



Pipeline to Permit Committee

Minutes

Date: February 12, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Members Present: Mayor Marianne Meed Ward (Co-Chair)
Councillor Shawna Stolte (Co-Chair)
Councillor Kelvin Galbraith
Councillor Paul Sharman
Elisha Vankleef
Jason Sheldon
Kristen DeLong
Jim Dunn
John Doyle
Kellie McCormack
Mike Collins-Williams

Member Regrets: Bianca Steer
Jackie Isada

Staff Present: Jacqueline Johnson, Commissioner, Community Services
(Acting CAO)
Stephen Robichaud, Commissioner, Development and Growth
Management
Craig Millar, Chief Financial Officer
Jo-Anne Rudy, Committee Clerk

1. Entrance

1.1 Call to Order

The Chair called the meeting to order.

1.2 Land Acknowledgement

The Chair read the Land Acknowledgement.

1.3 Approval of the Agenda

Moved by Jim Dunn

Approve the agenda as presented.

CARRIED

1.4 Declarations of Interest

None

1.5 Written Delegations

None

2. Enlightenment

2.1 Presentations

- a. Monica Carnicelli, Carriage Gate Homes, provided a presentation regarding Hamilton Roxborough Case Study (PP-01-26)
- b. Anthony Passarelli, Canada Mortgage and Housing Corporation (CMHC), provided a presentation regarding CMHC housing observations (PP-05-26)

3. N2: News and Numbers

3.1 Pipeline to Permit Report

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

Note: this item was received for information with Item 7

3.2 Contextual Updates

4. Enactions

4.1 Next Steps and Action Identification

None

5. Envisions

5.1 Verbal update regarding options for the temporary elimination of Development Charges (PP-07-26)

Note: this item was received for information with Item 7

6. Enhancements

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

Moved by Mike Collins-Williams

Refer staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

- 6.2 Staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26)

Moved by Mike Collins-Williams

Refer staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

7. Information Items

Moved by Kristen DeLong

Receive and file the following 4 items, having been given due consideration by the Pipeline to Permit Committee.

CARRIED

- 7.1 Presentation from Monica Carnicelli, Carriage Gate Homes, regarding Hamilton Roxborough Case Study (PP-01-26)
- 7.2 Presentation from Anthony Passarelli, Canada Mortgage and Housing Corporation (CMHC), regarding CMHC housing observations (PP-05-26)
- 7.3 Staff presentation regarding Pipeline to Permit 2025 Year in Review: Tracking the Delivery of Housing (PP-02-26)
- 7.4 Verbal update regarding options for the temporary elimination of Development Charges (PP-07-26)

8. Staff Remarks

9. Committee Remarks

10. Adjournment

The Chair adjourned the meeting at 11:30 a.m.