



Committee of the Whole

Minutes

Date: May 11, 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 Paul Sharman
Councillor Angelo Bentivegna
Mayor Marianne Meed Ward

Member Regrets: Councillor Shawna Stolte

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
Sue Evfremidis, Chief Human Resources Officer
Craig Millar, Chief Financial Officer
Stephen Robichaud, Commissioner, Development and Growth Management
Mike de Rond, City Clerk/Director, Legislative Services
Craig Kummer, Director, Transportation Services
Nick Anastasopoulos, Director, Building Services and Chief Building Official
Suzanne Gillies, Committee Clerk
Jo-Anne Rudy, 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 Kearns

Suspend the rules for section 45.1 of the Procedure By-law 59-2024, as amended, to allow an extension of delegation speaking time beyond the 10-minute maximum for the consultant presentation for Item 8.2 Community Survey follow up presentation (CAF-05-26)

CARRIED

Moved by Councillor Galbraith

Approve the agenda as presented.

CARRIED

4. Declarations of Interest

4.1 Councillor Galbraith - Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)

The Councillor owns property in close proximity to the development being discussed.

5. Presentations

None

6. Delegations

6.1 Brian Dean, Barry Glazier and Kim Nadherny, Burlington Downtown Business Association, spoke regarding motion memorandum regarding parking supply structure - downtown east of Brant Street (COW-13-26)

6.2 Eathan Sohma spoke regarding status update on Indigenous advisory services work (CAF-02-26)

7. Consent Items

7.1 2025 Treasurer's Statement for Development Charges reserve funds, Parkland Dedication reserve fund and the Community Benefit Charge reserve fund (FIN-14-26) (CCS)

Moved by Councillor Bentivegna

Receive for information finance department report FIN-14-26 regarding 2025 Treasurer's Statement for Development Charges (DCs) reserve funds, Parkland Dedication (PD) reserve fund and the Community Benefit Charge (CBC) reserve fund.

CARRIED

- 7.2 Resource funding agreements for fibre network buildout (PWS-24-26) (PW)

Note: this item was moved to Public Works Regular Items

- 7.3 Tender Award ES-26-06 – Walkers Line Renewal – North Service Road to south of Dundas Street (PWS-21-26) (PW)

Moved by Councillor Bentivegna

Award the tender for contract ES-26-06 – Walkers Line Renewal, North Service Road to South of Dundas Street, to PAVE-AL LIMITED, 1250 Shawson Drive, Mississauga, ON, L4W 1C3, for \$12,073,596.25 including HST; and

Authorize the Manager of Procurement Services to issue a purchase order and/or sign any associated agreements with the bidder named above; and

Authorize the City Clerk to prepare the debenture by-law; 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 \$13,895,000 (Net HST) to be charged to Capital Order RD-RA-1854-1, Walkers Line (North Service Road to Dundas Street) and funded as outlined in the Financial Information section of the report.

CARRIED

8. Community and Corporate Services

- 8.1 Status update on Indigenous advisory services work (CAF-02-26)

Moved by Mayor Meed Ward

Receive for information corporate affairs report CAF-02-26 providing an update on work undertaken to date related to Indigenous relationships and engagement.

CARRIED

8.2 Community Survey – follow-up presentation (CAF-05-26)

Moved by Councillor Kearns

Receive for information corporate affairs report CAF-05-26 regarding the presentation of the final results of the Community Survey.

CARRIED

8.3 Guidelines for the Use of Strong Mayor Powers and amendments to the Council-Staff Relations Policy (LLS-25-26)

Moved by Councillor Sharman

Adopt the Guidelines for the Use of Strong Mayor Powers Policy attached as Appendix A to legislative services report LLS-25-26; and

CARRIED

Moved by Councillor Sharman

Direct the City Clerk to amend the Council-Staff Relations Policy as recommended in this report; and

CARRIED

Moved by Councillor Sharman

Direct the City Clerk to report back to Council before the end of Q2 in 2027 with further information and recommendations regarding aligning the Council Code of Good Governance with the Halton Region Council Code of Conduct.

