1. Comments received from Sustainable Development Committee

2. Applicant’s response to Sustainable Development Committee Comments
May 15, 2016

RE: 2025 Guelph Line
File No. 520-01/16
CP REIT Ontario Properties Ltd. Rezoning Application

The SDC reviews development applications in order to provide comments to encourage sustainable development. This mandate was approved by council in 1990 and the Terms of Reference and review protocol require input at the earliest possible stage of development. In addition, the committee is empowered to review applications based on Part II Section 2.3 policy b) of the Official Plan which states:

"The City will maintain a citizen’s advisory committee to advise and assist Council and staff on the implementation of Principles and Objectives of Sustainable Development (see Appendix E), through the review of development applications and other matters of interest in accordance with the terms of reference adopted and periodically reviewed by Council."

In general, the committee also relies on the following sections of the official plan in its review of applications:

Part II Section 2.2 objective d) To use Sustainable Development criteria for review of applications for development, and to ensure that new development is compatible with existing end uses,

Part II Section 2.7.1 Principles a) To the greatest extent possible, proposed development shall be consistent with the goals and objectives of Sustainable Development,

and other policies in Part II Section 2.7 of the Official Plan.

Overall Recommendation: Support with Modifications/Conditions. Eliminate the proposed Drive-Through and clarify Section 6 changes in CC1-64 Zone.

Preamble: CP REIT is the current owner of the subject lands. The developer is planning to construct (3) new stand-alone building pads on the site that would accommodate retail and restaurant uses with associated drive-through and patio components. The subject lands are located along the north side of Upper Middle Road, between Guelph Line to the west and Uplands Drive to the east; are described as Part of Block Lot 72, Registered Plan 20M-290; and are known municipally as 2025 Guelph Line, in the City of Burlington. The surrounding area is characterized by a mix of residential, commercial, and institutional type uses. Land uses in the vicinity of the
subject lands include the following: – North: Residential; – South: Retail and service commercial; – East: Residential; and – West: Institutional.

**Recommendations:** Our comments are based on the following Principles and Objectives of Sustainable Development, as developed by the committee, endorsed by Council and found in Appendix E of the City's Official Plan:

<table>
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<tr>
<th>PRINCIPLES</th>
<th>COMMENTS</th>
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<tr>
<td>Support responsible development that promotes efficiency and enhances the quality of life.</td>
<td>Enhances quality of life by providing services to residents. Development is serviced by transit and allows nearby residents to walk to the shopping complex.</td>
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<th>OBJECTIVES</th>
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<tr>
<td><strong>Reforestation of the City:</strong> Promote the replanting and management of vegetation on private and public property within the city.</td>
<td>Take advantage of the redevelopment to plant trees and replant around the development. Add trees along the west parking lot.</td>
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<td><strong>Natural Storm Water Management:</strong> Protect water courses in their natural state and for those water courses that have been significantly altered, restoration to a more natural state will be encouraged as opportunities arise.</td>
<td>Consider using LID techniques like rainwater harvesting, rain gardens, stormwater planter, bioretention cells, permeable pavement surfaces and other innovative stormwater management techniques.</td>
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<td><strong>Balanced Development:</strong> Provide a community plan and an economic strategy aimed at creating sustainable and appropriate forms of development that reflect human scale and a sense of community as well as representing a balance between urban development and natural surroundings.</td>
<td>Bar noise from proposed building C will affect residents on Upland Drive. We question accepting proposed CC1 Zone amendments ii) and iii) and also would like to know what noise protection is being provided. No community space is provided. Mall should provide space for community members to increase their social interactions.</td>
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<td><strong>Efficient Urban Design:</strong> Increase the efficiency of land use in the urban community in terms of energy and time; promote intensification and diversification policies rather than policies that generate urban sprawl.</td>
<td>Create a second-storey on new buildings potentially for office use or residents to intensify and make better use of the land, space and development. You may want to consider not wasting this opportunity to develop with higher density beyond the proposed new buildings. This incremental development locks you into a future development pattern that resembles sprawl more than urban density community making.</td>
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<td><strong>Accessible Community Development:</strong> Form a new type of community development which includes readily available local</td>
<td>Make area more inviting by creating more green space and encourage better landscaping. This attracts more consumers and makes the development more useful to its surrounding community.</td>
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Summary of Above Discussion and Recommendations/Action Items:

