



Regular Council
Agenda

Date: February 18, 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 World Down Syndrome Day: March 21, 2025

7.2 Neuromyelitis Optica Spectrum Disorder Awareness Month: March 2025

8. Recognition and Achievements

9. Presentations

10. Motion to approve Council Minutes

10.1 Regular Council meeting minutes of January 28, 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.

12. Petitions

13. Recommendations from Standing Committees:

13.1 Committee of the Whole meeting of February 10 and 11, 2025

a. Staff Directions Audit update (CAO-01-25) (CCS)

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.

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

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.

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

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.

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

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

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

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

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

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.

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

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.

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

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.

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

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.

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

Note: Item 20.1 provides supplemental information regarding item j.

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.

- k. Confidential triannual litigation update report (LLS-05-25)

Direct the Executive Director of Legal Services or his designate to proceed in accordance with the instructions sought in matters 11, 15, 25, and 26 (as amended), and that the balance of LLS-05-25 be received and filed.

- l. Confidential status report on the Contingency Reserve - January 28, 2025 (FIN-03-25)

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

14. Motion to Approve Standing Committee Minutes

Approve the following minutes:

- 14.1 Committee of the Whole meeting minutes of February 10 and 11, 2025

1 - 8

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 Committee of the Whole closed meeting minutes of February 10 and 11, 2025

17. Rise and Report

18. Motions of Members

19. Council Information Package

19.1 Council Information Package January 31, 2025

19.2 Council Information Package February 14, 2025

20. Motion to Receive and File Information Items

Receive and file Information items, having been considered by Council:

20.1 Memorandum from staff regarding revised zoning By-law Amendment for 2169-2175 Ghent Avenue (DGM-15-25)

9 - 19

Note: This item provides supplemental information regarding item j. Official Plan and Zoning By-law Amendments affecting 2169-2175 Ghent Ave. (DGM-15-25)

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 06-2025: 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 that may occur during the 2026-2030 Term of Council

20 - 21

Report LLS-13-25, Committee of the Whole February 10 and 11, 2025

22.2 07-2025: A by-law to adopt Official Plan Amendment No. 157 to redesignate lands at 2169-2175 Ghent Avenue to "Residential – Medium Density" to permit a three storey low rise development proposal

22 - 25

Note: This is a revised by-law to the original one posted. The Description of this by-law has been updated from two 3-storey apartment buildings to a three storey low rise development.

Report DGM-15-25, Committee of the Whole February 10 and 11, 2025

22.3 08-2025: A by-law to stop-up and close as public laneway that portion of a lane legally described as: Lane abutting LTS 24-29 & 32-37, PL 117; Burlington; Designated as Part 1, 20R22878 (being Part of PIN 07086-

26 - 27

0247 (LT)

Delegated Authority

- | | | |
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| 22.4 | 2020.496: A by-law to remove a Holding Provision for 2368 Woodward Avenue | 28 - 30 |
|------|---|---------|

Delegated Authority

- | | | |
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| 22.5 | 2020.499: A by-law to amend By-law 2020, as amended; 2169-2175 Ghent Ave | 31 - 35 |
|------|--|---------|

Report DGM-15-25, revised by-law, Committee of the Whole February 10 and 11, 2025

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| 23. | Confirmatory By-law | 36 - 37 |
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Enact and pass By-law Number 09-2025 being a by-law to confirm the proceedings of Council at its meeting held February 18, 2025 being read a first, second and third time.

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| 24. | Statements by Members and Staff |
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| 25. | Motion to Adjourn |
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Adjourn this Council now to meet again at the call of the Mayor.



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 11, 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.

DGM-15-2025

To: Mayor Meed Ward and Members of City Council

From: Benjamin Kissner, Senior Planner

Cc: Hassan Basit, Curt Benson, Jamie Tellier, Kyle Plas

**Re: REVISED – Zoning By-law Amendment for 2169-2175
Ghent Avenue**

Amended Recommendation:

Approve the applications for Official Plan Amendment and Zoning By-law Amendment submitted by Corbett Land Strategies on behalf of Ryan Small which contemplate a three storey low rise development proposal.

Approve Official Plan Amendment No. 157 to the City of Burlington Official Plan 1997, as provided in Appendix D of Report DGM-15-2025, 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 DGM-15-2025 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;

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’;

Approve Zoning By-law 2020.499, attached as Appendix A to this memo, to rezone the lands at 2169 & 2175 Ghent Avenue “R2.3” to “RM3.550”;

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 are adopted;

State that the amending zoning by-law will not come into effect until Official Plan Amendments No. 157 and No. 6 are adopted.

Background and Discussion:

Staff Report DGM-15-25 was presented to the Committee of the Whole on February 11, 2025, which outlined staff's recommendation for an approval with a holding provision for the proposed development at 2169-2175 Ghent Avenue. The Committee approved DGM-15-25; however, Committee requested that the applicant consider incorporating 3-bedroom units into the development proposal, and further requested staff investigate potential development charge reductions for the requested 3-bedroom units. At Committee the applicant indicated that they are willing to convert two (2) of the proposed 2-bedroom units into 3-bedroom units, by way of a connection between the previously proposed buildings. Since the Committee meeting, staff have engaged with the applicant and internal staff in an effort to review the updated development proposal and report back to Council. This memo represents staff's response to the updated plans and Committee's requests, and also contains updated recommendations for Council's consideration.

