

Bill No.

By-law No. C.P.-1455( )-

A by-law to amend By-law C.P.-1455-541, as amended, entitled the "Site Plan Control Area Bylaw".

WHEREAS Section 41(3) of the Planning Act, R.S.O. 1990, provides that, where in an Official Plan an area is shown or described as a proposed site plan control area, the council of the local municipality may designate a site plan control area;

AND WHEREAS Section 41(7) of the Planning Act, R.S.O. 1990 provides that a municipality may require the owner of land to provide to the satisfaction of and at no expense to the municipality facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon;

AND WHEREAS Municipal Council of The Corporation of the City of London passed Bylaw C.P.-1455-541 on June 26, 2006 being a by-law to designate a Site Plan Control Area and to delegate Council's power under Section 41 of the Planning Act, R.S.O. 1990 c.P.13;

AND WHEREAS it is deemed expedient to amend the said By-law;

NOW THEREFORE Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law C.P.-1455-541, as amended, is hereby further amended as follows:

i) Section 2 of Schedule 1 to By-law No. C.P.-1455-541 is amended by adding to 2.1 Objectives - a new objective to read:

d) To provide bird-friendly design of a site for:

(i) conservation of local bird species

(ii) reduced mortality from bird-building collisions

(iii) reduced negative impacts on natural heritage

ii) Section 2 of Schedule 1 to By-law No. C.P.-1455-541 is amended by adding to '2.4 Form' - a new requirement to read:

g) Glass Treatments for Bird Friendly Design

Glass treatments should be applied to all development to the height of, or anticipated height of the surrounding tree canopy and vegetation at maturity in sites close to natural areas such as ravines or woodlots.

Glass treatments must also be applied to glass adjacent to or in the vicinity of elevated landscapes such as podium gardens and green roofs.

Glass treatment options must also be applied to windbreaks, solariums and greenhouses in order to create sufficient visual markers for birds.

The type of glass, window pattern, film product, decorative grills or louvers, and artwork on buildings shall ensure that sufficient visual markers are present to reduce window strikes by birds in flight. These visual markers shall be used on exterior surface glass, balcony railings, fly-through conditions and parallel glass within an appropriate height of the building.

The distance between patterns or applications on glass must be a distance of 10 cm by 10 cm or less and at least 5 mm in diameter. Visual markers should have high contrast and be applied to low reflectance, exterior surface glass. These markers may be incorporated into building art work, which can be applied to the interior or exterior of windows and can be used to provide sufficient visual markers while allowing for natural light.

At least one or a combination of the following measures (appropriate to the context of the development) must be utilized to meet the standard of bird-friendly development. A certification from a professional architect is required to ensure these measures have been met:

(ii) UV Glass

- (a) If UV glass is used such glass must be certified by a bird-friendliness reviewer for effectiveness. A pattern offering a UV signal must have elements that reflect 20-40% UV over the 300-400 nm wavelength range, and be placed adjacent to complete (100%) UV-absorbing elements.” Reflecting the UV strength and breadth of wavelength specified is essential for this technique to work, as anything outside of these criteria may be more hazardous to birds than conventional glass panes.

AND/OR

(iii) Patterned or ‘fritted’ glass

- (a) If patterned or ‘fritted’ glass is used only non-reflective glass should be used when combined with fritted patterns.

AND/OR

(iv) Film Products and Decals

- (a) If film products or decals are used there must not be more than 5 to 10 cm of clear spaces between patterns. Decals must be located on the exterior glass.

AND/OR

(v) Decorative Grilles and Louvres

- (a) If decorative grilles and louvres are used the application must be 10 cm by 10 cm or less.

AND/OR

(vi) Fenestration Patterns

- (a) If fenestration patterns are used panes must be no more than 28 cm with 10 cm or less the most effective visual marker.

- i) Section 8 is amended by adding to ‘8.1 Objectives- a new sentence at the end of the concluding paragraph to read:

“All lighting should be limited to, and directed towards, the area requiring illumination so as to reduce skyglow and light pollution and thereby promote bird-friendly development.”

- ii) Section 8 is amended by adding to ‘8.2 Yard Lighting’ as a new requirement to read:

(e) Elimination of Skyglow – So as to reduce skyglow, light pollution and related bird fatalities, all light fixtures to be provided are to be full cut-off and have zero up light.

PASSED in Open Council on –

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading -  
Second Reading -  
Third Reading –