

To: GORDON DICKSON, Planning Department of City Building
Date: February 2, 2021
Regarding: 284-292 Plains Rd. E.
File No(s): 505-07/21 and 520-08/21
Description: 284 Plains Road Development Inc, Corley Developments Inc.



Overall Recommendation:

- ☐ Support
☒ Support with Modifications/Conditions
☐ Oppose

Appreciated Follow-up:

- ☒ Planner response
☒ Developer response
☒ Meeting with SDC
☐ Nothing at this time

Summary of Recommendations:

SDC supports the proposed densification and its contribution to meet the housing demand in Burlington. The developer is commended for its attention to multi-modal transportation, healthy lifestyles, and neighbourhood connections. The provided sustainability checklist (in relation to the Sustainable Building and Development Guidelines) is much appreciated and the developer is encouraged to continue this attention to sustainability through future phases and additional detailing.

Improvements could be made to increase the amount of vegetation on site (e.g., green roof, community garden). Vegetation should be low maintenance (low water) and native to the area. Attention should also be paid to minimize the impact to the surrounding environment through diversion of groundwater and discharge of stormwater. Alternative uses for the groundwater planned to be continuously discharged to the sanitary sewer should be explored (e.g., irrigation).

It should be confirmed that air quality within the covered vehicle access to parking will not be adversely affected by expected northeastern winds blowing underground parking exhaust into the covered area.

An opportunity exists for the developer to take its sustainability aspirations further and take on greater leadership through the development of explicit sustainability and climate change-oriented objectives. Such objectives should be made in line with Burlington's plan to be a net-zero carbon city by 2050, as well as the City's plan to incorporate climate change resilient designs and practices.

Climate Action Lens Review

Net-Zero by 2050 Plan: ☐ Included/☒ None Climate Resilience Plan: ☐ Included/☒ None ☐ Yes (e.g., LEED): _____ ☒ None

Planned Certification

Note

The SDC recommends that all Objectives of the [Sustainable Building and Development Guidelines](#) (as approved by the City of Burlington) are considered. Many of the Objectives 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 Objectives be given consideration at this stage in the process.

Author and Distribution:

Respectfully Submitted,

Tom Krumins February 2, 2022

Burlington Sustainable Development Committee

Approved by: Burlington Sustainable Development Committee, Committee of the Whole, November 17, 2021

Cc: T. Park, Chair, Sustainable Development Committee
L. Robichaud, Sr. Sustainability Coordinator, Capital Works Department, City of Burlington
F. Last, Senior Planner, Policy, Department of City Building, Planning Section, City of Burlington

Attached: Appendix A – Detailed Comments on Sustainable Development Principles and Objectives

Appendix A – Detailed Comments on Sustainable Development Principles and Objectives

Preface

Sustainable Development is "development that meets the need of the present without compromising the ability of future generations to meet their needs"

- Brundtland Commission Report 1987

The City of Burlington Sustainable Development Committee (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.*

Preamble

Application Details

The proposal contemplates the development of a 6-storey, 117-unit apartment building (including two-storey townhouse units and amenity area on the ground level) and 147 parking spaces (combination of underground and surface parking areas) and bicycle parking. The total proposed gross building floor area is 9,276.0 m² and the overall building height is 24.45 metres (including mechanical penthouse). A rooftop amenity area is also proposed.

Figure 1: Development Image



Figure 2: Development Location



Sustainable Development Principles

Principle	Assessment				Comments
	Exemplary	Good	To Improve	Undefined	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not explicitly make recognition of ecosystems, nor does it speak to degradation.
					Acknowledgement of location's importance <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Holistic human-environment perspective <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Explicit goal to prevent degradation <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Explicit goal to reverse degradation <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
2. Recognize the urgency of climate change and take measures to reduce greenhouse gas emissions and to adapt.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not explicitly address climate change nor mitigation or adaptation plans.
					Acknowledgement of climate change <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Acknowledgement of necessary urgency <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Explicit plan to mitigate GHG emissions <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Explicit climate adaptation/resilience plan <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not holistically address the importance and responsible use of natural resources.
					Promotion of conservation, sustainability <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Responsible energy and water use See Objective D
4. Discourage the production and use of persistent and harmful substances. Reinforce proper disposal practices for such substances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposal does not address harmful substances.
					Avoidance of production, use of substances <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Disposal plan for harmful substances <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Waste management See Objectives D and E
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposal identifies safety as it pertains to transportation setback, parking, lighting, and balconies. Proposal identifies needs for accessibility and affordability. The discussion of an enhanced quality of life and further improvements to a safe and healthy environment could be elaborated.
					Explicit recognition of intent to include practices for safe and healthy environment <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Identification of economic needs being met <input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Identification of social needs being met <input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Explicit plan to enhance quality of life <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider

Sustainable Development Objectives

Objective	Assessment				Comments
	Exemplary	Good	To Improve	Undefined	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The SDC commends the development for directly addressing the Sustainable Building and Development Guidelines as a checklist. A well-defined sustainability mission could be established, and additional voluntary measures taken to take a greater leadership position.
					Net zero energy and carbon plan
					See Objective N
					Climate change adaptation/resilience plan
					See Principle 2
					Plan to obtain green building certification
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Well-defined sustainability mission/goal
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Explicit alignment with UN SDGs
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Brownfield development has minimal natural features to protect or enhance. The design includes bird friendly glazing. Consider additional bird-friendly final finishes in detailing.
					Limit site disturbance to 12 m from building
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Limit site disturbance to 1.5 m from roads
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Limit site disturbance to 7.5 m from constructed permeable surfaces
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Natural Heritage System management plan
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					No impact on water courses
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Protection of natural features
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Enhancement of natural features
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Nature feature connectivity improvement
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Preservation of animal habitat potential
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Protection of species at risk
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
					Bird-friendly: Minimize glass elements
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Bird-friendly: Use of awnings and overhangs
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bird-friendly: Exterior screens, grilles, etc.
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Bird-friendly: Visual glass markers/patterns
					<input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Bird-friendly: Screened/capped vents, pipes
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Bird-friendly: Avoidance of guy wires
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Bird-friendly: Antennas consolidated to one
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					On-site snow storage location appears to conflict with bike storage (x4) in the SW quadrant.
					Protection of natural resources
					<input type="checkbox"/> Included <input type="checkbox"/> Consider
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Snow Management: Minimize salt run-off
					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Required
					On-site snow storage area
					<input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Smart About Salt Site Certification
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Revegetates >50% of previous development
					<input type="checkbox"/> Included <input type="checkbox"/> Consider

Sustainable Development Objectives						
Objective	Assessment				Comments	
	Exemplary	Good	To Improve	Undefined		
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consider final finishes and details that use natural resources responsibly. The proposal indicates that low impact development (LID) measures will be explored at the Site Plan stage. See considerations, below.	
					Generally low maintenance landscaping. Decorative mulch should be sustainably sourced. The stormwater report identifies that greywater reuse is feasible.	
					Reuse of uncontaminated topsoil	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Minimized light pollution to guidelines	<input checked="" type="checkbox"/> Included <input type="checkbox"/> Required
					Maximized use of daylight and quality views	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Low maintenance/low water landscaping	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					No permanent potable water-based irrigation system.	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Grey water recycling	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Rainwater harvesting system	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					WaterSense-labeled efficient fixtures	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Minimized cooling tower water use/make-up	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Minimized construction material waste	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Waste management plan	<input checked="" type="checkbox"/> Included <input type="checkbox"/> Required
					Enhanced recycling management plan	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Maximize use of certified sustainable wood	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Provision of educational programs to encourage conservation of resources	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Energy reduction measures	See Objective N
Enhanced composting management plan	See Objective N					
e. Waste Reduction: Reduce waste generation and increase resource recovery. Minimize waste in designing, building, operating, renovating, demolishing, and re-purposing buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development includes tri-sorter waste disposal chutes for garbage, recyclables, and organics. Bin quantities/usage for each type should continue to align with Halton Region waste diversion forecasts over time and diversion should be promoted accordingly.	
					Consider waste reduction measures in all phases of the development in future detailing.	
					>15% recycled construction materials	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Construction waste management plan	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Maximized use of recycled aggregates	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Maximized dust/particulate control	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Additional details required regarding vegetative plans. Arborist report identifies that most, if not all, of existing trees (fair/good condition) must be removed; however, the landscape plan suggests that a net positive quantity of trees will be added. Arborist report identifies that several neighbour-owned or shared trees of good quality may require removal (approx. 17 on the south	

