II.</u></p>
5	8.1.1(4.7.2) Policies	<p>Modify Section 8.1.1(4.7.2) b) as follows:</p>

		<p>Notwithstanding Subsection 8.1.1(4.7.2) a) of this Plan, single-detached dwellings <u>dwellings</u> shall not be permitted on lands designated Uptown Residential - Medium Density <u>Low-Rise Neighbourhoods II</u>.</p>
<p>6</p>	<p>8.3 Residential Neighbourhood Areas</p>	<p>Modify Section 8.3 as follows:</p> <p>The lands designated as "Residential Neighbourhood Areas" on Schedule B: Urban Structure, within the Urban Area, <u>are intended to provide for housing for a full range of residential uses, and as well as other residential supportive land uses that are part of an urban residential environment and contribute to the overall well-being of its residents.</u></p> <p><u>While not recognized as an area where significant growth and development will take place, the physical character of the Residential Neighbourhood Areas will continue to evolve over time in a way that is compatible with the surrounding neighbourhood.</u></p> <p><u>All neighbourhoods change over time: through additions and renovations, people moving in and out of the neighbourhood, and infill development. Residential intensification is part of this evolution, and through compatible infill development that may not necessarily be the same as or similar to existing or planned development in the area but can co-exist without causing adverse impacts to the surrounding neighbourhood.</u></p> <p>Housing may take many forms ranging from single detached homes to tall buildings, and will occur primarily in the form of intensification within existing areas.</p> <p><u>All strictly residential based land uses are compatible with one another as the use provides the same housing function: a place to live and call home. Policies within the Neighbourhood Residential Areas will focus on ensuring the built form is compatible and context-sensitive to the surrounding neighbourhood.</u></p> <p>The city's Residential Neighbourhood Area is comprised of three land use designations</p>

		<p>based on density and building types <u>built form</u>: <u>Low-Rise Neighbourhoods I, Low-Rise Neighbourhoods II, and High-Rise Neighbourhoods identified on Schedule C: Land Use – Urban Area of this Plan, are based on built form, density and building types, Residential – Low Density, Residential – Medium Density and Residential – High Density identified on Schedule C: Land Use – Urban Area, of this Plan</u> Each designation is further <u>details</u> on the function, location, <u>built form</u> density and scale of development permitted.</p> <p>New residential housing within the Residential Neighbourhood Area will be accommodated primarily through the intensification of existing areas, where compatible. The City will address new housing demands, through the best use of existing infrastructure and public service facilities within the Urban Area.</p>
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7	8.3.1 General Objectives	<p>Modify Section 8.3.1 as follows:</p> <p>a) To encourage new residential development and residential intensification within the Residential Neighbourhood Area in accordance with Provincial, Regional and City growth management objectives, while recognizing that the density and form of new development must be balanced with other planning considerations, such as the availability of infrastructure and public service facilities, and also ensuring that new development achieves compatibility and integration within existing residential neighbourhoods.</p> <p><u>b) To recognize that the Residential Neighbourhood Areas will evolve over time to accommodate population growth and changing demographics to respond to the changing needs of those who call these neighbourhoods home.</u></p> <p>b) c) <u>c)</u> To provide housing in a form and location that supports the existing, and the expansion of, the city's transportation network, with emphasis on public transit and active transportation.</p> <p>e) d) <u>d)</u> To encourage the accommodation of a diverse range of household sizes and incomes.</p> <p>d) e) <u>e)</u> To encourage a strong live/work relationship within the city by providing housing that reflects the existing and future socio-economic, employment and demographic characteristics of local residents.</p> <p>e) f) <u>f)</u> To provide, where compatible, housing opportunities in proximity to Employment Areas and other land uses that support residential neighbourhoods, such as commercial and recreational activities, in order to improve access to places of work and neighbourhood amenities with a reduced dependence on private automobiles.</p> <p>f) g) <u>g)</u> To provide opportunities for limited small-scale commercial uses within medium and high density residential neighbourhood areas <u>Low-Rise Neighbourhoods II and High-Rise Neighbourhoods</u>, where compatible, which</p>
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		<p>serve the day-to-day needs of residents without the need for a private automobile.</p> <p>g) <u>h) To encourage the integration of a wide range of housing types and tenures within Residential Neighbourhood Areas, including assisted and special additional needs housing, affordable housing and rental housing in order to contribute towards meeting the needs of current and future residents at all stages of life and that are attainable at all income levels, and move the city towards the vision for housing in Burlington.</u></p> <p>h) <u>i) To ensure that development within the Residential Neighbourhood Area is compatible with and considers the surrounding properties the surrounding physical character.</u></p> <p><u>i) To encourage innovative housing design that is designed to accommodate additional residential units to support the creation of new rental units and multi-generational housing that can create flexibility to respond to the changing needs of a household, at all stages of life.</u></p> <p><u>k) Healthy mature trees contribute to physical character. Development shall be consistent with the policies of Section 4.3, Urban Forestry, of this Plan.</u></p>
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8	8.3.2 a)	<p>Modify Section 8.3.2 a)(i) as follows:</p> <p>assisted and special <u>additional</u> needs housing such as group homes <u>group homes</u>, retirement homes <u>retirement homes</u> and long-term care facilities <u>long-term care facilities</u>, provided compatibility <u>compatibility</u> with the surrounding neighbourhood is achieved;</p>
9	8.3.2 b)	<p>Modify Section 8.3.2 b) as follows:</p> <p>Multi-unit residential developments in Residential Neighbourhood Areas should incorporate a mix of unit sizes, <u>including units that contain more than one bedroom</u>, to accommodate a diverse range of household sizes and incomes.</p>
10	8.3.3 Residential Low-Density Low-Rise Neighbourhoods I	<p>Modify Section 8.3.3 by renaming the Section as follows:</p> <p>Residential — Low-Density Low-Rise Neighbourhoods I</p>
11	8.3.3 Residential Low-Density Low-Rise Neighbourhoods I	<p>Insert a new preamble as follows:</p> <p><u>The Low-Rise Neighbourhoods I designation is comprised of residential areas that consist of low-rise, ground-oriented dwellings. The Low-Rise Neighbourhoods I designation is intended to allow for gradual and compatible change in the form of infill development that respects the existing low-rise character of the city's Neighbourhoods, and allows for more housing options to exist.</u></p>