CARRIED

8.4 Advisory Committees of Council Governance Framework (LLS-08-26)

Moved by Mayor Meed Ward

Approve the Advisory Committees of Council Framework attached as Appendix A to legislative services report LLS-08-26; and

Direct the Director of Legislative Services/City Clerk to conduct a review of the Advisory Committees of Council portfolio, applying the Framework to make recommendations on whether to maintain, combine or wind down committees and report back to Committee of the Whole in Q1 2027 to align with the new term of Council; and

Direct the Director of Legislative Services/City Clerk to update terms of reference, the Public Appointment Policy and other related documents as required to support the revised committee portfolio and governance framework.

CARRIED

- 8.5 Motion memorandum regarding parking supply structure - downtown east of Brant Street (COW-13-26)

Moved by Mayor Meed Ward

Refer Motion Memorandum COW-13-26 to staff to report back in June 2026 with the scope and costing of a potential feasibility study to initiate future downtown public off street parking capacity on an accelerated timeline not to exceed 2030.

CARRIED

Amendment:

Moved by Councillor Kearns

Add the wording 'to initiate future downtown public off street parking **capacity** on an accelerated timeline not to exceed 2030'

CARRIED

Amendment:

Moved by Councillor Sharman

Change the word 'facilities' to 'capacity'

CARRIED

9. Confidential Items and Closed Meeting

Moved by Councillor Galbraith

Proceed into closed session on Monday May 11, 2026 at 1:08 p.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(c) a proposed or pending acquisition or disposition of land by the municipality or local board **regarding Item 9.1**; and

Pursuant to Section 239(2)(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or 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 them municipality or local board **regarding Item 9.3**

CARRIED

9.1 Confidential Halton District School Board Lands (DGM-24-26)

9.2 Confidential update regarding a labour relations matter (HRS-02-26)

Note: this item was withdrawn by staff

9.3 Confidential Legal update on litigation matter regarding 127 Plains Road (LLS-19-26)

10. Rise and Report

Committee reconvened into open session on May 11, 2026 at 1:59 p.m.

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

9.1 Confidential Halton District School Board Lands (DGM-24-26)

9.3 Confidential Legal update on litigation matter regarding 127 Plains Road (LLS-19-26)

11. Public Works

11.1 Resource funding agreements for fibre network buildout (PWS-24-26)

Note: this item was moved from Consent Items

Moved by Mayor Meed Ward

Authorize the Director of Engineering Services to negotiate and execute resource funding agreements with telecommunications carriers for the installation of fibre optic networks within the City of Burlington, using the principle of full cost-recovery for the City, with content satisfactory to the

Director of Engineering Services and form satisfactory to the Commissioner, Legal and Legislative Services and City Solicitor, as outlined in public works report PWS-24-26.

CARRIED

12. Growth Management

12.1 Proposed New Building Permit By-law (DGM-18-26)

Moved by Councillor Kearns

Approve the proposed new Building Permit By-law, substantially in the form attached as Appendix A to development and growth management report DGM-18-26, to repeal and replace City of Burlington By-law 66-2019 (the “Building Permit By-law”), being a by-law under the *Building Code Act, 1992* respecting construction, demolition, change of use, occupancy, transfer of permits and inspections.

CARRIED

12.2 Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)

Moved by Councillor Sharman

Approve the amendment to the Affordable Rental Housing Community Improvement Plan, attached as Appendix A to development and growth management report DGM-35-26 at the direction of Council’s referral motion of March 2, 2026; and

Instruct the Clerk to prepare the necessary by-laws to amend the by-law to designate the Community Improvement Project Area (CIPA) and amend the by-law that adopted the Affordable Rental Housing Community Improvement Plan in accordance with section 28 of the Planning Act; and

Deem that Section 17(21) of the Planning Act has been met; and

Approve the recommendation for implementation and funding found in this report related to 2026 and direction for 2027; and

Direct the Director of Community Planning to prepare a budget business case for the 2028 budget to identify program priorities and propose for Council consideration, City budget or other budget sources to support implementation of the full range of Housing Community Improvement Programs.

