

Evergreen Community PLANNING JUSTIFICATION REPORT

July 17 2015

Prepared By

URBAN STRATEGIES INC.

Prepared For
Evergreen Community
(Burlington) Ltd.

Table of Contents

1. Introduction....4

2. Location and Site Context....5
- 2.1 Evergreen Property....5
- 2.2 Surrounding Context....5
- 2.2.1 West....5
- 2.2.2 South....5
- 2.2.3 North....5
- 2.2.4 East....5
- 2.3 Secondary Plan Area....7

3. Planning History....9

4. Current Development Concept....13
- 4.1.Community Structure....15
- 4.2 Regional Natural Heritage System and Open Space....15
- 4.3 Land Use....19
- 4.4.Transportation Network....23
- 4.5. Parks and Trails....25
- 4.6. Concept Plan....25
- 4.7. Stormwater Management and Low Impact Development....27
- 4.8. Phasing Plan....31
- 4.9.Urban Design and Planning Principles 28

5. Issues Raised By the City of Burlington and Region of Halton Staff....34
- 5.1 Staff Report PB-82-12....34
- 5.2 January 24, 2013 Letter....38

6. Policy Context....40
- 6.1. General Land Use Planning and Urban Design....40
- 6.1.1 Planning Act....40
- 6.1.2 Provincial Policy Statement 2014....40
- 6.1.3 Growth Plan....42
- 6.1.4 Halton Region Official Plan (2009)....43
- 6.1.5 Region of Halton Guidelines....50
- 6.1.6 Burlington Official Plan....53
- 6.2 Environment....62
- 6.2.1 Provincial Policy Statement 2014....62
- 6.2.2 Growth Plan....64
- 6.2.3 Provincial Greenbelt....65
- 6.2.4 Halton Official Plan 2006 (ROP 2006)....66
- 6.2.5 Halton Official Plan 2009 (ROP)....66
- 6.2.6 City of Burlington Official Plan....71
- 6.3 Transportation....73
- 6.3.1 Safe and Efficient Transportation System....73
- 6.3.2 Transportation and Land Use Planning....74
- 6.3.3 Active Transportation and Transit Supportive Community....76
- 6.4 Economic....80
- 6.5 Agriculture....82
- 6.6 Aggregate Impact....83
- 6.7 Heritage Policy....84
- 6.8 Noise and Air Quality....86

7. Technical Reports Overview....88

8. Implementing Land Use Instruments....90

9. Summary and Conclusions....91

Appendix

A. Official Plan Amendment

B. Zoning By Law

Figures

Figure 1: Aerial Context Photo..... 5
Figure 2: Location Map..... 6
Figure 3: Tremaine Road Looking South, Town of Oakville left, Evergreen Property right..... 7
Figure 4: Highway 407 and the Evergreen Property Beyond..... 7
Figure 5: The Evergreen Property..... 8
Figure 6: Existing Pond to the west of the Evergreen Property Boundary..... 8
Figure 7: Concept A as proposed to Burlington City Council November 26, 2012..... 10
Figure 8: Concept B as proposed to Burlington City Council November 26 2012..... 11
Figure 9: Secondary Plan Schedule A Community Structure..... 14
Figure 10: Secondary Plan Schedule B Natural Heritage System and Open Space..... 16
Figure 11: NHS Feature and Buffer Summary..... 17
Figure 12: Proposed amendment to Official Plan Schedule B: Comprehensive Land Use Plan 18
Figure 13: Secondary Plan Schedule C Level Land Use Map..... 20
Figure 14: Secondary Plan Schedule D Transportation Network..... 22
Figure 15: Secondary Plan Schedule E Conceptual Parks and Trails 26
Figure 16: Secondary Plan Schedule F Stormwater Management and Naturalized Areas..... 27
Figure 17: Concept Plan..... 28
Figure 18: Site Statistics..... 30
Figure 19: Assumptions Summary..... 30
Figure 20: Phasing Diagram..... 31
Figure 21: Excerpt Map 1 Regional Structure Halton Regional Official Plan (ROPA 38)..... 46
Figure 22: Excerpt Official Plan Schedule A Burlington Official Plan Settlement Pattern..... 53
Figure 23: Excerpt Official Plan Schedule B Burlington Official Plan Comprehensive Land Use Plan Urban Planning Area..... 54

1. Introduction

This Planning Justification Report has been prepared on behalf of Evergreen Community (Burlington) Ltd. ("Evergreen") in support of the Official Plan amendment, Secondary Plan, Zoning Bylaw amendment and Plan of Subdivision for 5421, 5453, 5463 Dundas Street and 3232 Tremaine Road ("the Property") in the City of Burlington. This report refers to the Property and the "Evergreen Community" interchangeably, as they represent the same lands.

The proposal for the Evergreen Community realizes the City of Burlington Council's direction of September 26, 2011 as amplified in November 2012 to support a mixed use development in this location that incorporates environmentally sustainable neighborhood development and building policies. The proposal includes:

- A mix of land uses, including mixed use, employment and residential uses;
- Integrates new development efficiently and sensitively with a robust natural heritage system present on the site;
- Includes innovative low impact development stormwater management strategies that are focused on managing stormwater runoff close to its source;
- Implements a 'treatment train' system that employs a number of processes including interception, absorption, attenuation, infiltration, retention and evapotranspiration; and
- Provides a new community of transit supportive density to make efficient use of planned rapid transit investment along Dundas Street (Bus Rapid Transit) and Highway 407 (Highway 407 Transit way).

The proposal meets the intent of provincial, regional and local planning policies and realizes the shared objectives to build complete, walkable communities that support a mix of uses and are transit supportive.

The development concept for the Property proposes a minimum of 907 new units including apartments, townhouses and single detached dwellings and accommodates a minimum of 1,326 jobs, proposed to be achieved in a mix of office-type employment and retail/ service commercial employment across the site at a density of 73 people and jobs per hectare. The proposal preserves 19.6 hectares of natural heritage features and associated buffers and linkages and enhancements and includes approximately 2 hectares of proposed parkland.

The following report will describe the proposal and how it supports relevant planning policies and regulations. In addition it will address the unique planning history around the Property, address issues raised by City staff in previous communications regarding this development, summarize the conclusions of the supportive studies prepared for this application and provide a summary of the planning merits of the development.

2. Location and Site Context

2.1. Evergreen Property

The Evergreen proposal is for lands located in the north east corner of the City of Burlington, north of Dundas Street, south of Highway 407, on the west side of Tremaine Road, as illustrated on Figure 1: Aerial Context Photo. The Property shares an easterly border with the Town of Oakville and is bound to the west by provincially-designated Greenbelt lands, to the north by Highway 407, and south by Dundas Street and Bronte Creek Provincial Park. The Property contains approximately 67 hectares (166 acres) of land.

Currently, the Property is located on lands that have been designated for future growth or development, but have not yet been developed. The current landscape is largely agricultural in nature, consisting of farm fields and hedgerows. The Property features a woodland in the north portion of the site and a wooded area in the south west. There are two existing residential dwellings on the site, one on Tremaine Road about 280 meters south of Highway 407 and a heritage house at the south west of the Property.

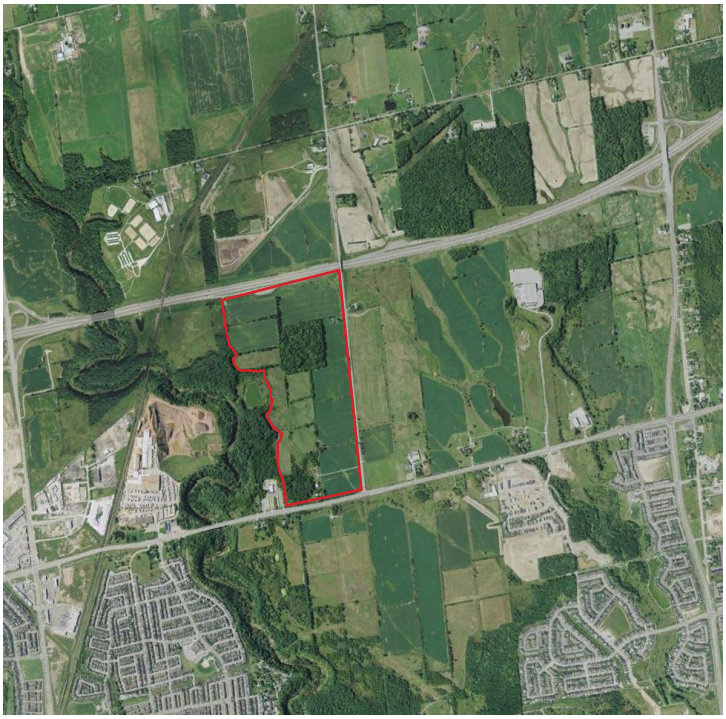


Figure 1: Aerial Context Photo; Site in red

2.2. Surrounding Context

2.2.1. West

To the immediate west of the Property are Bronte Creek and the associated valleylands, which comprise part of the Provincial Greenbelt. These lands are owned by Infrastructure Ontario and form a natural connection to Bronte Creek Provincial Park to the south. At the south end of the Property, the westerly border is shared with the First Student Bus Terminal. Beyond these immediate uses is a Canada Brick site on the north side of Dundas street; which has ceased its extraction function and is now used for manufacturing of bricks and stockpiling of material. Lastly, there are existing residential uses to the south of Dundas Street.

2.2.2. South

Bronte Creek Provincial Park is found to the immediate south of the Property. Bronte Creek Provincial Park is a significant part of the surrounding natural heritage, extending from Dundas Street south to the Queen Elizabeth Way, Highway 403.

2.2.3. North

North of the Property is Provincial Highway 407. While the area north of the Property beyond Highway 407 is currently agricultural in character, Hanson Quarry recently began operations of a shale quarry at 3488 Tremaine Road.

2.2.4. East

The Property is at the very eastern boundary of the City of Burlington. Beyond the Property to the east is the Town of Oakville. While currently agricultural in character, the lands east of the Property are designated employment lands in the North Oakville West Secondary Plan. The lands are currently zoned “ED” or Existing Development.

Location Map

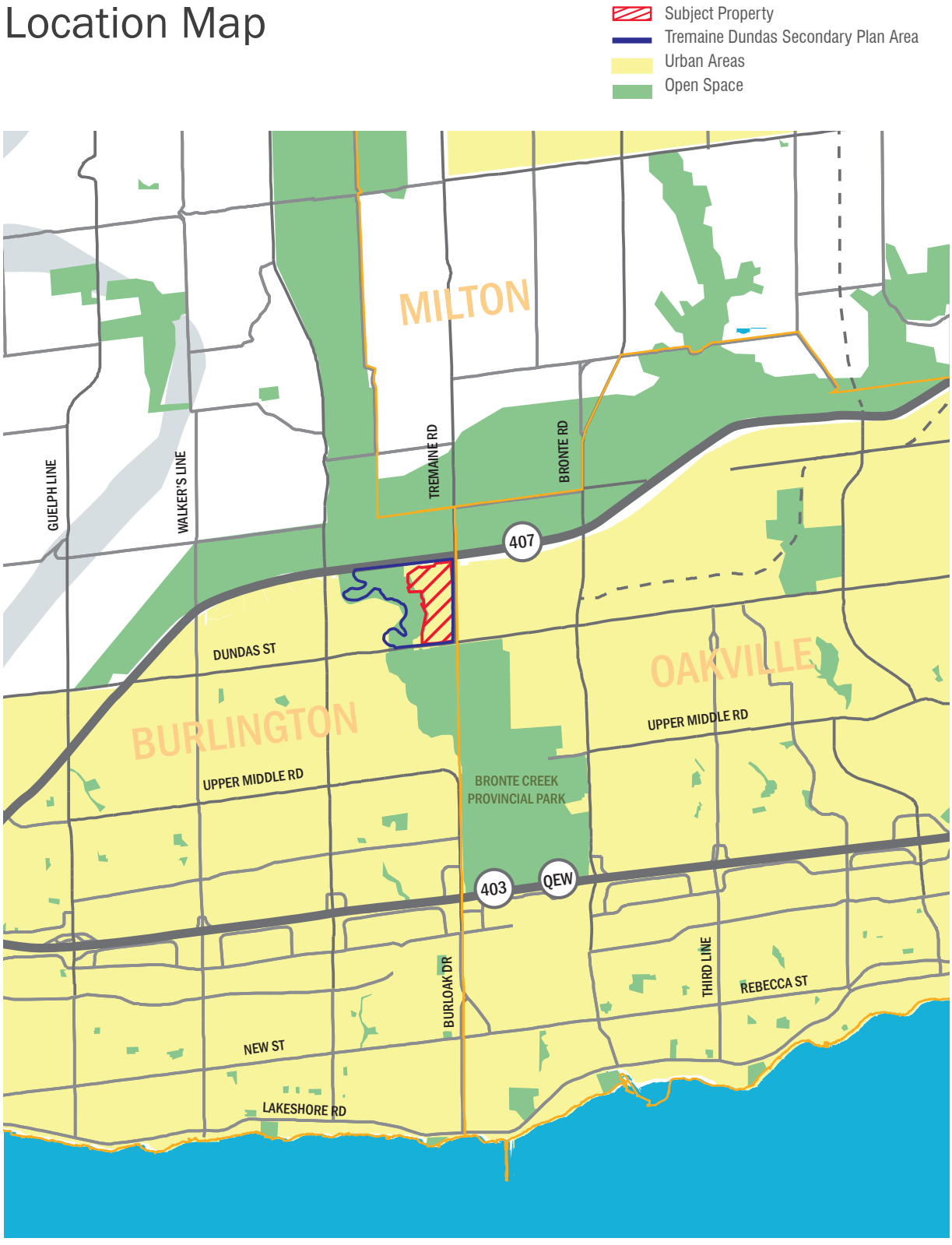


Figure 2: Location Map

2.3. Secondary Plan Area

The Property is located within the Treamine Dundas Secondary Plan Area. The Evergreen Community is comprised of approximately 67 hectares of land and forms a majority of the Secondary Plan Area. The remaining areas include the site of a school bus terminal on Dundas Street, lands occupied by the existing Highway 407 right of way, planned Highway 407 Transitway and hydro uses as well as the Bronte Creek valleylands. No development is proposed in the Secondary Plan areas outside of the Evergreen Community Property.



Figure 3: Tremaine Road Looking South, Town of Oakville left, Evergreen Property right



Figure 4: Highway 407 and the Evergreen Property Beyond



Figure 5: The Evergreen Property



Figure 6: Existing Pond to the west of the Evergreen Property Boundary

3. Planning History

This Planning Justification Report reflects a revised concept plan for the Property and addresses the accompanying Secondary Plan, Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision.

An application was made by Evergreen to the City in December 2007 to permit 1275 dwellings on the Property. Since the time of the 2007 application, Burlington City Council have made several decisions that impact the nature of the concept now proposed for the Property. The following describes key points of the recent planning history of the Property that have influenced the development concept that is now proposed.

In the City of Burlington Official Plan the Property's land use designation is "Land Use Designation to be Determined" as defined through Schedule B – Comprehensive Land Use Plan. Section 8.4 (b) and (c) of Part VI Implementation of the City of Burlington Official Plan requires the completion of a joint inter-municipal study to establish an overall development concept to serve as the basis of the secondary plan studies and subsequent Secondary Plan, which will provide direction for placing urban use designations and polices for the Evergreen Property.

In May 2008, Evergreen was advised that a secondary plan exercise had been initiated by Halton Region, the City of Burlington and the Town of Oakville. Macaulay Shiomi Howson (MSH) was retained to prepare the inter-municipal study for Tremaine and Dundas lands identified in Burlington Official Plan. The study, Tremaine and Dundas Secondary Plan: Background and Options Report, reviewed residential, employment and mixed use land use options. The report was completed in 2009 for public review and feedback and received by Burlington City Council in September 2011. In Burlington staff report PB-36/11, which went to Burlington's Community Development Committee on September 12, 2011, staff evaluated the MSH Background and Options Report and supported a mixed use option for the Property. On September 26, 2011, Burlington City Council approved the recommendation to support a mixed use development on the Property, directing the incorporation of:

> *"environmentally sustainable neighborhood development and building policies into the Secondary Plan as criteria for the approval of residential subdivision, site plan and employment lands development within the area."*

The mixed use direction was supported a second time by Burlington City Council in 2012. Responding to a staff report entitled Tremaine Road/ Dundas Street (Evergreen) Community Planning Update (PB-82-12) which went to Council on November 26, 2012, Council directed the following:

> *"Director of Planning and Building to prepare a secondary plan for the Evergreen Community based on Concept A or Concept B or a "hybrid" of the two concepts in principle, and providing land use policies that can achieve between 816 and 980 jobs, according to the concept ultimately determined and supported by an assessment of the issues outlined in report PB-82-12, including the comments from consultation with departments, agencies and the public"*

Concepts A and B in this case were proposed by Evergreen, both mixed use in nature, one incorporating innovative stormwater management techniques (Concept A) and another based on traditional stormwater management techniques (Concept B). 980 jobs were derived from the employment option set out in the MSH Background and Options Report and 816 jobs were estimated for the concept if traditional stormwater management techniques were used.

The concept that is described in and supported by this Planning Justification Report reflects Council's directions of 2011 and 2012 resulting from staff reports PB-36-11 and PB-82-12, respectively. The proposal that is detailed in this submission is a hybrid of the Concepts A and B, largely based on Concept A as seen in report PB-82-12, with refinements and further detail provided reflecting further study by Evergreen and its consultants.

Connect Community **Concept A**

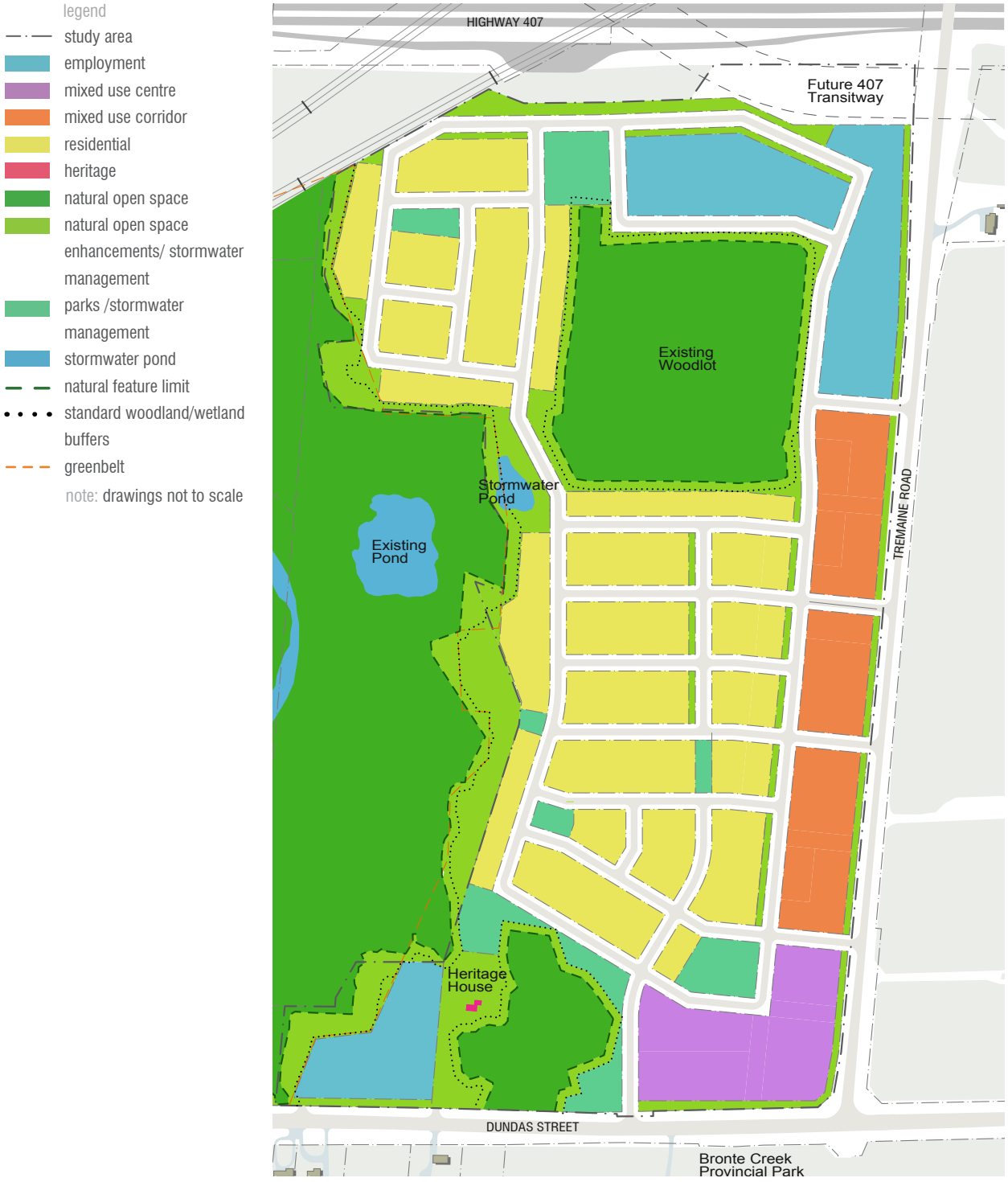


Figure 7: Concept A as proposed to Burlington City Council November 26, 2012

Connect Community **Concept B**

legend
- study area
- employment
- mixed use centre
- mixed use corridor
- residential
- heritage
- natural open space
- natural open space enhancements/ stormwater management
- parks /stormwater management
- stormwater pond
- natural feature limit
- standard woodland/wetland buffers
- greenbelt

note: drawings not to scale



Figure 8: Concept B as proposed to Burlington City Council November 26 2012

This Page Left Intentionally Blank

4. Current Development Concept

As one of Burlington's last significant greenfield areas, the Evergreen Property presents an important opportunity to create a distinct and special community in Burlington. These lands are characterized by impressive natural heritage features, access to existing and planned transportation routes, and important remnants of the area's cultural heritage. The development proposal for the Evergreen Property recognizes this opportunity by building upon the site's many unique assets to provide a model for an innovative, integrated, and sustainable approach to community design.

The concept plan, related schedules and draft Secondary Plan policies proposed respond directly to Burlington Council's September 2011 and November 2012 resolutions. Building on this direction, the development concept described in this planning rationale reflects an integrated approach to development engineering, stormwater management, built form, land use, and natural and built heritage preservation.

The direction for environmentally sustainable neighbourhood development can be seen in all of the structuring elements proposed on the Property. At its core, the concept is structured around a robust natural heritage system and is designed to enhance and protect the natural features present on the site. Sustainable community design has been implemented through the introduction of:

- Transit supportive residential densities
- A porous street network to permit efficient movement for pedestrians, cyclists and motor vehicles through the site;
- A 'treatment train' system that employs a number of processes including interception, absorption, attenuation, infiltration, retention and evapotranspiration to manage stormwater across the site without the need for stormwater ponds;
- Building siting that takes advantage of planned rapid transit along the Highway 407 Corridor as well as the Bus Rapid Transit planned for Dundas Street;
- A mix of uses, residential and employment, that will contribute to a walkable, complete community that can meet the day-to-day needs of residents and employees in the area;
- The preservation of key natural heritage features, and their buffers;
- Linkages with and to the Bronte Creek protected lands for both recreational use, stormwater management, and wildlife mobility; and
- Connections to the City of Burlington's proposed cycling and trail network that will facilitate an engagement with the natural heritage surrounding the site and provide opportunities for recreation.

The concept is described in the following section through the use of the following illustrations:

- Community Structure Map;
- Natural Heritage System and Open Space Map;
- Land Use Maps
- Transportation Network Map
- Conceptual Trails Network and Parks;
- Stormwater Management or Naturalized Areas; and
- Concept Plan.

SCHEDULE A

Community Structure

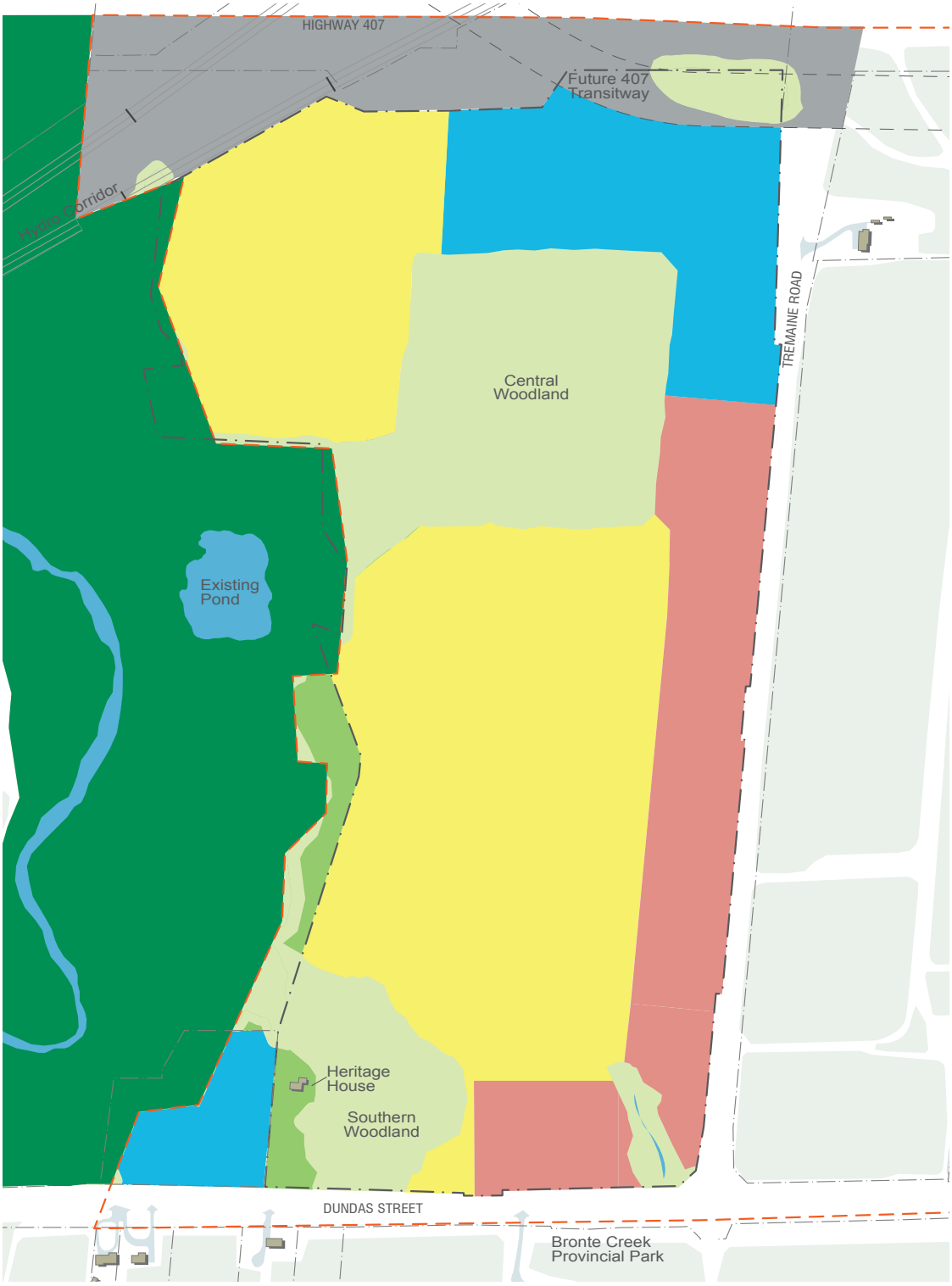


Figure 9: Secondary Plan Schedule A Community Structure

4.1. Community Structure

The proposed Community Structure of the Property reflects its generally mixed use nature including residential, employment and mixed uses areas.

The natural heritage system and open space areas present on the site are extensive, including natural heritage features, buffers, linkages, and open space. Schedule B, Natural Heritage System and Open Space provides a more detailed look at this element of the Community.

The lower density residential areas, which are shown in more refined detail in the Land Use and Concept schedules, are located in the interior of the Property. These uses are buffered from the arterial roads of Tremaine Road and Dundas Street by employment or mixed use areas.

Taking advantage of the planned Bus Rapid Transit route on Dundas Street, the mixed use activity areas proposed for the property would include employment and residential uses.

Along the Tremaine Road corridor the proposed concept introduces an area which would provide residential uses with retail and commercial uses at grade to provide essential community services for the Evergreen Community.

Finally, taking advantage of the exposure along Highway 407, the northeast corner of the proposal includes employment lands, envisioned to house office or light industrial type employment that is compatible with nearby residential uses.

4.2. Natural Heritage System and Open Space

The Natural Heritage System (NHS) consists of the Greenbelt NHS and the Regional NHS (RNHS). The Greenbelt NHS consists of the lands within the boundaries of the Greenbelt Plan Area. An Environmental Impact Report and Functional Servicing Study (EIR/FSS) has also been prepared that provides detailed scientific support and rationale for how the boundaries of the NHS takes shape on the Property.

The consultants responsible for the preparation of the EIR/FSS built on the data and analyses provided through the Tremaine Dundas Secondary Plan Subwatershed Study ("TDSPSS") to make refinements to the key features, buffers and linkages based on more detailed site-specific findings and analyses.

The graphic shown on Schedule B is an illustration of the key features and other components of the NHS and open space network proposed for the Evergreen Property. The key features adjacent to or on the site are the Bronte Creek Valley Corridor, the central woodland, the southern woodland, the wetland at the northeast corner of the site and the regulated watercourse at the southeast corner of the site. The Evergreen NHS system is comprised of key features, buffers and linkages.

SCHEDULE B

Natural Heritage System & Open Space



Figure 10: Secondary Plan Schedule B Natural Heritage System and Open Space

The following describes the Key Features on the Evergreen Property and their associated buffers:

10 m from	• dripline of the Central Woodland (or to the Greenbelt Plan Area boundary, whichever is greater) • Dripline of the Central Woodland (or to the Greenbelt Plan Area boundary, whichever is greater) • Dripline of the Bronte Creek valley woodlands (or to the Greenbelt Plan Area boundary, whichever is greater)
15 m from	• The staked edge of the Pond wetlands (or the Greenbelt Plan Area boundary, whichever is greater) • The stable top of valley slopes of significant valleylands in the Bronte Valley (or the Greenbelt Plan Area boundary, whichever is greater) • The bankfull channel for warmwater habitat found in the south east watercourse.
30 m from	• The bankfull channel for cool or cold water habitat found in the north west watercourse

Figure 11: NHS Feature and Buffer Summary

Evergreen has proposed an NHS through the preparation of the EIR/FSS, which fulfils the EIR/FSS Terms of Reference presented in the Tremaine Dundas Secondary Plan Subwatershed Study (TDSPSS) (AECOM 2009).

The local linkages shown on Schedule B are (1) the linkage between the central woodland and the Bronte Creek Valley Corridor which is about 89 to 94 m wide and 120 to 159 m long and (2) the linkage between the southern woodland and the Bronte Creek Valley Corridor which is about 124 to 192 m long and 102 to 108 m wide.

Open Space shown on Schedule B includes undevelopable land that is outside of the Evergreen Community Property. This land, located north of the Southern Woodland, is owned by Infrastructure Ontario. Maintaining these lands as Open Space will add to the strength of the Natural Heritage System on the site. Additional Open Space areas include an area around the Heritage House adjacent to the Southern Woodland. This Open Space area will allow for development related to the preservation and retention of the Heritage House. Maintaining these lands as Open Space will support the retention of the setting of this heritage asset on the site.



Figure 12: Proposed amendment to Official Plan Schedule B: Comprehensive Land Use Plan

4.3 Land Use

The refined land uses proposed on the Property include a range of land use types, each with their own character. The land uses are illustrated in two ways: at an Official Plan level of detail (Figure 12) reflecting how the proposed development would fit within existing Official Plan land use categories and at a Secondary Plan level of detail (Figure 13) which provides greater detail on the natural heritage system. The Secondary Plan (provided under separate cover), Official Plan amendment and Zoning By-law amendment (see Appendix A and B) that accompany this planning justification report provide additional detail about the land uses proposed and the associated development permissions. In addition, pursuant to policy 6.3 d) of Part II of the Burlington Official Plan, Urban Design Guidelines have been developed for the proposal and included under separate cover.

The proposal includes land use categories that are described in detail below:

Business Corridor

The Business Corridor area within the Evergreen Community is located at the north east corner of the Property. These lands are envisioned to support employment uses that include a broad range of office or light industrial uses compatible with the proposed residential uses in other parts of the Property. At this location employment uses will enjoy exposure from Highway 407 and future connectivity to the planned Highway 407 Transitway. Specific policies guiding appropriate uses for the Business Corridor are outlined in the draft Secondary Plan and proposed zoning by law.

Mixed Use Corridor-Employment

This land use is similar to that of the Business Corridor, but is more restrictive in the types of employment uses to be permitted at this location by excluding light manufacturing uses. This designation prohibits residential uses, which will ensure the long term goal of job development at this higher order transit node, that is part of the Dundas Street Bus Rapid Transit (Dundas BRT). The Mixed Use Corridor-Employment area is envisioned to include office uses and service commercial uses that would become a landmark for this important future transit node. The Mixed Use Corridor-Employment area, flanked by Mixed Use Corridor- General areas to the north and to the west (which contemplate higher density residential development) and a public park to the northwest will become an anchor for this part of the community, providing that critical mix of non-residential uses needed to create an active community with a diversity of land uses.

Mixed Use Corridor- General

The Mixed Use Corridor - General area is envisioned to offer a range of uses and building typologies. This land use designation allows for flexibility in how these areas are developed, but with the principle that they will include a wide range of office, retail or commercial uses at grade, complemented by high density residential uses in a variety of building forms. The Evergreen proposal anticipates a mix of midrise or townhouse form buildings with a density permission of between 51 and 185 units per hectare where ground floor retail and commercial uses at grade would act to support the day to day needs of the community.

Residential -Medium Density

The Residential- Medium Density land use is present in the interior of the Property, abutting the valley lands, creating a tight knit, lower scale community. The Residential -Medium Density locations have been identified in these areas to maximize the protection of the natural heritage system by bounding it with lower intensity uses. The Residential- Medium Density land use are envisioned to include single detached, semi-detached dwellings or townhomes with a minimum density target of 26 units per hectare up to 50 units per hectare, in line with the current standards in the City of Burlington Official Plan for Residential- Medium Density areas.

SCHEDULE C
Land Use



Figure 13: Secondary Plan Schedule C Land Use Map

Greenlands

The Greenland designation is intended to ensure the long-term preservation of lands that form a permanent natural resource base consisting of ecologically sensitive natural areas. The Greenlands areas are shown in the Official Plan level land use map (Figure 12) and broken down into their component parts in the Secondary Plan level detail land use map (Figure 13), showing the Greenbelt NHS key features, buffers and linkages.

While no development is permitted in the Greenlands areas, trails and non-intensive recreational uses as well as a one special street designed with an ecopassage is permitted.

The special street addresses the unique character of the natural heritage system and the proposed development, and balances the importance of environmental protection with community connectivity. The special street is narrower than a standard street (17 meters instead of 20 meters) and includes design features such as special paving treatment to keep traffic very slow and signage to alert drivers of the wildlife linkage role this area plays. It includes a dedicated ecopassage underneath the road to facilitate movement of amphibians and small mammals between the central woodland at the east and the Bronte Creek corridor at the west. Additional attributes of the special street and the related ecopassage are described in section 4.4 of this report.

Open Space / Major Parks and Open Space

Reflecting the direction in the City of Burlington Official Plan in Part III Section 6.3.2 b), neighbourhood-level parks are not identified under a separate land use designation in the Urban Planning Area. The conceptual location of parks in the Evergreen community is shown in Schedule E, Conceptual Trails Network and Parks (Figure 15) as well as in the concept plan (Figure 17).

The Open Space designation reflects the open space areas identified on Schedule B and described earlier in Section 4.2.

SCHEDULE D

Transportation Network



Figure 14: Secondary Plan Schedule D Transportation Network

4.4. Transportation Network

The proposal seeks to introduce a porous, connected set of streets and blocks that allow for choice and flexibility for how people enter and exit the community, as shown on Schedule D (Figure 14). The proposal envisions two street types: collector streets and local streets. Collector streets will provide the primary circulation system within the community. A comprehensive network of local streets is provided to connect the interior residential blocks to the collector network. The Urban Design Guidelines prepared for Evergreen include detailed cross sections of each of the street types, illustrating their function.

Reflecting the natural heritage linkage between the Bronte Creek valley lands and the central woodland, the proposal identifies a special street between these two Natural Heritage Features. The proposed special street is a unique element of the design of the Evergreen Community. In order for the special street to play an effective role for both supporting traffic circulation and supporting wildlife that use this area as a linkage between habitat in the valley lands and the woodland, the special street could include surface interventions such as narrowing the roadway, using alternative paving treatments and speed bumps. As detailed in the EIR/FSS, to enhance the linkage function at this location, an ecopassage is proposed as part of the road design to ensure connectivity is maintained for amphibians and small mammals. The ecopassage is based on the following principles:

- minimize grade separation between the road and surrounding lands to facilitate movement
- minimize road width to reduce crossing distances and times as well as potential collisions
- naturalize the road right of way to provide cover and shelter for wildlife
- post signs to inform motorist of crossing activities
- post reduced speed limits to minimize or avoid vehicular conflicts with wildlife
- include wet and dry portions within the culvert
- orient the culvert to intersect with the adjacent wetland and drainage features
- design the culvert to be at least 2 m wide and 1 m tall
- design the culvert to be day-lighted with grates to allow for light penetration and air circulation, and
- install retaining walls or fencing to prevent amphibians from crossing on the road and to funnel them to the ecopassage.

The proposed ecopassage includes linkage enhancements such as wet depressions and habitat structures to make conditions more suitable for amphibians and small mammals. The proposed special street through the ecopassage area supports wildlife while also connecting and integrating the northwest portion of the site into the central community fabric, creating a cohesive community with linkages to transit, commercial and employment uses, and community amenities. The special street would facilitate future internal transit in the Community, allowing for an efficient bus loop that could service the whole of the development. Furthermore, the special street provides a more direct access and efficient route to Dundas Street; without which, the routing of residents driving from the north west corner of the Evergreen Community to Dundas Street would be approximately 1 kilometer longer. Finally, the special street provides an important role in community safety, by allowing for an alternative access for the residential vehicular traffic at the north west corner, without having to traverse through the employment-based commuter and truck traffic at the north east corner.

The transportation considerations related to the Evergreen proposal are further elaborated upon in BA Group's report titled Evergreen Community Proposed Mixed Use Development Transportation Considerations.

SCHEDULE E

Conceptual Trails Network and Parks

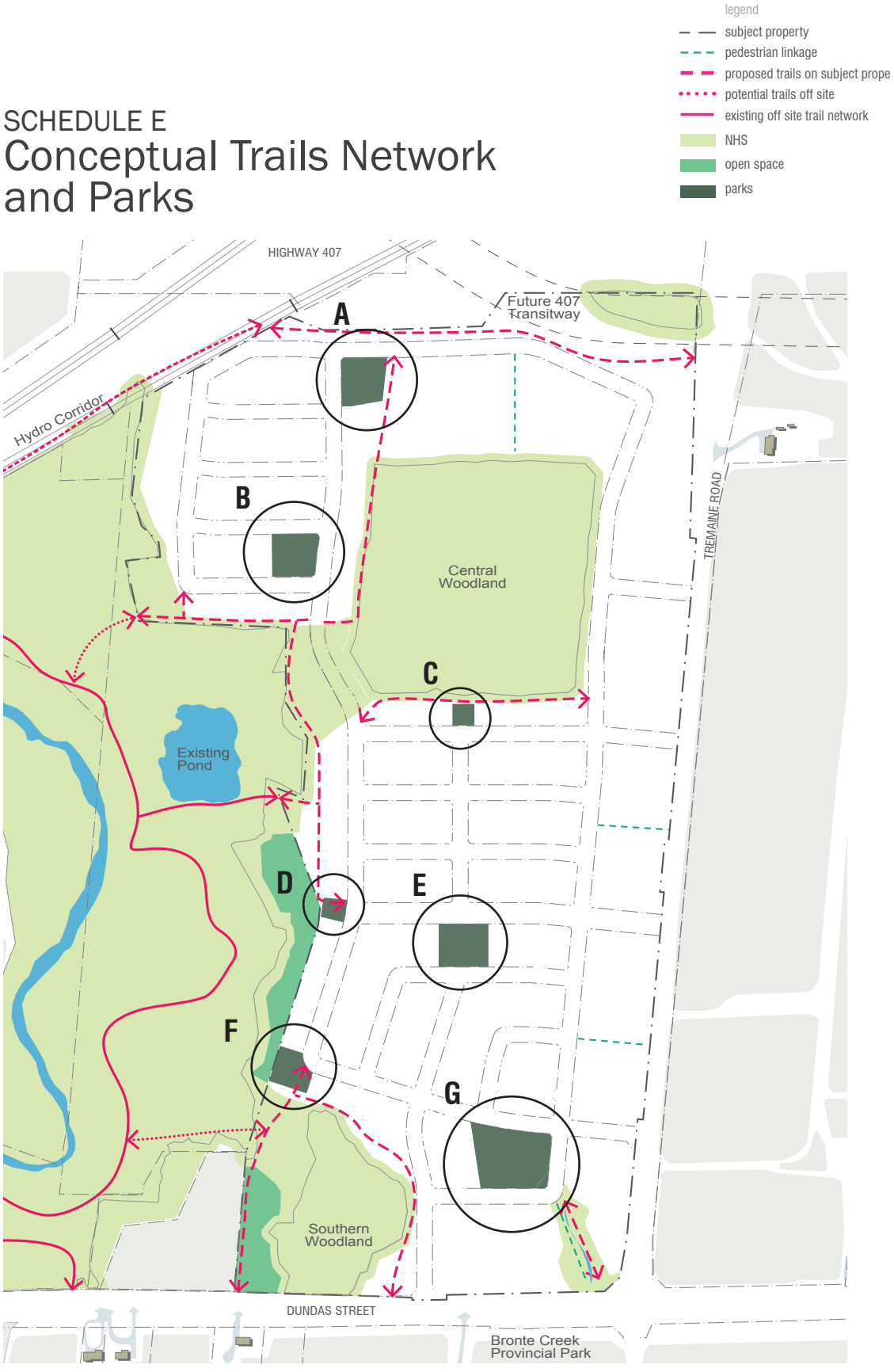


Figure 15: Secondary Plan Schedule E Conceptual Parks and Trails

4.5 Parks and Trails

The parks network in the Community include seven small neighbourhood-based parks to provide amenity for new residents shown in Figure 15. Park A (3,300 square meters) and B (3,100 square meters) are focused on servicing the residential node at the north and west portion of the site. Park C (770 square meters) protects a viewscape into the significant central woodland feature and provides a connection to the proposed trail that traces the westerly boundary of the woodlot, connecting north to Park A. Park D (810 square meters) provides views into the valleylands and acts as a trail head for the proposed trail that extend north from Park D through the edge of the existing valleylands. Park E is a centrally located 3,000 square meter park in the heart of the residential community, along the central street of the proposed concept. Park F (2,000 square meters) at the south west edge of the Property provides views into the valleylands and a trailhead for proposed trails that extend north. Park G is different in nature to the other community parks. Park G (7,000 square meters) is more urban in nature and is intended to frame the mixed use employment node proposed at the corner of Tremaine and Dundas roads. This park provides a transitional space between more and less intensive uses and is a green connection to the regulated watercourse at the south east corner of the site and its associated trail.

The trails proposed for the Evergreen Property are reflective of the City's forthcoming Community Trails Strategy document. The trails network includes formalization of some existing trails and creation of new trails within the RNHS. The proposed trails consider existing conditions, potential connections identified in the City of Burlington's Community Trails Strategy and current City trails standards. The proposed trail network establishes a careful balance between access and protections of the identified Key Features and their ecological functions. The trail network also supports connectivity within the Property as well as to trails and roadway connections outside of the Property. The trails network is also further elaborated upon in the EIR/FSS document in section 6.5.

SCHEDULE F

Stormwater Management or Naturalized Areas



Figure 16: Secondary Plan Schedule F Stormwater Management and Naturalized Areas

4.6 Stormwater Management and Low Impact Development

Schedule F, shown in Figure 16 shows areas identified for use as part of the proposed stormwater management strategy, including locations for low impact development (LID) strategies. These spaces will provide enhanced stormwater management to improve water quality and erosion control without the need for conventional stormwater management infrastructure such as land-consumptive stormwater ponds. LID techniques that may be implemented in these areas include rainwater harvesting and recycling systems, rain gardens, stormwater planters, bioretention cells, permeable pavement surfaces and other innovative stormwater management techniques.

These areas provide visual natural amenity to the community and are a demonstration of the environmentally progressive community design that the proposal seeks to realize.

Parks within the Evergreen Community are envisioned to contribute to the overall site stormwater management strategy. Proposed Secondary Plan policies permit stormwater management including low impact development strategies in all parks provided that they are designed as functional pieces of the landscape or incorporated in an underground facility.

Guidelines for the implementation of stormwater management strategies for the Evergreen Community are provided in the Evergreen Community Urban Design Guidelines.



Figure 17: Concept Plan

4.7. Concept Plan

The Concept Plan for the Evergreen Community, shown in Figure 17, illustrates conceptual building envelopes, parking, street and open space network and landscape areas proposed for the Property. This plan is for illustrative purposes only and is subject to change.

The concept illustrates how buildings would be organized on the site and how the proposal can achieve a mix of uses, building typologies and densities. Furthermore, the Concept Plan builds on the land use plan and policies set out in the Secondary Plan, the EIR/ FSS work, and the draft plan of subdivision.

The Residential- Medium Density area of the proposal is comprised of single detached and townhouse form buildings. The Business Corridor Area, reflecting its location along Highway 407 and Tremaine Road, contains three stand-alone buildings and associated surface parking that are illustrated as office uses in the concept. The Mixed Use Corridor-General area includes a number of blocks containing higher density residential uses with townhouse formats towards the interior of the site and midrise building forms along the Tremaine Road frontage. The Mixed Use Corridor-Employment portion of the Concept Plan illustrates a series of employment-only buildings, envisioned to take advantage of the access to the planned higher order transit service. The concept would accommodate a minimum of 2162 people and 907 new units and generate a minimum of 1326 jobs.

The proposed development concept exceeds the job target of between 816 and 980 jobs directed by Burlington Council in November of 2012. In addition, the concept exceeds the provincial minimum of 50 people and jobs per hectare for new Greenfield development.

The assumptions used in yield calculations today differ from those provided to Burlington Council in 2012 in that the persons per unit assumption has been modified to reflect recent data reflective of the Watson and Associates 2014 Development Charges Background Study. In 2012 assumptions for Apartment were 1.5 people per unit and Detached/ Townhouses were 2.4 people per unit, based on available census information at the time. The yields proposed represent fewer overall units than proposed in 2012, but more people due to the updating of people per unit assumptions. With regard to employment, the 2012 assumptions accounted only for jobs on exclusive employment lands, while the most recent yields account for jobs in employment lands and in mixed use areas.

It is worthy of note that a higher population can be achieved on the property by increasing the density in the mixed use buildings within the built form which is permitted by the Secondary Plan and zoning by-law.

The figures on the following page provide a summary of site statistics.

Site Area Statistics		
Gross *Site Area*	67.40 ha	
Site Area Excluding NHS	47.7 ha	
Residential Land Use Statistics	*Units*	*People*
Residential - Medium Density		
Single Detached	374	1,230
Townhouses	123	289
Mixed Use Corridor- General		
Condominium	360	525
Townhouses	50	118
TOTAL	**907**	**2162**
Employment Land Use Statistics	*Gross Floor Area*	*Jobs*
Mixed Use Corridor- Employment	*21,723 m2*	*650*
Business Corridor	*11,910 m2*	*357*
Mixed Use Corridor- General	*16,577 m2*	*319*
TOTAL		***1,326***
Total People and Jobs		
Jobs	*1326*	
People	*2162*	
Units	*907*	
People and Jobs/ ha	*73.3*	

Figure 18: Site Statistics

The following assumptions were made in developing the site statistics, taken from the Watson and Associates 2014 Development Charges Background Study for the City of Burlington:

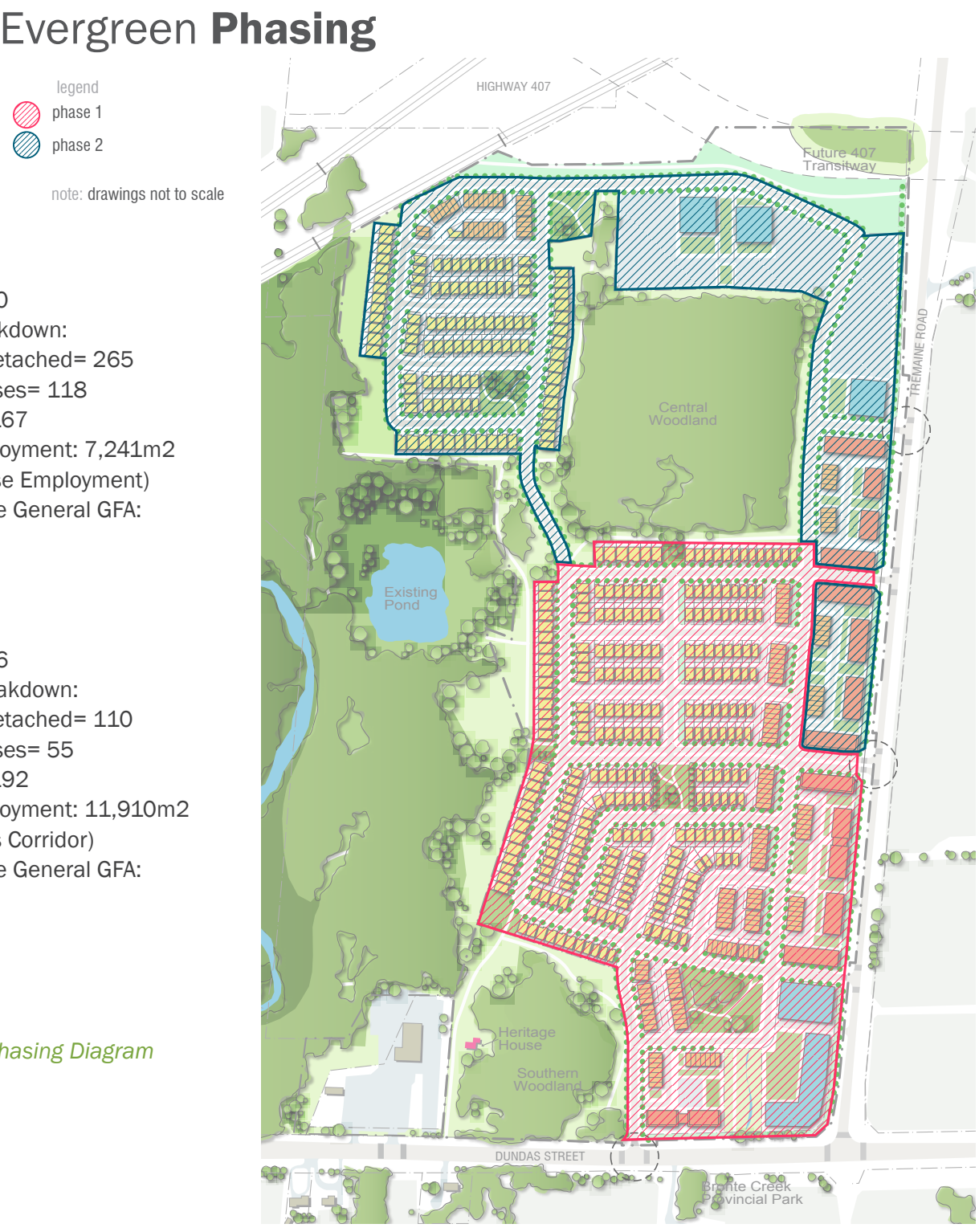
People Per Unit		*Size Assumptions*
Apartment	1.46	100 m2/ unit
Townhouse	2.35	n/a
Single Detached	3.29	n/a
Jobs Assumptions		
Mixed Use Corridor- Employment	33.4 m2/ office job	
Business Corridor	33.4 m2/ office job	
Mixed Use Corridor- General	51.9 m2/ retail job	

Figure 19: Assumptions Summary

4.8 Phasing Plan

The conceptual phasing strategy for the Evergreen Property is shown below

Undertaken in two phases, the development of the Evergreen Community will include residential along with mixed use and employment uses to ensure a balanced and diversified mix within the Community



Phase 1
Units: 550
Unit Breakdown:
Single Detached= 265
Townhouses= 118
Condo= 167
GFA Employment: 7,241m2
(Mixed Use Employment)
Mixed Use General GFA:
7,146m2

Phase 2:
Units: 356
Units Breakdown:
Single Detached= 110
Townhouses= 55
Condo= 192
GFA Employment: 11,910m2
(Business Corridor)
Mixed Use General GFA:
9,431m2

Figure 20: Phasing Diagram

4.9. Urban Design and Planning Principles

The Concept Plan for the Property was based on a series of urban design and planning principles that informed the basic street and block structure, approach to built form and community design.

The urban design and planning principles described here largely reflect the principles set out in the Tremaine Dundas Community Secondary Plan design workshop for Burlington planning staff of January 2013. Notes outlining these principles were provided to Urban Strategies by City Staff in 2013.

The ten urban design and planning principles are:

Natural Environment

The natural environment will guide the design of the Evergreen Community. Streets, open spaces, development blocks, and buildings will be designed to minimize their impact on the Natural Heritage System and, where possible, contribute to its enhancement. Having a community with accessible and well-integrated natural areas and components will support local environmental, economic and social well-being.

Sustainable Building and Community Design

All development will implement sustainable features and shall take a compact, walkable form that encourages active transportation and includes a mix of uses to meet the future needs of residents and employees

Servicing and Infrastructure

The Evergreen Community will incorporate best practices in water, wastewater and stormwater management. The servicing infrastructure will be environmentally sustainable and functionally integrated with the community design.

Land Use Intensity

The Evergreen Community will include residential, employment and mixed use development that meets or exceeds the Provincial Growth Plan targets for population and employment density.

Connectivity

The Evergreen Community will have a well-connected street network comprised of streets that optimize efficient pedestrian, transit and cycling connections to all parts of the Community. It will also incorporate and contribute to a well-connected Natural Heritage System which will facilitate the movement of wildlife, and provide for off-road hiking and cycling.

Residential Development

Residential development in the Evergreen Community will incorporate a range of housing types and provide housing for different stages of the life cycle. Evergreen will include a variety of built form typologies and encourage the preservation and reuse of heritage buildings where appropriate.

Employment Development

Employment development will consist of office, retail/ commercial and light industrial uses which are compatible with the residential and mixed-use areas of the community, and compatible with natural heritage objectives, and with planned land uses in the neighbouring Town of Oakville lands.

Community Interaction

A system of parks and trails will be developed to complement Evergreen's street system and provide an appropriate level of access to the Natural Heritage System. Active streetscapes and trail networks will contribute to community interaction.

Urban Design

All buildings, streetscapes, open spaces, pedestrian connections and infrastructure will demonstrate excellence in urban design. .

Financial Impact

Innovative servicing initiatives should create associated benefits but minimize ongoing maintenance costs to the City related to those initiatives.

These urban design and planning principles are integrated into the draft Secondary Plan through various policies that discuss building massing and siting, view preservation, building materials, relationships to the street, building height and density.

In addition, the Urban Design Guidelines prepared for Evergreen build on the principles listed here and demonstrate in detail how the principles are implemented in design strategies. The Urban Design Guidelines show detail about both the proposed public and private realms.

