Sustainable Building and Development Guideline Checklist

1881 Fairview Street, Burlington

Application to amend Zoning By-Law to permit a Supermarket/Grocery Store

September 25, 2025

The City's Sustainable Building and Development Guidelines aim to improve the environmental performance of new developments in the City of Burlington by promoting sustainable design practices in Planning Act applications. It covers a number of areas of development such as site design, building materials, and water, and notes required as well as voluntary guidelines for implementation. While these Guidelines speak to new development, the review of the Guidelines have been included as they relate to adding permitted uses within an existing building in a commercial plaza through an amendment of the Zoning By-Law. The table below outlines the required and some voluntary Guidelines that apply to the proposed request to permit a Supermarket/Grocery Store. This request supports the City's goal to implement sustainable design practices by promoting adaptive re-use, intensifying an existing retail plaza with additional permitted uses, locating food amenities close to communities, and capitalizing on existing water, wastewater, and transportation infrastructure within the site and surrounding area.

Item	Required or Voluntary	Guidelines	Implementation
Section 1 - Site Design			
1.7	Voluntary	Adaptive Reuse: Development includes adaptive reuse or rehabilitation of any non-designated heritage buildins with cultural heritage value or potential	This ZBA application does not include any new development or buildings. The requested additional permited use will be within an existing building on the Subject Property. Therefore, re-using and adapting the existing building stock and materials on the site. This also ensures existing infrastructure connections, which have already received CIty investment and services, will be reused.
Section 2 - Transportation			
2.1	Required	Site Connections: Provide pedestrian and cycling connections from on-site buildings to off-site public sidewalks, pedestrian paths, trails, open space, active transportation pathways, transit stops and adjacent buildings and sites in accordance with Official Plan policies.	This ZBA application does not include any new development or buildings. It will adaptively reuse the existing building on the Subject Property. The Subject Property is well connected to existing road, pedestrian, active transporation, and multi-use connections within the surrounding area. In particular, there are pedestrian sidewalks and bicycle lanes on both sides of both Fairview Street and Brant Street near the Subject Property. In addition Burlington Transit bus routes 1, 2, 10, and 12 provide transit service to the Subject Property, and the Subject Property is located 600m west of the Burlington GO Station.
2.3	Required	Bicycle Storage: Provide bicycle parking spaces in accordance with the Zoning Bylaw and Official Plan Policies.	The Subject Property has at least 8 bicycle parking spaces, in compliance with Part 1 Section 2.26(10) (Table 1.2.8) of the Zoning Bylaw
2.4	Voluntary	Transportation Demand Management: Provision and implementation of a Transportation Demand Management Plan. Required for parking reductions and required in Primary, Secondary, and Employement Growth areas as per Official Plan Policy.	The Subject Property is within and existing transportation network, located at the intersection of two major road (Fairvew Street and Brant Street) that are well serviced by public transit. The Subject Property has 315 vehicle parking space (5.33 per 100 square metres of GFA), which exceeds the Zoning Bylaw requirement of 5 spaces per 100 square metres of GFA for a Retail Centre (Table 1.2.6). No parking reductions are proposed as part of this application.
Section 3 - Natural Environment			
3.8	Voluntary	Enhanced Tree Preservation: Maintain exsting on-site trees that are 30 cm or more DBH (diameter at breast height) OR Maintain 75% of healthy mature trees greater than 20cm DBH.	This ZBA application does not include any new development or buildings. It will adaptively reuse the existing Subject Property and building, and therefore all existing trees on the Subject Property will be maintained.
Section 4 - Water Conservation and Quality			
4.1	Required	Stormwater Quantity: Acheivement of a level one/enhanced stormwater treatment for all stormwater runoff.	This ZBA application does not include any new development or buildings. On-site stormwater drains to the existing storm sewer on Fairview Street. The proposed amendment to the ZBA will have no impact on the existing stormwater management of the site.
Section 5 - Energy and Emissions			
5.1	Required	Urban Heat Island: Provide vegetated landscape areas in hard surface areas as per the Zoning By-law.	This ZBA application does not include any new development or buildings. It will adaptively reuse the existing Subject Property and building, and therefore existing vegetated landscape areas that currently provide urban heat island mitigation will remain.
Section 6 - Waste and Building Materials			
6.1	Required	Waste Management Plan: Provide and implement a waste management plan in accordance with Regional requirements.	The proposed Supermarket/Grocery Store will contract with a private waste disposal company for waste mangement, as do all other tenants on the Subject Property.