

Agenda

Environmental Stewardship and Action Community Advisory Committee

The 1st Meeting of the Environmental Stewardship and Action Community Advisory Committee

June 29, 2022, 12:15 PM

Advisory Committee Virtual Meeting

Please check the City website for current details

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact advisorycommittee@london.ca.

	Pages
1. Call to Order	
1.1. Disclosures of Pecuniary Interest	
1.2. Election of Chair and Vice-Chair	
2. Scheduled Items	
2.1. 12:30 PM - Environmental and Infrastructure Division - Service Area Overview	
Note: The Overview Presentation will be included on the Added Agenda.	
3. Consent	
3.1. Welcome from the former Advisory Committee on the Environment - D. Szoller	2
4. Sub-Committees and Working Groups	
5. Items for Discussion	
5.1. Notice of Application - 1470-1474 Highbury Avenue North	7
5.2. Future Meeting Dates and Times	
6. Adjournment	

May 15, 2022

Welcome to the Environmental Stewardship and Action Community Advisory Committee from previous Advisory Committee on the Environment (ACE) members

We would like to mention some history to give you guidance on what was worked on for the last few years by ACE to aid Council on new policy and advisory input to help you in moving new recommendations to Council. Some items could benefit from additional work. It was expected some ACE members would return this term and explain more fully, noting only one has signed on. We wish you well as you help create a more Sustainable Resilient London and demonstrate the scope of this committee's mandate.

Please note ACE had cross over representation on other advisory committee and received their minutes such as Forestry, Cycling, Agriculture and Transportation. This was helpful in knowing what other committees were doing and sharing of issues to allow more collaboration and reflection. As a note, the Urban Agriculture (UA) Steering Committee also requested an ACE rep to attend its meetings in its Terms of Reference. We suggest to continue the (UA) appointment if possible, it does not meet monthly.

From our observation of Forestry committee minutes, some topics included the City's tree protection by-law, community planting projects, RFL's aftercare program and Green Legacy Project, oak wilt, input to the Parks and Recreation Master Plan, Complete Streets and monitoring of tree website, tree inventory, urban forest strategy, asks for social housing planting options, input to urban design peer review, trees in parking lots.

Each year we developed a workplan. This ensured accountability and results to Council including timelines, budget and topic links directly to the City's strategic plan. We also encouraged electronic circulation of agendas to reduce paper and a plant-based vegetarian option for advisory lunches to reduce our carbon footprint.

ACE traditionally provided opportunity for Council to assign topics to it to research and make recommendations on, for the committee to develop its own areas of concern and issue working groups, and for the public to give presentations to gain feedback and/or support in moving their specific issue forward.

Please note the City's Climate Emergency Action Plan (CEAP) is of strong importance to your work. Please note London's greenhouse gas emission reduction targets were approved as: 15% reduction from 1990 levels by 2020; 37% reduction by 2030; and, net-zero emissions by 2050. Also to note nationally, Net Zero by 2050 is irrelevant globally if we miss peaking by 2025 and dropping in half by 2030 as emphasized by U.N. Secretary General Antonio Guterres.

Sincerely, past ACE members

ACE highlights

As of mid-March 2020, advisory committee face-to-face meetings at City Hall were cancelled until further notice given Covid-19 constraints. They restarted February 2021 remotely for the term to end June 30, 2021. Mid-April 2021, Council extended that timeline to the year end. As the City's governance committee was still addressing considerations and ACE was being updated on City issues, ACE meetings continued until the end of February 2022. Given a year of being shutdown and various dates ACE anticipated it would need to wrap up, it was a challenge to take on larger issues during 2021 and the time was spent more on gaining updates and providing comments.

2022

Presentations were received on the City's new Mobility Master Plan and the draft Climate Emergency Action Plan (CEAP) progress. One member tabled the following draft statement as a motion for consideration from the new committee to move forward.