5. Issues Raised by the City of Burlington and Region of Halton Staff

The following section includes summaries of various communication received from the City of Burlington and the Region of Halton staff related to the proposed development of the Property. This section addresses that correspondence directly identifying how Evergreen's proposal responds to the concern.

5.1 Staff Report PB-82-12

On November 26, 2012, the following Council resolution was passed:

> "Direct the Director of Planning and Building to prepare a secondary plan for the Evergreen community based on Concept A or Concept B or a "hybrid" of the two concepts in principle, and providing land use policies that can achieve between 816 and 980 jobs, according to the concept ultimately determined and supported by an assessment of the issues outlined in report PB-82-12, including the comments from consultation with departments, agencies and the public; and
>
> Direct the City Solicitor to inform the Ontario Municipal Board at the pre-hearing scheduled for November 26, 2012 of the Committee instruction to staff to prepare a secondary plan on the basis of the aforesaid; and
>
> Direct the Director of Planning and Building to bring forward the secondary plan to the Development and Infrastructure Committee in the second quarter of 2013; and
>
> Direct the City Solicitor to request the Ontario Municipal Board at the prehearing on November 26, 2012 to adjourn the Evergreen Community (Burlington) Ltd. appeals of Official Plan Amendments 55 and 73 until the completion of the secondary plan for the Evergreen community. (PB-82-12-1)"

In Report PB-82-12, staff identified some main issues with the concept plans submitted by Evergreen to the City in September 2012 (Concepts A and B) as well as secondary plan implementation issues that will require agreement in order to ensure the realization of the concept plan. The following table is an assessment of the issues outlined in report PB-82-12.

Issue Identified in Table 1 PB-82-12		
	Issue	Description of how Issue is being addressed by Evergreen
1.	Modifications to environmental constraints, development limits and stormwater management plans.	Issues 1 and 2 identified by the City are related topics and are being addressed in tandem by Evergreen and its consultants. The NHS boundaries in ROPA 38 are not in legal force and effect, as they are the subject of an appeal by Evergreen and will be determined by the Ontario Municipal Board. While a decision on the complete extent of the NHS is outstanding, the environmental experts for the Region and Evergreen have agreed upon the boundaries of the Key Features and related linkages on the property which have incorporated into the RNHS boundaries identified in the EIR/FSS. No agreement was reached as to the extent of buffers which are appropriate. The buffers set out in the EIR/FSS are in accordance with the definition of "buffer" in the Regional Official Plan. The EIR/ FSS provides scientific evidence to support the proposed Evergreen NHS on these lands as well the proposed stormwater management (low impact development strategies).
2.	Changes to the natural heritage system eg. (buffers to woodlots and wetlands). Approved open space areas are incorporated into the Region's OPA (ROPA) 38.	
3.	Objections to background study modifications	The current proposal deviates somewhat from the mixed use concept provided by Macaulay Shiomi Howson in the Tremaine and Dundas Secondary Plan: Background and Options Report. It is our opinion that the proposed development supports the intent of the mixed use concept shown in the MSH report, but has refined and resolved it beyond a conceptual land use designation into a well thought through plan for the development of a community. The Concept Plan for the current proposal responds directly to Burlington Council's September 2011 resolution "to incorporate environmentally sustainable neighbourhood development and building policies into the Secondary Plan as criteria for the approval of residential subdivision, site plan and employment lands development within the area." This resolution was echoed in November 2012 to support a mixed use development in this location that incorporates environmentally sustainable neighborhood development and building policies. Building on this direction, this concept advances the background study, and reflects an integrated approach to development engineering, stormwater management, built form, land use, natural and built heritage preservation.

Secondary Plan Implementation Issues		
	Issues	Description of how issue is being addressed by Evergreen
4.	Development will occur based on policies that specify the range of uses, densities and form, with limitations and minimum and maximum heights and densities. This will affect: • Mixed use development designations with employment and residential. • Residential mix • Land use configurations	The draft Secondary Plan proposes policies that specify the range of uses, densities and form permitted along with minimum and maximum heights and densities. Land use configurations are proposed in the draft Schedule A Community Structure and Schedule C Land Use.
5.	The Council approved mixed use plan shows exclusive employment land. While not quantified, the developer's concept plan shows a smaller proportion but adds employment in a mixed use form elsewhere.	These issues relate to the differences between the Evergreen concept plans that were proposed at the time (Concept A and Concept B provided in PB-82-12) and the September 2011 council approved mixed use option "Sketch 2" stemming from the MSH study, Tremaine and Dundas Secondary Plan: Background and Options Report. The outcome of the Council meeting where PB 82-12 was provided was to support "Concept A or B or a "hybrid" of the two concepts in principle." Therefore these issues have been resolved through the decision by Council to support Evergreen's Concept A, B or a hybrid of both.
6.	Concept plan replaces employment with residential in the northwest quadrant of the site.	
7.	The concept plan expands the mixed use designations to provide employment and remove a stormwater pond.	
8.	The stormwater management strategy and techniques (low impact development) have implications for municipal obligations, implementation, stormwater ponds and phasing.	Through the EIR/FSS a significant amount of detail is provided that describes the proposed sustainable stormwater management strategy. The EIR/ FSS provides an overview of the proposed methods, precedents, ownership, operations and maintenance options. See sections 6.6 of the EIR/FSS for this detailed discussion.
9.	A phasing plan will be required to ensure an orderly and timely delivery of a diversified mix of development.	A conceptual phasing plan has been developed as part of this Planning Justification Report.
10.	The roads and overall transportation plan will require a detailed analysis.	The roads and transportation network proposed by Evergreen have been studied by BA Group and provided in their detailed study is titled: Evergreen Community Proposed Mixed Use Development Transportation Considerations.

11.	Park plans and external and internal community connection plans require review.	The proposed parks and connectivity to and within the site are illustrated on Schedule E and within the Concept Plan.
12.	The Region's servicing plans and allocation timing needs updating.	The proposed approach to servicing has been detailed by Urbantech in the EIR/FSS document in section 6.9.
13.	OMB appeals including compatibility conflict with Oakville's 'Employment District' planning for the east side of Tremaine Road.	The appeals at the OMB include an appeal to OPA 55 related to the designation of the Property as employment lands on Schedule A, an appeal to OPA 73 regarding population and employment projections and a site specific appeal related to the natural heritage features on the Property related to ROPA 38. The OPA 55 and 73 appeals with respect to Evergreen have been deferred until the ROPA 38 appeals are determined and to await the conclusions of the ongoing Secondary Planning studies. With regards to land use compatibility with Oakville's 'Employment District', Evergreen met with the Town of Oakville on November 7, 2013 and September 23, 2014 to discuss land use compatibility and strategies to achieve mixed use on the Burlington side of Tremaine Road without compromising the long term viability of the employment lands in Oakville on the east side of Tremaine Road. A third meeting with the Town of Oakville is scheduled for late July 2015. The location of employment and mixed use, mid-rise buildings along Tremaine provide a buffer between Oakville's Employment District and lower density residential uses on the interior of the Property. The reports prepared for Evergreen by Novus Environmental and Valcoustics describe the compatibility issues from air quality and noise and vibration perspectives as well as describe and provide an analysis of the policy in place to govern future employment land uses on the east side of Tremaine Road. The reports also detail what strategies have been or can be employed to achieve long term compatibility between uses.

5.2 January 24, 2013 Letter

On January 24, 2013 the Region of Halton staff directed a letter to Burlington's director of Planning and Building, Bruce Krushelnicki outlining three primary issues with the Evergreen proposal. This section sets out those issues and provides Evergreen's response to how the issues have been dealt with.

Issues Identified in January 24, 2013 Letter: Evergreen/ Connect Secondary Plan Review	
Issue	Description of how Issue is being addressed by Evergreen
Regional Natural Heritage System In regard to the natural heritage system (NHS) on and adjacent to Evergreen's lands: the letter notes: *"The Region, City, and Conservation Halton each supported the NHS boundaries determined through the Tremaine and Dundas Secondary Plan Subwatershed Study (TDSPSWS) process. This work was subsequently incorporated into Regional Official Plan Amendment 38 (ROPA 38). Evergreen/Connect has sought party status with respect to the NHS as represented in ROPA 38 to the Ontario Municipal Board (OMB). The Region continues to support the delineation of the NHS shown in the TDSPSWS and ROPA 38 without any modifications. As Evergreen/Connect has linked the NHS matter of the local secondary plan with ROPA 38, it must be resolved through the ROPA 38 OMB process prior to the secondary plan process being advanced. It is not appropriate to risk having one set of environmental policies for the Evergreen/Connect lands and another in place for the balance of the Watershed and the Region. The hearing date for ROPA 38 has been set to start on September 27, 2013, by the Ontario Municipal Board for a period of eight weeks."* The Region also suggests the following process: *"Alternatively, should Evergreen/Connect withdraw from the ROPA 38 hearing and accept the ROPA 38 policies as binding going forward, the matter may be addressed outside of the Board process by providing to the Region a detailed Addendum to the TDSPSWS prior to the secondary plan process. If modifications to the NHS are proposed, the TDSPSWS will need to be formally updated through an Addendum to the report to maintain Regional OP policy conformity. Additionally, it is recommended that a Terms of Reference for the SWS Addendum be established in consultation with the original members of the SWS Steering Committee. The Addendum should be prepared by a mutually decided third party and in consultation with the Region and Conservation Halton."* *"In addition, and if the proponent has withdrawn from the ROPA 38 hearing and the members of the TDSPSWS steering committee are in agreement, the limits of NHS features may be refined through detailed work conducted in support of the Environ- mental Implementation Report (EIR) and Functional Servicing Study (FSS) process. These supporting reports would be required prior to Draft Plan submission through policies of the Secondary Plan (pursuant to s. 6.3.2 of the TDSPSWS).*	Evergreen appealed the policies, definitions and mapping related to the Regional Natural Heritage System. During the hearing process related to ROPA 38 the Region requested that Evergreen withdraw its Regional-wide appeal of these matters and restrict its appeal to the Evergreen Property (which Evergreen did having been given assurances by the Region as its ability to obtain a full and fair hearing.) The RNHS boundary in regard to the Evergreen Property is the outcome of the Subwatershed Study (TDSPSS) which was undertaken pursuant to s. 115 of the 2006 Regional Official Plan (not the ROPA 38 process) and does not replace the Greenlands B boundary affecting the Evergreen Property until the ROPA 38 RNHS boundary is approved by the Ontario Municipal Board. Rather than follow the elaborate process that is set out in the Region's letter for addressing changes to the ROPA 38 RNHS boundaries (which process is not consistent with the requirements of ROPA 38), Evergreen has chosen to proceed with the preparation of an EIR/FSS, which addresses the EIR/FSS Terms of Reference presented in the TDSPSS and addresses the requirements of an EIA (as specified in the Regional Official Plan) as well the requirements of an Environmental Evaluation Report (as specified in the City of Burlington Official Plan). The consultants responsible for the preparation of the EIR/FSS have built on the data and analyses provided through the TDSPSS and concluded that refinements to the key features, buffers, linkages and enhancement areas identified in the TDSPSS/ROPA RNHS mapping (Map 1 and Map 1G) were required to conform with the policies of ROPA 38 based on the more detailed site-specific findings and analyses. As noted previously, the environmental consultant to the Region has agreed that the boundary adjustments for the Key Features and linkages between Key Features related to the Subject Property are appropriate. No agreement has been reached on the extent of buffers and enhancement areas to Key Features.

Final delineation of the NHS features would typically occur at this stage. As such, an Addendum may not be necessary to address some of the issues raised by Beacon"	
Distribution of Population and Employment The letter poses a concern over the distribution of population and employment, related to the Region's Best Planning Estimates, estimates that include provisions for a distribution of people and jobs. The letter notes that: *"The Regional best planning estimates (BPES), which were supported by the City of Burlington and approved by Regional council in July 2011, include certain provisions for a distribution of population and employment to the Evergreen lands. The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of population and employment throughout the Region."* *To respond to this concern the Region asks:* *"The City must provide to the Region a comprehensive rationale, including analysis and appropriate studies to demonstrate the BPEs are being maintained and that the population and employment distribution to 2031 are also maintained. Additional consultation with the Town of Oakville, Town of Milton, and Town of Halton Hills may be necessary. This must be resolved prior to the advancement of the secondary plan process."*	Malone Givens Parson has prepared for Evergreen an Employment and Residential Assessment to address the Region's concern regarding the inconsistency between the Evergreen proposal and the Region's BPE. The MGP report identifies that the BPEs are not planning policy but rather are simply estimates of what employment or population may result within geographically identified traffic zones. The report concludes since the proposed Evergreen development does not impact in a meaningful manner on the distribution of employment or population in Burlington or Halton, it is unnecessary that the BPEs be maintained for the Evergreen Property. The Report considers the additional growth for the Region added by the Growth Plan 2013 and concludes that the Evergreen proposal and its employment component contributes to the amount of employment provided in Burlington, in particular the commercial and population-related employment. With regards to residential uses, the report concluded that the proposed units, particularly low density units, on the Evergreen property help to achieve the City's residential unit forecasts.
Sensitive Land Use- D6 Guidelines The letter also addresses concern over "land use compatibility issues between the current Evergreen/Connect proposal and the land uses as described in the approved and in effect North Oakville West Secondary Plan for the east side of Tremaine Road in the Town of Oakville". The Region requests: *"The City and/or proponent must provide to the Region comprehensive studies that demonstrate either how the MOE 06 Guidelines are being met or alternatively why the guidance provided in this document is not relevant to this particular development. Further to this, it would be the Region's expectation that guidance will be provided in the study on which mitigation measures and/or site specific land use will be used to resolve land use compatibility issues."*	Evergreen has addressed the Region's requirement to provide comprehensive studies by retaining two leading consultant firms to carry out the following: a Noise and Vibration study, prepared by Valcoustics and an Air Quality Study, prepared by Novus Environmental. The proponent team has met with the Town of Oakville on two occasions to discuss the concerns of the municipality in regard to land use compatibility and approaches to ensuring long term development potential for both Evergreen and the Town of Oakville. It is anticipated that these discussions will continue following the publication of the aforementioned reports.

6. Policy Context

The following section assesses the planning policy related to development of the Evergreen lands. This section is organized by topic area and within each topic area provincial, regional and local level policies are reviewed and a description of how the Evergreen proposal supports the intent of the various policies is provided. Where useful, policies are tabularized to allow for comparison of related policies and Evergreen's response. The topic areas covered include: General Land Use Planning and Urban Design, Environment, Transportation, Economy, Agriculture, Aggregate Impact, Heritage and Noise and Air Quality.

6.1. General Land Use Planning and Urban Design

Many land use policies are important to consider in the review of the Evergreen proposal. The following section describes the relevant provincial, regional and local level policies and plans that are related to land use planning and urban design.

6.1.1 Planning Act

The Planning Act states in Section 3(5) that land decisions made by municipalities related to planning matters shall be consistent with provincial policy statements and shall conform to provincial plans. The following sections describe the relevant provincial policy and plans that are applicable in the context of the proposed Evergreen Community.

6.1.2 Provincial Policy Statement 2014

6.1.2.1 The PPS (2014) came into effect on April 30, 2014. The PPS section 6.1.2.1 sets forth the general land use vision of the province and provides policy direction on matters of provincial interest.

> 1.1.1 Healthy, livable and safe communities are sustained by:
>
> a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
>
> b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
>
> e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
>
> h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

The Evergreen proposal is land efficient, includes a range of residential uses and employment uses, parks and open spaces to create a balanced, mixed use community. Furthermore the proposal, at 73 people and jobs per hectare, minimizes land consumption and promotes cost-effective development. Finally, the arrangement of development in the proposal has been carefully balanced with the natural environment, conserving biodiversity on the site.

6.1.2.2 Section 1.2 of the PPS addresses coordination. The following excerpts from policy 1.2.1 are relevant to the Evergreen proposal:

> 1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including
> a) managing and/or promoting growth and development;
>
> c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
>
> g) population, housing and employment projections, based on regional market areas;

The proposal for the Evergreen Community requires coordination within Burlington and across the lower tier municipalities that comprise Halton Region. Planning matters of importance on the Evergreen site have ramifications for the Town of Oakville and other municipalities within Halton. The proposed development concept for the Evergreen Community promotes an appropriate amount of residential and employment growth for this location in Burlington, contributing to population and employment intensification. The proposal for the Evergreen site addresses the population and employment projections provided for this area in a manner that is cognizant and coordinated with growth expected in other areas of the Region, complying with the phasing allocation for Units in Designated Greenfield Areas for Burlington as defined by Halton Region.

Evergreen has made efforts in its site design to not hinder the employment growth anticipated in the neighbouring planned employment lands in the Town of Oakville. The approach to natural heritage management on the Evergreen site will retain important natural heritage resources that contribute to the overall richness and diversity of the natural heritage system throughout the Region.

6.1.2.3 Section 1.4 of the PPS discusses housing and the Province's goals around providing an appropriate range and mix of housing types and densities.
The Evergreen development concept supports the following policies :

> 1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
> a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development .
>
> 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
> d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed.

The Evergreen concept is helping to maintain the City of Burlington's ability to accommodate residential growth. As one of the last greenfield developments in the City of Burlington, the Evergreen Community will support the ability of Burlington to accommodate future employment and residential growth.

6.1.3 Growth Plan

6.1.3.1 On June 16, 2006 the Government of Ontario released the Growth Plan for the Greater Golden Horseshoe. The Places to Grow Act, 2005 legislation that implemented the Growth Plan, states that all decisions made by municipalities (and other planning authorities) under the Planning Act "shall conform with" the Growth Plan. The Growth Plan is a Provincial Plan that defines how and where long-term growth and development shall occur in the Greater Golden Horseshoe (GGH) to 2041. Addressing the fast-growing municipalities of the GGH as one region working together, the Growth Plan establishes a vision and corresponding policies addressing transportation, infrastructure, land use planning, urban form, housing and natural heritage protection.

6.1.3.2 Section 1.2.2 provides the guiding principles of the Growth Plan:

- Build compact, vibrant and complete communities.
- Plan and manage growth to support a strong and competitive economy.
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations.
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form.
- Provide for different approaches to managing growth that recognize the diversity of communities in the GGH.
- Promote collaboration among all sectors – government, private and non-profit – and residents to achieve the vision.

The Evergreen proposal supports this vision and contributes to the development of a complete communities through the introduction of a compact community that preserves natural resources and optimizes use of planned infrastructure.

6.1.3.3 The Growth Plan also establishes a series of land use designations that inform which policies apply to specific areas of the GGH. The Evergreen property is considered a designated greenfield defined as "the area within a settlement area that is not built-up area", which is a subcategory of a settlement area, defined as:

> "urban areas and rural settlement areas within municipalities...where:
> a) development is concentrated and which have a mix of land uses; and
> b) lands have been designated in an official plan for development over the long term planning horizon provided for in the Provincial Policy Statement, 2005."

The Growth Plan mapping that identifies greenfield areas is not to be relied upon for the identification of greenfield areas. Policy 5.4.1.8 of the Growth Plan states that "the designated greenfield area, shown on Schedules 2, 4, 5, and 6, is conceptual. For the actual settlement area boundary, the appropriate municipal official plans should be consulted."

The Evergreen property is designated as "Urban" in the Regional Official Plan and in the Burlington Official Plan, it is within the Urban Planning Area Boundary and designated "Land Use Designation to be Determined," which indicates the lands are designated for development over the long term planning horizon.

6.1.3.4 Section 2.2.1 of the Growth Plan addresses Growth Forecasts. These people and job numbers provide the estimates to which municipalities in the Growth Plan area are to plan to accommodate in their future development. The policies found in 2.2.1 are found below:

> 1. Population and employment forecasts contained in Schedule 3 for all upper- and Single-tier municipalities will be used for planning and managing growth in the GGH.
>
> 2. The Minister of Infrastructure will review the forecasts contained in Schedule 3 at least every five years in consultation with municipalities, and may revise the forecasts.

In accordance with 2.2.1.2, the 2013 update to the Growth Plan allocated an additional 40,000 people to Halton in 2031 than previously allocated by the

2006 Growth Plan. This amendment is referred to as Amendment 2 to the Growth Plan. Amendment 2 is in effect as of June 17, 2013.

6.1.3.5 Section 2.2.7 of the Growth Plan established policies that apply to designated greenfield areas. The Evergreen proposal, as a development of a designated greenfield area supports the following policies:

> 2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that –
> a) contributes to creating complete communities
> b) creates street configurations, densities, and an urban form that support walking, cycling, and the early integration and sustained viability of transit services
>
> c) provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods
> d) creates high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.
>
> 2.2.7.2 The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare.

The Evergreen proposal, with its mix of residential and employment uses and housing forms contributes to the creation of complete communities. In addition, the site layout and circulation system has been designed in an urban format that encourages walking, connection to natural heritage trails and connections to planned transit nodes. The Evergreen Community creates high quality public open spaces, the design of which are directed by the Evergreen Community Urban Design Guidelines. The overall density of the Evergreen Community is 73 residents and jobs combined per hectare, excluding the natural heritage system from the land base. This density supports the viability of transit.

6.1.4 Halton Region Official Plan 2009

6.1.4.1 The Halton Regional Official Plan contains the goals, objectives, and policies that manage growth and direct physical change and its effects on the social, economic and natural environment of Halton Region, which includes the four lower-tier municipalities of Oakville, Burlington, Milton, and Halton Hills.

As described earlier in this report, Evergreen submitted an application for an Official Plan Amendment, including a draft Secondary Plan, in December 2007 and applications for Zoning By-law Amendment and Draft Plan of Subdivision in January 2008. At the time of the applications, the Halton Official Plan 2006 (ROP 2006) was in force. As the ROP 2006 is the applicable Regional Official Plan for the Evergreen Community, the proposal for the Evergreen Community and Evergreen's applications have been considered in the context of the ROP 2006 policies to ensure conformity.

This Planning Justification Report has also had regard for and considered the proposal for the Evergreen Community in the context of the amendments that have been made to the Regional Official Plan since the ROP 2006.

The last five-year review of the ROP was conducted to incorporate the recommendations of Sustainable Halton, which sought to integrate the Growth Plan, the Provincial Policy Statement (2005), and the Greenbelt Plan. Halton Regional Council adopted the findings of Sustainable Halton through Regional Official Plan Amendment 37 (ROPA 37) in May 2009 and Regional Official Plan Amendment 38 (ROPA 38) in December 2009.

In 2011, the Province modified and approved ROPA 38, but this decision was appealed in its entirety to the Ontario Municipal Board by a number of appellants. As part of the appeals process at the OMB, Orders were issued on February 4, 2014, October 2, 2014 and March 17, 2015 that confirmed approval of many of these outstanding appeals. The most recent version of the ROP is an Interim Consolidation as of November 28, 2014 of ROP (ROP 2009) which identi-

fies those policies that are still under appeal at the OMB. Evergreen has appealed ROPA 38.

6.1.4.2 Part II of the ROP describes the "basic position" of Halton Regional Municipality and identifies the vision of the ROP. Sections 25 to 33, which describe the Region's vision, demonstrate that Halton Region is committed to the concepts of sustainable development and landscape permanence, which recognizes that sustainable development requires the permanent protection of certain lands from urbanization and its negative effects. The Evergreen proposal supports this basic position through addressing a range of the policy objectives in this section of the ROP.

6.1.4.3 Three broad land use categories are identified in Section 27: settlement areas, rural countryside, and natural heritage system; and are understood to be complementary to each other. Moreover, Section 30 states "Regional Council...advocates the principle of "land stewardship"--

> "that all land owners are entitled to reasonable use and enjoyment of their land but they are also stewards of the land and should give proper regard to the long term environmental interests in proposing any land use change to their land".

6.1.4.4 These values will be reflected in the creation of "healthy communities" which the ROP defines as:

> A healthy community is one:
>
> 31(1) that fosters among the residents a state of physical, mental, social and economic well-being;
>
> 31(2) where residents take part in, and have a sense of control over, decisions that affect them;
>
> 31(3) that is physically so designed to minimize the stress of daily living and meet the life-long needs of its residents;
>
> 31(4) where a full range of housing, employment, social, health, educational, recreational and cultural opportunities are accessible for all segments of the community;
>
> 31(5) where mobility is provided primarily through an affordable, convenient, safe and efficient public transportation system and non-motorized travel modes; and
>
> 31(6) where the principles of sustainability are embraced and practiced by residents, businesses and governments.

The Evergreen proposal supports the basic position of the ROP outlined in Section II in that it contributes to the development of a range of housing, employment and recreational opportunities for the community, is physically designed to support the needs of residents by including a range of housing types and mix of uses, supports the development of an efficient public transportation system by building at transit-supportive densities and embodies sustainability practices such as low impact development and natural heritage preservation in its site design.

The Region of Halton provides Healthy Community Guidelines to assist in implementing the healthy community policies of their plan. The Healthy Community Guidelines are discussed in Section 6.1.5 of this report.

6.1.4.5 Section 50 states that Map 1 of the ROP "represents Halton's basic position on the use of land and natural resources". On Map 1, the Evergreen property is identified as Urban Area, a place "where urban services are provided to accommodate concentrations of existing and future development" and Regional Natural Heritage System, "a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological functions within Halton." The Regional Natural Heritage System is discussed further in Section 6.2. of this Planning Justification Report.

6.1.4.6 Section 55 identifies that "The Regional Structure is accompanied by a growth strategy for Halton based on the distribution of population and employ-

ment for the planning horizon year of 2031 as contained in Table 1, and in accordance with the Regional phasing outlined on Map 5."

The Region's growth strategy identifies how growth is expected to unfold in the Region's four municipalities. Each municipality has a corresponding population distribution and employment distribution in Table 1.

Municipality	Population		Employment	
	2006	2031	2006	2031
Burlington	171	193	88	106
Oakville	172	255	82	127
Milton	56	238	28	114
Halton Hills	58	94	20	43
Halton Region	456	780	218	390

* numbers in 000s

The population and employment targets for 2031 that appear in Table 1 are dictated by the population and employment distribution identified in Schedule 3 of the Growth Plan for the Greater Golden Horseshoe. Pursuant to Growth Plan policy 5.4.2.2 a. upper tier municipalities such as Halton Region will allocate the growth forecasts provided in Schedule 3 to lower-tier municipalities. In 2013 the Province of Ontario brought into effect Amendment 2 to the Growth Plan for the Greater Golden Horseshoe. Amendment 2 introduces revised growth forecasts for Schedule 3. The population for Haton in 2031 in the revised Schedule 3 increases by 40,000 people to 820,000.
The Region of Halton Official Plan population and employment distribution found in Table 1 do not reflect this adjustment.

6.1.4.7 Table 2 of ROP identifies Intensification and Density Targets for the Region. In Burlington, the minimum overall development density target for new development in "Designated Greenfield Areas" is 45 residents and jobs combined per gross hectare. As noted previously, Evergreen provides 73 jobs and residents per hectare, which will assist Burlington in achieving its minimum density target.

6.1.4.8 Section 55.2 states that

> "The Regional Structure also sets out the Regional phasing to be achieved every five years from 2012 to 2031 between the Built-up Areas and the Designated Greenfield Areas in Table 2a."

Table 2a for the City of Burlington is replicated below:

	2012-2016	2017-2021	2022-2026	2027-2031
Units in Designated Greenfield Areas	428	432	133	221
Low Density Units	287	302	106	123
Medium and High Density Units	141	130	27	98
Units inside the Built Boundary	2525	2758	2669	2659
Employment	3055	4136	1299	1204

According to the BPEs, low density units are defined as single detached houses and semi detached houses, medium density as townhouses and duplexes, and high density as apartments

6.1.4.9 The Evergreen Community is in a Designated Greenfield Area. The development concept proposes 907 residential units, as set out in the table below. It is anticipated that many of these units will be built prior to 2021.

	Total
Low Density Units	374
Medium and High Density Units	532

The Evergreen development proposes a total of 374 low density units, which is below the 589 low density units allocated up to 2021 in ROP Table 2A. It is anticipated that 271 medium and high density units will be built by 2021, in accordance with Table 2A. The balance of the medium and high density units will built subsequent to 2021..