12	8.3.3(1) Policies	<p>Modify Section 8.3.3(1) as follows:</p> <p>a) On lands designated Residential—Low Density, Low-Rise Neighbourhoods I, single-detached and semi-detached dwellings, and <u>duplexes</u> may be permitted.</p> <p>b) c) Notwithstanding Subsection 8.3.3(1) a) of this Plan, townhouses may be considered by the City on lands designated Residential—Low Density, Low-Rise Neighbourhoods I, through a site-specific Zoning By-law Amendment application subject to the fulfillment of the following criteria:</p> <p>(i) the development does not exceed the density established in Subsection 8.3.3(1) c) of this Plan; <u>the development shall include up to a maximum of 4 principal dwelling units;</u></p> <p>(ii) the development form is compatible with the surrounding area;</p> <p>(iii) the development form is respectful of the physical character of the neighbourhood <u>by incorporating built form and landscape qualities that are prevalent in the surrounding area;</u> and</p> <p>(iv) the development includes the provision of a functional amenity area, at grade;</p> <p><u>(v) the development may be permitted to a maximum height of two (2) storeys; and</u></p> <p><u>(vi) Healthy mature trees contribute to physical character. Development shall be consistent with the policies of Section 4.3, Urban Forestry, of this Plan.</u></p> <p>b) Notwithstanding Subsection 8.3.3(1) a) of this Plan, <u>triplexes and fourplexes may be considered by the City on lands designated Low-Rise Neighbourhoods I, where they satisfy Zoning standards for those built form types. The Zoning regulations shall be established and shall be based on the following:</u></p> <p><u>(i)-the development of triplexes and fourplexes shall be permitted at the peripheries of neighbourhoods.</u></p>
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		<p><u>(ii) sufficient lot area and frontage;</u></p> <p><u>(iii) appropriate lot coverage; and</u></p> <p><u>(iv) development may be permitted to the maximum height of 2 storeys;</u></p> <p>e) On lands designated Residential—Low Density, development shall be permitted to a maximum density of twenty-five (25) units per net hectare.</p> <p>d) On lands designated Residential—Low Density, <u>Low-Rise Neighbourhoods I</u>, the maximum height shall be established through the implementing Zoning By-law.</p> <p>e) On lands designated Residential—Low Density <u>Low-Rise Neighbourhoods I</u>, in addition to the criteria contained in Subsection 12.1.7(2) of this Plan, the following criterion shall be considered when evaluating minor variance applications for increased height:</p> <p>(i) the maximum building height should be comparable to the average height of the highest points of the rooflines of existing residential buildings on the immediately adjoining properties sharing lot lines with the lands under application.</p>
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13	8.3.4 Residential — Medium Density <u>Low-Rise Neighbourhoods II</u>	<p>Modify the Section by renaming the Section as follows:</p> <p><u>Low-Rise Neighbourhoods II</u></p>
14	8.3.4 Residential — Medium Density <u>Low-Rise Neighbourhoods II</u>	<p>Insert a new preamble as follows:</p> <p><u>The Low-Rise Neighbourhoods II designation is comprised of mainly low-rise ground-oriented dwellings with opportunity for low-rise non-ground-oriented dwellings at the peripheries of the neighbourhoods. The intent of the Low-Rise Neighbourhoods II designation is to maintain a low-rise built form and character while allowing more housing options by permitting compatible infill development. The neighbourhoods in the Low-Rise Neighbourhoods II designation will evolve over time to include non-ground oriented dwellings along the peripheries of the neighbourhood and provide an appropriate built form transition in scale between the ground-oriented dwellings and non-ground-oriented dwellings.</u></p>

15	8.3.4(1) Policies	<p>Modify Section 8.3.4(1) as follows:</p> <p>a) On lands designated Residential—Medium Density <u>Low-Rise Neighbourhoods II</u>, ground and non-ground-oriented dwellings including single-detached and semi-detached dwellings, duplex, triplex and fourplex dwellings, multiplexes, townhouses, street townhouses, stacked townhouses, back-to-back townhouses, and low-rise residential buildings may be permitted.</p> <p>b) On lands designated Residential—Medium Density, ground and non-ground-oriented dwellings, as specified in Subsection 8.3.4(1) a) of this Plan, may be permitted at a density of twenty six (26) to seventy five (75) units per net hectare, subject to Subsection 8.3.4(1) c) of this Plan.</p> <p>b) <u>Existing single-detached dwellings on lands designated Low-Rise Neighbourhoods II are deemed to conform to the Low-Rise Neighbourhoods II designation and policies of this Plan.</u></p> <p>c) On lands designated Residential—Medium Density <u>Low-Rise Neighbourhoods II</u>, development may be permitted to a maximum height of:</p> <p>(i) three (3) storeys for ground-oriented dwellings (not including rooftop amenity / outdoor areas); or</p> <p>(ii) four (4) storeys for non-ground-oriented dwellings <u>dwellings.</u></p>
16	8.3.5 Residential—High Density <u>High-Rise Neighbourhoods</u>	<p>Modify Section 8.3.5 as follows:</p> <p>Residential—High Density <u>High-Rise Neighbourhoods</u></p>
17	8.3.5 Residential—High Density <u>High-Rise Neighbourhoods</u>	<p>Insert new preamble as follows:</p> <p><u>The High-Rise Neighbourhoods designation is intended to accommodate limited infill development that fits into and is sensitive to the existing physical character of the surrounding neighbourhoods.</u></p>

		<p><u>Intensification in the High-Rise Neighbourhoods designation is not limited to mid-rise and tall buildings and can take the form of ground and non-ground oriented housing. Infill development will be expected to enhance the street-level experience for pedestrians.</u></p>
18	8.3.5(1) Policies	Modify Section 8.3.5(1) as follows:

		<p>a) On lands designated Residential—High Density <u>High-Rise Neighbourhoods</u>, ground and non-ground-oriented dwellings including <u>triplex and fourplex dwellings, multiplexes,</u> townhouses, street townhouses, stacked townhouses, back-to-back townhouses, stacked back-to-back townhouses, attached housing and apartments, but excluding single-detached and semi-detached dwellings, may be permitted.</p> <p>b) On lands designated Residential—High Density, ground and non-ground-oriented dwellings, as specified in Subsection 8.3.5(1) a) of this Plan, may be permitted, with a density ranging between seventy six (76) and one hundred and eighty five (185) units per net hectare. <u>On lands designated High-Rise Neighbourhoods, the maximum height of development shall be established through the implementing Zoning By-Law.</u></p> <p>c) Notwithstanding density range identified in Subsection 8.3.5(1) b) of this Plan, development with a proposed <u>height</u> density in excess of the established maximum height in the implementing Zoning By-law, one hundred and eighty five units per net hectare, may be considered by the City through a site-specific Zoning By-law Amendment, without the need for an amendment to this Plan, subject to the fulfillment of the following criteria:</p> <ul style="list-style-type: none"> (i) a significant reduction of parking at grade; (ii) the development should be located within four hundred (400) m of a frequent transit corridor; and (iii) the development shall conform with all applicable minimum and maximum height requirements as stated in the Zoning By-law. the development should provide a functional outdoor common amenity area at grade level for use by residents. <p>d) On lands designated Residential—High Density <u>High-Rise Neighbourhoods, the maximum height of development shall be established through the implementing Zoning By-Law.</u></p>
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		<p>e) <u>d)</u> Development, except triplex and fourplex dwellings on lands designated Residential—High Density <u>High-Rise Neighbourhoods</u> should provide a functional outdoor common amenity area at grade level for use by residents.</p>
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19	8.3.9 Retail and Service Commercial Uses	<p>Modify Section 8.3.9(2) a) as follows:</p> <p>Retail and/or service commercial uses may be permitted within proposed residential development in Residential—Medium Density Low-Rise Neighbourhoods II and Residential—High Density High-Rise Neighbourhoods designations subject to the following criteria:</p> <p>(i) on lands designated Residential—Medium Density, the proposed development shall achieve a minimum density of fifty-one (51) units per net hectare;</p> <p>(ii) <u>(i)</u> the property shall be adjacent to a Major Arterial or Multi-Purpose Arterial Street, Urban Avenue, or Main Street, as identified on Schedule O-1: Classification of Transportation Facilities-Urban Area, of this Plan;</p> <p>(iii) <u>(ii)</u> the retail and/or service commercial use shall be primarily intended to serve on-site residents and those located within immediate walking distance of the property;</p> <p>(iv) <u>(iii)</u> the retail and/or service commercial use shall be compatible with the surrounding area and respectful of the physical character of the neighbourhood; and</p> <p>(v) <u>(iv)</u> the retail and/or service commercial uses shall be located at grade level within a building containing residential uses.</p>
20	8.3.10 Day Care Centres	<p>Modify Section 8.3.10 a) (ii) a. as follows:</p> <p>Within Residential—Low Density Low-Rise Neighbourhoods I, the day care centre shall be small in scale. The Zoning By-law shall establish a maximum floor area for day care centres in this designation</p>
21	8.7.2 Additional Residential Units 8.7.2(2) Policies	<p>Modify Section 8.7.2(2) as follows:</p> <p>a) Where one single-detached dwelling, semi-detached dwelling, townhouse unit or street townhouse unit is permitted on a parcel of urban residential land, additional residential units may be permitted in accordance with the following:</p> <p>(i) A maximum of two <u>three</u> additional residential units may be permitted in addition to</p>

