



Committee of the Whole

Minutes

Date: July 6, 2026
Time: 9:30 am
Location: Council Chambers, City Hall, second floor

Members Present: Councillor Shawna Stolte (Chair)
Councillor Kelvin Galbraith
Councillor Lisa Kearns
Councillor Rory Nisan
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
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
Andrew Scott, Chief Transformation Officer
Mike de Rond, City Clerk/Director, Legislative Services
Craig Kummer, Director, Transportation Services
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 Mayor Meed Ward

Waive section 10 of the Procedure Bylaw to appoint Councillor Stolte as Chair of the July 6-7 Committee of the Whole meeting and the September 14-15 Committee of the Whole meeting.

CARRIED

Amendment:

Moved by Councillor Kearns

Direct the City Clerk to Clerk the remainder of Committee meetings for the 2026 term of Council, with support from a Committee Clerk.

LOST

Moved by Mayor Meed Ward

Suspend the rules for Section 46.1 of the Procedure By-law 59-2024, as amended, to permit an unregistered delegate Dave Vollick to speak to Item 8.3 motion memo regarding Freeman Station (COW-18-26)

CARRIED

Moved by Councillor Kearns

Request to re-order the agenda to deal with item 8.3 motion memo regarding Freeman Station (COW-18-26) as the first Community and Corporate Services regular item; and

Approve the agenda as amended.

CARRIED

Moved by Mayor Meed Ward

Suspend the rules for section 45.2 of Procedure By-law 59-2024, as amended, to allow an extension of delegation speaking time beyond the 10-minute maximum for David Falletta and Michael Reitta regarding Item 13.3 Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)

CARRIED

4. Declarations of Interest

None

5. Presentations

None

6. Delegations

6.1 Jim Thomson spoke regarding staff directions update (CAO-04-26)

6.2 Dave Vollick spoke to the motion memo regarding Freeman Station (COW-18-26)

7. Consent Items

7.1 Burlington's application for Development Charge Reduction Program funding (CAO-03-26) (CCS)

Moved by Councillor Sharman

Receive for information Chief Administrative Officer report CAO-03-26 regarding the City of Burlington's funding application to the 2026-2035 Development Charge Reduction Program (DCRP).

CARRIED

7.2 Corporate policy framework and policy review (CAO-05-26) (CCS)

Moved by Councillor Sharman

Direct the Chief Administrative Officer (CAO) to implement a policy framework as described in chief administrative officer report CAO-05-26 that:

- a. establishes criteria for which policies are Council approved & maintained;
- b. meets legislative requirements for public disclosure;
- c. establishes a risk-based policy review cadence;
- d. authorizes staff to make housekeeping and technical edits provided intent, risk, cost or authority is not altered; and

Direct the CAO to report changes to the policy framework, changes to organizational policies, and changes to the public disclosure of policies by Q2, 2027 with subsequent updates provided via the Council Information Package (CIP) at least twice per year.

CARRIED

- 7.3 Staff directions update (CAO-04-26) (CCS)

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

- 7.4 Amendments to Rates and Fees By-law 92-2025 - By-law Compliance (DGM-22-26) (GM)

Moved by Councillor Sharman

Direct the Commissioner, Legal and Legislative Services/City Solicitor to prepare, for the approval of Council, the necessary by-law to amend 2026 Rates and Fees By-law 92-2025, to reduce fees related to transient trader, refreshment vehicles, lottery licences, to transfer the late renewal fee for dog licences and align administrative fees across all licensing categories to meet customer needs as outlined in development and growth management report DGM-22-26.

CARRIED

- 7.5 Repeal and replace Parks By-law 35-1976 (DGM-47-26) (GM)

Moved by Councillor Sharman

Direct the Commissioner, Legal and Legislative Services/City Solicitor to prepare, for the approval of Council, the necessary by-law to repeal and replace Parks By-law 35-1976 as outlined in development and growth management report DGM-47-26.

CARRIED

- 7.6 Options to restrict construction noise, response to staff direction COW-16-26 (DGM-48-26) (GM)

Note: this item was moved to Growth Management Regular items

- 7.7 Amendment to Licensing By-law 42-2008 to clarify Foodstuff Sales (DGM-49-26) (GM)

Moved by Councillor Sharman

Direct the Commissioner, Legal and Legislative Services/City Solicitor to prepare, for the approval of Council, the necessary by-law to amend Business Licensing By-law 42-2008 to clarify definitions related to the sale

of 'foodstuff', as outlined in development and growth management report DGM-49-26.

