Burlington Sustainable Building and Development Guidelines Checklist
Project Name: 35 Plains Road East, Burlington
Project No.: 21024

January 28, 2025

The following table is an excerpt of the Burlington Sustainable Building and Development Guidelines Checklist isolating only those Required and Voluntary guidelines that are relevant to this OPA/ZBLA application.

Required			
Status	**Item**	**OPA/ZBLA Guidelines**	**Response**
Section 2: TRANSPORTATION			
Met	2.1	**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.	The site features continuous pedestrian access to all retail and residential entrances, and connects directly with both rights-of-way and existing bicycle and transit infrastructure.
Met	2.3	**Bicycle Storage:** Provide bicycle parking spaces in accordance with the Zoning By-law and Official Plan Policies.	Bicycle parking has been provided in accordance with the Zoning By-law and Official Plan Policies. Additional bicycle parking has been provided to account for the recently approved MTSA CPP.

Met	2.4	**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.	Despite Bill 185 removing the parking requirements within MTSAs, a parking justification and an overview of transportation demand measures have been provided in the Transportation Impact Study prepared by Nextrans Consulting Engineers.
Section 4: WATER CONSERVATION AND QUALITY			
Met	4.1	**Stormwater Quality:** Achievement of a level one/enhanced stormwater treatment for all stormwater runoff.	All stormwater quality measures have been met in the design of the site, as seen in the Stormwater Management Report prepared by Schaeffer's Consulting Engineers.
Section 5: ENERGY AND EMISSIONS			
Met	5.1	**Urban Heat Island:** Provide vegetated landscape areas in hard surface areas as per the Zoning By-law.	Landscaped areas have been provided to break up the hardscape on the ground level, as shown in the Landscape Plans prepared by Adesso Design Inc. In addition, multiple green roofs are proposed to further reduce the urban heat island effect.
Section 6: WASTE AND BUILDING MATERIALS			
Met	6.1	**Waste Management Plan:** Provide and implement a waste management plan in accordance with Regional requirements.	A waste management plan has been provided as part of the Architectural Drawing set prepared by KFA Architects + Planners Inc. It has been prepared in accordance with the Halton Region waste management guidelines.

Voluntary			
Status	**Item**	**OPA/ZBLA Guidelines**	**Response**
Section 1: SITE DESIGN			
N/A	1.6	**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.	Not Applicable – the subject property is not a greenfield site.
N/A	1.7	**Adaptive Reuse:** Development includes adaptive reuse or rehabilitation of any non-designated heritage buildings with cultural heritage value or potential.	Not applicable – the subject property is vacant, containing no buildings with cultural heritage value.
Section 2: TRANSPORTATION			
Met	2.5	**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.	The proposal centralizes all long-term occupant bicycle parking within dedicated storage rooms withing the P1 level.

Met	2.6	**Bicycle Storage (Visitor):** Provision of bicycle parking spaces in a weather protected area at grade near the main entrance or easy to identify area.	Visitor bicycle storage is provided at-grade and is located beneath the canopy of the upper storeys, so as to be weather-protected.
Section 3: NATURAL ENVIRONMENT			
Not Met	3.7 (See Exception)	**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.	There are no on-site trees with 30cm or more DBH. There is one on-site tree with a 20cm or more DBH, however it is recommended for removal to accommodate the site design. Please see the Arborist Report prepared by Adesso Design Inc. for more information.
N/A	3.9 (See Exception)	**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.	Not applicable – the subject property is not designated as part of the natural heritage system.
Section 4: WATER CONSERVATION AND QUALITY			
Met	4.3	**Pervious Surfaces:** minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID) measures, such as: • permeable pavements; • bioswales; • infiltration trenches/bioretention areas; • rain gardens; • draining roofs to pervious areas, and; • other innovative stormwater management strategies	Stormwater runoff has been accommodated for, as shown in the Stormwater Management Report prepared by Schaeffer's Consulting Engineers. As mentioned, multiple green roofs are planned which will aid in stormwater retention.
Section 8: INNOVATION			

N/A	8.1	Innovative design or performance features not listed that receive approval from the City.	Although the building is designed to incorporate sustainable materials with low embodied carbon, the design is not finalized at this stage of the development application process. This will be explored further during the Site Plan Approval stage, with the intention of promoting sustainable design.