

headerTo: Thomas Douglas, Planning Department of City Building
Date: March 21, 2022
Regarding: **2020 LAKESHORE ROAD**
File No(s): 505-10/21 & 520-11/21
Description: Burlington 2020 Lakeshore Inc. - 2020 Lakeshore Rd.



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:

2020 Lakeshore Road is one of Burlington’s most high profile and premier addresses. Given its proximity to the Lakeshore Road and Brant Street intersection and Spencer Smith Park, it is a very reasonable expectation that any development in this area should enhance Burlington’s Downtown precinct and serve as a great symbol of what Burlington is all about. It should be a development that Burlington residents can point to and be proud of for many years to come.

The Burlington Sustainable Development Committee (SDC) generally supports densification and are not in opposition to a similar landmark development at this location. However, the deficiencies in this proposal as they pertain to sustainable development are too numerous to garner full support, especially for a landmark development. As a result, **we do not feel it would be appropriate to support or oppose this proposal**, either as proposed or with modifications.

The SDC believes that the current proposal falls short in achieving many of the objectives articulated in Burlington’s Sustainable Building and Development Guidelines and there is a lack of any evidence to suggest that the current proposal incorporates any notable energy efficiency or other design elements to help the City of Burlington achieve its goal of becoming net carbon neutral by 2050. Additionally, the SDC has identified considerable concerns/deficiencies in regard to; impact on the amount of available public infrastructure in the Lakeshore Road right of way which in turn will negatively impact the City’s efforts to enable improvements in the city’s transportation mix, storm water management, bird friendly design and the City’s tree canopy.

Lastly, the SDC believes that the current proposal detracts from the ability of citizens to participate in and enjoy their waterfront and there should be consideration for the emerging preferred concept from the Waterfront Hotel Planning Study. The development should also adhere to Burlington’s Tall Building Guidelines, especially with respect to its podium.

Climate Action Lens Review

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

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,

SDC Chair: _____ Date: _____

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

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 application proposes to demolish the existing six-storey hotel and develop two mixed-use tall buildings of 35 storeys (west tower) and 30 storeys (east tower) with five-storey podiums. The two podiums would be connected at the fifth storey.

The proposed development includes 4,445 square metres of commercial space, 4,348 square metres of office space, 557 residential apartment units, and a hotel with 122 guest suites. The residential apartment units consist of 23 studio units, 212 one-bedroom units, 166 one-bedroom + den units, 138 two-bedroom units, and 18 three-bedroom units.

The application proposes to provide 598 parking spaces in four underground levels. Driveway access for parking and loading will be provided from Elizabeth Street. The existing driveways from Lakeshore Road will be removed.

The application proposes an outdoor mid-block connection from Lakeshore Road to Spencer Smith Park, in line with John Street. This publicly accessible, privately owned connection would pass beneath the fifth-floor connection between the two podiums.

Figure 1: Development Image



Figure 2: Development Location

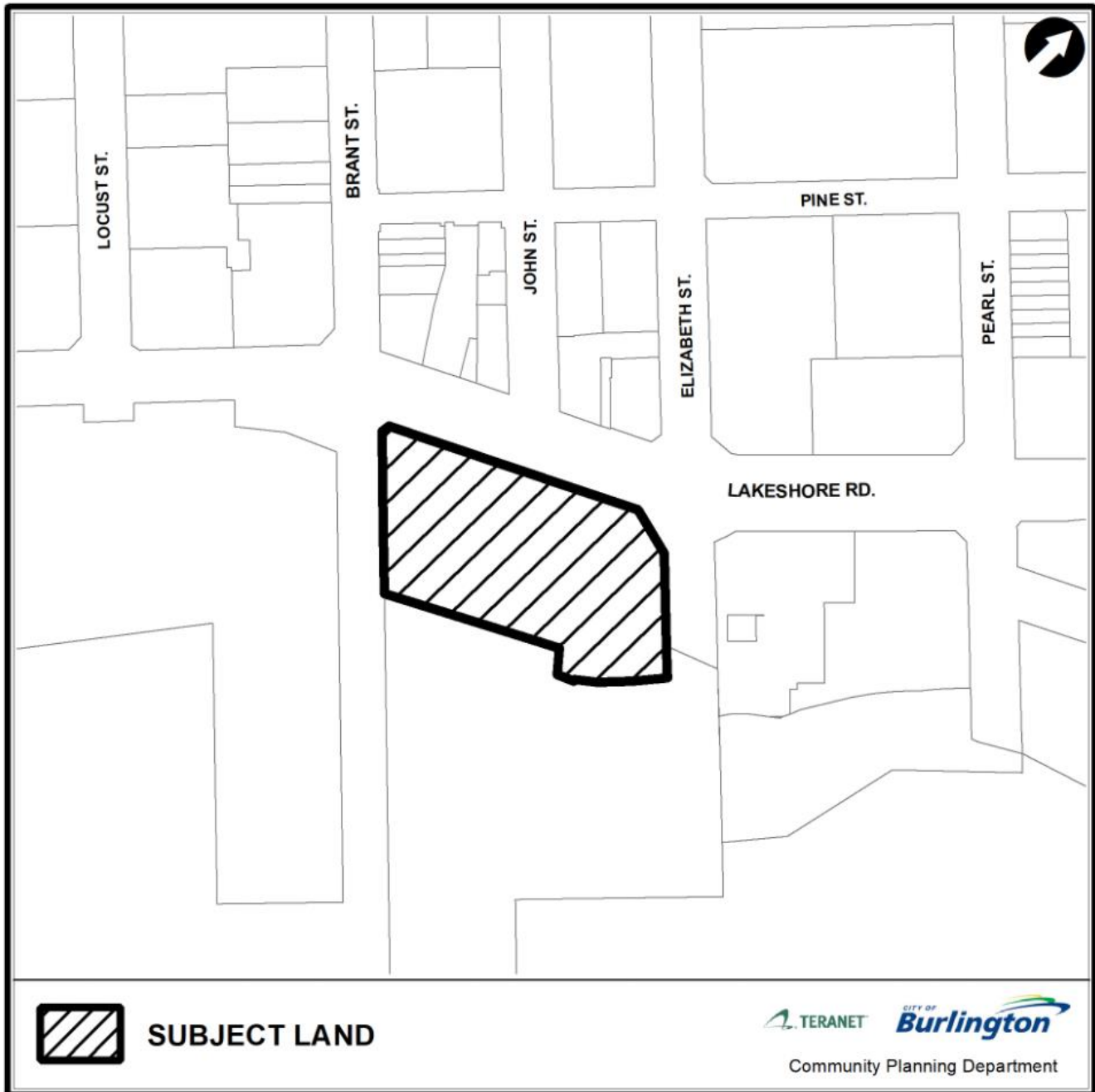
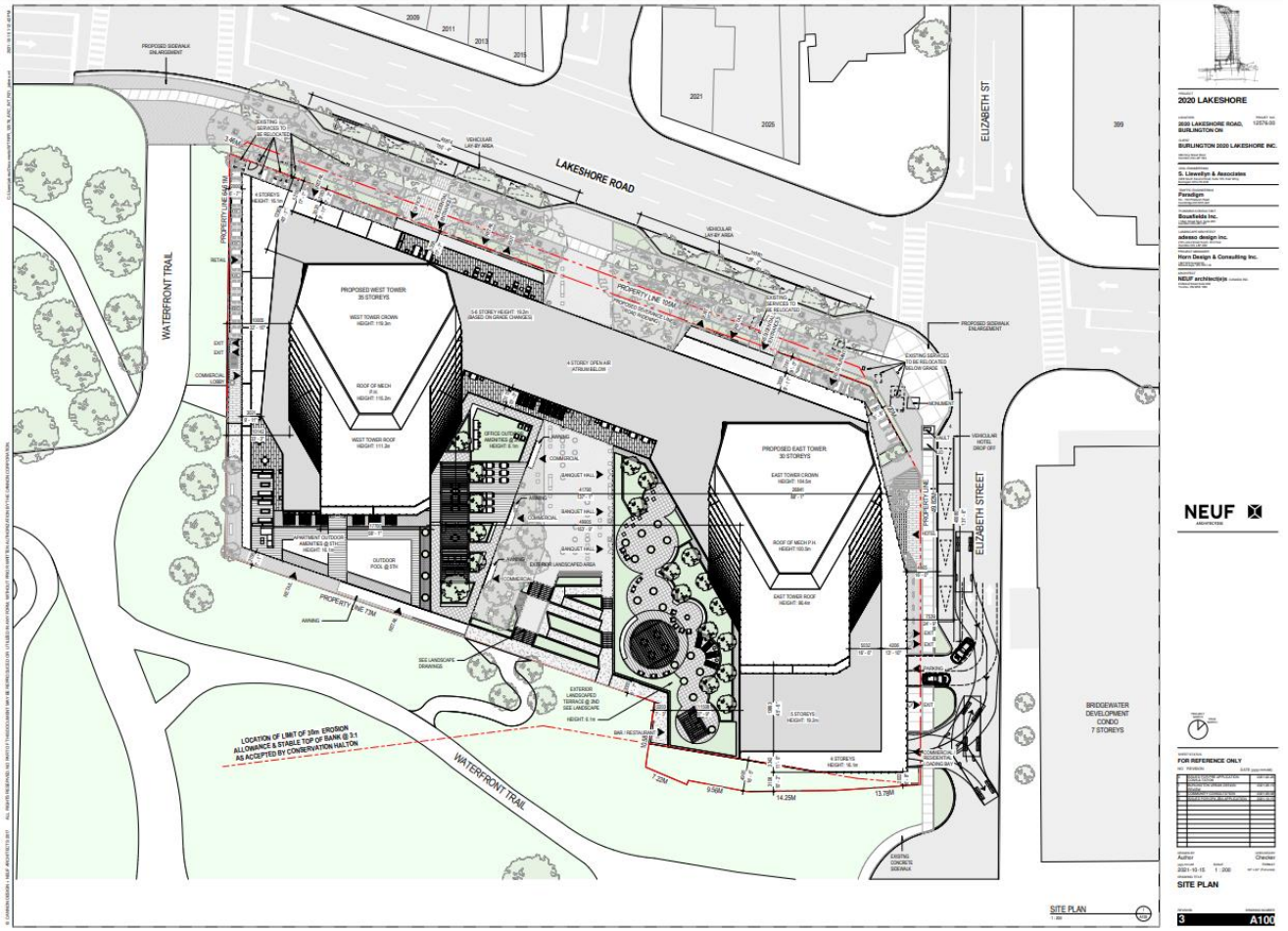


Figure 3: Site Plan



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 checked="" type="checkbox"/>	<input type="checkbox"/>	No explicit mention of participation in Burlington's ecosystem or reduction of impacts on the ecosystem resulting from this development.
	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 building should be designed and built in a way that helps Burlington achieve its goal of being net carbon neutral. No acknowledgement of climate emergency in this development proposal and no specific measures identified to target emissions reductions or support net-zero by 2050.
	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	
	Specific GHG reduction methods/measures		See Objective N		
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 SDC would like to see reference to: <ul style="list-style-type: none"> • Commitment to installation of energy efficient appliances (if provided) • Efficient use of water
	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 type="checkbox"/>	
	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		

Sustainable Development Principles																	
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	Exemplary	Good	To Improve	Undefined													
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"/>	<p>The proposed commercial spaces should seek to enhance the enjoyability of the community by providing ample spaces for restaurants, eateries etc.</p> <p>In an effort to meet the social needs of the community, living suites and homes should be large enough to accommodate families rather than having the majority of units be hotel size bachelor and 1 bedroom units.</p>												
					<table border="1"> <tr> <td>Explicit recognition of intent to include practices for safe and healthy environment</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Identification of economic needs being met</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Identification of social needs being met</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Explicit plan to enhance quality of life</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> </table>	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 type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Identification of social needs being met	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Explicit plan to enhance quality of life	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
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Sustainable Development Objectives							
Objective	Assessment				Comments		
	Exemplary	Good	To Improve	Undefined			
<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A well-defined sustainability mission could be established, and additional voluntary measures could be established in order to establish a greater leadership position for this prominent, landmark location. The proposal could consider all Objectives of the Sustainable Building and Development Guidelines (as approved by the City of Burlington). The proposal could also take into consideration Burlington's Plan for Climate Action as articulated within Burlington's November 2020 Official Plan (appealed).		
					Net zero energy and carbon plan	See Objective N	
					Climate change adaptation/resilience plan	See Principle 2	
					Plan to obtain green building certification	<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
<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
					Limit site disturbance to 12 m from building	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Limit site disturbance to 1.5 m from roads	<input type="checkbox"/> Included	<input checked="" 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
					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 and provide visual glass markers/patterns	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Bird-friendly: Avoid obstructions such as awnings and overhangs, screens, capped vents, guy wires or clustered antennas	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Assessment of the site has identified historical activities which may have resulted in soil contamination. Additional soil and groundwater tests and a scientific assessment would be required to complete a Record of Site Condition. Soil contamination would affect the disposal of excavation material and possibly treatment of groundwater discharged from the site.		
					Protection of natural resources	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					Snow Management: Minimize salt run-off	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Required
					On-site snow storage area	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider

Sustainable Development Objectives							
Objective	Assessment				Comments		
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					<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider <input type="checkbox"/> Included <input type="checkbox"/> Consider		
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Provide fixtures and appliances that conserve water. Consider development of a plan to capture and reuse storm water on site. Consider a plan for the use of energy efficient construction and carbon neutral heating and colling systems. Consider the use of energy efficient appliances (if provided). Use of sustainable practices to manage construction waste.		
					Reuse of uncontaminated topsoil	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Minimized light pollution to guidelines	<input type="checkbox"/> Included	<input checked="" 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 checked="" type="checkbox"/> Included	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Consider sorting and reusing materials from demolished buildings. Consider waste reduction measures in all phases of the development.		
					>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
Divert waste to recycling and reuse sites	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider					
f. Greening of the City: Promote the preservation,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing trees should be preserved when possible. When this is not possible, the SDC requests		

Sustainable Development Objectives							
Objective	Assessment				Comments		
	Exemplary	Good	To Improve	Undefined			
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.					compliance with tree replacement requirements in Section 9.4 of the Site Plan Application Guidelines for planting of equivalent caliper diameter at another site that will be paid for by cash in lieu.		
					49/53 trees on site to be removed. City-owned street trees to be retained. Small trees and landscaping elements proposed on 2 nd floor & 5 th floor and additional plantings proposed inside of tree grates within breezeway.		
					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 checked="" 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 type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider					

Sustainable Development Objectives							
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	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"/>	Integration with the natural waterscapes of the waterfront and surrounding areas.		
					Integration between development and nearby Waterfront Trail primarily through landscaped area and breezeway.		
					Integrated features with surrounding area	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Rooftop garden	<input checked="" type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Terrace gardens	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Green roof	See Objective L	
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"/>	All homes and units within the building should be larger and more accommodating to modern day condominium living and lifestyles.		
					Developers should consider affordability targets set at the regional level. Potentially working with a group such as habitat for humanity to accomplish this.		
					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"/>	<p>The developer should ensure conformity with Burlington's Tall Building Guidelines, including its podium.</p> <p>It is not clear if there are weather buffers on the lower levels.</p> <p>The podium supports lots of community activities and commercial spaces for outings and places for citizens to enjoy food / music / shopping etc.</p> <p>The podium is taller than other recent developments in the area, which will not adequately reflect human scale and overshadows the public realm on Lakeshore and on the Waterfront trail. The Tall Building Guidelines suggest that the height should reflect the established streetwall. The breezeway is particularly detrimental as</p>		

Sustainable Development Objectives																																						
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					<p>it provides a sense of enclosure – consider the removal of the 5th story overhang and separation of the building podiums.</p> <table border="1"> <tr> <td>15% of units as accessible units (ground oriented residential developments only)</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Accessible units have a zero-step entrance</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Accessible units have wider doorways</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Accessible units have a main floor bathroom</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Sufficient units for special needs</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Sufficient units for low-income occupants</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Sufficient units to accommodate families</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Architectural alignment with location/area</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Height & setback alignment with location</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Encouraged use of publicly accessible area</td> <td><input checked="" type="checkbox"/> Included</td> <td><input type="checkbox"/> Consider</td> </tr> <tr> <td>Reflects human scale needs and satisfiers</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> </table>	15% of units as accessible units (ground oriented residential developments only)	<input type="checkbox"/> Included	<input checked="" 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 checked="" type="checkbox"/> Consider	Encouraged use of publicly accessible area	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Reflects human scale needs and satisfiers	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
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Sustainable Development Objectives					
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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"/>	Consider if the larger podium could enable a larger commercial space to be enacted as the community's new grocery location in addition to other mainstays of the downtown community. Central location provides good connectivity to neighbourhood amenities. Grocery amenity is at the edge of the walkshed (750 m using John St.)
					Retail space <input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Office space <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Net positive employment opportunities <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Basic amenity: Community centre or library <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Entertainment venue <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Financial services <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Fitness centre <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Green space <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Grocery or market <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Health care services <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Outdoor recreation <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Pet-friendly space <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
					Basic amenity: Playground <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider
				Basic amenity: Restaurant, bar, or cafe <input checked="" type="checkbox"/> Nearby <input type="checkbox"/> Consider	
				Basic amenity: Transit <input type="checkbox"/> See Objective K	

Sustainable Development Objectives																																																								
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<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The area is very walkable and there is easy access to the bus terminal. There should be a lay-by area to allow taxis/ride sharing businesses to pick up and drop off residents.</p> <p>There should be an area for bike storage in the building and outdoor bike parking capacity should be increased.</p> <p>SDC supports the developer's provision of limited parking space per resident, as it encourages the use of alternate modes of transport. However, a portion of the parking should be allocated for visitors and for customers of the businesses located in the development.</p> <p>A substantial amount of public parking should be provided underground.</p> <p>The proposed reduction in Lakeshore Road right of way from 30m to 24m will preclude city from providing cycling connectivity between Elizabeth and Brant streets. Increased pedestrian right of way is beneficial but comes at the expense of the public road space which is constrained under current conditions. Proposed parking lay-bys on Lakeshore Road and potential hotel use may further constrain all forms of mobility in the Downtown.</p>																																																			
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<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 routes for active transportation and transit. Promote urban intensification and development policies, rather than suburban policies that generate sprawl.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The detailed design elements should be mindful of urban design elements that can improve quality of life.</p> <p>Additional green roof/rooftop coverage should be considered for the podium and towers.</p> <table border="1"> <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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<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 design and use of best practices to improve storm water quality and reduce the quantity storm water sent to traditional storm water infrastructure.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Consider developing a plan to capture and re-use stormwater for on site irrigation. Use a Low Impact Design approach to storm water management.</p> <table border="1"> <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 type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Required</td> </tr> <tr> <td>Permeable pavement</td> <td><input type="checkbox"/> Included</td> <td><input type="checkbox"/> Consider</td> </tr> <tr> <td>Bioswales</td> <td><input type="checkbox"/> Included</td> <td><input type="checkbox"/> Consider</td> </tr> <tr> <td>Infiltration trenches/bioretenion areas</td> <td><input type="checkbox"/> Included</td> <td><input 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 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 type="checkbox"/> Included</td> <td><input checked="" 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 type="checkbox"/> Included	<input checked="" type="checkbox"/> Required	Permeable pavement	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	Bioswales	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	Infiltration trenches/bioretenion areas	<input type="checkbox"/> Included	<input 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 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 type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
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Sustainable Development Objectives

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<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>SDC recommends:</p> <ul style="list-style-type: none"> • Construction of a very efficient Building Shell • Incorporation of passive solar design elements • Reduction in the use of energy through efficient fixtures and appliances, and • Individual energy metering of each unit <p>The developer should provide electric vehicle charging stations for residents and visitors.</p> <p>Consider developing measures specifically designed to assist Burlington in achieving its goal to be carbon net neutral by 2050.</p>		
					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
					Minimized parking spaces	See Objective K	
					Maximized bike storage	See Objective K	
100% EV charging capacity / rough-ins	See Objective K						
On-site vehicle sharing program	See Objective K						
No-cost transit passes to new residents	See Objective K						
<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.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
					Community garden plots in common area	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					On-site food retail services	<input type="checkbox"/> Included	<input type="checkbox"/> Consider
					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					

Sustainable Development Objectives							
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Protect agricultural land from loss and fragmentation.					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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	Promotes nearby recreation destinations					<input type="checkbox"/> Included	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposal needs to take into consideration the emerging preferred concept(s) from the Waterfront Hotel Planning Study currently underway.		
	Demonstrated reflection of public feedback					<input type="checkbox"/> Included	<input checked="" 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"/>			
	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"/>			
	Long-term sustainability assessment plan					<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider