

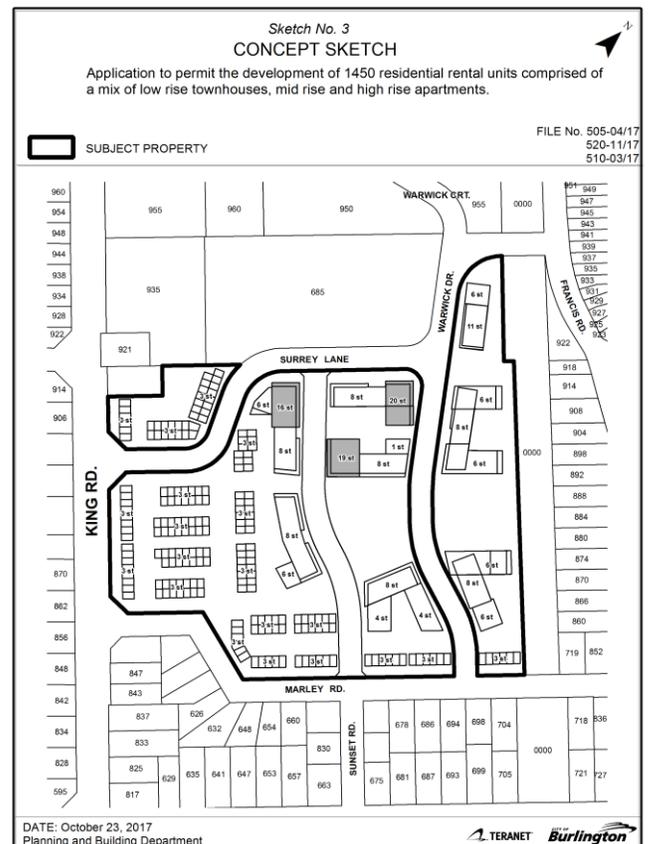
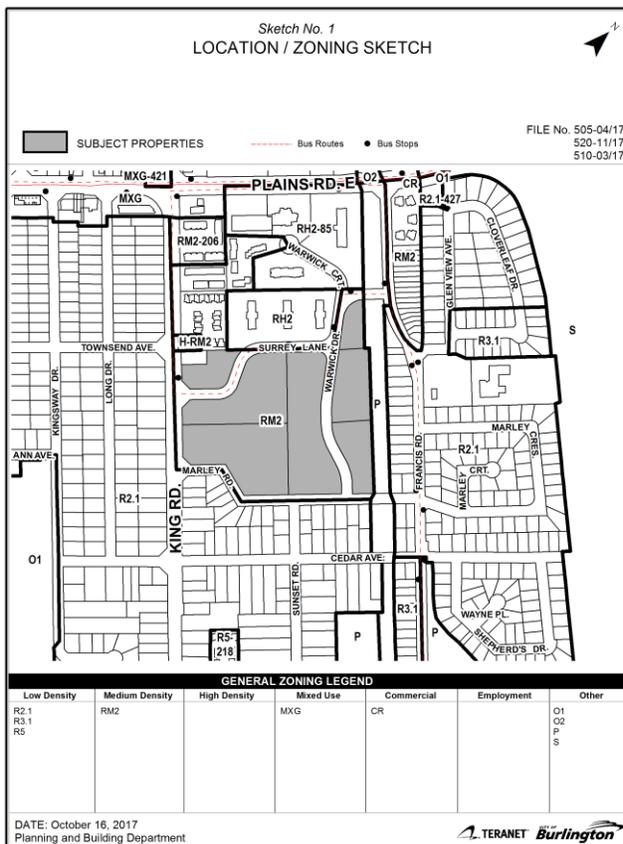


December 28, 2017

RE: Address: 610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road; 847,871, 894, 917 Warwick Drive, Ward 1

File: 505-04/17, 520-11/17 & 510-03/17 (24T-17003/B)

Application for Draft Plan of Subdivision and to amend Official Plan and Zoning By-law to permit 1450 residential units on a redeveloped 8.4 ha site





Overall Recommendation: We do not support this application. It is asking for greater intensification than is permitted under the current OP and zoning without identifying the benefits to the City and the surrounding community. The amount of green space is not adequate and not defined in terms of use. Transit and transportation is not in keeping with the City's vision. No affordable housing or sustainable building construction is mentioned.

The SDC reviews development applications in order to provide comments to encourage sustainable development. This mandate was approved by council in 1990 and the Terms of Reference and review protocol require input at the earliest possible stage of development. In order to implement the change to truly sustainable development, the planning process of the City needs to engage developers at a much earlier stage than occurs at present. In addition, the committee is empowered to review applications based on Part II Section 2.3 policy b) of the 2013 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 Description

The applicant Realstar Management bc IMC Realty Corporation has provided a site plan layout for 6 properties, known municipally as 610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road and 847,871, 894, 917 Warwick Drive, which the applicants have assembled.

These lands are bound by Surrey Lane to the north, Francis Road Bikeway to the east, Marley Road to the south, and King Road to the west. The lands currently contain 280 rental townhouse units that are proposed to be redeveloped into 1450 residential rental units consisting of 200 townhouse units and 1250 apartment units that will be phased over a 10 year period. The lands comprise a total area of approximately 8.4 hectares (20.75 acres).

Currently to the north of the subject properties are high-density residential uses (i.e. apartment buildings) medium-density uses (i.e. townhouse units), a low density use (i.e. single detached dwellings) and Bolus Gardens Parkette; to the east is the Francis Road Bikeway and low density uses fronting on Francis Road; to the south are low-density residential uses (i.e. single detached dwellings); and to the west are low density uses (i.e. single detached dwellings).

The applicant is requesting a draft plan of subdivision and amendments to the City's Official Plan and Zoning By-law 2020 to permit a master planned community. The proposed development will permit 1450 residential rental units within a mix of townhouse, mid-rise and high-rise buildings. A mix of low rise 3-storey townhouse buildings are located around the perimeter of the site transitioning to multi-storey mid-rise (6-11 storeys) apartment buildings in the middle of the site framing the

central parkland and high-rise (16-20 storeys) apartment buildings located on the northerly portion of the site.

The proposed development consists of 1450 residential units and also includes 2411 parking spaces including underground parking and 0.95 ha of public parkland.

Committee Concerns

This area of Burlington is a transition ground for young families; folks who've experienced major life changes, or those who are rebuilding. Its proximity to the Warwick Ct. and Surrey Lane towers to the north, mean that the townhouses and smaller apartments that exist there now provide an upgraded standard of living for people who can afford the slightly higher cost. We find the proposed development maintains consistency with this function, particularly when the developer indicates that they will maintain or enhance the number of rental units available. Because the existing buildings are showing their age and are not that impressive as dwellings we agree that a redevelopment provides opportunity to modernize the site and buildings.

In its current presentation, the plan lacks a sense of community with adequate services.

However, this application can be revised to be a leading example of good sustainable development in accordance with this committee's principles and objectives and the intent of the new City of Burlington Strategic Plan and Official Plan.

The site now has a density of 280 units in 8.4 hectares or 33 UPH. The current Official Plan density of 26 to 50 units per net hectare would permit an increase of up to 150% of the built form. In our opinion, this is a reasonable increase in an established neighbourhood. Any further increase would need to be justified as suggested below.

We propose the application be revised as follows:

- Provide affordable housing using a formula of increased market units for affordable units of:
 - Doubling of density (100 uph) for 10% affordable units: 756 market units and 84 affordable units
 - Tripling of density (150 uph) for 15% affordable units: 1,111 market units and 189 affordable units
 - Quadrupling of density (200 uph) for 20% affordable units: 1,334 market units and 336 affordable units
- Finance affordable units through "give back" and "pay it forward" philosophy of religious tithing by requiring suppliers to donate product and workers to donate time of at least 10%. Also partner with Habitat for Humanity by providing the unit shell for HFH to complete through their sponsors and volunteers.
- Set the price of affordable units based on an income scale. At least half of affordable units should be affordable to the poverty level of a family of four income of \$40,000 annually where rent including utilities is 30% of gross income or \$1,000 monthly.

- Build units to net zero energy/carbon/waste that will result in a lower construction cost of 10% and utility savings of approximately \$200 per month.
- Implement a district energy system or micro grid system that connects all buildings
- Provide 60% less car parking and all with EV chargers. Dedicate 10% of these to car share use
- Provide a shuttle bus service to local shops/amenities on a regular basis at no cost for tenants and \$2 for non-tenants
- Provide green space and trees with a 40% canopy in 10 years' time and identify specific uses for the park
- Provide cycle/walk friendly paths and placemaking gathering areas
- Provide a third-party vetting auditor to ensure quality of the end result

Recommendations:

Our comments are based on the following Principles and Objectives of Sustainable Development, as developed by the committee, endorsed by Council and found in Appendix E of the City's Official Plan:

PRINCIPLES	COMMENTS
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.	Increased density and open green space will create a more livable community. Identify agreement with the City on details of the park including events, barbeques, reflection pool/ splashpad, skating rink, skateboard-friendly areas and sitting areas.
2. Recognize the urgency of climate change and take measures to reduce greenhouse gas emissions and to adapt.	Provide net zero energy/carbon/waste construction interconnected to a district energy system.
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.	
4. Discourage the production and use of persistent and harmful substances. Reinforce proper disposal practices for such substances	
5. Affirm and promote practices that provide a safe and healthy environment and build resilience, and	Provide affordable housing with low car ownership transportation and green space combined with placemaking areas.

engage our community in not only meeting the economic and social needs of all citizens but enhancing quality of life.	
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OBJECTIVES	COMMENTS
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.	Provide net zero sustainable housing with a district energy system and integrated green space that reduces carbon emissions as well as sequesters carbon.
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>Protection of existing tree lots is important. There are 426 existing trees. With an average canopy of 10 m (78 m²) this would be 3.3 hectares or 40% coverage. Removing 291 trees or 68% will reduce the coverage to 13%. The City’s draft Sustainable Building and Development Guidelines 3.6 suggest a 20% tree canopy overall. By providing 40%, this site can help raise the City average.</p> <p>The use of underground parking should be considered to provide more green space.</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.	
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.	
e. Waste Reduction: Reduce waste generation and increase resource recovery. Minimize waste in designing, building, operating, renovating, demolishing and re-	Developer should consider ways to reduce resource usage, such as recycled building materials. The use of rapidly renewable building materials that total at least 5% of the total value of products used in this project.

<p>purposing buildings.</p>	
<p>f. Greening of the City: Promote the preservation, management and planting of trees and other vegetation on private and public property within the City. Encourage the use of native, non-invasive and diverse species.</p>	<p>Preserve as many trees as possible and plant new trees elsewhere in the City to offset the trees being removed.</p>
<p>g. Natural Features and Green Space: Ensure natural features and greenspace are fundamental components of the City including new developments and redevelopments.</p>	
<p>h. Superior Neighbourhood Design: Make land-use decisions considering the natural features, site characteristics and location relative to employment, transportation and amenities. Apply an ecosystem approach to assess the impacts of development and ensure environmental integrity, diversity and resiliency. Create vibrant, equitable communities that are healthy, walkable and transit supportive.</p>	<p>Provide low impact transporations within a a parkland setting complete with places that people want to occupy.</p>
<p>i. Sense of community: Create sustainable and appropriate forms of development that reflect the human scale, promote a sense of community, and connect and integrate urban development natural surroundings.</p>	<p>As above.</p>
<p>j. Neighbourhood Connectivity: Promote community development where residents can easily access necessities and amenities, such as housing, employment, locally produced food, retail, green spaces, education, recreation, and arts and culture through active transportation or transit.</p>	<p>Provide a transit system with minimal car ownership in lieu of car share and transit shuttles.</p>

<p>k. Sustainable Transportation System: Prioritize walking, cycling and transit and make the best use of the existing road system for the safe movement of goods and people. Support multi-modal connectivity within the City and with neighbouring municipalities.</p>	<p>As above.</p>
<p>l. Efficient Urban Design: Increase the efficiency of land use in the urban community with the goal of reducing greenhouse gas and other air emissions and provide efficient, well connected route for active transportation and transit. Promote urban intensification and development policies, rather than suburban policies that generate sprawl.</p>	<p>This is a perfect opportunity to consider district energy and the use of renewable energy.</p>
<p>m. Natural Storm Water Management: Protect water courses in their natural state and encourage the restoration of water courses that have been degraded. Encourage low impact development design and use of best practices to improve storm water quality and reduce the quantity storm water sent to traditional storm water infrastructure.</p>	<p>It is important LID approaches are used and other SWM best practices are employed in undertaking stormwater work. If a stormwater pond(s) are used, consider how it (they) could be used for recreational activities.</p>
<p>n. Energy Conservation, Efficiency and Generation: Promote net zero carbon energy generation and usage. Increase energy conservation through efficient land use planning and building design. Encourage sustainable local thermal and electrical energy generation and the supporting distribution network. Adopt low emission forms of transportation. Take all opportunities to switch from fossil fuel to renewable and electricity-based technologies.</p>	<p>Serious consideration should be given to District Heating, renewable energy and reduction in greenhouse gases wherever possible. Recognize what is built now will be used for 20 to 50 years.</p>
<p>o. Agriculture and Food: Promote policies that improve long-term food security with sustainable local agriculture in urban and rural communities. Increase the supply of local, accessible, affordable, culturally</p>	<p>Should consider providing community gardens where possible.</p>

diverse and nutritious food. Protect agricultural land from loss and fragmentation.	
p. Healthy Lifestyles: Promote and support healthy and active lifestyles through the development of complete neighbourhoods, active transportation infrastructure, recreational facilities and parks.	
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.	The appropriate information needs to be provided to the public. Although the neighbourhood meeting was held not enough information was provided to the Public to properly assess the overall impact. Another neighbourhood meeting should be held when more relevant and specific information becomes available.
r. Evaluation of Development: Continuously monitor and evaluate community development to assess its sustainability in relation to social, environmental or economic impacts.	Planners should review on an ongoing basis what is proposed is appropriately being carried out.
s. Sustainability Assessment: To assess progress towards sustainability, the City of Burlington should prepare a performance review of the entire municipality at regular intervals and develop and implement an action plan based on the findings.	

Summary of Above Discussion and Recommendations/Action Items:

See above.

Future Site Plan & Building Permit Considerations: Our comments below outline some sustainable features the proponent should consider in the development of their project, for implementation through the Site Plan process. Further details related to these concepts can be found in:

- LEED Canada for New Construction and Major Renovations
- LEED v4 for Neighbourhood Development
- Burlington’s Community Energy Plan

Sustainable Sites

Development Density - Channel development to urban areas with existing infrastructure, protecting greenfields and preserving habitat and natural resources. **(OPA/ZBL – Although already determined by the time a development application is made)**

Site Selection - Avoid development of inappropriate sites and reduce the environmental impact from the location of a building on a site. **(OPA/ZBL – Although already determined by the time a development application is made)**

Alternative Transportation, Bicycle Storage & Changing Rooms - For commercial or institutional buildings, provide secure bicycle storage, with convenient changing/shower facilities (within 184 meters of the building) for 5% or more of regular building occupants. In residential buildings, provide covered storage facilities for securing bicycles for 15% or more of building occupants in lieu of changing/shower facilities. **(Site Plan)**

Reduced Site Disturbance, Protect or Restore Open Space - On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 12 metres beyond the building perimeter, 1.5 m beyond primary roadway curbs, walkways, and main utility branch trenches, and 7.5 m beyond constructed areas with permeable surfaces (such as pervious paving areas) that require additional staging areas in order to limit compaction in the constructed area. Or on previously developed sites, restore a minimum of 50% of the site area (excluding the building footprint) by replacing impervious surfaces with native or adapted vegetation. **(OPA/ZBL/Site Plan)**

Reduced Site Disturbance, Develop Footprint - Reduce the development footprint (defined as entire building footprint, access roads and parking) to exceed the local zoning's open space requirement for the site by 25%. **(OPA/ZBL/Site Plan)**

Heat Island Effect, Non-Roof - Provide shade (within 5 years) and/or use light-coloured high-albedo materials (reflectance of at least 0.3) or open grid pavement for at least 30% of the site's non-roof impervious surfaces, including parking lots, walkways, plazas, etc.; Or place a minimum of 50% of parking spaces underground or covered by structured parking; Or use an open-grid pavement system (less than 50% impervious) for a minimum of 50% of the parking lot area. **(Site Plan)**

Heat Island Effect, Roof - Use ENERGY STAR compliant, high-reflectance and high emissivity roofing for a minimum of 75% of the roof surface; Or install an extensive or intensive "green" (vegetated) roof for at least 50% of the roof area. Combinations of high albedo and vegetated roof can be used providing they collectively cover 75% of the roof area. **(Site Plan/Building Permit)**

Water Efficiency

Water Efficient Landscaping, No Potable or No Irrigation - Use only captured rain or recycled site water to eliminate all potable water use for site irrigation (except for initial watering to establish plants), OR, Do not install permanent landscape irrigation systems. **(Site Plan)**

Water Efficient Landscaping, Reduce by 50% - Use high-efficiency irrigation technology. Use captured rain or recycled site water to reduce potable water consumption for irrigation by 50% over conventional means. **(Site Plan)**

Water Use Reduction, 30% Reduction - Employ strategies that in aggregate use 30% less potable water than use baseline calculated for the building after meeting the fixture performance requirements listed in Baseline Water Fixture Requirements Table. **(Building Permit)**

Energy & Atmosphere

Fundamental Building Systems Commissioning - Verify and ensure that the fundamental building elements and systems are designed, installed, calibrated, and commissioned to operate as intended by an independent party. **(Building Permit)**

Net-Zero Energy Performance - Demonstration via energy modelling of net-zero energy footprint as demonstrated by third party certification. Provision of visible continuous metering of energy usage for each unit. Enrollment in Burlington Hydro's PeakSaver Plus Program. **(Building Permit)**

Renewable Energy, 20% - 20% of building's energy from on-site renewable energy **(Building Permit)**

Greenhouse Gas Emission Reduction: Incorporate technologies for space heating and cooling and water heating that produce less carbon emissions than fossil fueled devices.

Ozone Protection - No HCFC's in base building level HVAC and refrigeration **(Building Permit)**

Materials & Resources

Storage & Collection of Recyclables - Provide an easily accessible area serving the entire building and dedicated to separation, collection and storage of materials for recycling, including (at minimum) – paper, corrugated cardboard, glass, plastics, and metal **(Site Plan)**

Construction Waste Management: Divert 75% from Landfill - Develop and implement a waste management plan to recycle and/or salvage at least 75% of construction, demolition, and land clearing waste. Calculations can be done by either weight or volume but must be consistent.

Rapidly Renewable Materials - Ensure that at least 15% of a project's construction materials (based on value) comprise recycled content. Use building materials or products made from plants that are typically harvested within a 10 year period or less, and totaling at least 5% of the total value of all building materials and products used in the project. Where wood based materials are used, utilize a

minimum of 25% that are certified in accordance with the Forest Stewardship Council's principles and criteria for wood building components. **(Building Permit)**

Maintenance, Monitoring and Communication: Provision of a building maintenance plan that provides instructions, training requirements and schedules for maintaining sustainability features of the site/building. Provision of instructions for occupants that explain the intent, benefits, use, and maintenance of green building features as part of the purchase. Provision of a building maintenance plan that provides instructions and schedules for maintaining green features of buildings. Provision of instructions for occupants that explain the intent, benefits, use and maintenance of green building features.

Indoor Environmental Quality

Minimum IAQ Performance - Establish minimum indoor air quality (IAQ) performance to enhance indoor air quality in buildings, thus contributing to the comfort and well being of the occupants – required to meet the minimum requirement of ASHRAE 62-2001 **(Building Permit)**

Low-Emitting Materials: Paints and Coating - Reduce quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to occupants and installers. The VOC content of paints and coatings must be then limits of the Green Seal Standard GS-03, GS-11, or the State of California South Coast Air Quality Management District. **(Building Permit)**

Controllability of Systems: Perimeter Spaces - Provide a high level of thermal ventilation and lighting system controlled by occupants to promote productivity, comfort & well-being of building occupants. Provide at least an average of one operable window and one lighting control zone per 18.5 m² of regularly occupied floor area within 5 metres of perimeter wall. **(Building Permit)**

Thermal Comfort: Compliance - Provide thermally comfortable environment – comply with ASHRAE Standard 55-2004 **(Building Permit)**

The Sustainable Development Committee requests a response from the applicant related to the above recommendations. The committee would be pleased to meet with the applicant to discuss these comments in further detail, and appreciates the opportunity to provide further review and comments on subsequent submissions.

Respectfully Submitted,

Guy Sheppard
Chair, Planning and Development Subcommittee
Sustainable Development Committee