		<p>the principal unit, for a total of three four residential units.</p> <p>(ii) In all cases a maximum of one (1) additional residential unit may be located within a building or structure accessory to the principal unit.</p> <p>(iii) Where a parcel of urban residential land has an existing garden suite, a maximum of one <u>two</u> additional residential units may be permitted, only within the principal building.</p> <p>b) The maximum density provisions of this Plan and those contained in the implementing Zoning By Law, shall not apply to the development of additional residential units. Notwithstanding Subsection 8.7.2(2) a) (ii) of this Plan, a second additional residential unit may be permitted within the same building accessory to the principal unit as the first additional residential unit, if determined appropriate through the work of Phase 1 of the New Zoning By-law project.</p> <p>c) Additional residential units shall not be permitted within a hazardous site or hazardous lands, <u>unless where specifically permitted by the conservation authority</u>, and shall have flood-free <u>safe</u> access.</p> <p>d) c) Additional residential units shall be subject to regulations under <u>The Planning Act</u> and regulations in the implementing Zoning By-law which shall be based on good land use planning principles, including health and safety and environmental considerations.</p> <p>d) <u>The Zoning By-law shall contain parking standards for Additional Residential Units that consider alternative parking standards where appropriate.</u></p> <p>e) <u>Additional Residential Units shall have adequate servicing.</u></p>
22	Chapter 13 - Definitions	<p>Add definition as follows:</p> <p><u>Additional Needs Housing - means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions</u></p>

		<u>required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</u>
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The Corporation of the City of Burlington

City of Burlington By-law 04-2025

A by-law to amend By-law 24-2018, being a by-law to adopt
Grow Bold: Burlington Official Plan
(DGM-01-25)

Whereas on April 26th, 2018, the Council of the City of Burlington enacted By-law 24-2018 to adopt Grow Bold: Burlington Official Plan, a new official plan; and

Whereas on [February 7, 2019](#) the Council of the City of Burlington voted to re-examine the adopted Grow Bold: Burlington Official Plan, to reflect the vision of the newly elected Council of the City of Burlington; and

Whereas on [October 7, 2020](#) the Council of the City of Burlington endorsed recommended revisions to the adopted Official Plan, including the removal of the phrase “Grow Bold”, which were then submitted to the Region of Halton and approved as City-initiated Regional modifications on November 30, 2020 (hereinafter “Burlington Official Plan ”); and

Whereas much of Burlington Official Plan was appealed to the Ontario Land Tribunal, including Subsection 8.3.6, Neighbourhood Character Areas (hereinafter the “NCA Policies”); and

Whereas as a result of the appeals, the NCA Policies have not come into effect; and

Whereas to facilitate the implementation of Council’s approval of Official Plan Amendment No. 3 to Burlington Official Plan, the Council of the City of Burlington deems it necessary to amend By-law 24-2018 in order to delete the NCA Policies;

Now therefore the Council of The Corporation of the City of Burlington hereby enacts as follows:

1. That By-law 24-2018 is hereby amended by adding the following new section 1.1:

“That the document entitled, Grow Bold: Burlington Official Plan attached as Appendix ‘A’ is hereby amended by deleting therefrom Subsection 8.3.6, Neighbourhood Character Areas.”

2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 28th day of January, 2025.

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

The Corporation of The City of Burlington

City of Burlington By-law 2020.494

A By-law to amend By-law 2020, as amended for Additional Residential Units
File No.: 520-13/24 (DGM-01-25)

Whereas Section 34 (1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that zoning by-laws may be passed by the councils of local municipalities; and

Whereas the Council of the Corporation of the City of Burlington approved the recommendations in report DGM-01-25 on Jan. 13, 2025, for city-initiated general amendments to Zoning By-law 2020, as amended;

The Council of the Corporation of the City of Burlington hereby enacts as follows;

1. PART 1 of Zoning By-law 2020, as amended, General Conditions and Provisions, Section 2.21 Uses Permitted in All Zones, is further amended by replacing subsection 2.21 (u) with the following:

“(u) Additional Residential Units

- (i) Permitted in the R1, R2, R3, R4, R5, RM1, RM2, RM3, RM4, RM5, RH1, RH2, RH4, RH5, RO1, RO2, RO3, RO4, RAL1, RAL2, RAL3, RAL4, REV1, REV2, REV3, MXG, MXC, MXT, DRM, DRL, UCR1, UCR2, UCR3, URH, URM, RNA1, RNA2, RNA3, SNA, ONA, and DNA zones, and any exception numbers associated with these zones, and in the O2-195, O2-196, and O3-196 zones.
- (ii) Also permitted in a zone preceded by an H (Holding) zone prefix in an existing building lawfully permitted on the date the amending By-law creating the ‘H’ zoning was enacted.
- (iii) In addition to the principal dwelling unit, up to three Additional Residential Units are permitted on a parcel of urban residential land where one Detached Dwelling, Semi-Detached Dwelling, Street Townhouse, or Townhouse is permitted. For clarity, Additional Residential Units in association with a Townhouse are only permitted on a Parcel of Tied Land where one Townhouse is permitted.
- (iv) Only one Additional Residential Unit may be located within an Accessory Building.
- (v) Only one exterior entrance is permitted on each elevation of the principal building facing a street.
- (vi) Tandem parking spaces are permitted.
- (vii) Additional Residential Units shall not be included in the calculation of maximum density, maximum number of dwelling units, or minimum number of visitor parking spaces.