1. Create second storey on new buildings to intensify and make better use of the land, space and development.
2. Minimize bar noise and disturbance on local residents on Upland Drive.
3. Take advantage of redevelopment to plant trees and replace trees where appropriate.
4. Use LID techniques to minimize the impact of stormwater.
5. Provide community space to increase social interaction.
6. Make more inviting to consumers by creating more green space and encouraging better landscaping.
7. Consider underground parking to provide more open and green space.
8. Reduce greenhouse gas emissions.
9. Include bike racks and shelters to encourage use of active transportation.
Future Site Plan & Building Permit Considerations: Our comments below outline some sustainable features the proponent should consider in the development of their project, for implementation through the Site Plan process. Further details related to these concepts can be found in:

- LEED v4 Canada for New Construction and Major Renovations
- LEED v4 for Neighbourhood Development
- Burlington’s Community Energy Plan

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<th>Sustainable Sites</th>
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**Development Density** - Channel development to urban areas with existing infrastructure, protecting greenfields and preserving habitat and natural resources. *(OPA/ZBL – Although already determined by the time a development application is made)*

**Site Selection** - Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site. *(OPA/ZBL – Although already determined by the time a development application is made)*

**Alternative Transportation, Bicycle Storage & Changing Rooms** - For commercial or institutional buildings, provide secure bicycle storage, with convenient changing/shower facilities (within 184 meters of the building) for 5% or more of regular building occupants. In residential buildings, provide covered storage facilities for securing bicycles for 15% or more of building occupants in lieu of changing/shower facilities. *(Site Plan)*

**Reduced Site Disturbance, Protect or Restore Open Space** - On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 12 metres beyond the building perimeter, 1.5 m beyond primary roadway curbs, walkways, and main utility branch trenches, and 7.5 m beyond constructed areas with permeable surfaces (such as pervious paving areas) that require additional staging areas in order to limit compaction in the constructed area. Or on previously developed sites, restore a minimum of 50% of the site area (excluding the building footprint) by replacing impervious surfaces with native or adapted vegetation. *(OPA/ZBL/Site Plan)*

**Reduced Site Disturbance, Develop Footprint** - Reduce the development footprint (defined as entire building footprint, access roads and parking) to exceed the local zoning’s open space requirement for the site by 25%. *(OPA/ZBL/Site Plan)*

**Heat Island Effect, Non-Roof** - Provide shade (within 5 years) and/or use light-coloured high-albedo materials (reflectance of at least 0.3) or open grid pavement for at least 30% of the site’s non-roof impervious surfaces, including parking lots, walkways, plazas, etc.; Or place a minimum of 50% of parking spaces underground or covered by structured parking; Or use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. *(Site Plan)*
**Heat Island Effect, Roof** - Use ENERGY STAR compliant, high-reflectance and high emissivity roofing for a minimum of 75% of the roof surface; Or install an extensive or intensive “green” (vegetated) roof for at least 50% of the roof area. Combinations of high albedo and vegetated roof can be used providing they collectively cover 75% of the roof area. *(Site Plan/Building Permit)*

**Water Efficiency**

**Water Efficient Landscaping, No Potable or No Irrigation** - Use only captured rain or recycled site water to eliminate all potable water use for site irrigation (except for initial watering to establish plants), OR, Do not install permanent landscape irrigation systems. *(Site Plan)*

**Water Efficient Landscaping, Reduce by 50%** - Use high-efficiency irrigation technology. Use captured rain or recycled site water to reduce potable water consumption for irrigation by 50% over conventional means. *(Site Plan)*

**Water Use Reduction, 30% Reduction** - Employ strategies that in aggregate use 30% less potable water than use baseline calculated for the building after meeting the fixture performance requirements listed in Baseline Water Fixture Requirements Table. *(Building Permit)*

