



Committee of the Whole

Minutes

Date: February 10, 2025
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

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

Staff Present: Hassaan Basit, Chief Administrative Officer
Curt Benson, Commissioner, Development and Growth Management
Jacqueline Johnson, Commissioner, Community Services
Sue Evfremidis, Chief Human Resources Officer
Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor
Scott Hamilton, Commissioner, Public Works
Craig Millar, Chief Financial Officer
Richard Bellemare, Audio/Video Specialist
David Thompson, Audio/Video Specialist
Jo-Anne Rudy, Committee Clerk
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 Bentivegna
Approve the agenda as presented.

CARRIED

4. Declarations of Interest

None

5. Delegations

None

6. Presentations

None

7. Consent Items

7.1 Staff Directions Audit update (CAO-01-25) (CCS)

Moved by Councillor Kearns

Receive for information Chief Administrative Officer report CAO-01-25 regarding a Staff Directions Audit update providing the findings and proposed path forward for managing outstanding staff directions.

CARRIED

7.2 Fare-Free Transit for youth – Summer 2025 Pilot (CSS-03-25) (CCS)

Moved by Councillor Kearns

Authorize the Director of Transit to implement Fare-Free Transit for youth in July and August 2025 as a pilot project; and

Authorize the Chief Financial Officer to draw on the Ontario Provincial Gas Tax to fund the revenue loss of approximately \$70,000, into the 2025 operating budget.

CARRIED

7.3 Appointments to Advisory Committees (Committee of Adjustment and Mundialization Committee) (LLS-15-25) (CCS)

Moved by Councillor Kearns

Approve the appointments to the Committee of Adjustment and the Mundialization Committee, as contained in confidential appendix A to legislative services report LLS-15-25; and

Make the appointees names public following approval by Council at their meeting to be held February 18, 2025.

CARRIED

- 7.4 Correspondence from Ontario Ombudsman regarding Integrity Commissioner (LLS-16-25) (CCS)

Moved by Councillor Kearns

Receive for information legislative services report LLS-16-25 providing correspondence from the Ontario Ombudsman regarding Integrity Commissioner.

CARRIED

- 7.5 Monitoring and review of municipal responses regarding graphic images and non-peaceful demonstrations (LLS-17-25) (CCS)

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

- 7.6 Burlington Lands Partnership update – partnership potential for City-owned lands (DGM-08-25) (GM)

Note: this item was voted on under Consent Items and then reconsidered due to questions regarding Confidential Appendix A listed as Item 9.3 under Confidential Items. This item was moved to the Growth Management Regular Items.

- 7.7 Housing Accelerator Fund implementation update (DGM-19-25) (GM)

Moved by Councillor Kearns

Receive for information development and growth management report DGM-19-25 providing an update on the Housing Accelerator Fund implementation, as of January 2025.

CARRIED

8. Community and Corporate Services

- 8.1 2026 Municipal Election preparation and selection of alternative voting methods (LLS-13-25)

Moved by Councillor Galbraith

Approve the use of optical scan vote tabulators for in-person voting throughout advance polls and on election day, and that internet voting be authorized for advance voting in the 2026 Municipal election; and

Approve the draft by-law substantially in the form attached as Appendix A to legislative services report LLS-13-25, being a by-law to authorize the use of optical scan vote tabulators and internet voting as an alternative voting method for the 2026 Municipal Election, and any by-elections held during the 2026-2030 term of council.

CARRIED

- 8.2 Motion memorandum regarding increasing childcare spaces in Burlington (COW-02-25)

Moved by Councillor Nisan

Direct staff to provide a report for Committee of the Whole on opportunities to use policy and city assets, as well as other opportunities to increase the number of childcare spaces in Burlington.

CARRIED

- 8.3 Monitoring and review of municipal responses regarding graphic images and non-peaceful demonstrations (LLS-17-25)

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

Moved by Mayor Meed Ward

Receive for information legal and legislative services report LLS-17-25 regarding an update on staff monitoring and review of recent municipal responses and considerations to the regulation of the delivery of graphic images and non-peaceful demonstrations.