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.494

By-law 2020.494 amends Part 1 of the City's Zoning By-law 2020, as amended, for the purpose of complying with changes made to the *Planning Act* regarding Additional Residential Units through O. Reg. 299/19, as amended, aligning with the City's Housing Accelerator Fund Action Plan to boost housing supply and implementing Amendment No. 3 to the Official Plan of the City of Burlington, 2020.

For further information regarding By-law 2020.494, please contact Mark Johnson of the Burlington Community Planning Department at (905) 335-7777, extension 7954.

The Corporation of the City of Burlington

City of Burlington By-law 2020.495

A by-law to amend Zoning By-law 2020 for lands located at 236 Plains Road East as it relates to the removal of a Holding ('H') Symbol

File: 521-05/24 (PL-93-24) (DA-45-24)

Whereas Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that zoning by-laws may be passed by the Councils of local municipalities prohibiting the use of land, buildings or structures within a defined area or areas; and,

Whereas Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, provides the required authorization to remove the Holding ('H') Symbol; and,

Whereas the City is satisfied that the pre-conditions for the removal of the Holding ('H') Symbol as prescribed by Part 11 of the Zoning By-law have been completed for these lands.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. Part 11 – Holding Zone Provisions, Appendix A, #86 of Zoning By-law 2020, as amended, is hereby amended to add resolution number PL-93-24.
2. Part 14 – Zoning Exceptions, Exception #543 is hereby amended to remove the 'H-' Holding Symbol from the exception.
3. Zoning Map No. 5-W of Part 15 to Zoning By-law 2020, as amended, is hereby amended as shown on Schedule 'A' attached to this By-law.
4. The lands shown as 'Subject Property' on Schedule 'A' attached hereto are hereby rezoned from H-RM2-543 Zone to RM2-543 Zone.