Zoning Analysis:

In response to the updated plans which incorporate two (2) three-bedroom units, staff met with the applicant and discussed the changes to the draft Zoning By-law that would be required to facilitate the proposed revisions. Below are the zoning amendments that staff are supportive of and a brief outline of staff's considerations:

- Reduction in the required amenity area to 25m²/unit, from 19m²/bedroom;
- Increased density to 72 units/hectare from 70 units/hectare;
- Landscape buffer encroachment to permit the location of a relocated hydro transformer and enclosure;
- Reduction in occupant parking to be provided at a rate of 1.15 spaces per unit, visitor parking to be provided at a rate of 0.15 spaces per unit;
- Removal of the Holding provision, as the applicant's have submitted an acceptable Functional Servicing Report, and material pertaining to the protection of the trees on site;

| Provision | Original Recommendation | Staff's Amended Recommendation |
|---------------------|--------------------------------|---------------------------------------|
| Amenity Area | 19m ² /bedroom | 25m ² /unit |
| Staff comments: | | |

Staff Report DG-15-25 recommended that Amenity space be provided at a rate of 19m²/bedroom and following input from Councillor Kearns, the applicants engaged with the notion to provide two (2) 3-bedroom units in the proposed building. This revision has led to the loss of amenity space that had previously been shown in the space between the two buildings.

Staff have considered this revision, and the impact it will have for the future residents of the proposed development and are satisfied that the future residents will still have opportunities to utilize space outdoors, both on the subject lands and from sites located within the vicinity of the subject lands. Optimist Park, is located approximately 250m away from the subject lands, and Central Park is located approximately 1.2km from the subject lands. Both of these facilities are accessible from the site and will provide opportunities for the residents to utilize space outdoors.

Therefore, staff are recommending a revised amenity space provision of 25m²/unit.

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| Maximum Density | 70 Units/ha | 72 units/ha |
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Staff comments:

This increase to density is a result of the change to the lot area that will be the result of the road widening. A reduction to lot area, and static number of residential units would result in a scenario where the density does not comply with the provision of the by-law following the taking of the road widening. This change will not create a situation where additional units can be established in the proposed building; this increased density will only provide enough of a margin to account for the taking of the road widening without causing the need for future Planning Act applications as a result.

Staff are supportive of providing this relief at this point in the process.

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| East Side Yard: | 3.0m | East Side Yard: 3.0m, transformer enclosure permitted to encroach. |
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Staff Comment:

The location of the hydro transformer pad has been moved towards the east property line to accommodate an additional parking space that is required by the increased number of bedrooms within the proposed development.

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| The new location is acceptable, and staff are supportive of the transformer encroachment. | | |
| Parking Rate | 1 occupant spaces per one-bedroom unit 1.25 occupant spaces per two-bedroom unit 1.5 occupant spaces per three or more bedroom unit 0.25 visitor spaces per unit <i>Total: 18 parking spaces for subject proposal</i> | 1.15 occupant spaces/unit 0.15 visitor spaces/unit <i>Total: 16</i> |
| <p>Staff comment:</p> <p>Staff note that one of the parking spaces shown on the revised drawing is identified as being a combined parking space/snow storage space. This removes this space from the calculation, because the intention of the parking provision in the Zoning By-law is that spaces do not share a use (i.e. parking and snow storage in same space). The adjusted total remains at 16, which is what was originally reviewed.</p> <p>Staff continue to support this number of parking spaces for the proposed development and feel that it efficiently uses the space on the site for parking while leaving enough room for amenity area and landscaping.</p> | | |
| Holding Provision: <ul style="list-style-type: none"> • Region's Amended FSR Requirement, and; • Urban Forestry | a) The Region accepts revisions to the Functional Servicing Report which demonstrate that the proposed flows from the development can be accommodated in the downstream sewer system. b) The following is required with respect to neighbouring tree groupings including but not limited to P20, P28, and P29 (the "Offsite Trees"), to the satisfaction of the Manager of Urban Forestry: (i) a letter from the neighbouring property owners consenting to any | Remove the Holding provision as the applicants have submitted the requested Functional Servicing Report and a Letter from a certified arborist confirming the off-site trees will not be injured. |

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| | <p>proposed injury and/or removal of the Offsite Trees; or</p> <p>(ii) a letter from a certified arborist confirming the Offsite Trees will not be injured or removed.</p> | |
| <p>Staff comment:</p> <p>The applicants have worked with Halton Region, and submitted the necessary information to address this requirement of the Holding Provision. The proponents have also submitted material prepared by a certified arborist that describe how the trees identified above will be protected. This material has been accepted by the Manager of Urban Forestry.</p> <p>Planning staff are satisfied that these matters has been addressed, and no longer need to be included in the Holding provision.</p> | | |

Development Charge Reductions

At the February 10, 2025 Committee of the Whole Meeting relating to the subject report (DGM-15-25) Committee asked staff to report back on proposed Development Charge (DC) reductions for the proposed 3-bedroom units to be incorporated into the development proposal. Planning staff have consulted with Finance staff and Legal staff and can offer the following information relating to this request.

