



8
Discussion
Papers

78 Events
Attended

2,650 +
Twitter
Followers

Thousands
of
Londoners
Involved

**“The figures we have suggest that
no other official planning process in
Canada has had as much exposure
as ReThink London”
-Lura Consulting**





Comment
Cards

Show &
Tell

Social
Media

June
Events

Website &
Online

Visual
Preference
Survey

Places &
Spaces

Workshop
in a Box







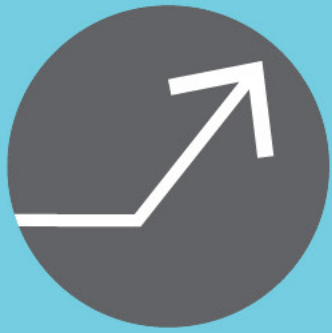
THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.



#LDNPLAN





[Video]

THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

Today

- Our context
- What kind of City?
- The Plan's approach
- A lightning tour through the Plan
- What does the Plan do for...
- Where next?

Why should we care about The London Plan?

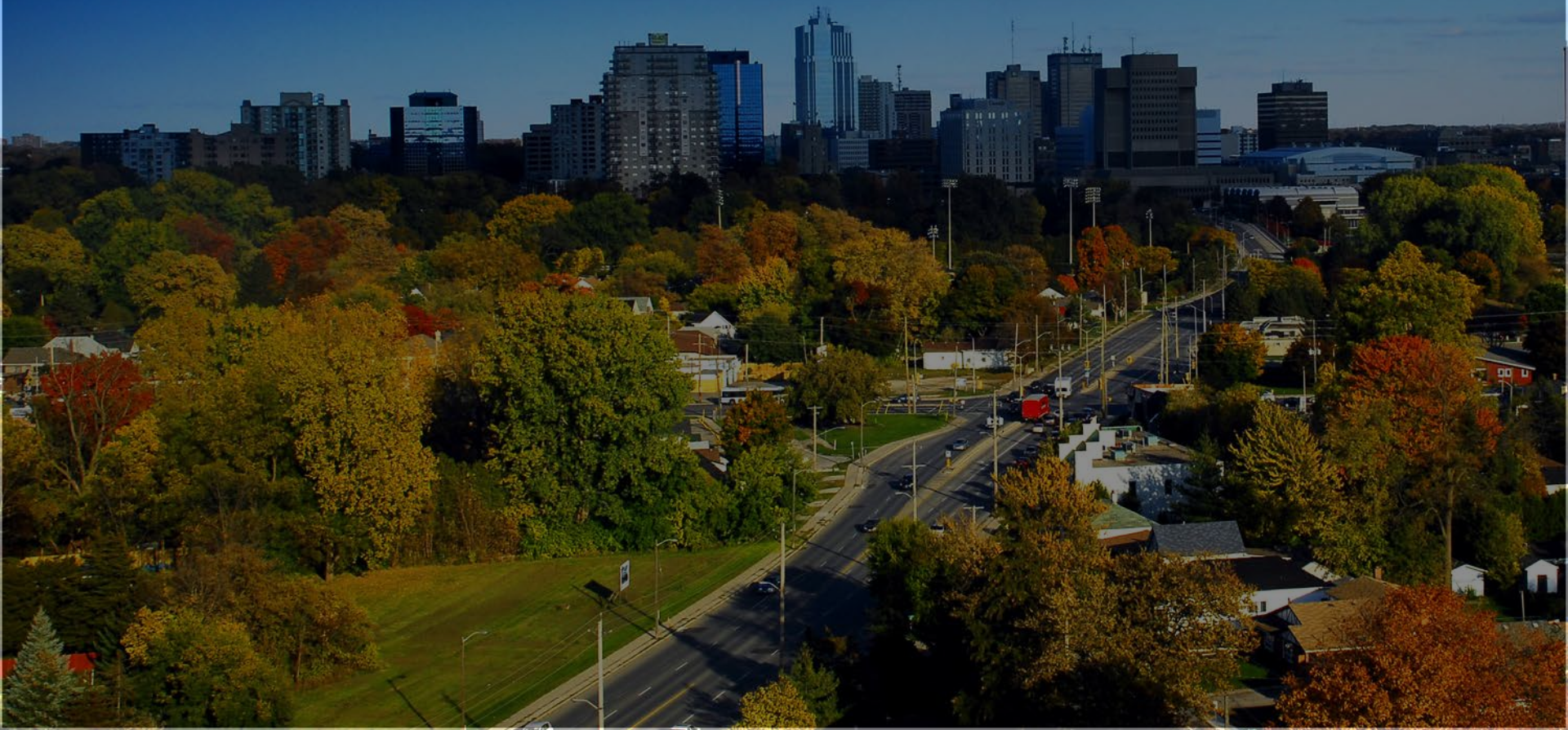
Public works and by-laws to conform with plan

24. (1) Despite any other general or special Act, where an official plan is in effect, **no public work shall be undertaken** and, except as provided in subsections (2) and (4), **no by-law shall be passed** for any purpose that does not conform therewith.

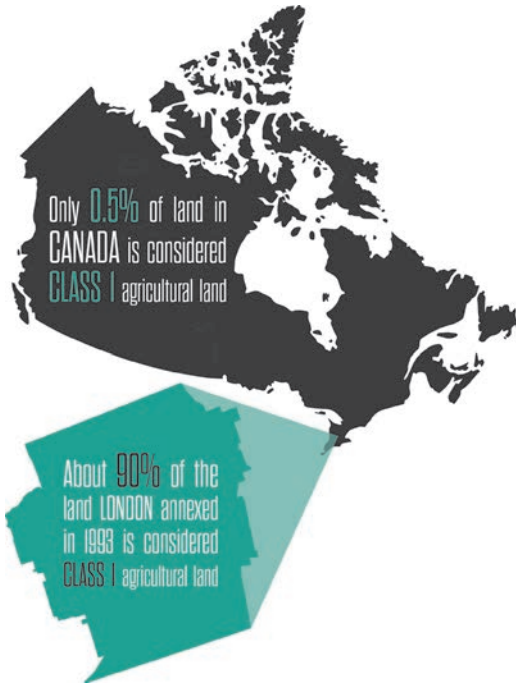
The London Plan is focused
on the future



Planning for change and challenges over the next 20 years



Now



1 IN 3 Londoners are **MILLENNIALS**: born between 1980 and 2000



1996
12.4 million rides

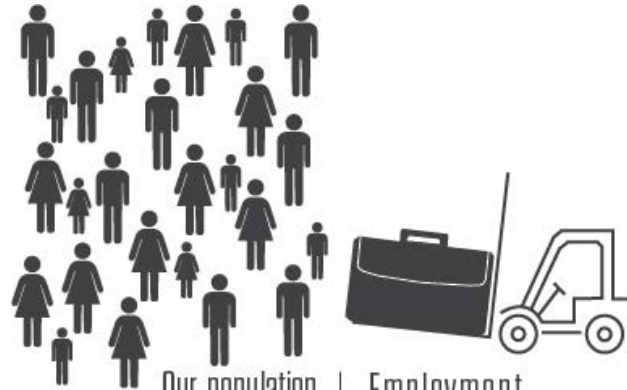
2011
22.8 million rides

Transit Ridership in London has grown by **84%**



More than **60%** of Londoners live **ALONE** or with only **ONE** other person.

2035



Our population
will grow by
77,000
people

Employment
will grow by
43,000
new jobs



1 IN 3 Londoners
will be **55 or older**

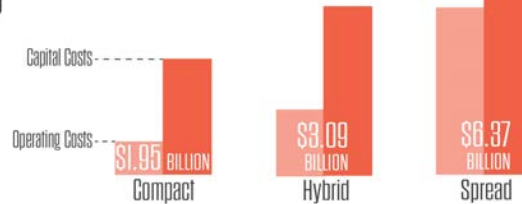
115,000 people will live
within a **10 minute**
walk of London's
proposed **RT lines**



84,000 people
will work within
10 minutes of
the RT lines

We have choices in how we will grow...

It will cost more than
3x as much as a
compact growth pattern
to **develop & operate**



Approximately **1 in 3** people
in the labour force
will be **FOREIGN-BORN**



Changes and Challenges

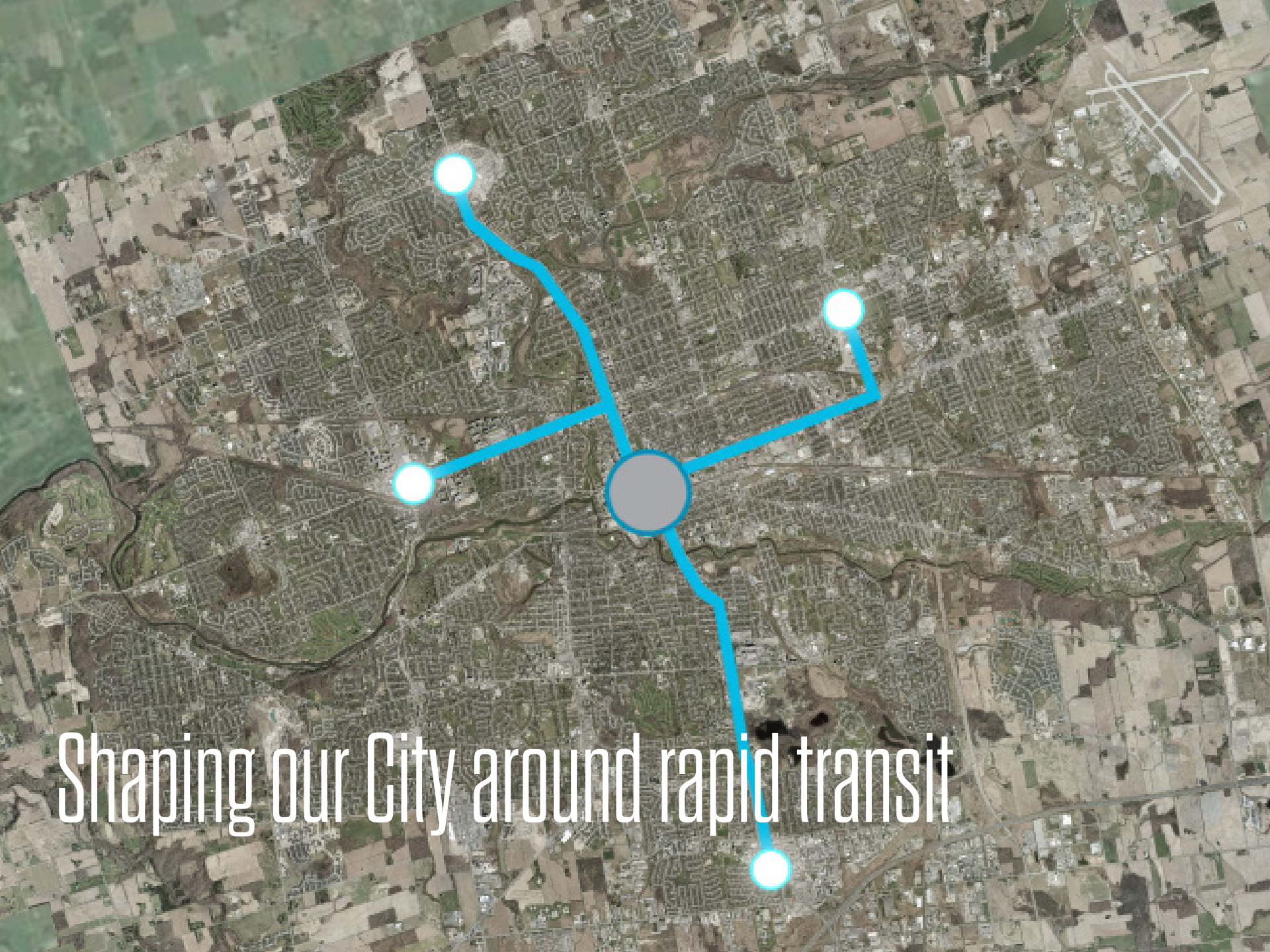


What kind of City?





Growing inward and upward



Shaping our City around rapid transit



Creating a cosmopolitan city -
one that is culturally rich and diverse

Planning for exceptional spaces and places



Giving real and attractive mobility choices - walking, cycling, transit



Dundas DELICATESSEN

Subs
Sandwiches
Smoked meat

Building strong and healthy neighbourhoods



Building one of the greenest cities in Canada





Planning a smart city - Connecting London to the World

Regenerating our urban neighbourhoods and main streets



Building a city to attract talent and investment



The Plan's approach





Easy for “people” to read Accessible

Natural Heritage

What is Natural Heritage?

