



Committee of the Whole

Minutes

Date: April 13, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

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

Staff Present: Curt Benson, Chief Administrative Officer
Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor
Scott Hamilton, Commissioner, Public Works
Sue Evfremidis, Chief Human Resources Officer
Craig Millar, Chief Financial Officer
Stephen Robichaud, Commissioner, Development and Growth Management
Jamie Tellier, Director, Community Planning
Craig Kummer, Director, Transportation Services
Raewyn Jackson, Director, Transit
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

4. Declarations of Interest

4.1 Councillor Galbraith - Real estate matter Waterdown Road properties leased to Indwell (LLS-17-26)

Owns property in close proximity to the development being discussed, this includes the confidential Appendix A to the report.

5. Presentations

None

6. Delegations

6.1 Rev. Canon Matthew Griffin, Rosemary Armstrong & Wendy Murray, spoke regarding St. Luke's Window to the Lake – implementation and required agreements (CSS-06-26)

6.2 Megan Tregunno, Burlington Community Foundation, spoke regarding real estate matter Waterdown Road properties leased to Indwell (LLS-17-26)

6.3 Leah Logan and Sylvia Harris, Indwell, spoke regarding real estate matter Waterdown Road properties leased to Indwell (LLS-17-26)

6.4 Ron Laidman, Burlington Economic Development and Tourism, spoke regarding Economic Development and Tourism service delivery options (TRN-04-26)

6.5 Terry Caddo, Burlington Chamber of Commerce spoke regarding Economic Development and Tourism service delivery options (TRN-04-26)

6.6 Doug Brown, Burlington for Accessible Sustainable Transit, spoke regarding motion memorandum regarding On-Demand Transit Pilot Project (COW-10-26)

7. Consent Items

7.1 St. Luke's Window to the Lake – implementation and required agreements (CSS-06-26) (CCS)

Moved by Councillor Sharman

Direct the Director of Recreation, Community and Culture, Director of Roads, Parks and Forestry and Director of Engineering Services, in consultation with Legal Services, to negotiate, finalize and execute all agreements required to implement the St. Luke's (Church) Window to the Lake initiative with The Parish Church of St. Luke, for a term of up to 20 years. These agreements shall address matters including, but not limited to, land access, shared use maintenance responsibilities, and construction related to the St. Luke's (Church) Window to the Lake initiative, with content satisfactory to the relevant lead departments and in a form satisfactory to the Commissioner of Legal and Legislative Services/City Solicitor, and to make all necessary arrangements with The Parish Church of St. Luke as outlined in community services report CSS-06-26; and

Direct the Chief Financial Officer to incorporate the on-going operating impacts for maintenance of the new pathway and related elements into the 2027 multi-year budget simulation, to an upset limit of \$30,000.

CARRIED

7.2 2026 Tax Levy By-law (FIN-01-26) (CCS)

Moved by Councillor Sharman

Approve the 2026 Tax Levy By-law for the levying of tax rates, substantially in the form attached as Appendices A and B to finance department report FIN-01-26.

CARRIED

7.3 Financial status report as at December 31, 2025 (FIN-04-26) (CCS)

Moved by Councillor Sharman

Receive for information finance department report FIN-04-26, financial status report as at December 31, 2025.

CARRIED

7.4 Operating budget performance report as at December 31, 2025 and summary of year-end financial position (FIN-09-26) (CCS)

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

- 7.5 Government Relations annual report & funding updates (CAF-03-26) (CCS)

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

- 7.6 Advisory Committee 2025 annual reports and 2026 workplans and budgets (LLS-09-26) (CCS)

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

- 7.7 Significant Tree Maintenance Rebate Program (PWS-11-26) (PW)

Moved by Councillor Sharman

Approve the Significant Tree Maintenance Rebate Program; and

Direct the Chief Financial Officer to allocate funding of \$50,000 from the Tree Establishment & Enhancement Reserve Fund to cover the costs of the 2026 program; and

Approve the amendment to the Tree Establishment & Enhancement Reserve Fund By-law 55-2020, substantially in the form attached as Appendix A to public works report PWS-11-26.

CARRIED

- 7.8 Tender Award – ES-26-05 – Spruce Avenue Area Renewal (PWS-14-26) (PW)

Moved by Councillor Sharman

Award the tender for contract ES-26-05 – Spruce Avenue Area Renewal to King Paving & Construction Ltd., 3385 Harvester Road, Burlington, ON, L7R 3N2, for \$12,189,840.99 including HST as outlined in public works report PWS-14-26; and

Authorize the closure of Spruce Avenue at the Shoreacres Creek Culvert for 10 weeks, from the end of June to early September 2026, subject to the approved construction schedule; and

Authorize the Mayor and City Clerk to sign any required agreements with the bidder named above, subject to the satisfaction of the Commissioner, Legal and Legislative Services; and

Approve the total cost of \$12,057,600 (Net HST) to be charged to Capital Order RD-RC-1968 Spruce Avenue and Goodram Drive Area - Renewal and funded as outlined in the Financial Matters section of the report.