Through Bill 23, the More Homes Built Faster Act, 2022, the Province made changes to the Development Charges Act, 1997 ('the Act') introducing exemptions and discounts for affordable residential units and purpose built rental units. These exemptions and discounts were intended to incentivize affordable and rental housing supply, and came into effect on June 1, 2024. Section 26.2 of the Development Charges Act was amended to provide that development charges in the case of rental housing development are reduced by a percentage based on the number of bedrooms being proposed. For example, a development charge for a residential unit intended for use as a rented residential premises with 3+ bedrooms shall be reduced by 25%; a development charge for a residential unit intended for use as a rented residential premises with 2 bedrooms shall be reduced by 20%; and a development charge for a residential unit intended for use as a rented residential premises other than 3+ or 2 bedrooms shall be reduced by 15%.

The subject development proposal being advanced at 2169-2175 Ghent Ave is a purpose-built rental, with 2 separate 3-storey buildings, with 6 units in each. As per the Development Charges Act, rental housing is defined as a residential dwelling that contains 4 or more units, and as such the proposed development meets the definition of “rental.” Therefore, as per Section 26.2 of the Development Charges Act, the subject rental housing developments is eligible for discounts between 20% to 25% based on the number of bedrooms proposed for each unit. Furthermore, as per the Act, the development also has the option to pay Development Charges in equal installments over 5 years, subject to having a legal agreement in place. The Act is applicable to both City and Regional DCs.

Staff do not recommend any further reductions or discounts outside those which are prescribed by the legislation. Should Council consider an arbitrary reduction to City DCs for a specific development it has the consequence of creating a precedence for future requests, and would not apply to either the Region or School Board portion of the total payable DC. Further, any relief of DCs provided by Council will need to be recovered from the tax base, and should also further be provided through a Community Improvement Plan (CIP) to avoid offending the bonusing provisions of the Municipal Act. Planning Staff are currently working towards developing a housing focused CIP, in part to identify opportunities to incentivize the creation of rental and non-market housing; however, that work is currently in process and subject to future Council approval.

Conclusion

Staff have reviewed and taken into consideration the proposed changes discussed with the applicant for the Official Plan and Zoning By-law Amendment application for 2169-2175 Ghent Avenue, and staff are supportive of the proposed amendments.

Staff consider the above amended recommendation an appropriate form of intensification and efficient use of land. It is staff’s opinion that the modified recommendation satisfies the City’s objectives and represents good planning.

Appendices

Appendix A – Revised Draft Zoning By-law Amendment

Respectively submitted,

Benjamin Kissner, MCIP RPP

Senior Planner – Development Review

905-335-7777 ext. 7913

APPENDIX A – Amending By-law

BY-LAW NUMBER 2020.499, SCHEDULE ‘A’ AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.499

A By-law to amend By-law 2020, as amended; 2169-2175 Ghent Ave.
File No.: 520-14/24, DGM-15-2025

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 Recommendation DGM-15-2025 on February 18, 2025, to amend the City’s existing Zoning By-law 2020, as amended, to permit a three storey low rise development proposal.

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Maps Numbered 14-W & 14E of PART 15 to By-law 2020, as amended, are hereby amended as shown on Schedule “A” attached to this By-law.
2. The lands designated as “A” on Schedule “A” attached hereto are hereby rezoned from R2.3 to RM3-550.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding Exception 550 as follows:

| Exception 550 | Zone RM3 | Map 14W & 14E | Amendment 2020.499 | Enacted Feb 18/25 |
|--|-------------|------------------|-----------------------|----------------------|
| 1. Regulations for an Apartment Building: a) Lot Area: 0.17 ha b) Yards: i) Front Yard: 4.5 m, 2.5 m to porch, 2.9 m to balcony ii) Southwest Side Yard: 2 m, roof overhang shall encroach to a maximum of 1 m | | | | |

| | |
|--|--|
| iii) East Side Yard: | 3.0m, transformer and enclosure permitted to encroach |
| ii) Rear Yard abutting R1, R2, R3 Zone: | 10 m |
| c) Density: | 60 units/ha min. 72 units/ha max. |
| d) Amenity Area: | 25 m ² for each unit |
| e) Privacy Area: | 4.8 m ² per unit, privacy screens not required |
| f) Landscape Area abutting a street: | |
| i) Between a street and a building: | 4.5 m, sidewalk, porch and balconies shall encroach |
| ii) Between a street and a transformer and parking spaces: | 0.5 m |
| g) Landscape Buffer abutting an R1, R2, R3 zones: | |
| i) East side yard: | 3.0 m, the bicycle parking area is permitted to encroach and be located in the required landscape buffer |
| ii) Rear yard abutting parking area: | 2.6 m |
| iii) Rear yard between a building: | none required |
| j) Accessory Structure: | |
| i) Rear Yard: | 0.6 m |
| ii) Maximum Height: | 3.7 m |
| iii) Maximum size: | 30 m ² |
| i) Building or Structure for the Storage of Garbage: | Minimum setback from a residential zone: 12 m |
| k) Occupant Parking: | 1.15 spaces per unit |
| l) Visitor Parking: | 0.15 spaces per unit |
| m) Designated accessible parking pathway width: | 1.5m |
| n) Driveway and parking spaces from an R1, R2, R3 Zone: | |
| i) Rear Yard: | 2.6 m |
| ii) East Side Yard: | 3 m |