6.1.4.10 It is important to note that Table 2A is intended to reflect the overall population distribution for Burlington provided from ROP Table 1. As noted previously, Table 1 does not reflect the additional 40,000 people allocated to Halton Region by Amendment 2 to the Growth Plan. The units allocated inside and outside the built boundary in Burlington would be expected to rise to accommodate this additional growth. The overall units proposed by Evergreen are in line with the current projections to 2031 for the Designated Greenfield Areas and when the ROP Tables 1 and 2A numbers are updated to conform to Growth Plan Amendment 2, the units proposed by Evergreen would continue to comply.

6.1.4.11 Part III of the ROP "describes policies that promote "land stewardship, including goals, objectives, permitted uses, and general policies for each land use designation on the Regional Structure map." As noted earlier, the Evergreen lands are designated Urban Areas in Map 1. The Evergreen proposal supports the following policy objectives for Urban Areas:

> 72 The objectives of the Urban Area are:
>
> (1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.

The Evergreen proposal accommodates growth in a concept that: includes residential and employment uses, promoting economic prosperity, retains and protects a significant natural heritage system, preserving important landscapes permanently and is walkable, mixed use and of transit supportive density, there by contributing to the creation of healthy communities.

> (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.

The Evergreen proposal will support the planned higher order Bus Rapid Transit along Dundas street and the Highway 407 Transitway. The inclusion of employment and residential development in the Evergreen community promotes live work relationships and supports the regional economy.

> (3) To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

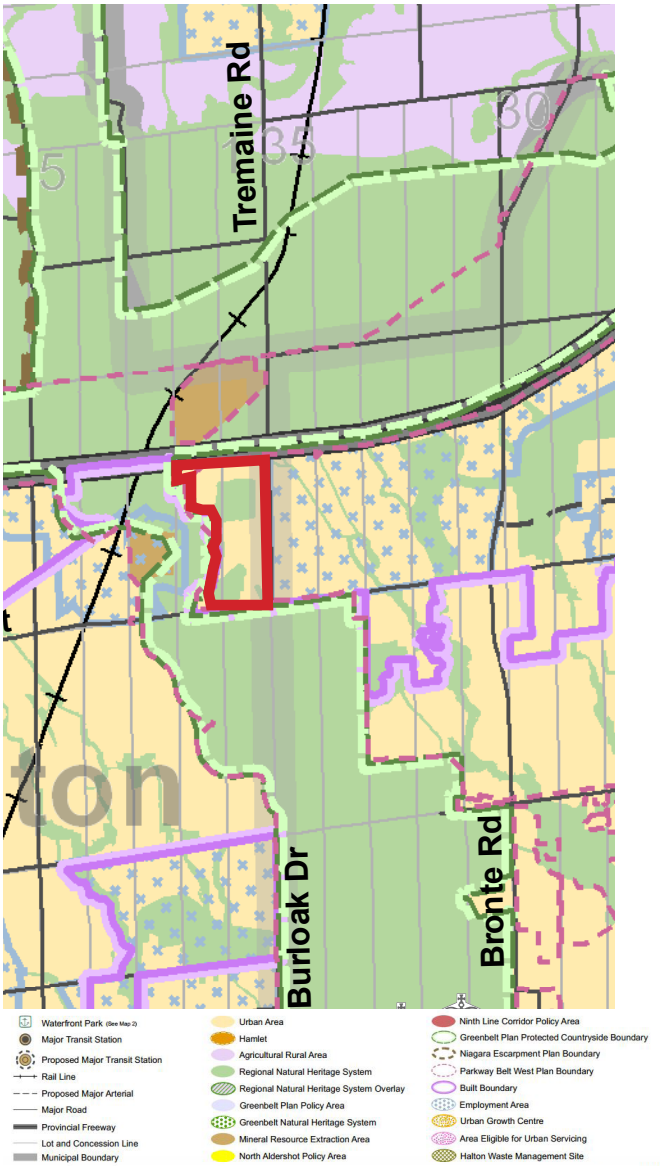


Figure 21: Excerpt Map 1 Regional Structure Halton Regional Official Plan (ROPA 38). Evergreen Community outlined in red.

The Evergreen Community will provide a uniquely mixed use community that includes a variety of built form character and type allowing for increased choice in residence and employment opportunities.

(7) To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation.

The Evergreen Community includes a balance of jobs and housing opportunities, contributing to reducing the need for long distance commuting. The Community is also along two higher order transit lines, the Dundas BRT and Highway 407 transitway, contributing to an increase in modal share for transit.

(9) To facilitate and promote intensification and increased densities.

The Evergreen proposal includes 907 units at a density of 73 people and jobs per hectare. This proposal promotes intensification and increased, transit supportive densities.

(10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.

The Evergreen proposal includes employment uses that include sites identified for light industrial and office uses as well as a mixed use corridor area where retail uses are contemplated. The Evergreen Community will provide a range and balance of employment uses.

75 The Urban Area is planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities as shown in Table 1 and the Regional phasing as shown in Table 2a.

77 It is the policy of the Region to:

(2.4) Require development occurring in Designated Greenfield Areas to:

a) contribute towards achieving the development density target of Table 2 and the Regional phasing of Table 2a;

The Evergreen proposal contributes to the density target of Table 2, surpassing the minimum target of 45 people and jobs per hectare. In addition, the proposal contributes towards achieving the Regional phasing of 2a, as described in this planning rationale.

b) contribute to creating healthy communities;

The Evergreen Community, with its mix of housing typologies, mix of uses, interconnected street and trail network and connectivity to natural heritage resources and recreational trails contributes to the development of a healthy community where people and live, work and recreate.

c) create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;

The street network proposed by the Evergreen Community is not typical for a Greenfield residential development. A more urban street and block pattern has been proposed in Evergreen to support connectivity to planned transit routes and existing transportation infrastructure as well as support alternative transportation modes such as walking and cycling.

d) provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and

The Evergreen Community proposes a range of residential densities as well as different opportunities for employment uses, from light industrial to retail, to support a vibrant and more complete community.

e) create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation.

The Evergreen proposal includes 2 ha of parks as part of the development. 19.6 ha of natural heritage resources have been preserved and protected as part of the Evergreen proposal. In addition, design guidelines are provided for parks and open space in the accompanying Urban Design Guidelines document.

6.1.4.12 Housing is addressed by the Regional Official Plan in section 84 through 86. As stated in policy 84, the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs. The following policies are important to consider when assessing the Evergreen proposal:

> 85(8) To encourage the Local Municipalities and the building and development industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, universal physical access, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles.
>
> 86(6) Adopt the following housing targets:
> a) that at least 50 per cent of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings;
>
> 86(23) Encourage the Local Municipalities and the development industry to consider innovative residential development designs which contribute to affordability and energy and natural resource conservation.

With regards to policy 85 (8) the Evergreen proposal includes a mix of compatible land uses including residential uses of varying densities and employment uses that are compatible and support natural resource conservation through the protection of 19.6 ha of natural heritage lands and the promotion of low impact development techniques throughout the Community and through its design. The design proposed in the Concept Plan contributes to affordability in that it provides for a range of housing types including single-family houses, townhouses and apartment units helping to achieve policy direction in 86 (6).

The site design, its compact and mixed use building forms and proximity to planned transit investment supports policy 86 (23) by contributing to natural resource conservation by encouraging transit use and active transportation.

Furthermore, the innovative stormwater management strategies in the EIR Section 6.6 will educate future residents of the Evergreen Community about the low impact development strategies used on the site and promote the conservation of water including reduced fertilizer/pesticide use, alternate lawn practices, rain gardens, rain barrels, pet litter control and environmental sensitivities of the NHS, further addressing policy 85(8).

6.1.4.13 Sections 150 to 164 of the Plan address the provision of human services within Halton Region. Human services include public safety, health, educational, and supportive institutions and organizations as well as governance and recreation. The following policies and objectives are relevant to consider in the context of the Evergreen proposal:

> 153 The objective of the Region is to strive for the provision of the following for all residents of Halton:
>
> (3) employment opportunities to earn adequate income to support basic material needs.
>
> 156 It is the policy of the Region to:
>
> (1) Require all proponents of development to have regard for the Healthy Communities Guidelines in considering and providing physical design features that promote safety and security.

164 It is the policy of the Region to:

(3) Encourage the Local Municipalities to design their communities to provide ample opportunities for a range of physical activities by all age groups of the inhabitants.

(8) Encourage and support the establishment, within communities and at locations accessible by active transportation or public transit, of facilities that provide a comprehensive range of community health care and support services.

The diverse range of uses provided for through the proposed land use and zoning designations for Evergreen will create opportunities for the inclusion of a number of community and human services on the Property. The intent of the proposed mixed use community is to contribute to a more complete community where residents can live, work, and play, minimizing the need to travel by automobile and creating a community where the diverse needs of a community can be met. The Healthy Community Guidelines referenced in Section 156 are addressed in section 6.1.5 of this report.

6.1.5 Region of Halton Guidelines

The Region of Halton guidelines are a set of documents that help to implement the policies of Halton Region's Official Plan, as called for in section 192 of the Plan. The Guidelines are intended "to clarify, inform, and aid in the implementation of the Plan's policies" according to the preamble found within the introduction to each guidelines. The Guidelines cover a range of areas; the relevant guidelines for Evergreen application are as follows: Healthy Community Guidelines, Land Use Compatibility Guidelines, Urban Services Guidelines, Livestock Facility Guidelines, Agricultural Impact Assessment Guidelines, Environmental Impact Assessment Guidelines, Guidelines for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites, Air Quality Impact Assessment Guidelines, and Noise Abatement Guidelines.

This planning rationale report will discuss how the Evergreen proposal is consistent with the Healthy Community Guidelines. Other guidelines are addressed in relevant consultant studies accompanying this application.

6.1.5.1 Healthy Community Guidelines

The purpose of the Healthy Communities Guidelines is "to identify attributes of a healthy community so that the Region and Local Municipalities can work together during Area-Specific plans and long range planning policy review processes to achieve Healthy Communities."

The purpose of the Guidelines are elaborated upon in Section 1 of the Guidelines, referring back to a shared goal amongst the Region and local municipalities to create "healthy and livable communities ensures that [there is] a focus on public health, climate change, and the built environment." Policy context is provided that identifies how the guidelines are in line with provincial planning policies in the PPS (section 1.1.1) and the Growth Plan (section 1.2.2). Sections 6.1.2 and 6.1.3 of this planning justification elaborate on how Evergreen supports these provincial-level policies related to the development of healthy communities.

Section 2 of the Guidelines outline seven components of a healthy community and describe each one in turn, describing elements that may be included in achieving these attributes. The following table describes how the Evergreen proposal addresses each of the seven attributes and the extent to which the identified 'elements' are provided for in the development proposal.

	ATTRIBUTES	*'ELEMENTS' IN EVERGREEN PROPOSAL*
2.1	Built Environment	The Evergreen proposal features compact development at 73 people and jobs per hectare. The proposed community structure features a diversity of uses including residential uses of varying density and form, employment and mixed use opportunities for retail/ commercial uses along with residential uses in the proposed mixed-use buildings. The grid of streets proposed lends to its walkable nature, connecting residents to nearby natural heritage attributes or planned transit service. The mix of proposed residential uses will result in a diversity of housing including townhouses, apartment units and single detached homes. The Community has been designed around a significant natural heritage system that will support a strong urban forest in the community, along with new tree planting that will take place along with the development. A range of local and local collector streets will support a strong pedestrian environment where buildings face the street edge, are active by ground floor commercial or residential uses, are connected to parks and natural open spaces and provide a safe place for pedestrians, cyclists and vehicle drivers.
2.2	Mobility	The ability for future residents to get around the Evergreen Community is enhanced by a fine grained street network that, through the use of sidewalk and proposed trail network, is supportive of active transportation and will support pedestrian movement through the site as well as cycling routes. Transit accessibility is at the core of the proposed site design, as the proposed development is located at two planned transit routes, the BRT along Dundas Street and the Highway 407 Transitway along the north edge of the site. Making efficient use of this planned transit investment, the Evergreen proposal can accommodate 73 people and jobs per hectare, a transit supportive density. For higher density land uses proposed in the site, structured or underground parking is proposed, making efficient use of the land for mixed use development rather than extensive surface parking.
2.3	Nature Environment and Open Space	The Natural Heritage System proposed as part of the Evergreen development concept preserves 19.6 ha of natural heritage open space and 2 hectares of non- NHS open space for parkland. The elements of the open space system support the health of the natural environment as well as contribute to the supporting recreational opportunities. The parks and public spaces proposed as part of the Evergreen Community range in size and in function, allowing for a range of uses and experiences of open space. The concept is supported by a network of trails that connect into the Bronte Creek Valley Lands as well as pathways through the proposed parks and along the full network of sidewalks that will be part of the Community structure.
2.4	Human Services	The mix of built form contemplated for the Evergreen Community has the ability to facilitate the co-location and integration of services. While not specifically prescribed, the ability for human services to locate in the Evergreen Community will be permitted in the mixed use areas within the zoning by law.

2.5	Sustainable Design	The design of the Evergreen Community has incorporated a number of features that embody sustainable design. The transit supportive density of the site and connectivity to two planned transit lines will contribute to conservation of energy in that it will make travel by modes other than private automobile more attractive and convenient. The low impact development strategies used on the Evergreen site will contribute to the conservation and wise use of water. The LID strategies including implementing a 'treatment train' system that employs a number of processes including interception, absorption, attenuation, infiltration, retention and evapotranspiration will improve the water quality on site and impact the quality of the water leaving the site.
2.6	Economy	The population and jobs supported on the Evergreen site is estimated to be 73 people and jobs per hectare. This includes 907 residential units and approximately 33,000 square meters of dedicated employment space on employment lands. Such a mix of people and jobs promotes diversity of employment opportunities and is at the center of creating a successful mixed use community where there are opportunities to live and work in the same area. The proposed retail/ commercial/ service employment at grade in the mixed use general area are has the potential to deliver neighbourhood jobs filling needs for a diversity of employment opportunities.
2.7	Community Food Supply	The Evergreen Community supports the notion of community food supply and small scale retail food options and employment related to local food distribution process or warehousing may be an appropriate use for the business corridor land uses at the north edge of the site.

6.1.6 Burlington Official Plan

6.1.6.1 The Burlington Official Plan (OP) supports Halton's ROP by providing more geographically specific policy and land use permissions within its municipal boundary. Section 44 of the ROP states that "Local Municipalities are to deal with their local environments to best express their own individualities... [through] the structuring of communities and neighbourhoods and the internal configuration of each of the Local Municipalities...as long as the overall planning vision for Halton and policies of [the ROP] are adhered to."

The OP provides a number of policies that describe the kind of development Burlington (the City) is seeking to encourage and support, establishing an overall vision for how growth should be organized and managed within the municipality.

The current OP was approved by the Ontario Municipal Board in October, 2008, but has since been updated with changes up to December 2013. However, some portions of the document that apply to the Evergreen proposal are still under appeal at the OMB, such as the identification of the Property on Schedule A of the OP and four clauses in Part VI, Section 1.3 that concern the development approval.

6.1.6.2 Part III of the Burlington Official Plan concerns land use policies that apply to specific designations found on Schedule A, Settlement Pattern and Schedule B, Comprehensive Land Use Plan. The Property is currently identified as "Employment Lands" on Schedule A Settlement Pattern. The Property is designated as "Land Use Designation to be Determined" on Schedule B, Comprehensive Land Use – Urban Planning Area. This identification of the Property as "Employment Lands" on Schedule A was introduced as part of OPA 55, which contained revisions to the 1997 City Official Plan that resulted from an Official Plan Review initiated in 2002. Prior to OPA 55, the Evergreen Lands were identified as "Land Use Designation to be Determined" on both Schedules A and B. Evergreen has appealed OPA 55 to the OMB.

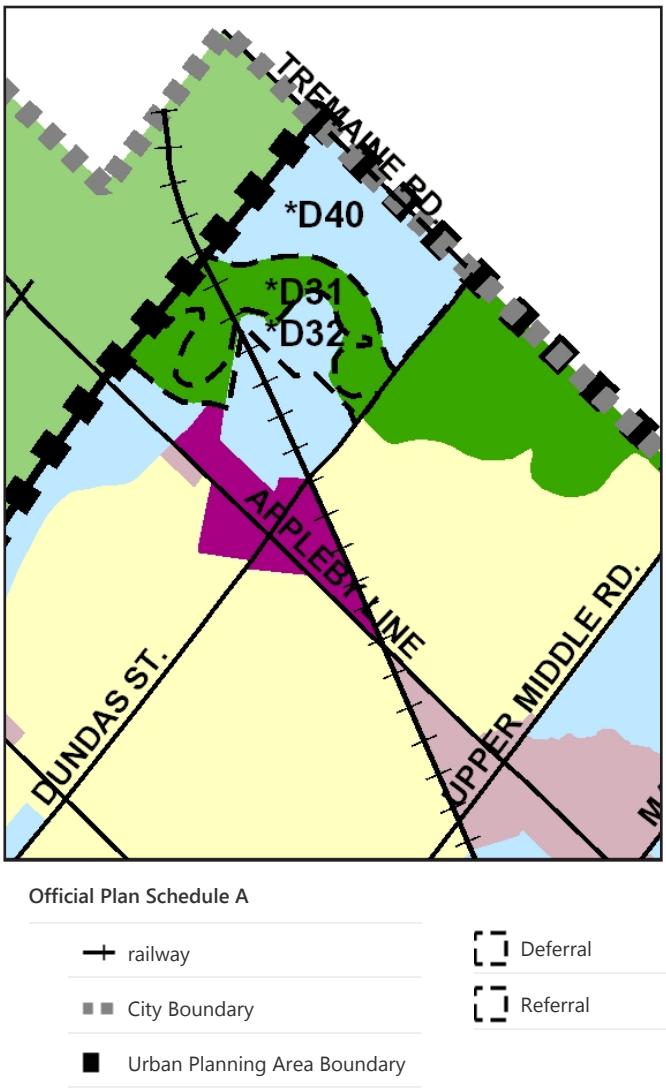


Figure 22: Excerpt Official Plan Schedule A Burlington Official Plan Settlement Pattern

The change in Schedule A in OPA 55 has been appealed by Evergreen and is not in legal effect. Furthermore, Schedule A indicates that it is not a land use designation map

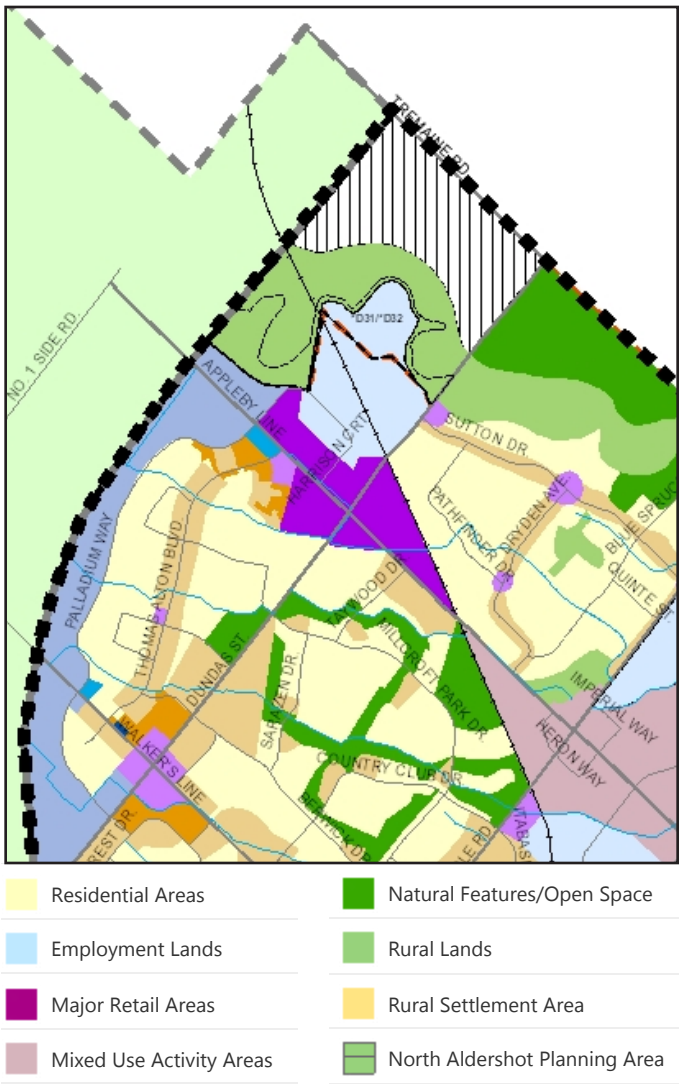


Figure 23: Excerpt Official Plan Schedule B Burlington Official Plan Comprehensive Land Use Plan - Urban Planning Area

6.1.6.3 Section 8 of Part VI provides special direction for areas where land use designations are to be determined as illustrated on Schedule B, Comprehensive Land Use Plan – Urban Planning Area. The Evergreen site is addressed in Section 8.4 Tremaine Road/ Dundas Street Study Area. The policies in the section make it clear that secondary planning or major planning studies are to be conducted to determine long term development policies for Land Use Designation to be Determined areas (8.1 b). In addition, they provide specific requirements to realize such plans or studies. In the case of Tremaine Road/ Dundas, an inter-municipal study is identified to establish the overall development concept (8.4b). As detailed in section 3 of this report, this inter-municipal study, undertaken by MSH, was completed in 2009 and received by Burlington City Council in September 2011. In Burlington staff report PB-36/11, which went to the Burlington's Community Development Committee on September 12, 2011 and evaluated the MSH Background and Options Report, staff supported a mixed use option for the Property.

Further direction is provided in section 8.4 c) and d) of the OP stating that:

> 8.4 c) Land use policies within the Tremaine/ Dundas Street Study Area shall be directed by the findings of Secondary Plan study(ies) and the subsequent adoption of the Secondary Plan(s) and amendment to this Plan. The planning study referred to in Part VI, Subsection 8.4 b)[the inter-municipal study] shall be used as the basis for the Secondary Plan study(ies).
>
> d) The Secondary Plan study(ies) referred to in Part VI, Subsection 8.4 c) shall be conducted in accordance with Part VI, Section 5.0.

Section 5 of Part VI describes the Secondary and Tertiary/ Neighborhood Planning process. In the Council direction of November 26, 2012, Council directed the Planning Director to prepare a secondary plan for the Tremaine Dundas Lands. Policies 5.2 b) describes matters to be considered in the secondary plan development. As part of this development application, draft Secondary Plan policies have been created. These policies have been the subject of consultations with the City of Burlington. The draft Secondary Plan provides proposed policies related to community vision, land use structure, environmental strategy, land use design and transportation, reflecting the development concept for the Evergreen lands presented with this application.

The land use policies proposed by Evergreen are consistent with the Council direction in 2011 in regard to a mixed use development and then in 2012 in regard to Options A or B or a mix of the two. The proposed draft Secondary Plan prepared for Evergreen includes the matters to be considered as directed by Part VI,

Section 5.0 of the OP, including the preparation of an Urban Design Plan - provided in the context of the draft Secondary Plan polices—as outlined in Part VI Section 5.3.b).

With the completion of the process identified in Part VI, Section 8.4, the proposed OPA will delete the policies in Section 8.4 and redesignate Tremaine Dundas Plan area according to the Secondary Plan and related Official Plan Amendment.

6.1.6.4 Part I of the Official Plan addresses the Policy Framework for the Plan. It indicates that the OP will manage and direct development and planning to a horizon of 2021, when it is expected that the population will have grown to 182,000 residents with 108,000 employees within the municipality. The guiding principles for the OP are described in Section 3.0 Guiding Principles as follows:

> a) Provide a community plan and growth strategy aimed at creating an attractive, liveable community that offers a wide range of housing, employment, transportation, and leisure opportunities for all its citizens.
>
> b) Support a healthy, clean and sustainable community based on an ecosystem approach and the implementation of the principles of Sustainable Development, by ensuring that environmental integrity and diversity, social and economic factors, and compatibility are considered in land use decisions.
>
> c) Ensure that the City's infrastructure and services are maintained or expanded at a level that is fair, realistic and affordable.
>
> d) Foster a unique, vibrant and strong community identity.
>
> e) Create a community development pattern that supports the existing business community and promotes new business development opportunities, by protecting critical areas of economic enterprise and promoting a variety of locations for economic activity.
>
> f) Support a vigorous local economy.
>
> g) Promote safety and health in the community as well as fair access to housing, municipal services, community facilities, education facilities and economic opportunity.

The Evergreen proposal provides a liveable community with a mix of uses and employment opportunities supporting the guiding principles of the Official Plan. The Evergreen community, in its preservation of 19.6 ha of natural heritage systems and incorporation of sustainable development principles such as low impact development strategy supports guiding principle b). Further more its proposed employment opportunities and mix of uses promote a vibrant community and areas for economic activity as identified in principles d, e, f and g.

6.1.6.5 Part I Section 4.0 addresses the City of Burlington's land use vision. This narrative statement describes the City's character, its present built form and its vision for future growth. The vision describes the changes that the OP encourages such as:

> 4.3
> i) the development of a greater diversity of housing types to meet the changing needs of the population;
>
> ii) the development of a more self-contained city by encouraging a greater live-work relationship and supporting designation of lands for a wide variety of employment uses;
>
> iii) the focusing of more intense land uses into specified mixed use centres and along certain roads;
>
> iv) a move towards a more balanced transportation system; and
>
> v) a greater emphasis on the long term preservation and conservation of significant natural features with greater public access particularly to the waterfront and reasonable and responsible access to other areas.

The Evergreen proposal realizes many of the changes that are sought by the Official Plan. The proposal includes a variety of housing types including single detached houses, townhouses and apartment units; the introduction of employment uses and mixed use development to support the idea of 'self-containment'; a community of transit-supportive densities which support a move toward a more balanced transportation system where transit use is encouraged through urban design; and a site design that protects and enhances the natural heritage features that are present on the site.

6.1.6.6 Part II of the OP establishes the functional policies that are applicable throughout the City regardless of the land use designation. Nevertheless, some policies apply only to specific types of land use designations. Section 2 of Part II details the principles, objectives, and general policies that inform the centrality of the concept of sustainable development to the overall vision for the City's growth. Sections 2.6 and 2.7 discuss sustainable development more specifically. The following policies are relevant to consider in the context of Evergreen's proposal:

> 2.6.2 Sustainable Development and City Operations: Policies
>
> g) Energy conservation shall be encouraged through community and site planning, design, and the use of energy-efficient materials and landscaping. When development applications are reviewed, consideration shall be given to energy conservation measures such as the solar orientation of streets and buildings, increased densities, walkability and decreased automobile dependency, and the use of landscaping and building materials.

The Evergreen proposal and its proposed site design includes increased densities, a more compact, urban type street grid that encourages walkabilty and an innovative approach to site landscaping that promoted low impact development strategies.

> 2.7.3 Sustainable Design and Compatibility Policies
> d) Where appropriate, new development shall be designed to be compatible with and enhance existing natural features, such as the Lake Ontario and Burlington Bay waterfronts, the Niagara Escarpment, woodlots, watercourses and stream valleys.
>
> e) The City will encourage development that provides choices in housing, shopping, employment, and transportation.
>
> f) Energy conservation shall be encouraged through community and site planning, design, and the use of energy-efficient materials and landscaping. When development applications are reviewed, consideration shall be given to energy conservation measures such as the solar orientation of streets and buildings, increased densities, walkability and decreased automobile dependency, and the use of landscaping and building materials.
>
> n) Exposure of residential and other land uses sensitive to vibration, noise, dust, odours or other effects caused by transportation or industrial facilities, and likewise, the encroachment of sensitive land uses on these facilities, shall be avoided through the use of separation distances, the placement of non-sensitive land uses in buffer areas, and/or other means. Proponents may be required to submit studies and undertake necessary mitigating actions to address compatibility issues to the satisfaction of the City and Region. Provincial guidelines shall be referred to for direction in land use planning decisions.