244_ Natural Heritage is defined as the natural features and ecological functions that are found in London. This includes such things as wetlands and woodlands, habitat for fish and wildlife, and geological features such as valleylands, ravines and floodplains. Many people refer to this as the natural environment, in contrast to the built environment – our streets, buildings, and infrastructure. The term “natural heritage” clearly conveys that the natural environment is something that we have inherited from the past, is something that we must maintain in the present, and is something that we must conserve and manage for the future.

245_ London’s natural environment has shaped the city since London was first founded along the banks of the Thames River. Our woodlands, wetlands, ponds, stream corridors, fish and wildlife habitats associated with the city’s valleylands, and floodplains all make up London’s Natural Heritage System. We use the word system because we should not consider each of these components of the Natural Heritage System on their own, but how they are related to one another, and how each of the parts makes up the system. Many of these features and functions have city-wide, regional or provincial significance, and many of the features extend beyond the city and form part of the broader natural heritage system of southwestern Ontario.

246_ In addition to its ecological values, the Natural Heritage System also has important economic, social, cultural and recreational values for the city. The Thames River Valley is the most important natural feature, and is closely linked with the City’s history and identity. The Thames River Valley is an area of public parks and recreational areas, private open spaces, and civic infrastructure, trails and pathways. This multi-functional role of the Thames River Valley will continue to be supported by the City over the long term.

247_ A Natural Heritage System is an ecologically-based definition of nature and natural functions within a connected system of green and natural areas that provide ecological functions. These natural functions provide flood protection by absorbing flood waters, provide air to breathe from trees and plant life, and they cleanse our air and water by filtering pollutants. A connected natural landscape is necessary to maintain biological and geological diversity, natural functions and viable populations of indigenous species and ecosystems. Natural systems can include lands that have been restored and areas with the potential to be restored to a natural state. Not all components of the Natural Heritage System are presently connected within a connected system. This is because there is a scattered pattern of remnant natural areas across the landscape that have been modified over time by urbanization and agricultural activities. Some natural features and areas may not be mapped because of their size or because they have not yet been evaluated.

248_ Surface and groundwater features and hydrological functions are to be considered as part of the systems approach to land use planning, consistent with the *Provincial Policy Statement* and the *City Structure Plan* that establishes watersheds as the foundation for our planning. Factors to be considered in this systems approach include the surface water catchment areas of wetlands that are necessary to maintain a critical feature, species or function, include water balance; areas where natural heritage features and groundwater conditions or systems are connected; and sensitive recharge or vulnerable aquifer features identified in Source Water Protection Plans.

249_ The Natural Heritage policies establish requirements for the identification and protection of the Natural Heritage System. Policies include how we identify the various components of the natural heritage system, how we determine their significance, how we assess the impacts of development on them, and how we will protect them and mitigate the impacts of development.

Why is natural heritage important to our future?

250_ One of the many things that Londoners say makes London such a great city is the natural environment and our unique natural environment that is found within the urban fabric. Our Natural Heritage System contributes to both our high quality of life and our image as a Forest City. The Thames River Valley, Westminster Ponds, Sifton Bog, Warbler Woods, M

Forward-looking, strategic, city building



Values



Key Directions

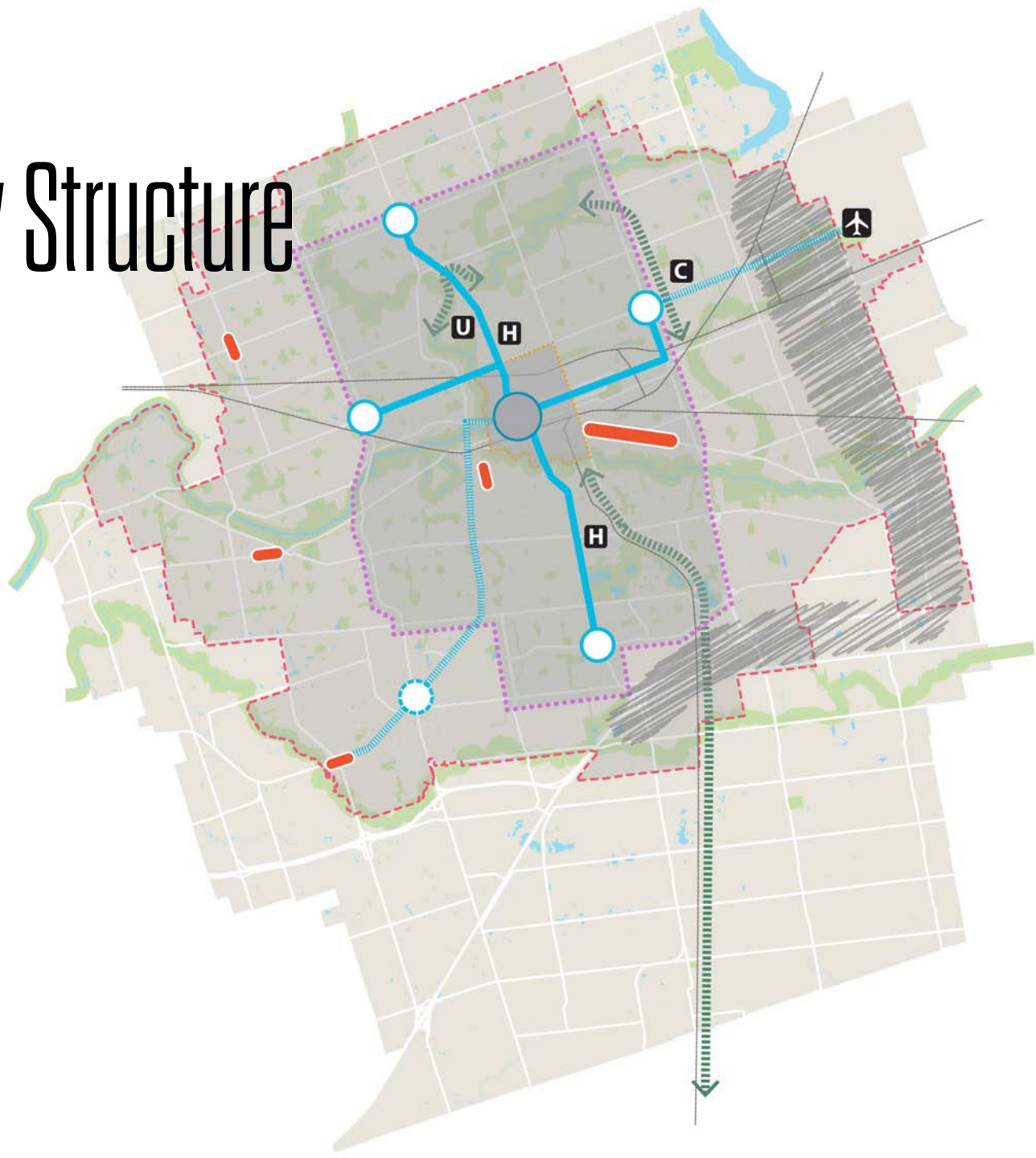


Success

Failure



City Structure



Place-based Plan - a mosaic of great places

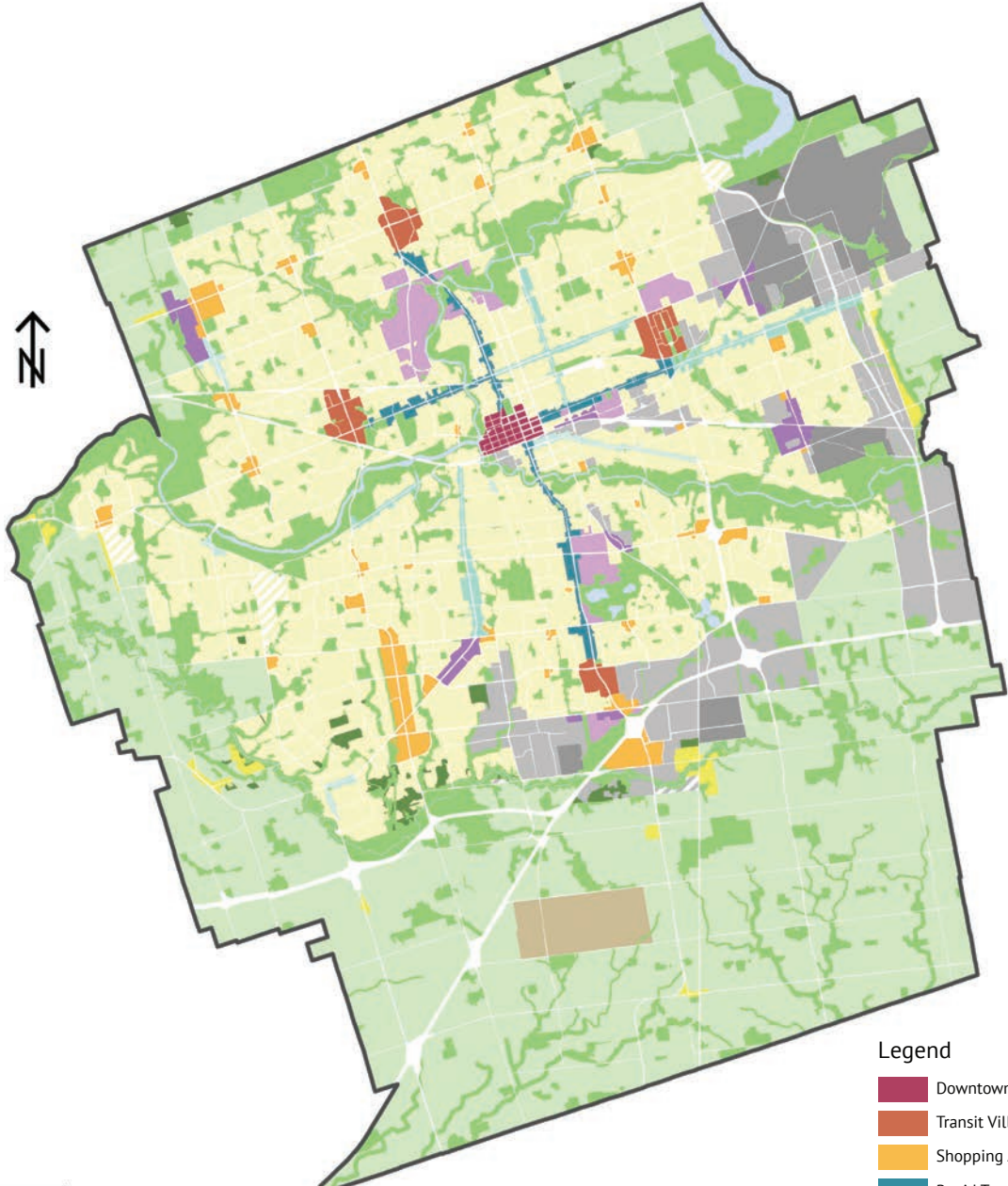


Rod Lorimer
GOLDSMITH




















Old South
village
Pub

SOMERSBY CIDER
NOW ON TAP
GET READY
FOR
PATIO SEASON

VILLAGE
AUTO CARE



Legend

- | | | |
|--|--|--|
|  Downtown |  Future Community Growth |  Environmental Review |
|  Transit Village |  Heavy Industrial |  Farmland |
|  Shopping Area |  Light Industrial |  Rural Neighbourhood |
|  Rapid Transit Corridor |  Future Industrial Growth |  Resource Recovery Area |
|  Urban Corridor |  Commercial Industrial |  Thames River |
|  Main Street |  Institutional | |
|  Neighbourhood |  Open Space | |