**Energy & Atmosphere**

**Fundamental Building Systems Commissioning** - Verify and ensure that the fundamental building elements and systems are designed, installed, calibrated, and commissioned to operate as intended by an independent party. *(Building Permit)*

**Minimum Energy Performance** - Reduce design energy consumption by: New – 25% of Model National Energy Code for Buildings 1997 (MNECB) or 18% of ASHRAE/IESNA 90.1-1999; Old – 10% of MNECB or meets the ASHRA/IESNA standard. *(Building Permit)*

**Optimize Energy Performance** - Achieve increasing levels of energy performance above the prerequisite standard. For example, achieve 24% reduction from MNECB, 1 point and 64% reduction, 10 points *(Building Permit)*

**Renewable Energy, 20%** - 20% of building’s energy from on-site renewable energy *(Building Permit)*

**Ozone Protection** - No HCFC’s in base building level HVAC and refrigeration *(Building Permit)*

**Greenhouse Gas Emission Reduction:** Incorporate technologies and methods for space heating and cooling and water heating that achieve net zero carbon emissions. As a minimum, achieve an equivalent carbon dioxide equivalent of 70 grams per square metre.

**Materials & Resources**
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<th><strong>Storage &amp; Collection of Recyclables</strong> - Provide an easily accessible area serving the entire building and dedicated to separation, collection and storage of materials for recycling, including (at minimum) – paper, corrugated cardboard, glass, plastics, and metal (Site Plan)</th>
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<tr>
<td><strong>Construction Waste Management: Divert 75% from Landfill</strong> - Develop and implement a waste management plan to recycle and/or salvage at least 75% of construction, demolition, and land clearing waste. Calculations can be done by either weight or volume but must be consistent.</td>
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<td><strong>Rapidly Renewable Materials</strong> - Use of building materials or products made from plants that are typically harvested within a 10 year period or less, and totaling at least 5% of the total value of all building materials and products used in the project. (Building Permit)</td>
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<td><strong>Indoor Environmental Quality</strong></td>
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<td><strong>Minimum IAQ Performance</strong> - Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well being of the occupants – required to meet the minimum requirement of ASHRAE 62-2001 (Building Permit)</td>
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<tr>
<td><strong>Low-Emitting Materials: Paints and Coating</strong> - Reduce quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to occupants and installers. The VOC content of paints and coatings must be then limits of the Green Seal Standard GS-03, GS-11, or the State of California South Coast Air Quality Management District. (Building Permit)</td>
</tr>
<tr>
<td><strong>Controllability of Systems: Perimeter Spaces</strong> - Provide a high level of thermal ventilation and lighting system controlled by occupants to promote productivity, comfort &amp; well-being of building occupants. Provide at least an average of one operable window and one lighting control zone per 18.5 m² of regularly occupied floor area within 5 metres of perimeter wall. (Building Permit)</td>
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<td><strong>Thermal Comfort: Compliance</strong> - Provide thermally comfortable environment – comply with ASHRAE Standard 55-2004 (Building Permit)</td>
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The Sustainable Development Committee requests a response from the applicant related to the above recommendations. The committee would be pleased to meet with the applicant to discuss these comments in further detail, and appreciates the opportunity to provide further review and comments on subsequent submissions.

Respectfully Submitted,

Guy Sheppard
Chair, Planning and Development Subcommittee
Sustainable Development Committee
December 19, 2016

Silvina Kade, MCIP, RPP, AICP  
Coordinator of Zoning  
Burlington Planning & Building Department  
426 Brant Street  
Burlington, ON  
L7R 3Z6

Dear Ms. Kade:

Re: Application for Zoning By-law Amendment – BSDC Comments  
CP REIT Ontario Properties Ltd.  
2025 Guelph Line  
Burlington, ON  
Our File: CHO/BUR/15-02

Further to receipt of comments from the Burlington Sustainable Development Committee ("BSDC"), dated May 15, 2016, regarding the above, we are pleased to forward the following response on behalf of our client.