The Evergreen Proposal is consistent with the policies outlined above in that it incorporates many sustainable development principles in its planning and design. The proposal is designed to integrate with existing woodlots and watercourses (d); it provides a range of housing typologies including single family townhouse and apartment units, a mix of employment opportunities and a walkable community that is connected to transit to supporting housing, shopping, employment and transportation choice (e); it protects and enhances natural features on the site and is compatible with the on site woodlands and watercourses

(f); it includes the use of low impact development strategies to control and treat stormwater on site (h); it includes the preservation of 19.6 ha of heavily treed and wooded areas and will include extensive street tree planting supporting item (m); and includes appropriate separation of sensitive residential areas from planned employment uses (n).

6.1.6.7 Section 6 of Part II of the OP concerns the integration of design considerations into planning processes for the City. The basic principle of the OP related to urban design is: The tangible elements of the urban form, consisting of a combination of the built environment and open space that form the urban landscape, shall be designed in an efficient, attractive and compact manner to enhance the well-being of the residents of the community and to reflect the vision of this Plan (6.1). The site design of the Evergreen proposal meets this principle. The general design objectives that are most relevant to this application are:

> 6.2 Design: Objectives
>
> a) To ensure that the design of the built environment preserves, enhances and connects natural features and landscapes.
> d) To ensure that the design of the built environment in new communities integrates with the natural setting and provides a diverse social setting that is well served by public transit, and by attractive and well-developed pedestrian environments.
> e) To achieve a high quality of design within the public realm.
> f) To ensure consistency, compatibility and quality in the built environment while allowing for a diverse design expression.
> h) To ensure that the principles of Sustainable Development are considered in the design of the built environment

The Evergreen proposal is supported by a carefully crafted, intentional design to create a new type of Greenfield development; one that integrates with it natural surrounding while creating a dense, walkable, attractive community that is connected to higher order transit and a mix of uses including retail and employment. The streets and blocks within the Evergreen proposal have been designed to allow for a high quality public realm that contributes to the community's identity and success. More details regarding Evergreen's approach to design can be found in the accompanying Urban Design Guidelines.

6.1.6.8 Section 6.3 and 6.4 discusses urban design in the context of existing and new communities and the public realm, respectively. Policy 6.3. d) and e) describes the preparation of design plans that support a development proposal and the preference of the City for compact development

> d) City Council may require the preparation of design plans in conjunction with development proposals. These plans shall, among other things, identify the natural environment system as the organizing framework for new community forms, define a physical organization that supports the goals of mixed land use, diversity and pedestrian orientation, define the public realm and the relationship of built form to the public realm, address issues of the physical integration of the community with surrounding areas, encourage the use of public transit and the creation of an environment for pedestrians and bicyclists, identify opportunities to integrate public art or other cultural elements into the community, and promote public safety.
>
> e) Preference will be given to community design containing more compact forms of development that support higher densities, are pedestrian oriented and encourage increased use of public transit.

The Evergreen proposal provides a number of plans that illustrate various elements outlined in 6.3 d) including the relationship of the proposed development to the natural heritage system (Schedule B) the physical organization of the plan and the proposed mix of uses (Schedules A, C and the Concept Plan), and the support of public transit use through convenient connections to the planned BRT transit stop at Tremaine and Dundas (Schedule D).

The Evergreen proposal supports higher density development that is pedestrian oriented and encourages the use of transit by connecting to the Dundas BRT and the future Highway 407 Transitway (6.4 e). Furthermore, the proposal support the creation of a strong public realm in that the design of proposed streets and buildings face the street and create attractive pedestrian spaces (6.4 b) and link proposed parks and existing open spaces (6.4 d).

6.1.6.9 Section 6.5 of Part II describes design guidelines policies. The Secondary Plan prepared in conjunction with this application for the Evergreen lands addresses various policies in this section, creating a refined description of the type and form of development anticipated in the Evergreen Community, defining the design elements required to ensure compatibility, connectivity and an overall healthy, safe community.

The Secondary Plan address the density and height of proposed building forms(6.5 a); compatibility between sensitive uses and planned employment uses on the east side of Tremaine road(6.5 b); a focus on the development of a safe, pedestrian friendly streetscape that is safe and vibrant (6.5 c, d, f); connectivity to areas of planned transit investment (6.5 e); site design that anticipates shared or underground parking for more intense uses, improving the public realm (6.5 g); and a design that supports sustainable development considerations (6.5 m).

Section 6.6 c) which addresses the need for Urban Design Guidelines for large scale developments like Evergreen's are addressed in a stand alone Urban Design Guidelines document submitted as part of this application, which details the urban design guidelines that will shape the development of the Evergreen Community.

6.1.6.10 Part II sets out the land use designation policies for the City of Burlington. The settlement pattern land use categories proposed to amend OP Schedule A include: Residential Areas, Mixed Use Activity Areas, Employment Lands and Natural Features/ Open Space (See proposed Schedule A). Six specific land use designations are proposed to amend OP Schedule B: Business Corridor, Mixed Use Corridor– Employment, Residential - Medium Density, Mixed Use Corridor– General, Greenlands and Major Parks and Open Space.

6.1.6.11 Section 2 of Part III provides guidance on how growth on lands identified as "Residential Area" on Schedule A should be managed, designed, and accommodated. The proposed residential area on the Evergreen lands supports the principles and objectives set out in section 2.1 including supporting Burlington's supply of housing (2.1 b), includes a range of housing types (2.1 c, 2.2.1 d, f), addresses new housing demand through the development of a new community (2.1d), is compatible with the protection of the natural environment (2.2.1 b), encourages use of public transit in that the proposal is located near the planned BRT along Dundas (2.2.1 c) and includes a mix of uses that encourage a live/ work relationship in the city (2.2.1 d).

The following polices are also relevant to consider in the context of the Evergreen proposal:

> 2.2.2
> d) In Residential – Medium Density areas, either ground or non-ground oriented housing units with a density ranging between 26 and 50 units per net hectare shall be permitted.
>
> g) The following building forms for residential development shall be permitted:
>
> > ii) detached and semi-detached homes, townhouses, street town houses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments shall be permitted in Residential-Medium Density areas, provided that these forms meet the density as specified in Part III, Subsection 2.2.2 d), for these areas.

A broad range of dwelling types are proposed in the Community. The density of the lands proposed to be designated Residential – Medium Density, as identified in Schedule C, is estimated at 32 units per hectare and includes detached, semidetached and townhouse forms.

6.1.6.12 The Evergreen proposal contributes to meeting Burlington's short and long term housing supply, as set out in subsection 2.3 of Part III.

> 2.2.3
> a) To the extent to which land is available in the Urban Planning Area, City Council shall maintain its fair share of land within the regional market area with servicing capacity sufficient to provide a three year supply of residential units, available through lands suitably zoned to facilitate residential intensification and re-development, as well as land in draft approved and registered plans, in order to meet anticipated short term housing needs.
>
> b) To the extent to which land is available in the Urban Planning Area, City Council shall maintain the ability to accommodate its fair share of residential growth within the regional market area for a minimum of 10 years through residential intensification and re-development and, if necessary, lands which are designated and available for residential development, in order to meet anticipated long term housing demands.

The ways in which Evergreen's proposal meets Burlington's long and short term housing needs are further described in MGP's Report, "Employment and Residential Assessment Evergreen Property."

6.1.6.13 Section 3 of Part III discusses lands identified as "Employment Lands" on Schedule A. The northeast portion of the Property is proposed to be identified as Employment Lands, and more specifically designated as Business Corridor. Employment Lands are described in the OP as "the main locations where office and industrial activities will occur." The Evergreen proposal supports the principles, objectives and general policies related to employment lands in that it increases job opportunities in the city (3.1 b), is balanced with consideration for the natural heritage system (3.1 c), is compatible with other uses proposed on the site (3.1 d, 3.2.2 c), is located nearby to public transit (3.1 f) and, with the proposed Business Corridor designation, the Evergreen site would be promoting the expansion of corporate and professional business offices (3.2.1 a).

6.1.6.14 At a finer level of detail the Employment Lands in the northeast corner of the site are proposed to be designated Business Corridor. This land use was identified as appropriate for this location because the site can provide a good location for prestige-type office uses with good visibility along Highway 407, as anticipated in the OP (3.4.1 a, 3.4.2 g(vii)). The draft Secondary Plan prepared for Evergreen anticipates a broad range of light industrial uses and office uses to be permitted in this area (3.4.2 a) i) that would be compatible with the proposed neighbouring residential uses.

6.1.6.15 The Council direction provided on November 26, 2012 stated that the land use policies are to achieve between 816-980 jobs. The lands designated as Business Corridor are anticipated to achieve 11,910 square meters of development and 357 jobs, helping to satisfy this Council direction. The remaining jobs that the Evergreen concept proposes are found in the Mixed Use Corridor Employment designation, at 650 jobs, and to a lesser extent, in the Mixed Use Corridor General designation, at 319 jobs, where employment will be found in permitted ground floor retail or commercial businesses.

6.1.6.16 Section 5 of Part III details the principles, objectives, and policies addressing lands identified as Mixed Use Activity Areas. This land use category is proposed for a majority of the lands abutting Tremaine Road on the eastern side of the Property, as well as the lands along Dundas Street near Tremaine Road. Furthermore, these lands are proposed to be more specifically designated as "Mixed Use Corridor – General" and "Mixed Use Corridor – Employment" as per Schedule C Land Use.

6.1.6.17 Mixed Use Activity Areas, as described in Section 5.0, are intended for places that "provide locations where employment, shopping and residential uses will be developed." The proposed Mixed Use Activity Area in the Evergreen proposal supports the principles, objectives and policies related to this land use as it encourages the efficient use of physical resources and services (5.1 a) through compact development, provide opportunities for the integration of uses such as residential uses with retail stores in a compact urban form (5.2.1 a), and proposed these

used in a compact, pedestrian-oriented form accessible by public transit (5.2.1 b, 5.2.2 d).

6.1.6.18 Section 5.3 addresses objectives and policies related to Mixed Use Corridor- General and Mixed Use Corridor - Employment. The corner of Tremaine Road and Dundas Street is proposed for a designation of Mixed Use Corridor - Employment to reflect its use as a center for job creation and not residential development. The policies related to Mixed Use Corridor- Employment, found in Section 5.3.4 of the OP are addressed in Section 6.7.26 of this document. The remainder of the land proposed for Mixed Use Corridor - General supports the policies found in section 5.3.2 of the OP, and addressed below.

6.1.6.19 The uses permitted in Mixed Use Corridor - General areas permit a wide range of retail and service commercial uses as well as high density residential and a full range of office uses (5.3.2 a. i, ii). The proposed concept for the Evergreen lands realizes these types of uses in a compact, pedestrian oriented form that can provide for the day to day needs of future residents (5.3.2 b).

The Mixed Use Corridor - General lands in the Evergreen proposal are conceptualized to contain flexible retail, service commercial or office uses at grade in the high density residential buildings (5.3.2 c). While additional design detail is necessary at the site plan stage, the proposal seeks to support street level pedestrian oriented uses, maintain compatibility to adjacent residential areas through the use of transitioning built form and integration with surrounding uses (5.3.2 g). In addition, as visualized in the Concept Plan, the proposal seeks to support convenient pedestrian travel to the planned BRT stop at Tremaine and Dundas (5.3.2 h, i)

6.1.6.20 Criteria for re-designation of lands to Mixed Use corridor is addressed in policy 5.3.2 j:

> j) Proposals for the re-designation of lands to Mixed Use Corridor from another designation shall require an amendment to the Plan and shall be evaluated based on the following criteria:
>
> (i) the impact of the proposal on adjacent land uses, particularly residential;
>
> (ii) adequate municipal services are available;
>
> (iii) sufficient on-site parking is provided;
>
> (iv) the site is served by efficient peak period public transit;
>
> (v) vehicular access to and from the site does not adversely affect local streets; and
>
> (vi) the site is located on a multi-purpose arterial or major arterial road that can accommodate the anticipated traffic

The Mixed Use Corridor - General lands proposed for the Evergreen site are compatible with adjacent proposed residential land uses, will be serviced through new servicing introduced to support the entirety of the new Evergreen Community, and has been designed to allow future flexibility to meet the potential parking needs for the site through a mix of shared surface, structured or underground parking that will sufficiently service the ultimate uses on the site. Access to the mixed use areas is proposed from Tremaine Road or Dundas Street. This strategy limits impacts on the proposed internal local streets of the community and respects 5.3.2. j vi) in that the site is partially located along Dundas Street, a major arterial road as designated on Schedule J of the Official Plan.

The lands proposed to be designated “Mixed User Corridor - General” will be an important element influencing how Evergreen contributes to the development of complete communities. The wide range of businesses and community services that are permitted on the lands will enable residents to live, work, and play, decreasing the need for car travel to other areas of the municipality or the region. The design of the buildings in the mixed use corridor area, as illustrated in the Concept Plan, will be oriented to the pedestrian realm and the height of the buildings, will ensure its compatibility with the low-density and low-rise character of the internal residential neighbourhood. Roughly 25% of the anticipated jobs to be realized by the Evergreen proposal are found in the Mixed Use Corridor - General

land use, 319 jobs, assumed to be retail/ commercial/ service use jobs in the ground level of proposed mid-rise building forms.

6.1.6.21 Mixed Use Corridor- Employment is discussed in Section 5.3.4 of the OP. The employment uses anticipated in the Mixed Use Corridor Employment category would generate the balance of the jobs directed to be realized at this location, 650 jobs, assuming an office-type use. No residential uses are permitted by the OP in the Mixed Use Corridor - Employment designation and none are proposed for this designation in the Evergreen concept. This employment node is intended to take advantage of the planned higher order transit investment at the corner of Tremaine Road and Dundas Street, supporting 5.3.4 g. As directed in the OP, the Evergreen proposal allows for a range of employment uses in the location such as office, limited retail and service commercial (5.3.4 b). Office uses are illustrated in the Concept Plan that accompanies this report.

6.1.6.22 Criteria for re-designation of lands to Mixed Use Corridor- Employment is addressed in section 5.3.4 h:

> h) Proposals for the re-designation of lands to Mixed Use Corridor – Employment from another designation shall require an amendment to the Plan and shall be evaluated based on the following criteria:
>
> (i) the impact of the proposal on adjacent land uses, particularly residential;
>
> (ii) adequate municipal services are available;
>
> (iii) sufficient on-site parking is provided;
>
> (iv) the site is served by efficient peak period public transit;
>
> (v) vehicular access to and from the site does not adversely affect local streets; and
>
> (vi) the site is located on a multi-purpose arterial or major arterial road that can accommodate the anticipated traffic.

The Evergreen proposal meets the criteria set out in 5.3.4 h) in that the location of these lands has been designed to be sensitive to the planned residential uses adjacent to it, transition in height to the mid-rise forms conceptualized to its north and west and is buffered from the internal low rise residential uses by a proposed park; will be serviced through new servicing introduced to support the entirety of the new Evergreen Community; has been designed to allow future flexibility to meet the potential parking needs for the site through a mix of shared structured or underground parking that will sufficiently service the ultimate employment uses at this location; access to the mixed use employment area is proposed from Tremaine Road or Dundas Street and limits impacts on the proposed internal local streets of the community and the site is located along Dundas Street, a major arterial road as designated on Schedule J of the Official Plan.

6.1.6.23 Section 6 of Part III addresses the land use designations that concern the natural features and open spaces of the Urban Planning Area. The Evergreen proposal includes a unique mix of natural features and open space. The proposal includes natural heritage features and their associated buffers and linkages, classified as Greenlands in the Burlington OP; Open Space areas. While no land use category is associated with them, conceptual identification has been provided for community-level parks in Schedule E and areas to be used for stormwater management and low impact development in schedule F.

6.1.6.24 Section 6.2 addresses the Greenlands Designation. The Greenlands designation are no longer specifically referenced by ROPA 38, as the designation has been incorporated into the Region's Natural Heritage System. The objectives of the Greenlands designation are outlined in policy 6.2.1 and include long term preservation of lands that are part of a permanent natural resources base (6.2.1. a); the preservation and protection of significant natural and cultural heritage features (6.2.1.c).

6.1.6.25 The Evergreen proposal meets the objectives for the Greenlands designation, in that the proposed NHS preserves and protects lands that are part of the

permanent natural heritage resource base. These areas have been defined through the EIR/ FSS process. A detailed account of the Greenlands system on the Evergreen Property found in the EIR/FSS report.

6.1.2.25 Section 6.3 addresses Major Parks and Open Space. While the Evergreen proposal does not include any major parks as defined by the Official Plan, Schedule E includes seven community-level parks . The detailed design of these parks has not been undertaken at this stage, but the role of these parks in the community could range from Park to Neighborhood Park (6.3.2 i, ii) depending on its size and detailed design. The proposed parks spaces support connectivity between parks and other natural amenities (6.3.2 f), connecting through a series of proposed trails or sidewalk connections as seen in Schedule E.

6.1.2.26 The Major Parks and Open Space designation has been identified in the proposed amendment to Schedule B. On the Evergreen Property, the lands around the Heritage House are proposed as Major Parks and Open Space. This area is an important open space areas in the Evergreen Community and support the objective of 6.3.1 a), recognizing open space lands as valuable resources to the community. A site specific exception to allow the Heritage House use in the Major Parks and Open space designation is introduced in the draft Official Plan Amendment.

6.2 Environment

6.2.1 Provincial Policy Statement 2014

6.2.1.1 The PPS sets out Ontario's overall land use planning vision in a statement that encompasses the many factors at play in creating balanced, healthy communities. As set out in Part I, Preamble, the PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The PPS policies illustrate the attention given to the objectives of efficient land development and environmental protection, and the need for balance in regard to these important matters. The environmental policies of the PPS are discussed in the following paragraphs.

6.2.1.2 Section 1.5 addresses the use and promotion of public spaces, recreation, parks, trails and open space in planning matters. These policies are central to the type of community that the Evergreen proposal seeks to develop. The design and orientation of the Evergreen Community around a significant natural heritage system and including a range of new park spaces supports policy 1.5.1.

> 1.5.1 Healthy, active communities should be promoted by:
> a) planning public streets, spaces and facili- ties to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
>
> b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
>
> d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The Evergreen concept, as illustrated in the Concept Plan, includes a community density that promotes safe, efficient public streets that facilitates connectivity as detailed in policy 1.5.1 a). In addition, the concept includes 7 community park spaces and extensive trails within the buffer areas of the Natural Heritage System and conserves and enhances 19.6 ha of open space areas that make up the Evergreen NHS, addressing policy 1.5.1 b). Lastly, the development concept for Evergreen includes a trail network that connects to and recognizes the importance of neighbouring Bronte Creek Provincial Park to the south (1.5.1 d).

6.2.1.3 Section 1.6 of the PPS addresses infrastructure and public service facilities. In policy 1.6.2, the Province directs municipalities to promote green infrastructure.

> 1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.

The Evergreen proposal incorporates a number of low-impact development strategies, a type of stormwater management system that includes innovative and best-practice water and stormwater management techniques and technologies to manage runoff and promote an efficient use of infrastructure.

> 1.6.6.1 Planning for sewage and water services shall
> c) promote water conservation and water use efficiency;
> d) integrate servicing and land use consider- ations at all stages of the planning process;
>
> 1.6.6.7 Planning for stormwater management shall:
> a) minimize, or, where possible, prevent in- creases in contaminant loads;
> b) minimize changes in water balance and
> erosion;
> c) not increase risks to human health and
> safety and property damage;
> d) maximize the extent and function of vegeta- tive and pervious surfaces; and
> e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development

The Evergreen concept and its approach to water services has been planned around low impact development strategies. These strategies promote water conservation and efficiency (1.6.6.1 c), and this approach has been incorporated into Evergreen's concept from the early stages of the design (1.6.1.1 d). Furthermore, the approach to stormwater management, outlined in detail in the EIR in section xxxx, is efficient and sustainable, supporting policy 1.6.6.7.

6.2.1.4 Section 2.0 of the PPS establishes policies concerned with the wise use and management of resources. Section 2.1 addresses natural heritage. The Evergreen proposal has a carefully planned and designed relationship with the natural heritage system on the site. Through the proposed development for the Evergreen Community supports policies found in section 2.1 namely:

> 2.1.1 Natural features and areas shall be protected for the long term.
>
> 2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecologi- cal function and biodiversity of natural heri- tage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Sections 2.1.4 to 2.1.7 identify limitations on development in enunciated kinds of natural features while section 2.1.8 precludes development or site alterations on adjacent lands to a specific natural heritage feature or area unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The EIR/FSS evaluates the natural heritage features and areas and the adjacent lands in accordance with these PPS policies.

6.2.1.5 Section 2.2 of the PPS addresses policies related to water, its protection and restoration, including the following:.

> 2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:
>
> b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
>
> d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
>
> h) ensuring stormwater management practic- es minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

6.2.1.6 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

The Evergreen proposal supports the PPS policies related to water found in sections 2.2.1 and 2.2.2. The Evergreen proposal will not adversely impact upon sensitive surface water features or sensitive ground water features. All sensitive surface and groundwater resources and their related hydrologic functions will be protected, improved or restored using LID stormwater management measures. These policies are supported by the multi-disciplinary approach that is proposed on the Property, where there is a integrated approach to the natural heritage system, land use planning strategies and innovative stormwater management techniques.

6.2.2 Growth Plan

6.2.2.1. The Growth Plan sets out guiding principles, which include both elements of development and environmental protection as part of the vision for the Greater Golden Horseshoe. One of the principles, as set out in section 1.2.2, is to "protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations".

6.2.2.2 Section 3.2.5 addresses water and wastewater systems. The Evergreen proposal will require new water and wastewater systems. The proposal supports the following policy by developing appropriate wastewater servicing infrastructure and designing innovative stormwater management techniques that are meant to enhance infiltration and improve the quality of water entering the local watercourses.

> 3.2.5.4 Construction of new, or expansion of existing, municipal or private communal water and wastewater systems should only be considered where the following conditions are met:
> a) Strategies for water conservation and other water demand management initiatives are be- ing implemented in the existing service area;
> b) Plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density targets

A comprehensive water and wastewater servicing plan has been prepared as part of the EIR/ FSS by Urbantech in conformity with these Growth Plan policies.

6.2.2.3 Section 4 of the Growth Plan establishes policies that inform the protection of natural and cultural heritage features within the GGH and reinforce the directions of the Greenbelt Plan and the Provincial Policy Statement. The Evergreen proposal protects and enhances the natural heritage system identified for the Subject Property in the EIR/FSS.In addition, it proposes a balance of new open space

as well as sensitive locations for trails that do not compromise the integrity of the natural features on the site. The proposal responds appropriately to the following policies:

> 4.2.1.3 Planning authorities are encouraged to identify natural heritage features and areas that complement, link, or enhance natural systems.
>
> 4.2.1.4 . Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly accessible parkland, open space and trails, including shoreline areas, within the GGH that –
> a) clearly demarcates where public access is
> and is not permitted
> b) is based on a coordinated approach to trail
> planning and development
> c) is based on good land stewardship practices for public and private lands.

6.2.3 Provincial Greenbelt

6.2.3.1 The Greenbelt Act was enacted by the Province of Ontario in 2005 and permanently protects approximately two million acres of land in Southern Ontario through the Greenbelt Plan. Where the Growth Plan establishes where growth ought to occur, the Greenbelt Plan establishes where it cannot in order to safeguard prime agricultural land and natural heritage from development and protect natural features, species, and ecosystem services from urbanization. The Greenbelt Plan also builds on two other protected-land policy frameworks, the Niagara Escarpment Plan (NEP) and the Oak Ridges Moraine Conservation Plan (ORMCP). Together, the lands identified in all three plans, and the linkages between them, form the Provincial Greenbelt.

6.2.3.2 A portion of the Property along the western boundary is within the Provincial Greenbelt area. While all lands within the Greenbelt Plan on the Evergreen Property are contained within the proposed NHS, it is important from a planning perspective to reflect upon how the proposed development supports the vision of the Greenbelt Plan, particularly how the Greenbelt Plan is to give:

> "permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;" (1.2.1 Vision)

The Evergreen concept supports this element of the vision of the Greenbelt in that it is a comprehensive and integrated sustainable and low-impact development approach to community design. At the broadest level, the distribution of land uses and building typologies are organized in such a way to be particularly sensitive to the Greenbelt lands. The densest and most traffic-intensive land uses and built forms – the mixed-use buildings, offices, parking lots, and mid-rise residential – are located on the northern, southern, and eastern boundaries of the Property, less intensive land uses are adjacent to the Greenbelt lands.

The Natural Heritage System features that are present on the Evergreen site have been protected and enhanced through buffers and linkages that connect back to the Greenbelt lands to the west. The Property's design encourages a harmonious relationship between the built and natural environment.

6.2.4 Halton Official Plan 2006 (ROP 2006)

6.2.4.1. On Map 1 of ROP 2006, the Evergreen Property is designated Urban Area, with a small portion of the westerly boundary designated Greenlands B. Lands immediately west of the Property are designated Greenlands B. As set out in section 118(3), the Evergreen Property is required to undertake an Environmental Impact Study (EIA) to "demonstrate that the proposed development will result in no overall negative impacts to the functions and features of that portion of the Greenlands System affected by the development." Were it not for ROPA 38, these policies would have been addressed in this Planning Justification Report.

6.2.4.2 Section 115 of ROP 2006 sets out an alternative process for identifying a Greenlands System within a Secondary Plan area. The Tremaine Dundas Secondary Plan Subwatershed Study (2009) was prepared pursuant to this policy. However, the process required under section 115 was never completed as no local official plan amendment with an alternative Greenlands B system was ever approved. Rather, the Natural Heritage System identified in the Tremaine Dundas Secondary Plan Subwatershed Study was adopted into ROPA 38 as the NHS for the Subject Property.

6.2.5 Halton Official Plan 2009 (ROP)

6.2.5.1 As noted in section 6.1 of this report, Halton's Planning Vision is rooted in the concept of "sustainable development". To achieve this, as set out in section 25 of the ROP:

> Planning decisions in Halton will be made based on a proper balance among the following factors: protecting the natural environment, preserving Prime Agricultural Areas, enhancing its economic competitiveness, and fostering a healthy, equitable society.

Policies that address protecting the natural environment are discussed in the following paragraphs.

6.2.5.2 Sections 87 through 89 of the ROP address Urban (Water Supply and Wastewater Treatment) Services. The proposal for the Evergreen Property supports the following policy of the Region.

> 89 It is the policy of the Region to:
>
> (23) Minimize the number of disturbances to the Regional Natural Heritage System affected by the provision of urban services, by integrating, if possible, construction plans for both water supply and wastewater treatment services, and by designing the urban services at those locations to take into account any possible future system expansion in accordance with Section 89(10) of this Plan.

A comprehensive water and wastewater servicing plan has been prepared as part of the EIR/ FSS, in accordance with the policies related to water and wastewater. The systems have been designed such that there will be no disturbances to the Regional Natural Heritage System (RNHS) identified in the EIR/ FSS.

6.2.5.3 The ROPA 38 NHS is depicted on Map 1 and Map 1G and addressed in sections 113 through 132 of the ROP.

The Natural Heritage System boundaries identified in the EIR/FSS ("Proposed NHS") reflect a refinement from what is seen on Map 1 and Map 1G as discussed in the EIR/FSS.

The Proposed NHS continues to address in an appropriate manner the objectives of the NHS as described in section 114.1 of the ROP:

> 114.1 The objectives of the Natural Heritage System are:
>
> (1) To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associ- ated cultural Heritage Features.
> (4) To direct developments to locations outside hazard lands.
>
> (5) To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton.
>
> (7) To protect or enhance fish habitats.
>
> (8) To preserve and enhance the quality and quantity of ground and surface water.
>
> (9) To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-connections between the Key Features and their ecological functions.
>
> (10) To protect significant scenic and heritage resources.
>
> (12) To preserve native species and communities that are rare, threatened or endangered
>
> (15) To preserve and enhance air quality.
>
> (17) To preserve the aesthetic character of natural features.
>
> (18) To provide opportunities, where appropriate, for passive outdoor recreational activities

Evergreen's proposed NHS addresses these objectives in an appropriate manner as discussed in the EIR/FSS, as does the proposed Secondary Plan.