CARRIED

8. Community and Corporate Services

- 8.1 Advance authorization to pursue community, recreation and sport grant opportunities (CSS-17-26)

Moved by Councillor Nisan

Direct the Director of Recreation, Community and Culture, in consultation with Government Relations staff, Director of Engineering Services and Chief Financial Officer (CFO) to pursue and submit applications for future community, recreation, sport, cultural, and related infrastructure grant opportunities, including provincial and federal programs as outlined in community services report CSS-17-26; and

Authorize the Director of Recreation, Community and Culture to execute all documents required for the submission of such applications, where any required municipal contribution is within approved budgets and in accordance with applicable City policies; and

Authorize the Chief Administrative Officer (CAO) in consultation with the CFO to identify an appropriate funding source for the municipal contribution should we be successful in the grant application under these programs.

CARRIED

- 8.2 Recommendations from Traffic, Congestion and Road Safety Roundtables (MO-02-26)

Moved by Councillor Nisan

Refer mayor's office report (MO-02-26) Recommendations from Traffic, Congestion and Road Safety Roundtables to the July 21, 2026 meeting of Council.

CARRIED

- 8.3 Motion memo regarding Freeman Station (COW-18-26) (SD)

Note: this item was discussed before item 8.1

Moved by Mayor Meed Ward

Direct the Commissioner of Community Services to report back by Q4 2026 with information exploring options and implications for the long-term, sustainable operation of Freeman Station **including options to engage with Discover Burlington to explore any available business supports, access to funding, and market research insights and options to explore a Joint Venture agreement.**

CARRIED

8.4 Staff directions update (CAO-04-26)

Note: this item was moved from Consent Items and discussed after item 8.3

Moved by Councillor Nisan

Receive for information transformation office report CAO-04-26 regarding the update on staff directions since CAO-01-25, including progress made, the current status of outstanding items, and the proposed transition to semi-annual reporting.

CARRIED

9. Confidential Items and Closed Meeting

Moved by Councillor Nisan

Proceed into closed session on Monday July 6, 2026 at 11:41 a.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 them municipality or local board **regarding Item 9.2**

Pursuant to Section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose **regarding Item 9.3**

CARRIED

Moved by Councillor Kearns

Proceed into closed session on Tuesday, July 7, 2026 at 2:55 p.m. in accordance with the following provisions under the Municipal Act:

Pursuant to Section 239(2)(b) personal matters about an identifiable individual, including municipal or local board employees **regarding Item 9.4**

CARRIED

- 9.1 Confidential legal update on a litigation matter regarding appeal of OPA 2, projected Major Transit Station Areas (LLS-28-26)

Moved by Councillor Kearns

Instruct the Commissioner of Legal and Legislative Services/City Solicitor, or his designate, to proceed in accordance with the instructions sought in confidential legal report LLS-28-26

CARRIED

- 9.2 Confidential legal update on a litigation matter regarding 1200 King Road (LLS-31-26)

- 9.3 Confidential legal advice regarding City of Stratford legal challenge to Strong Mayor Powers (LLS-33-26)

- 9.4 Confidential verbal update regarding a human resource matter (CAO-06-26)

Note: this item was discussed on Tuesday, July 7 as the last item of business. The following motion was voted on in open session.

Moved by Councillor Bentivegna

Receive for information confidential verbal update regarding a human resources matter (CAO-06-26)

CARRIED

10. Rise and Report

Committee reconvened into open session on **July 6, 2026 at 12:03 p.m.**

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

- 9.2 - Confidential legal update on a litigation matter regarding 1200 King Road (LLS-31-26)

- 9.3 - Confidential legal advice regarding City of Stratford legal challenge to Strong Mayor Powers (LLS-33-26)

Committee reconvened into open session on **July 7, 2026 at 3:45 p.m.**

In closed session Committee received a verbal update for the following item:

9.4 - Confidential verbal update regarding a human resources matter (CAO-06-26)

11. Public Works

None

12. Growth Management

12.1 Options to restrict construction noise, response to staff direction COW-16-26 (DGM-48-26) (SD)

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

Moved by Councillor Kearns

Receive for information development and growth management report DGM-48-26, regarding options to restrict construction noise, response to staff direction COW-16-26 which outlines the proposed process for engagement; **and**

Direct the Director of Corporate Communications to report back by Q4 2026 with community engagement plans for Council's consideration that outline both a "Consult" level of engagement and an "Involve" level of engagement to gather public and stakeholder input on options to restrict construction noise. The report should describe the scope, approach, timeline, and resource implications of each engagement level to enable Council to determine how to proceed.