CARRIED

8. Community and Corporate Services

8.1 Community Engagement Charter - relaunch (CAF-01-26)

Moved by Councillor Sharman

Endorse and adopt the updated Community Engagement Charter and Framework as outlined in Appendix A to corporate affairs report CAF-01-26.

CARRIED

8.2 Real estate matter Waterdown Road properties leased to Indwell (LLS-17-26)

Councillor Galbraith declared a conflict on this item. (Owns property in close proximity to the development being discussed, this includes the confidential Appendix A to the report.)

Moved by Councillor Sharman

Authorize the Manager of Realty Services to take all steps necessary to proceed with a long-term land lease of 1022-1030 Waterdown Road, comprising of approximately 2,670 square metres of land, to Indwell Community Homes (“Indwell”), at nominal value and generally in accordance with proposed terms to be negotiated as set out in Confidential Appendix A to legal report LLS-17-26; and

Authorize the Mayor and City Clerk to execute any agreements, leases or other documents in connection with this matter, in a form satisfactory to the Commissioner of Legal and Legislative Services/City Solicitor and with content satisfactory to the Commissioner of Development and Growth Management.

CARRIED

8.3 Council remuneration for 2026–2030 term (HRS-01-26) (SD)

Moved by Councillor Kearns

Approve the Council remuneration for the 2026-2030 term in accordance with column two contained in Appendix C of human resources report HRS-01-26; **and**

Direct the Chief Human Resources Officer to report to the April 21, 2026 Council meeting regarding all Intern Programs from 2018 to 2026 that includes funds, department and number of interns.

CARRIED

Amendment:

Moved by Councillor Kearns

Direct the Chief Human Resources Officer to report to April 21, 2026 Council meeting Council regarding all Intern Programs from 2018 to 2026 that includes funds, department and number of interns.

CARRIED

8.4 Economic Development and Tourism service delivery options (TRN-04-26)

Moved by Councillor Sharman

Direct the Chief Transformation Officer to finalize and execute a service agreement with Burlington Economic Development and Tourism to the satisfaction of the Chief Administrative Officer and the Commissioner of Legal and Legislative Services; and

Direct the Chief Transformation Officer to plan for the development of a Community Economic Development Strategy, including budget considerations for Council deliberation during the 2027 budget process if necessary.

CARRIED

8.5 Motion memorandum regarding eligibility criteria for membership on Standing Committees of Council (COW-08-26) (SD)

Moved by Councillor Kearns

Direct the City Clerk to review eligibility restrictions which may result in a by-law amendment recommendation for membership on any Standing Committee of Council where a member of committee is a registered

lobbyist under the Municipal Act, 2001 and the City of Burlington's Lobbyist Registry By-law 47-2003, and where the subject matter of that lobbying activity materially aligns with the mandate of the committee; and report back with potential amendments by Q3 2026.

CARRIED

8.6 Motion memorandum regarding changes to 2026 calendar of meetings (COW-09-26) (SD)

Moved by Mayor Meed Ward

Direct the City Clerk to amend the 2026 calendar of meetings for Council and standing committees to add a full week between committee and council.

CARRIED

8.7 Motion memorandum regarding On-Demand Transit Pilot Project (COW-10-26) (SD)

Moved by Councillor Sharman

Direct the Director of Transit to explore how on-demand transit could be incorporated into Burlington Transit's fixed route model to improve transit efficiency, increase service utilization, and expand access to residents who currently do not use fixed-route transit services; and

Direct the Director of Transit to develop a proposal for a 24-month +/- pilot project that provides a phased implementation plan for on-demand transit service within Burlington and report back to Council by Q4 2026 with:

- Service design options,
- Financial implications,
- Technology requirements,
- Performance metrics,
- Risk assessment,
- Implementation timeline; and

Direct the Director of Transit to include analysis of how the pilot could:

- Increase vehicle capacity utilization;

- Improve overall community mobility access;
- Increase satisfaction among both existing riders and non-riders;
- Reduce per-trip subsidy over time.

CARRIED

- 8.8 Motion memorandum regarding 2025 Community Survey - further discussion and presentation (COW-11-26) (SD)

Moved by Councillor Kearns

Direct the Head of Corporate Affairs to bring forward the 2025 Community Survey results, including a presentation of the findings from Deloitte to a Committee of the Whole meeting in Q2 2026.

CARRIED

- 8.9 Operating budget performance report as at December 31, 2025 and summary of year-end financial position (FIN-09-26)

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

Moved by Councillor Bentivegna

Receive for information finance department report FIN-09-26 which reports on the 2025 year-end financial position and retained savings disposition; and

Direct the Chief Financial Officer to allocate the 2025 retained savings based on the strategy outlined in finance report FIN-09-26.

CARRIED

- 8.10 Government Relations annual report & funding updates (CAF-03-26)

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

Moved by Councillor Kearns

Receive for information corporate affairs report CAF-03-26, providing an update on the funding, intergovernmental advocacy, monitoring, and reporting work of Government Relations at the City of Burlington.

CARRIED

- 8.11 Advisory Committee 2025 annual reports and 2026 workplans and budgets (LLS-09-26)

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

Moved by Councillor Sharman

Approve the 2026 advisory committee workplans and budget requests attached as Appendix A to legislative services report LLS-09-26; and

Receive for information the 2025 advisory committee annual reports attached as Appendix B to legislative services report LLS-09-26.

CARRIED

9. Confidential Items and Closed Meeting

Moved by Councillor Stolte

Proceed into closed session on Monday April 13, 2026 at 1:04 p.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 238(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on by or to be carried on behalf of the municipality or local board **regarding Item 9.1**; and

Pursuant to Section 239(2)(e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board **regarding Item 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 9.4**.

CARRIED

- 9.1 Confidential Appendix A regarding real estate matter Waterdown Road properties leased to Indwell (LLS-17-26)
- 9.2 Confidential Appendices A and B for Economic Development and Tourism service delivery options (TRN-04-26)
- 9.3 Confidential legal update on litigation matter regarding Burlington New Official Plan (LLS-18-26)

Moved by Councillor Galbraith

Instruct the Commissioner, Legal & Legislative Services and City Solicitor, or his designate, to proceed in accordance with the instructions sought in confidential legal report LLS-18-26.

CARRIED

- 9.4 Confidential legal update on litigation matter regarding 2076 Old Lakeshore Road (LLS-21-26)

10. Rise and Report

Committee reconvened into open session on April 13, 2026 at 1:47 p.m.

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

- 9.4 Confidential legal update on litigation matter regarding 2076 Old Lakeshore Road (LLS-21-26)

In closed session Committee also discussed item:

- 9.1 Confidential Appendix A regarding real estate matter Waterdown Road properties leased to Indwell (LLS-17-26)

11. Public Works

- 11.1 Vision Zero Road Safety Action Plan (PWS-13-26)

Moved by Councillor Sharman

Direct the Director of Transportation Services to initiate the development of a Vision Zero Road Safety Action Plan and approve an upset limit of \$300,000 from the Capital Purposes Reserve Fund as an in-year budget request to retain a qualified consultant through a competitive Request for Proposals (RFP) process to support the development of the plan as outlined in public works report PWS-13-26; and

Direct the Director of Transportation Services to report back to Committee of the Whole with the completed Vision Zero Road Safety Action Plan and implementation recommendations by Q4 of 2027.

CARRIED

12. Growth Management

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

Moved by Councillor Stolte

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. 2464 Dundas St. (St. John's Anglican Church)
3. 1264 Lemonville Rd. (A. Lemon Family Farmhouse)
4. 5534 Guelph Ln. (The Thomas Colling Centennial Farmhouse)
5. 1391 Ontario St. (The New George Allen House)
6. 566 Locust St. (The Harry Blessinger Retirement House)
7. 2187 Lakeshore Rd. (The Dalton-Bell House)
8. 524 Hager Ave. (The Bamford House).

CARRIED

Moved by Councillor Stolte

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. 1419 Ontario St. (The O'Brien-Connell House)
2. 1454 Birch Ave. (The Edwin Thorpe Retirement House)

CARRIED

12.2 Provincial Land and Development Facilitator request for 1200 King Road (DGM-31-26)

Moved by Councillor Galbraith

That Council issue a formal request to the Minister of Municipal Affairs and Housing to appoint the Provincial Land and Development Facilitator to serve as an impartial party and act as a negotiator on behalf of the Province to coordinate a mutually agreeable land-use option for all stakeholders at the 1200 King Road property.

CARRIED

13. Statutory Public Meetings

Note: [view April 14, 2026 video](#) for discussion of Items 13.1 and 13.2

13.1 Official Plan and Zoning By-law Amendments for 1056-1060 Brant Street (DGM-26-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 05-26 on April 14, 2026, regarding Official Plan and Zoning By-law Amendments for 1056-1060 Brant Street. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-26-26.