- o) Driveways and parking lots shall be setback 1.8m from a wall of a building containing windows of habitable rooms

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

- 4 a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed;
- 4 b) If one or more appeals are filed pursuant to the provisions of the *Planning Act*, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Land Tribunal this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this 18th day of February 2025.

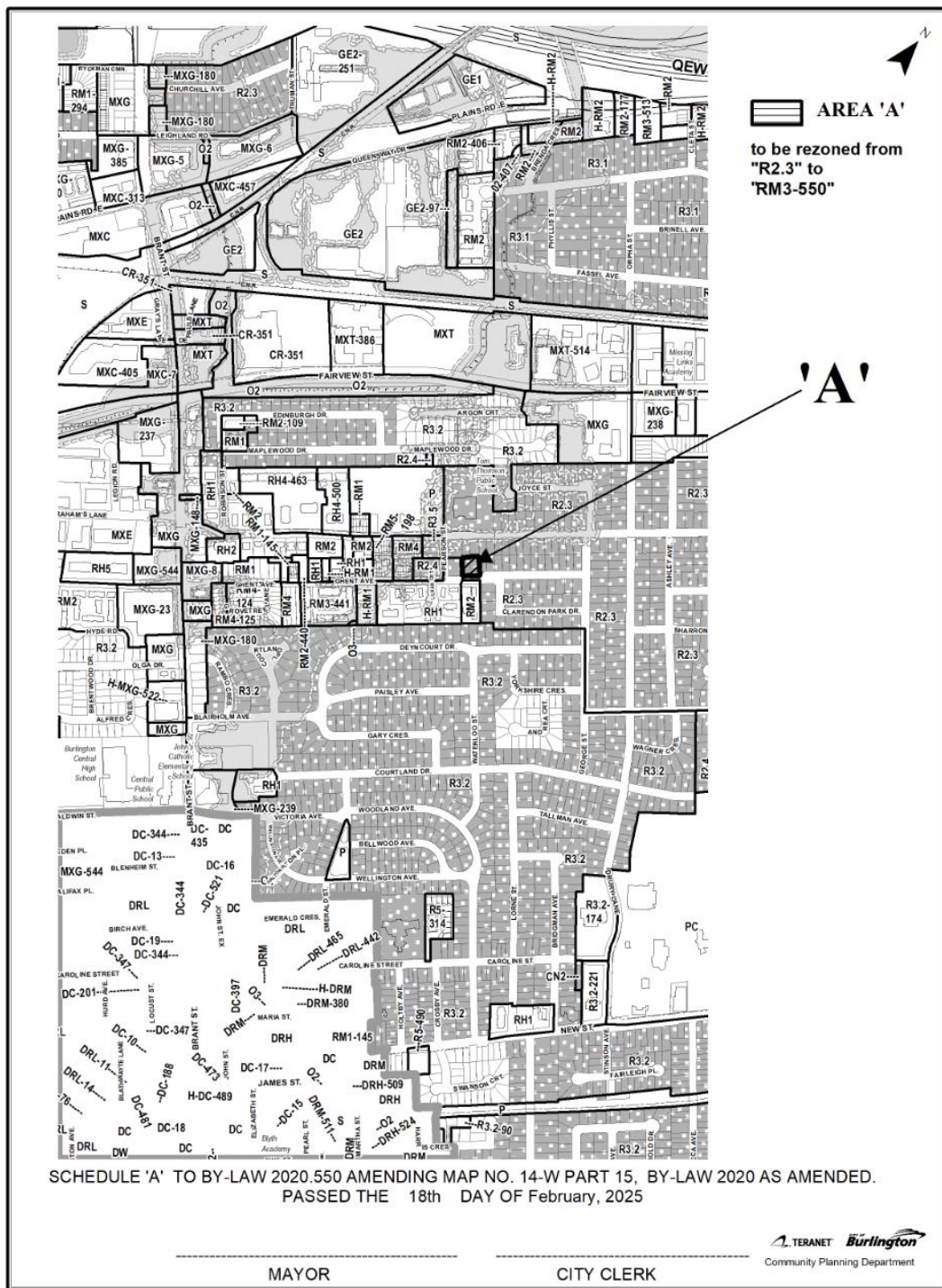
_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.499

By-law 2020.499 rezones lands on 2169-2175 Ghent Avenue, to permit a three storey low-rise apartment building and the associated relief.