Linking Transportation to place



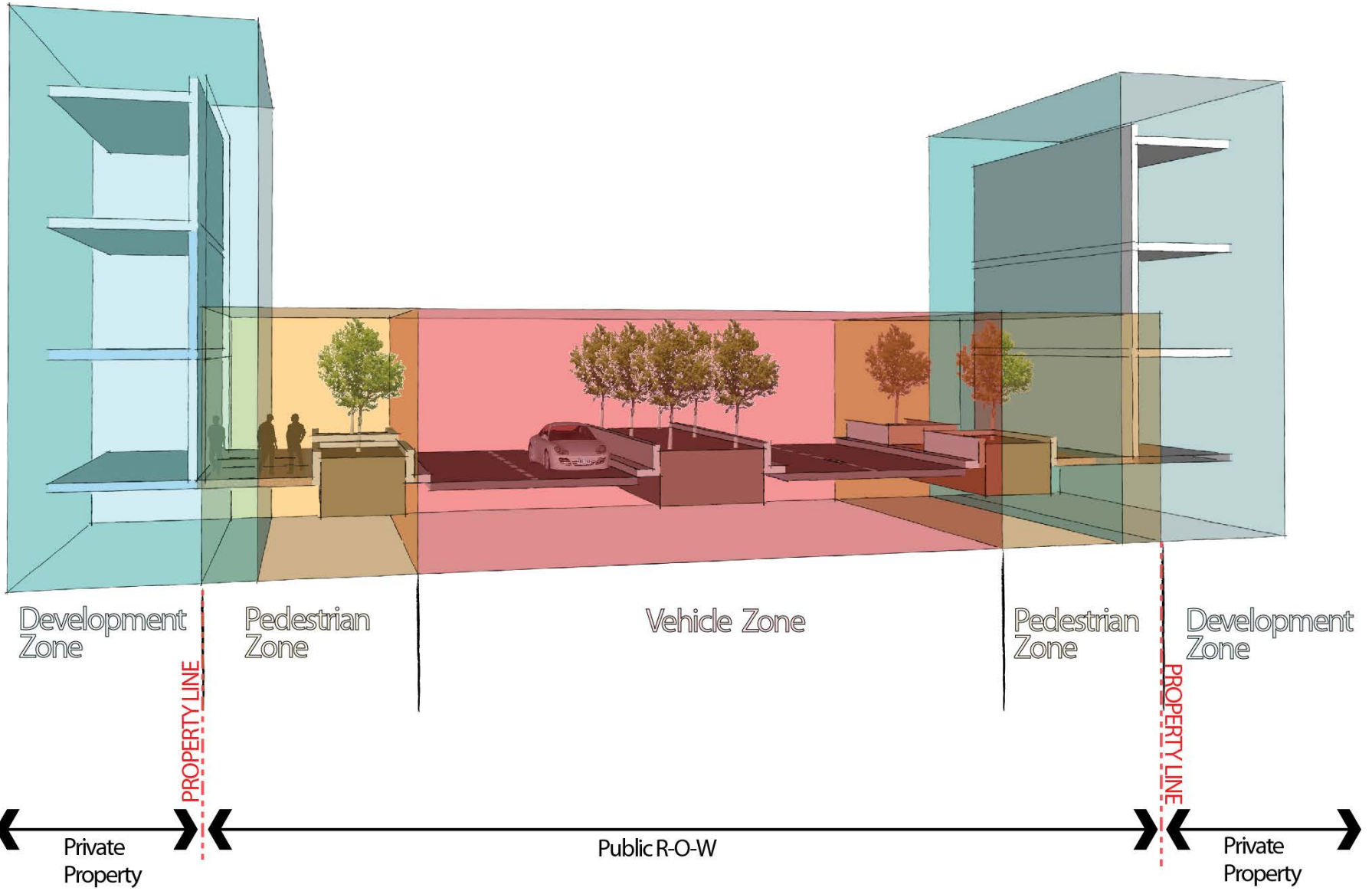


Table 6 - Major Streets

	Freeway	Expressway	Urban Thoroughfare	Rapid Transit Boulevard	Civic Boulevard	Main Street
Vehicle Zone (Vehicle Zone is 60% of the Public Right-of-Way)						
Divided and Separated	●	●	○	○	○	○
4-6 Through Lanes	●	●	●	●	●	●
2 Through Lanes	○	○	○	●	●	●
Transit Right-of-Way*	○	○	○	●	○	○
Transit Station Facility*	○	○	○	●	○	○
Bicycle Facilities	○	○	●	■	●	■
Bus Bays	○	○	●	○	○	○
Pedestrian Cross-walks	○	○	●	●	●	●
Left Turn Lanes	○	○	●	▲	●	▲
On-street Parking (Separate of a Through Lane)	○	○	▲	▲	▲	●
Right Turn Lanes	○	○	▲	▲	■	▲
Planted Medians	○	○	●	○	▲	▲
Pedestrian Zone (Pedestrian Zone is 40% of the Public Right-of-Way)						
Correlate Utilities (Provide for Optimal Tree Growth)	○	○	●	●	●	●
Pedestrian Scaled Lighting	○	○	■	●	●	●
Planters (Pedestrian Buffer)	○	○	■	▲	■	■
Splash Strips/Snow Storage	○	○	●	●	●	●
Street Furniture/Other Infrastructure	○	○	●	●	●	●
Transit Stop & Related Facilities	○	○	■	○	■	▲**
Tree Planted	○	●	●	●	●	●
Vehicular Scaled Lighting	●	●	●	●	●	●
Sidewalks on Both Sides of the Street	○	○	●	●	●	●

Table 7 - Minor Streets

	Neighbourhood Connector	Neighbourhood Street
Vehicle Zone (Vehicle Zone is 40% of the Public Right-of-Way)		
4 Through Lanes	▲	○
2 Through Lanes	●	●
2 Through Lanes and a turning lane at Urban Thoroughfare and Civic Boulevard (3 lanes)	■	○
Bicycle Facilities	■	▲*
Bus Bays	○	○
Pedestrian Cross-walks	○	○
Left Turn Lanes	▲*	○
On-street Parking (Part of Through Lanes)	●	●
Right Turn Lanes	▲	○
Tree Planted Median	○	○
Pedestrian Zone (Pedestrian Zone is 60% of the Public Right-of-Way)		
Correlate Utilities (Provide for Optimal Tree Growth)	●	●
Pedestrian Scaled Lighting	●	●
Splash Strips/Snow Storage	●	●
Street Furniture/Other Infrastructure	■**	○
Transit Stop	■	▲***
Tree Planted	●	●
Vehicular Scaled Lighting	●	●
Sidewalks on Both Sides of the Street (except cul-de-sacs)	●	●

Table 8 - Rural Streets

	Rural Thoroughfare
Vehicle Zone (Vehicle Zone is 70% of the Public Right-of-Way)	
4 Through Lanes	▲
2 Through Lanes	●
Bicycle Facilities	■
Left Turn Lanes	■
Right Turn Lanes	○
Pedestrian Zone (Landscaped Zone) (Pedestrian Zone is 30% of the Public Right-of-Way)	
Correlate Utilities (Provide for Optimal Tree Growth)	●
Vehicular Scaled Lighting	▲*
Tree Planted	■

Honouring both Urban and Rural London



Flexibility



Certainty



Deliberate intensification

A blue-tinted photograph of a modern multi-story apartment building. The building features a grid-like facade with balconies and metal railings. The text "Deliberate intensification" is overlaid in white, sans-serif font in the upper left quadrant.



THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.



A lightning tour through The Plan



London
CANADA

Structure of The London Plan

- Our City
- Our Strategy
- City Structure Plan
- City Building Policies
- Urban London Place Types
- Rural London Place Types
- Secondary Plans
- Our Tools
- Maps

Our City

This chapter sets the context for the Plan:

- Planning for challenge and changes ahead
- Re-thinking Points - The Big Ideas
- How to use the plan

Our Strategy

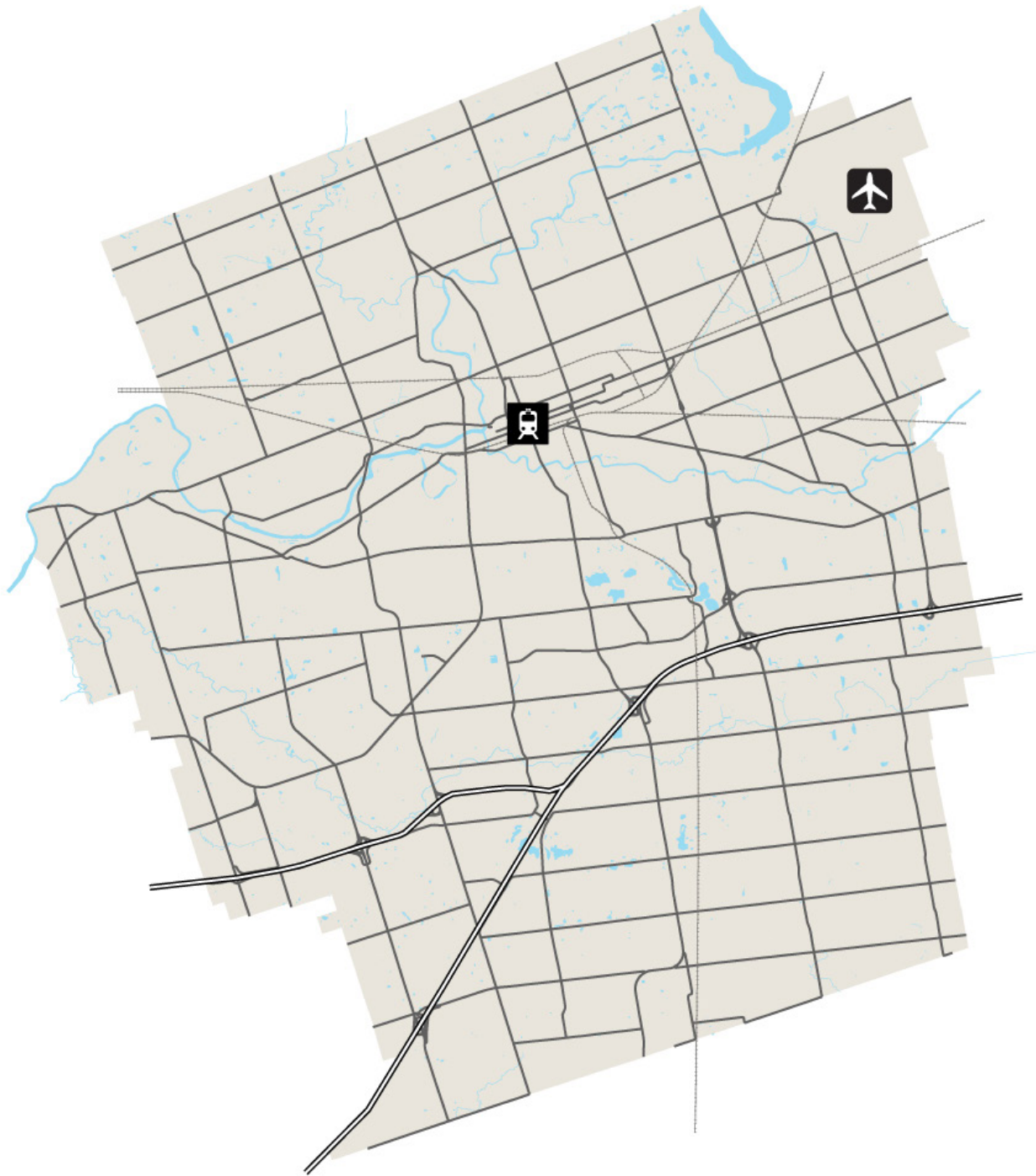
This chapter sets out the fundamental drivers of the plan:

- Values
- Vision
- Key Directions

City Structure Plan

An aerial photograph of a city, likely Toronto, showing a baseball stadium (Rogers Centre) in the center, a large fountain (Trillium Park) on the left, and various buildings and green spaces. The image is overlaid with a semi-transparent purple filter.

Think of the city as a human body - the City structure establishes the bones of our city