Sustainable Development Objectives					
Objective	Assessment				Comments
	Exemplary	Good	To Improve	Undefined	
use of native, non-invasive, and diverse species.					property line). Detail design should minimize the impact and removal of large, healthy trees on site and in the neighbourhood. A total of 27.6% of the area is proposed to be landscaped.
					Vegetated landscape in hard surface areas <input type="checkbox"/> Included <input checked="" type="checkbox"/> Required
					Augmented topsoil: Minimum 15 cm (6") <input type="checkbox"/> Included <input checked="" type="checkbox"/> Required
					Enhanced topsoil: Minimum 30 cm (12") <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Use native species within the Natural Heritage System and related buffers <input type="checkbox"/> Included <input checked="" type="checkbox"/> Required
					Maximize use of native species site-wide <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Use non-invasive species in all areas <input type="checkbox"/> Included <input checked="" type="checkbox"/> Required
					Canopy Cover Plan >20% of hard surfaces <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					30 m ³ soil volume per tree and > 1 m depth <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Tree soil cell product for hard surface areas <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Maximize use of existing trees >30 cm <input type="checkbox"/> Included <input type="checkbox"/> Consider
					Maintain >75% of healthy trees >20 cm <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Use high-quality soil (5-15% organic matl.) <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Net positive quantity of trees added <input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider

Sustainable Development Objectives

Objective	Assessment				Comments
	Exemplary	Good	To Improve	Undefined	
g. Natural Features and Green Space: Ensure natural features and greenspace are fundamental components of the City, including new developments and redevelopments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development reduces the site's greenspace as a cost of increased density. Consider additional greening of the rooftop to reduce the impact.
					Integrated features with surrounding area <input type="checkbox"/> Included <input type="checkbox"/> Consider
					Rooftop garden <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Terrace gardens <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Green roof See Objective L
					Community garden See Objective O
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development is within 800 m of the Aldershot station, within 400 m to Aldershot park, schools, and retail. It is located on a bicycling corridor with a connection to the train station. Per the housing impact statement, additional investigation is required to identify if the development will meet the definition of affordable or assisted housing to further promote an equitable community.
					Adaptive reuse or rehabilitation of non-designated heritage building <input type="checkbox"/> Included <input type="checkbox"/> Consider
					Land-use integrates well with surroundings <input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Promotion of vibrant, equitable community <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Assessment of impacts to environment integrity, diversity, and resiliency <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Walkable and transit supportive plan See Objective K
					Promotion of healthy community See Objective 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The developer should continue to work from the housing impact statement to meet the needs of the community and foster its development.
					15% of units as accessible units (ground oriented residential developments only) <input type="checkbox"/> Included <input type="checkbox"/> Consider
					Accessible units have a zero-step entrance <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Accessible units have wider doorways <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Accessible units have a main floor bathroom <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Sufficient units for special needs <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Sufficient units for low-income occupants <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Sufficient units to accommodate families <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Architectural alignment with location/area <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Height & setback alignment with location <input type="checkbox"/> Included <input type="checkbox"/> Consider
					Encouraged use of publicly accessible area <input type="checkbox"/> Included <input type="checkbox"/> Consider
					Reflects human scale needs and satisfiers <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider

Sustainable Development Objectives

Objective	Assessment				Comments		
	Exemplary	Good	To Improve	Undefined			
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development inherently has good access to necessities and amenities located on nearby properties.		
					Retail space	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Office space	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Net positive employment opportunities	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Community centre or library	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Entertainment venue	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Financial services	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Fitness centre	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Green space	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Grocery or market	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Health care services	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Outdoor recreation	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Pet-friendly space	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Playground	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Restaurant, bar, or cafe	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
Basic amenity: Transit	See Objective K						
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development has good mindfulness of the importance of multi-modal transport, with a pedestrian-focused main entrance and minimized parking. The site includes a first-floor bicycle repair room. Includes shared parking, and carshare and has been identified for detailed design.		
					Protected bicycle storage near the main entrance should be considered. The 12 outdoor bicycle storage spaces for visitors are not in a convenient location, and 4 are coincident with snow storage. Sub-grade residential storage lockers are inconvenient for bike storage. The SDC agrees with the Transportation Impact Study that long term bicycle parking spaces should be incorporated.		
					Pedestrian and cycling connections	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Required
					Maximized bicycle parking/storage	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Secure and protected bicycle storage	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Bicycle storage near main entrance	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Protected visitor bicycle storage at entrance	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Enlarged bicycle spaces for cargo/utility	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					On-site bicycle share service	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					On-site bicycle repair station	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					On-site cycling map in lobby or storage area	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Walkways are all universally accessible	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Required
					Site designed with pedestrian-oriented main entrance	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Enhanced pedestrian and cycling paths	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Required

