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Planner: Sean Galloway

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	URBAN DESIGN GUIDELINES PUBLIC PARTICIPATION MEETING ON DECEMBER 12, 2011 @ 5:15 P.M.

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner:

- (a) The following information report on the Urban Design Guidelines **BE RECEIVED** for information; and
- (b) The attached DRAFT Urban Design Guidelines **BE CIRCULATED** to the London Development Institute, the Urban League, the London Homebuilders Association, London area planning consultants, London area landscape architects and urban designers, London Transit Commission, LACH, EEPAC, the City’s Utility Coordinating Committee and Urban Design Peer Review Panel.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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The following previous reports are pertinent to this matter:

- a) May 10, 2004 Report to Planning Committee (Overview of Smart Growth and Placemaking)
- b) March 21, 2005 – Sunningdale North Area Plan (Adoption of pedestrian oriented area plan)
- c) July 18, 2005 Report on Placemaking Demonstration Project
- d) September 24, 2007 – Old Victoria Area Plan and Design Guidelines
- e) November 3, 2008 – Council Adopts Placemaking Guidelines
- f) July 20, 2009 – Placemaking Design Guidelines Implementation Project Planning Committee Report – This report identified the Terms of Reference for the Placemaking Guidelines Implementation Project, preferred consultant team and proposed schedule for completion.
- g) November 8, 2010 – Placemaking Implementation Guidelines Information Report This report requested Civic Administration to circulate the Placemaking Implementation Guidelines. In addition, the report identified that further refinement of the Guidelines would be necessary to ensure ease of use for applicants.

ANALYSIS

The Urban Design Program has been progressing since 2007 in the City of London. Subsequently, there is a need for urban design guidelines to:

- Create greater certainty for the development industry;
- Establish clear guidance that is easy to follow;
- Recognise context to apply the guidelines;
- Provide flexibility while advancing the urban design policies.

From the November 8, 2010 Report to Planning Committee, staff had completed the review and assessment of stakeholder consultation of the Placemaking Implementation Guidelines. This analysis identified that further work needed to be completed on details related to technical elements (eg. Transportation, urban forestry and other engineering related matters) and the

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ease of use of the document. It was further determined that the Placemaking Implementation Guidelines should take a more high-level city-wide approach than the more detailed Guidelines that formed part of the November 8, 2010 Planning Committee Report.

The document attached to this report has been re-titled Urban Design Guidelines and takes a city-wide approach to its guidance at a broad level. The primary focus of the document is placed on the public realm (ie public rights-of-way, public open space), which the City of London has responsibility for and the greatest opportunity to influence the quality of design response in the overall development of the community. It is the public realm that ultimately guides the elements that are constructed in the private realm. In addition, the Guidelines also provide urban design guidance for built form in a way that is sensitive to context.

Next Steps

Through this circulation staff are asking reviewers to provide feedback on the content and presentation of this document as it relates to the following categories:

- a) Easy to Navigate
- b) Plain Language
- c) Concise
- d) Informative Graphics

Currently, this draft Guideline document has been circulated to internal staff only for feedback. It is the Planning Division's intention to consider that feedback, collect comments from external agencies and then correlate all feedback to better inform the final document prior to returning to Planning and Environment Committee for adoption of the Urban Design Guidelines.

PREPARED BY:	SUBMITTED BY:
SEAN GALLOWAY, MCIP RPP URBAN DESIGNERS COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

November 30, 2010
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