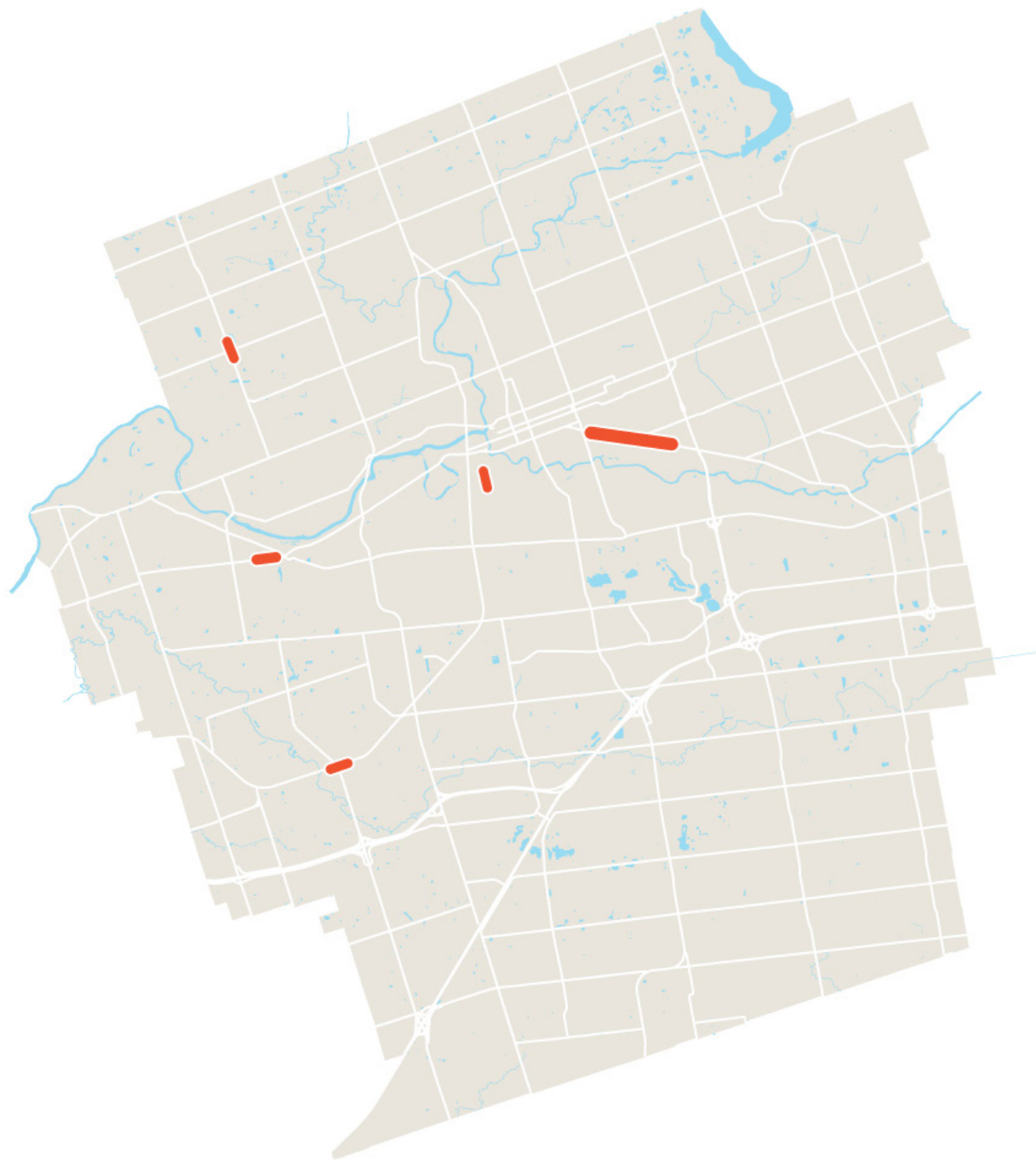






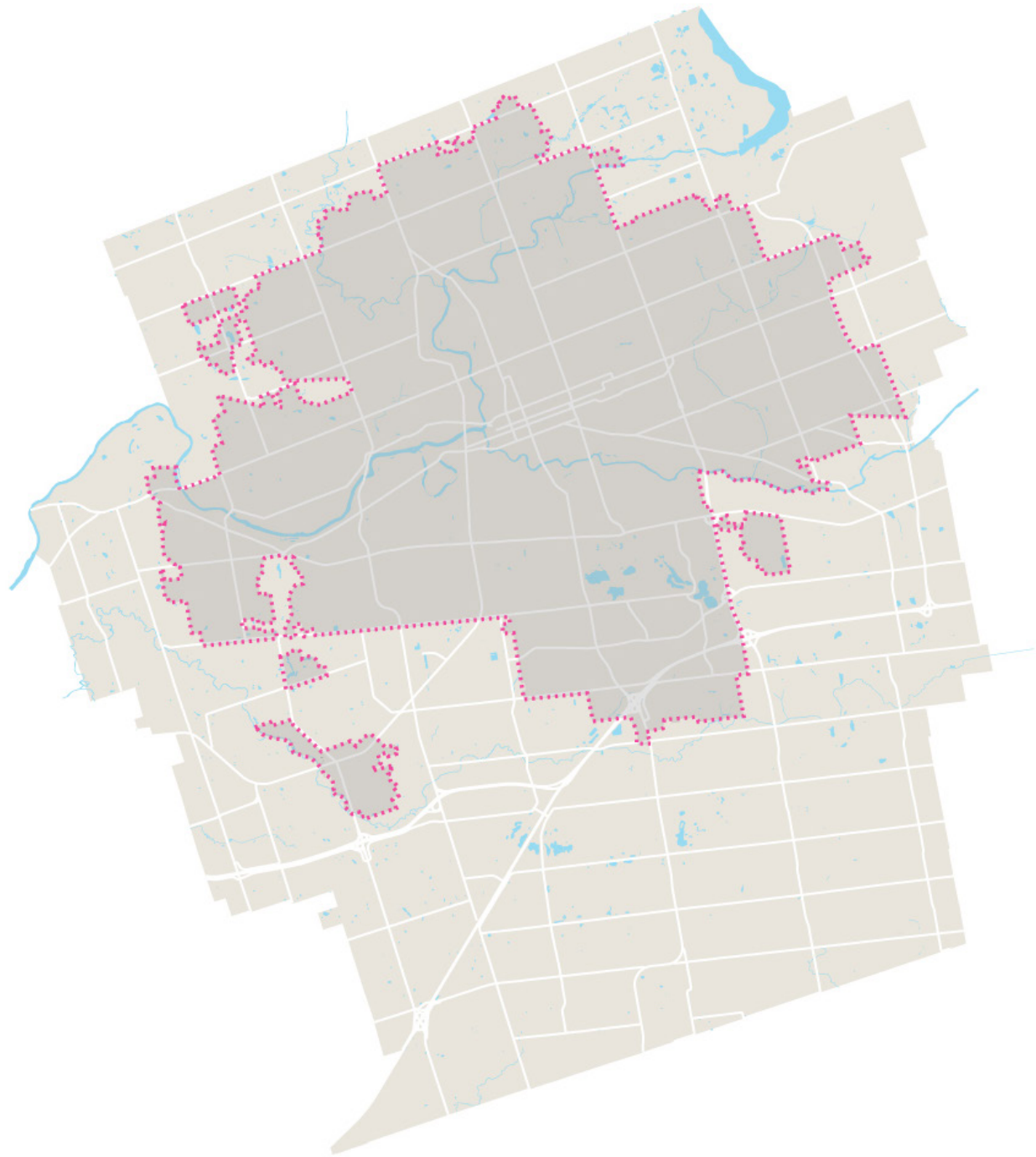


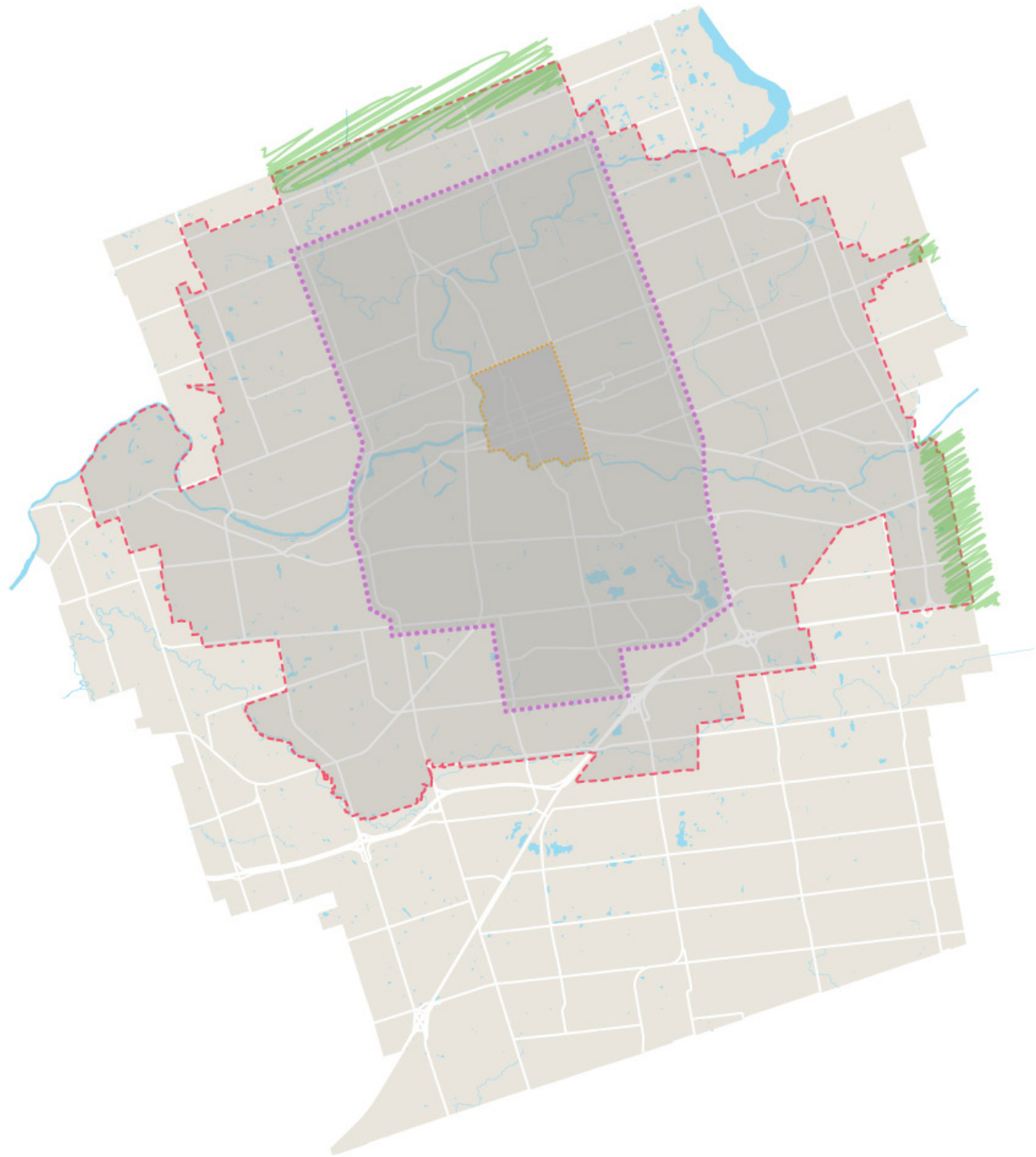














City Building Policies

- Growth Management
- City Design
- Urban Regeneration
- Mobility
- Natural Heritage
- Natural Hazards
- Natural Resources
- Urban Forest
- Parks and Recreation
- Public Facilities and services
- Civic Infrastructure
- Homelessness Prevention & Housing
- Cultural Heritage
- The Culturally Rich & Diverse City
- Smart City
- Food Systems
- Green City

City Building Policies

- What is it?
- Why is it important to our future?
- What are we trying to achieve?
- How are we going to achieve this?

Growth Management

Our city will grow by almost 80,000 people – maybe more – over the next 20 years. How do we support, invest in, and manage growth to achieve our vision?

- Growth boundary
- Intensification target
- Growth financing
- Growth servicing
- Secondary plans

City Design

City Design is about planning the physical form of development and public space to create outstanding places that shape our identity and attract talent and investment to London

- Neighbourhood design
- Site layout
- Built form
- Materials
- Parking
- Infrastructure and utilities

Urban Regeneration

Urban regeneration is about adopting and facilitating appropriate change and growth within our urban areas so that they are sustainable and prosperous

- Continuing to revitalize Downtown
- Urban communities and main streets such as Old East, Wortley, SoHo, Old North, Petersville
- Community Improvement Plans
- Aligning servicing and budgets to support regeneration
- Heritage preservation and revitalization
- Supporting appropriate intensification
- Brownfield revitalization

Mobility

Mobility sets the framework for how people and goods move around our City, the region and the globe

- Connecting place with mobility
- City-wide network
- Street classifications – priorities relating to place
- Transportation demand management
- Active transportation

Natural Heritage

A person wearing a grey long-sleeved shirt and blue jeans is crouching on a sandy beach. They are holding a small sea turtle with a spotted shell. The background is a warm, golden-brown color, suggesting a sunset or sunrise. The overall mood is peaceful and natural.