CARRIED

9. Confidential Items and Closed Meeting

Proceed into closed session on **February 10, 2025 at 10:05 a.m.** in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board; and Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board, regarding **Item 9.2**; and

Pursuant to Section 239(2)(e) litigation or potential litigation, including matters before the administrative tribunals, affecting the municipality or local board, regarding **Item 9.3**

- 9.1 Confidential Appendix A to legislative services report LLS-15-25 regarding appointments to advisory committees (Committee of Adjustment and Mundialization Committee) (LLS-15-25)
- 9.2 Confidential Appendix A to development and growth management report DGM-08-25 regarding Burlington Lands Partnership update (DGM-08-25)
- 9.3 Confidential triannual litigation update report (LLS-05-25)
- 9.4 Confidential status report on the Contingency Reserve - January 28, 2025 (FIN-03-25)

Moved by Councillor Nisan

Receive for information finance department report FIN-03-25 regarding confidential status on the Contingency Reserve - January 28, 2025.

CARRIED

10. Rise and Report

Committee reconvened into open session on February 10, 2025 at 11:14 a.m.

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

- Confidential Appendix A to development and growth management report DGM-08-25 regarding Burlington Lands Partnership update (DGM-08-25)
- Confidential triannual litigation update report (LLS-05-25)

11. Public Works

None

12. Growth Management

- 12.1 Burlington Lands Partnership update - partnership potential for city-owned lands (DGM-08-25)

Note: this item was voted on under Consent Items and then reconsidered due to questions regarding Confidential Appendix A listed as Item 9.3 under Confidential Items. This item was moved from Consent Items.

Moved by Councillor Kearns

Motion to reconsider the vote regarding Burlington Lands Partnership update - partnership potential for city-owned lands (DGM-08-25)

CARRIED

Moved by Councillor Nisan

Receive for information development and growth management report DGM-08-25 providing an update on Staff Direction SD-16-24 regarding city-owned lands that have potential for partnership development.

CARRIED

13. Statutory Public Meetings

Note: view [February 11, 2025 video](#) for discussion of item 13.1

- 13.1 Official Plan and Zoning By-Law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 01-25 on February 11, 2025, regarding Official Plan and Zoning By-law Amendments for 2169-2175 Ghent Avenue. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-15-25.

Moved by Councillor Kearns

Approve the applications for Official Plan Amendment and Zoning By-law Amendment submitted by Corbett Land Strategies on behalf of Ryan Small proposing two, three-storey apartment buildings on the subject lands; and

Approve Official Plan Amendment No. 157 to the City of Burlington Official Plan 1997, as provided in Appendix D of development and growth

management report DGM-15-25, to amend the designation at the lands located at 2169 & 2175 Ghent Avenue from “Residential – Low Density” to “Residential – Medium Density”; and

Deem that the Official Plan Amendment No. 157 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 157 as contained in Appendix D to development and growth management report DGM-15-25 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve modification of Schedule C: Land Use – Urban Area of the Burlington Official Plan 2020 to reflect an amended designation of ‘Residential – Medium Density’ for the lands located at 2169-2175 Ghent Avenue; and

Authorize the Commissioner, Legal & Legislative Services/City Solicitor, or his designate, to advise the OLT of the modification of Schedule C to amend the land use designation of the Official Plan, 2020 for the subject lands to ‘Residential – Medium Density’; and

Approve Zoning By-law 2020.499, attached as Appendix E to development and growth management report DGM-15-25, to rezone the lands at 2169 & 2175 Ghent Avenue “R2.3” to “RM3.550”; and

Deem that Zoning By-law 2020.499 will conform to the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No. 157 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 157 is adopted.

CARRIED

- a. Alicia Monteith, Corbett Land Strategies Inc, spoke regarding Official Plan and Zoning By-Law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)
- b. Ryan Small, property owner, spoke regarding Official Plan and Zoning By-Law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)
- c. Staff presentation regarding Official Plan and Zoning By-Law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)

- d. Delegation material from Alicia Monteith, Corbett Land Strategies Inc, regarding Official Plan and Zoning By-law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)

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-03-25)

15. Staff Remarks

16. Committee Remarks

17. Adjournment

9:50 a.m. (recessed), 10:00 a.m. (reconvened), 10:05 a.m. (closed), 11:14 a.m. (public), 11:22 a.m. (recessed)

Meeting was reconvened on February 11, 2025 at 9:30 a.m.

9:55 a.m. (recessed), 10:05 a.m. (reconvened)

Chair adjourned the meeting at 10:35 a.m.