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**Comment Response Matrix****1085 Clearview Ave and 1082, 1086 and 1090 St. Matthews Ave****File: 505-01/19 and 505-02/19**

Thank you for the comments provided regarding the above noted development. We have reviewed the comments and offer the following responses:

**Capital Works Department, Site Engineering**

Please see comment response provided by MTE Consultants, dated May 17, 2019.

Please see updated Phase One provided by Soil-Mat, dated May 23, 2019.

Please see Noise Addendum, provided by Novus Environmental, dated May 15, 2019.

**Accessibility**

Revise language from handicap to barrier free.

Symbols depicting accessible spaces have been used throughout the drawing package.

Of the 41 surface parking spaces available, 2 barrier-free are required; One being Type A, the second being Type B. Provide a curb ramp at the top of the access aisle and include a tactile walking surface indicator.

There are now 50 surface parking spaces available, of which 4 are barrier free. Curb ramps will be provided along with tactile walking surface indicators. The spaces measure 2.75 m x 6 m and have clearly marked access aisles adjacent.

The remaining barrier free spaces should be located underground near the elevator lobby. The width of the walkway to access the elevator lobby adjacent to the underground barrier free spaces is insufficient and poses a danger to pedestrians and vehicles.

Underground 2 barrier free spaces are located adjacent to the elevator with a 2 m aisle provided for access.

**Parks and Open Spaces**

We recommend cash-in-lieu of parkland dedication be applied for this development.

Understood.

The landscape plan and in the urban design brief identify the walkway in the City boulevard as a curb face sidewalk. As a key pedestrian link, we are concerned operational activities such as snow removal could impact the use of the municipal sidewalk. As such we will require the sidewalk be moved into the boulevard to be consistent with current City standards, with street trees to be planted between the street and sidewalk.

The sidewalk has been relocated into the boulevard and street trees will be planted. See Landscape Concept prepared by MHBC, May 24, 2019.

In general, we are concerned that the underground structure limits the ability to provide an adequate buffer to surrounding neighbours and the streetscape.

The underground structure is proposed to be 3.6m from the rear property line and approximately 1.0m-1.1m on all other sides. We believe this will provide for adequate volume to allow for plantings and buffering. The Soil Volumes Plan prepared by MHBC indicates soil volumes for each area of planting.

### **Regional Municipality of Halton**

Given the proximity of the subject lands to the adjacent railway corridor, the Region relies on the comments and requirements of the railway authority to determine the potential impact and required implementation measure to support development. The Region is in receipt of comments from Metrolinx (March 5, 2019) on the submitted noise study and the development proposal. Subject to these comments and recommendations being addressed, Regional Staff will be satisfied the ROP policy with respect to noise impacts from the adjacent railway corridor has been addressed.

An addendum to address the change in massing and site configuration has been provided by Novus Environmental, dated May 15, 2019.

The Region's policy direction requires proponents to undertake appropriate study and implement necessary mitigation measures in accordance with Regional Guidelines and Provincial requirements. To address this policy direction Regional Staff recommends that an Air Quality Assessment be prepared in accordance with provincial and regional requirements, and that any recommendations contained therein be implanted at the appropriate stage of development approval.

An Air Quality Assessment will be prepared at the appropriate stage of development approval.

Regional Staff are in receipt of a Phase 1 Environmental Site Assessment for the subject lands. Regional Staff are generally satisfied with the conclusions of this study, and further note that a Record of Site Condition will be required to support the proposed change in land use... Staff recommends that a condition of Holding Removal be included to address potential site contamination concerns related to the proposed use of these lands.

Understood. Please see updated Phase One provided by Soil-Mat, dated May 23, 2019.

A Functional Servicing Report, prepared by MTE Consultants Inc., revised dated January 11, 2019, was received with the LOPA and ZBA application. The FSR report is satisfactory for the purpose of the LOPA and ZBA applications at this time.

Understood. Please see comment response provided by MTE Consultants, dated May 17, 2019.

Regional Staff further encourage the proponent to revise/update their plans to accommodate Regional Waste collection.

The Site Plan has been updated to include a turning radius for loading and will accommodate Regional Waste collection.

**Sustainable Development Committee**

<b>SUSTAINABLE DEVELOPMENT PRINCIPLES</b>	<b>COMMENTS</b>	<b>RESPONSE</b>
<p>1. Recognize the interdependence of humans and the rest of nature in a common ecosystem; seek to prevent and reverse degradation of the earth, air, water, plants and animals by human activity.</p>	<p>Use a Low Impact Design approach to storm water management</p> <p>Use of sustainable practices to manage construction waste</p> <p>The SDC is encouraged by the development team’s incorporation of natural elements on site. In this vein, efforts to incorporate water-permeable materials for proposed parking area/surfaces, in addition to replacing the trees that will be removed as a result of this development are recommended.</p> <p>The SDC also recommends increasing the quantity of proposed green space.</p>	<p>The proposed greenspace is now 5,474ft<sup>2</sup>. This will allow for additional plantings. See attached Landscape Concept prepared by MHBC.</p>
<p>2. Recognize the urgency of climate change and take measures to reduce greenhouse gas emissions and to adapt.</p>	<p>The Developer has not provided information on design elements to encourage the conservation of energy. The building should be designed and built to help Burlington to achieve its goal of being net carbon neutral. SDC recommends:</p> <ul style="list-style-type: none"> <li>• Construction of a very efficient building shell</li> <li>• Incorporation of passive solar design elements</li> <li>• Reduction in the use of energy through efficient fixtures and appliances</li> <li>• utilization of ground/air source heat pump heating/cooling, and</li> <li>• Individual energy metering of each unit</li> </ul> <p>The SDC supports the development team’s efforts to encourage residents to use forms of</p>	<p>Efficient fixtures and appliances will be incorporated into the development.</p> <p>Parking ratios have been provided at 1.25 spaces per unit.</p> <p>Bike lockers are provided at grade, with additional storage provided below grade.</p> <p>Additional TDM measures will be incorporated into the development, including, walking, and cycling infrastructure, as well as promotion of active transportation.</p>

	<p>transportation other than their automobiles, especially given the proximity to the Aldershot GO Station. SDC supports:</p> <ul style="list-style-type: none"> <li>• Reduced parking spaces</li> <li>• Providing ample bike storage</li> <li>• Providing ample electric vehicle charging capacity</li> <li>• Providing an on-site vehicle sharing program</li> <li>• Incorporating a “lay-by” area on Clearview in addition to the drop off at the back</li> <li>• Providing one-year transit (bus) passes for new residents</li> </ul>	
<p>3. Promote conservation, stewardship and responsible use of resources. Discourage processes and practices that result in natural resources being consumed at a rate faster than they can be replenished.</p>	<p>The SDC would like to see reference to:</p> <ul style="list-style-type: none"> <li>• Commitment to installation of energy efficient appliances (if provided)</li> <li>• Efficient use of water</li> <li>• capture and reuse of rainwater for irrigation</li> </ul> <p>The SDC shares the concerns of local community members with respect to sustainable construction practices. The proposed footprint of the building and underground parking leave very little to no room for lay down, site management, and waste sorting areas. The SDC recommends that the applicant develop plans outlining the sustainable construction methods and procedures they will use.</p>	<p>Efficient fixtures and appliances will be incorporated into the development.</p> <p>A construction management plan will be prepared at the appropriate stage of development and provided to the City for review and approval.</p>
<p>4. Discourage the production and use of persistent and harmful substances. Reinforce proper disposal practices for such substances</p>		

<p>5. Affirm and promote practices that provide a safe and healthy environment and build resilience, and engage our community in not only meeting the economic and social needs of all citizens but enhancing quality of life.</p>	<p>The SDC would like to see reference to:</p> <ul style="list-style-type: none"> <li>• A small proportion of units (e.g. 10 per cent) built using principles of universal design to optimize accessibility and to promote aging in place.</li> <li>• Utilization of available space for social purpose/community-based services or supports.</li> <li>• Common areas that contribute to community/community building.</li> <li>• The applicant proposes 27,469 square feet of amenity area, only slightly more than half that required by zoning-by-law RH5. SDC recommends provision of additional amenity space.</li> </ul>	<p>The building promotes aging in place, by providing a range of unit sizes.</p> <p>Internal amenity space has been provided for the use of residents that will contribute to community building.</p> <p>The amenity space has been increased to 28,212ft<sup>2</sup> from 27,469ft<sup>2</sup>.</p>
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SUSTAINABLE DEVELOPMENT OBJECTIVES	COMMENTS	RESPONSE
<p>a. <b>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.</p>	<p>The SDC recommends the developer incorporate the guidelines outlined in the Burlington “Sustainable Building and Development Guidelines” and incorporate elements to encourage the conservation of energy and help Burlington to achieve its goal of being net carbon neutral.</p>	<p>The Sustainable Building and Development Guidelines will be reviewed in conjunction with this development.</p>
<p>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</p>	<p>The SDC recommends the applicant incorporate native, non-invasive, biodiverse species resilient to climate change into its green space and amenity areas. The SDC further recommends that the Developer incorporate bird friendly design.</p>	<p>Non-invasive species will be proposed for the green spaces.</p>

<p>heritage system. Preserve habitat to maintain and increase biodiversity and protect species at risk.</p>		
<p><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.</p>		
<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. Provide educational programs to encourage conservation of natural resources and increase awareness of the full costs of services.</p>	<p>The SDC recommends the applicant incorporates fixtures and appliances that encourage conservation of energy and natural resources like LED lights and low flow water fixtures. The SDC recommends that units be individually metered with respect to both water and electricity and capture and re-use rainwater for irrigation</p>	<p>Efficient fixtures and appliances will be incorporated into the development.</p>
<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>	<p>The applicant should consider ways to reduce resource usage, such as using recycled building materials. The use of rapidly renewable building materials that total at least 5% of the total value of products should be used in this project. If possible, donate any usable building materials (windows, kitchen cabinets, fixtures, etc.) from the existing buildings to Habitat for Humanity. Properly recycle demolition materials.</p> <p>The applicant should ensure that proper recycling methods and facilities are available. This must include organic waste through the green bin program.</p> <p>The SDC notes that the applicant is expected to experience space constraints during construction. The SDC recommends the applicant prepare a plan for the handling,</p>	<p>Demolition materials will be properly recycled and/or disposed of.</p> <p>The building will be serviced by the Region of Halton waste collection and will therefore incorporate recycling facilities.</p> <p>A construction management plan will be prepared at the appropriate stage of development and provided to the City for review and approval.</p>

	<p>separating, and recycling of appropriate building materials in the space constrained environment.</p>	
<p><b>f. Greening of the City:</b> 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>The SDC is pleased to see the development team appears to be planting trees although no landscape plan has been provided. The Concept Plan shows trees, but we find no commitment to the number and size. 49 out of 55 existing trees are being destroyed. The SDC requests compliance with tree replacement requirements in Section 9.4 of the Site Plan Application Guidelines for planting of equivalent caliper diameter at other sites that will be paid for by the applicant. The equivalent caliper diameter of the destroyed trees is 1327 cm. Replacing these with the typical 5 cm size tree would require a total of 265 trees which should be native and diversified species. The Concept Plan indicates about 46 trees.</p>	<p>A landscape concept has been prepared by MHBC. A detailed plan will be prepared at the appropriate time and will comply with the replacement requirements of the Site Plan Guidelines.</p>
<p><b>g. Natural Features and Green Space:</b> Ensure natural features and greenspace are fundamental components of the City including new developments and redevelopments.</p>	<p>A green roof/rooftop garden should be considered.</p>	<p>Consideration will be given to a green roof/rooftop garden.</p>
<p><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.</p>		

<p>i. <b>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.</p>		
<p>j. <b>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.</p>	<p>The applicant should include/consider building a small proportion of units (e.g. 10 per cent) using principles of universal design to optimize accessibility and to promote aging in place.</p> <p>Space should be made available for social purpose/community-based services or supports and include common areas to foster community/community-building.</p>	<p>Internal amenity space has been provided for the use of residents that will contribute to community building.</p>
<p>k. <b>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>	<p>The area is very walkable and there is easy access to public transit.</p> <p>There should be a lay-by area to allow taxis/ride sharing businesses to pick up and drop off residents at the front.</p> <p>The SDC is glad to see the 88 bicycle storage lockers and repair area on the ground floor and the additional space on the P1 level.</p> <p>SDC supports a reduced number of parking spaces. There are 203 spaces for 160 units, or 1.3 spaces per unit. Sustainable communities need to eliminate individually owner vehicles and move to other options. Eliminating as many parking spaces as possible for occupants and providing ones for visitors only will help greatly. As a minimum, the surface parking should be removed and replaced with plant ground cover that does not have turf.</p> <p>The SDC recommends the applicant provide for an on-site car-sharing program and consider the provision</p>	<p>Sidewalks will be provided through the site, linking to Masonry Court.</p> <p>There are now 204 parking spaces provided for 162 units, or 1.25 spaces per unit.</p> <p>Eliminating all surface parking is not feasible for this development.</p> <p>On-site car sharing will be considered.</p>

	of one-year transit (bus) passes for new residents.	
<p><b>l. 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 route for active transportation and transit. Promote urban intensification and development policies, rather than suburban policies that generate sprawl.</p>		
<p><b>m. Natural Storm Water Management:</b> 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>SDC recommends:</p> <ul style="list-style-type: none"> <li>Water-permeable materials be used for parking area/surfaces.</li> </ul>	<p>As the majority of the site will be developed with an underground garage, much of the site cannot accommodate water-permeable materials.</p>
<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>	<p>SDC recommends Net Zero Energy and Carbon design including:</p> <ul style="list-style-type: none"> <li>Construction of a very efficient building shell</li> <li>Incorporation of passive solar design elements</li> <li>Reduction in the use of energy through efficient fixtures and appliances, and</li> <li>Individual energy metering of each unit</li> <li>Consideration of the deployment of a ground/air source heat pump heating/cooling system</li> <li>Following LEED (or similar) construction principles</li> </ul> <p>The applicant should provide electric vehicle charging stations for residents and visitors.</p>	<p>Efficient fixtures and appliances will be incorporated into the development.</p>

<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>	<p>The applicant is requested to provide a rooftop garden facility for residents.</p>	<p>Consideration will be given to a green roof/rooftop garden.</p>
<p><b>p. Healthy Lifestyles:</b> Promote and support healthy and active lifestyles through the development of complete neighborhoods, active transportation infrastructure, recreational facilities and parks.</p>		
<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>	<p>The applicant is encouraged to ensure that the project is supportive of Halton Region’s Comprehensive Housing Strategy and is in the alignment with the housing objective 86(26) of the Halton Region Official Plan: “Seek development opportunities for Assisted and Affordable Housing in Intensification Areas where public transit, retail and other facilities are readily accessible.”</p>	<p>Halton Region’s Comprehensive Housing Strategy will be reviewed in conjunction with this development.</p>
<p><b>r. Evaluation of Development:</b> Continuously monitor and evaluate community development to assess its sustainability in relation to social, environmental or economic impacts.</p>		
<p><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.</p>		