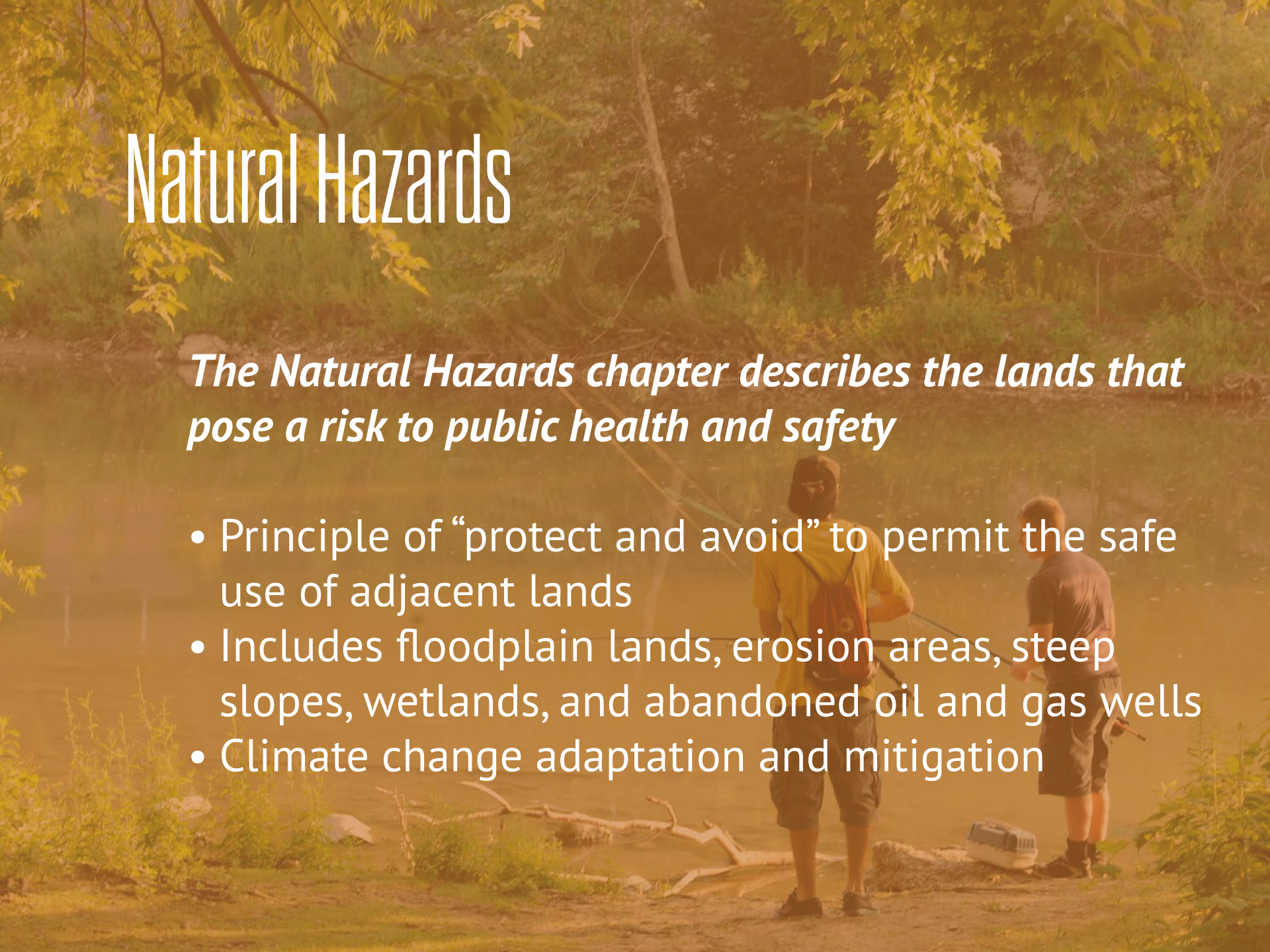
The Natural Heritage chapter describes the natural features and ecological functions that create London's natural heritage system

- Identify and protect London's Natural Heritage System
- Connected system of green and natural areas
- Maintains the policy advances of previous Official Plans

Natural Hazards

The Natural Hazards chapter describes the lands that pose a risk to public health and safety

- Principle of “protect and avoid” to permit the safe use of adjacent lands
- Includes floodplain lands, erosion areas, steep slopes, wetlands, and abandoned oil and gas wells
- Climate change adaptation and mitigation



Natural Resources

The Natural Resources chapter describes lands that are to be protected to ensure that the resources are available to support growth and development

- Protect active aggregate resource areas so that gravel operations can continue
- Protect areas of water supply
- Rehabilitation and remediation of resource areas after the supply is exhausted
- Special policies for Byron and Kilally adjacent to active licensed gravel operations

Urban Forest

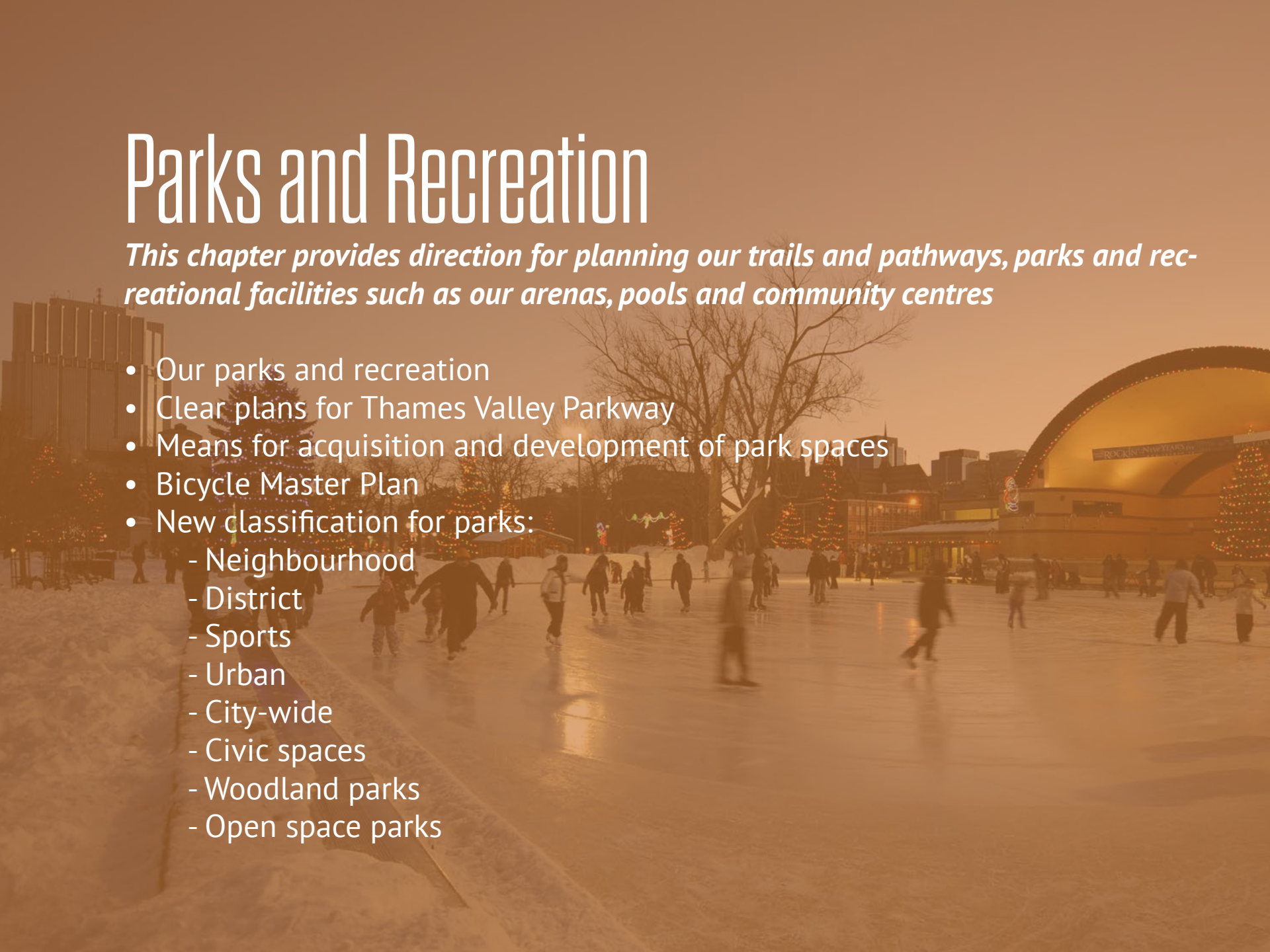
This new chapter is intended to guide how we manage our treasured urban forest

- Protect more
- Maintain better
- Plant more

Parks and Recreation

This chapter provides direction for planning our trails and pathways, parks and recreational facilities such as our arenas, pools and community centres

- Our parks and recreation
- Clear plans for Thames Valley Parkway
- Means for acquisition and development of park spaces
- Bicycle Master Plan
- New classification for parks:
 - Neighbourhood
 - District
 - Sports
 - Urban
 - City-wide
 - Civic spaces
 - Woodland parks
 - Open space parks



Public Facilities

Public facilities such as community centres, fire stations, libraries, hospital and government offices are significant public investments that shape our City

- Allows for neighbourhood hubs that deliver bundles of institutional services
- Community support services in emergencies
- Focal points in neighbourhoods
- Contribution to civic image
- Support for active transportation

Civic Infrastructure

This chapter plans for the critical civic infrastructure that gives us safe and reliable water, sewage and solid waste disposal, drainage and flood control and electrical services and other utilities

- Support the City Structure Plan
- Create economic opportunities
- Safety and health
- Air and water quality



Homelessness Prevention and Housing

This chapter plans for homelessness prevention and a housing strategy

- Community housing strategy
- Creating housing opportunities
- Targets and programs
- Biennial Housing Monitoring Report
- Opportunities to acquire surplus lands for housing purposes
- Innovative tools - Housing Development Corporation
- Housing mix in new communities
- Secondary units
- Aging in place
- Sustainable development to reduce maintenance costs & rents

Cultural Heritage



Cultural heritage has been passed down to us from past generations and tells the story of our history. This chapter sets a plan for how we will conserve our important heritage

- Promote, celebrate and raise awareness
- Protect, restore, sustain and maintain for future generations
- Ensure new development enhances and is sensitive to cultural heritage resources

Culturally Rich and Diverse City

This chapter of the plan seeks to build on our strengths today and to elevate London's profile as a regional cultural centre

- New chapter - economic opportunity
- Elevate London's profile as a regional centre
- Build upon our cultural strengths to attract and retain talent
- Support cultural and innovative programming
- Plan for, maintain and enhance our cultural assets and public spaces
- Protect and enhance built, cultural and natural heritage
- Downtown, Old East, SoHo, Transit Villages, Main Streets
- Design spaces for festival, events, creative activities



Smart City

This chapter aims to promote economic development, civic innovation and the sharing of ideas and data through the development of smart infrastructure

- Enhanced information and communications technology (ICT) infrastructure
- Integrate into public infrastructure projects
- Promote entrepreneurship and attract business investment
- Assist with health care, high tech, education, various industrial sectors
- Integrate public wi-fi access points in the Downtown, Transit Villages, RT corridors
- Integrate advanced ICT infrastructure into new public facilities
- Smart City Master Plan possible
- Civic innovation
- Sharing of ideas and open data

Food System

A photograph of a busy grocery store produce section. The scene is filled with various fruits and vegetables, including apples, oranges, and grapes. People are seen shopping, and there are signs for 'SWEET CORN' and 'PRODUCE'. The overall atmosphere is vibrant and active.

A food system consists of growth, harvest, processing, packaging, distribution, transport, marketing, sale, serving, consumption and disposal of food. This chapter guides us to ensure our food system drives prosperity and is sustainable over time

- Contributes to economic, ecological and social well-being of our city
- Encourage local and regional food production and processing
- Protect farmland
- Celebrate food culture, cuisine and indigenous and local food traditions
- Community garden strategy

The Green City

London will be one of the greenest cities in Canada

This chapter sets a plan to reduce London's ecological footprint to minimize our impacts on the environment, minimize our consumption of water and energy, and reduce our outputs of waste, water and air pollution, and heat.

- Green jobs
- Green development
- Green infrastructure
- Green transportation
- Conserve energy
- Maintain our natural environment
- Manage our waste

Place Types

Our Urban Place Types

- Downtown
- Transit Village
- Rapid Transit and Urban Corridors
- Shopping Area
- Main Street
- Neighbourhoods
- Institutional
- Industrial
- Open Space
- Environmental Review
- Future Growth

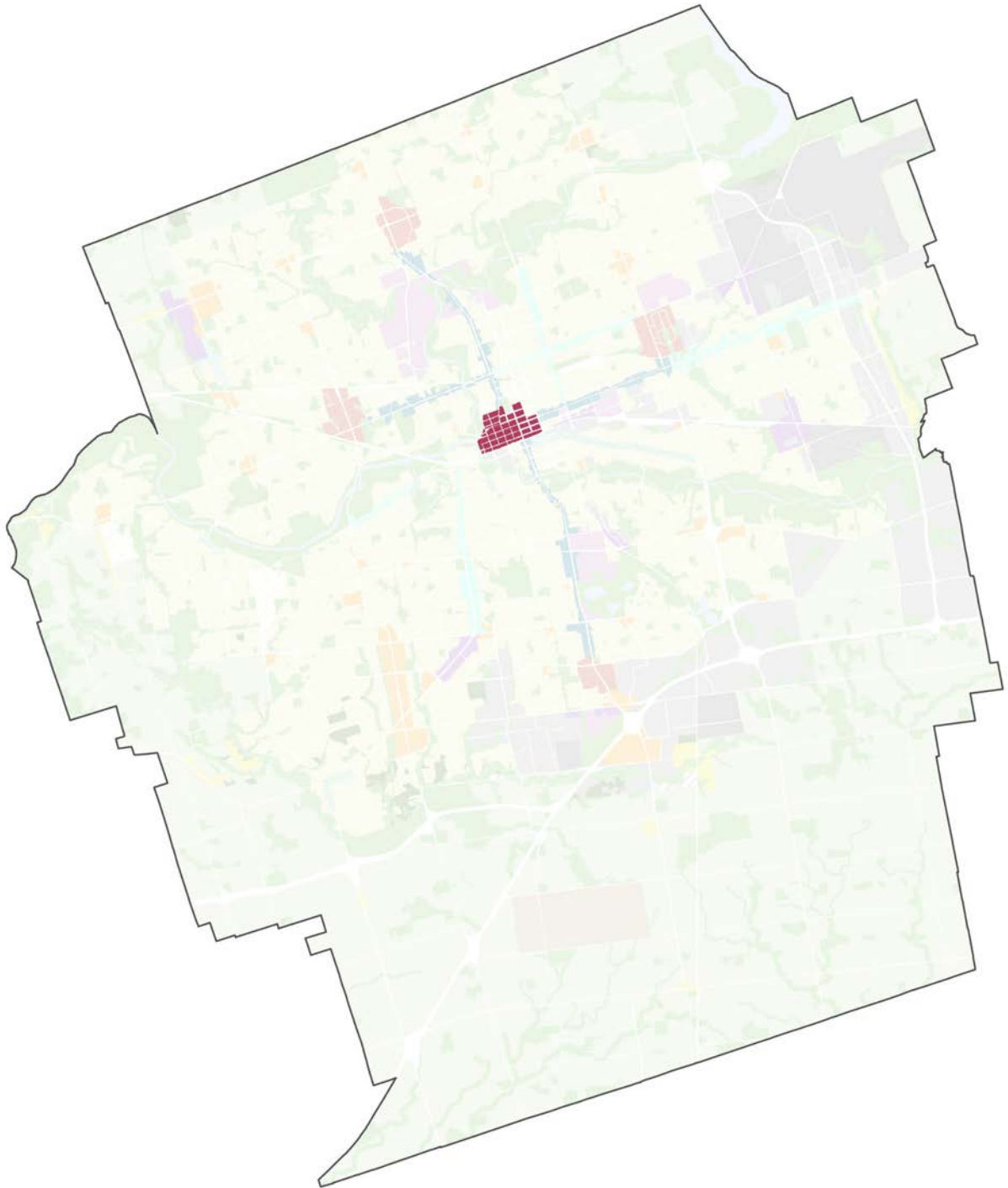
Our Rural Place Types

- Farmland
- Rural neighbourhood
- Waste management and resource recovery area
- Open Space

Place Types

An aerial photograph of a city, likely Atlanta, Georgia, showing a dense urban core with numerous high-rise buildings. A river, the Chattahoochee River, flows through the city, with a bridge crossing it in the foreground. The city is surrounded by lush green trees and parks. The overall scene is a mix of urban development and natural landscape.

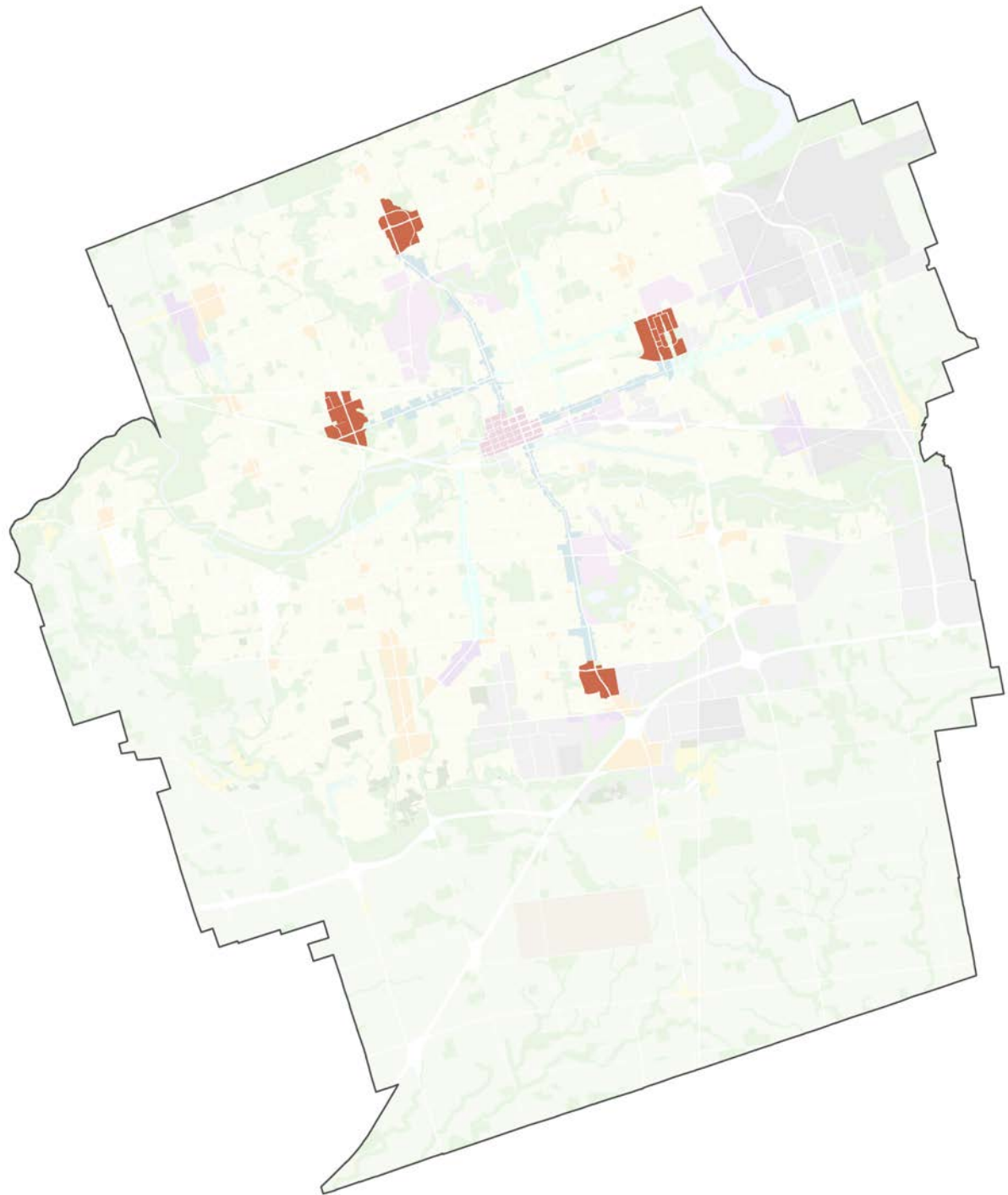
- Vision
- Role within City Structure
- How will we realize our vision
- Use
- Intensity
- Form



Downtown

The centre of activity - the cultural heart and economic engine of the City

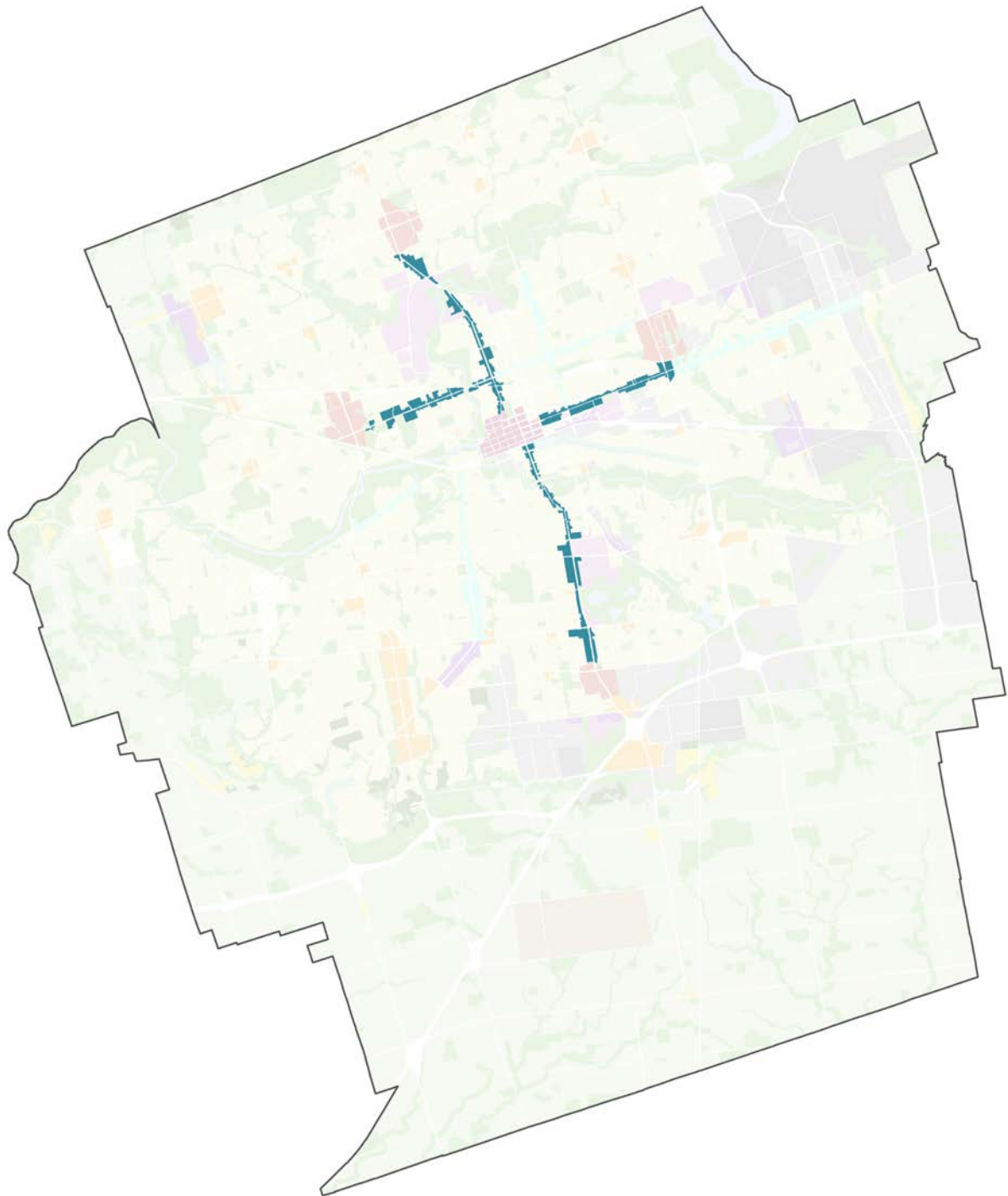
- Showcase our Civic image and our history
- Exceptional public spaces and places
- Dundas Street is the most exciting street in the City
- Home of large offices and professional and business service functions
- Highest order of communications infrastructure



Transit Village

Transit Villages will be highly livable, vibrant, mixed use urban neighbourhoods

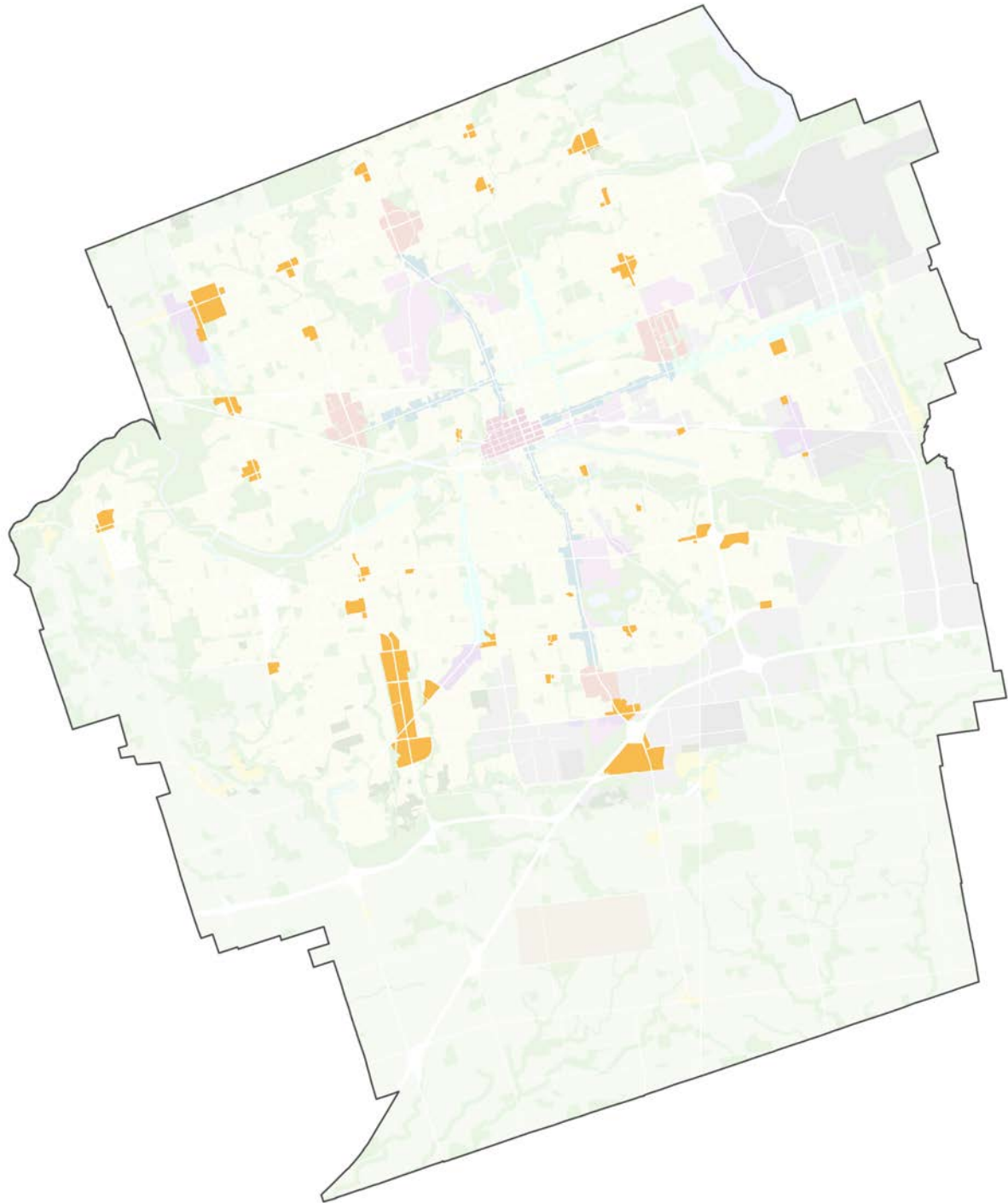
- Major destinations and transit hubs
- Broad range and mix of uses
- Highest intensity of development after Downtown
- Transit-oriented design
- Highest quality pedestrian and public realm
- Wide range of uses, including residential
- Transition to surrounding neighbourhoods
- Support rapid transit by generating ridership



