



Regular Council

Minutes

Date: November 18, 2025
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

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

Staff Present: Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor
Curt Benson, Chief Administrative Officer
Craig Millar, Chief Financial Officer
Scott Hamilton, Commissioner Public Works
Sue Evfremidis, Chief Human Resources Officer
Craig Kummer, Director, Transportation Services
Nick Anastasopoulos, Director, Building Services and Chief Building Official
Catherine Baldelli, Director, Transit
David Thompson, Specialist, Digital Communications
Richard Bellemare, Specialist, Digital Communications
Debbie Hordyk, Administrative Assistant to the City Clerk
Lisa Palermo, Manager, Committee Services/Deputy Clerk

1. **Call to Order**
2. **Land Acknowledgement**
3. **National Anthem**
4. **Roll Call**

5. Approval of the Agenda

Moved by: Councillor Bentivegna
Seconded by: Councillor Sharman

Approve the November 18, 2025 Council agenda as presented.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

6. Declarations of Interest

None

7. Proclamations

7.1 I Read Canadian Day November 6, 2025

7.2 Talk To a Stranger Week November 24-30, 2025

7.3 International Day of Persons with Disabilities December 3, 2025

8. Recognition and Achievements

8.1 Citizen Recognitions

9. Presentations

None

10. Motion to approve Council Minutes

Moved by: Councillor Stolte
Seconded by: Councillor Nisan

Confirm the minutes of the following meetings of Council:

CARRIED

10.1 Regular Council meeting of October 14, 2025

10.2 Special meeting of Council October 21, 2025

10.3 Special Council meeting of November 4, 2025

11. Delegations

- 11.1 Ron Laidman Chair, Board of Directors and Anita Cassidy, Executive Director, representing Burlington Economic Development and Tourism spoke regarding Findings from third party review of Burlington Economic Development and Tourism (CAO-06-25)

12. Petitions

None

13. Recommendations from Standing Committees:

- 13.1 Committee of the Whole meeting of November 3 and 4, 2025

Items b, c, d, e, f, g, h, k, l, m and n were voted upon by way of one consent vote.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Sharman

Seconded by: Councillor Bentivegna

Motion to reconsider item I. Heritage Response to Bill 23 - 368 Brant Street Peer Review update (DGM-82-25)

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

OPPOSED: (1): Councillor Stolte

CARRIED (6 to 1)

Heritage Response to Bill 23 - 368 Brant Street Peer Review update (DGM-82-25):

Receive for information the findings of the Peer Review – Cultural Heritage Evaluation Report, 368 Brant Street, Burlington, dated July 21, 2025 (the “Peer Review”), and the Statement of Cultural Heritage Value or Interest for 368 Brant Street, dated September 29, 2025 (the “SCHVI”), prepared by Egis, as detailed in development and growth management report DGM-82-25 and attached as Appendices A and B, respectively; and

That Council issue a notice of intention to designate 368 Brant Street (the “Property”) to be of cultural heritage value or interest under Part IV,

Section 29 of the Ontario Heritage Act in accordance with the staff recommendation in development and growth management reports DGM-10-25 and DGM-82-25.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, and Councillor Stolte

OPPOSED: (2): Councillor Sharman, and Councillor Bentivegna

CARRIED (5 to 2)

- b. Heritage Response to Bill 23 – 513 Locust St. Peer Review update (DGM-86-25) (GM)

Receive for information the findings of the Peer Review – Cultural Heritage Evaluation Report, 513 Locust Street, Burlington, dated July 21, 2025 (the “Peer Review”), prepared by Egis, as detailed in development and growth management report DGM-86-25 and attached as Appendix A; and

That Council not issue a notice of intention to designate 513 Locust Street (the “Property”) to be of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act* in accordance with the staff recommendation in development and growth management reports DGM-10-25 and DGM-86-25.

- c. Heritage Response to Bill 23 – 367 Torrance St. Peer Review update (DGM-87-25) (GM)

Receive for information the findings of the Peer Review – Cultural Heritage Evaluation Report, 367 Torrance Street, Burlington, dated July 21, 2025 (the “Peer Review”), prepared by Egis, as detailed in development and growth management report DGM-87-25 and attached as Appendix A; and

That Council not issue a notice of intention to designate 367 Torrance Street (the “Property”) to be of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act* in accordance with the staff recommendation in development and growth management reports DGM-10-25 and DGM-87-25.

- d. Evolving the targeted realignment work plan (DGM-63-25) (GM)

Endorse the general approach for evolving the former targeted realignment work as set out in development and growth management report DGM-63-25.

- e. Naming of new recreational trail - Tyendinaga Trail (PWS-40-25) (PW)

Approve "Tyendinaga Trail " as the official name for the new recreational trail scheduled for development this fall as outlined in public works report PWS-40-24.
- f. 2026 budget overview (FIN-42-25)

Receive the 2026 proposed budget book; and

Direct staff to present the recommendations contained in Appendix A of finance department report FIN-42-25 to the Budget Committee meetings of November 24 and 25, 2025 for review and approval, taking into consideration committee amendments; and

That pursuant to Ontario Regulation 284/09, finance department report FIN-42-25 serve as the method for communicating the exclusion of the following estimated expenses from the 2026 budget:

 - a) Amortization expense - \$47 million; and
 - b) Post-employment benefit expenses - \$1.7 million
- g. 2026 rates and fees (FIN-33-25)

Approve the 2026 rates and fees as outlined in finance department report FIN-33-25, effective January 1, 2026 or such other date as is indicated; and

Enact a by-law, substantially in the form attached as Appendix A to finance department report FIN-33-25, satisfactory to the Commissioner, Legal and Legislative Services/City Solicitor; and

Refer the discussion of increases to transit fees to the Budget Committee meeting of November 24, 2025.
- h. 2026 Council and committee meeting calendar (LLS-51-25)

Approve the 2026 calendar of meetings for Council and standing committees attached as Appendix A to legislative services report LLS-51-25; and

Move the Civic Recognition event from May 26, 2026 to April 28, 2026.
- k. MTSA Official Plan Amendment No. 2 Notice of Decision (DGM-99-25)

Receive for information development and growth management report DGM-99-25 regarding MTSA Official Plan Amendment No. 2 Notice of Decision.

- I. Heritage Response to Bill 23 - 368 Brant Street Peer Review update (DGM-82-25)

Receive for information the findings of the Peer Review – Cultural Heritage Evaluation Report, 368 Brant Street, Burlington, dated July 21, 2025 (the “Peer Review”), and the Statement of Cultural Heritage Value or Interest for 368 *Brant Street*, dated September 29, 2025 (the “SCHVI”), prepared by Egis, as detailed in development and growth management report DGM-82-25 and attached as Appendices A and B, respectively; and

That Council issue a notice of intention to designate 368 Brant Street (the “Property”) to be of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act* in accordance with the staff recommendation in development and growth management reports DGM-10-25 and DGM-82-25.

- m. Confidential legal update on a litigation matter regarding Nelson Aggregates (LLS-48-25)

Instruct the Commissioner of Legal and Legislative Services, or his designate, to proceed in accordance with the instructions sought in confidential legal report LLS-48-25.

- n. Confidential legal update on a litigation matter regarding Burlington New Official Plan (LLS-49-25)

Instruct the Commissioner of Legal and Legislative Services, or his designate, to proceed in accordance with the instructions sought in confidential legal report LLS-49-25.

- a. Heritage Response to Bill 23 – 458 Elizabeth St. Peer Review update (DGM-85-25) (GM)

Receive for information the findings of the Peer Review – Cultural Heritage Evaluation Report, 458 Elizabeth Street, Burlington, dated July 21, 2025 (the “Peer Review”), prepared by Egis, as detailed in development and growth management report DGM-85-25 and attached as Appendix A; and