Sustainable Development Objectives

Objective	Assessment				Comments																																																
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					<table><tr><td>Enhanced path lighting and security</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Required</td></tr><tr><td>Transportation demand management plan</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Minimized parking spaces</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>De-emphasized parking access</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Unbundled parking (i.e., sold separately)</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Workplaces: >1 shower and change facility for every 30 bicycle parking spaces</td><td><input type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>100% EV charging capacity / rough-ins</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>100% EV charging capacity for visitors</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>On-site vehicle share service</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Lay-by area for ride-sharing pick-up/drop-off</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Priority parking for carpooling and car share</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>No-cost transit pass provided to residents</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>On-site transit facilities</td><td><input type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>On-site transit schedule information/screens</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>New bus stop to support development</td><td><input type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Wayfinding signage</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr></table>	Enhanced path lighting and security	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Required	Transportation demand management plan	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Minimized parking spaces	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	De-emphasized parking access	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Unbundled parking (i.e., sold separately)	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Workplaces: >1 shower and change facility for every 30 bicycle parking spaces	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	100% EV charging capacity / rough-ins	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	100% EV charging capacity for visitors	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	On-site vehicle share service	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Lay-by area for ride-sharing pick-up/drop-off	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Priority parking for carpooling and car share	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	No-cost transit pass provided to residents	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	On-site transit facilities	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	On-site transit schedule information/screens	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	New bus stop to support development	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	Wayfinding signage	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
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I. 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 routes for active transportation and transit. Promote urban intensification and development policies, rather than suburban policies that generate sprawl.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The detailed design phase should be mindful of urban design elements that can improve quality of life. Considerations should especially be made for the development’s rooftop.</p> <p>Confirm that the underground parking exhaust will not concentrate in the covered vehicle access to parking. Wind travels from the NE to SW (towards covered access) approximately 15% of the time.</p> <table><tr><td>Light-coloured materials / white paving</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Landscaped parking for >50% hardscape</td><td><input type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Cool roofing materials for >75% area</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Green roof for >50% area</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Green roof + cool roof material >75% area</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Use of low- or no-VOC emitting materials</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Enhanced indoor air quality strategies</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Use lightweight concrete</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Mixed-use/intensification development</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Transit connections</td><td colspan="2">See Objective K</td></tr><tr><td>GHG reduction/energy efficiency methods</td><td colspan="2">See Objective N</td></tr></table>	Light-coloured materials / white paving	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Landscaped parking for >50% hardscape	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	Cool roofing materials for >75% area	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Green roof for >50% area	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Green roof + cool roof material >75% area	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Use of low- or no-VOC emitting materials	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Enhanced indoor air quality strategies	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Use lightweight concrete	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Mixed-use/intensification development	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Transit connections	See Objective K		GHG reduction/energy efficiency methods	See Objective N																
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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 design and use of best practices to improve	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development intends to explore low impact development (LID) measures in the site plan stage. A “Jellyfish” filtration system is proposed to remove 80% of TSS to meet an enhanced level of treatment. This system will require annual maintenance and parts (“tentacle”) replacement every 3-5 years to remain effective. There are no nearby water courses, but care should be taken to minimize contaminated runoff.</p>																																																