"Be it resolved that based on the information from the December 1 presentation from Michael Watt (TEC Canada, Walker Industries) at ACE, that Staff at the City of London provide ACE, or a future environmental advisory committee, with a Staff report, to be included as an addendum to final version of the CEAP, providing a preliminary business case for RNG project development at the W12A landfill site commensurate with: comparative case study analysis of best practices at other Ontario landfill facilities (e.g. City of Toronto, City of Hamilton, Niagara); City of London CEAP objectives, work plans and net zero emissions goals for 2050; and the commensurately related 2022 W12A landfill expansion permitting goals, and expedient, 2022 implementation of City-wide programs for organic waste management diversion."

2021

Various topics were presented to ACE including the draft Climate Emergency Action Plan, green bin progress, the proposed draft environmental assessment study for the expansion of the W12A landfill, City service area workplan (2021), the Pottersbury Sanitary Trunk Sewer EA, Dingman Creek's Subwatershed study, and Windermere Road improvements EA. Groups also updated ACE – the Circular Economy Club London chapter, London Environment Network on its Greener Homes London program, and Jack Gibbons, Ontario Clean Air Alliance - phasing out gas fired power production.

ACE recommended Council request the Government of Ontario place an interim cap of 2.5 MT per year on greenhouse gas pollution from Ontario's gas-fired power plants and a plan to phase-out all gas-fired electricity generation by 2030 to help Ontario and London meet their climate targets; joining 28 other municipalities with similar requests.

ACE members gave a comprehensive response in March to a staff CEAP primer seeking input (we suggest this 64 page document be shared separately with the new committee as a guiding document to interests ACE identified). ACE's workplan was initially discussed with the intent to align with the CEAP, although the workplan could not be fully developed given expectation ACE would initially wrap up the end of June. Ongoing updates on CEAP are found at <https://getinvolved.london.ca/climate>.

ACE created a working group to discuss Official Plan and Zoning By-law Amendments Encouraging the Growing of Food in Urban Areas – City-wide; and a Sustainable City working group to review applications of cross laminated timber and other local products.

London Hydro presented at an ACE meeting to answer ACE questions on: • future infrastructure improvements to assist with climate change reductions; • alternative energy sources to provide power to the city; • fuel forecasting to support the CEAP and net zero targets; and • DSM strategy and on-bill financing for home energy retrofitting.

ACE invited Enbridge Gas Inc. to present on low carbon solutions. ACE heard from the Centre for Zero Energy Building Studies on Net-Zero Ready Building Codes, received a delegation from the Commissioner, BC Utilities Commission. ACE also heard from TEC Canada on renewable natural gas given ACE concerns on it being a solution.

ACE recommended that the Wharncliffe Road South Improvements project explore all avenues to avoid road widening to provide more traffic lanes for motor vehicles; noting alternative methods that provide better traffic flow and improved options (public transit, cycling, walking, etc.). ACE also recommended unsuccessfully Council revisit the issue of moving the property located at 100 Stanley Street to find a way to move the house across the street. ACE encouraged that, as we are in a climate crisis and have declared a climate emergency ourselves, this means we must do everything possible to mitigate negative environmental impacts, for example, demolishing homes and making room for more motor vehicles, is the exact antitheses to this declaration. ACE encouraged the City to move rapidly on Green Bin program, acknowledging the pandemic has caused delays.

2020

ACE only met for 3 months but was able to discuss the multi-year budget, confirm a rep on a June zero waste conference (subsequently cancelled given Covid-19), and comment on a Cycling Advisory Committee report pertaining to climate change, input to London pursuing a Blue Communities designation and clarification on impacts of privatizing municipal water systems.

ACE received updates from the City Manager of Sustainability and Resiliency on planning issues related to the CEAP. Our working groups/budget did not get off the

ground although a draft was established similar to past years with additions being: a Resiliency subgroup proposed in coming months and review of the City's Corporate Energy Management program. The waste group continued to monitor organic waste management progress and strategies.

2019

Various topics were presented to ACE: the EA for Expansion of the W12A landfill, the West London Dyke Erosion Control, and the Lambeth Community improvement plan.

ACE recommendations included London become a Bee City, adopting the Blue Communities designation, input to bird-friendly development, input to Parks and Recreation's Master plan, an unsuccessful request to make Toilets are not Garbage Cans stickers mandatory at all city facilities (still voluntary given resources needed), a Precautionary Principle on City purchasing decisions guided by protection against risk of harm to the environment. ACE was pleased to spearhead a successful Declaration of a Climate Emergency motion (approved Apr 23, 2019).

ACE discussed, recycling in the downtown core, the City website including pollinators, Urban Agriculture, resiliency, City indigenous communities representation on City advisory committees, updates on gas tax distribution, Urban Design guidelines, farm gate sales within urban growth boundary, environmental programs update - 60% waste diversion action plan, Hefty Energy Bag pilot project, Community Energy Action Plan.

ACE asked for input with respect to adapting the Dark Sky Communities Guidelines in smaller communities/neighbourhoods within the City and consideration for feasibility of a new park on South Street be off-grid in terms of energy use.

Energy/Build – discussed Wonderland Rd. expansion, winter ice management to avoid further use of road salt recognizing beet brine has been a part of the solution, continued investigation of viability of PACE program, renewable topics, CEAP, green roof by-law.

Sustainability – staff updates regarding Resiliency Strategic plan, Sustainability office.

Waste – voluntary commercial recycling reporting system similar to health dine safe program passes, indicating their recycling efforts (staff response at this time was that no resources were available and provincial laws are in place for businesses). Discussion on single-use plastic water bottles. Continued focus on managing organic waste, resource recovery initiatives, and monitoring of London's landfill expansion.

Natural Environment – continued monitoring progress of Urban Agriculture Strategic plan and City's approved Pollinator Sanctuary status/updates and related issues.

2018

ACE received updates on the City Pollution Prevention and Control Plan, W12A landfill, City Council based waste management working group, City's Environmental programs progress, stormwater management, input to ReThink Zoning Terms of Reference and evolution of Dark Sky policy/standards (working group includes members of Animal Welfare, EEPAC and ACE committees), City budget. ACE gave comments on proposed public nuisance by-law amendment to address odour. Barry Orr, Sewer Outreach and Control Inspector gave overview of issues with respect to what goes down the drain.

Urban Forestry staff delegation discussed practices relating to tree watering, cutting down of trees and planting of trees near hydro lines followed by ACE recommendation to maintain budget projections for a 34% canopy target and additional funding ensure maintenance and watering to extend life of existing trees in next multi-year budget.

Appointment of members confirmed to: attend Bird-Friendly Development meetings, Municipal Advisory Group related to Rapid Transit, and Urban Agriculture Steering Committee meetings. ACE attended Environmental and Ecological Planning Advisory Committee's guest talk by Deputy Commissioner of Ontario on a variety of issues.

Waste - reviewed waste management systems – biogas, anaerobic digester facility, landfill gas recovery. Continued to monitor issues from 2017 - City residential waste disposal strategy and Resource Recovery strategy. Presentation was given to ACE members from the City of Markham which maintained an 81% curbside waste reduction target. ACE interested to explore feasibility of same in London.

Sustainability (ad hoc) – updates on City Resiliency Strategic Plan and support for further actions encouraging a London sustainability statement, staff, sustainable map.

Built Environmental/Energy – monitored Community Energy Action Plan progress, sewage overflows. Continued to encourage renewables on City buildings, hydro-electric power along Thames River, Bill 135, LICs, Cheerio, green roof by-law.

Natural Environment/Food (ad hoc) continued monitoring Urban Agriculture strategy progress. Support to pollinator sanctuary status, receive staff updates including related issues. Continued to explore inclusion of ecosystem services concept for staff planning processes, environmental master plan, and low-impact development strategies.

Finance and by-laws, not a sub-group but addressed ad hoc. For example, Dark Sky continued from previous year.

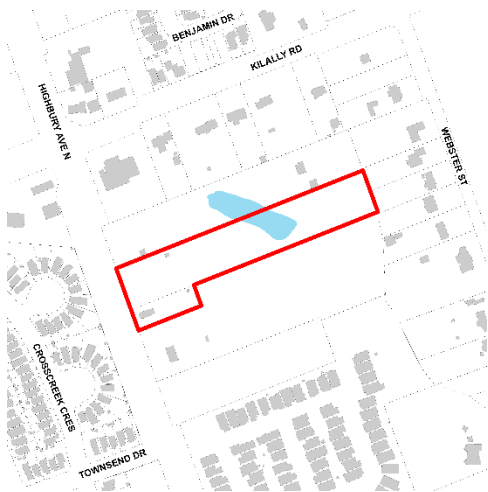
ACE members attended River Summit conference led by London Environmental Network (LEN), ACE committee a contributor. Also a series of LEN community green workshops were delivered that ACE supported.



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1470-1474 Highbury Avenue North



File: OZ-9508

Applicant: Copia Developments

What is Proposed?

Official Plan and Zoning amendments to allow:

- three apartment buildings; with heights of 15, 16 and 18 storeys.
- 400 units.
- density of 276 units per hectare (gross residential density) and 455 units per hectare (net residential density).
- 410 parking spaces on the front portion of the properties

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 28, 2022**

Chuck Parker, Senior Planner

cparker@london.ca

519-661-CITY (2489) ext. 4648

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9508

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Mo Mohamed Salih

msalih@london.ca

519-661-CITY (2489) ext. 4003

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: June 8, 2022

Application Details

Requested Amendment to the 1989 Official Plan

To allow a height of 18 storeys and a density of 455 units per hectare in the Multi-Family, High Density Residential designation on the front portion of the subject properties. The policies provide for a maximum height of 12 storeys and a density of 150 units per hectare.

NOTE- On May 25, 2022 the Ontario Land Tribunal (OLT) approved the London Plan, except for some site specific appeals, replacing the former 1989 Official Plan. However, this application was submitted prior to that date and is subject to consideration of the policies of the 1989 Plan.

Requested Amendment to The London Plan (New Official Plan)

Requested a Special Policy to allow a height of 18 storeys and a density of 455 units per hectare in the Neighbourhood /High Density Overlay Place Type with frontage on a Urban Thoroughfare on the front portion of the subject properties. The policies provide for a maximum height of 12 storeys and a density of 150 units per hectare.

Requested Zoning By-law Amendment

To change the zoning from Neighbourhood Facility (NF1) and Urban Reserve (UR1) Zones to a Residential R9 Special Provision Bonus (R9-7 ()B-_) Zone to permit apartment buildings at a height of 18 storeys and a density of 455 units per hectare . Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Neighbourhood Facility Special Provision (NF1(1))

Permitted Uses: places of worship, elementary schools, day care centres, community centres, libraries, private schools, private club, fire stations and police stations.

Special Provision: minimum main building setback from existing Imperial Oil Pipeline easement of 20 metres

Zone: Urban Reserve (UR1)

Permitted Uses: [existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands, managed woodlot, wayside pit, passive recreation use and farm gate sales.

The applicants have asked that the amendments for apartment buildings only be applied to the front portion of the property, west of the open space corridor. Through the consideration of the application the City will review the London Plan Place Types and Zoning on the rear portion of the property to determine whether any changes are required at this time. An Environmental Impact Study has been submitted as part of the application.

On the rear portion of the property the following zone is applied;

Zone: Open Space (OS1)

Permitted Uses: [conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground and managed forest.

Requested Zoning

Zone: Residential R9 Special Provision Bonus (R9-7 ()- B-_)

Permitted Uses: apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped apartment buildings and continuum-of-care-facilities.

Special Provisions: besides height and density the applicant is asking for specific regulations for parking (1 per unit), front yard (6.8 metres), rear yard (22.2 metres for building "C"), interior side yard (3.5 metres) and balcony encroachments (1.5 metres).

Residential Density: 455 units per hectare

Height: 74 metres or 18 storeys

Bonus Zone: to permit a maximum density of 455 units per hectare and a height of 74 metres or 18 storeys

The City may also consider changes to the zoning on the rear portion of the property to determine whether any changes are required at this time. An Environmental Impact Study has been submitted as part of the application.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-Family, High Density Residential, Multi-Family, Medium Density Residential and Open Space in the 1989 Official Plan, which permits higher density housing and open space uses, respectively, as the main uses.

The subject lands are in the Neighbourhood/High Density Residential Overlay on an Urban Thoroughfare Street Classification and Green Space Place Types in The London Plan.

The Neighbourhood Place Type permits stacked townhouses, fourplexes, low-rise apartments, emergency care establishments, rooming houses and supervised correctional residences up to a maximum height of 6 storeys through bonusing.

No development is proposed on any lands within the Green Space Place Type on the rear portion of the subject lands. Green Space permits open space and parks type uses. Parts of the rear portion of the subject lands are also identified as "Unevaluated Vegetation Patches" "Unevaluated Wetlands" and "Provincially Significant Wetlands" on Map 5 (Natural Heritage System) of the London Plan. Parts of the rear portion of the subject lands are also identified as "Highly Vulnerable Aquifer", "Riverine Erosion Hazard Limit for Unconfined Systems", "Riverine Erosion Hazard Limit for Confined Systems" and "Conservation Authority Regulation Limit" on Map 6 (Natural Hazards and Natural Resources) of the London Plan.

An Environmental Impact Study has been submitted as part of the application to evaluate these environmental features.

The London Plan also includes Urban Design policies which will be used to evaluate the proposed design of the buildings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation, London Plan Place Type and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website.

The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

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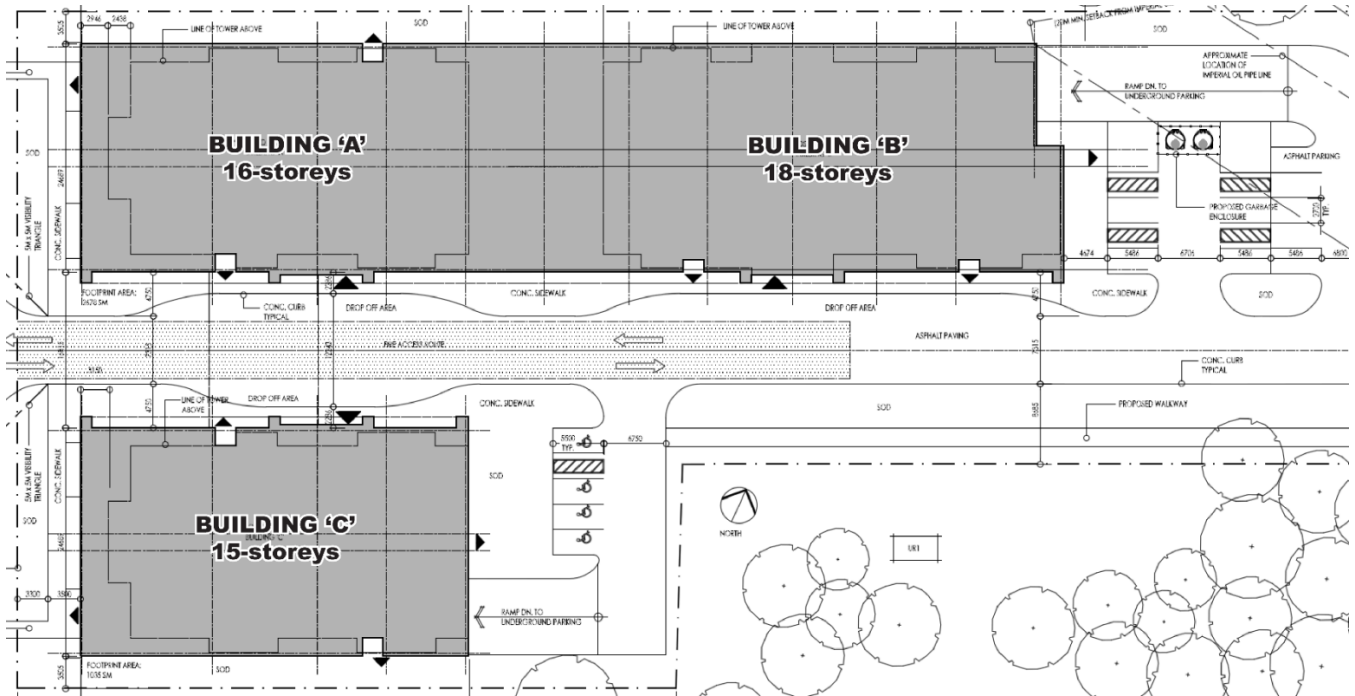
Site Concept



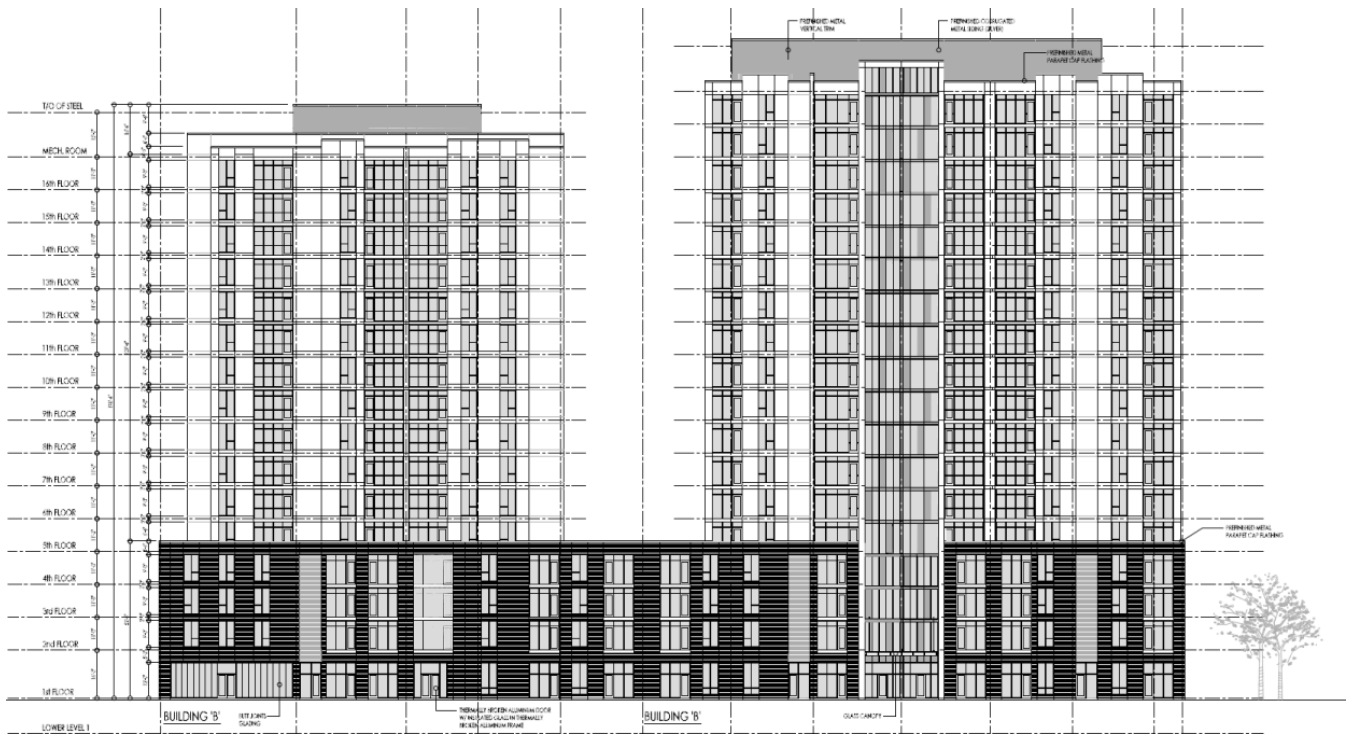
Proposed Highbury Avenue Front Elevation

The above image represents the applicant’s proposal as submitted and may change.

Building Renderings



Proposed Building Lay-Out of Front Portion of Property



[South Elevation (Side of Building "C" Left and Building "B" Right

The above images represent the applicant's proposal as submitted and may change.