

Working Group Feedback on 1470-1474 Highbury Avenue North Notice of Application

Prepared by Environmental Stewardship and Action Community Advisory Committee (ESACAC)

Sept 6, 2022

Q1 - Question: Will the building design adhere to bird friendly building design guidelines? If so, which guidelines will be used?

R1 - Recommendation: Detailed design should reference the CSA A460:19 bird friendly building design standard. Bird collision prevention materials should be used on the exterior (first) surface of all windows and glass railing systems on the building up to the fourth floor. Lighting design should comply with dark sky criteria.

R2 - Recommendation: Exterior lighting fixtures in the parking lot or other areas that abut vegetation should use occupancy/motion sensors, such that the lights can be turned off or dimmed when not needed, to reduce light spillage and associated negative impacts to natural heritage and adjacent properties, and to reduce energy waste. Where possible, light fixtures that abut natural areas should have full cutoff and be directed away from vegetation.

R3 - Recommendation: There is a small pond on the subject land located at 43.030804626713184, -81.21886867300906. Water features like this are prone to illegal dumping of invasive species, particularly pets such as goldfish and carp. It is recommended that information signs be installed near the pond, wherever there is pedestrian access, warning that dumping of fish in the pond is prohibited.

Q2 - Question: What are the specific plans for waste management and removal from the premises? Please provide clarification. What does "indoor garbage collection" mean? Will residents leave garbage in the building and someone is responsible for bringing it to the Moloks, or will residents be expected to bring their garbage to the Moloks? Will a contractor pick up garbage from the Moloks? Is there a contractor in London that can service these? A special truck is needed. If so, is there enough room for trucks to drive in and turn around?

Q3 - Question: How will an organics waste stream be integrated into the building infrastructure and operations, given London's organics program is set to begin in 2023? (see Ontario Food and Organic Waste Framework). New builds should consider being able to adapt to likely future legislation requiring organics service.

Q4 - Question: There is no mention of garbage chutes in the building. How will garbage be removed from residences in the building?

R4 - Recommendation: Garbage chutes should NOT be available UNLESS chutes dedicated for recycling are as well.

R5 - Recommendation: Similarly, there is no mention of recycling service. It is recommended that recycling infrastructure should be considered in the detailed design stage, so that adequate space for bins will be provided, and appropriate space for trucks to service is available.

R6 - Recommendation: Landscaping around the building should use low-impact development (LID) methods and prioritize planting Ontario-native species wherever possible.

R7 - Recommendation: Application mentions numerous times how close buildings will be to the road. It is recommended that sufficient space is left between buildings and the road to accommodate potential installations of bike lanes in the future.

R8 - Recommendation: The detailed design should consider including storage/lockers dedicated for bicycles. For instance, 1 bike storage slot per unit could be accommodated. Secure bicycle storage should be on each level of the parking garage. (See [site-plan-control-law-cp-1455-541](#) section 14). In London the number of spaces required for highrise buildings outside rapid transit or main street zones is 0.5 per unit. Adding secure bike storage should allow parking layout to remain relatively the same.

R9 - Recommendation: As space and resources allow, it is recommended that the detailed design should explore incorporating green roof/courtyard infrastructure atop buildings. This could help to create a communal space for people to gather.

R10 - Recommendation: Currently, it is proposed that only 10% of units in the development will be allocated for affordable housing. We would like to see this percentage increased to at least 15% to accommodate lower income groups that are disproportionately affected by the present housing crisis.

R11 - Recommendation: Amenities for recreation and families should be incorporated into the detailed design. For example, a large playground, a splash pad for use during the summer, a half or full basketball court, picnic areas, reading gardens could be included.

Q5 - Question: During or following construction, will any of the building materials be reclaimed? Will material waste associated with construction be managed to reduce the amount sent to landfill?

Q6 - Question: Can the first floor of the building provide space for retail/restaurant amenities? It is noted there are not many restaurants or coffee shops located near the site.

Q7 - Question: Will any of the units in the building be designed to accommodate wheelchair users? (e.g., with wider doorways, roll-in showers, etc.)

Q8 - Question: How many elevators will be in the building?

Q9 - Question: Will space be allocated in front of the building facing the road to accommodate a future bus stop?

Q10 - Question: Will all units in the building have air conditioning?

Q11 - Question: Will rainwater run-off be diverted to the pond behind the building, or fed directly into storm water sewers? What would diversion infrastructure consist of?