That Council not issue a notice of intention to designate 458 Elizabeth Street (the “Property”) to be of cultural heritage value or

interest under Part IV, Section 29 of the *Ontario Heritage Act* in accordance with the staff recommendation in development and growth management reports DGM-10-25 and DGM-85-25.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- i. Motion memorandum regarding audit of space allocation for competitive swimming (COW-15-25)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Refer the motion memorandum regarding an audit of the allocation process of pool time for competitive swimming programs **to the Regular Audit Committee meeting on December 3, 2025.**

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Change the referral date to the Regular Audit Committee meeting on December 3, 2025.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- j. Motion memorandum regarding Burlington Community Foundation presentation on Burlington's 2025 Vital Signs Report (COW-16-25)

Receive for information a presentation from Megan Tregunno, CEO of Burlington Community Foundation, regarding the Burlington Community Foundations 2025 Vital Signs Report.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- o. Confidential staff update on Provincial Facilitation regarding Millcroft Golf Course (DGM-100-25)

Moved by: Councillor Sharman

Seconded by: Councillor Stolte

That Council proceed into closed session at 10:36 a.m. regarding item o. Confidential staff update on Provincial Facilitation regarding Millcroft Golf Course (DGM-100-25) 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

Pursuant to Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Instruct the Chief Administrative Officer to proceed in accordance with the instructions provided in closed session.

- p. Confidential human resources report regarding a personnel matter (HRS-08-25)

This item was voted on at the November 4, 2025 Special Council meeting.

- q. Confidential human resources report regarding a personnel matter (HRS-10-25)

This item was voted on at the November 4, 2025 Special Council meeting.

13.2 Special Committee of the Whole meeting of November 10, 2025

- a. Findings from third party review of Burlington Economic Development and Tourism (CAO-06-25)

The main motion as amended was taken in separate votes.

Direct staff to report back by April 2026 on two options for Council's consideration:

1. fully detailed options for integrating economic development and tourism functions within the municipal organizational structure; and

IN FAVOUR: (5): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Stolte, and Councillor Bentivegna

OPPOSED: (2): Councillor Nisan, and Councillor Sharman

CARRIED (5 to 2)

2. provide a draft Service Agreement that retains an independent entity while permitting a collaborative decision-making relationship with Council; and

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

3. Staff be directed to report back in January 2026 with a progress update of an MOU with the Burlington Economic Development Corporation, that also includes:

a. An agreed statement of facts and clarifications between city staff and BEDT; and

4. That the MOU, agreed statement of facts and timeline referenced above be shared with Council prior to concluding the detailed April 2026 analysis.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Amendment

Moved by: Councillor Kearns

Seconded by: Councillor Sharman

- 3. Staff be directed to report back in January 2026 with a progress update of an MOU with the Burlington Economic Development Corporation, that also includes:**
- a. An agreed statement of facts and clarifications between city staff and BEDT; and**

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Amendment

Moved by: Councillor Kearns

Seconded by: Councillor Sharman

- b. An expedited timeline toward a renewed service agreement between the City and BEDT.**

IN FAVOUR: (3): Councillor Kearns, Councillor Nisan, and Councillor Sharman

OPPOSED: (4): Mayor Meed Ward, Councillor Galbraith, Councillor Stolte, and Councillor Bentivegna

LOST (3 to 4)

Amendment:

Moved by: Councillor Kearns

Seconded by: Councillor Sharman

- 4. That the MOU, agreed statement of facts and timeline referenced above be shared with Council prior to concluding the detailed April 2026 analysis.**

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Note: This item was withdrawn by the mover.

Moved by: Councillor Kearns

Seconded by: Councillor Sharman

1. Staff be directed to report back in January 2026 with:
 - a. An agreed statement of factual corrections and clarifications addressing errors and omissions identified in CAO-06-25;
 - and b. A proposed accelerated process and timeline toward a renewed service agreement between the City and BEDT, jointly developed, that outlines roles, expectations, and how underlying issues will be addressed.
2. That the agreed factual baseline and the agreed process toward a renewed service agreement be endorsed by Council prior to the commencement of the detailed April 2026 analysis.
3. That the April 2026 report-back rely only on the corrected factual baseline and clearly distinguish factual findings from areas of interpretation or professional opinion.

