



DATE: DRAFT 2 – October 9, 2021

TO: Melissa Morgan, Planning Department of City Building

RE:	407 Martha Street
File Number(s):	550-01/21 and 520-01/21
Description:	COB Official Plan and Zoning By-law 2020 Amendment

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. Plan for the building



Figure 2: Location of the building

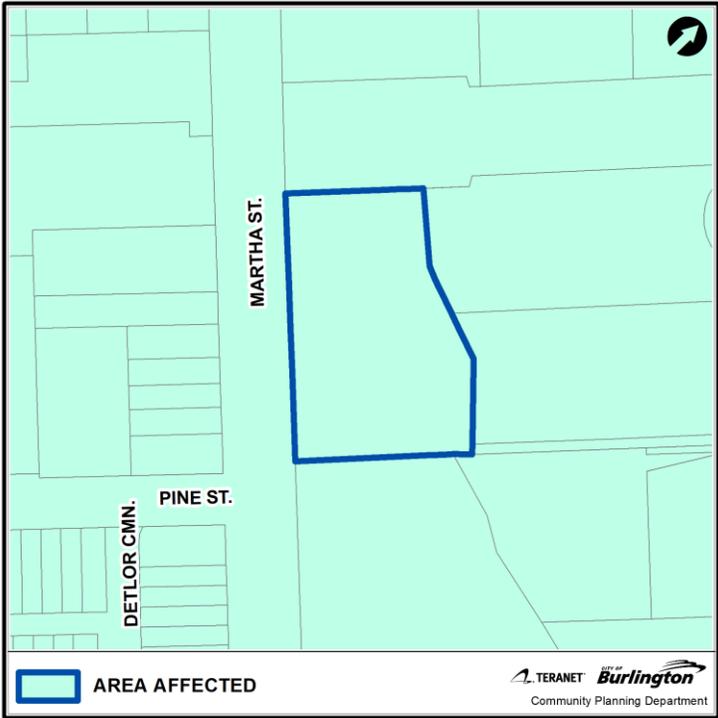


Figure 3: Site plan

Insert Figure

Preamble:

Application Details

A private landowner, 2413350 Ontario Inc., proposes the re-designation and rezoning of the property identified as 407 Martha Street for the purpose of constructing a single 11-storey residential building comprised of 130 units. The development proposes a density of 407 units per hectare 167 vehicle parking spaces and four levels of underground parking. The proposal would combine six lots currently known as 401, 405, 409, 411, 413 and 417 Martha Street, five of which contain detached houses and one (417) which is vacant. The property is within the Village Square Precinct of downtown Burlington. The property is surrounded to the south by a 12storey residential apartment building, to the south west by a row of 3storey townhouses, to the north west by a surface parking lot and the future Elgin Promenade, to the north by a multi-use pathway and to the east by Rambo Creek backed by medium density townhouses on Harris Crescent

The property is currently zoned High Density Residential. The applicant requests change to the Official Plan and Zoning By-law designations

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. The City has a goal of a minimum of 200 people and jobs per hectare for Downtown Urban Growth Centre outlined by the Growth Plan. The City has indicated that they are well positioned to achieve this goal by 2031 taking into consideration the existing Official Plan and zoning regulations.

The proposed development should address design elements to reduce the use of energy and minimize GHG emissions. As this development/building will be in place for many years, it should help the City move towards its goal of being net carbon neutral.

The location features ready access to transit, shopping, restaurants, park space, and medical facilities. A major goal of this development should be to encourage residents to use forms of transportation other than the car. The SDC encourages reductions in the parking ratio.

Residential buildings, particularly tall buildings, should include some commercial space to help to generate employment opportunities.

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 developer to review the Sustainable Building and Development Guidelines 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:

SUSTAINABLE DEVELOPMENT PRINCIPLES	COMMENTS
<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>The development proposal should recognize lower Rambo Creek and its habitat potential as a natural feature enjoyed by residents of downtown Burlington and worthy of preservation.</p>
<p>2. Recognize the urgency of climate change and take measures to reduce greenhouse gas emissions and to adapt.</p>	<p>The building should be designed and built to help Burlington to achieve its target of zero net carbon emissions by 2050. The applicant has an opportunity to create buildings that set the standard for new development within Burlington by following the Net Zero Energy and Carbon approach promoted by the Federation of Canadian Municipalities (https://s2etech.com/wp-content/uploads/2019/03/rpt_GMF15143_NZ_2019-03-21_FINAL_FCM_summary.pdf).</p> <p>SDC recommends:</p> <ul style="list-style-type: none"> • On-site renewable energy generation (solar/geothermal) • Construction of a very efficient building shell • Use of thermally efficient glass surfaces • Incorporation of passive solar design elements • Use of heat pump technology for heating/cooling • Reduction in the use of energy through efficient fixtures and appliances, and sensors • Individual energy metering of each unit • Use of sustainable procurement and maximizing regionally-sourced construction materials. • Use of FSC-certified/sustainable wood and construction materials. <p>A major goal of this development should be to encourage residents to use forms of transportation other than their automobiles.</p> <p>SDC supports:</p> <ul style="list-style-type: none"> • Reduced parking spaces.

