Sustainable Building and Development Checklist Report

198-200 & 206 Plains Road East

Burlington, Ontario

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Prepared For:

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Section 1: SITE DESIGN				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
1.6	Voluntary	**Site Disturbance:** On greenfield sites, limit site disturbance including earthwork and clearing of vegetation to 12 metres beyond the building perimeter, 1.5 m beyond primary roadway curbs, walkways, and main utility branch trenches, and 7.5 m beyond constructed areas with permeable surfaces (such as pervious paving areas) that require additional staging areas in order to limit compaction in the constructed area. Or on previously developed sites, restore a minimum of 50% of the site area (excluding the building footprint) by replacing impervious surfaces with native or adapted vegetation.	Not applicable. Subject lands are not greenfield.	OPA/ZBLA and Site Plan
1.7	Voluntary	**Adaptive Reuse:** Development includes adaptive reuse or rehabilitation of any non-designated heritage buildings with cultural heritage value or potential.	Not applicable. The subject lands do not contain non-designated heritage buildings.	OPA/ZBLA and Site Plan

Section 2: TRANSPORTATION				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
2.1	Required	**Site Connections:** Provide pedestrian and cycling connections from on-site buildings to off-site public sidewalks, pedestrian paths, trails, open space,	The proposed development provides direct access to public pathways, transit stops, and active transportation networks along Plains Road East. Refer to the Site Plan for further information.	OPA/ZBLA and Site Plan

Section 2: TRANSPORTATION				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
		active transportation pathways, transit stops and adjacent buildings and sites in accordance with Official Plan policies.		
2.3	Required	**Bicycle Storage:** Provide bicycle parking spaces in accordance with the Zoning By- law and Official Plan Policies.	Short-term bicycle parking is proposed at-grade, and long-term bicycle parking is proposed within one of the underground parking levels. Refer to the Site Plan for further information.	OPA/ZBLA and Site Plan
2.4	Voluntary (see exception)	**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.	Transportation Demand Management measures have been included in the Transportation Impact Study. Refer to the Transportation Impact Study for more information.	OPA/ZBLA and Site Plan
2.5	Voluntary	**Bicycle Storage (Occupants):** Locate occupant/employee bicycle parking near the main entrance or easy to identify area, in a weather protected area with controlled access or secure enclosures, at no extra charge to the occupant/employee.	The proposed development will provide secured bicycle parking for occupants at no extra charge. Refer to the Site Plan for further information.	OPA/ZBLA and Site Plan
2.6	Voluntary	**Bicycle Storage (Visitor):** Provision of bicycle parking spaces in a weather protected area at grade near the main entrance or easy to identify area.	The proposed development will provide short-term bicycle parking near the main building entrances. Refer to the Site Plan for further information.	OPA/ZBLA and Site Plan

Section 3: NATURAL ENVIRONMENT				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
3.8	Voluntary (see exception)	**Enhanced Tree Preservation:** Maintain existing on-site trees that are 30 cm or more DBH (diameter at breast height) OR Maintain 75% of healthy mature trees greater than 20 cm DBH. **Note:** Tree preservation requirements will be determined by Official Plan urban forestry policies.	A Tree Protection Plan has been prepared in support of the application. Refer to the Tree Protection Plan for further details.	OPA/ZBLA and Site Plan
3.9	Voluntary (see exception)	**Restoration and Enhancement:** Complete and implement a restoration and/or enhancement plan that demonstrates net gain for Natural Heritage System areas, including a management and monitoring plan. May be required as a result of Environmental Impact Assessment recommendations.	Not applicable. Natural Heritage Systems are not identified on the subject lands.	OPA/ZBLA and Site Plan

Section 4: WATER CONSERVATION AND QUALITY				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
4.1	Required	**Stormwater Quality:** Achievement of a level one/ enhanced stormwater treatment for all stormwater runoff.	A Functional Servicing and Stormwater Management Design Report has been prepared for the proposed development. Refer to the Functional Servicing and Stormwater Management Design Report for further information.	OPA/ZBLA and Site Plan
4.3	Voluntary	**Pervious Surfaces:** minimization of impervious surfaces and stormwater runoff through the use of Low Impact Development (LID) measures, such as:	The potential for additional LID measures will be considered during the Site Plan stage.	OPA/ZBLA and Site Plan

Section 4: WATER CONSERVATION AND QUALITY				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
		• permable pavements; • bioswales; • infiltration trenches/ bioretention areas; • rain gardens; • draining roofs to pervious areas, and; other innovative stormwater management strategies		

Section 5: ENERGY AND EMISSIONS				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
5.1	Required	**Urban Heat Island:** Provide vegetated landscape areas in hard surface areas as per the Zoning By-law.	Vegetated landscape areas will be provided. Refer to the Site Plan for details.	OPA/ZBLA and Site Plan

Section 6: WASTE AND BUILDING MATERIALS				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
6.1	Required	**Waste Management Plan:** Provide and implement a waste management plan in accordance with Regional requirements.	A Waste Management Plan has been prepared in support of this application. Refer to the Waste Management Plan for more information.	OPA/ZBLA and Site Plan

Section 8: INNOVATION				
#	*Required /Voluntary*	*Guideline*	*Proposed Development Implementation*	*Implementation Stage*
8.1	Voluntary	Innovative design or performance features not listed that receive approval from the City.	Innovative design features will be considered pending further design development.	Various