

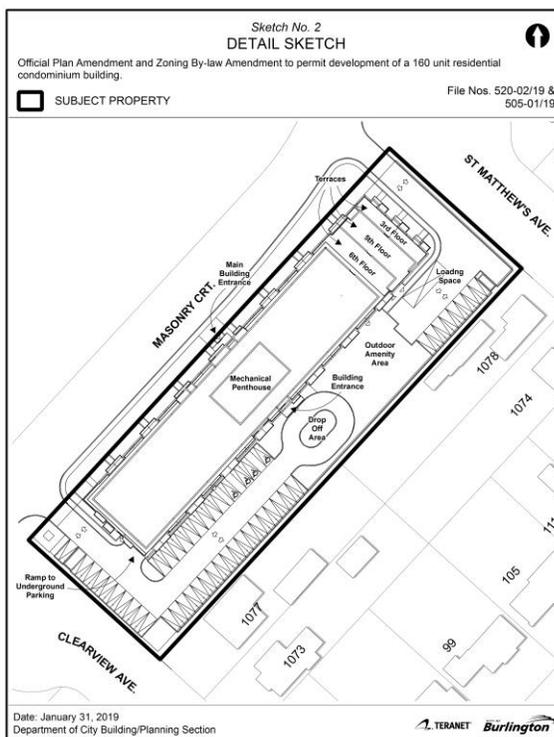


**DATE: April 17, 2019**

**TO: Lauren Vraets, Planner, Department of City Building**

<b>RE:</b>	<b>1085 Clearview Ave. and 1082, 1086 &amp; 1090 St. Matthews Ave.</b>
<b>File Number(s):</b>	<b>505-01/19 and 520-02/19</b>
<b>Description:</b>	<b>Application to amend the Official Plan Designation and Zoning By-law to permit a 6 storey residential apartment building with 160 units.</b>

**Overall Recommendation: Support with modifications/conditions.**



The SDC reviews development applications in order to provide comments to encourage sustainable development. Council approved this mandate in 1990. In order to implement sustainable building and design measures effectively, they should be considered at the earliest possible stage in the development process to ensure integrated design occurs and to reduce project costs. In addition, the Committee is empowered to review applications based on Part II Section 2.3 policy b) of the 2008 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.*

**Figure 1. Site Plan**



**Figure 2: Perspective**



**Preamble:**

**Site Description**

The subject lands are approximately 0.62 hectares in size and are bounded by Masonry Court to the north, low density residential uses to the south, Clearview Ave to the west, and St. Matthews Ave. to the east. The lands are comprised of three parcels which are to be merged on title to facilitate the development. 1085 Clearview Ave. is developed with a 1 storey place of worship with surface parking, and 1082 St. Matthews Ave. currently contains a dwelling which is used for the place of worship as an administrative building. The lands associated with the place of worship are currently accessed by entryways from Masonry Court, Clearview Ave., and St. Matthews Ave. 1086 and 1090 St. Matthews Ave. are currently developed with single detached dwellings and have been assembled in order to facilitate the application as proposed. The lands are located in close proximity to the Aldershot GO Station and are located within the boundaries of the Aldershot Mobility Hub Study Area.

## **Application Details**

The applicant has submitted an application to amend the Official Plan designation and Zoning By-law for the subject lands in order to permit the development of a 6 storey mid-rise residential apartment building with 160 units, resulting in a density of 258 units per hectare. The development is proposed to provide 29 one bedroom, 95 one bedroom plus den, 11 two bedroom and 25 two bedroom plus den units. The development is proposed to provide a total of 203 vehicle parking spaces with 154 spaces located in a below-grade parking structure, and 49 spaces located at grade. Vehicle access to the site is proposed from two entrances off Masonry Court. The applicant is proposing to provide 2,552 sq. metres of amenity area in the form of unit balconies, at-grade patios, and common indoor and outdoor amenity area.

## **General**

The SDC supports higher density development close to transit, retail and community services that will likely attract transit-oriented, environmentally focused residents and businesses.

While the SDC supports this application in general for these reasons, there are specific concerns with respect to sustainable construction, green space, and energy efficiency.