13.3 Pipeline to Permit Committee meeting of November 13, 2025

Items a and b were voted upon by way of one consent vote.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- a. Deferred development charges to occupancy (DGM-101-25)

Receive for information development and growth management report DGM-101-25 regarding deferred development charges to occupancy.

CARRIED

- b. Staff presentation regarding planning and building in the digital future: AI and data-driven innovation (PP-16-25)

Receive for information staff presentation regarding planning and building in the digital future: AI and data-driven innovation. (PP-16-25)

CARRIED

13.4 Budget Committee meeting of November 13, 2025

a. Divisional Budget Presentations (BUD-01-25)

Receive and file Divisional Budget Presentations (BUD-01-25)

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

14. Motion to Approve Standing Committee Minutes

Moved by: Councillor Kearns

Seconded by: Councillor Galbraith

Approve the following minutes:

CARRIED

14.1 Council Workshop meeting minutes of October 9, 2025

14.2 Committee of the Whole meeting minutes of November 3 and 4, 2025

14.3 Special Committee of the Whole meeting minutes of November 10, 2025

14.4 Pipeline to Permit Committee meeting minutes of November 13, 2025

14.5 Budget Committee meeting minutes of November 13, 2025

15. Urgent Business

None

16. Confidential Items and Closed Meeting

16.1 Motion to confirm Confidential minutes

Moved by: Councillor Stolte

Seconded by: Councillor Nisan

Confirm the confidential minutes of the following closed meetings:

CARRIED

- a. Confidential closed Special Council meeting minutes of October 14, 2025
- b. Confidential closed Committee of the Whole meeting minutes of November 3 and 4, 2025

17. Rise and Report

None

18. Motions of Members

- 18.1 Motion memorandum regarding the Burlington Christmas Market (ADM-12-25)

Moved by: Councillor Kearns
Seconded by: Councillor Nisan

Declare the Burlington Christmas Market at 519 John St. and 2030 Caroline St. in the City of Burlington an event of municipal significance for liquor licensing purposes.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

19. Council Information Package

- 19.1 Council Information Package October 17, 2025
- 19.2 Council Information Package October 24, 2025
- 19.3 Council Information Package October 31, 2025
- 19.4 Council Information Package November 7, 2025
- 19.5 Council Information Package November 14, 2025

20. Motion to Receive and File Information Items

Moved by: Councillor Kearns
Seconded by: Councillor Galbraith

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

CARRIED

- 20.1 Staff memo providing supplemental information regarding 2026 Rates and Fees (FIN-33-25)
- 20.2 Staff memo providing supplemental information regarding Burlington Community Foundation presentation on Burlington's 2025 Vital Signs Report (COW-16-25)
- 20.3 Delegation material from Ron Laidman representing Burlington Economic Development and Tourism regarding Findings from third party review of Burlington Economic Development and Tourism (CAO-06-25)
- 20.4 Delegation material from Anita Cassidy representing Burlington Economic Development and Tourism regarding Findings from third party review of Burlington Economic Development and Tourism (CAO-06-25)

21. Notice of Motion

None

22. Motion to Approve By-Laws

Moved by: Councillor Nisan

Seconded by: Councillor Stolte

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

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

22.1 88-2025: A by-law to appoint a City Clerk

22.2 89-2025: A by-law to appoint a Fire Chief

23. Confirmatory By-law

Moved by: Councillor Bentivegna

Seconded by: Councillor Sharman

Enact and pass By-law Number 90-2025 being a by-law to confirm the proceedings of Council at its meeting held November 18, 2025 being read a first, second and third time.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

24. Statements by Members and Staff

25. Motion to Adjourn

Moved by: Councillor Stolte

Seconded by: Councillor Nisan

10:36 a.m. (closed session), 10:36 a.m. (recess), 10:45 a.m. (reconvene), 11:06 a.m. (open session), 11:39 a.m. (recess), 11:48 a.m. (reconvene)

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

12:53 p.m.

CARRIED

Lisa Palermo

Deputy City Clerk

Marianne Meed Ward

Mayor