



Comments by Gabor Sass

Top marks for Engagement and Accessibility

City Building Policies

Green Energy and Clean Air

810. A Community Energy Action Plan will be prepared to form part of an overall strategy to implement more environmentally friendly and affordable energy usage and enhance local air quality. This strategy will plan for and implement such things as energy conservation, energy efficiency and good design, passive solar, waste heat utilization, and increased local, distributed production of energy through combined heat and power generation, solar thermal and photovoltaic, bioenergy and energy from waste.

811. District energy facilities and infrastructure, including expansion of existing District Energy systems, will be encouraged for larger-scale redevelopment opportunities within the Primary Transit Area and Industrial Place Types.

812. Large-scale (e.g. >500 kilowatt) wind turbines and solar energy facilities will be directed to locate in the Farmland Place Type, subject to provincial approvals. Smaller-scale roof mounted and building-integrated wind turbines and solar energy utilization will be encouraged in a fashion that is in keeping with the City Design policies of this Plan.

813. Opportunities for ground-sourced thermal energy use will be explored in an effort to reduce overall energy production costs for large-scale redevelopments.

814. The City of London will move toward a full fleet of energy efficient cars and the most efficient medium and heavy duty vehicles practical and affordable, including appropriate employee education and training programs, in an effort to reduce the City's carbon footprint and will encourage other local fleet operators to do the same.

Healthy Watershed

815. The City Structure, Natural Heritage, Natural Hazards, Natural Resources, Urban Forest, and Civic Infrastructure chapters of this Plan include our healthy watershed policies.

Clean Water and Water Conservation

816. The Civic Infrastructure chapter of this Plan includes our clean water policies.

Managing Our Waste

817. The Civic Infrastructure chapter and the Waste Management and Resource Recovery Area Place Type chapter of this Plan include our policies for managing our waste.



Recommendation: Make all city processes and documents (including strategic plans, by-laws, guideline documents, permits, etc.) as accessible and engaging as the ReTHINK process and the London Plan.

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Articulation of vision is lacking

Vision

43_ Our vision will provide a focus for all of the planning that we do. We should always ask ourselves, are the decisions that we are making today propelling us toward this future vision that we've collectively established for the London of 2035. *The London Plan* vision is:

London 2035:
Exciting,
Exceptional,
Connected

Recommendation: Change Vision to:
“London will be a friendly city that allows people of all ages and abilities to experience health, wellness and an exceptional quality of life.” # 8

London 2035:
Equitable,
Healthy,
Prosperous,
Resilient/Sustainable



Energy is left-out as main planning consideration

Historical Price Charts

Quick charts: [1 Month](#) | [3 Month](#) | [6 Month](#) | [9 Month](#) | [1 Year](#) | [18 month](#) | [2 Years](#) | [3 Years](#) | [4 Years](#) | [10 Years](#) | [11 Years](#)

140 cents/L

132 Month Average Retail Price Chart



Recommendation: Use energy trends as the primary driver of planning considerations.