The SDC sees opportunity in this development to support Burlington to achieve its goal of being net carbon neutral. This means all development must strive for Net Zero Energy and Carbon. The SDC recommends the applicant reviews the current report by the Federation of Canadian Municipalities on Net Zero developments across southern Ontario which provides a mechanism for municipalities to implement such development. <https://s2etech.com/fcm-gmf/>

Additionally, The SDC recommends the applicant incorporates more green space, placemaking, affordable and accessible housing, a more detailed plan for trees, and construction waste management.

The quantity of amenity space is low (at ~2,552 m<sup>2</sup>). Additional amenity space would help affirm and promote practices that provide a safe and healthy environment, build a sense of resilience, and enhance quality of life.

The SDC would welcome discussions with the developer to consider how the sustainability of the building could be enhanced, including at the Site Plan stage. The SDC encourages the applicant to review the Sustainable Building and Development and seek to implement these as best practices.

## **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:

<b>SUSTAINABLE DEVELOPMENT PRINCIPLES</b>	<b>COMMENTS</b>
<p>1. Recognize the interdependence of humans and the rest of nature in a common ecosystem; seek to prevent and reverse degradation of the earth, air, water, plants and animals by human activity.</p>	<p>Use a Low Impact Design approach to storm water management</p> <p>Use of sustainable practices to manage construction waste</p> <p>The SDC is encouraged by the development team’s incorporation of natural elements on site. In this vein, efforts to incorporate water-permeable materials for proposed parking area/surfaces, in addition to replacing the trees that will be removed as a result of this development are recommended.</p> <p>The SDC also recommends increasing the quantity of proposed green space.</p>
<p>2. Recognize the urgency of climate change and take measures to reduce greenhouse gas emissions and to adapt.</p>	<p>The Developer has not provided information on design elements to encourage the conservation of energy. The building should be designed and built to help Burlington to achieve its goal of being net carbon neutral. SDC recommends:</p> <ul style="list-style-type: none"> <li>• Construction of a very efficient building shell</li> <li>• Incorporation of passive solar design elements</li> <li>• Reduction in the use of energy through efficient fixtures and appliances</li> <li>• utilization of ground/air source heat pump heating/cooling, and</li> <li>• Individual energy metering of each unit</li> </ul> <p>The SDC supports the development team’s efforts to encourage residents to use forms of transportation other than their automobiles, especially given the proximity to the Aldershot GO Station. SDC supports:</p> <ul style="list-style-type: none"> <li>• Reduced parking spaces</li> <li>• Providing ample bike storage</li> <li>• Providing ample electric vehicle charging capacity</li> <li>• Providing an on-site vehicle sharing program</li> </ul>

SUSTAINABLE DEVELOPMENT PRINCIPLES	COMMENTS
	<ul style="list-style-type: none"> <li>• Incorporating a “lay-by” area on Clearview in addition to the drop off at the back</li> <li>• Providing one-year transit (bus) passes for new residents</li> </ul>
<p>3. Promote conservation, stewardship and responsible use of resources. Discourage processes and practices that result in natural resources being consumed at a rate faster than they can be replenished.</p>	<p>The SDC would like to see reference to:</p> <ul style="list-style-type: none"> <li>• Commitment to installation of energy efficient appliances (if provided)</li> <li>• Efficient use of water</li> <li>• capture and reuse of rainwater for irrigation</li> </ul> <p>The SDC shares the concerns of local community members with respect to sustainable construction practices. The proposed footprint of the building and underground parking leave very little to no room for lay down, site management, and waste sorting areas. The SDC recommends that the applicant develop plans outlining the sustainable construction methods and procedures they will use.</p>
<p>4. Discourage the production and use of persistent and harmful substances. Reinforce proper disposal practices for such substances</p>	
<p>5. Affirm and promote practices that provide a safe and healthy environment and build resilience, and engage our community in not only meeting the economic and social needs of all citizens but enhancing quality of life.</p>	<p>The SDC would like to see reference to:</p> <ul style="list-style-type: none"> <li>• A small proportion of units (e.g. 10 per cent) built using principles of universal design to optimize accessibility and to promote aging in place.</li> <li>• Utilization of available space for social purpose/community-based services or supports.</li> <li>• Common areas that contribute to community/community building.</li> <li>• The applicant proposes 27,469 square feet of amenity area, only slightly more than half that required by zoning-by-law RH5. SDC recommends provision of additional amenity space.</li> </ul>