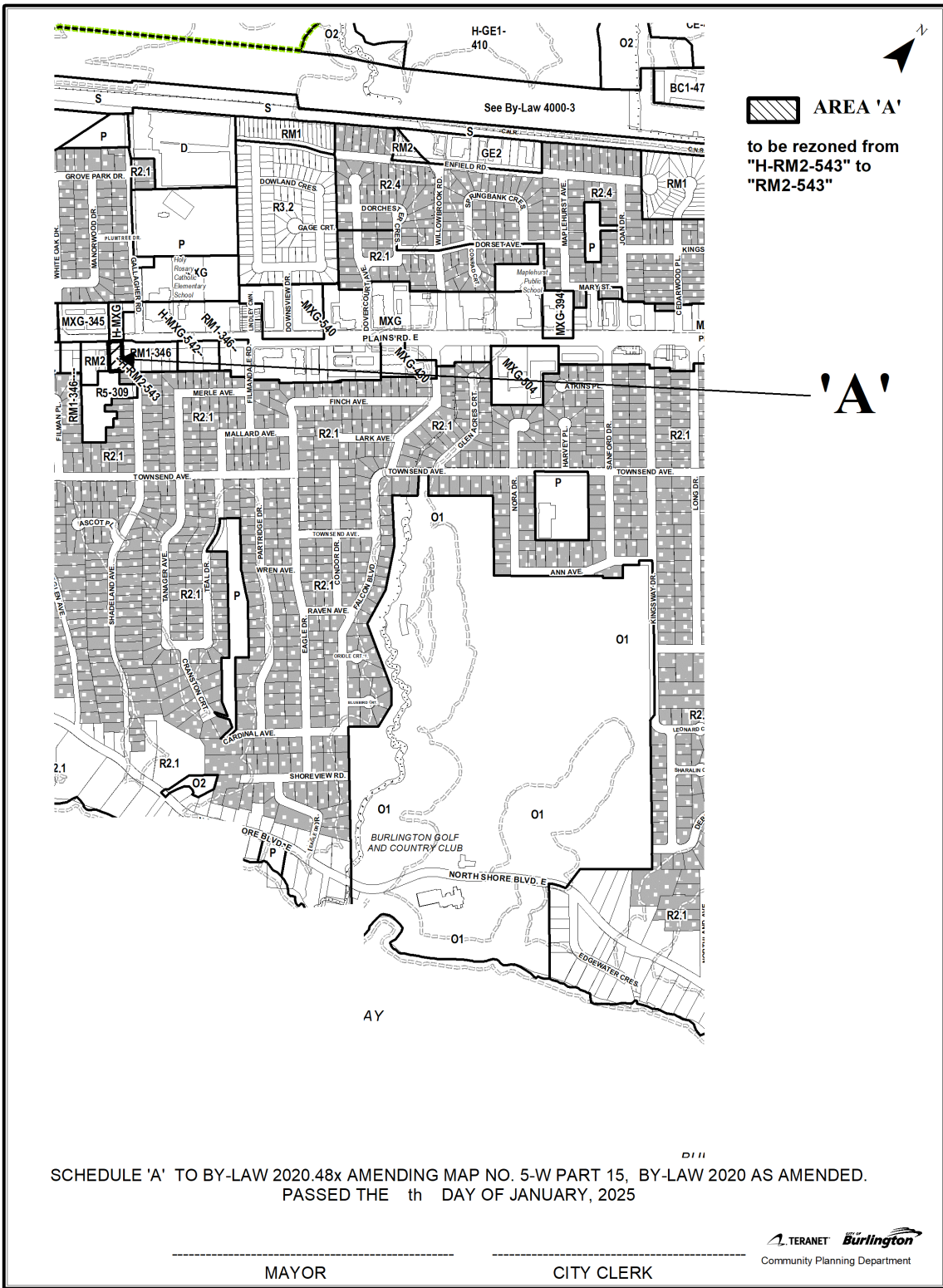
Enacted and passed this 28th day of January, 2025

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

EXPLANATION AND PURPOSE AND EFFECT OF BY-LAW 2020.495

By-law No. 2020.495 amends Zoning By-law 2020 for the property located at 236 Plains Road East by removing the Holding ('H') Symbol prefix to permit the underlying Medium Density Residential Exception (RM2-543) Zone category to take effect. The applicant intends to develop a 4-storey townhouse building containing 6 units.



The Corporation of the City of Burlington

City of Burlington By-law 05-2025

A by-law to confirm the proceedings of the meeting of Council of the Corporation of the City of Burlington held on Tuesday, January 28, 2025

Whereas according to Section 5 of the *Municipal Act*, 2001, c. 25 as it may be amended from time to time, the powers of The Corporation of the City of Burlington are to be exercised by the Council of The Corporation of the City of Burlington and municipal powers are to be exercised by by-law; and

Whereas it is deemed expedient that the actions of the Council of The Corporation of the City of Burlington be confirmed and adopted by by-law;

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. The actions of the Council of The Corporation of the City of Burlington in respect of:
 - (a) each recommendation in the report of the Committees;
 - (b) Each motion, resolution and other action passed and taken by the Council of The Corporation of the City of Burlington at this meeting are hereby adopted and confirmed as if same were expressly included in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Burlington are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Burlington referred to in Section 1.

By-law number 05-2025

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3. The Mayor, or in the absence of the Mayor, the Deputy Mayor, and the Clerk, or in the absence of the Clerk, the Deputy Clerk,
 - a) are authorized and directed to execute all documents necessary to the action taken by Council as described in Section 1, and
 - b) Are authorized and directed to affix the seal of The Corporation of the City of Burlington to all such documents referred to in Section 1.
4. This by-law comes into force on the day upon which is enacted by the Council of the Corporation of the City of Burlington.

Enacted and passed this 28th day of January 2025.

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____