| Sustainable Building & Development Guidelines Checklist for 127 Plains Road West | | | |
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| **Section 1: Site Design** | | | |
| **#** | **Guideline** | **Implementation** | **Response** |
| 1.1 | Augment Topsoil: Maintain a minimum 15 cm/6" quality topsoil. | Site Plan | Quality topsoil depths are being considered to ensure ample opportunity for tree planting and landscaping. |
| 1.2 | Snow Management: For sites with surface parking, identify a designated snow storage area in an area that will reduce salt and contaminant impacts to vegetation, groundwater and surface water. Appropriate on-site snow storage is preferable to off-site snow removal. | Site Plan | A snow storage area is being considered that will have the least impact on the site, particularly the proposed outdoor landscaped area. Additionally, snow will be privately removed and stored off site, where necessary. Details will be determined at the site plan application stage. |
| 1.3 | Augment Topsoil, Enhanced: Maintain a minimum 30 cm/12" quality topsoil, protect areas from disturbance and/or decompact subsoil in landscaped areas/non hardscape areas. | Site Plan | Quality topsoil depths are being considered to ensure ample opportunity for tree planting and landscaping. Details will be determined at the site plan application stage. |
| 1.4 | Snow Management, Enhanced: Achieve the Smart About Salt Site Certification. | Site Plan | This will be considered through detailed site planning. |
| 1.5 | Reuse Topsoil: Retain and reuse uncontaminated on-site topsoil in areas not covered by the building and parking/hard surface areas. Proper storage of topsoil to retain soil health and quality. | Site Plan | This will be considered through detailed site planning. |
| 1.6 | Site Disturbance: On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 12 metres beyond the building perimeter, 1.5 m beyond primary roadway curbs, walkways, and main utility | - | Not applicable, as this site is not greenfield. |

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| | branch trenches, and 7.5 m beyond constructed areas with permeable surfaces (such as pervious paving areas) that require additional staging areas in order to limit compaction in the constructed area. Or on previously developed sites, restore a minimum of 50% of the site area (excluding the building footprint) by replacing impervious surfaces with native or adapted vegetation. | | |
| 1.7 | Adaptive Reuse: Development includes adaptive reuse or rehabilitation of any non-designated heritage buildings with cultural heritage value or potential. | - | Not applicable, as no heritage buildings exist on the site. |
| 1.8 | Accessible Units: In ground oriented residential developments such as townhomes, 15% of units are constructed as visitable housing. Features include: one zero-step entrance, wider doorways and clear passage on the main floor, a main floor bathroom or powder room. | Site Plan | Accessibility requirements will be achieved in accordance with the AODA and OBC. |
| Section 2: Transportation | | | |
| 2.1 | Site Connections: Provide pedestrian and cycling connections from on-site buildings to off-site public sidewalks, pedestrian paths, trails, open space, active transportation pathways, transit stops and adjacent buildings and sites in accordance with Official Plan policies. | Site Plan | Pedestrian and cycling connections have been implemented into the design and will be refined through detailed site planning. The lands are within an MTSA, therefore, transit use and various forms of active transportation will be prioritized through design<br>. |
| 2.2 | Accessibility: Design on-site sidewalks, crosswalks and walkways to be continuous, | Site Plan | Accessibility has been considered and will be refined through detailed site planning. Wide |

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| | universally accessible, barrier-free and clearly delineated in accordance with Official Plan Policies, Accessibility for Ontarians with Disabilities Act & City of Burlington Accessibility Design Standards. | | sidewalks, accessible parking, and other barrier-free areas have been included in accordance with AODA requirements. |
| 2.3 | Bicycle Storage: Provide bicycle parking spaces in accordance with the Zoning Bylaw and Official Plan Policies. | Site Plan | Indoor and outdoor bicycle parking has been provided above and beyond minimum zoning requirements, which will be available to both residents and visitors of the building. |
| 2.4 | Transportation Demand Management: Provision and implementation of a Transportation Demand Management Plan. Required for parking reductions and required in Primary, Secondary and Employment Growth areas as per Official Plan policy. | Site Plan | A parking rate of 0.67 is provided, which is less than what the zoning requires. The lands are within walkable distance to the Aldershot GO MTSA and within the Primary Growth Area in proximity to other services and modes of transportation (e.g., major bus routes). |
| 2.5 | Bicycle Storage (Occupants): Locate occupant/employee bicycle parking near the main entrance or easy to identify area, in a weather protected area with controlled access or secure enclosures, at no extra charge to the occupant/employee. | Site Plan | Indoor and outdoor bicycle parking has been provided above and beyond minimum zoning requirements, which will be available to both residents and visitors of the building. |
| 2.6 | Bicycle Storage (Visitor): Provision of bicycle parking spaces in a weather protected area at grade near the main entrance or easy to identify area. | Site Plan | Indoor and outdoor bicycle parking has been provided above and beyond minimum zoning requirements, which will be available to both residents and visitors of the building. |
| 2.7 | End of Trip Facilities: In workplaces provide a minimum of 1 shower and change facility with lockers. Provide an additional shower | Site Plan | The proposal is for a residential mixed use building, with smaller retail units. |

