

**Appendix D – Staff Report PL-08-20**

Response Table to Written Submissions November 2019 to January 2020

Note: Comments haven been summarized, and responses have been prepared, by the consulting firm Brook McIlroy Inc. (BMI)

Row #	Date Received	From (Name/Company Organization)	Comments Received	BMI Response
1	Dec. 16, 2019	Jeremy Skinner	Add shadow and wind effects as policy in Official Plan.	Official Plan will be revised to include language referencing the requirements for compliance with the study guidelines and terms of reference.
2			Minimum of 5 hours of sunlight as measured during the spring & fall equinoxes and the summer solstice on: <ul style="list-style-type: none"> <li>• Building faces associated with living rooms and bedrooms</li> </ul>	The task of measuring sunlight on building faces with specific room types is difficult to accurately assess and represent as building interiors change over time.
3			Minimum of 5 hours of sunlight as measured during the spring & fall equinoxes and the summer solstice on: <ul style="list-style-type: none"> <li>• Bordering stable residential neighbourhoods</li> </ul>	The guidelines include provisions for additional studies on neighbouring properties at the discretion of city staff
4			Minimum of 5 hours of sunlight as measured during the spring & fall equinoxes and the summer solstice on: <ul style="list-style-type: none"> <li>• Parks, gardens, sports fields</li> </ul>	The guidelines include provisions for these uses.

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5			Minimum of 5 hours of sunlight as measured during the spring & fall equinoxes and the summer solstice on: <ul style="list-style-type: none"> <li>• School primary playgrounds, school building faces associated with entrances and/or classrooms</li> </ul>	The guidelines include provisions for these uses. Effect on building faces can be generally ascertained through analysis of the required shadow study submission components.
6			Minimum of 5 hours of sunlight as measured during the spring & fall equinoxes and the summer solstice on: <ul style="list-style-type: none"> <li>• Vehicular transit corridors</li> </ul>	The guidelines include provisions for assessing shadow impacts on rights-of-ways including pedestrian sidewalks and boulevards.
7			How do shadows impact tree growth?	This is outside of the scope of the study, but provisions have been included for parks and open spaces, as well as requiring additional studies on neighbouring properties at the discretion of city staff.
8			If new building application causes unreasonable wind conditions to bordering deployed buildings, then the application must compensate the existing structures for wind mediation	The terms of reference for pedestrian level wind studies address cumulative wind effects of existing and proposed buildings to ensure that each incremental development does not surpass Comfort Criteria for

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				9the desired use in surrounding areas.
9	Jan. 15, 2020	<b>Developer Feedback<sup>1</sup> - General</b>	3D model of the City be prepared and provided.	This is outside of the scope of this study. The City of Burlington may choose to explore the development of a digital model.
10	Jan. 15, 2020	<b>Developer Feedback<sup>1</sup> - Shadow Study</b>	Too many configurations required.	Configurations have been reduced to existing and proposed.
11			Shadowing of parks and open space lands will require careful consideration as park areas often include tree covered areas, in some cases tree coverage can be substantial.	Due to seasonality of tree coverage and necessity for year-round use it is necessary to preserve sun access on park spaces regardless of existing tree coverage.
12			The importance of sunlight exposure to private spaces is understood; however, this could potentially require an extremely onerous and detailed study if every private	Analysis of neighbouring properties will only be required under special circumstances at the discretion of city staff.

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<sup>1</sup> Developer feedback was received from the Hamilton-Halton Home Builders' Association; and Core Architects and SLR Consulting (Canada) Ltd. on behalf of the ADI Development Group.

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			yard, deck, balcony (on apartment/condo towers), etc., must be evaluated.	
13			The Equinox portion should study March 21 or September 21, not both, since they are relatively similar aside from a time shift of 15 minutes or so.	This is true, however, given the quantitative measures specified in the terms of reference, it is important to analyze shadow impacts at all times of year at the precise dates and times specified.
14			For the Solstice(s), we maintain that June 21 is satisfactory on its own. If a study of December 21 is required, it should be shown for information purposes only, and not given much weight in the decision-making and approvals process.	Due to the importance of preserving sun access in parks and open spaces, and places where children play at all times of year, December shadow studies will be required over a four-hour period.
15	Jan. 15, 2020	<b>Developer Feedback<sup>1</sup> - Pedestrian Level Wind Study</b>	The requirements should establish a less complex analysis at the preliminary stages of the submission process (basic desktop and computer modelling) as well as for low rise buildings, and utilize more complex assessments like wind tunnel testing for tall	Various thresholds have been established in the terms of reference for wind studies. Specific requirements will be at the discretion of city staff.

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			buildings only or, at final site plan submission stage.	
16			Caution identifying specific criteria or speeds of acceptance for comfort and safety.	The Pedestrian Wind Comfort Criteria has been established based on well accepted standards for the desired use of an area.
			Assessing (all) private balconies on a nearby high-rise should not be required, and is not reasonable/realistic.	Requirements for analysis for private balconies have been removed from the guidelines.
17			The City, through consultation with, and agreement by, wind experts, should identify the most appropriate meteorological station(s) to use in conducting wind comfort studies.	The Guidelines specify the most appropriate meteorological station(s)
18			Wind studies should be conducted under the direction of a qualified wind expert and should not be limited to those with a Professional Engineering designation.	Qualifications will be based on expertise and experience of the wind consultant.