



NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Site Plan Control Area & Zoning By-law Amendments

City-Wide: Green Development Standards and House-keeping Amendments

File: Z-9804

Applicant: Corporation of the City of London

What is Proposed?

Amendments to the Site Plan Control Area By-law to implement Council direction and for the purpose of house-keeping to:

- Update the list of exempted development classes;
- Remove the mandatory requirement of pre-application consultation;
- Encourage 50% native species plantings; and
- Require implementation of bird-friendly design for new municipal buildings.

Amendments to Z.-1 Zoning By-law implement Council direction to:

- Require a minimum amount of electric vehicle charging stations

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Tuesday, December 3, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details or contact pec@london.ca.

For consideration by Council, comments must be provided by **November 22, 2024**

For more information and/or to provide comments:

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

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**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Municipal Council Directed Green Development Standards

On January 23, 2024 Municipal Council resolved that:

a) the Civic Administration BE DIRECTED to update by Q3 2024 the Site Plan Control By-law and/or Zoning By-law to include the following requirements:

- i) 5% of the required parking spaces for buildings over 40 units be roughed in for EV charging;*
- ii) minimum 50% native species for landscaping, with no invasive species planted should be considered during plant selection criteria, and for staff to create a preferred list; and,*
- iii) short-term bicycle parking requirement at a rate of 0.1 space / unit for townhouse developments. Where feasible, bicycle parking should be centrally located to serve all units;*

b) the Civic Administration BE DIRECTED to include CSA A460 (bird friendly) standard in all city facilities building design standards;

Proposed Amendments to Z.-1 Zoning By-law:

To implement Council direction, amendments to the Z.-1 Zoning By-law are proposed to require a minimum number of electric vehicle charging stations.

The proposed amendment to section 2 of the by-law 'Definitions' as follows:

ELECTRIC VEHICLE CHARGING STATION– means a parking space with electric vehicle supply equipment.

ELECTRIC VEHICLE SUPPLY EQUIPMENT – means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between the branch circuit and electric vehicle, and includes Level 1 (110 Volts/15 Amps), Level 2 (240 Volts/30 Amps), and/or Level 3 (400 Volts/100 Amps) charging.

The proposed amendment to section 4 of the by-law 'General Provisions' is as follows:

Any vehicle parking space can be an electric vehicle charging station. For new residential development or mixed-use development with more than 40 residential units, a minimum of 5% of the provided vehicle parking spaces shall be provided as level 1, 2 or 3 electrical vehicle charging stations, up to a maximum of 10 stations. Where an addition or expansion of an existing building is proposed, the electric vehicle charging stations shall only apply to the addition or expansion where there are more than 40 residential units. This regulation does not apply to a change of use or an adaptive reuse of an existing building.

Proposed Amendments to the Site Plan Control Area By-law:

To implement Council direction, amendments to the Site Plan Control Area By-law will:

- Encourage a minimum of 50% of each vegetation type (tree, shrub, etc) to be provided as native species over non-native species; and
- Require implementation of the CSA 460 Bird Friendly Building Design standards for new municipal facilities.

A house-keeping amendment to the Site Plan Control Area By-law is also proposed to implement recent Provincial legislative changes regarding:

- Updating all exempt classes of development, including residential developments with 10 or fewer residential units for all sites, whether or not in a prescribed area; and
- Remove the requirement of a 'mandatory' pre-application consultation process

Future Amendments for Green Development Guidelines and Green Parking Lot Guidelines

A separate report with separate consultation will report back to Council regarding the Green Development Guidelines and Green Parking Lot Guidelines in the future.

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca.

Right to Appeal to the Ontario Land Tribunal*

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed zoning by-law passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed zoning by-law passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

*Please see the *Planning Act* for updated appeal requirements.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by November 26, 2024 to request any of these services.