The BSDC recommendations/actin items include the following:

1. Create second storey on new buildings to intensify and make better use of the land, space and development.

Response: While we are encouraged by the BSDC’s recommendation to intensify and make better use of the land, it is also important to note that the existing development which consists of a one-storey shopping centre in a suburban setting (i.e. large site, on-site parking) is not conducive to second storey office or residential uses.

The proposed addition of a three (3) stand-alone building pads is considered a minor expansion of the shopping centre. Consideration for mixed uses within multi-storey buildings would be more appropriate as part of a future comprehensive redevelopment of the subject lands.

2. Minimize bar noise and disturbance on local residents on Uplands Drive.

Response: Careful attention has been given to ensure that restaurants, including associated patios, are setback sufficiently from the adjacent residential area. The Noise Study submitted in conjunction with the rezoning application has not recommended additional noise mitigation measures for noise control purposes. However, any impacts associated with noise will be dealt with in more detail during the Site Plan Approval stage and recommendations for mitigation will be implemented.
3. **Take advantage of redevelopment to plant trees and replace trees where appropriate.**

**Response:** A significant number of new trees are proposed within the area to be redeveloped, both within the parking area and along the Uplands Drive and Upper Middle Road frontages. Landscaping will be dealt with more in more technical detail during the Site Plan Approval stage.

4. **Use LID techniques to minimize impacts of stormwater.**

As the subject lands are already developed, it is not economically viable to implement LID techniques as part of the proposed building additions. Through prior discussions with City Staff, it was determined that the proposed expansion will be reviewed based on existing site conditions as there will be minor changes between the existing and proposed site conditions with the addition of the proposed buildings.

5. **Provide community space to increase social interaction.**

**Response:** A seating/eating area for public use currently exists within the existing shopping centre, adjacent to the food store. This area recently served as a location for a public open house to allow members of the Community to review plans and provide comments regarding the proposed development.

Our client is also upgrading outdoor street furniture and will be incorporating outdoor seating as part of the current development proposal.

6. **Make more inviting to consumers by creating more green space and encouraging better landscaping.**

**Response:** A significant amount of green space will be created or enhanced through the proposed expansion. Concrete landscaped islands are to be incorporated within the parking area of the lands to be redeveloped, and an enhanced and enlarged landscape buffer will be provided along the Uplands Drive frontage.

7. **Consider underground parking to provide more open and green space.**

**Response:** As the subject lands are currently developed, it would be very costly and disruptive to existing businesses to construct an underground parking facility. Consideration could be given to underground parking at such time as a significant redevelopment or reuse of the subject lands is undertaken.

8. **Reduce greenhouse gas emissions.**

**Response:** Our client (CP REIT Ontario Properties Limited) is committed to ensuring its developments are energy efficient and do not pose a threat to the environment. Proposed methods for reducing greenhouse gas emissions (space heating, cooling and water) within the new buildings will be more appropriately dealt with at the Building Permit stage.
9. Include bike racks and shelters to encourage use of active transportation.

Response: Bike racks have been included not only within the area to be redeveloped, but within the existing developed site as well. In an effort to encourage alternative modes of transit, a total of 48 bike spaces are to be provided, whereas the Zoning By-law requires a minimum of 22 spaces for the entire site.

As noted above, a future redevelopment and/or reuse of the subject lands to accommodate mixed uses within a variety of built forms and densities will also allow for more detailed consideration and implementation of the BSDC’s comments. However, in the meantime, we believe best efforts have been made by our client to address the BSDC’s comments considering the nature of the existing development and the proposed expansion which will enhance and improve the viability of the shopping centre.

We trust that the above information is satisfactory. If we can be of any assistance, please do not hesitate to contact the undersigned.

Yours very truly

ZELINKA PRIAMO LTD.

Harry Froussios, BA, MCIP, RPP
Senior Associate

Attachments

cc: Kathy Kakish – CP REIT Ontario Properties Ltd.