Rapid Transit and Urban Corridors

Rapid transit and urban corridors will be loaded with opportunity for intensification

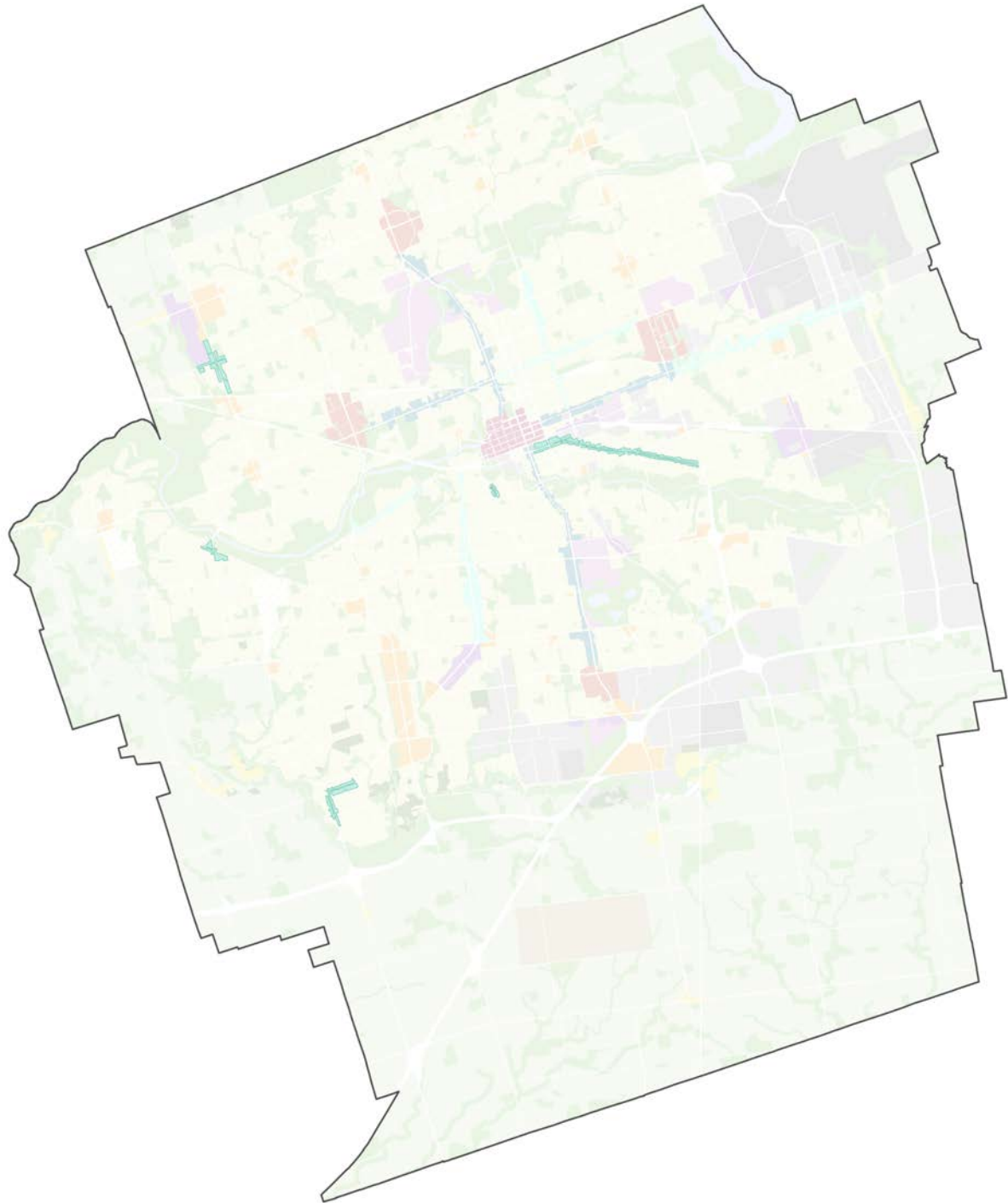
- Mix of uses to support rapid transit
- High quality pedestrian and public realm
- Focus on height and intensity at transit stations
- Provide opportunities for wide range of uses to support rapid transit



Shopping Area

Shopping areas will provide opportunities to re-format and transition over time to become mixed use areas with less orientation to the automobile

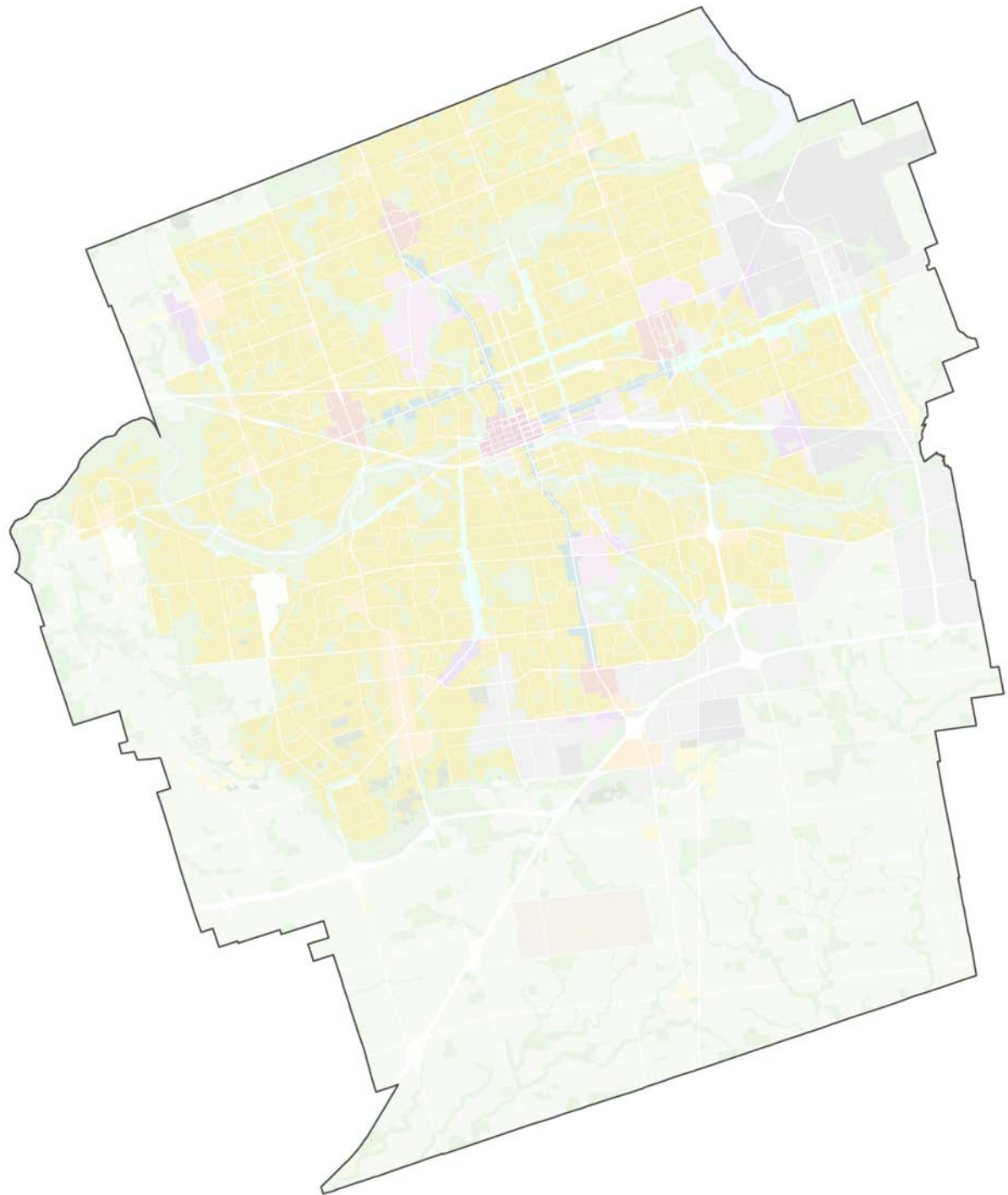
- Allow for a wide range of commercial uses
- New redevelopment opportunities
- Opportunities to become neighbourhood service hubs



Main Street

Main streets will be pedestrian-oriented mixed-use corridors serving local needs and specialized retail opportunities

- Includes many of our traditional shopping streets (Wortley, Hamilton Road, Byron, Lambeth, Hyde Park)
- Important main streets are also in Rapid Transit Corridor Place Type
- Integrate heritage with new development
- Tied to regeneration policies
- Linear, street-oriented development with buildings close to the street, and parking at the side or rear
- Broad range of uses at a neighbourhood scale



Neighbourhoods

London is a mosaic of great neighbourhoods

- Describes the place where we live and play, with opportunities to work and shop
- Removes high, medium and low density residential designations
- Primarily low and mid-rise residential uses, with opportunities for other small-scale, low intensity uses within Neighbourhoods
- Specific policies for Near Campus Neighbourhoods, and other neighbourhood-specific policies carried over from the previous Plan

Table 13 - Range of Permitted Uses in Neighbourhood Place Type

Street onto which the property has frontage	Primary permitted uses	Secondary uses conditional on classification of intersecting street				Secondary permitted uses
		Intersects With Neighbourhood Street	Intersects with Neighbourhood Connector	Intersects with Civic Boulevard	Intersects with Urban Thoroughfare	Fronting Onto Park
Neighbourhood Street	<ul style="list-style-type: none"> • Single detached • Semi-detached • Duplex • Converted dwellings for a maximum of 2 units* • Secondary suites • Home occupations • Group Homes 	N/A	N/A	N/A	N/A	Secondary Uses: <ul style="list-style-type: none"> • Street townhouses
Neighbourhood Corridor	As per Neighbourhood Street Plus: <ul style="list-style-type: none"> • Triplexes • Converted dwellings • Townhouses • Small-scale community facilities • Seniors residences 	N/A	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings • Fourplexes* • Stacked townhouse* • Low-rise apartments* 	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings • Fourplex* • Stacked townhouse* • Low-rise apartments* 	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings • Fourplex* • Stacked townhouse* • Low-rise apartments* 	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings • Fourplex* • Stacked townhouse* • Low-rise apartments*
Civic Boulevard and Urban Thoroughfare	As per Neighbourhood Connector Plus: <ul style="list-style-type: none"> • Stacked townhouses • Fourplexes • Low-rise apartments • Emergency care establishments • Lodging houses • Supervised residences 	N/A	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings 	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings • Stand-alone retail, service, office 	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings • Stand-alone retail, service, office 	Secondary Uses: <ul style="list-style-type: none"> • Mixed-use buildings

Note: The full range of uses shown in this table will not necessarily be permitted on all sites within the Neighbourhood Place Type