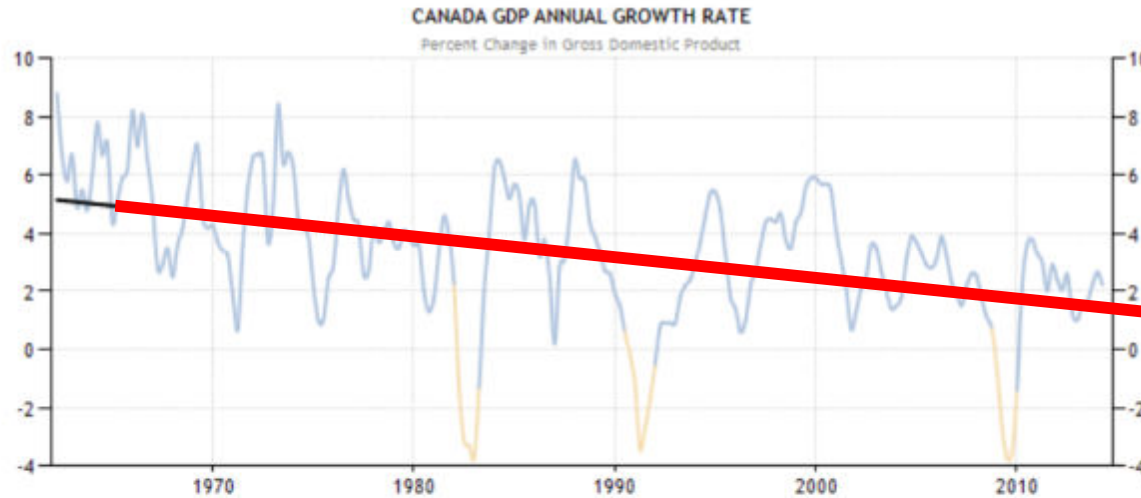


Limits to growth

TRADING ECONOMICS Countries Indicators Calendar Markets Forecasts

Statistics Canada.

1962 2014 + TREND COMPARE LIST EXPORT DATA API EMBED



Negative growth!

Recommendation:
Plan for de-growth,
NOT growth.

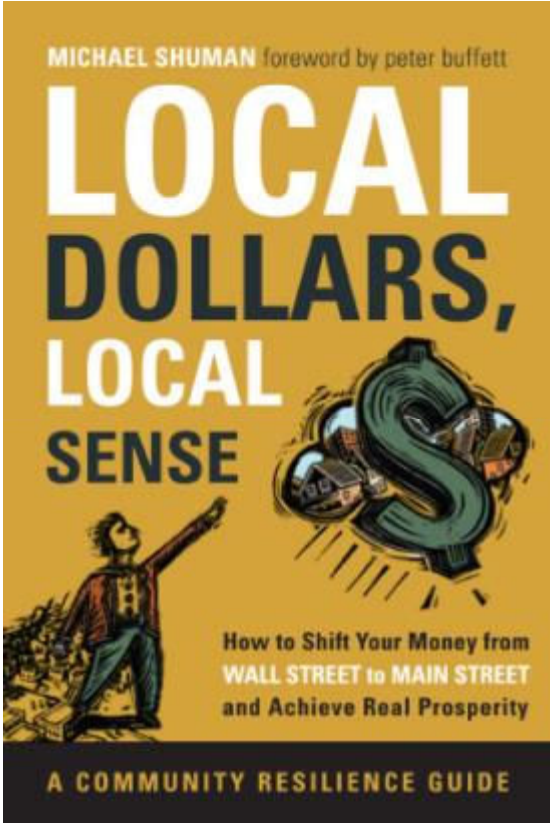
Actual	Previous	Highest	Lowest	Dates
2.22	2.66	8.80	-3.70	1962 - 2014



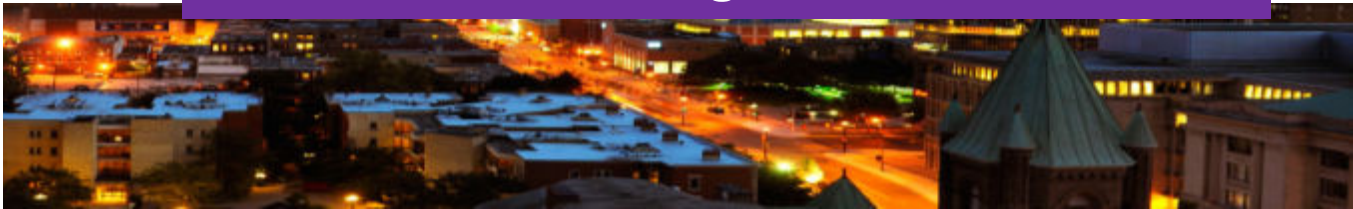
London
CANADA



Localization is the way of the future



Recommendation: Plan for a Self-sufficient Bioregional London.



London 2035: a post-carbon city

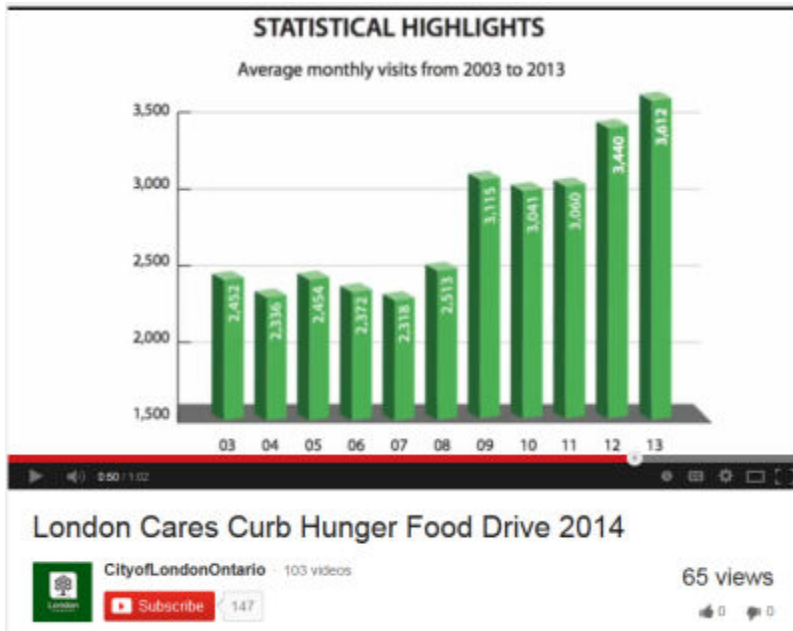
- City-form: Dense core surrounded by transit and eco-villages (high density but not high-rise!)
- Economy: Re-Localization of production of food, energy and other goods and services

Recommendation:

Target an 50% reduction in fossil fuel use by 2035.



Community-focused School of Sustainability



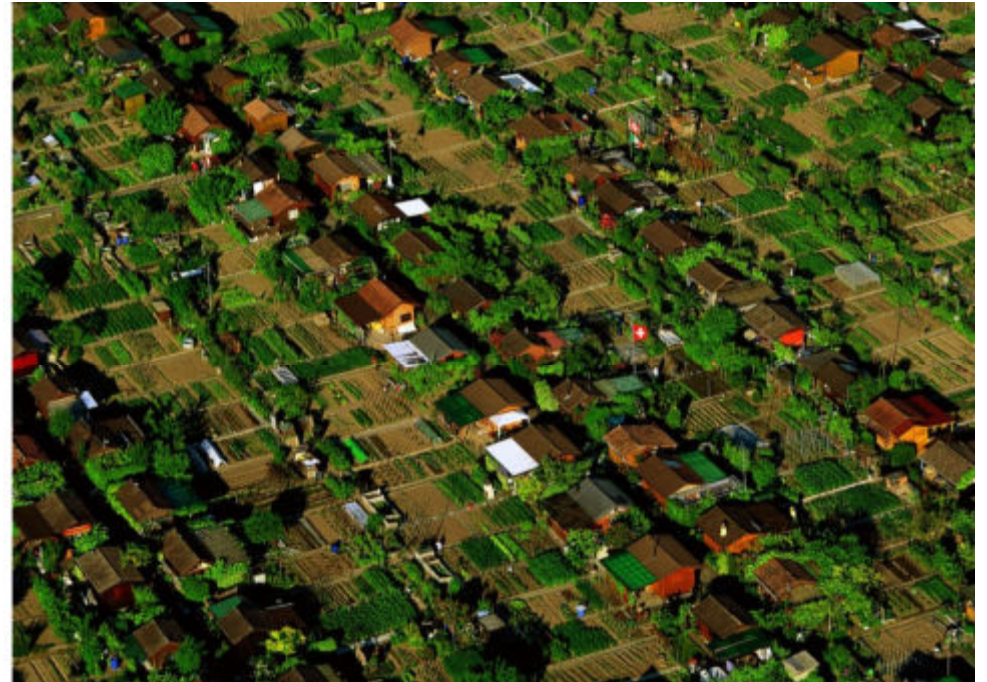
Recommendation:
City should support SOSs for reskilling for a post-carbon future.



Let's get this right!



Detroit



Allotments in the [Avanchets estate, Geneva, Suisse](#) (46°13'N, 6°09'E).

Geneva





London
CANADA

Thank You



THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