SUSTAINABLE DEVELOPMENT PRINCIPLES	COMMENTS
	<ul style="list-style-type: none"> • Providing ample bike storage. Given high priority for active transportation usage, expected demand from occupants will be considerably higher. • Providing ample electric vehicle charging capacity considering the expected elimination of the sale of fossil-fuel burning vehicles in Canada by 2035. • Providing an on-site vehicle sharing program • Providing transit information on site and transit passes to new residents
<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>Would like to see reference to:</p> <ul style="list-style-type: none"> • Commitment to installation of energy efficient appliances. • Efficient use of potable water
<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>	

SUSTAINABLE DEVELOPMENT <i>OBJECTIVES</i>	COMMENTS
<p>a. Leadership: 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 applicant has an opportunity to create a building that can set a standard for new development within Burlington by following the Net Zero Energy and Carbon approach promoted by the Federation of Canadian Municipalities.</p>
<p>b. Protection and Enhancement of Natural Features: 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 proposed development will have a significant impact on the proximal section of Rambo Creek including removal and replacement of existing vegetation, cut and fill in the creek floodplain and the construction of a retaining wall. SDC objects to the consideration of lower Rambo Creek as a heavily urbanized and mainly entombed stream. Rambo Creek is a natural feature which has been identified as fish habitat in an environmental impact assessment. The quality of this habitat should be assessed in its potential and not its current condition. SDC recommends that building design and construction activities be tailored to minimize impacts to the channel of Rambo Creek.</p>
<p>c. Protection of Natural Resources: Sustainably manage and protect natural resources such as water, minerals and fertile lands. Reverse degradation of natural resources when feasible.</p>	
<p>d. Responsible Use of Natural Resources: 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>Provide fixtures and appliances that conserve water. The developer proposes to capture and store rainwater on site and to discharge treated rainwater to storm sewer Collected rainwater can be used to fill water features, irrigate gardens and landscapes. Onsite water management technologies include using a rain garden or green roof in place of simply piping water off the property. These act as a natural way of filtering runoff. During construction, water removed from the site would be treated by sedimentation and discharged to either storm or sanitary sewers, depending on residual contaminant levels. In the event of a flood event, water volumes exceeding those of treatment facilities would be discharged directly to Rambo Creek. Disposal and treatment water collected from subbasement drainage systems, if necessary, are yet</p>

SUSTAINABLE DEVELOPMENT <i>OBJECTIVES</i>	COMMENTS
	to be designed but ideally water should be used on site.
<p>e. Waste Reduction: Reduce waste generation and increase resource recovery. Minimize waste in designing, building, operating, renovating, demolishing and re-purposing buildings.</p>	<p>The proposed development would demolish buildings on five properties. SDC recommends that as much as possible of the demolition waste be reused or recycled.</p> <p>The developer should consider ways to reduce resource usage, such as recycled building materials. The use of rapidly renewable building materials that total at least 5% of the total value of products used in this project.</p>
<p>f. Greening of the City: 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>SDC acknowledges plans to landscape the property with a variety of native and non-invasive plant species.</p> <p>The development could also consider features such as a green roof and terraces as well as balcony planters.</p>
<p>g. Natural Features and Green Space: Ensure natural features and greenspace are fundamental components of the City including new developments and redevelopments.</p>	<p>The proposed development borders on a multi-use pathway at its junction with the Elgin Promenade. This pathway is extensively used as green space by residents of the downtown as well as an active transportation link between the downtown and distal areas of the city. SDC recommends that the massing of the proposed building and the landscaping of the property be designed to enhance the welcoming entrance to this pathway.</p>
<p>h. Superior Neighbourhood Design: 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>The planning of underground parking for a building situated in a flood plain is at best an unwise engineering design. This design may pose an unnecessary flooding hazard during initial excavation, a possible flooding of the garage in the event of a 100 year or more severe storm and a need for continuous dewatering of the subbasement drainage system.</p> <p>Further considering the potential impacts of climate change, design of flood management structures to accommodate a 100-year storm may not be sufficient flood mitigation measures.</p>

