

**From:** Theresa Nielsen  
**Sent:** Saturday, January 6, 2024 9:21 AM  
**To:** PEC <pec@london.ca>  
**Subject:** [EXTERNAL] Green Development Standards

January 6, 2024

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, Ontario  
[pec@london.ca](mailto:pec@london.ca)

RE: Green Development Standards

Dear Councilors,

We strongly support the call for prioritized development of green development standards and the immediate adoption of several green development standards such as EV Charging on buildings with more than 40 units, 50% native species for landscaping with no invasion species, short-term bicycle parking for townhouse developments and bird friendly designs. We additionally urge that a more **comprehensive set of standards be developed and quickly implemented.**

Every new development or building constructed below green standards will result in higher GHG emissions and add to the municipal infrastructure renewal burden. Ultimately, new buildings prior to the adaptation of green development standards will need to be retrofitted at a higher overall cost in a relatively short period of time in order for London to meet its net zero emissions targets.

While no one policy area will ensure we reach our goals and create a sustainable equitable community, it is critical that all the tools in the toolbox are used and consistently move us in the same direction. A robust comprehensive set of standards can guide London's development that focuses on the community as a whole by:

- **reducing the burden on municipal infrastructure** by requiring developments that conserve energy and water, manage stormwater runoff, and maintain green spaces
- **expanding the local green economy** and keeping London competitive through the innovative skills and products required by green developments
- **reducing Greenhouse Gas (GHG) emissions** from new buildings and transportation by implementing standards for energy efficiency and prioritizing low-carbon transportation
- improving comfort and resilience to **extreme weather events** through buildings that include resilience measures
- **lowering operating costs** in green buildings compared to traditional buildings, which can help to address **energy poverty.**

Many developers already operate in nearby cities that have green development standards. Prioritizing Green Development Standards and harmonizing London's standards to be consistent with other Ontario cities will give the London development industry a clear and consistent roadmap and ensure we do not fall behind. *London is rapidly growing and we need to prioritize these standards now.*

We agree that our letter can be part of the public record.

Theresa and Larry Nielsen  
Sent from my iPad