6.2.5.4. Section 115 describes the components of the Regional Natural Heritage System while Section 116.1 describes how the boundaries of the Regional Natural Heritage System may be refined.

As described earlier in this report, the Evergreen team has prepared an EIR/FSS which identifies a Proposed NHS for the Evergreen property.

6.2.5.5 Section 118(3) and (3.1) requires that the proponent of any development or site alteration within 120 m of the RNHS undertake an Environmental Impact Assessment (EIA) to demonstrate that the development will not have a negative impact on the natural features and areas or their ecological functions potentially affected by the activity within the Subject Property. The EIR/FSS has been prepared to include all of the information and analyses that would be found in an EIA, in accordance with ROP policies and the Region's EIA Guidelines.

The EIR/FSS determined that there would be no negative impacts on the Proposed NHS from the proposed development for the reasons explained in the EIR/FSS.

6.2.5.6 Section 118(6) addresses the development of trails with in the Regional Natural Heritage System:

> 118(6) Encourage the development of trails within the Regional Natural Heritage System provided that:
> a) the trails are located on publicly owned lands or are part of the Bruce Trail;
>
> b) the trails and associated activities do not impact negatively on ecologically sensitive areas or resource uses such as agricultural operations;

The trails proposed in the Evergreen Community are illustrated on Schedule E. These trails, identified through the EIR/FSS process, do not negatively impact the natural heritage system and represent appropriate forms of access and use of the natural heritage system.

6.2.5.6 Part IV of the ROP entitled "Healthy Communities Policies" under the title Goal and General Policies identifies the following goal and policy which is relevant to the Evergreen proposal:

> 140 The goal for environmental quality is to achieve a high-quality environment, for this and future generations, that will sustain life, main- tain health and improve the quality of living.
>
> 141 It is the policy of the Region to:
>
> (5) Encourage the use of the principles of sustainability under Section 25 of this Plan in evaluating plans, programs and policies affecting the natural environment.
>
> (8) Encourage opportunities for the consideration and use of alternative engineering standards to promote sustainability and more efficient use of resources.

The Evergreen proposal, in part through its protection and enhancement of the proposed natural heritage system on the site, helps to achieve the Region's goal for a high quality environment.

The proposal supports the principles of sustainability described in Halton's Planning Vision (Section 25) in that " the natural environment is not being degraded" rather it is being protected and enhanced. The proposal also ensures that "this and future generations' capacity to meet their physical, social and economic needs are not being compromised" by the proposed development; rather these needs are being addressed in a progressive manner by the innovative approach to development proposed by Evergreen.

Furthermore, through the use of alternative engineering approaches in stormwater management that incorporate low impact development techniques, the proposal promotes sustainability and the more efficient use of resources.

The proposed system of Low Impact Development (LID) technologies will manage stormwater runoff in terms of both quantity control and quality enhancement.

6.2.5.7 With regard to Water, the following objectives and policies are relevant:

> 144 The objectives of the Region are:
>
> (3) To maintain, protect and enhance the quality and quantity of groundwater and surface water.
>
> (5) To support the protection of water quality and quantity in accordance with the objectives of Watershed Plans and Sub-watershed Studies, where they exist, or through best management practice, where such Plans/Studies do not exist.
>
> (6) To maintain and enhance fish habitat in Halton.

(7) To promote efficient and sustainable use of water resources, including the practices for water conservation and sustaining water quality.

145 It is the policy of the Region to:

(10) Encourage the protection and enhancement of watercourses and headwaters areas as an integral component for maintaining natural hydrological processes within a watershed.

(12) Promote the regeneration of natural areas near watercourses.

(17) Consider the impact of development on fish habitat and ensure compliance with the Federal Fisheries Act.

(23) Restrict development and site alteration in or near sensitive surface and ground water features and require the proponent to carry out an Environmental Impact Assessment in accordance with policies of this Plan and, undertake where appropriate, hydrogeological and hydrological studies to protect, improve or restore such features.

The low impact development stormwater management techniques will benefit and enhance the quality of ground water as the LID will help manage stormwater runoff in terms of both quantity control and quality enhancement.

Furthermore, the EIR/FSS supports the protection of water quality and quantity in accordance with objectives of the TDSPSS and maintains and enhances fish habitat in Halton,

The Evergreen proposal promotes the regeneration of natural areas near watercourses through the protection and buffering of the two watercourses on the site.

6.2.5.8 With respect to Land the following are relevant objectives and polices to consider:

146 The objectives of the Region are:

(2) To allow a wide range of possible land uses in settlement areas yet maintain an environment free from degradation through various uses of land.
(6) To protect significant tree-covered areas as a natural resource and promote the enhancement of woodland coverage in Halton.

(7) To promote the conservation and wise economic use of trees consistent with the ecological and environmental goals, objectives and policies of this Plan.

(8) To promote a linked system of woodlands in Halton where appropriate.

(10) To promote soil conservation and minimize soil erosion

(11) To ensure that development takes place on sites that are safe from soil contamination.

147 It is the policy of the Region to:

(6) Promote the planting of new trees, and to this end:

b) Retain treescapes along major transportation corridors, replace trees cut down for public works and, wherever possible, develop new treescapes consistent with safe and aesthetically pleasing road or corridor design.

d) Promote the development of treescapes along streams and valleys so as to reduce flooding and excessive soil erosion, maintain stream banks and slope stability, and provide suitable fish habitat.

(7) Discourage recreational activities

within woodlands where such activities will adversely affect forest health.

(17) Require that, prior to the Region or Local Municipality considering any development proposals, the proponent undertake a process in accordance with the Region's Guidelines (Protocol) for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites and any applicable Provincial legislation, regulations and guid lines to determine whether there is any potential contamination on the site and the steps necessary to bring the site to a condition suitable for its intended use.

The Evergreen proposal supports the objectives and policies of the Region through its proposal for a mix of uses that are sensitive to the protection of the natural heritage system on the site. The approach to the natural heritage features protects and enhances these woodlands and connects them through linkages to the Greenbelt lands to the west of the Property. Recreational activities are not proposed within woodlands, rather through a trail network within the buffer zone of the features.

Urban Forest Innovations Inc. has prepared a Tree Inventory and Preservation Study for the Evergreen Property in accordance with ROP policy (included as Appendix J4 to the EIR/FSS). As shown in the study, treescapes are retained where appropriate and new treescapes will be incorporated throughout the site to create an aesthetically pleasing community that will over the long-term result in the establishment of a more extensive tree canopy.

6.2.5.9 Sections 174 through 176 address Energy and Utilities. The following objectives and policies are relevant to the Evergreen proposal:

175 The objectives of the Region are:

(1) To guide development and transportation services so that energy consumption is held to a minimum.

(4) To achieve active participation of energy conservation by all residents and businesses in Halton.

176 It is the policy of the Region to:

(2) Facilitate energy conservation by:
c) promoting compact growth, live-work relationship and locally accessible services

The low-impact development strategies proposed for the Evergreen Property include strategies around energy conservation such as utilizing LED street lights, encouraging energy efficiency in building design and construction, optimizing tree planting to shade structures (where feasible) and providing 'Solar Ready' house infrastructure. Further information on these strategies can be found in Section 6.2 of the EIR/FSS document. These sustainable design approaches as well as the overall concept for a compact, mixed use development proposed for Evergreen will support the energy policies of the Region of Halton.

6.2.6 City of Burlington Official Plan

6.2.6.1 The Burlington Official Plan centers around the concept of sustainable development. The protection of natural heritage features is an important principle. Environmental policies of the Burlington Official Plan are addressed in the following paragraphs.

6.2.6.2 Lands to the west of the Evergreen Property are currently designated "Greenlands B". As described in section 4 of this report, the proposed NHS for the Evergreen Property is proposed to be designated "Greenlands". Section 2.5 of Part II of the Official Plan describes the requirement to prepare an Environmental Evaluation Report. The EIR/FSS prepared for Evergreen fulfills the Environmental Evaluation Report requirements set out in the OP,

6.2.6.3 Section 2.7 of Part II Functional Policies of the OP addresses sustainable design and compatibility. The proposal, through the use of low impact development strategies to control and treat stormwater management and the tree preservation plan discussed in the EIR/FSS, supports the following environmental sustainability policies:

> 2.7.3
> h) The City will encourage water conservation through the adoption of low irrigation landscaping and may discourage or prohibit the use of natural surface or ground water for nonagricultural irrigation.
> m) Practices that reduce the pollution of air, soil and water and that have beneficial effects on aquatic and terrestrial ecosystems, such as the preservation and planting of trees, shall be encouraged.

6.2.6.3 Section 2.8 of Part II relates to contaminated or potentially contaminated sites. As outlined in section 2.8.2 of the Plan, Environmental Site Assessments may be required for Official Plan Amendment applications. Pursuant to this policy, AMEC has prepared an updated Environmental Site Assessment.

6.2.6.4 Sections 2.10 and 2.11 of Part II elaborate on polices related to watershed management and stormwater management. The following policies are relevant to the Evergreen proposal:

> 2.10.1 Watershed Management Principles
> d) The vital components of the hydrologic system in the City such as groundwater features, watercourses, wetlands, valleylands, floodplains, Lake Ontario and Burlington Bay shall be protected, improved and/or restored.
> 2.11.3 Stormwater Management Policies
>
> a) Stormwater management techniques shal be used in the design and construction of all new developments to control both the quantity and quality of stormwater runoff. The degree of control and techniques used will depend on the conditions in the downstream receiving water bodies. The adverse effects of development on the downstream aquatic environment and adjacent lands shall be avoided or kept to a minimum.
>
> e) Functional drainage designs shall be prepared at the draft plan of subdivision or zoning stage in accordance with the requirements of the City's Storm Drainage Criteria Manual.

The Evergreen proposal includes innovative approaches to stormwater management. The watercourses that are present on the site have been maintained and enhanced through naturalization and buffers. Innovative Low Impact Development stormwater management techniques are executed by managing stormwater runoff close to its source and implementing a 'treatment train' system that employs a number of processes including interception, absorption, attenuation, infiltration, retention and evapotranspiration. The watershed management and stormwater management elements of the proposal are further supported and detailed in the EIR/ FSS report prepared for Evergreen.

6.2.6.8 Section 6 of Part III addresses the land use designations that concern the natural features and open spaces of the Urban Planning Area. The Evergreen proposal includes natural heritage features and their associated buffers and linkages, classified as Greenlands in the Burlington OP and Open Space areas.

6.2.6.9 Section 6.2.1 describes the objectives of the Greenlands designation including:

> a) To ensure the long-term preservation of lands that form a permanent natural resource base consisting of ecologically sensitive natural areas.
>
> c) To preserve and protect significant natural and cultural heritage features and landscapes; landforms performing important biological and ecological processes and functions; and areas providing non-intensive recreation opportunities.

As described earlier in this report, the Evergreen team has prepared an EIR/FSS which identifies a Proposed NHS for the Evergreen property, designated as Greelands in the Burlington Official Plan.

The Greenlands designated within the Evergreen proposal support the objectives of the Greenlands designation in that these lands will ensure preservation of lands for the long-term and will preserve and protect important landscapes and their ecological functions. Non intensive recreation opportunities are promoted in Evergreen through the incorporation of trails throughout the Community as illustrated on Schedule E.

6.2.6.7 Part VI of the Burlington OP identifies the tools and processes that implement the policies of the Official Plan. A parkland dedication calculation rate is provided in section 2.7.2. According to these rates, Evergreen would be required to provide approximately 3.1 hectares of parkland. The proposal provides 2.0 hectares of parkland within the 7 proposed parks. The remainder of the parks dedication requirement will be fulfilled through cash-in-lieu payment, as contemplated in 2.7.2 d).

6.3.1 Safe and Efficient Transportation System

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.	3.2.2.1 The transportation system within the GGH will be planned and managed to – a) provide connectivity among transportation modes for moving people and for moving goods c) be sustainable, by encouraging the most financially and environmentally appropriate mode for trip-making e) provide for the safety of system users	171 The goal for transportation is to provide a safe, convenient, accessible, affordable and efficient transportation system in Halton, while minimizing the impact on the environment and promoting energy efficiency.	3.1 Transportation: Principles d) The transportation system shall be planned, and operated so as to maximize efficiency, accessibility and safety of people and goods. 3.3.1 Transportation: Roads: Objectives a) To ensure the provision of well-maintained roads that will permit efficient access to all parts of the City including existing and proposed mixed use corridors, mixed use centres, GO Rail Stations and major Provincial highways e) Emphasis will be placed on implementing a more grid-oriented street network design wherever possible in the planning of new development areas and areas of urban growth, to distribute automobile and truck traffic more evenly and provide for more accessible and efficient transit services. 3.3.2 Transportation: Roads: Policies q) Streets intersecting with multi-purpose arterial and major arterial roads serviced by transit should be spaced no more than 200 m to 400 m apart to ensure convenient pedestrian access to these roads.	The Evergreen proposal introduces a new internal network of streets within the Evergreen lands, connecting to the existing major arterial roads of Tremaine and Dundas at the east and southern edges of the community. The street network is grid-oriented, and facilitates the movement of people within and out of the site in a safe, convenient, accessible and energy efficient manner, and supports connectivity between the various modes for moving people, in particular to the regional higher order transit along Dundas. A Transportation Report has been prepared by BA Group to assess the transportation elements of this proposal and provide additional detail supporting the rationale behind the proposed street network.
		173 It is the policy of the Region to: (22) Require the proponent of any development considered to have a transportation impact to carry out a detailed transportation study to assess the impact of the proposal and to recommend necessary improvements to the transportation network and services consistent with the goals, objectives and policies of this Plan.	3.2.2 Transportation: Policies d) A transportation study to assess the impact of a proposed development on current travel patterns and/or future transportation requirements may be required before Official Plan amendments, subdivision approvals, rezonings, site plan approvals or other development proposals are allowed.	A transportation study was undertaken by BA group pursuant to ROP policy 173(22) and OP policy 3.2.2. d) to assess the impact of the proposed development.

6.3.2 Transportation and Land Use Planning

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips ...	2.2.2.1 Population and employment growth will be accommodated by – g) planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling			The Evergreen proposal provides a mix of land uses. Such a mix provides local opportunities to fulfil daily needs as well as opportunities to live and work in the same location and contributes to reduction in trips and travel times.
1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.		172 The objectives of the Region are: (9.2) To integrate transportation planning, land use planning and investment in infra- structure.	3.1 Transportation: Principles b) Transportation and land use planning shall be integrated due to the link between transportation and other land uses, and the inter-dependency of land use and transportation planning decisions in relation to environmental and economic sustainability, and urban design objectives.	As described in Section 4.4 of this report, the Evergreen proposal was developed integrating land use and transportation considerations. The special street introduced in the linkage area between the Central Woodlot and the Valley Lands represents a balance in land use and transportation planning decisions. This road balances the importance of environmental protection with community connectivity.

6.3.2 Transportation and Land Use Planning

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible. 1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.				The proposal, at the Dundas Street and Tremaine Road intersection is at the juncture of a planned Bus Rapid Transit stop, as well as at the potential location of a Highway 407 Transitway stop at the north end of the site at Tremaine Road and Highway 407.

6.3.3 Active Transportation and Transit Supportive Community

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
	3.2.2.1 The transportation system within the GGH will be planned and managed to – b) offer a balance of transportation choices that reduces reliance upon any single mode and promotes transit, cycling and walking d) offer multi-modal access to jobs, housing, schools, cultural and recreational opportunities, and goods and services.	143 It is the policy of the Region to: (4) Promote walking, cycling and public transit over other modes of transportation	3.1 Transportation: Principles a) A multi-modal transportation system consisting of buses, automobile, truck, rail, walking and cycling modes and supporting infrastructure shall be provided. 3.2.1 Transportation: General: Objectives b) To develop a transportation system that supports and complements the City's urban development plans and rural community and provides mobility alternatives for persons who do not or cannot use an automobile.	As described in Section 2.1 of the Urban Design Guidelines, the Evergreen proposal provides a system of streets that are carefully designed to accommodate different modes of travel.

6.3.3 Active Transportation and Transit Supportive Community

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
	3.2.3.3 Municipalities will ensure that pedestrian and bicycle networks are integrated into transportation planning to – a) provide safe, comfortable travel for pedestrians and bicyclists within existing communities and new development	143 It is the policy of the Region to: (4) Promote walking, cycling and public transit over other modes of transportation	f) To provide more pedestrian oriented streetscapes. 3.6.1 Walking: Objectives a) To ensure that the design of new subdivisions provides convenient pedestrian access to schools, neighbourhood recreational facilities, shopping areas, employment areas and existing or planned transit routes. b) To recognize that public safety and security must be encouraged in the planning and design of sidewalks and walkways. c) To ensure that the design of all transportation facilities including existing and new roads considers the need to provide safe, convenient and attractive sidewalks and walkways. 3.6.2 Walking: Policies: a) Transportation facilities, including the reconstruction of existing roads and the construction of new roads, shall include safe, convenient and attractive pedestrian facilities such as sidewalks, multi-use pathways, corner ramps and pedestrian signals. On some low volume roads, pedestrian facilities may not be needed. b) Roads, sidewalks and walkways shall be designed to provide more direct walking access from the interior of blocks to transit locations. c) The development of streetscapes that are safe, convenient and attractive for pedestrians shall be encouraged through measures such as providing wide sidewalks, locating retailing and personal service uses at street level, encouraging building designs that provide shelter, and the providing of convenient and sheltered transit stops, street furniture, trees and other amenities. d) The connection of sidewalks, multi-use pathways and walkways with recreational facilities shall be encouraged.	Sidewalks and well landscaped street frontages are envisioned as part of the structure of the site. Evergreen's site design and proposed trail network support the city's interest in encouraging walking by its residents. The proposed trail network is illustrated on Schedule D Transportation Network, The trails provide convenient and attractive places for walking that are connected to the multiple uses present in the Evergreen Community. The design of the sidewalks and trails provide direct walking access to transit locations, at the corner of Dundas and Tremaine Road, and provide logical, direct connections at mid-block locations to improve accessibility and connectivity throughout the site. The Urban Design Guidelines provide greater detail on the proposed streetscapes.

6.3.3 Active Transportation and Transit Supportive Community

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
1.6.7.4 A land use pattern, density and mix of uses should be promoted that ... support current and future use of transit and active transportation.	2.2.2.1 Population and employment growth will be accommodated by – c) building compact, transit-supportive communities in designated greenfield areas d) reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments 3.2.3.2 All decisions on transit planning and investment will be made according to the following criteria: a) Using transit infrastructure to shape growth, and planning for high residential and employment densities that ensure the efficiency and viability of existing and planned transit service levels; c) Expanding transit service to areas that have achieved, or will be planned so as to achieve, transit-supportive residential and employment densities, together with a mix of residential, office, institutional and commercial development wherever possible; f) Increasing the modal share of transit	172 The objectives of the Region are: (9.1) To ensure development is designed to support active transportation and public transit. (10) To promote land use patterns and densities that foster strong live-work relationships and can be easily and effectively served by public transit and active transportation. 143 It is the policy of the Region to: (5) Require all new urban development to consider in its design the safe and accessible active transportation facilities and access to public transit services, or transit stops where they are likely to be located, within a walking distance of 400m.	3.2.1 Transportation: General: Objectives d) To encourage alternative travel by creating an urban environment that encourages walking, cycling and transit use and increases opportunities to live close to work and satisfy day-to-day needs locally without relying on the automobile. 3.4.2 Transit Services: Policies e) Development applications shall be reviewed to ensure that, where feasible, proposed land developments encourage the efficient and effective use of transit services.	The Evergreen proposal will create a new community of transit supportive density that will connect to planned transit infrastructure. The design of the community promotes transit use, as a large amount of residential space and employment areas are within 400 meters of the planned BRT stop at Tremaine Road and Dundas Road, reflecting ROP 143(5). The street network and density proposed for Evergreen would facilitate a future potential internal bus route that could efficiently service the community. Active transportation options will also be integrated throughout the Property including bike friendly street widths an attractive pedestrian realm, and multi-purpose trails that connect to the wider network in Halton Region.

6.3.3 Active Transportation and Transit Supportive Community

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
	3.2.3.3 Municipalities will ensure that pedes- trian and bicycle networks are integrated into transportation planning to – a) provide safe, comfortable travel for pedestrians and bicyclists within existing communities and new devel- opment		3.5.1 Cycling: Objec- tives 3.5.2 Cycling: Policies e) Bicyclist and overall public safety and secu- rity shall be encouraged in the design and devel- opment of the bikeway network.	The City of Burlington's Cycling Master Plan (2009) identifies Dundas Street as part of the Regional Cycling Network with a proposed Cycle Track along that right of way. Cycle tracks are a segregated bike lane that provides physical protection in traffic. The Evergreen proposal will support the bike network through potential new ridership stemming from the new community at this location. The internal street network, while it does not include designated bicycle lanes, incorporates a bicycle friendly width of outside travel lanes on proposed local collector roads 4m outside lane safely supporting the use of cycling as an alternative to the private automobile.

6.4 Economic

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan
1.1.3.2 Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: (1) efficiently use land and resources; (2) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; (3) minimize negative impacts to air quality and climate change, and promote energy efficiency; (4) support active transportation; (5) are transit-supportive, where transit is planned, exists or may be developed; 1.7.1 Long-term economic prosperity should be supported by: a) promoting opportunities for economic development and community investment-readiness; d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; f) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;	2.2.6.2 Municipalities will promote economic development and competitiveness by – a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses 2.2.6.10 In planning lands for employment, municipalities will facilitate the development of transit-supportive, compact built form and minimize surface parking.	Section 169 The objectives of the Region are: (1.1)To create a competitive economic environment that promotes entrepreneurship, new business formation, retention and growth of existing businesses, and the location of new strategic businesses in Halton. (1.4) To protect an adequate land base to support Halton's and its Local Municipalities' economic competitiveness and to serve long term employment land needs in Halton, especially at strategic locations along major transportation corridors. (4) To provide necessary infrastructure, as permitted by the Region's financial capability, in support of the timely development of Employment Areas and Halton's economic base. (10)To promote economic activities that provide diverse, high quality employment opportunities as well as a greater match by type between employment and residential growth. 170 It is the policy of the Region to: (4.1) Consider strategic investment in infrastructure to enhance the timely development of employment lands.	Part II, 12.1 states that: the impact of new land use development on the City's and Region's current and capital budgets is an important consideration in the overall evaluation of major development proposals and secondary planning studies.

6.4 Economic

Evergreen - Policy Conformity

The Evergreen proposal introduces a land use pattern that is compact, efficient, transit supportive and supports a mix of uses, consistent with the policy 1.1.3.2 of the PPS.

Economic prosperity as contemplated by the PPS in 1.7.11 a), economic development as described in the Growth plan and the desired competitive economic environment described in the Regional Official Plan in Section 169 will be supported in the Evergreen Community. The lands designated as Business Corridor are anticipated to achieve 11,910 sq meters of development and 357 jobs. The remaining jobs that the Evergreen concept proposes are found in the Mixed Use Corridor Employment, 650 jobs, and to a lesser extent, 319 jobs, in the Mixed Use Corridor General land uses where employment will be found in permitted ground floor retail or commercial businesses. These jobs will include a mix of industrial and commercial opportunities and include a range of sites suitable for various economic activities as identified in Growth Plan policy 2.2.6.2 b) and support diverse high quality employment opportunities as described in Section 169 (10) of the Region's Official Plan.

With regards to PPS policy 1.7.1 b) the Evergreen Community will include a mix of residential, recreational and commercial uses to help define a sense of place. The Community's identity will be tied to the extensive natural heritage system preserved on the site and connected to the built heritage site of the Crooks/ Norton house to further establish its sense of place.

The Evergreen Community will integrate with planned transportation systems of the Highway 407 transitway and the Dundas BRT, strategic transportation corridors. The connectivity to these systems will further support long term economic prosperity as described in 1.71 f) of the PPS and 2.2.6.10 of the Growth Plan and 169 (1.4) and 170 (4.1) of the Regional Official Plan.

With respect to policy Section 12.1 of the City of Burlington Official Plan, a Fiscal Impact Analysis of the Evergreen proposal has been prepared by Altus Group as part of this resubmission package. According to this report, the proposed development would generate $10 million in development charge revenues for the City of Burlington and $37.2 million in development charges for Halton Region and $6.4 million in education development charges. In addition, it is estimated that the development would generate annual non-tax revenues for the City of Burlington of $606,700 and total annual property taxes of $1,498,500.

6.5 Agriculture

Provincial Policy Statement	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
2.3.6.2 Impacts from any new or expanding non- agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.	91. The goal of the Agricultural Rural Area System is to maintain a permanently secure, economically viable agricultural industry and to preserve the open- space character and landscape of Halton's non-urbanized areas. 101(2) Recognize, encourage and protect agriculture as an important industry in Halton and as the primary activity and land use throughout the Agricultural System, and to this end: e) Require the proponent of any non-farm land use that is permitted by specific policies of this Plan but has a potential impact on adjacent agricultural operations to carry out an Agricultural Impact Assessment (AIA), based on guidelines adopted by Regional Council.	Part II, 13.2 Objective d) To protect farms from incompatible land uses which would limit agricultural productivity and efficiency. Part II, Section 13.3 Policies b) The City shall apply the Minimum Distance Separation Formulae and other relevant Provincial regulations in accordance with Livestock Facility Guidelines adopted by Regional Council, to ensure that farm operations are protected from incompatible activities and land uses that would limit agricultural productivity or efficiency.	As part of the urban settlement area, the Evergreen lands are intended for non- agriculture use. A report has been prepared by Ag Plan assessing the impact of the Evergreen proposal on surrounding agricultural operations. As detailed in their study, Ag Plan found that the Evergreen proposal was adequately separated from active agricultural operations and would have minimal impact. The proposal is in keeping with the policy direction of relevant Provincial, Regional and local policies.

6.6 Aggregate Impact

Provincial Policy Statement	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
2.5.1 Mineral aggregate resources shall be protected for long-term use... 2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.	107. The objectives of the Mineral Resource Extraction Areas are: (2) To protect legally existing mineral aggregate operations from incompatible land uses. 111.The objectives of the Region are: (1) To recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion. 110. It is the policy of the Region to: (1) Require the Local Municipalities to adopt Zoning By-laws, where applicable, to permit the operation of legally existing mineral aggregate operations in accordance with the Aggregate Resources Act and protect them from new land uses incompatible with such operations for reasons of public health, public safety or environmental impact or which would preclude or hinder the expansion or continued use of such operations.	Part II, 2.12.1 Objectives d) To protect identified mineral aggregate resources from incompatible uses in accordance with the Provincial Policy Statement	Provincial, Regional and local policies recognize the importance of mineral aggregate resources to the economy and highlight the need to protect these resources from incompatible uses. The Evergreen proposal is located south of the Hanson Quarry which is located north of Highway 407 and is the subject of Fothergill Planning and Development Inc.'s Aggregate Impact Study. As detailed in the Aggregate Impact Study, the quarry operation has been established and operational, without any compatibility issues with the adjacent residential uses that are closer than the Evergreen property.
2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.	107. The objectives of the Mineral Resource Extraction Areas are: (3) To ensure that mineral aggregate resource extraction occur in a manner that minimizes social, environmental and human health impacts 110. It is the policy of the Region to: (2) Require that all extraction and accessory operations be conducted in a manner which minimizes environmental impact in accordance with Provincial standards and requirements and Regional and Local Official Plan policies.	Part II, 2.12.1 Objectives a) To ensure that aggregate extraction is undertaken in a manner that is consistent with the principles and objectives of Sustainable Development and protects the quality of life of residents in the City.	Fothergill Planning and Development Inc.'s Aggregate Impact Study assesses the potential impacts of the quarry operation on the residential component of the Evergreen Community, including the review of technical studies prepared by the quarry to justify establishing the aggregate operation. The Aggregate Impact Study concludes that the mitigation measures that address the Quarry's impact on immediately surrounding uses will also mitigate potential impacts on the Evergreen site.