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| | and change facility for every 30 bicycle parking spaces. | | |
| 2.8 | Electric Vehicles: A minimum of 3% of parking spaces provide charging stations to accommodate electric vehicles and design additional areas to be EV conversion ready. | Site Plan | This will be considered through detailed site planning and thorough analysis. |
| 2.9 | Transit Pass: For residential developments, each unit receives a one-year Burlington Transit pass at no cost to resident. | Site Plan | This will be considered and implemented through detailed site planning. |
| 2.10 | Bike Share: Provision of an on-site bike share available for owners/tenants to use. | Site Plan | This will be considered through detailed site planning. |
| 2.11 | Car Share: Provision of an on-site car share service available to owners/tenants and the public. | Site Plan | This will be considered through detailed site planning. |
| Section 3: Natural Environment | | | |
| 3.1 | Light Pollution: Minimization of light pollution in accordance with the city's Guidelines for Outdoor Lighting and Official Plan Policies. | Site Plan | Lighting is to be addressed through detailed site planning. There will be no overspill lighting proposed. |
| 3.2 | Native Species (NHS): As per Official Plan policy, use native, non-invasive species within the Natural Heritage System and related buffers, and use non-invasive species in all other areas. | - | Not applicable. |
| 3.3 | Native Species (Enhanced, outside NHS and buffers): Use native, non-invasive species that are suitable to site conditions for a minimum of 75% of all landscaped areas. | - | Not applicable. |
| 3.4 | Bird Friendly Design: Incorporate bird friendly design measures. Required for glass buildings and buildings adjacent to the | Site Plan | This will be considered through detailed site planning and exploration of building materials. |

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| | Natural Heritage System and the Lake Ontario shoreline, as per Official Plan Policy. | | |
| 3.5 | Low Maintenance Landscaping: All landscaping is low maintenance and drought resistant | Site Plan | Landscaping is to be considered in detail through the site plan process. |
| 3.6 | Tree Planting (quantity): Submit a Canopy Cover Plan that demonstrates 20% canopy cover of non-building hard surfaces at two thirds mature size. | Site Plan | Tree planting has been considered and will be implemented through the site plan process. |
| 3.7 | Tree Planting (soil): Provide a soil volume of 30 m3 per tree and a minimum depth of 1 metre of high-quality soil OR in hard surface situations install a soil cell product with high quality soil and provide the required soil volume. | Site Plan | Tree planting has been considered and will be implemented through the site plan process. |
| 3.8 | Enhanced Tree Preservation: Maintain existing on-site trees that are 30 cm or more DBH (diameter at breast height) OR Maintain 75% of healthy mature trees greater than 20 cm DBH. | Site Plan | Tree planting has been considered and will be implemented through the site plan process. |
| 3.9 | Restoration and Enhancement: Complete and implement a restoration and/or enhancement plan that demonstrates net gain for Natural Heritage System areas, including a management and monitoring plan. May be required as a result of Environmental Impact Assessment recommendations. | - | Not applicable. |
| 3.10 | Community Gardens: For development containing residential units, provide community garden plots for residents in a common amenity area. | Site Plan | This will be considered through detailed site planning. |

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| 3.11 | Green Roofs: For residential and mixed-use developments, install green roofs, consisting of a layer of growing medium soil with vegetation material on top of a conventional flat or sloped roof. | Site Plan | This will be considered through detailed site planning. |
| Section 4: Water Conservation & Quality | | | |
| 4.1 | Stormwater Quality: Achievement of a level one/enhanced stormwater treatment for all stormwater runoff. | Site Plan | Refer to the Functional Servicing & Stormwater Management Report that demonstrates achievement of this. |
| 4.2 | Water Conservation Systems: implementation of systems to retain and reuse water, such as grey water recycling, rainwater harvesting systems, cisterns and rain barrels. | Site Plan | This will be considered through detailed site planning. |
| 4.3 | Pervious Surfaces: minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID) measures, such as: permable pavements; bioswales; infiltration trenches/bioretention areas; rain gardens; draining roofs to pervious areas, and; other innovative stormwater management strategies | Site Plan | The development proposes a compact design with implementation of stormwater management solutions that will be considered in more detail through detailed site planning. |
| 4.4 | Efficient Fixtures: All newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling must be WaterSense labeled. | Site Plan | This will be considered through detailed site planning. |
| Section 5: Energy & Emissions | | | |
| 5.1 | Urban Heat Island: Provide vegetated landscape areas in hard surface areas as per the Zoning By-law. | Site Plan | This has been considered into the site plan and design of the building and to be refined through detailed site planning. |