Moved by Councillor Sharman

Refuse the applications for Official Plan and Zoning By-law Amendments submitted by Bousfields Inc. on behalf of 2735843 ONTARIO INC., 2060188 ONTARIO INC., 2735841 ONTARIO INC., 2059977 ONTARIO INC. proposing an 11-storey residential building with 93 residential units at 1056-1060 Brant Street.

CARRIED

- a. David Falletta, Bousfields Inc., spoke regarding Official Plan and Zoning By-law Amendments for 1056-1060 Brant Street (DGM-26-26)
- b. Staff presentation regarding Official Plan and Zoning By-law Amendments for 1056-1060 Brant Street (DGM-26-26)
- c. Delegation material from David Falletta, Bousfields Inc., regarding Official Plan and Zoning By-law Amendments for 1056-1060 Brant Street (DGM-26-26)

13.2 Draft Housing Community Improvement Plan Amendment (DGM-27-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 06-26 on April 14, 2026, regarding Draft Housing Community Improvement Plan Amendment. Having considered the oral and written comments received from staff and the public, the Committee of the Whole approved the recommendation contained in development and growth management report DGM-27-26.

Moved by Councillor Sharman

Direct the Director of Community Planning to consider Council, agency, development partners, and community feedback received on Draft Housing Community Improvement Plan (CIP) Amendments contained in Appendix A to development and growth management report DGM-27-26 as part of this statutory public meeting prior to bringing forward a staff report recommending amendments to the City's Affordable Rental Housing CIP that respond to Council's referral motion of March 2, 2026.

CARRIED

- a. Sandra Longden, Cornerstone Association of Realtors, spoke regarding draft Housing Community Improvement Plan Amendment (DGM-27-26)
- b. Garth Napier, Jill Randall and Lucy Nixon, Burlington Accessibility Advisory Committee, spoke regarding draft Housing Community Improvement Plan Amendment (DGM-27-26)
- c. Staff presentation regarding Draft Housing Community Improvement Plan Amendment (DGM-27-26)
- d. Correspondence from Victoria Mortelliti, BILD, regarding Draft Housing Community Improvement Plan Amendment (DGM-27-26)
- e. Correspondence from Mike Collins-Williams, West End Home Builders' Association, regarding Draft Housing Community Improvement Plan Amendment (DGM-27-26)
- f. Additional public comments regarding Draft Housing Community Improvement Plan Amendment (DGM-27-26)
- g. Delegation material from Garth Napier, Jill Randall, Lucy Nixon, Burlington Accessibility Advisory Committee, regarding draft Housing Community Improvement Plan Amendment (DGM-27-26)

14. Information Items

Moved by Councillor Stolte

Receive and file the following 7 items, having been given due consideration by the Committee of the Whole.

CARRIED

- 14.1 Legislative Services forecast for standing committee reports (COW-12-26)
 - 14.2 Staff presentation regarding Community Engagement Charter - relaunch (CAF-01-26)
 - 14.3 Correspondence from Emshih Developments Inc., regarding Real estate matter Waterdown Road properties leased to Indwell (LLS-17-26)
 - 14.4 Staff presentation regarding Economic Development and Tourism service delivery options (TRN-04-26)
 - 14.5 Delegation material from Ron Laidman, Burlington Economic Development and Tourism, regarding Economic Development and Tourism service delivery options (TRN-04-26)
 - 14.6 Delegation material from Terry Caddo, Burlington Chamber of Commerce, regarding Economic Development and Tourism service delivery options (TRN-04-26)
 - 14.7 Delegation material from Doug Brown, Burlington for Accessible Sustainable Transit, regarding motion memorandum regarding On-Demand Transit Pilot Project (COW-10-26)
- 15. Staff Remarks**
- 16. Committee Remarks**
- 17. Adjournment**

10:44 a.m. (recessed), 10:51 a.m. (reconvened), 12:01 p.m. (recessed), 1:01 p.m. (reconvened), 1:04 p.m. (closed), 1:46 p.m. (open), 2:36 p.m. (recessed), 2:44 p.m. (reconvened), 4:07 p.m. (recessed)

Meeting was reconvened on April 14, 2026 at 9:30 a.m.

10:08 a.m. (recessed), 10:16 a.m. (reconvened), 11:45 a.m. (recessed), 11:52 a.m. (reconvened) 12:00 p.m. (recessed), 1:00 p.m. (reconvened)

Chair adjourned the meeting at 1:55 p.m.