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storm water quality and reduce the quantity storm water sent to traditional storm water infrastructure.					<div>The development includes a 100-year stormwater detention tank below grade.</div> <div>Groundwater will continuously flow into the buildings foundation drains at a rate of 112 m³/d, which is directed to the City’s sanitary sewer. It is claimed that this dewatering will not cause adverse impacts on the surrounding area. Care should be taken to minimize impacts and disturbances of groundwater, as well as minimize the burden on the City’s sanitary sewer system. Consider alternative uses for the groundwater such as irrigation.</div> <table><tr><td>Protection of nearby water courses</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Restoration of nearby water courses</td><td><input type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Enhanced stormwater runoff treatment</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Required</td></tr><tr><td>Permeable pavement</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Bioswales</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Infiltration trenches/bioretention areas</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Rain basins or gardens</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Constructed wetlands</td><td><input type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr><tr><td>Drain roofs to pervious areas</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Stormwater to stormwater infrastructure</td><td><input type="checkbox"/> Included</td><td><input checked="" type="checkbox"/> Consider</td></tr><tr><td>Stormwater and flood event scenario plans, including during construction.</td><td><input checked="" type="checkbox"/> Included</td><td><input type="checkbox"/> Consider</td></tr></table>	Protection of nearby water courses	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Restoration of nearby water courses	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	Enhanced stormwater runoff treatment	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Required	Permeable pavement	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Bioswales	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Infiltration trenches/bioretention areas	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Rain basins or gardens	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Constructed wetlands	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	Drain roofs to pervious areas	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Stormwater to stormwater infrastructure	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Stormwater and flood event scenario plans, including during construction.	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outside of promoting multi-modal transport, the development does not identify planned measures to conserve energy and support the City of Burlington’s net zero plan for 2050. The brief identifies benefits from southern passive solar gain, but it is not clear that special design measures will be taken to maximize the benefit.					
					The 45-degree angular plane and U-shape design introduces more surface area, leading to greater energy use/loss. Care should be taken to mitigate the potentially lower energy efficiency (e.g., through construction materials) while maintaining the benefits of the design pertaining to transitioning, shadowing, and outdoor space.					
					Net-zero carbon emissions		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					On-site renewable energy (solar/wind/geo)		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					District heating and cooling		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Solar water heating		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					High thermal efficiency building shell		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					High thermal efficiency glass/windows		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Passive solar design		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Heat pump (air and/or ground source)		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Energy-efficient fixtures >10% over ASHRAE 90.1-2010, certified by third party		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Energy demand response program		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Enhanced energy system commissioning		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Use of smart systems/sensors		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Unit-based energy metering/monitoring		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Refrigerant management plan		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Comprehensive composting facilities / plan		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					>15% locally manufactured materials		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					Green power or carbon offset program		<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider		
					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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Consider community gardens in a common area, and promotion of local food/agriculture in addition to the planned educational materials pertaining to transportation for residents.
										Community garden plots in common area
On-site food retail services		<input type="checkbox"/> Included	<input type="checkbox"/> Consider							

Sustainable Development Objectives							
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diverse, and nutritious food. Protect agricultural land from loss and fragmentation.					Promotion of food and agriculture security	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Supply of local, affordable, diverse food	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Preservation of agricultural land	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
p. Healthy Lifestyles: Promote and support healthy and active lifestyles through the development of complete neighbourhoods, active transportation infrastructure, recreational facilities, and parks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The development plans to promote active transportation, wayfinding, travel planning, and educational materials.		
					Promotes nearby recreation destinations	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Inclusion of health-based amenities	See Objective J	
					Inclusion of healthy transportation	See Objective K	
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Burlington Urban Design Panel meeting was held on July 21, 2020 and comments received are said to have been addressed. Continue to engage all stakeholders to address community present and future needs holistically.		
					Demonstrated reflection of public feedback	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Holistic reflection of community economic, environmental, and social needs	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Demonstrated consensus of stakeholders	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Green feature instructions for occupants	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Features to highlight local transport network	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Mindful of Halton Region’s Comprehensive Housing Strategy and Official Plan	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
r. Evaluation of Development: Continuously monitor and evaluate community development to assess its sustainability in relation to social, environmental, or economic impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Develop a plan to continuously monitor and evaluate the development over its life, especially in relation to sustainability objectives.		
					Natural Heritage System monitoring plan	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Maintenance plan for sustainability features	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Collection and monitoring of energy, water, and environmental performance data.	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Use of smart systems/sensors	See Objective N	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A long-term sustainability assessment plan is recommended.		
					Long-term sustainability assessment plan	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider