



Committee of the Whole

Minutes

Date: February 9, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

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

Member Regrets: Councillor Lisa Kearns

Staff Present: Jacqueline Johnson, Commissioner, Community Services
(Acting CAO)
Blake Hurley, Commissioner, Legal and Legislative Services/City
Solicitor
Scott Hamilton, Commissioner, Public Works
Craig Millar, Chief Financial Officer
Stephen Robichaud, Commissioner, Development and Growth
Management
Sue Evfremidis, Chief Human Resources Officer
Emilie Cote, Director, Recreation Community and Culture
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 Stolte

Approve the agenda as presented.

CARRIED

Moved by Mayor Meed Ward

Motion to change the order of the agenda to discuss Item 12.3 after Item 8.4, in accordance with Procedure By-law 59-2024, Section 33.5.

CARRIED

4. Declarations of Interest

Councillor Galbraith declared an interest with item 9.4 Confidential real estate matter (LLS-05-26) as he owns property in close proximity to the land being discussed.

5. Presentations

None

6. Delegations

6.1 Mike Collins-Williams, West End Home Builders Association (WE HBA), spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.2 Travis Nolan, National Homes Inc., spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.3 Victoria Mortelliti, Building Industry and Land Development Association (BILD), spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.4 Carmina Tupe, Trinity Point Developments, spoke regarding options for the temporary elimination of Development Charges (DGM-03-26)

6.5 Adam Vickers, MRG Live, spoke regarding 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26)

6.6 Amy Schnurr, BurlingtonGreen Environmental Association, spoke regarding Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26)

- 6.7 Jesse Elders, Bay Area Climate Change Council, spoke regarding Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26)
- 6.8 Jim Thomson spoke regarding motion memorandum pertaining to amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

7. Consent Items

- 7.1 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (CCS)

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

- 7.2 2026 Halton Court Services business plan and budget (LLS-06-26) (CCS)

Moved by Mayor Meed Ward

Approve the 2026 Halton Court Services (HCS) budget attached as Appendix A to legal services report LLS-06-26.

CARRIED

- 7.3 Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

Note: this item was moved to Public Works Regular Items

- 7.4 Reserve fund request to strengthen municipal resilience (PWS-02-26) (PW)

Moved by Mayor Meed Ward

Authorize the Chief Financial Officer to transfer \$75,000 from the Tax Rate Stabilization reserve fund to strengthen municipal resilience through supporting the Emergency and Continuity Program as outlined in public works report PWS-02-26.

CARRIED

- 7.5 Heritage Conservation Agreement for 461 Elizabeth Street (Knox Presbyterian Church) (DGM-09-26) (GM)

Moved by Mayor Meed Ward

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program application No. 501-06-7-01/25 (the “Application”) for 461 Elizabeth Street (Knox Presbyterian Church), as outlined in development and growth management report DGM-09-26.

CARRIED

- 7.6 Heritage Conservation Agreement for 2411 Lakeshore Road (DGM-10-26) (GM)

Moved by Mayor Meed Ward

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program Application No. 501-06-7-02/25 (the “Application”) for 2411 Lakeshore Road, as outlined in development and growth management report DGM-10-26.

CARRIED

8. Community and Corporate Services

Note: [view February 10, 2026 video](#) for discussion of Item 8.4

- 8.1 Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)

Moved by Councillor Stolte

Enact a by-law to amend Procedure By-law No. 59-2024, substantially attached as Appendix A to legislative services report LLS-07-26.

CARRIED

- 8.2 Recreation Fee Assistance Program improvements 2025 (CSS-02-26)

Moved by Mayor Meed Ward

Receive for information community services memo CSS-02-26 regarding Recreation Fee Assistance Program improvements 2025.

CARRIED

- 8.3 Motion Memorandum regarding City of Burlington leaving X social media (COW-05-26) (SD)

Moved by Councillor Nisan

Direct the Director of Corporate Communications and Engagement to report back in Q4 2026 to the Committee of the Whole on best use of social media platforms and the potential consequences and mitigation strategy of leaving the X social media platform.

CARRIED

- 8.4 Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26) (SD)

Moved by Councillor Sharman

Direct the City Clerk to **review the Staff Council relations policy including consideration of** a section designed to guide the Mayor's decision making when considering the use of Strong Mayor Powers., including that "Strong Mayor Powers directions will only be delivered in writing in accordance with Ontario Regulation 530/22," **and to review the option of stipulating that staff are only to implement directions from the mayor that are delivered in writing in accordance with Ontario Regulation 530/22;** and

Direct the City Clerk, in consultation with the Integrity Commissioner, **to review Council's Code of Good Governance with a view to (a) alignment with the region's code; (b) clarity regarding the ability of member of council make directions to local boards and committees;** and

Direct the CAO to review staff policies to ensure clarity around the roles of staff with respect to local boards and committees; and

Direct the City Clerk to report back to Committee of the Whole by May 11, 2026.

CARRIED

Amendment:

Moved by Councillor Nisan

Replace the following words in the first paragraph 'report back to Council by May 2026 with an updated' and replace with 'review the';

Replace the following words in the first paragraph 'to include' with 'including consideration of';

Add the following to the end of the first paragraph 'and to review the option of stipulating that staff are only to implement directions from the mayor that are delivered in writing in accordance with Ontario Regulation 530/22';

Delete all words in the second paragraph after 'Integrity Commissioner' and replace with 'to review Council's Code of Good Governance with a view to (a) alignment with the region's code; (b) clarity regarding the ability of member of council make directions to local boards and committees;

Add the following third and fourth paragraph:

Direct the CAO to review staff policies to ensure clarity around the roles of staff with respect to local boards and committees; and

Direct the City Clerk to report back to Committee of the Whole by May 11, 2026.

CARRIED

8.5 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (SD)

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

Moved by Mayor Meed Ward

Receive for information community services report CSS-01-26 regarding 2026 Lakeshore Music & Arts Festival – event overview; and

Direct the Director of Recreation Community and Culture to be available to support a community-driven parade at the same time as the Lakeshore Music & Arts Festival in 2026.

CARRIED

Amendment:

Moved by Mayor Meed Ward

Direct the Director of Recreation Community and Culture **to be available to support a community-driven parade at the same time as the** Lakeshore Music & Arts Festival in 2026.

CARRIED

Amendment:

Moved by Councillor Nisan

Replace the words 'to explore opportunities for a parade in conjunction with' with 'to be available to support a community-driven parade at the same time as'.

CARRIED

9. Confidential Items and Closed Meeting

Moved by Mayor Meed Ward

Proceed into closed session on Monday February 9, 2026 at 1:04 p.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board **regarding Item 9.1**; and

Pursuant to Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board **regarding Items 9.3 and 9.4**; and

Pursuant to Section 239(2)(f) advice that is subject to solicitor – client privilege including communications necessary for that purpose **regarding Item 9.5**

CARRIED

9.1 Confidential triannual litigation update report (LLS-01-26)

9.2 Confidential status report on the Contingency Reserve - December 31, 2025 (FIN-02-26)

Moved by Mayor Meed Ward

Receive for information confidential Finance report FIN-02-26 providing an update on the Contingency Reserve - December 31, 2025

CARRIED

9.3 Confidential report regarding Halton District School Board lands (DGM-08-26)

9.4 Confidential real estate matter (LLS-05-26)

9.5 Confidential legal advice regarding Lakeshore Music and Arts Festival (LLS-10-26)

10. Rise and Report

Committee reconvened into open session on February 9, 2026 at 3:07 p.m.

In closed session Committee discussed and provided instructions to staff for the following items:

9.1 Confidential triannual litigation update report (LLS-01-26)

9.3 Confidential report regarding Halton District School Board lands (DGM-08-26)

9.4 Confidential real estate matter (LLS-05-26)

9.5 Confidential legal advice regarding Lakeshore Music and Arts Festival (LLS-10-26)

11. Public Works

Note: [view February 10, 2026 video](#) for discussion of Items 11.1 and 11.2

11.1 E-Scooter Micromobility Pilot Program update (PWS-04-26)

Moved by Councillor Nisan

Receive for information public works memo PWS-04-26 regarding the E-Scooter Micromobility Pilot Program update.

CARRIED

11.2 Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

Note: this item was moved from Consent Items and was discussed before Item 11.1

Moved by Councillor Nisan

Approve the Burlington Climate Action Plan: Taking Action to Reduce Community Greenhouse Gas Emissions contained in Appendix A to public works report PWS-01-26.

CARRIED

12. Growth Management

Note: [view February 10, 2026 video](#) for discussion of Items 12.1 to 12.3

12.1 Final Burlington Avenue and Ontario Street Heritage Conservation District Plan and Guidelines (DGM-04-26)

Moved by Mayor Meed Ward

Approve a by-law, substantially in the form attached as Appendix D to development and growth management report DGM-04-26, to designate the Study Area as a Heritage Conservation District under section 41(1), Part V of the *Ontario Heritage Act*; and

Adopt the Burlington Avenue – Ontario Street Heritage Conservation District Plan dated January 2026 under section 41 and subsection 41.1 (1), Part V of the *Ontario Heritage Act*.

CARRIED

12.2 Heritage response to Bill 23 - Phase II shortlist of designation candidates (DGM-07-26)

Moved by Mayor Meed Ward

Direct the Director of Community Planning to retain a consultant to assess the eligibility of the following properties for potential heritage designation under Part IV of the *Ontario Heritage Act*, consult the Heritage Burlington Advisory Committee, and report back to Council with statements explaining the cultural heritage value or interest of qualifying properties prior to January 1, 2027:

1. 2137 Lakeshore Rd. (The Sewage Pumping Station aka 2137 Junction St.)
2. 1419 Ontario St. (The O'Brien-Connell House)
3. 2464 Dundas St. (St. John's Anglican Church)
4. 1264 Lemonville Rd. (A. Lemon Family Farmhouse)
5. 5534 Guelph Ln. (The Thomas Colling Centennial Farmhouse)
6. 1391 Ontario St. (The New George Allen House)
7. 1454 Birch Ave. (The Edwin Thorpe Retirement House)
8. 566 Locust St. (The Harry Blessinger Retirement House)
9. 2187 Lakeshore Rd. (The Dalton-Bell House)
10. 524 Hager Ave. (The Bamford House).

CARRIED

12.3 Options for the temporary elimination of Development Charges (DGM-03-26) (SD)

Note: this item was discussed after Item 8.4

Moved by Mayor Meed Ward

Direct the Commissioner of Development & Growth Management and Chief Financial Officer to initiate a temporary Development Charge bylaw amendment for a two-year residential Development Charges exemption on all units that pull a building permit and demonstrate active construction within the two-year period, as outlined in Option 1A in development and growth management report DGM-03-26; and

Direct the Head of Corporate Affairs to initiate an advocacy and government relations campaign to advocate that the federal and provincial governments make good on their promise to keep municipalities whole from any DC reductions, to offset any lost DC or other revenues, and further, advocate that the MMAH provide clarity or changes to regulation related to repaying DC grants; and

Direct the Chief Financial Officer to provide an uptake on the program as part of the quarterly financial reporting.

CARRIED

Amendment:

Moved by Councillor Nisan

Add the following at the end of the first paragraph 'conditional on being made whole for the DC reductions by the provincial and/or federal governments'

LOST

Amendment:

Moved by Councillor Nisan

Refer development and growth management report DGM-03-26 back to staff to provide a financing strategy for a 2-year temporary DC elimination, with a report back to the April 13, 2026 COW meeting.

LOST

13. Statutory Public Meetings

Note: [view February 10, 2026 video](#) for discussion of Item 13.1

13.1 New Residential Zoning Bylaw – Final (DGM-05-26)

Moved by Mayor Meed Ward

Approve and enact the new Burlington Residential Zoning By-laws in accordance with Appendices A and B of development and growth management report DGM-05-26; and

Deem that the new Burlington Residential Zoning By-laws will conform to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable; and

State that in accordance with Section 34(17) of the *Planning Act*, City Council has determined that no further public notice is required related to the changes to the proposed Zoning By-laws.

