

January 6, 2013

City of London Planning Division
PO Box 5035
London, ON N6A 4L9
Attention: Mike Davis

RE: File OZ-7965

Notice of Public Meeting Before the Planning & Environment Committee for Official Plan & Zoning By-Law Amendment Application

To Whom It May Concern:

The Middlesex-London Health Unit supports the proposed amendments to facilitate the development of multi-unit buildings in the form of apartment buildings or stacked townhouses on the subject lands located between 1607 and 1653 Richmond Street and that the development of these lands will be consistent with a Master Plan and Urban Design Guidelines and special Official Plan policies that will provide direction for a comprehensive development.

Provincial Policy Statement (PPS)

The proposed amendments are supported by PPS 1.1.3.3 to identify opportunities for intensification & redevelopment and PPS 1.6.5.4 to promote land use patterns that minimize the length and number of vehicle trips.

City of London Official Plan Policies

The proposed amendments are supported by the City of London Official Plan policies contained within:

- Section 12 Housing Policies to provide a broad range of housing types,
- Section 11 Urban Design Principles & policies to support enhanced pedestrian environments and
- Section 18 Transportation to provide transit supportive land use planning and urban design principles which support different transportation modes.

2030 Transportation Master Plan: Smart Moves (TMP)

The proposed amendments also align with the 2030 TMP where opportunities to increase sustainable forms of transportation require the right mix of land use and transportation options including development within existing built areas. The Richmond / Wellington corridor is one of the proposed arms of the bus rapid transit (BRT) network currently under consideration. Increasing population density in the area of the subject lands would enhance the viability of this 'Smart Moves' transportation feature.

ReThink London Discussion Papers

The proposed amendments align with the directions contained within the ReThink London discussion papers:

- **Building a Mixed-Use Compact City** by providing quality infill and intensification, mixed housing types, including commercial within an existing neighbourhood.

- **Building Strong and Attractive Neighbourhoods** through quality neighbourhood design that is visually appealing, connected, walkable, includes social gathering places and meets the needs of people of different ages and abilities.
- **Providing Transportation Choices** for pedestrians including convenient access to public transit, potentially increasing demand and support for future development of sustainable transportation options along the Richmond Street corridor.

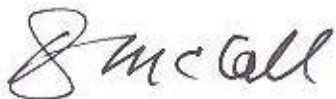
Impact on Health

How a community is designed can impact health in many different ways. The proposed amendments support several healthy community design principals including: mixed land use, density, connectivity and mobility options. Features contained within the Richmond Street – Old Masonville Master Plan and Urban Design Guidelines support social cohesion and mental well-being which are recognized as being important determinants of overall health (Canadian Institute of Planners, 2010; Ministry of Municipal Affairs and Housing / Ontario Professional Planners Institute, 2009). Additionally, the proposed amendments support the bigger picture contained within the TMP to promote sustainable travel through supportive infrastructure such as the proposed BRT network. Intensification within this key corridor will increase support for and viability of improved public transit service and efficiency. Evidence from other cities shows that an efficient public transit system promotes physically active lifestyles (e.g. walking and cycling) with associated health benefits including reduced obesity levels (Urban Land Institute, 2013).

Conclusion

The MLHU supports the proposed Official Plan and zoning by-law amendments in that they incorporate healthy community design principals and are consistent with positive health outcomes and policies contained within the Provincial Policy Statement, the City of London Official Plan, the 2030 Transportation Master Plan and directions provided by the ReThink London Discussion papers.

Submitted by:



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References

Canadian Institute of Planners (2010). *Healthy Communities Practice Guide*. Retrieved on December 2, 2013 from http://www.cip-icu.ca/web/la/en/fi/0008d10473bd4b7e805bb51650bc393a/get_file.asp

Ministry of Municipal Affairs and Housing & the Ontario Professional Planners Institute (2009). *Planning by Design: A Healthy Communities Handbook*. Retrieved on January 3, 2014 from <http://www.mah.gov.on.ca/Page6737.aspx>

Urban Land Institute (2103). *Intersections: Health and the Built Environment*. Washington, D.C. Urban Land Institute.