For further information regarding By-law 2020.499, please contact Benjamin Kissner of the Burlington Community Planning Department at (905) 335-7600, extension 7913



The Corporation of the City of Burlington

City of Burlington By-law 06-2025

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 that may occur during the 2026-2030 Term of Council

File: 165-01 (LLS-13-25)

Whereas the 2026 municipal election will be held on October 26, 2026, together with an advanced voting period as determined by the City Clerk in accordance with section 43 of the *Municipal Elections Act, 1996*; and

Whereas section 42(1)(a) of the *Municipal Elections Act, 1996*, provides that a municipality may pass a by-law to authorize the use of vote-counting equipment, such as optical scan vote tabulators for the purposes of casting ballots and counting votes at municipal elections; and

Whereas section 42(1)(b) of the *Municipal Elections Act, 1996*, provides that a municipality may pass a by-law to authorize the use of alternative voting methods, such as internet voting, that does not require electors to attend at a voting place in order to vote; and

Whereas section 42 (5) of the *Municipal Elections Act, 1996*, provides when a by-law authorizing the use of an alternative voting method is in effect, sections 43 and 44 apply only if the by-law so specifies; and

Whereas in preparation for any by-elections that may occur during the 2026-2030 term of council, it is prudent to include those approvals in this by-law;

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

1. That optical scan vote tabulators be authorized to count the ballots cast in the 2026 municipal election, and any by-elections that may occur during the 2026-2030 term of council, for advanced voting and on voting day.
2. That internet voting be authorized as an alternative voting method to cast ballots in the 2026 municipal election, and any by-elections that may occur during the 2026-2030 term of council, for advance voting only.
3. That in accordance with section 43(2) of the *Municipal Elections Act, 1996*, the City Clerk shall determine the dates, times, and locations at which the advance vote is held.
4. That proxy voting be authorized at a physical voting place only and shall not apply to internet voting authorized under section 2, and that the City Clerk shall establish criteria for voting proxies in accordance with section 44 of the *Municipal Elections Act, 1996*.

5. That this By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 18th day of February, 2025

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

The Corporation of the City of Burlington

City of Burlington By-law 07-2025

A by-law to adopt Official Plan Amendment No. 157 to redesignate lands at 2169-2175 Ghent Avenue to “Residential – Medium Density” to permit a three storey low rise development proposal.
File: 505-07/24 (DGM-15-25)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved recommendation DGM-15-25 at its meetings held on February 18, 2025.

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

1. That Amendment No.157 to the Official Plan (1994) of the Burlington Planning Area, as amended, consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this 18th day of February, 2025

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

AMENDMENT NO. 157 TO THE OFFICIAL PLAN OF THE CITY OF BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part “B” of this text, constitute Amendment No. 157 to the Official Plan of the City of Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to redesignate the lands at 2169-2175 Ghent Avenue to “Residential – Medium Density” to permit a three storey low rise development proposal.

2. SITE AND LOCATION

The subject lands are located on the north side of Ghent Avenue. The subject lands are approximately 0.17 hectares in size and have a frontage of approximately 39.75 metres along Ghent Avenue.

3. BASIS FOR THE AMENDMENT

- a) The application proposes land use that is consistent with the Provincial Policy Statement (PPS, 2024). The PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and supports the use of public transit.
- b) Supports the achievement of complete communities by directing intensification to areas in proximity to transit. This development assists the City in achieving its intensification targets and housing supply targets and meet the intent of the Provincial Policy Statement (2024) and the Region of Halton Official Plan.
- c) The proposed development to permit higher density residential development supports the City’s Official Plan objective to encourage residential intensification as a means of increasing the available housing stock in a manner that is compatible with surrounding properties and uses.
- d) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities and so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times, decrease dependence on the car and promote transit and active transportation.
- e) The applicant submitted technical studies that provide adequate and appropriate information to support the development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: For the lands identified as 2169-2175 Ghent Avenue, the designation is proposed to be changed from “Residential – Low Density” to ‘Residential – Medium Density’.

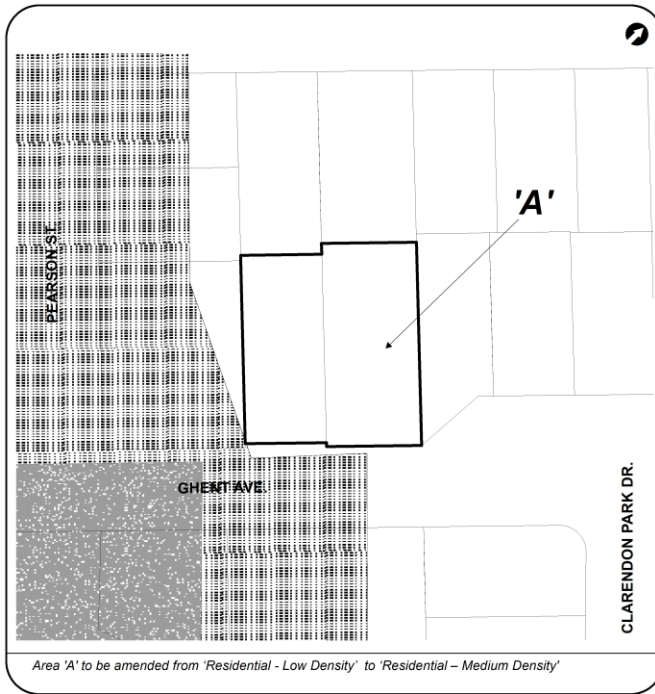
Text Change: None proposed.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the City of Burlington.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI, of the Official Plan of the City of Burlington.





