

**To:** Alicia West, Community Planning  
**Date:** January 20, 2023  
**Regarding:** **Camarro Developments Inc. – 1062 – 1074  
Cooke Blvd.**  
**File No(s):** TBD  
**Description:** COB Official Plan and Zoning By-law 2020 Amendment



<b>Overall Recommendation:</b>	<input type="checkbox"/> Support	<b>Appreciated Follow-up:</b>	<input checked="" type="checkbox"/> Planner response
	<input checked="" type="checkbox"/> Support with Modifications/Conditions		<input checked="" type="checkbox"/> Developer response
	<input type="checkbox"/> Oppose		<input checked="" type="checkbox"/> Meeting with SDC
			<input type="checkbox"/> Nothing at this time

**Summary of Recommendations:**

The development is commended for its focus on sustainable transportation through low parking ratios and promotion of cycling. This focus should be extended to support 100% electric vehicle parking, in line with the planned phase out of combustion-based vehicles.

While 14 items from the sustainable development and building guidelines have been formally identified, there are 35+ items omitted from the list worthy of consideration. The details of these additional items are reiterated in the detailed comments appended to this summary. Most importantly, while some discussion has been had regarding energy efficiency, this proposal notably lacks a recognition of climate change and the need to have net-zero carbon emissions, nor is there an acknowledgement of climate adaptation requirements.

Overall, this development does well to promote neighbourhood connectivity and has good elements of urban design. SDC supports this development, so long as additional focus is taken towards a low- or no-carbon development, and in consideration of additional sustainability-focused details, provided in Appendix A.

**Climate Action Lens Review**

Net-Zero by 2050 Plan:  Included/ None    Climate Resilience Plan:  Included/ None

**Planned Certification**

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

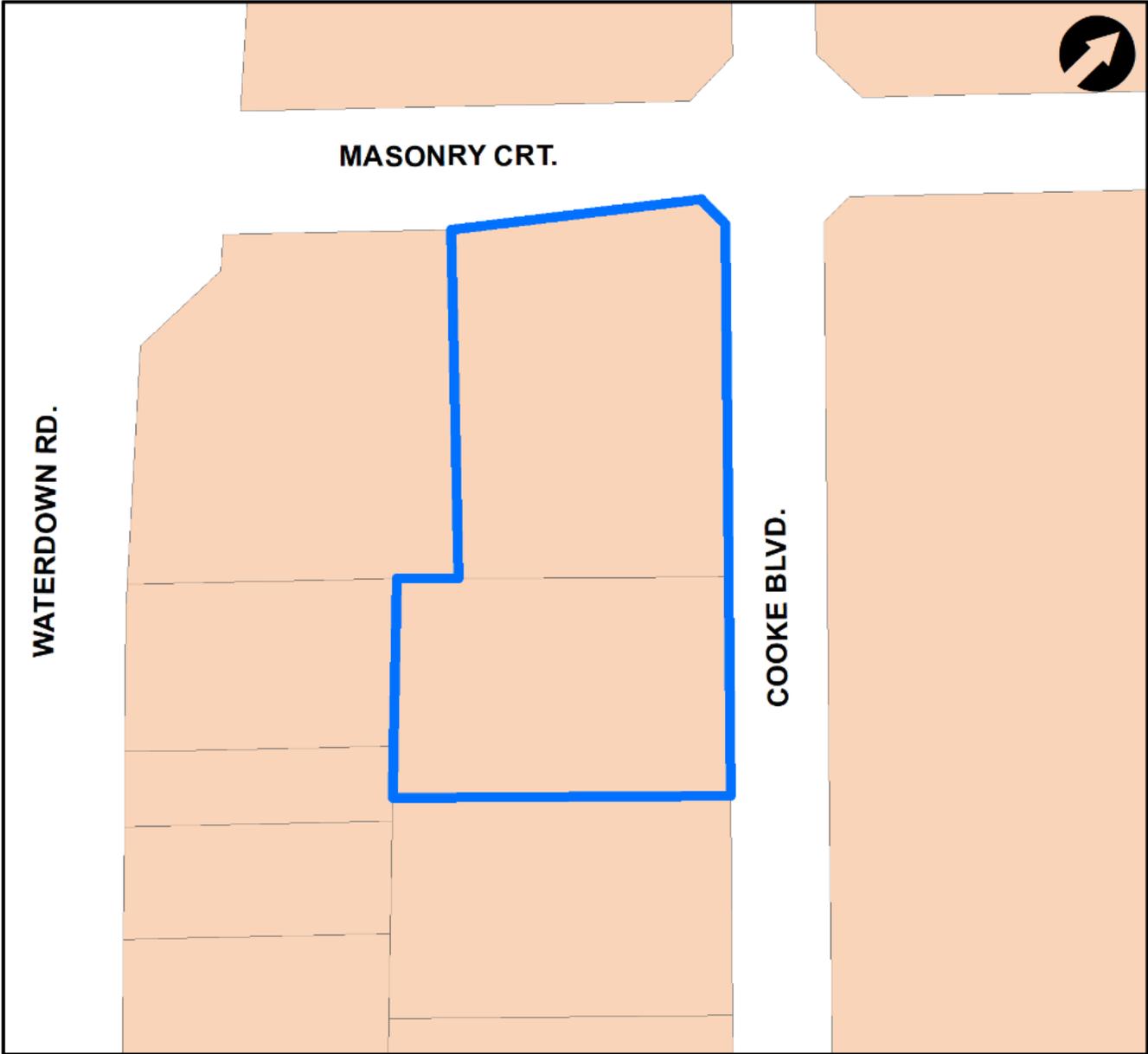
### ***Application Details***

The proposed concept for redevelopment of the Subject Lands currently includes two high-rise residential buildings with heights of 30 storeys to the south and 32 storeys to the north, connected via a shared podium with a height of 6 storeys. The development will be constructed in two phases. Phase one includes a total of 366 units with 1-bedroom and 2-bedroom units provided. Phase two includes a total of 396 units with 1-bedroom and 2-bedroom units also provided. Overall, the development includes a total of 762 residential condominium ownership units.

### ***Figure 1: Development Image***



***Figure 2: Development Location***



 SUBJECT AREA



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"/>	Proposal seeks to “balance the protection of the environment with emerging built form”. These are not mutually exclusive options through proper sustainable 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"/>	Absent. Consider the items below.
					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 checked="" type="checkbox"/>	<input type="checkbox"/>	Water conservation is promoted through landscape design. This could be developed further through grey water systems, rain collection, etc. Conservation of other resources, including building materials and fuels should be considered.
					Promotion of conservation, sustainability <input checked="" type="checkbox"/> Included <input 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"/>	Not mentioned.
					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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not mentioned.
					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

Sustainable Development Objectives						
Objective	Assessment				Comments	
	Exemplary	Good	To Improve	Undefined		
<b>a. Leadership:</b> Take a leadership position on sustainability issue both within and outside the City of Burlington. Recognize that our local actions can have global implications.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	While some sustainability measures are identified, more are required to be considered a leader.	
					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
<b>b. Protection and Enhancement of Natural Features:</b> Protect and enhance Burlington's natural features to ensure that shorelines, natural water courses, wetlands, flood plains, woodlands, and forestry tracts, as well as notable landmarks such as the Niagara Escarpment, are preserved for future generations. Improve the connectivity of natural features to enhance the natural heritage system. Preserve habitat to maintain and increase biodiversity and protect species at risk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ensure that the items below are considered.	
					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 checked="" 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 checked="" type="checkbox"/> Consider
					Protection of natural features	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Enhancement of natural features	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Nature feature connectivity improvement	<input type="checkbox"/> Included <input checked="" 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
					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"/> Included <input checked="" type="checkbox"/> Consider					
Bird-friendly: Antennas consolidated to one	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider					
<b>c. Protection of Natural Resources:</b> Sustainably manage and protect natural resources such as water, minerals, and fertile lands. Reverse degradation of natural resources when feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Minimize water use on site, internally (e.g., fixtures) and externally (e.g., landscaping). Ensure groundwater is not contaminated or otherwise negatively affected.	
					Protection of natural resources	<input type="checkbox"/> Included <input checked="" 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
					<a href="#">Smart About Salt</a> Site Certification	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Revegetates >50% of previous development	

Sustainable Development Objectives							
Objective	Assessment				Comments		
	Exemplary	Good	To Improve	Undefined			
<p><b>d. Responsible Use of Natural Resources:</b> Reduce the consumption of natural resources and ensure users are responsible for the full local costs of services such as water, electricity, and sanitary sewers.</p> <p>Provide educational programs to encourage conservation of natural resources and increase awareness of the full costs of services.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Development adequately serviced, however multiple developments at scale in the immediate vicinity will create a need to upgrade water, sewage and stormwater infrastructure. Low-impact features such as gray water recycling and rainwater harvesting would ensure greater long-term sustainability.</p> <p>The development could define in their waste management plan the process for sorting recyclable waste. Although the plan includes a ground floor room to store waste, it is unclear if waste would be sorted at that level or facilities are planned to sort waste on individual floors.</p>		
					Reuse of uncontaminated topsoil	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Minimized light pollution to <a href="#">guidelines</a>	<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 checked="" type="checkbox"/> Included	<input 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 type="checkbox"/> Included	<input checked="" 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						
<p><b>e. Waste Reduction:</b> Reduce waste generation and increase resource recovery. Minimize waste in designing, building, operating, renovating, demolishing, and re-purposing buildings.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Develop a low-waste construction plan.</p>		
					>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					
<p><b>f. Greening of the City:</b> Promote the preservation, management and planting of</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed development removes approximately half of the existing 61 trees on site. Most removed trees exceed 20 cm DBH, with 6 ≥ 40 cm. Care should be taken to minimize the number of</p>		

Sustainable Development Objectives					
Objective	Assessment				Comments
	Exemplary	Good	To Improve	Undefined	
trees and other vegetation on private and public property within the City. Encourage the use of native, non-invasive, and diverse species.					reasonably healthy mature trees lost. A replacement plan should maximize potential canopy coverage.
					Vegetated landscape in hard surface areas <input checked="" type="checkbox"/> Included <input 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 checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Use non-invasive species in all areas <input checked="" type="checkbox"/> Included <input type="checkbox"/> Required
					<a href="#">Canopy Cover Plan</a> >20% of hard surfaces <input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					30 m <sup>3</sup> 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								
Objective	Assessment				Comments			
	Exemplary	Good	To Improve	Undefined				
<b>g. Natural Features and Green Space:</b> 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"/>	Some outdoor amenities planned.			
					Integrated features with surrounding area	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	
					Rooftop garden	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	
					Terrace gardens	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	
					Green roof	See Objective L		
					Community garden	See Objective O		
<b>h. Superior Neighbourhood Design:</b> Make land-use decisions considering the natural features, site characteristics and location relative to employment, transportation, and amenities. Apply an ecosystem approach to assess the impacts of development and ensure environmental integrity, diversity, and resiliency. Create vibrant, equitable communities that are healthy, walkable and transit supportive.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some discussion of walkable and transit supported communities.			
					Adaptive reuse or rehabilitation of non-designated heritage building	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	
					Land-use integrates well with surroundings	<input type="checkbox"/> Included	<input checked="" 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		
<b>i. Sense of community:</b> Create sustainable and appropriate forms of development that reflect the human scale, promote a sense of community, and connect and integrate urban development natural surroundings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The development is commended for inclusion of more affordable studio units, while including 176 two-bedroom units and 17 3-bedroom units more suited to families. Request developer consider inclusion of units in City and Region's affordability programs to support City's housing strategy objectives.			
					The developer could consider joining a studio unit with an adjacent unit, with a saving in appliance, plumbing and cabinetry cost, in order to create larger units more suitable for larger families.			
					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 checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	

Sustainable Development Objectives						
Objective	Assessment				Comments	
	Exemplary	Good	To Improve	Undefined		
					Sufficient units to accommodate families	<input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Architectural alignment with location/area	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Height & setback alignment with location	<input checked="" type="checkbox"/> Included <input type="checkbox"/> Consider
					Encouraged use of publicly accessible area	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider
					Reflects <a href="#">human scale needs and satisfiers</a>	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Consider

Sustainable Development Objectives							
Objective	Assessment				Comments		
	Exemplary	Good	To Improve	Undefined			
<b>j. Neighbourhood Connectivity:</b> Promote community development where residents can easily access necessities and amenities, such as housing, employment, locally produced food, retail, green spaces, education, recreation, and arts and culture through active transportation or transit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally referenced.		
					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 checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Community centre or library	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Entertainment venue	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Financial services	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Fitness centre	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Green space	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider
					Basic amenity: Grocery or market	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Health care services	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Outdoor recreation	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Pet-friendly space	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
					Basic amenity: Playground	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider
Basic amenity: Restaurant, bar, or cafe	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider					
Basic amenity: Transit	See Objective K						

**Sustainable Development Objectives**

Objective	Assessment				Comments																																				
	Exemplary	Good	To Improve	Undefined																																					
<p><b>k. Sustainable Transportation System:</b>            Prioritize walking, cycling and transit and make the best use of the existing road system for the safe movement of goods and people. Support multi-modal connectivity within the City and with neighbouring municipalities.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Proposal is commendable for low parking ratio (0.65 spaces / unit), inclusion of 118 retail / visitor spaces, and 414 long-term bicycle spaces + 50 short-term. Substantial utilization of cycling infrastructure will require improved connections – primarily between this site and the quality cycle tracks on Plains Rd. Cooke Blvd. is envisioned as a “Flex Street” with a linear park providing an active transportation connection in the city’s draft MTSA Area-Specific Plan.</p> <p>Site has good access to local transit, however frequent transit with enhanced hours of service would be required to be put in place by the City with regional connectivity in order to support the reduced reliance on private automobiles required for this development to successfully realize the low levels of car-dependence inferred by the parking ratios.</p> <p>Without substantial investment to ensure sustainable transportation options are available at occupancy, the adoption of car-dependent lifestyles that are typical for Burlington will create significant pressures on both existing residents and residents of this development.</p> <p>By 2035, all vehicles sold in Canada are expected to be EV and will require on-site charging capability. Pre-wiring for 100% of resident parking to support EV recharge capability is recommended.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Pedestrian and cycling connections</td> <td style="text-align: center;"><input type="checkbox"/> Included</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Required</td> </tr> <tr> <td>Maximized bicycle parking/storage</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Included</td> <td style="text-align: center;"><input type="checkbox"/> Required</td> </tr> <tr> <td>Secure and protected bicycle storage</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Included</td> <td style="text-align: center;"><input type="checkbox"/> Consider</td> </tr> <tr> <td>Bicycle storage near main entrance</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Included</td> <td style="text-align: center;"><input type="checkbox"/> Consider</td> </tr> <tr> <td>Protected visitor bicycle storage at entrance</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Included</td> <td style="text-align: center;"><input type="checkbox"/> Consider</td> </tr> <tr> <td>Enlarged bicycle spaces for cargo/utility</td> <td style="text-align: center;"><input type="checkbox"/> Included</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>On-site bicycle share service</td> <td style="text-align: center;"><input type="checkbox"/> Included</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>On-site bicycle repair station</td> <td style="text-align: center;"><input type="checkbox"/> Included</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>On-site cycling map in lobby or storage area</td> <td style="text-align: center;"><input type="checkbox"/> Included</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Walkways are all universally <a href="#">accessible</a></td> <td style="text-align: center;"><input type="checkbox"/> Included</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Required</td> </tr> <tr> <td>Site designed with pedestrian-oriented main entrance</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Included</td> <td style="text-align: center;"><input type="checkbox"/> Consider</td> </tr> <tr> <td>Enhanced pedestrian and cycling paths</td> <td style="text-align: center;"><input type="checkbox"/> Included</td> <td style="text-align: center;"><input checked="" type="checkbox"/> Required</td> </tr> </table>	Pedestrian and cycling connections	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Required	Maximized bicycle parking/storage	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Required	Secure and protected bicycle storage	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Bicycle storage near main entrance	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Protected visitor bicycle storage at entrance	<input checked="" type="checkbox"/> Included	<input 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 type="checkbox"/> Included	<input checked="" 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 <a href="#">accessible</a>	<input type="checkbox"/> Included	<input checked="" 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 type="checkbox"/> Included	<input checked="" type="checkbox"/> Required
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On-site bicycle repair station	<input type="checkbox"/> Included	<input checked="" 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 <a href="#">accessible</a>	<input type="checkbox"/> Included	<input checked="" 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 type="checkbox"/> Included	<input checked="" type="checkbox"/> Required																																							

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<p><b>I. Efficient Urban Design:</b> Increase the efficiency of land use in the urban community with the goal of reducing greenhouse gas and other air emissions and provide efficient, well-connected routes for active transportation and transit.</p> <p>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 proposed development easterly faces Cooke Boulevard and the future Cooke Commons, which is planned to support the growth of a unique retail and dining destination within the Aldershot MTSA, with a comfortable and vibrant pedestrian environment fronting onto a re-imagined Cooke Blvd. flex street. The development might consider increasing the retail space along the eastern face of the ground floor to compliment Cooke Commons.</p> <table border="1"> <tr> <td>Light-coloured materials / white paving</td> <td><input checked="" type="checkbox"/> Included</td> <td><input type="checkbox"/> Consider</td> </tr> <tr> <td>Landscaped parking for &gt;50% hardscape</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Cool roofing materials for &gt;75% area</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Green roof for &gt;50% area</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Green roof + cool roof material &gt;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 checked="" type="checkbox"/> Included</td> <td><input 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 where possible</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Mixed-use/intensification development</td> <td><input type="checkbox"/> Included</td> <td><input checked="" 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 checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Landscaped parking for >50% hardscape	<input type="checkbox"/> Included	<input checked="" 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 checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider	Enhanced indoor air quality strategies	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Use lightweight concrete where possible	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Mixed-use/intensification development	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Transit connections	See Objective K		GHG reduction/energy efficiency methods	See Objective N																
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<p><b>m. Natural Storm Water Management:</b> Protect water courses in their natural state and encourage the restoration of water courses that have</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Review stormwater plan and opportunities per the items below.</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 checked="" 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 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 checked="" type="checkbox"/> Consider	Enhanced stormwater runoff treatment	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Required	Permeable pavement	<input checked="" type="checkbox"/> Included	<input type="checkbox"/> Consider																																				
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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.					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 checked="" 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 type="checkbox"/> Included <input checked="" type="checkbox"/> Consider

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<p><b>n. Energy Conservation, Efficiency and Generation:</b> Promote net zero carbon energy generation and usage. Increase energy conservation through efficient land use planning and building design. Encourage sustainable local thermal and electrical energy generation and the supporting distribution network. Adopt low emission 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The proposal identifies the use of occupancy sensors, high R-value insulation, and Energy Star-rated appliances, as well as the encouragement of energy efficient practices.</p> <p>Details on plans for electric vehicle charging or lowering overall impact of building materials are absent from the proposal, other than a mention of consideration at the development approval stage.</p> <p>Recommend developer consider replacing a carbon-based heating system with a geothermal or air-source heat pump system. Considering the rate of ground water infiltration at the site, a geothermal heat pump may be practical</p> <p>Where practical, incorporate solar panels into building claddings.</p> <p>Echoing the concern of the Burlington Urban Design Advisory Panel, consider a low or no carbon concrete to address the significant volume of concrete required. The comparison of concrete as a building material to others should include consideration for embodied carbon emissions.</p> <p>SDC recommends developer provide plan for achieving net-zero within 2040-2050 in line with City of Burlington's internal and community-wide GHG emission commitments.</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 checked="" type="checkbox"/>	Included	<input 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 checked="" type="checkbox"/>	Included	<input type="checkbox"/>	Consider
	Unit-based energy metering/monitoring	<input type="checkbox"/>	Included	<input checked="" type="checkbox"/>	Consider

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<p><b>o. Agriculture and Food:</b> Promote policies that improve long-term food security with sustainable local agriculture in urban and rural communities. Increase the supply of local, accessible, affordable, culturally diverse, and nutritious food. Protect agricultural land from loss and fragmentation.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Not addressed in the development proposal. Potential to retain existing or add new food services in retail component. No details of whether proposed retail units will support restaurant uses with adequate ventilation, biowaste management, etc.</p> <table border="1"> <tr> <td>Community garden plots in common area</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>On-site food retail services</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Promotion of food and agriculture security</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Supply of local, affordable, diverse food</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Preservation of agricultural land</td> <td><input type="checkbox"/> Included</td> <td><input type="checkbox"/> Consider</td> </tr> </table>	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 checked="" 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 checked="" type="checkbox"/> Consider	Preservation of agricultural land	<input type="checkbox"/> Included	<input type="checkbox"/> Consider												
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<p><b>p. Healthy Lifestyles:</b> Promote and support healthy and active lifestyles through the development of complete neighbourhoods, active transportation infrastructure, recreational facilities, and parks.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Limited discussion.</p> <table border="1"> <tr> <td>Promotes nearby recreation destinations</td> <td><input type="checkbox"/> Included</td> <td><input type="checkbox"/> Consider</td> </tr> <tr> <td>Inclusion of health-based amenities</td> <td colspan="2">See Objective J</td> </tr> <tr> <td>Inclusion of healthy transportation</td> <td colspan="2">See Objective K</td> </tr> </table>	Promotes nearby recreation destinations	<input type="checkbox"/> Included	<input type="checkbox"/> Consider	Inclusion of health-based amenities	See Objective J		Inclusion of healthy transportation	See Objective K																			
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<p><b>q. Community Engagement:</b> Seek and encourage public participation and education and consider public input in city decision-making. The economic, environmental, and social aspects of proposed developments should be considered. Decisions should address all aspects and build consensus among stakeholders.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Continue to engage the community and stakeholders and actively address concerns and recommendations.</p> <table border="1"> <tr> <td>Demonstrated reflection of public feedback</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Holistic reflection of community economic, environmental, and social needs</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Demonstrated consensus of stakeholders</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Green feature instructions for occupants</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Features to highlight local transport network</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> <tr> <td>Mindful of Halton Region's Comprehensive Housing Strategy and Official Plan</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> </table>	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 checked="" type="checkbox"/> Consider	Demonstrated consensus of stakeholders	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Green feature instructions for occupants	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Features to highlight local transport network	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider	Mindful of Halton Region's Comprehensive Housing Strategy and Official Plan	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider									
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<b>r. Evaluation of Development:</b> 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 monitoring plan.												
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<b>s. Sustainability Assessment:</b> To assess progress towards sustainability, the City of Burlington should prepare a performance review of the entire municipality at regular intervals and develop and implement an action plan based on the findings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No plans for future sustainability assessment.												
					<table border="1"> <tr> <td>Long-term sustainability assessment plan</td> <td><input type="checkbox"/> Included</td> <td><input checked="" type="checkbox"/> Consider</td> </tr> </table>	Long-term sustainability assessment plan	<input type="checkbox"/> Included	<input checked="" type="checkbox"/> Consider									
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