WESTON CONSULTING

688-698 Brant Street Sustainability Checklist

Elite 688 Brant Holdings Inc.

Weston File : 10749

February 2023



Sustainable Building and Development Guidelines – Section 1: SITE DESIGN					
#	Required or Voluntary	Guideline	Implementation	Achieved	How was it achieved
1.6	Voluntary	**Site Disturbance**: 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/ZBLA	No	Not applicable to this development as the subject lands are not located on a greenfield site. A minimum of 50% of the site area will not be restored with impervious surfaces with native or adapted vegetation.

Sustainable Building and Development Guidelines – Section 2: TRANSPORTATION					
#	Required or Voluntary	Guideline	Implementation	Achieved	How was it achieved
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.	OPA/ZBLA	Yes	Continuous sidewalks, crosswalks that are barrier free connect the proposed buildings to public sidewalks. There are also existing dedicated bicycle lands within the Brant right of way which also provided for local Burlington Transit. There is also a south-bound traffic stop immediately adjacent on the sidewalk at the signalized intersection with a north-bound stop on the east side of Brant Street. Olga Drive, which is immediately north of the subject lands provides access to the Francis Road bike path (350m west) which leads to the downtown waterfront area.
2.3	Required	**Bicycle Storage:** Provide bicycle parking spaces in accordance with the Zoning By-law and Official Plan Policies.	OPA/ZBLA	Yes	129 bicycle storage spots have been provided for retail customers and residential units which are located in the storage areas of the three underground parking levels. Please refer to Drawing A.002 to A.004 of the Architectural Set. The provided parking exceeds the minimum rates established in the by-law.
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 Employment Growth areas as per Official Plan policy.	OPA/ZBLA	Yes	A Transportation Demand Management (TDM) Plan was produced as part of the Transportation Impact Study and Parking Study prepared by Paradigm and is included in submission. Summarization of the TDM Plan include the following: • The applicant will consider developing marketing/informational materials as part of their initial scope of work

					• If free and unregulated parking is provided, there is little incentive for many residents and visitors to use alternative modes of transportation. When too much parking is provided, and is provided free of cost to the user, the use of alternative sustainable modes is put at a substantial disadvantage • As the development promotes the use of other modes of transportation through limited on-site parking that will meet the projected demand, the development plays a significant role in setting an example for residents and visitors to consider non-automotive travel • The development exceeds the Zoning By-law requirement by providing a total of 129 bicycle parking spaces.
2.5	Voluntary	**Bicycle Storage (Occupants):** Locate occupant/employee bicycle parking near the main entrance or easy to identify area, in a weather protected area with controlled access or secure enclosures, at no extra charge to the occupant/employee.	OPA/ZBLA	Yes	129 bicycle storage has been provided in the underground floors. Please refer Drawing A.002, A.003 and A.004 of the Architectural Package prepared by Chamberlain Architects.
2.6	Voluntary	**Bicycle Storage (Visitor):** Provision of bicycle parking spaces in a weather protected area at grade near the main entrance or easy to identify area.	OPA/ZBLA	No	The proposed development does not have bicycle parking spaces at grade in a weather protected area. Additional short term parking can be explored along Brant Street.

Sustainable Building and Development Guidelines – Section 3: NATURAL ENVIRONMENT

#	Required or Voluntary	Guideline	Implementation	Achieved	How was it achieved
3.8	Voluntary	**Enhanced Tree Preservation:** Maintain existing on-site trees that are 30 cm or more DBH (diameter at breast height) OR Maintain 75% of healthy mature trees greater than 20 cm DBH. **Note:** Tree preservation requirements will be determined by Official Plan urban forestry policies.	OPA/ZBLA	No	The proposed development will be preserving 8 trees, however not all have a DBH of 30 cm or more. In addition, only 56% of healthy mature trees greater than 20 cm BBH will be maintained. Please refer to Table 1 of the Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc. for more information.
3.9	Voluntary	**Restoration and Enhancement:** Complete and implement a restoration and/or enhancement plan that demonstrates net gain for Natural Heritage System areas, including a management and monitoring plan. May be required as a result of Environmental Impact Assessment recommendations.	OPA/ZBLA	No	An Environmental Impact Assessment is not required as there are no natural heritage features on site. However, it should be noted that there will be a net-positive gain of softscape trough this development as larger landscape buffers will be provided.

Sustainable Building and Development Guidelines – Section 4: WATER CONSERVATION AND QUALITY					
#	Required or Voluntary	Guideline	Implementation	Achieved	How was it achieved
4.1	Required	**Stormwater Quality:** Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	OPA/ZBLA	Yes	A level one stormwater treatment for all stormwater runoff has been achieved for the proposed development. Please refer to attached Functional Servicing and Stormwater Management Report prepared by the Odan Detech Group Inc.
4.3	Voluntary	**Pervious Surfaces:** minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID)	OPA/ZBLA	Yes	Permeable pavers for at-grade parking spaces have been included in the proposed development. Please refer to

		measures, such as: • permeable pavement; • bioswales; • infiltration trenches/bioretention areas; • rain gardens; • draining roofs to pervious areas, and; • other innovative stormwater management strategies			Landscape Plan prepared by Wilk Associates Landscape Architecture Ltd.

Sustainable Building and Development Guidelines – Section 5: ENERGY AND EMISSIONS					
#	Required or Voluntary	Guideline	Implementation	Achieved	How was it achieved
5.1	Required	**Urban Heat Island:** Provide vegetated landscape areas in hard surfaces area as per the Zoning By-law.	OPA/ZBLA	Yes	Vegetated landscape areas are proposed along the perimeter of hard surface area where appropriate. For more information, please refer to Landscape Concept prepared by Wilk Associates Landscape Architecture Ltd.

Sustainable Building and Development Guidelines – Section 6: WASTE AND BUILDING MATERIALS					
#	Required or Voluntary	Guideline	Implementation	Achieved	How was it achieved
6.1	Required	**Waste Management Plan:** Provide and implement a waste management plan in accordance with Regional requirements.	OPA/ZBLA	Yes	A waste management plan has been prepared by Weston Consulting. Details of the waste collection are illustrated on Sheet A.300 of the Architectural Package prepared by Chamberlain Architects

Sustainable Building and Development Guidelines – Section 8: INNOVATION					
#	Required or Voluntary	Guideline	Implementation	Achieved	How was it achieved
8.1	Voluntary	Innovative design or performance features not listed that receive approval from the City.	Various	Yes	This will be discussed at a later date.