SUSTAINABLE DEVELOPMENT <i>OBJECTIVES</i>	COMMENTS
	<p>SDC recommends parking structures for buildings in a floodplain be situated above ground. An increase in building height might be considered to compensate for loss of below ground parking.</p> <p>Construction plans should consider avoidance of potential hazards from electrical transmission lines and an underground gas pipeline contained within the adjacent Burlington Hydro property.</p>
<p>i. Sense of community: 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>We recommend that building architecture, massing and building setbacks be compatible with the building design guidelines for Burlington’s downtown Village Square precinct.</p>
<p>j. Neighbourhood Connectivity: 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>Commercial space on the ground level would provide services catering to the community and users of the Elgin Promenade and multi-use pathway.</p>
<p>k. Sustainable Transportation System: 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 development’s proximity to the Elgin Promenade and extending multiple use pathway provides opportunities for active transportation.</p> <p>The development is within walking distance of the downtown bus terminal which provides opportunity for use of public transportation.</p> <p>The development should maximize electric recharge parking spaces and provide space for car share vehicles.</p>
<p>l. Efficient Urban Design: 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>The proposed development is for residential use only.</p> <p>We suggest that a mixed-use component, such as ground floor retail space, would be a more efficient urban design.</p>
<p>m. Natural Storm Water Management: Protect water courses in their natural state and encourage the restoration of water courses that have been degraded. Encourage low impact development</p>	<p>We recommend reviewing the opportunity to promote LID approaches and other SWM best practices.</p>

SUSTAINABLE DEVELOPMENT OBJECTIVES	COMMENTS
<p>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 supports LID measures, including cistern storage to allow reuse of storm water for irrigation and indoor green features.</p> <p>The developer has indicated that there will be an underground storage vault for stormwater and sediment removal on water discharge but has indicated that the water will go to sewer.</p>
<p>n. Energy Conservation, Efficiency and Generation: 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 forms of transportation. Take all opportunities to switch from fossil fuel to renewable and electricity-based technologies.</p>	<p>There are opportunities to ensure that the development is aligned with Burlington’s expectation to achieve net-zero carbon emissions by 2050.</p> <p>SDC recommends:</p> <ul style="list-style-type: none"> · On-site renewable energy generation · Construction of a very efficient building shell. · Incorporation of passive solar design elements · Use of heat pump technology for heating/cooling · Reduction in the use of energy through efficient fixtures and appliances and sensors <p>The developer should provide additional electric vehicle charging stations for residents.</p>
<p>o. Agriculture and Food: 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>No agricultural land is being lost through this proposal.</p>
<p>p. Healthy Lifestyles: Promote and support healthy and active lifestyles through the development of complete neighbourhoods, active transportation infrastructure, recreational facilities and parks.</p>	<p>The development is conducive to healthy lifestyle being adjacent to the Elgin Promenade and extended multiple use pathway.</p> <p>The developer is encouraged to provide ample bicycle storage space.</p>
<p>q. Community Engagement: 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 Developer 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>

SUSTAINABLE DEVELOPMENT <i>OBJECTIVES</i>	COMMENTS
	Provision of some housing within the development that is special needs, assisted or low-income and more units that could accommodate families (e.g. 20% units with 3 bedrooms).
r. Evaluation of Development: Continuously monitor and evaluate community development to assess its sustainability in relation to social, environmental or economic impacts.	
s. Sustainability Assessment: 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 current proposal is a high-density development with 130 units over ~0.32 ha with 0.05 ha dedicated creek area.

The SDC agrees that this site is a candidate for redevelopment with the following modifications.

The proposed development has a number of positive components e.g.:

- The proximity to transit, walkable streets and pathways
- Bicycle storage on site, proposal for car share on site

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

- Design elements to reduce the purchase of energy and reduce GHG emissions e.g.:
 - use of thermally efficient glass surfaces.
 - Generation of renewable energy on site (e.g., solar and/or geothermal) and use of heat pumps in the units
 - The applicant has an opportunity to create a building that can set a standard for new development within Burlington by following the Net Zero Energy and Carbon approach promoted by the Federation of Canadian Municipalities.
- Reduced parking (at less than 1 space/unit) and provide spaces for car share and the charging of EV's
- Eliminate underground parking
- Provision of some units that are special needs, assisted or low-income and more units that could accommodate families (e.g. ~20% units with 3 bedrooms)

- Retain the natural character of Rambo Creek natural vegetative interface with adjacent multiple use pathway and the Elgin Promenade
- Provide retail space to serve community and to increase the opportunity for employment
- Re-using collected rainwater on-site

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

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.

This report was reviewed and approved the Sustainable Development Committee's "Committee of the Whole" on XXXX XX, 2021.

Respectfully Submitted,

Burlington Sustainable Development Committee (SDC)

Cc:

T. Park, Chair, Sustainable Development Committee

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

XXXX, Senior Planner, Policy, Department of City Building, Planning Section, City of Burlington