



London
CANADA

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

Jan 9, 2024

Dear Colleagues,

Staff have had Green Development Standards on their work plan for many years, but given the various changes such as re-org's, COVID, Bill 23 etc. this item has been severely delayed. Ensuring staff have capacity to achieve the existing time sensitive items (ReThink Zoning, provincial legislative changes, Roadmap to 3,000, AWS etc.) remains top of mind for Council. In recognition of the overwhelming list of work that Planning staff have, we wanted to try to capture some of the items that a Green Development Standard would include until a final framework is approved.

Therefore, we would like to direct staff to include the following items at site plan, wherever possible and compatible. That way new developments moving forward will include at least some green items, while we wait for a fulsome Green Development Standard to be developed. We hope you can support the following;

- i) Staff be DIRECTED to update by Q3 2024 the Site Plan Control Bylaw and/or Zoning Bylaw to include the following requirements;
 1. 5% electric vehicle charging ports for builds over 40 units (Level 1 or 2)
 2. Minimum 50% native species for landscaping, with no invasive species planted
 3. Short-term bicycle parking at a rate of 0.1 space / unit for townhouse developments

- ii) Staff be DIRECTED to include CSA A460 (bird friendly) standard in all city facilities building design standards

- iii) The CSA A460 standard to be used as a reference by staff in building design and construction

- iv) Staff be DIRECTED to review the legislative framework and municipal best practices to adopt a bylaw through section 97.1 of the Municipal Act to implement sustainable building construction features, including but not limited to, energy efficiency, water conservation and green roofs, and report back to Council with options and recommendations, including identifying any required Official Plan, Zoning Bylaw and Site Plan Control Bylaw amendments.

- v) Staff be DIRECTED to report back to Council within Q2 2024 with a short update regarding the scope and timeline of the Green Development Standards and Green Parking Lot Standards, and the above items.



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Thank you for your consideration for this important item,

Skylar Franke
Ward 11 City Councillor

Shawn Lewis
Deputy Mayor & Ward 2 City Councillor

Linkages to our existing strategies:

[City Strategic Plan 2023-2027](#)

Priority: Housing and Homelessness

Outcome 3: A well planned and growing community.

3.1 London's growth and development is well-planned and considers use, intensity, and form.

- a) Develop and enhance planning implementation tools that advance the policies of The London Plan.
- b) Increase the efficiency and consistency of planning and development processes.

Priority: Climate Action and Sustainable Growth

Outcome 1: London has a strong and healthy environment.

1.2 Waterways, wetlands, watersheds, and natural areas are protected and enhanced.

- a) Protect the natural environment and avoid natural hazards when building new infrastructure or development.
- b) Improve the natural environment and build resiliency when replacing aging infrastructure.

Outcome 2: London is one of the greenest and most resilient cities in Canada in alignment with the Council-declared climate emergency and the Climate Emergency Action Plan

2.1 London is on track to achieve emission reduction progress by 2027; on the path to community milestone target 2030 and to be a net zero community by 2050.

- a) Implement the Climate Emergency Action Plan with a focus on actions up to 2027 that will contribute towards community milestone emission reduction 2030 target



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b) Plan for and adopt the use of zero-emissions, clean energy, and green infrastructure technologies.

Outcome 3: London's infrastructure and systems are built, maintained, and operated to meet the long-term needs of our community.

3.2 Infrastructure is built, maintained, and secured to support future growth and protect the environment.

b) Build, maintain and operate assets with consideration for accessibility, energy efficiency, environmental sustainability and climate resilience

Climate Emergency Action Plan

Area of Focus 3 - Transforming Buildings and Development

2. Addressing New Developments

b. Review and provide options to reduce, restrict, or phase out fossil fuel as the primary source of heat in all new buildings in London as of 2030 including a review of other municipalities, applicable legislation and jurisdiction, implementation benefit, and other factors

d. Review and incorporate climate change considerations into development reviews, such as development-specific transportation demand management and energy management, including presentation of proposed development alignment with London's climate action goals and outcomes in staff reports

e. Revise the Design Specifications and Requirements Manual to ensure climate change considerations are included

g. Review options to encourage or mandate EV charging in new development