CARRIED

Amendment:

Moved by Councillor Kearns

Direct the Director of Corporate Communications to report back by Q4 2026 with community engagement plans for Council's consideration that outline both a "Consult" level of engagement and an "Involve" level of engagement to gather public and stakeholder input on options to restrict construction noise. The report should describe the scope, approach, timeline, and resource implications of each engagement level to enable Council to determine how to proceed.

13. Statutory Public Meetings

Note: [view July 7, 2026 video](#) for discussion of Items 13.1 to 13.3

13.1 Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 09-26 on July 7, 2026, regarding Official Plan and Zoning By-law Amendments for 2105 Headon 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-44-26.

Moved by Councillor Bentivegna

Approve the applications for Official Plan and Zoning By-law Amendments, submitted by JEC Properties proposing eight (8) 3-storey townhouse units within a single building block at 2105 Headon Road; and

Approve Official Plan Amendment No.10 to the City of Burlington Official Plan 2020, as outlined in Appendix D of development and growth management report DGM-44-26, to amend the designation of the lands located at 2105 Headon Road to 'Low-Rise Neighbourhoods I' with site-specific policies; and

Deem that Official Plan Amendment No.10 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No.10 as outlined in Appendix D to development and growth management report DGM-44-26 to be presented for approval at the same time as the associated by-laws to amend Zoning By-law 09-2026 and Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.522, attached as Appendix E to development and growth management report DGM-44-26, to rezone portions of the lands at 2105 Headon Road as outlined under By-law 2020.522 from the existing "LN5" zone to a "O2" zone; and

Approve the amendment to Zoning By-law 09-2026, attached as Appendix F to development and growth management report DGM-44-26, to rezone

portions of the lands at 2105 Headon Road from the existing “LN5” zone to a site-specific “(H5)-LN8-1” zone; and

Deem that the amendments to Zoning By-law 09-2026 and Zoning By-law 2020.522 will conform to the Halton Region Official Plan, the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No.10 is adopted; and

State that the amending Zoning By-laws will not come into effect until Official Plan Amendment No.10 is adopted.

CARRIED

- a. Jim Wall spoke regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- b. Katelyn Crowley, Zelinka Priamo Ltd., spoke regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- c. Deborah McNairn spoke regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- d. Kyle Hope spoke regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- e. Devon Osborne spoke regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- f. Staff presentation regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- g. Delegation material from Jim Wall regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- h. Correspondence from Kunal Vaswani regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)
- i. Correspondence from Dan, Larissa and Colby Byckalo regarding Official Plan and Zoning By-law Amendments for 2105 Headon Road (DGM-44-26)

13.2 Official Plan and Zoning By-law Amendments for 198 and 206 Plains Road East (DGM-45-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 10-26 on July 7, 2026, regarding Official Plan and

Zoning By-law Amendments for 198 and 206 Plains Road East. 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-45-26.

Moved by Councillor Galbraith

Approve the applications for Official Plan and Zoning By-law Amendments, as modified by staff, submitted by Landwise, on behalf of the property owner for a 7-storey mixed use building; and

Approve Official Plan Amendment No.165 to the City of Burlington Official Plan 1997, as outlined in Appendix D of development and growth management report DGM-45-26, to amend the designation of the lands located at 198 and 206 Plains Road East to “Mixed Use Corridor – General” with site-specific policies; and

Deem that Official Plan Amendment No.165 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No.165 as outlined in Appendix D to development and growth management report DGM-45-26 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.523, as modified by staff and attached as Appendix E to development and growth management report DGM-45-26, to rezone the lands at 198 and 206 Plains Road East from the existing “RM1-346” and “RM2-119” zones to a site-specific “MXG-572” zone; and

Deem that Zoning By-law 2020.523, as modified by staff, will conform to the Halton Region Official Plan, the 1997 Official Plan of the City of Burlington and the 2020 Official Plan once Official Plan Amendment No.165 is adopted; and

State that the amending Zoning By-law will not come into effect until Official Plan Amendment No.165 is adopted.