<b>SUSTAINABLE DEVELOPMENT OBJECTIVES</b>	<b>COMMENTS</b>
<p>a. <b>Leadership:</b> Take a leadership position on sustainability issue both within and outside the City of Burlington. Recognize that our local actions can have global implications.</p>	<p>The SDC recommends the developer incorporate the guidelines outlined in the Burlington “Sustainable Building and Development Guidelines” and incorporate elements to encourage the conservation of energy and help Burlington to achieve its goal of being net carbon neutral.</p>
<p>b. <b>Protection and Enhancement of Natural Features:</b> Protect and enhance Burlington’s natural features to ensure that shorelines, natural water courses, wetlands, flood plains, woodlands and forestry tracts, as well as notable landmarks such as the Niagara Escarpment, are preserved for future generations. Improve the connectivity of natural features to enhance the natural heritage system. Preserve habitat to maintain and increase biodiversity and protect species at risk.</p>	<p>The SDC recommends the applicant incorporate native, non-invasive, biodiverse species resilient to climate change into its green space and amenity areas.</p> <p>The SDC further recommends that the Developer incorporate bird friendly design.</p>
<p>c. <b>Protection of Natural Resources:</b> Sustainably manage and protect natural resources such as water, minerals and fertile lands. Reverse degradation of natural resources when feasible.</p>	
<p>d. <b>Responsible Use of Natural Resources:</b> Reduce the consumption of natural resources and ensure users are responsible for the full local costs of services such as water, electricity and sanitary sewers. Provide educational programs to encourage conservation of natural resources and increase awareness of the full costs of services.</p>	<p>The SDC recommends the applicant incorporates fixtures and appliances that encourage conservation of energy and natural resources like LED lights and low flow water fixtures. The SDC recommends that units be individually metered with respect to both water and electricity and capture and re-use rain water for irrigation</p>

<b>SUSTAINABLE DEVELOPMENT OBJECTIVES</b>	<b>COMMENTS</b>
<p>e. <b>Waste Reduction:</b> Reduce waste generation and increase resource recovery. Minimize waste in designing, building, operating, renovating, demolishing and re-purposing buildings.</p>	<p>The applicant should consider ways to reduce resource usage, such as using recycled building materials. The use of rapidly renewable building materials that total at least 5% of the total value of products should be used in this project. If possible, donate any usable building materials (windows, kitchen cabinets, fixtures, etc.) from the existing buildings to Habitat for Humanity. Properly recycle demolition materials.</p> <p>The applicant should ensure that proper recycling methods and facilities are available. This must include organic waste through the green bin program.</p> <p>The SDC notes that the applicant is expected to experience space constraints during construction. The SDC recommends the applicant prepare a plan for the handling, separating, and recycling of appropriate building materials in the space constrained environment.</p>
<p>f. <b>Greening of the City:</b> Promote the preservation, management and planting of trees and other vegetation on private and public property within the City. Encourage the use of native, non-invasive and diverse species.</p>	<p>The SDC is pleased to see the development team appears to be planting trees although no landscape plan has been provided. The Concept Plan shows trees but we find no commitment to the number and size. 49 out of 55 existing trees are being destroyed. The SDC requests compliance with tree replacement requirements in Section 9.4 of the Site Plan Application Guidelines for planting of equivalent caliper diameter at other sites that will be paid for by the applicant. The equivalent caliper diameter of the destroyed trees is 1327 cm. Replacing these with the typical 5 cm size tree would require a total of 265 trees which should be native and diversified species. The Concept Plan indicates about 46 trees.</p>

<b>SUSTAINABLE DEVELOPMENT <u>OBJECTIVES</u></b>	<b>COMMENTS</b>
<p><b>g. Natural Features and Green Space:</b> Ensure natural features and greenspace are fundamental components of the City including new developments and redevelopments.</p>	<p>A green roof/rooftop garden should be considered.</p>
<p><b>h. Superior Neighbourhood Design:</b> Make land-use decisions considering the natural features, site characteristics and location relative to employment, transportation and amenities. Apply an ecosystem approach to assess the impacts of development and ensure environmental integrity, diversity and resiliency. Create vibrant, equitable communities that are healthy, walkable and transit supportive.</p>	
<p><b>i. Sense of community:</b> Create sustainable and appropriate forms of development that reflect the human scale, promote a sense of community, and connect and integrate urban development natural surroundings.</p>	
<p><b>j. Neighbourhood Connectivity:</b> Promote community development where residents can easily access necessities and amenities, such as housing, employment, locally produced food, retail, green spaces, education, recreation, and arts and culture through active transportation or transit.</p>	<p>The applicant should include/consider building a small proportion of units (e.g. 10 per cent) using principles of universal design to optimize accessibility and to promote aging in place.</p> <p>Space should be made available for social purpose/community-based services or supports, and include common areas to foster community/community-building.</p>
<p><b>k. Sustainable Transportation System:</b> Prioritize walking, cycling and transit and make the best use of the existing road system for the safe movement of goods and people. Support multi-modal connectivity within the City and with neighbouring municipalities.</p>	<p>The area is very walkable and there is easy access to public transit.</p> <p>There should be a lay-by area to allow taxis/ride sharing businesses to pick up and drop off residents at the front.</p> <p>The SDC is glad to see the 88 bicycle storage lockers and repair area on the ground floor and the additional space on the P1 level.</p>

SUSTAINABLE DEVELOPMENT <u>OBJECTIVES</u>	COMMENTS
	<p>SDC supports a reduced number of parking spaces. There are 203 spaces for 160 units, or 1.3 spaces per unit. Sustainable communities need to eliminate individually owner vehicles and move to other options. Eliminating as many parking spaces as possible for occupants and providing ones for visitors only will help greatly. As a minimum, the surface parking should be removed and replaced with plant ground cover that does not have turf.</p> <p>The SDC recommends the applicant provide for an on-site car-sharing program and consider the provision of one-year transit (bus) passes for new residents.</p>
<p><b>l. Efficient Urban Design:</b> Increase the efficiency of land use in the urban community with the goal of reducing greenhouse gas and other air emissions and provide efficient, well- connected route for active transportation and transit. Promote urban intensification and development policies, rather than suburban policies that generate sprawl.</p>	
<p><b>m. Natural Storm Water Management:</b> Protect water courses in their natural state and encourage the restoration of water courses that have been degraded. Encourage low impact development design and use of best practices to improve storm water quality and reduce the quantity storm water sent to traditional storm water infrastructure.</p>	<p>SDC recommends:</p> <ul style="list-style-type: none"> <li>• Water-permeable materials be used for parking area/surfaces.</li> </ul>
<p><b>n. Energy Conservation, Efficiency and Generation:</b> Promote net zero carbon energy generation and usage. Increase energy conservation through efficient land use planning and building design. Encourage sustainable local thermal and electrical energy generation and the supporting distribution network. Adopt low emission</p>	<p>SDC recommends Net Zero Energy and Carbon design including:</p> <ul style="list-style-type: none"> <li>• Construction of a very efficient building shell</li> <li>• Incorporation of passive solar design elements</li> </ul>

<b>SUSTAINABLE DEVELOPMENT <u>OBJECTIVES</u></b>	<b>COMMENTS</b>
forms of transportation. Take all opportunities to switch from fossil fuel to renewable and electricity-based technologies.	<ul style="list-style-type: none"> <li>• Reduction in the use of energy through efficient fixtures and appliances, and</li> <li>• Individual energy metering of each unit</li> <li>• Consideration of the deployment of a ground/air source heat pump heating/cooling system</li> <li>• Following LEED (or similar) construction principles</li> </ul> <p>The applicant should provide electric vehicle charging stations for residents and visitors.</p>
<p><b>o. Agriculture and Food:</b> Promote policies that improve long-term food security with sustainable local agriculture in urban and rural communities. Increase the supply of local, accessible, affordable, culturally diverse and nutritious food. Protect agricultural land from loss and fragmentation.</p>	<p>The applicant is requested to provide a rooftop garden facility for residents.</p>
<p><b>p. Healthy Lifestyles:</b> Promote and support healthy and active lifestyles through the development of complete neighborhoods, active transportation infrastructure, recreational facilities and parks.</p>	
<p><b>q. Community Engagement:</b> Seek and encourage public participation and education, and, consider public input in city decision-making. The economic, environmental and social aspects of proposed developments should be considered. Decisions should address all aspects and build consensus among stakeholders.</p>	<p>The applicant is encouraged to ensure that the project is supportive of Halton Region’s Comprehensive Housing Strategy and is in the alignment with the housing objective 86(26) of the Halton Region Official Plan: “Seek development opportunities for Assisted and Affordable Housing in Intensification Areas where public transit, retail and other facilities are readily accessible.”</p>
<p><b>r. Evaluation of Development:</b> Continuously monitor and evaluate community development to assess its sustainability in</p>	

<b>SUSTAINABLE DEVELOPMENT <u>OBJECTIVES</u></b>	<b>COMMENTS</b>
relation to social, environmental or economic impacts.	
s. <b>Sustainability Assessment:</b> To assess progress towards sustainability, the City of Burlington should prepare a performance review of the entire municipality at regular intervals and develop and implement an action plan based on the findings.	

**Summary of Above Discussion and Recommendations/Action Items:**

The proposed development has positive components e.g.:

- The proximity to transit and walkable streets
- 88 ground floor bicycle storage lockers and repair room

The proposed development should be further enhanced by addressing issues such as:

- Ensuring the overall design is in conformity with the Sustainable Building and Development Guidelines
- The inclusion of some 3-bedroom units that could accommodate families
- Outdoor amenity space, garden and solar electric panels on the roof
- The provision of a portion of the units as affordable/accessible housing
- Design elements to improve the sense of community
- Reduced parking, preferably with all surface spaces replaced with turf free plant ground cover
- Providing some public parking underground (reducing the amount of resident parking)
- Enhancing TDM measures e.g.:
  - Information package available to residents; on site car share provided by the development; one-year transit (bus) passes provided to residents; creation of a front side lay-by space to allow for pick up/drop off of residents
- Ensuring that trees removed from the site are replaced (with equivalent caliper) on the site or elsewhere in the community
- The applicant has an opportunity to create a building that can set a standard for new development within the Aldershot community by following the Net Zero Energy and

Carbon approach promoted by the Federation of Canadian Municipalities by incorporating sustainable practices and LEED (or similar) level components.

**Future Site Plan & Building Permit Considerations:**

The City of Burlington has approved the Sustainable Building and Development Guidelines. The Committee recommends that the applicant consider the Guidelines in this application. Many of the items identified in the Guidelines are implemented through site plan and/or building permit approval, after a development proposal has received an Official Plan amendment and/or zoning by-law amendment, however, to ensure the design of sustainability features can be incorporated, the SDC recommends these items be given consideration at this stage in the process. A full copy of the Guidelines can be downloaded at:

[https://www.burlington.ca/en/services-for-you/resources/Planning\\_and\\_Development/Official\\_Plan/Proposed-OP/18-304-PB-Sustainable-Building-and-Development-Guidelines-WEB\\_April-2018.pdf](https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Official_Plan/Proposed-OP/18-304-PB-Sustainable-Building-and-Development-Guidelines-WEB_April-2018.pdf)

The SDC 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.

This report was reviewed and approved the Sustainable Development Committee's "Committee of the Whole" on April 16, 2019

Respectfully Submitted,

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Burlington Sustainable Development Committee (SDC)

Cc:

C. Barnes, Chair, Sustainable Development Committee

L. Robichaud, Sr. Sustainability Coordinator, Capital Works Department, City of Burlington

Lauren Vraets, Planner, Policy, Department of City Building, Planning Section, City of Burlington