6.7 Heritage Policy

Provincial Policy Statement	Growth Plan	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved. 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	4.2.4 Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives: 5. Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.	166 The objectives of the Region are: (1) To promote awareness and appreciation of Halton's heritage. (2) To promote and facilitate public and private stewardship of Halton's heritage. 167 It is the policy of the Region to: (3) Require that development proposals on adjacent lands to protected Cultural Heritage Resources (6) Prior to development occurring in or near areas of archaeological potential, require assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.	8.4.1 a) All development shall consider cultural heritage resources and wherever feasible, incorporate these resources into any development plans in a way that conserves the character-defining elements of the cultural heritage resource. 8.4.1 b) ...Completion of a heritage impact statement may be required prior to any approvals for proposed development where the City foresees potential adverse impacts on the cultural heritage attributes of any other property identified on the City's Inventory of Cultural Heritage Resources. 8.4.2 a) Secondary planning or similar land use studies and community improvement plans and programs, including the provision of infrastructure, shall identify cultural heritage resources that exist in the area under study and propose ways to integrate, protect and enhance any significant cultural heritage resources. 8.4.2 b) Approval of development on lands with archaeological resources may be conditional on the conservation of the resources. In consultation with the Provincial and Regional governments, the need for the study and preservation of significant archaeological sites shall be determined during the review of development proposals. An archaeological survey and the preservation or rescue excavation of significant archaeological resources, that may be affected by the development may be required. Archaeological assessments and mitigation must be done by an archaeological consultant licensed by the appropriate Provincial Ministry	The Evergreen proposal retains the heritage house, the Crooks/Norton Farm House, located at the southwest corner of the Property. The Crooks/Norton Farm House located on the Evergreen Property is listed in the City's Inventory of Cultural Heritage Resources. The Heritage Impact Statement prepared by Wayne Morgan evaluated the Crooks/Norton Farm House, considers the policy framework listed in this table. Mr. Morgan recommends a number of conservation and mitigation measures to ensure appropriate protection of the heritage house according to policy direction. By retaining the historic Crooks/Norton house, located at the southwest corner of the property, and encouraging the potential adaptive reuse of the house over time, the Crooks/Norton House's presence on the site will promote awareness and appreciation of Halton's heritage. Stage I to IV archaeological assessments were undertaken on the Property by licenced consultants Archaeological Assessments Ltd in 2007, with archaeological mitigation cleared by the Ministry of Culture in 2011.

6.8 Noise and Air Quality

Provincial Policy Statement	Region of Halton Official Plan	City of Burlington Official Plan	Evergreen - Policy Conformity
1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long- term viability of major facilities.	143 It is the policy of the Region to: (11) Encourage the Local Municipalities to permit in those areas adjacent to industrial, transportation and utility uses, primarily land uses that require minimal noise, vibration, odour and air pollution abatement measures and require the proponent of development in those areas to undertake, in accordance with Regional and Ministry of the Environment guidelines, the necessary impact analysis and implement, as a condition of approval, appropriate abatement measures. (12) Require the proponent of sensitive land uses in proximity to industrial, transportation and utility sources of noise, vibration, odour and air pollutants to complete appropriate studies and undertake necessary mitigating actions, in accordance with the Region's Land Use Compatibility Guidelines, Air Quality Impact Assessment Guidelines, and any applicable Ministry of the Environment guidelines. Specifically, an air quality study based on guidelines under Section 143(2.1) is required for such development proposals within 30m of a Major Arterial or Provincial Highway, or 150m of a Provincial Freeway, as defined by Map 3 of this Plan.	Part II, 2.7.3 n) Exposure of residential and other land uses sensitive to vibration, noise, dust, odours or other effects caused by transportation or industrial facilities, and likewise, the encroachment of sensitive land uses on these facilities, shall be avoided through the use of separation distances, the placement of non-sensitive land uses in buffer areas, and/or other means. Proponents may be required to submit studies and undertake necessary mitigating actions to address compatibility issues to the satisfaction of the City and Region. Provincial guidelines shall be referred to for direction in land use planning decisions.	The Evergreen proposal is planned so that sensitive lands uses, in particular single detached and townhouse units, are located at the interior of the Property, away from the arterial roads and the potential future industrial uses in Oakville. Studies have been undertaken as part of this submission by Novus Environmental to address air quality impacts and Valcoustics Canada Ltd. to address noise and vibration issues related to the proposal and nearby land uses, in particular, the proposed industrial area in North Oakville in proximity to the subject site. These reports address the policies included in this table and provide a detailed rationale describing how the Evergreen proposal responds to the policy context and how they are or can be appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long- term viability of major facilities.

This Page Left Intentionally Blank

7. Technical Reports Overview

7.1. Heritage Impact Statement

Wayne Morgan, heritage planner, prepared the Heritage Impact Statement Revised and Updated to reflect the revised concept plan. Mr. Morgan prepared a heritage impact statement in 2008 with respect to the development application for the Evergreen property submitted to the City in 2008; this report was updated in 2014 and 2015 to reflect changes to the application. This current study considers the condition of the property, provincial and municipality heritage policies, and the proposed development.

This report addresses the Heritage policies set out in section 6.7 of this report.

The report recommends that the heritage house be protected through designation under Part IV of the Ontario Heritage Act and that a heritage easement be secured on the house and its site; that the owner and the City of Burlington determine an appropriate use for the house; and as a future condition of approval the municipality secure for the House and its site: a Conservation Plan, a Landscape Plan, a Protection Plan, commemoration of the heritage values of the site and financial security to implement the above.

7.2. Aggregate Impact Study

Fothergill Planning and Development Inc prepared the Aggregate Impact Study related to the development proposal for the Evergreen Community. The Tansley Quarry is located to the north of the Property, north of Highway 407. The land use compatibility between the Evergreen proposal and the Tansley Quarry is the subject of this study.

This report addresses the Aggregate policies described in section 6.6 of this report.

Fothergill concludes that there are no concerns with the protection of resources for aggregate use stemming from the Evergreen proposal. Fothergill cites the existing physical barriers unrelated to the Evergreen proposal that would impede expansion to the Tansley Quarry's operation. These barriers include Highway 407, the rail corridor and hydro corridors. The report suggests that if Tansley wishes to expand in the future, a location further from the Evergreen site would be required.

7.3. Agriculture Impact Assessment

Ag Plan Limited prepared the Updated Agricultural Impact Assessment Report for the Proposed Evergreen Community in the City of Burlington as part of the series of studies required. Ag Plan provided an initial Agricultural Impact Assessment Report in 2008 to support the previous version of the development application for the Evergreen property submitted to the City in 2008. It was updated in 2015 to reflect changes to the application.

This report addresses the Agriculture policies set out in section 6.5 of this report.

The report concludes that regarding separation distances, lands designated for agricultural use are located north of the community beyond Highway 407 and according to AgPlan's conclusions are relatively separate from the proposed development. AgPlan concludes that impacts to these lands stemming from the development of the Evergreen property are limited. AgPlan's updated report continues to support its other conclusions from the 2008 report including the presence of a greater urban population has the potential to provide a positive impact to agriculture; and the proposed Evergreen development meets the requirements of the PPS.

Furthermore, the agricultural data reviewed by the report concludes that overall, agricultural uses have diminished in Halton Region and Burlington. As a result there are fewer farms that need to be considered when evaluating the probable impacts of the Evergreen Community on agriculture.

7.4. Fiscal Impact Analysis

Altus Group Economic Consulting prepared an updated fiscal impact analysis for the proposed development. The report provides data to illustrate the development charge revenues for the City of Burlington and Halton Region as well as the amount of education development charges that would be generated by this proposed development.

This report relates to the Economic policies described section 6.4 of this report.

The report concludes that permitting the proposed mixed use development would allow the city to maintain its development-related revenues. As well, the proposal would facilitate the construction of infrastructure and site improvements to attract development.

7.5. Employment & Residential Assessment

Prepared by Malone Given Parsons Ltd. the Employment and Residential Assessment discusses the impacts of the proposed amount of residential and employment development in relationship to the Region's Best Planning Estimates (BPEs). While a mixed use plan for the Evergreen property has been endorsed by City Council, the study assess the implications of a greater number of residential units and jobs than anticipated by Regional estimates.

This report addresses growth management related policies found in the Burlington Official Plan and Region of Halton Official Plans.

The report discusses employment uses, and concluded that the Evergreen Property provides a source of land to accommodate commercial/population related employment growth, but that the jobs proposed as part of the Evergreen Proposal only make up 0.5% of Burlington's job estimations and only 0.1% of the Region's job forecast, and therefore does not represent a significant shift in the BPEs Report distribution of jobs in Burlington or Halton by 2031.

With regards to residential uses, the report concluded that the proposed units, particularly low density units, on the Evergreen property help to achieve the City's residential unit forecasts. The report assesses current development application data and units in the pipeline and concludes that the number of residential units provided by development applications including the Evergreen Property is less than the number of units forecast by the Watson DC Study in 2024 and 2031.

The Evergreen Property provides the necessary land to accommodate new single family dwellings and medium density housing, helping achieve the City's unit forecasts in total and by type. The report also concluded that the residential component of the Evergreen Property would not prevent the City from meeting the Growth Plan target of 40% intensification. Finally, the MGP study noted that proposed units in the Evergreen proposal represent less than 1% of the residential units in Burlington and the Region and therefore does not represent a significant shift in the BPEs allocation of residential units estimated in Burlington or Halton by 2031.

7.6. Transportation

BA Group prepared Transportation Considerations report related to development on the Evergreen property. The report provides a detailed assessment of the policy background, existing area road network and existing and planned transit improvements. Existing and projected traffic volumes were also assessed to understand the impacts of the proposed development.

This report addresses the transportation polices addressed in section 6.3 of this report.

The report concludes that traffic projected to be generated by the Evergreen Community can be accommodated by the proposed site access streets.

7.7. Noise

An Environmental Noise Feasibility Report was prepared by Valcoustics Canada Ltd. as part of the set of studies required for the resubmission of the Evergreen Community development application. The report assesses the noise impact of the relevant environmental noise sources and recommends appropriate noise mitigation measures.
This report addresses the noise related policies described in section 6.8 of this report.

The report concludes that considering the noise sources near the site, mandatory air conditioning should be anticipated for the first row of dwellings in proximity to Dundas Street and Tremaine Road, and provisions for adding air conditioning should be anticipated for the dwellings in proximity to Highway 407 and some dwellings beyond the first row adjacent to Dundas Street. The report recommends various architectural upgrades to the dwellings closest to Tremaine Road, Dundas Street and Highway 407 proposed in the Evergreen Community. Brick veneer and upgraded windows are recommended to meet the indoor sound level limits of the MOE. In addition, sound exposures for some of the proposed dwellings in proximity to Highway 407, Tremaine Road and Dundas Street may require air conditioning. A noise barrier of 1.8 m is also recommended between Highway 407 and the dwelling units proposed at the north west corner of the site.

With regards to compatibility with future employment uses in the Town of Oakville, the report concludes that the Evergreen proposal is appropriate in terms of noise compatibility with intended employment and uses based on the NOWSP on the east side of Tremaine Road in Oakville. In the very worst case, a particular industry may face some additional design constraints due to the presence of residential uses on the Evergreen lands.
Finally, the report concludes that going further, all of the lands on both sides of Tremaine Road be subject to Site Plan Control and that a condition of Site Plan Approval in each case require the preparation of a detailed noise study and report submission addressing compliance with NPC-300 and land use compatibility relative to environmental noise.

7.8. Air Quality

An Air Quality Assessment was prepared by Novus Environmental Inc. as part of the set of studies required for the resubmission of the Evergreen Community development application. The report assesses predicted air quality impacts of existing or potential land uses on the Evergreen proposal.

This report addresses the air quality related policies described in section 6.8 of this report.

The report reviewed existing industries, consisting of the Hanson Brick and Tansley Quarry, roadways, and potential industrial development in the Town of Oakville. These land uses are not expected to have an adverse impact on the Evergreen proposal.

The report also discusses the mitigation strategies recommended for implementation by Evergreen to further reduce potential impacts.

8. Implementing Land Use Instruments

The development concept described in this Planning Justification Report is supported by a number of implementing land use instruments including:

- Official Plan amendment;
- Zoning By-law amendment
- Secondary Plan and;
- Draft Plan of Subdivision

The following briefly describes the provisions of these instruments.

Official Plan Amendment

The Official Plan amendment proposes to revise the policies and the schedules of the Official Plan of the Burlington Planning Area based on the preparation of the Tremaine Dundas Secondary Plan. The Official Plan Amendment describes various changes to Official Plan Schedules to reflect the proposed development to the Evergreen Property as well as text changes to the Official Plan that would be required to implement the proposal. The Official Plan Amendment also incorporates the Tremaine Dundas Secondary Plan into the Official Plan.

The Official Plan Amendment can be found in Appendix A to this Planning Justification Report.

Zoning By-law Amendment

The Zoning By-law amendment proposes the changes necessary to the City of Burlington's Zoning By-law 2020 to implement the proposal. The Zoning By-law amendment introduces new zones on the Property to reflect the proposed mixed use development for the Evergreen Community. Details are provided regarding various exceptions to the regulations in the parent By-law including lot size and setbacks, permitted uses and Floor Space Index and other zone- specific regulations.

The Zoning By-law amendment can be found in Appendix B to this Planning Justification Report.

Secondary Plan

In the Council direction of November 26, 2012, Council directed the Planning Director to prepare a secondary plan for the Tremaine Dundas Lands. As part of this development application, draft Secondary Plan policies have been created.

The Tremaine Dundas Secondary Plan contain specific policies and schedules that are proposed for the future development of the Evergreen Community lands. It includes policies that define the land use and intensity of development planned for the Evergreen Community as well as policies related to the natural heritage system, the transportation network, utilities, parks and trails and Secondary Plan implementation.

The Secondary Plan is provided under separate cover.

Draft Plan of Subdivision

The proposed draft plan of subdivision is to facilitate the development of the Evergreen Community. The draft plan of subdivision illustrates the Property, its boundaries and the proposed subdivision of lots. The draft plan defines the proposed land uses as well as greater specificity around the proposed residential lots, differentiating the various townhouse and single detached lots. The draft plan also illustrated the proposed parks and stormwater management areas that would form part of the Community.

The Draft Plan of Subdivision is provided under separate cover.

9. Summary and Conclusions

In September 26, 2011, Burlington City Council adopted a resolution to support a mixed use development on the Property substantially in compliance with a generalized and conceptual sketch, and directed staff to prepare a secondary plan based on this option, incorporating environmentally sustainable neighbourhood development and building policies.

This direction was further reinforced on November 26, 2012, when Council directed staff to prepare a secondary plan based on mixed use concept plans that Evergreen had submitted to the City. Moreover, Council directed for the secondary plan to provide land use policies that can achieve between 816 to 980 jobs depending on the concept ultimately determined, and be supported by an assessment of issues outlined in the Staff Report PB-82-12.

The proposal submitted for the Property conforms to these directions by Council, realizing a mixed use community incorporating the latest in low impact development strategies that will provide homes for a minimum of 2162 people, generate a minimum of 1326 jobs and preserve 19.6 hectares of natural heritage open space.

The proposal realizes a mixed use suburban development and represents good planning by realizing the planning and growth objectives, policies and directions of provincial, regional and city planning policy. The Evergreen proposal is compact, connected to transit, balanced with a diversity of uses and housing typologies, supportive of natural heritage preservation and enhancement and incorporates innovative, integrated low impact development strategies as foundational community design elements. Such a connected, balanced and efficient community embodies various development policy goals and objectives and should be approved.



Evergreen Community PLANNING JUSTIFICATION REPORT

APPENDIX A

OFFICIAL PLAN AMENDMENT NO. X

to the Official Plan of the

Burlington Planning Area

CONSTITUTIONAL STATEMENT

Part I: The Preamble provides general information regarding the Amendment Area and statements that provide the basis for the Official Plan Amendment. Part I: The Preamble does not constitute part of Amendment No. X to the Official Plan of the Burlington Planning Area, as amended.

Part II: The Amendment contains the details of the Official Plan Amendment. Part II: The Amendment constitutes amendment No. X to the Official Plan of the Burlington Planning Area, as amended. The details of this amendment are presented in text and on Maps 1,2 and 3.

PART I: THE PREAMBLE

1.0 PURPOSE OF THE AMENDMENT

The purpose of this Amendment is:

A. to revise the policies and the schedules of the Official Plan of the Burlington Planning Area based on the preparation of the Tremaine Dundas Secondary Plan. Representing a majority of the Tremaine Dundas Secondary Plan area, the Evergreen Community is designed to accommodate approximately 2,150 people with a total of approximately 900 residential units and 1300 jobs. Land uses are established on Schedule B: Comprehensive Land Use Plan - Urban Planning Area and revisions are made to Schedule A: Settlement Pattern and Schedule J: Classification of Transportation Facilities, South of No. 1 Side Road. The text changes of this amendment are made

to recognize specific development conditions in the Evergreen Community.

B. to adopt the Tremaine Dundas Secondary Plan, and add a reference to the Secondary Plan in the list of Council-approved Secondary Plans in Part IX, Appendix C.

2.0 LOCATION

This Amendment applies to approximately 89 hectares of land located in the northeast portion of the Urban Planning Area of the City of Burlington (the "Property"). The Property is bounded on the north by Highway 407, the south by Dundas Street, the west by the Bronte Creek valley, and on the east by Tremaine Road, which is the municipal boundary between the City of Burlington and the Town of Oakville. The location of the Property, noted as Amendment Area, is illustrated in the Location Map.

3.0 EXISTING LAND USES

The current landscape is largely agricultural in nature, consisting of farm fields and hedgerows. The Property features a woodland in the north portion of the site and a woodland in the southwest. There are two existing residential dwellings on the site, one on Tremaine Road about 280 meters south of Highway 407 and the Crooks/Norton Farm Heritage House at the southwest of the Property.

To the immediate west of the Property are Bronte Creek and the associated valleylands, which comprise part of the Provincial Greenbelt. These lands are owned by Infrastructure Ontario and form a natural connection to Bronte Creek Provincial Park to the south. The First Student Bus Terminal is located at the southwest portion of the Property. Beyond these lands is a Canada Brick site on the north side of Dundas Street; which has ceased its extraction function and is now used for manufacturing of bricks and stockpiling of material. Lastly, there are existing residential uses to the south of Dundas Street.

Bronte Creek Provincial Park is found to the immediate south of the Property. Bronte Creek Provincial Park is a significant part of the surrounding natural heritage, extending from Dundas Street south to the Queen Elizabeth Way, Highway 403.

North of the Property is Provincial Highway 407. While the area north of the Property beyond Highway 407 is currently agricultural in character, Hanson Quarry recently began operations of a shale quarry at 3488 Tremaine Road.

The Property is at the very eastern boundary of the City of Burlington. Beyond the Property to the east is the Town of Oakville. While currently agricultural in character, the lands east of the Property are designated employment lands in the North Oakville West Secondary Plan. The Oakville lands are currently zoned “ED” or Existing Development.

4.0 BASIS FOR THE AMENDMENT

The Official Plan of the Burlington Planning Area was created through a comprehensive planning process which was initiated in 1990 and approved by the Region of Halton on March 5, 1997. In the Official Plan, the Property is identified as "Land Use Designation to be Determined" in Schedule A: Settlement Pattern, and designated "Land Use Designation to be Determined" in Schedule B: Comprehensive Land Use Plan - Urban Planning Area.

Section 8.4 of Part VI of the Official Plan sets out the policy directions for determining the land use designations and policies for the Property, requiring

- an inter-municipal planning study to be completed that establishes an overall development concept;
- secondary plan studies to be conducted, based on the inter-municipal planning study;

- a secondary plan to be prepared, based on findings of the secondary plan studies; and
- an amendment to the Official Plan.

Macaulay Shiomi Howson (MSH) was retained to prepare the inter-municipal planning study, *Tremaine and Dundas Secondary Plan: Background and Options Report*, which reviewed residential, employment and mixed use land use options. The planning study was completed in 2009 for public review and feedback. On September 26, 2011, Burlington City Council received the planning study and supported a mixed use option as the overall development concept for the Property, directing the incorporation of:

> "environmentally sustainable neighborhood development and building policies into the Secondary Plan as criteria for the approval of residential subdivision, site plan and employment lands development within the area."

The mixed use development concept was supported a second time by City Council, with Council directing the following on November 26, 2012:

> "Director of Planning and Building to prepare a secondary plan for the Evergreen Community based on Concept A or Concept B or a "hybrid" of the two concepts in principle, and providing land use policies that can achieve between 816 and 980 jobs, according to the concept ultimately determined and supported by an assessment of the issues outlined in [staff] report PB-82-12, including the comments from consultation with departments, agencies and the public."

Concepts A and B in this case were both mixed use in nature, one incorporating innovative stormwater management techniques (Concept A) and another based on traditional stormwater management techniques (Concept B). 980 jobs were estimated from the employment option set out in the MSH Background and Options Report and 816 jobs were

estimated for the concept if traditional stormwater management techniques were used.

The proposal for the Property that is described in this Amendment reflects Council's directions of 2011 and 2012 to support a mixed use development in this location that incorporates environmentally sustainable neighbourhood development and building policies. The proposal includes a mix of land uses, including mixed use, employment and residential uses; integrates new development efficiently and sensitively with a robust natural heritage system present on the site; includes innovative low impact development stormwater management strategies that are focused on managing stormwater runoff close to its source; implements a 'treatment train' system that employs a number of processes including interception, absorption, attenuation, infiltration, retention and evapotranspiration; and provides a new community of transit supportive density to make efficient use of planned rapid transit investment along Dundas Street (Bus Rapid Transit) and Highway 407 (Highway 407 Transit way). The proposal meets the intent of provincial, regional and local planning policies and realizes the shared objectives to build complete, walkable communities that support a mix of uses and are transit supportive.

Of the 89 hectares that comprise the Property covered by this amendment, approximately 67 hectares of that land represent the Evergreen Community, where development is proposed. In support of the proposal for the Evergreen Community, a number of studies have been conducted as part of the secondary planning process. Based on the findings of these studies, the Tremaine Dundas Secondary Plan has been prepared. This Amendment is the implementing amendment for the Tremaine Dundas Secondary Plan. The overall land use plan is shown in Map 2: Amendments to Schedule B: Comprehensive Land Use Plan - Urban Planning Area. Based on the outcome of this analysis and the recommended changes to the land use designation, the policies of Section 8.4 in Part VI are no longer required.

PART II: THE AMENDMENT

1.0 AMENDMENT

1.1 Map Changes

The schedules of the Official Plan of the Burlington Planning Area are hereby amended as follows:

1) Schedule A: Settlement Pattern is hereby amended as shown on Map 1 which constitutes part of this Amendment.

2) Schedule B: Comprehensive Land Use Plan - Urban Planning Area is hereby amended as shown on Map 2 which constitutes part of this Amendment.

3) Schedule J: Classification of Transportation Facilities, South of No. 1 Side Road is hereby amended as shown on Map 3 which constitutes part of this Amendment.

1.2 Text Changes

The text of the Official Plan of the Burlington Planning Area, as amended, is hereby amended as follows:

1) By adding a new paragraph in Part I, Section 4.3 (The Future Built Form and Natural Environment), between paragraph 14 which addresses the Alton Community and paragraph 15 which addresses the preservation of natural features, as follows:

"Evergreen
Community

The Evergreen Community is located north of Dundas Street, east of Bronte Creek, south of Highway 407 on the west side of Tremaine Road. The

Evergreen Community reflects an integrated approach to development engineering, stormwater management, built form, land use, and natural and built heritage preservation. The Community is structured around a robust natural heritage system and is designed to enhance and protect the natural features present on the site and will be linked to the major natural features associated with Bronte Creek and lands owned by the Province of Ontario to the west. The Evergreen Community will contain a mix of uses including single detached houses, townhouses and multi storey apartment uses; employment uses including dedicated employment lands intended for light industrial or office uses and commercial uses integrated into the Mixed Use Corridor area, providing opportunities for the Evergreen Community residents and employees to fulfill day to day commercial needs within the Community. The Evergreen Community is expected to have a population of approximately 2,150 people and 1,300 jobs. Development of the community shall be guided by the Tremaine Dundas Secondary Plan."

2) By adding a new paragraph (x) at the end of Part II, Subsection 3.3.2 (Roads - Policies):

"Evergreen Community

x) Modifications to the alignment and location of roads identified on Schedule J within the Evergreen Community are permitted without requiring an amendment to this Plan or Schedule J."

3) By adding a new paragraph (x) at the end of Part III, Subsection 2.2.3 (Site Specific Policies):

"Evergreen Community

x) The following policies also apply to lands designated "Residential – Medium Density" within the Evergreen Community:

i) In addition to the uses permitted in Part III, Subsection 2.2.2 a), stormwater management, including low impact development strategies and naturalization, may also be permitted

ii) Notwithstanding the land uses permitted in Part III subsection 2.2.2 a), for lands within or directly abutting the hydro corridor and/or Highway 407 right of way, no development shall be permitted, except for service and utility uses including hydro uses, transportation uses related to Highway 407 and uses related to the planned Highway 407 Transitway."

4) By adding a new paragraph (x) at the end of Part III, Subsection 3.4.3 (Business Corridor Designation – Site Specific Policies):

"Evergreen Community

x) In addition to the uses permitted in Part III, Subsection 3.4.2, stormwater management, including low impact development strategies and naturalization, may also be permitted on lands designated "Business Corridor" within the Evergreen Community."

5) By adding a new paragraph (x) at the end of Part III, Subsection 5.3.2 (Mixed Use Corridors - General Policies):

"Evergreen Community

x) The following policies also apply to lands designated "Mixed Use Corridor - General" within the Evergreen Community:

(i) In addition to the uses permitted in Part III, Subsection 5.3.2, stormwater management, including low impact development strategies and naturalization, may also be permitted.

(ii) Notwithstanding Part III, Subsections 5.3.2 d) (i) and(ii), higher density land uses and taller buildings shall also be permitted where Mixed Use Corridor - General areas abut Tremaine Road, subject to the criteria outlined in Part III, Subsection 5.3.2, d) (i) and appropriate site specific air quality assessments and noise studies."

6) By adding a new paragraph (xiii) at the end of Part III, Subsection 5.3.4 a) (Mixed Use Corridor - Employment Policies):

"(xiii) northwest corner of Dundas Street and Tremaine Road"

7) By adding a new paragraph (x) at the end of Part III, Subsection 5.3.4 (Mixed Use Corridor - Employment Policies):

"Evergreen Community

x) The following policies also apply to lands designated "Mixed Use Corridor - Employment" within the Evergreen Community:

(i) in addition to the uses permitted in Part III, Subsection 5.3.4 b), conference uses and stormwater management, including low impact development strategies and naturalization, may also be permitted.

(ii) Notwithstanding Part III, Subsection 5.3.4 e) (i), the maximum floor area ratio shall be 1.5:1.

(iii) Notwithstanding Part III, Subsection 5.3.4 e) (ii), buildings may be permitted to exceed 6 storeys in height through the rezoning process without requiring an amendment to this Plan."

8) By adding a new paragraph (x) at the end of Part III, Subsection 6.2.2 (Greenlands Designation - General Policies):

"Evergreen Community

x) The following policies also apply to the lands designated "Greenlands" within the Evergreen Community:

(i) notwithstanding the policies in Part II, Subsection 2.4 and Part III, Subsection 6.2, the “Greenlands” designation includes the components of the Regional Natural Heritage System, as set out in the Tremaine Dundas Secondary Plan.

(ii) in addition to the uses permitted in Part III, Subsection 6.2.2 a) and b), a Collector Road “Special Street” may be permitted, subject to policies set out in the Tremaine Dundas Secondary Plan.