CARRIED

- a. Chloe Simpson, Landwise, spoke regarding Official Plan and Zoning By-law Amendments for 198 and 206 Plains Road East (DGM-45-26)

- b. Staff presentation regarding Official Plan and Zoning By-law Amendments for 198 and 206 Plains Road East (DGM-45-26)
 - c. Delegation material from Chloe Simpson, Landwise, regarding Official Plan and Zoning By-law Amendments for 198 and 206 Plains Road East (DGM-45-26)
- 13.3 Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)

The Committee of the Whole, in accordance with the Planning Act, held Public Meeting No. 11-26 on July 7, 2026, regarding Official Plan and Zoning By-law Amendments for 1200 King 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-28-26.

Moved by Councillor Galbraith

Approve the applications, as modified by planning staff, for Official Plan Amendment and Zoning By-law Amendment submitted by Bousfields Inc. on behalf of Alinea Land Corporation proposing a mixed use development consisting of a mixed-use node, entertainment node, campus node, and residential node at 1200 King Road subject to the conditions of draft plan approval described in this report being secured to the satisfaction of the Commissioner of Legal and Legal Services/City Solicitor or his designate, as set out in confidential legal report LLS-31-26; and

Approve Official Plan Amendment No. 9 to the City of Burlington Official Plan 2020, as modified by planning staff and provided in Appendix D of development and growth management report DGM-28-26, to amend the designation for the lands located at 1200 King Road; and

Deem that Official Plan Amendment No.9 is consistent with The Planning Act; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 9 as contained in Appendix D to development and growth management report DGM-28-26 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal; and

Approve Zoning By-law 2020.524, attached as Appendix E to development and growth management report DGM-28-26, and

Deem that Zoning By-law 2020.524 will conform to all applicable Official Plans of the City of Burlington once Official Plan Amendment No. 9 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 9 is adopted; and

Deem that the lands described as 1200 King Road are classified as a Class 4 area as defined by the Ontario Ministry of Environment, Conservation, and Parks NPC-300 Environmental Noise Guidelines; and

Endorse the Urban Design Brief, dated February 2026, prepared by NAK Urban Design Strategy as urban design guidelines for the King Road Community.

CARRIED

- a. David Falletta, Bousfields Inc., and Michael Reitta, Giannone Petricone Associates Inc. Architects, spoke regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)
- b. Staff presentation regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)
- c. Delegation material from David Falletta, Bousfields Inc., and Michael Reitta, Giannone Petricone Associates Inc. Architects, regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)
- d. Correspondence from Andrea Dodd, Aldershot Village BIA, regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)
- e. Correspondence from Terry Caddo, Burlington Chamber of Commerce, regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)
- f. Correspondence from Jim Young, Partnering Aldershot, regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)
- g. Correspondence from Canadian National Railway Company regarding Official Plan and Zoning By-law Amendments for 1200 King Road (DGM-28-26)

14. Information Items

Moved by Mayor Meed Ward

Receive and file the following 2 items, having been given due consideration by the Committee of the Whole.

CARRIED

14.1 Legislative Services forecast for standing committee reports (COW-19-26)

14.2 Correspondence from David Vollick regarding Freeman Station (COW-18-26)

15. Staff Remarks

16. Committee Remarks

17. Adjournment

10:05 a.m. (recessed), 10:14 a.m. (reconvened), 11:00 a.m. (recessed), 11:10 a.m. (reconvened), 11:41 a.m. (closed), 12:03 p.m. (open), 12:05 p.m. (recessed)

Meeting was reconvened on July 7, 2026 at 9:30 a.m.

10:16 a.m. (recessed), 10:23 a.m. (reconvened), 11:44 a.m. (recessed), 11:53 a.m. (reconvened), 11:54 a.m. (recessed), 1:00 p.m. (reconvened), 2:15 p.m. (recessed), 2:18 p.m. (reconvened), 2:55 p.m. (closed), 3:45 p.m. (open)

Chair adjourned the meeting at 3:48 p.m.