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| 5.2 | Urban Heat Island (non-roof): efforts to reduce urban heat island effect using light coloured materials/white paving and/or enhanced landscaped parking for at least 50% of non-roof hardscape. | Site Plan | Refer to renderings and elevations, which propose light colours throughout the site layout and design of the building, and to be refined through detailed site planning. |
| 5.3 | Urban Heat Island (roof): Use Cool roofing materials for 75% of the roof area OR Install a Green Roof with 50% minimum coverage OR use a combination of green roof and cool roof material for a minimum of 75% of the roof. | Site Plan | This will be considered through detailed site planning. |
| 5.4 | Energy Efficiency: Achieve 10% or better energy efficiency improvements over ASHRAE 90.1-2010 as demonstrated by third party certification/energy modelling. | Site Plan | This will be considered through detailed site planning. |
| 5.5 | On-site Renewable Energy: Generate a portion building energy needs using an on-site renewable energy supply (e.g. solar, wind, geothermal). | Site Plan | This will be considered through detailed site planning. |
| 5.6 | Net-Zero: Demonstration via energy modelling of net-zero energy footprint. | Site Plan | This will be considered through detailed site planning. |
| 5.7 | District Energy: Incorporate a district heating and/or cooling system, or ensure the building is retrofit ready for a future DE connection. | Site Plan | This will be considered through detailed site planning. |
| 5.8 | Continuous Metering: Provision of continuous metering of energy usage for each unit. | Site Plan | This will be considered through detailed site planning. |
| 5.9 | Commissioning: Third-party commissioning of building systems to ensure they function properly. Commissioning team should be part of an integrated design and construction team at project start. | Site Plan | This will be considered through detailed site planning. |

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| Section 6: Waste & Building Materials | | | |
| 6.1 | Waste Management Plan: Provide and implement a waste management plan in accordance with Regional requirements. | Site Plan | Refer to the Waste Management Report that demonstrates a plan for garbage collection. |
| 6.2 | Waste Management Facilities: Provision of recycling, garbage and composting facilities (beyond those required by Halton Region) which are easily accessible for all occupants (in an attached building). | Site Plan | Refer to the Waste Management Report that provides details on waste facilities and to be refined through detailed site planning. |
| 6.3 | Recycled Materials: Ensure that at least 15% of a project's construction materials (based on value) are comprised of refurbished/reused or recycled content. | Site Plan | This will be considered through detailed site planning. |
| 6.4 | Locally Manufactured: Ensure that at least 15% of a project's construction materials (based on value) are comprised of materials with locally manufactured content. | Site Plan | This will be considered through detailed site planning. |
| 6.5 | Sustainable Wood: Where wood based materials are used, utilize a minimum of 25% that are certified in accordance with the Forest Stewardship Council's principles and criteria for wood building components. | Site Plan | This will be considered through detailed site planning. |
| 6.6 | Air Pollutants in Materials: Minimization of air pollutants in interior materials by using low or no VOC paints, carpets, adhesives and other finishes. | Site Plan | This will be considered through detailed site planning. |
| 6.7 | Construction Waste Management: Develop and implement a waste management plan to recycle and/or salvage construction, demolition and land clearing waste. | Building Permit / Construction | This will be considered through detailed site planning. |
| Section 7: Maintenance, Monitoring & Communication | | | |

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| 7.1 | Maintenance Plan: provision of a building maintenance plan that provides instructions, training requirements and schedules for maintaining sustainability features of the site/ building/landscaping. | Occupancy | This will be considered through detailed site planning and in future occupancy processes. |
| 7.2 | Education: provision of instructions for homeowners and occupants that explain the intent, benefits, use, and maintenance of green building features as part of the lease/sale agreement or condo declaration. Signage and other education materials are posted to educate building visitors of sustainability features. | Occupancy | This will be considered through detailed site planning and in future occupancy processes. |
| 7.3 | Monitoring: collection and monitoring of project performance data on energy, water and healthy living environments. | Occupancy | This will be considered through detailed site planning and in future occupancy processes. |
| Section 8: Innovation | | | |
| 8.1 | Innovative design or performance features not listed that receive approval from the City. | - | Additional factors to be considered through detailed site planning. |