



Pipeline to Permit Committee

Agenda

Date: January 15, 2026
Time: 9:30 a.m.
Location: Council Chambers, City Hall, second floor
Contact: Committee Clerk, jo-anne.rudy@burlington.ca 905-335-7777, x7413

Pages

1. Entrance

1.1 Call to Order

1.2 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.

1.3 Approval of the Agenda

1.4 Declarations of Interest

1.5 Written Delegations

2. Enlightenment

Enlightenment items include presentations and opportunities for education, state of the industry developer updates, and jurisdictional scans.

2.1 Presentations

- a. Monica Carnicelli, Carriage Gate Homes, regarding Hamilton Roxborough Case Study (PP-01-26)

3. N2: News and Numbers

News and Numbers includes Provincial and Federal housing initiatives, staff updates on Council directives and the Pipeline to Permit Report.

3.1 Pipeline to Permit Report

The Pipeline to Permit Self-Serve Dashboard shows the City's progress in hitting building permit and planning approval targets.

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

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

- a. Staff presentation regarding Pipeline to Permit 2025 Year in Review: Tracking the Delivery of Housing (PP-02-26)

3.2 Contextual Updates

4. Enactions

Enaction items make recommendations for next steps and identify actions.

4.1 Next Steps and Action Identification

5. Envisions

Envision items focus on future housing and planning goals and connections to the City's strategic plans and complete communities vision.

6. Enhancements

Enhancement items identify opportunities for policy, process and procedure improvements.

- 6.1 Motion Memorandum regarding "Three Strikes and You're In" model for site plan applications (PP-03-26)

- 6.2 Staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26)

7. Information Items

8. Staff Remarks

9. Committee Remarks

10. Adjournment



Motion Memorandum

SUBJECT: "Three Strikes and You're In" model for site plan applications

To: Pipeline to Permit Committee

From: Jason Sheldon, BILD member representative on Pipeline to Permit Committee, EVP of Land with the Remington Group.

Date to Committee: January 15, 2026

Date to Council: January 27, 2026

Motion for Council to Consider:

Direct the Commissioner of Development & Growth Management to consider the implementation of a "Three Strikes and You're In" model for site plan applications, including staffing resources and budgetary implications, as part of the review of the site plan processes and report back to the Pipeline to Permit Committee in Q1 2026.

Reason:

The "Three Strikes and You're In" model provides a predictable, disciplined, and solution-oriented framework for site-plan review. By limiting applications to three rounds of comments before requiring a face-to-face redline meeting between the City and the applicant, the process reduces limitless back-and-forth and shifts the culture from "review and delay" to "resolve and approve." This model will:

- a. Commit the City to providing up to three sets of comments, if required, on Site Plan Applications; and
- b. Provide the applicant, following the third set of comments, the option to participate in a face-to-face "redline" meeting with City staff to resolve any outstanding issues so that a Site Plan Approval can be issued.

Outcome Sought:

A streamlined and predictable site-plan approval process that reduces delays and avoids repetitive rounds of review. This approach promotes collaboration between staff and applicants, enabling timely resolution of issues and supporting the delivery of new housing. A similar process has been undertaken in the Cities of Vaughan and Mississauga.

Strategic Alignment

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

Approved as per form by the City Clerk