(iii) the watercourse located at the southeast corner of the Evergreen Community may be relocated, subject to policies set out in the Tremaine Dundas Secondary Plan, without requiring an amendment to this Plan. The “Greenlands” designation shall apply to the relocated watercourse and surrounding buffer. The adjacent “Mixed Use Corridor – Employment” designation shall apply to the lands from which the watercourse and buffer were relocated.”

9) By adding a new paragraph (x) at the end of Part III, Subsection 6.3.2 (Major Parks and Open Space Designation – Policies):

"Evergreen Community

x) The following policies also apply to lands designated “Major Parks and Open Space” within the Evergreen Community:

(i) In addition to the uses permitted in Part III, Subsection

6.3.2 d), stormwater management, including low impact development strategies and naturalization, may also be permitted.

(ii) In addition to the uses permitted in Part III, Subsection 6.3.2 d) the Crooks/Norton Farm Heritage House in the south western portion of the Community shall be permitted subject to the policies set out in the Tremaine Dundas Secondary Plan."

10) By deleting Policy 8.4 in Part VI.

11) By incorporating the Tremaine Dundas Secondary Plan into the Plan in accordance with the appropriate implementation policies of Part VI, and by adding a reference to the Secondary Plan in the list of Council-approved Secondary Plans in Part IX, Appendix C.

2.0 IMPLEMENTATION

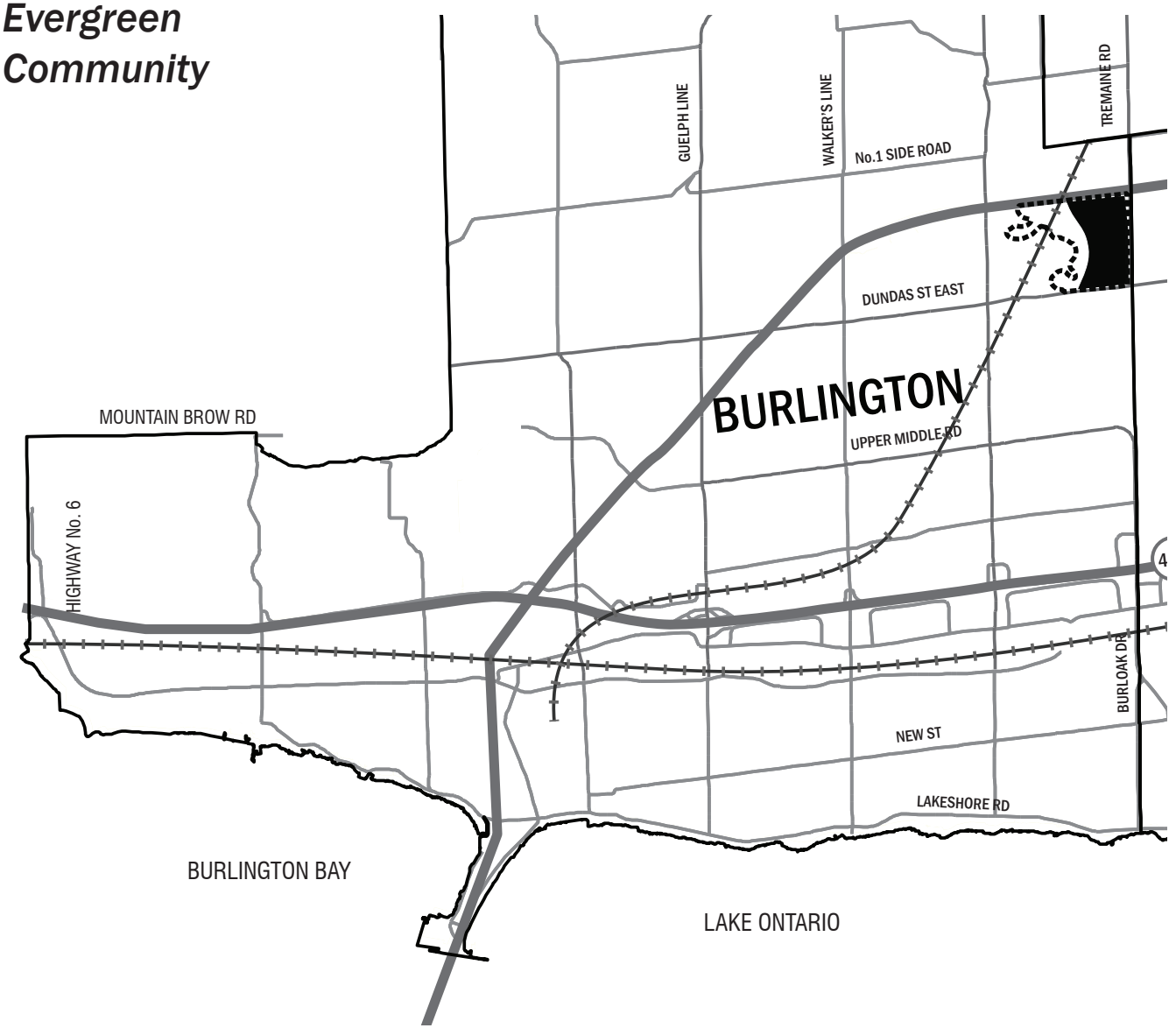
The Official Plan Amendment shall be implemented in accordance with the appropriate "implementation" policies of Part VI, Implementation, of the Official Plan of the Burlington Planning Area.

3.0 INTERPRETATION

The Official Plan Amendment shall be interpreted in accordance with the Part VI, Section 3.0 of the Official Plan of the Burlington Planning Area.

SCHEDULES

Evergreen Community



LEGEND:

- TREMAINE DUNDAS SECONDARY PLAN AREA
- AMENDMENT AREA

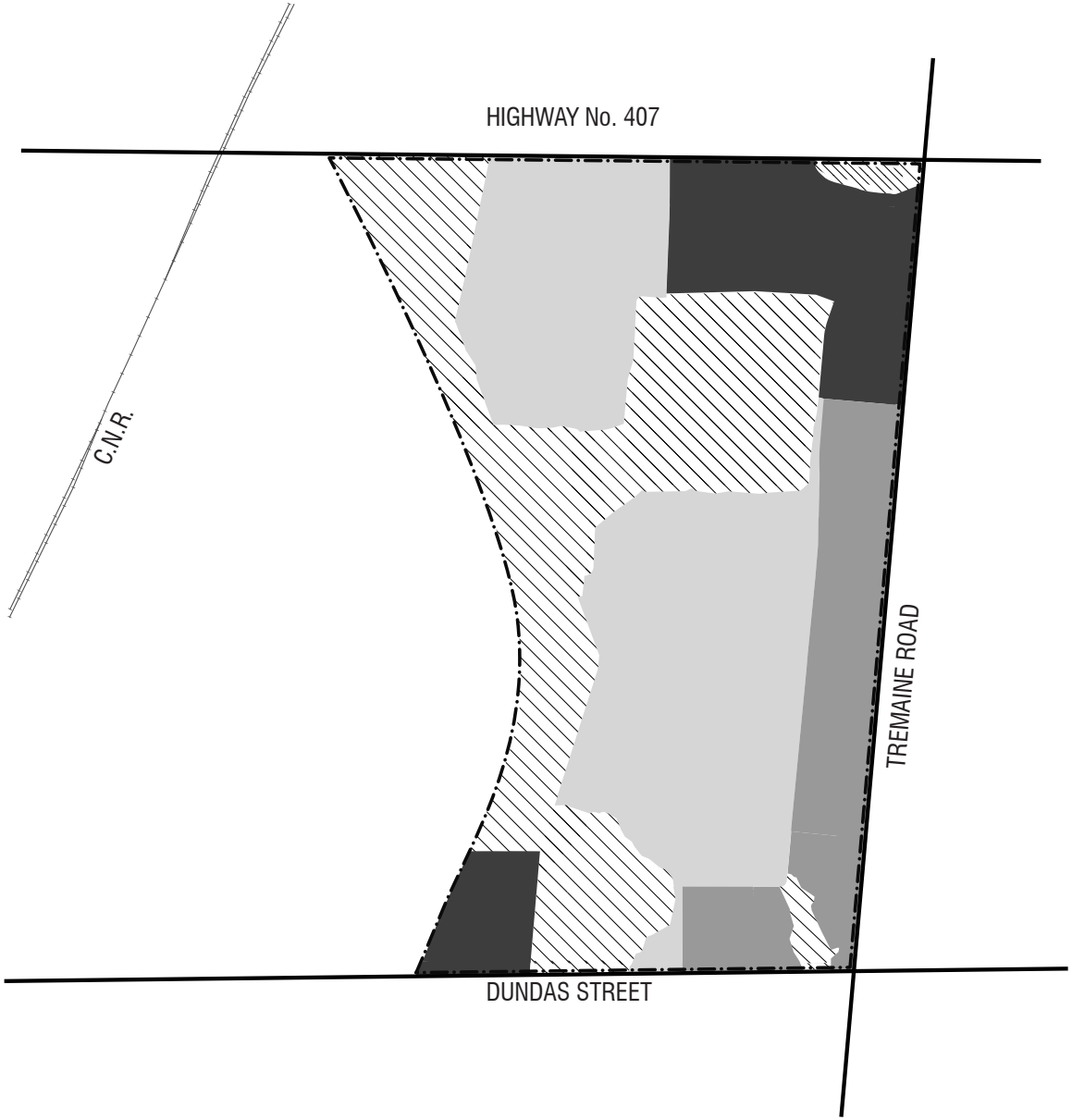
DATE: JULY 2015
SCALE: N.T.S.

LOCATION MAP

AMENDMENT No. x TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

MAP No. 1

Amendments to SCHEDULE "A": SETTLEMENT PATTERN

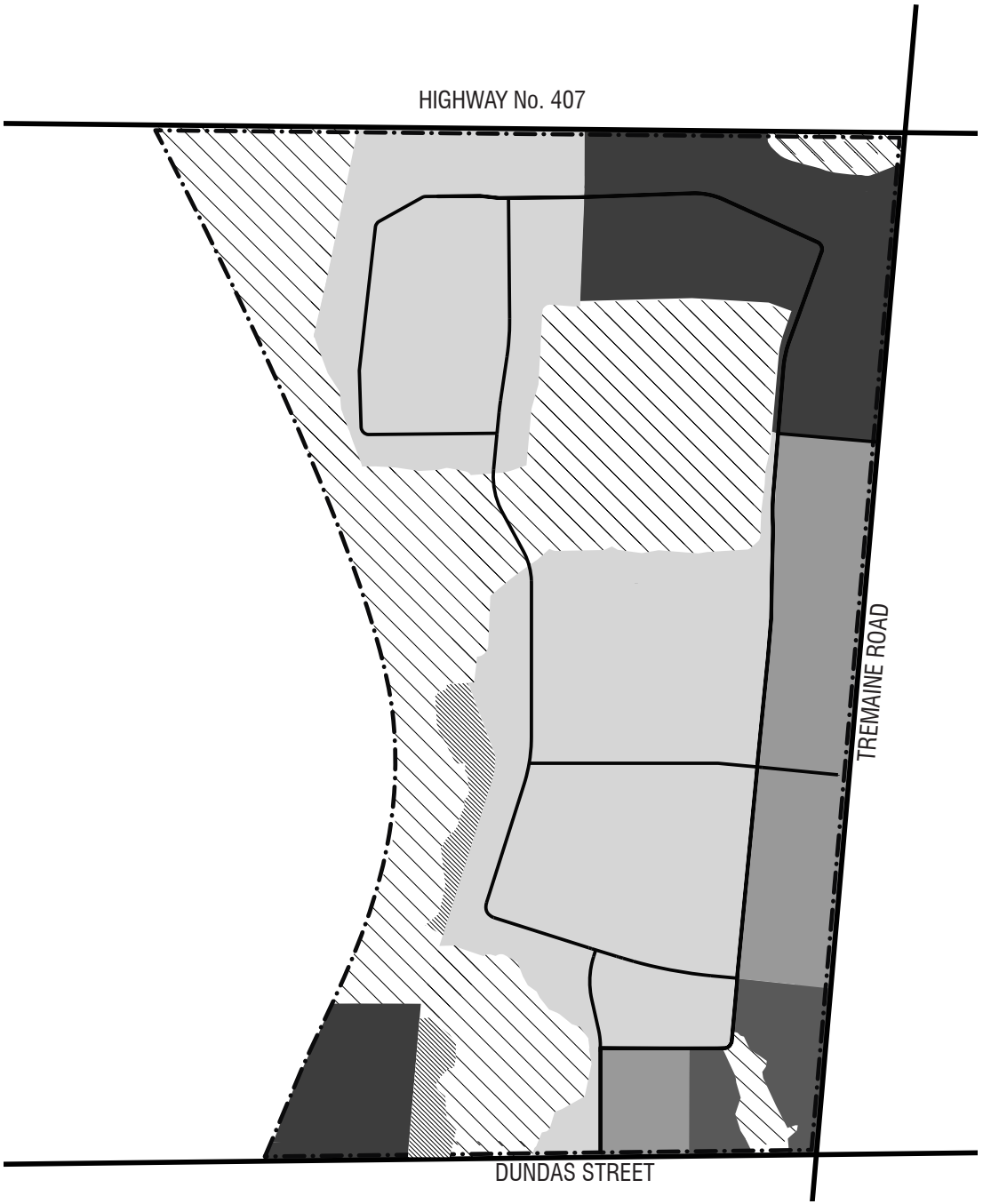


LEGEND:

- AREA AFFECTED
- RESIDENTIAL AREAS
- MIXED USE ACTIVITY AREAS
- EMPLOYMENT LANDS
- NATURAL FEATURES/OPEN SPACE

Areas Shown On Map No. 1 To Be Amended From "Land Use Designation To Be Determined" To "Residential Areas", "Natural Features/Open Space", "Employment Lands" and "Mixed Use Activities Areas"

DATE: JULY 2015
SCALE: N.T.S.



Areas Shown On Map No. 2 To Be Amended From "Land Use Designation To Be Determined" To "Residential - Medium Density", "Business Corridor","Mixed Use Corridor - General", "Mixed Use Corridor - Employment", "Greenlands" and "Major Parks and Open Space"

AMENDMENT No. x TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

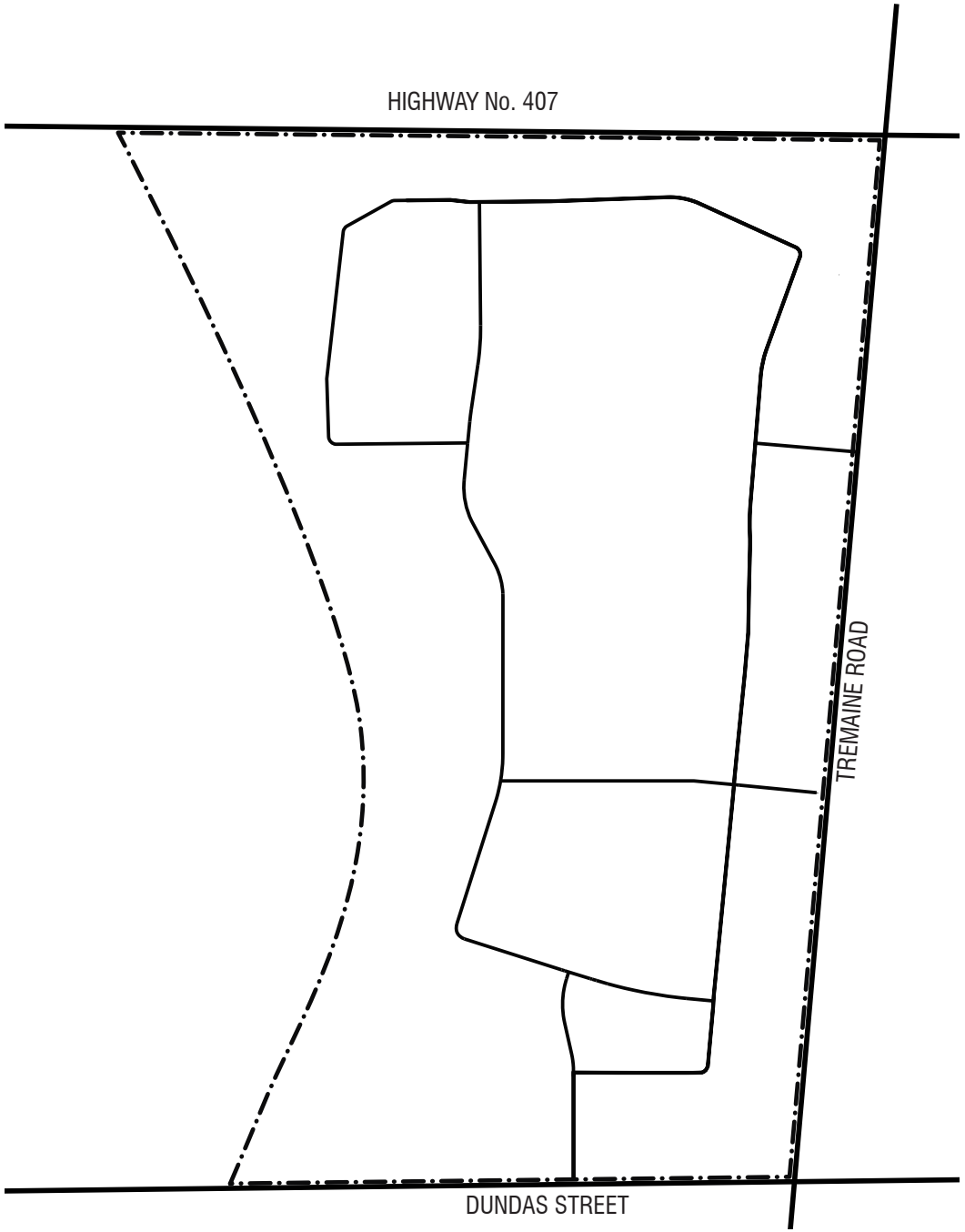
MAP No. 2

Amendments to SCHEDULE "B":
COMPREHENSIVE LAND USE PLAN:Urban Planning Area

LEGEND:

- AREA AFFECTED
- RESIDENTIAL - MEDIUM DENSITY
- MIXED USE CORRIDOR - GENERAL
- MIXED USE CORRIDOR - EMPLOYMENT
- BUSINESS CORRIDOR
- GREENLANDS
- MAJOR PARKS AND OPEN SPACE

DATE: JULY 2015
SCALE: N.T.S.



Areas Shown On Map No. 3 To Be Amended To Add the Collector Road Network

AMENDMENT No. x TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

MAP No. 3

Amendments to OFFICIAL PLAN SCHEDULE "J":
Classification of Transportation Facilities, South of No.1 Side Road

LEGEND:

AREA AFFECTED

COLLECTORS

DATE: JULY 2015
SCALE: N.T.S.



Evergreen Community PLANNING JUSTIFICATION REPORT

APPENDIX B

CITY OF BURLINGTON
BY-LAW No.
To amend City of Burlington By-law 2020, as amended respect to the lands municipally known as 5421, 5453, 5463 Dundas Street and 3232 Tremaine Road

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 30 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.
2. The lands designated as D in Zoning Map Number 30 to By-law 2020 are hereby rezoned to **RM3; BC1; MXE; MXG; O3 and P** as shown on Schedule "A" attached to this By-law.

3. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding the following Exception _____ as follows:

Exception ___	**Zone RM3**	**Map 30**	**Amendment 2020.__**	**Enacted ___**

1. Detached Dwellings, Stacked Townhouses and Street Townhouses will be permitted in the RM3 zone subject to the following regulations.

RM3 Regulations

Lot Type:	**Lot Width**	**Lot Area**	**Front Yard**	**Front Yard to Garage**	**Rear Yard**	**Side Yard**	**Street Side Yard**
Detached Dwelling	9.14 minimum 17.04 maximum	240 m^2	3.0m	6.0 m	7.0 m	1.2 m and .6m other side	3.0 m
Townhouse, Stacked Townhouse, or Street Townhouse	27.0 m	480m^2	3.0 m	n/a	See below	1.2m	3.0m

2. Where a Townhouse, Stacked Townhouse or Street townhouse has a garage attached to the dwelling unit accessed by a lane, the dwelling unit shall be setback 3.0 m minimum from the rear lot line abutting a lane and the garage shall be setback .5m minimum from the rear lot line abutting a lane.
3. Where a Townhouse, Stacked Townhouse or Street townhouse has a garage detached from the dwelling unit and accessed by a lane, the garage shall be setback 4.5m minimum from the dwelling unit and .5m minimum from the rear lot line abutting a lane.
4. Garages or driveways of detached dwelling units shall not exceed 50% of the lot width.

5. Where a Detached Dwelling has a lot width of 15.24 m or over, the corresponding side yard regulation shall be 1.2m on both sides.
6. The minimum density in the RM3 zone will be 26 units per hectare. The maximum density in the RM3 zone will be 50 units per hectare.
7. The maximum height in an RM3 zone is 12 meters.
8. Stormwater management including low impact development technologies, and naturalization strategies are permitted in the RM3 zone.

4. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding the following Exception _____ as follows:

Exception ___	**Zone BC1**	**Map 30**	**Amendment 2020.___**	**Enacted ___**
1. Permitted uses: Training Centre; Research and Development, Information and Data Processing; Knowledge Based & High Technology; All Office Uses; Low Impact Development technologies, stormwater management and naturalization strategies.				

5. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by adding the following Exception _____ as follows:

Exception ___	**Zone MXE**	**Map 30**	**Amendment 2020.___**	**Enacted ___**

1. Permitted uses:

a) Community Institution; All Office Uses; Convention/Conference Centre; Banquet Centre; Caterer; Recreational Establishment; Entertainment Establishment; Training Centre; Research and Development, Information and Data Processing; Knowledge Based & High Technology.

b) Convenience/Specialty Food Store, Other Retail Stores, Standard Restaurant, Fast Food Restaurant, Convenience Restaurant, Dry Cleaning Depot, Laundromat, Other Service Commercial Uses, Banks, Trust Companies, Credit Unions, Laundry Service and Veterinary Services, Supermarket/ Grocery Store, Farmer's Market, Terrace Patio, Elevated Parking.

c) Stormwater management including low impact development technologies, and naturalization strategies.

d) All uses permitted in the O3 zone.

2. Uses listed in 1 b) are permitted provided that they are integrated with a use listed in 1 a).

3. The maximum FSI shall be 1.5.

4. No fencing will be required on lands abutting a residential zone.

5. Outdoor patios are permitted with a 20 meter setback from the RM3 Zone.

6. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations is amended by adding the following Exception _____ as follows:

Exception ___	**Zone MXG**	**Map 30**	**Amendment 2020.___**	**Enacted ___**
1. Permitted uses: a) Community Institutions, All Office Uses, Apartment Building, Retirement Home, Dwelling Units in a Commercial/Office Building, Stacked Townhouses, Back to Back Townhouses, Townhouses. b) Convenience/Specialty Food Store, Other Retail Stores, Standard Restaurant, Fast Food Restaurant, Convenience Restaurant, Dry Cleaning Depot, Laundromat, Other Service Commercial Uses, Banks, Trust Companies, Credit Unions, Laundry Service and Veterinary Services, Supermarket/ Grocery Store, Farmer's Market, Terrace Patio, Elevated Parking. c) Stormwater management including low impact development technologies, and naturalization strategies. 2. Uses listed in 1 b) are permitted provided that they are integrated with a use listed in 1 a). 3. Stacked townhouses, back to back townhouses or townhouses are not permitted to front onto Tremaine Road or Dundas Street. 4. The minimum density is 51 units per hectare; the maximum density is 185 units per hectare. 5. No fencing will be required on lands abutting a RM3 Zone. 6. Outdoor patios are permitted with a 20 metre setback from a RM3 Zone.				

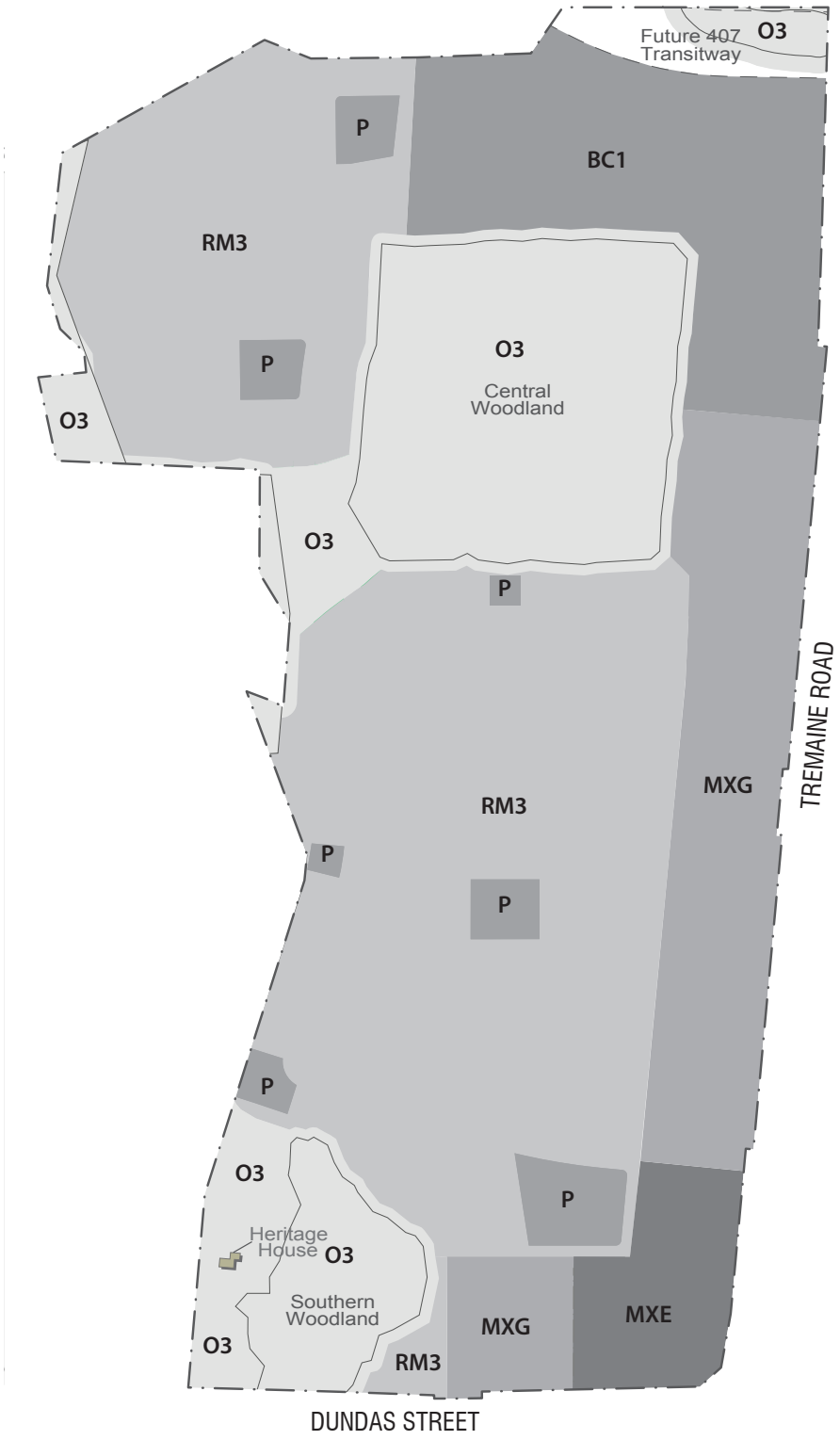
7. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations is amended by adding the following Exception _____ as follows:

Exception ___	**Zone P**	**Map 30**	**Amendment 2020.___**	**Enacted ___**
1. Additional Permitted uses: a. Stormwater management including low impact development technologies, and naturalization strategies.				

Schedule A: Zoning Map

AMENDMENT No. x To Burlington By-law 2020, 5421, 5453, 5463 Dundas Street and 3232 Tremaine Road

Schedule A



Areas Shown On Schedule A To Be Amended From "D" To RM3; BC1; MXE; MXG; O3 and P

DATE: JULY 2015
SCALE: N.T.S.