CARRIED

- a. Sandra Longden, Cornerstone Association Realtors, spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)
- b. Steven Barrow, Community Development Halton, spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)
- c. Albert Faccenda, Coral Gables Homes Ltd., spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)
- d. Lloyd Ripani, Coral Gables Homes Ltd., spoke regarding New Residential Zoning Bylaw – Final (DGM-05-26)
- e. Garth Napier and Jill Randall, Burlington Accessibility Advisory Committee, spoke regarding New Residential Zoning Bylaw - Final (DGM-05-26)
- f. Daintry Klein, Millcroft Greenspace Alliance, spoke regarding New Residential Zoning Bylaw - Final (DGM-05-26)
- g. Tyler Ripani, Coral Gables Homes Ltd., spoke regarding New Residential Zoning Bylaw - Final (DGM-05-26)
- h. Delegation material from Steven Barrow, Community Development Halton, regarding New Residential Zoning Bylaw - Final (DGM-05-26)

- i. Delegation material from Garth Napier and Jill Randall, Burlington Accessibility Advisory Committee, regarding New Residential Zoning Bylaw - Final (DGM-05-26)
- j. Delegation material from Albert Faccenda, Coral Gables Homes Ltd., regarding New Residential Zoning Bylaw - Final (DGM-05-26)
- k. Staff presentation regarding New Residential Zoning Bylaw - Final (DGM-05-26)
- l. Correspondence from Kareem Elhelaky regarding New Residential Zoning Bylaw - Final (DGM-05-26)
- m. Additional public comments regarding New Residential Zoning Bylaw - Final (DGM-05-26)

14. Information Items

Moved by Mayor Meed Ward

Receive for information the following 15 items, having been given due consideration by the Committee of the Whole.

CARRIED

- 14.1 Legislative Services forecast for standing committee reports (COW-06-26)
- 14.2 Delegation material from Adam Vickers, MRG Live, regarding 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26)
- 14.3 Correspondence from Anita Cassidy, BEDT, regarding 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (CCS)
- 14.4 Correspondence from Lawson Hunter, regarding Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)
- 14.5 Delegation material from Jim Thomson regarding motion memorandum pertaining to amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)
- 14.6 Staff presentation regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.7 Delegation material from Mike Collins-Williams, West End Home Builders Association (WE HBA), regarding options for the temporary elimination of Development Charges (DGM-03-26)

- 14.8 Delegation material from Victoria Mortelliti, Building Industry and Land Development Association (BILD), regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.9 Correspondence from Terry Caddo, Burlington Chamber of Commerce, regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.10 Correspondence from Vince Molinaro, Molinaro Group, regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.11 Correspondence from Dave Pitblado, Alinea, regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.12 Correspondence from Jason Pantalone, National Homes Inc., regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.13 Correspondence from Sandra Longden, Cornerstone Association of REALTORS, regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.14 Correspondence from Elisha Vankleef, New Horizon Development Group, regarding options for the temporary elimination of Development Charges (DGM-03-26)
- 14.15 Correspondence from Kimberley Harrison-McMillan, BetterLife, regarding options for the temporary elimination of Development Charges (DGM-03-26)

15. Staff Remarks

16. Committee Remarks

17. Adjournment

11:00 a.m. (recessed), 11:10 a.m. (reconvened), 11:55 a.m. (recessed), 1:00 p.m. (reconvened), 1:04 p.m. (closed), 3:07 p.m. (open, recessed), 3:15 p.m. (reconvened), 4:28 p.m. (recessed)

Meeting was reconvened on February 10, 2026 at 9:30 a.m.

11:05 a.m. (recessed), 11:15 a.m. (reconvened), 12:14 p.m. (recessed), 12:16 p.m. (reconvened), 12:45 p.m. (recessed), 1:30 p.m. (reconvened), 2:41 p.m. (recessed), 2:46 p.m. (reconvened)

Note: Councillor Sharman left the meeting at 12:45 p.m. on February 10, 2026

Chair adjourned the meeting at 3:27 p.m.