AMENDMENT No. 157 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

Schedule 'B'

File No. 505-07/24

Legend

-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

Date: January 09, 2025
Community Planning Department



The Corporation of the City of Burlington

City of Burlington By-Law 08-2025

A By-law to stop-up and close as public laneway that portion of a
lane legally described as:

LANE ABUTTING LTS 24-29 & 32-37, PL 117; Burlington;
Designated as Part 1, 20R22878 (being Part of PIN 07086-0247 (LT),
in the City of Burlington and to convey the soil and freehold thereof
to the abutting owners of 528 Hager Avenue
File: 575-09-145 (DA-14-24)

Whereas by Section 27 of the *Municipal Act*, S.O. 2001, as amended, the
Council of every municipality may pass by-laws in respect of a highway over
which it has jurisdiction; and

Whereas notice of Council's intention to enact this By-law was given in
accordance with the City's corporate policy provisions, and section 238 of the
Municipal Act, S.O. 2001, as amended;

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

That the portion of the lane abutting LTS 24-29 & 32-37, PL 117; Burlington;
designated as part 1, 20R22878 (being Part of PIN 07086-0247 (LT) in the City
of Burlington, Regional Municipality of Halton, is hereby stopped up and closed;
and

That the soil and freehold of such stopped up and closed public lane be
conveyed to the owners of the abutting land, 528 Hager Avenue for fair market
value, subject to such easements as may be required by utility providers for the
protection of existing utilities.

The Corporation of the City of Burlington

City of Burlington By-Law 08-2025

Page 2

That the City Solicitor be directed to take all necessary steps to complete the transaction, including the transfer of any easements required to protect existing utilities, and the Mayor and Clerk be authorized to execute any documents in connection therewith.

That in accordance with Section 34(1) of the *Municipal Act*, S.O. 2001, as amended, this By-law shall take effect on the date of its registration in the Land Titles Office for the Registry Division of Halton (No. 20).

Enacted and passed this 18th day of February, 2025

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

The Corporation of the City of Burlington

City of Burlington By-law 2020.496

A by-law to amend Zoning By-law 2020 for lands located at 2368
Woodward Avenue as it relates to the removal of a Holding ('H') Symbol
File: 521-06/24

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; and,

Whereas Section 36 of the Planning Act, R.S.O. 1990, 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. Zoning Map No. 14 of Part 15 to Zoning By-law 2020, as amended, is hereby amended as shown on Schedule 'A' attached to this By-law.
2. The lands shown as 'Subject Property' on Schedule 'A' attached hereto are hereby rezoned from H-RM2 Zone to RM2 Zone.