CARRIED

13. Statutory Public Meetings

Note: [view May 12, 2026 video](#) for discussion of Item 13.1

- 13.1 Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)

Councillor Galbraith declared a conflict on this item. (The Councillor owns property in close proximity to the development being discussed.)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 07-26 on May 12, 2026, regarding Zoning By-law Amendment for 1022, 1028 and 1030 Waterdown Road. 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-36-26.

Moved by Mayor Meed Ward

Approve and enact a Zoning By-law Amendment in accordance with Appendix C of development and growth management report DGM-36-26; and

Deem that Zoning By-law 2020.518 conforms 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.

CARRIED

- a. Steven Barrow, Community Development Halton, spoke regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)
- b. Jennifer Monte, Society of Saint Vincent de Paul - Halton Particular Council, spoke regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)
- c. Jim Young, Partnering Aldershot, spoke regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)

- d. Michael Barton, MB1 Development Consulting Inc., spoke regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)
- e. Scott Carpenter spoke regarding Zoning By-law Amendment for 1022, 1028 and 1030 Waterdown Road (DGM-36-26)
- f. Judy Worsley spoke regarding Zoning By-law Amendment for 1022, 1028 and 1030 Waterdown Road (DGM-36-26)
- g. Grace Wilbur spoke regarding Zoning By-law Amendment for 1022, 1028 and 1030 Waterdown Road (DGM-36-26)
- h. Delegation material from Jim Young, Partnering Aldershot, regarding Zoning By-law Amendment for 1022, 1028 and 1030 Waterdown Road (DGM-36-26)
- i. Delegation material from Michael Barton, MB1 Development Consulting, regarding Zoning By-law Amendment for 1022, 1028 and 1030 Waterdown Road (DGM-36-26)
- j. Delegation material from Scott Carpenter regarding Zoning By-law Amendment for 1022, 1028 and 1030 Waterdown Road (DGM-36-26)
- k. Staff presentation regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)
- l. Correspondence from Catherine Greven, Halton Faith Network, regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)
- m. Additional comments received by Planning regarding Zoning By-law Amendment for 1022, 1028, and 1030 Waterdown Road (DGM-36-26)

14. Information Items

Moved by Councillor Sharman

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-14-26)

- 14.2 Correspondence from Joe Gaetan regarding guidelines for the Use of Strong Mayor Powers and amendments to the Council-Staff Relations Policy (LLS-25-26)
- 14.3 Correspondence from Nick Carnicelli, Carriage Gate Inc., regarding motion memorandum regarding parking supply structure - downtown east of Brant Street (COW-13-26)
- 14.4 Staff presentation regarding Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)
- 14.5 Correspondence from Mike Collins-Williams, West End Home Builders Association, regarding Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)
- 14.6 Correspondence from Victoria Mortelliti, BILD, regarding Amendment to Burlington Housing Community Improvement Plan (DGM-35-26)
- 14.7 Delegation material from Brian Dean, Barry Glazier and Kim Nadherny, Burlington Downtown Business Association, regarding motion memorandum regarding parking supply structure - downtown east of Brant Street (COW-13-26)

15. Staff Remarks

16. Committee Remarks

17. Adjournment

10:56 a.m. (recessed), 11:03 a.m. (reconvened), 12:06 p.m. (recessed), 1:07 p.m. (reconvened), 1:08 p.m. (closed), 1:59 p.m. (open), 2:25 p.m. (recessed), 2:40 p.m. (reconvened), 4:10 p.m. (recessed)

Note: Mayor Meed Ward joined the meeting at 10:07 a.m.

Meeting was reconvened on May 12, 2026 at 9:30 a.m.

10:18 a.m. (recessed), 10:25 (reconvened)

Note: Mayor Meed Ward joined the meeting at 9:38 a.m.

Chair adjourned the meeting at 11:13 a.m.