



Special Council

Minutes

Date: January 6, 2026
Time: 9:30 a.m.
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: Curt Benson, Chief Administrative Officer
Blake Hurley, Commissioner, Legal and Legislative Services/City
Solicitor
Jacqueline Johnson, Commissioner, Community Services
Scott Hamilton, Commissioner Public Works
Craig Millar, Chief Financial Officer
Stephen Robichaud, Commissioner, Development and Growth
Management
Jamie Tellier, Director, Community Planning
Craig Kummer, Director, Transportation Services
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 Special Council agenda for Tuesday, January 6, 2026.

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. Presentations

None

8. Delegations

9. Items to be considered at the Special Meeting of Council

9.1 Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)

At its special meeting, the Council of the Corporation of the City of Burlington, in accordance with the Planning Act, held Public Meeting No. 01-26 on January 6, 2026, regarding Official Plan and Zoning By-law Amendment applications for 2076 Old Lakeshore Rd. Having considered the oral and written comments received from staff and the public, Council approved development and growth report DGM-06-26.

Moved by: Councillor Nisan
Seconded by: Councillor Stolte

Waive section 46.8 of Procedure By-law 59-2024 to extend delegate's speaking time to 10 minutes.

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 Galbraith
Seconded by: Councillor Kearns

Approve the applications for Official Plan and Zoning By-law Amendments, submitted by Bousfields Inc. on behalf of Acamar Dwelling Corporation proposing a 23-storey (25 storey includes mezzanine and mechanical penthouse) mixed use building at 2076 Old Lakeshore Road; and

Approve Official Plan Amendment No. 159 to the City of Burlington Official Plan 1997, as provided in Appendix D of development and growth management report DGM-06-26, to amend the designation for the lands located at 2076 Old Lakeshore Road to a site specific Downtown Mixed-Use Centre – Old Lakeshore Road Mixed Use Precinct"; and

Deem that the Official Plan Amendment No. 159 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 159 as contained in Appendix D to development and growth management report DGM-06-26 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 Zoning By-law 2020.514, **as amended** attached as Appendix E to development and growth management report DGM-06-26, to amend the Downtown Old Lakeshore Road "DL-C" zone for the lands at 2076 Old Lakeshore Road to "DL-A.567"; and

Deem that Zoning By-law 2020.514 will conform to the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No. 159 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 159 is adopted; and

Undelegate approval to lift the Holding (H) symbol for 2076 Old Lakeshore Road from the Director of Community Planning to Council; and

Amend Zoning By-law 2020.514, attached as Appendix E to development and growth management report DGM-06-26 to add the following holding zone provision to section 4.

(d) The Owner implements the waterfront trail extension works and dedicates the lands below stable top of bank in an improved

condition, free of charge to the City, as identified in Report DGM-06-26 and shown on Appendix B - Concept Plan to the report, to the satisfaction of the Director of Community Planning.

Notwithstanding subsection (d) above, this Holding Provision does not prevent the issuance of a building permit and/or site alteration by-law permit necessary to authorize the demolition of existing buildings, installation of servicing works, or activities, including the removal of soil, rock or fill, excavation and shoring, necessary to accommodate shoreline protection and waterfront trail extension works.

IN FAVOUR: (5): Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

OPPOSED: (2): Mayor Meed Ward, and Councillor Stolte

CARRIED (5 to 2)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Amend Zoning By-law 2020.514, attached as Appendix E to development and growth management report DGM-06-26 to add the following holding zone provision to section 4.

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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 Galbraith

Undelegate approval to lift the Holding (H) symbol for 2076 Old Lakeshore Road from the Director of Community Planning to Council.

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

CARRIED (7 to 0)

Mayor Meed Ward passed the gavel to Deputy Mayor Sharman.

Moved by: Councillor Stolte
Seconded by: Mayor Meed Ward

Approve the applications for Official Plan and Zoning By-law Amendments, submitted by Bousfields Inc. on behalf of Acamar Dwelling Corporation proposing a **15-storey** (**15** storey includes mezzanine and mechanical penthouse) mixed use building at 2076 Old Lakeshore Road; and

IN FAVOUR: (2): Mayor Meed Ward, and Councillor Stolte

OPPOSED: (5): Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

LOST (2 to 5)

Deputy Mayor Sharman passed the gavel back to Mayor Meed Ward.

- a. Staff Presentation regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)
- b. David Falletta, Bousfields Inc. spoke regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)
- c. Correspondence from Penny Hersh regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)

- d. Correspondence from Brian Dean, Burlington Downtown Business Association regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)
- e. Emma Defields, Senior Environmental Planner, Conservation Halton spoke regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)
- f. Frank Gerencser spoke regarding Statutory Public meeting for Official Plan and Zoning By-law Amendment for 2076 Old Lakeshore Road (DGM-06-26)

10. Confidential Items and Closed Meeting

None

11. Rise and Report

None

12. Motion to Receive and File Information Items

Moved by: Councillor Galbraith

Seconded by: Councillor Kearns

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

CARRIED

12.1 Information items related to Item 9.1 - Statutory Public meeting for Official Plan and Zoning By-law amendment for 2076 Old Lakeshore Road (DGM-06-26)

13. Motion to Approve By-Laws

Moved by: Councillor Nisan

Seconded by: Councillor Sharman

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

IN FAVOUR: (5): Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

OPPOSED: (2): Mayor Meed Ward, and Councillor Stolte

CARRIED (5 to 2)

- 13.1 01-2026: A by-law to adopt Official Plan Amendment No. 159 to permit a 25-storey mixed-use building at 2076 Old Lakeshore.
- 13.2 2020.514: A by-law to amend By-law 2020, as amended for 2076 Old Lakeshore Road to facilitate the development of a 25-storey mixed use building consisting of 154 hotel suites and 50 residential units. AS AMENDED

14. Confirmatory By-Law

Enact and pass By-law Number 02-2026 being a by-law to confirm the proceedings of Special Council at its meeting held January 6, 2026 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)

15. Motion to Adjourn

Moved by: Councillor Bentivegna

Seconded by: Councillor Nisan

10:17 a.m. (recess), 10:27 a.m. (reconvene)

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

12:40 p.m.

CARRIED

Lisa Palermo

Deputy Clerk

Marianne Meed Ward

Mayor