Enacted and passed this 18th day of February, 2025

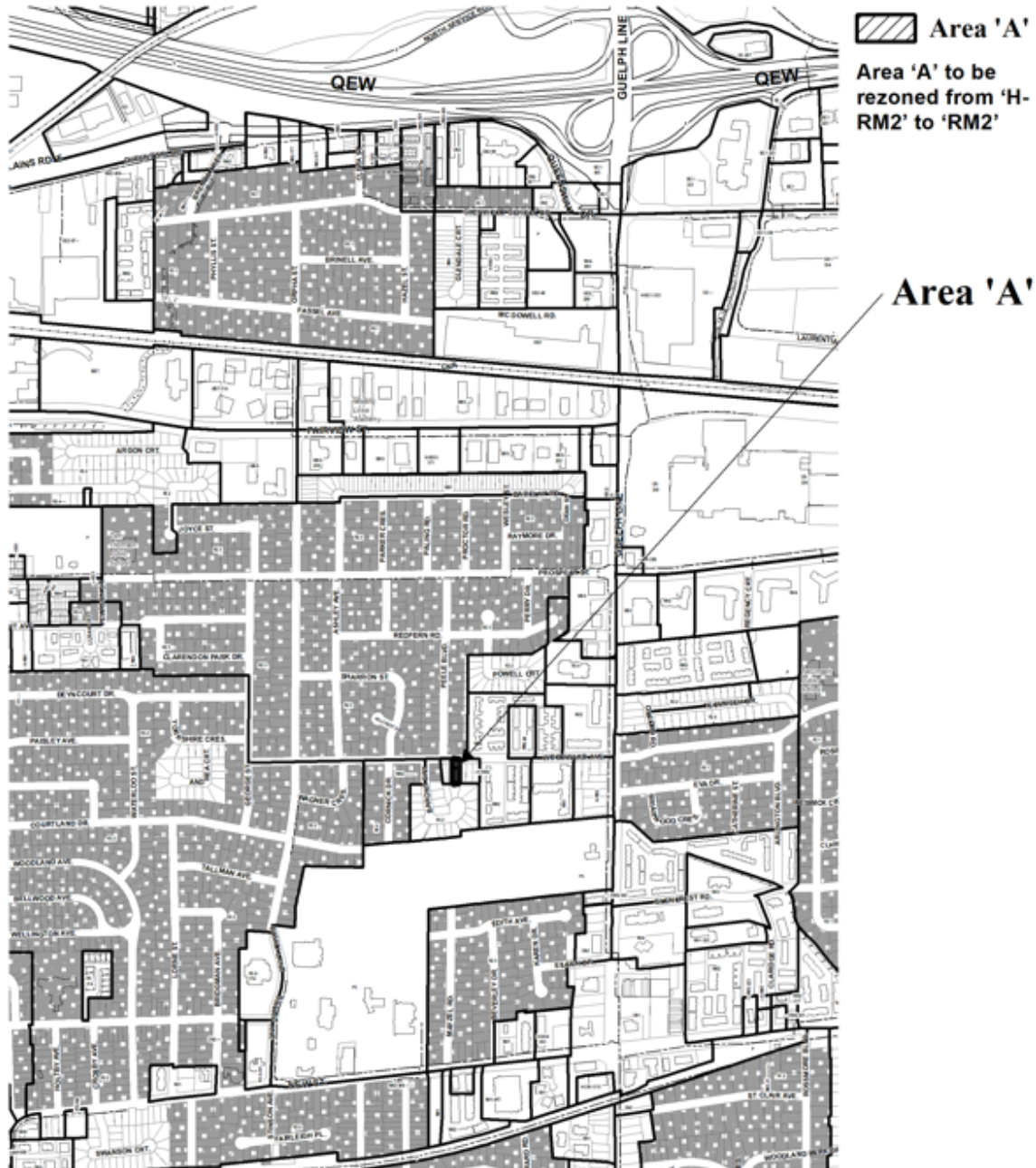
Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

EXPLANATION AND PURPOSE AND EFFECT OF BY-LAW 2020.496

By-law No. 2020.496 amends Zoning By-law 2020 for the property located at 2368 Woodward Avenue by removing the Holding ('H') Symbol prefix to permit the underlying Residential – Medium Density ('H-RM2') Zone category to take effect. The applicant intends to develop a detached dwelling on the property.

SCHEDULE "A"



SCHEDULE 'A' TO BY-LAW 2020.496 AMENDING MAP NO. 14E PART 15, BY-LAW 2020 AS AMENDED.
PASSED THE 18th DAY OF FEBRUARY, 2025

MAYOR

CITY CLERK

TERANET **Burlington**
Community Planning Department

The Corporation of the City of Burlington

City of Burlington By-law 2020.499

A By-law to amend By-law 2020, as amended; 2169-2175 Ghent Ave.
File No.: 520-14/24, DGM-15-2025

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 Recommendation DGM-15-2025 on February 18, 2025, to amend the City's existing Zoning By-law 2020, as amended, to permit a three storey low rise development proposal.

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

1. Zoning Maps Numbered 14-W & 14E of PART 15 to By-law 2020, as amended, are hereby amended as shown on Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from R2.3 to RM3-550.
3. PART 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding Exception 550 as follows:

| Exception 550 | Zone RM3 | Map 14W & 14E | Amendment 2020.499 | Enacted Feb 18/25 |
|--|-------------|------------------|-----------------------|----------------------|
| 1. Regulations for an Apartment Building: | | | | |
| a) Lot Area: 0.17 ha | | | | |
| b) Yards: | | | | |
| i) Front Yard: 4.5 m, 2.5 m to porch, 2.9 m to balcony | | | | |
| ii) Southwest Side Yard: 2 m, roof overhang shall encroach to a maximum of 1 m | | | | |
| iii) East Side Yard: 3.0m, transformer and enclosure permitted to encroach | | | | |
| ii) Rear Yard abutting R1, R2, R3 Zone: 10 m | | | | |

- c) Density: 60 units/ha min.
72 units/ha max.
- d) Amenity Area: 25 m² for each unit
- e) Privacy Area: 4.8 m² per unit, privacy screens not required
- f) Landscape Area abutting a street:
 - i) Between a street and a building: 4.5 m, sidewalk, porch and balconies shall encroach
 - ii) Between a street and a transformer and parking spaces: 0.5 m
- g) Landscape Buffer abutting an R1, R2, R3 zones:
 - i) East side yard: 3.0 m, the bicycle parking area is permitted to encroach and be located in the required landscape buffer
 - ii) Rear yard abutting parking area: 2.6 m
 - iii) Rear yard between a building: none required
- j) Accessory Structure:
 - i) Rear Yard: 0.6 m
 - ii) Maximum Height: 3.7 m
 - iii) Maximum size: 30 m²
- i) Building or Structure for the Storage of Garbage: Minimum setback from a residential zone: 12 m
- k) Occupant Parking: 1.15 spaces per unit
- l) Visitor Parking: 0.15 spaces per unit
- m) Designated accessible parking pathway width: 1.5m
- n) Driveway and parking spaces from an R1, R2, R3 Zone:
 - i) Rear Yard: 2.6 m
 - ii) East Side Yard: 3 m
- o) Driveways and parking lots shall be setback 1.8m from a wall of a building containing windows of habitable rooms

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

- 4 a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed;
- 4 b) If one or more appeals are filed pursuant to the provisions of the *Planning Act*, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Land Tribunal this By-law shall be deemed to have come into force on the day it was passed.

Enacted and passed this 18th day of February, 2025

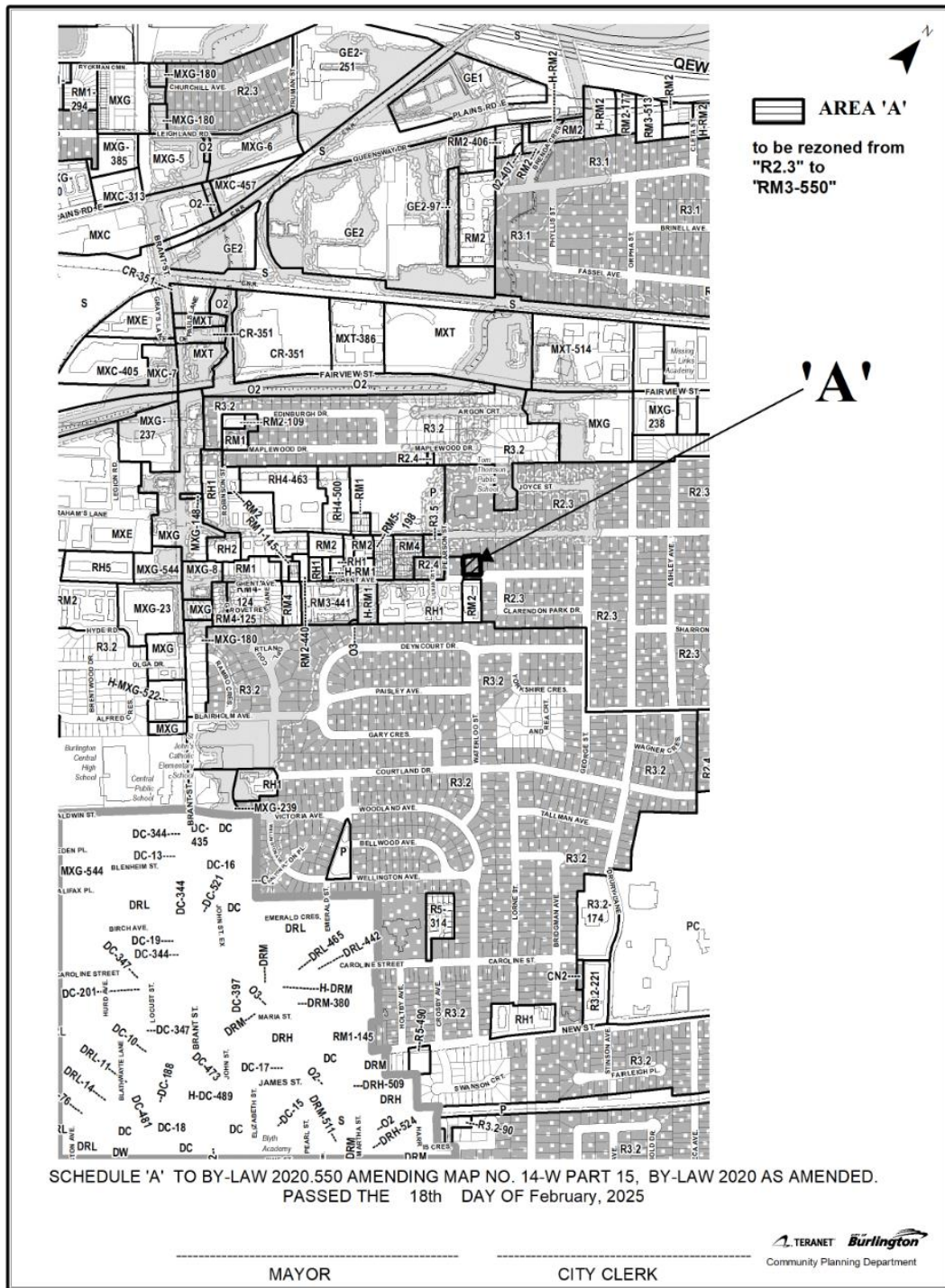
Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.499

By-law 2020.499 rezones lands on 2169-2175 Ghent Avenue, to permit a three storey low-rise apartment building and the associated relief.

For further information regarding By-law 2020.499, please contact Benjamin Kissner of the Burlington Community Planning Department at (905) 335-7600, extension 7913



The Corporation of the City of Burlington

City of Burlington By-law 09-2025

A by-law to confirm the proceedings of the
meeting of Council of the Corporation of the
City of Burlington held on Tuesday, February 18, 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.

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 18th day of February, 2025.

Mayor Marianne Meed Ward _____

City Clerk Samantha Yew _____