



Official Plan Amendment: Heights Framework, Transit Village, and Major Shopping Areas

Public Participation Meeting
September 10, 2024

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Objectives

- Implement a reliable policy framework to direct development in line with planning objectives
- Increase opportunities for new dwellings that will help to achieve our housing targets
- Align high-density development with key directions and planning principles

“The City of London is committed to accelerating housing supply and taking necessary steps to facilitate 47,000 new homes by 2031.”
- February 7, 2023 staff report

Recommended Amendment

Main parts of the recommended amendment:

- Review of framework of heights (Table 8)
- Review of Neighbourhood heights (Table 11)
- Review of Neighbourhood permitted uses (Table 10)
- Addition of two Transit Villages
- Identifying “Strategic Growth Areas”
- Identifying 10 Shopping Areas as “Major Shopping Areas”



City-Wide Heights Framework (Table 8)

Place Type	Current Maximum Height (storeys)	Recommended Maximum Height (storeys)
Downtown	35	45
Transit Village	22	30
Rapid Transit Corridor (near station stops)	16	25
Rapid Transit Corridor (all other segments)	12	15
Urban Corridor	10	15
Major Shopping Area (new category)	6	15
Shopping Area	6	8
Main Street	6	8



Neighbourhoods Heights Framework (Table 11)

Street Classification	Current Maximum Height (storeys)	Recommended Maximum Height (storeys)
Neighbourhood Street	3	3
Neighbourhood Connector	3	3, or 4 in Primary Transit Area
Neighbourhood Connector & Neighborhood Connector	4	4, or 6 in Primary Transit Area
Civic Boulevard/Urban Thoroughfare	6	6, or 8 in Primary Transit Area
Civic Boulevard/Urban Thoroughfare & Civic Boulevard/Urban Thoroughfare	6	8



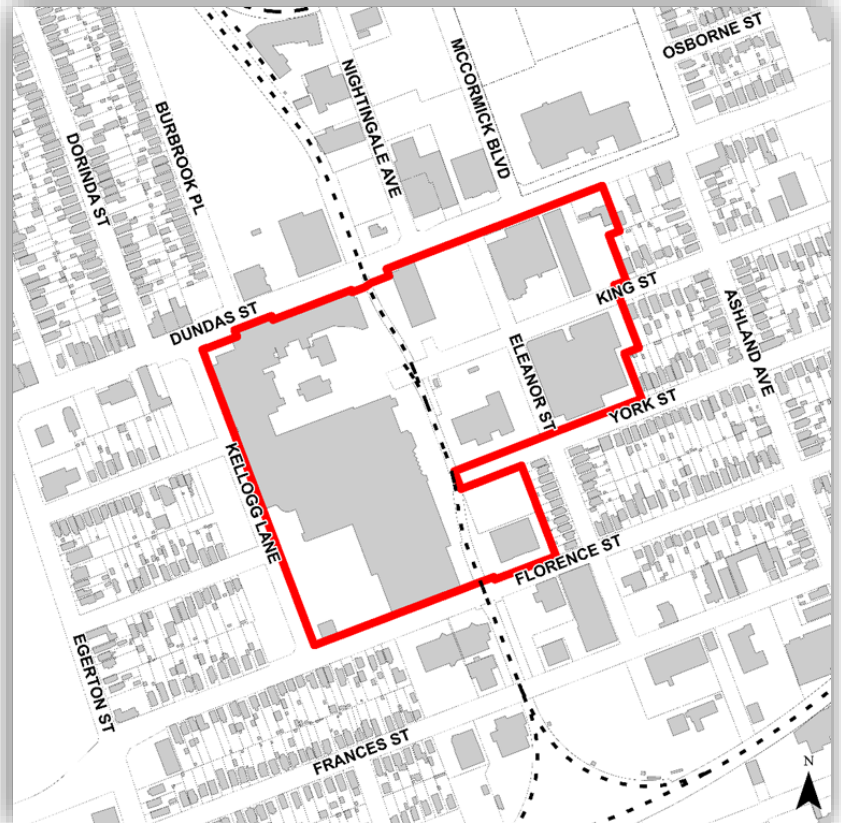
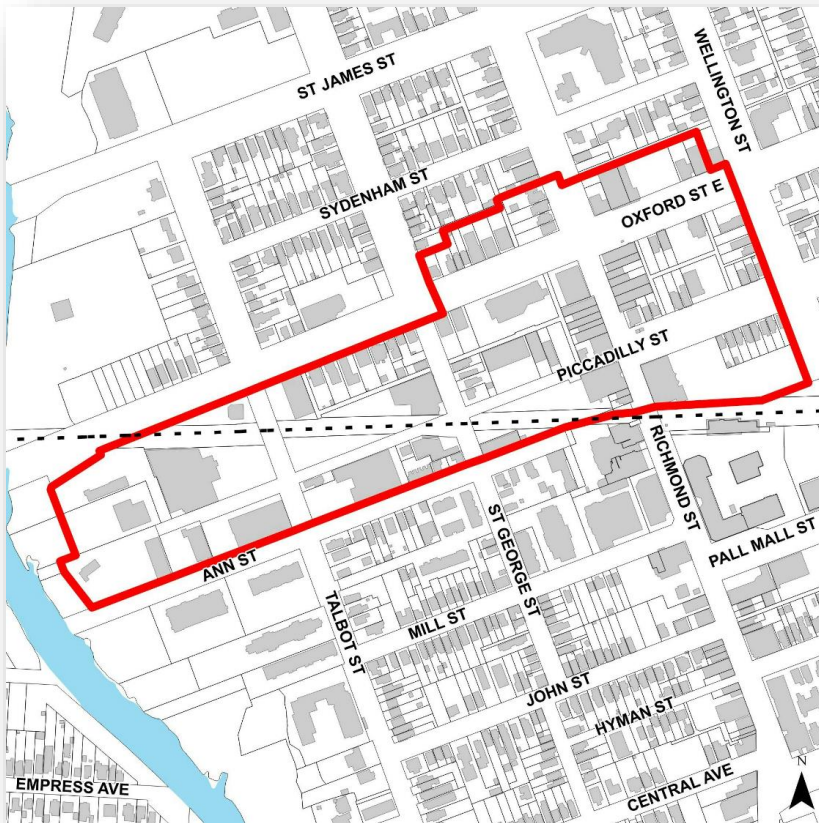
Neighbourhoods Permitted Uses (Table 10)

Street Type	Recommended Changes
Neighbourhood Street	<ul style="list-style-type: none">• Add “multiplex up to 4 units”
Neighbourhood Connector	<ul style="list-style-type: none">• Add apartments & stacked townhouses in Primary Transit Area
Neighbourhood Connector & Neighborhood Connector	<ul style="list-style-type: none">• Add apartments & stacked townhouses
Civic Boulevard/Urban Thoroughfare	<ul style="list-style-type: none">• No change
Civic Boulevard/Urban Thoroughfare & Civic Boulevard/Urban Thoroughfare	<ul style="list-style-type: none">• No change

New Transit Villages

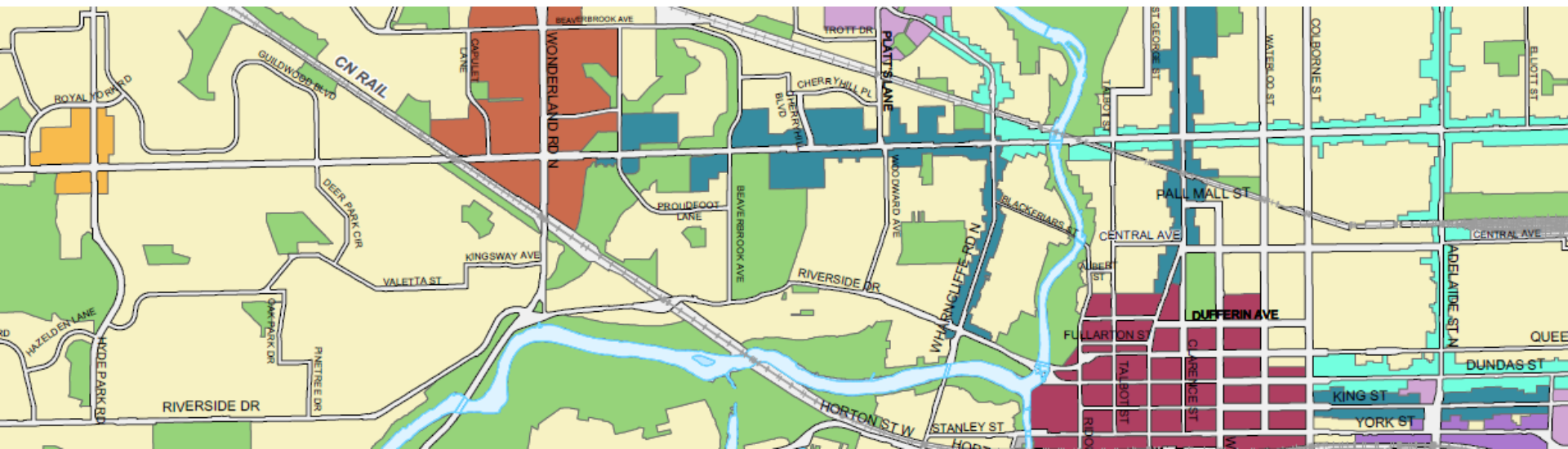
Transit Village Place Type proposed for:

- Richmond Street & Oxford Street East
- Dundas Street & Kellogg Lane



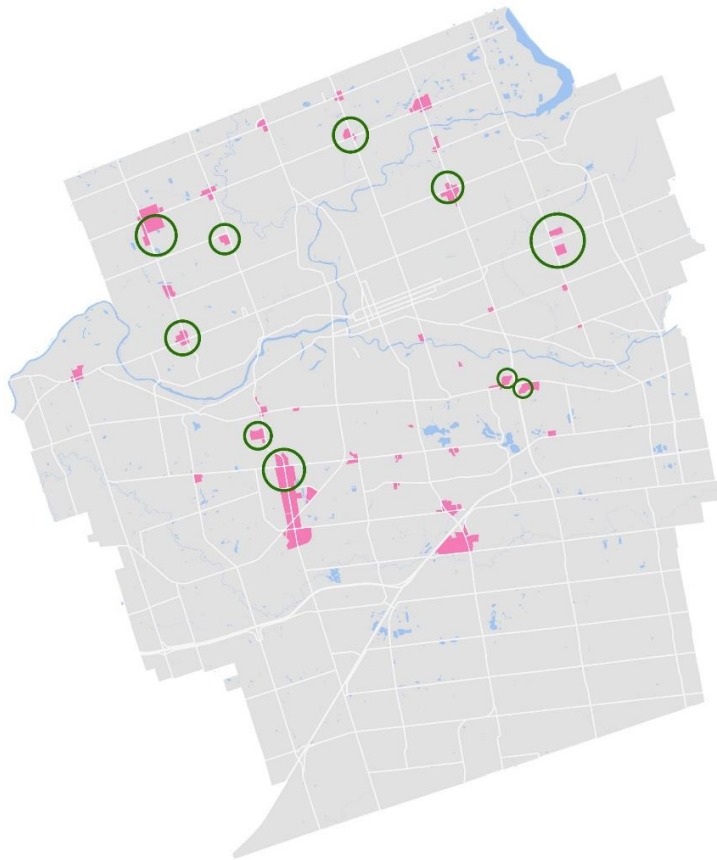
Strategic Growth Areas

- “Strategic growth Area” is a new term in the 2024 Provincial Planning Statement (PPS):
 - “Strategic growth areas: means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating intensification and higher density mixed uses in a more compact built form” (PPS, 2024 definition)
- Proposed amendment would recognize the Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, and Major Shopping Area Place Types as Strategic Growth Areas



Major Shopping Areas

- Propose amendment includes creating a new “Major Shopping Area” designation within the Shopping Area Place Type
- 10 existing shopping areas identified as Major Shopping Areas based on evaluation criteria



Major Shopping Area Evaluation Criteria

- Within Built Area Boundary
- Access to transit
- Located at two major streets
- Land Area sufficient for redevelopment into a major node
- Existing uses with redevelopment potential (“greyfield” sites)
- Proximity to neighbourhoods
- Distribution across the City

Request to Civic Administration

Civic Administration, including the Site Plan Control Authority, BE REQUESTED to consider the following targets in the review of planning and development applications:

- i. A maximum tower floorplate of 950m²-1,100m² for buildings above 12 storeys in height;
- ii. A minimum tower separation of 25m within a site for buildings above 12 storeys in height;
- iii. A minimum tower setback of 12.5m from an interior side or rear lot line, or 15m from a Neighbourhoods area for buildings above 12 storeys in height;
- iv. A minimum of 5 hours of sunlight (at the summer equinox) on any public parks;
- v. A minimum step-back of 1.5m above any of floors two to six;
- vi. A minimum first floor height of 4m in any Place Type that encourages mixed use or commercial development;
- vii. Transparent glazing be included on the building façade adjacent to a public street or other public space.

Next Steps

- “September 10 – PPA regarding Heights PPS: Strategic Growth Areas
 Framework Transit Village/Strategic Growth Areas/Major Shopping Areas
 “Strategic growth areas: means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities as the focus for a more compact built form and higher density mixed uses in a more compact built form” (PPS, 2024)
- September 24 – Council decision regarding Proposed amendment would recognize the Downtown, Transit Village, Rapid Transit Corridor, Urban Corridor, and Major Shopping Area Place Types as Strategic Growth Areas
- 120 days – Amendment to be considered by Province as part of the Official Plan Update (per section 26 of the *Planning Act*)
- Future actions
 - Update Site Plan Control By-law
 - Consideration through Rethink Zoning