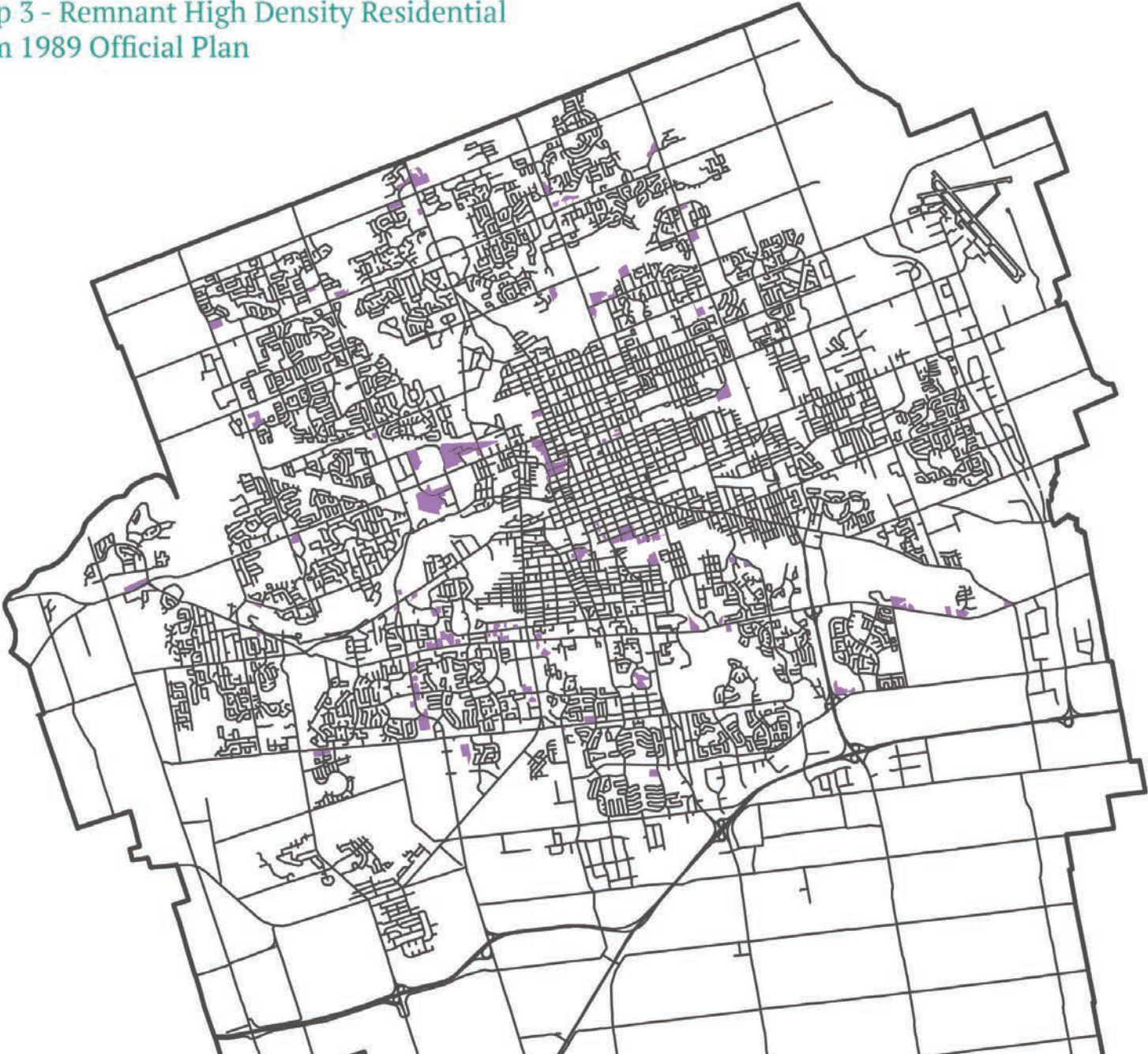
* See the Permitted Uses in the Neighbourhood Place Type for more specific Near-Campus Neighbourhoods policies for these land uses.

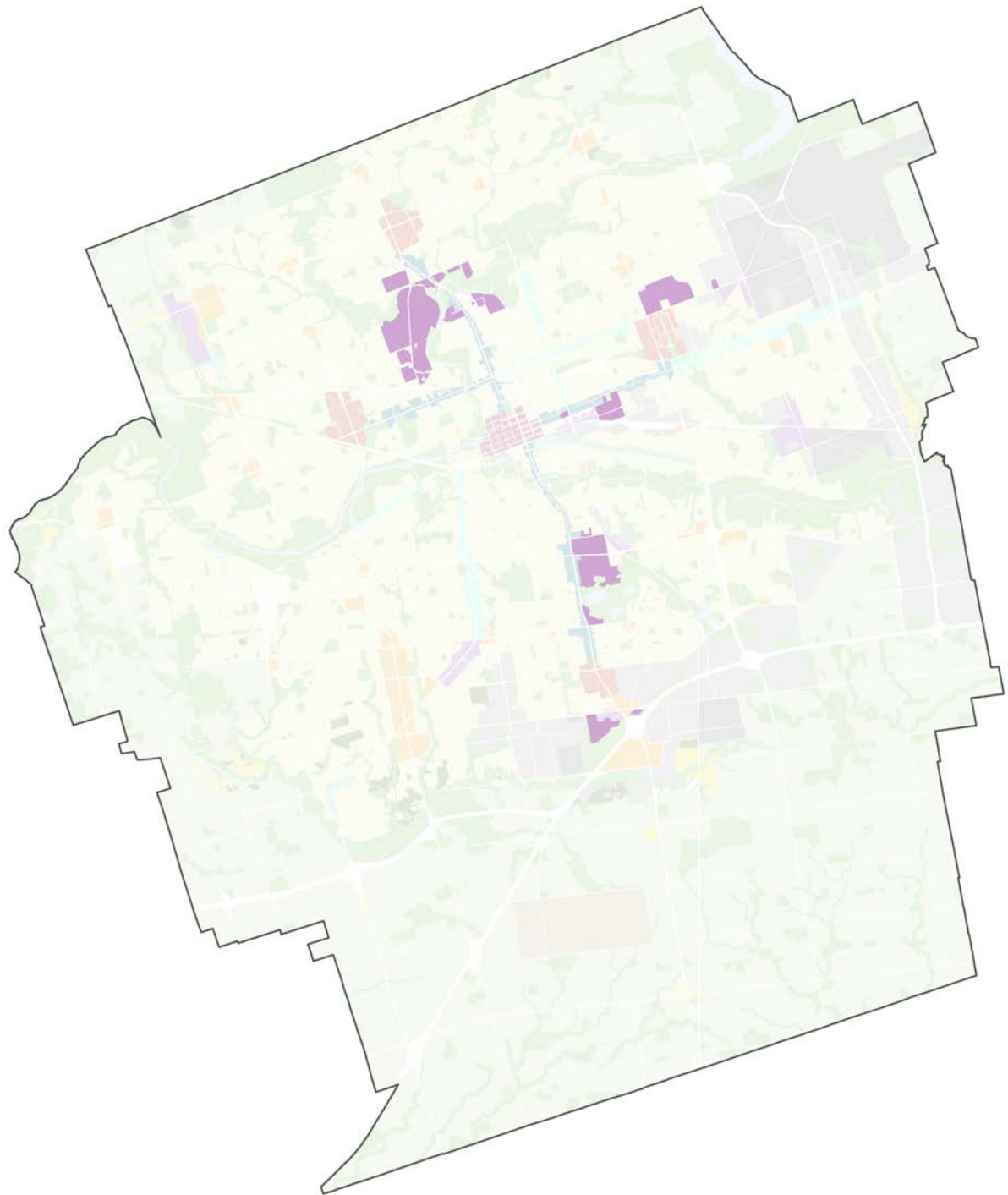
Table 14 - Range of Permitted Heights within Neighbourhood Place Type

Street onto which property has frontage	Minimum and maximum height (storeys) that may be permitted along this classification of street (Base condition)	Minimum and maximum height (storeys) that may be permitted conditional upon classification of intersecting street				Minimum and maximum height (storeys) that may be permitted conditional upon classification of intersecting street
		Neighbourhood Street	Neighbourhood Connector	Civic Boulevard	Urban Thoroughfare	
Neighbourhood Street	Min. 1 Max. 2.5	Same as base	Same as base	Same as base	Same as base	Same as base
Neighbourhood Connector	Min. 1 Max. 2.5	Same as base	Same as base	Min. 2 Max. 3 Bonus up to 4	Min.2 Max. 3 Bonus up to 4	Min. 2 Max. 3 Bonus up to 4
Civic Boulevard	Min. 2 Max. 4 Bonus up to 6	Same as base	Same as base	Same as base	Same as base	Same as base
Urban Thoroughfare	Min. 2 Max. 4 Bonus up to 6	Same as base	Same as base	Same as base	Same as base	Same as base

Note: Zoning on individual sites may not allow for the full range of intensity described in this table.

Map 3 - Remnant High Density Residential
Fom 1989 Official Plan

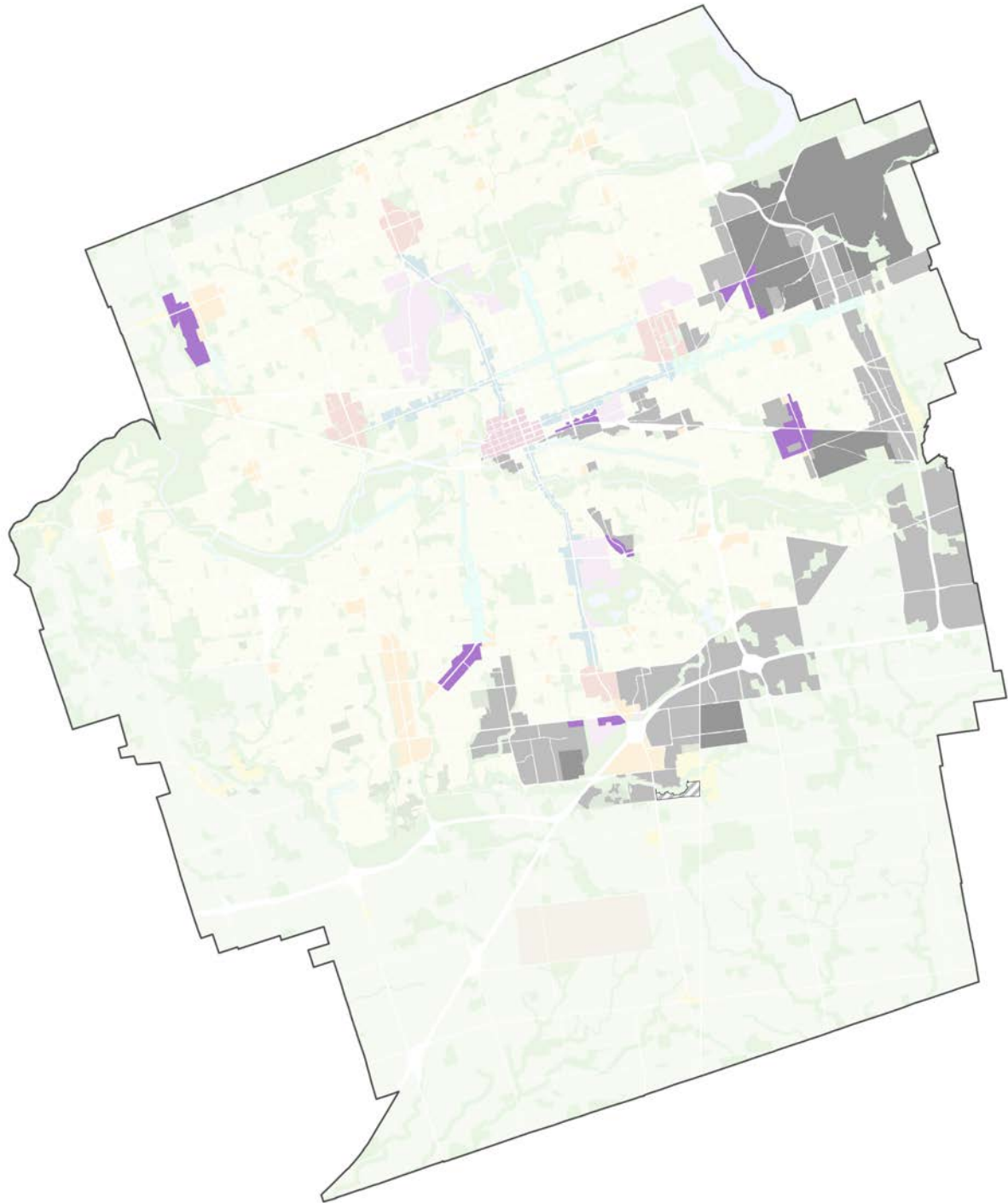




Institutional

Institutions play a large role in defining our community and driving our economy

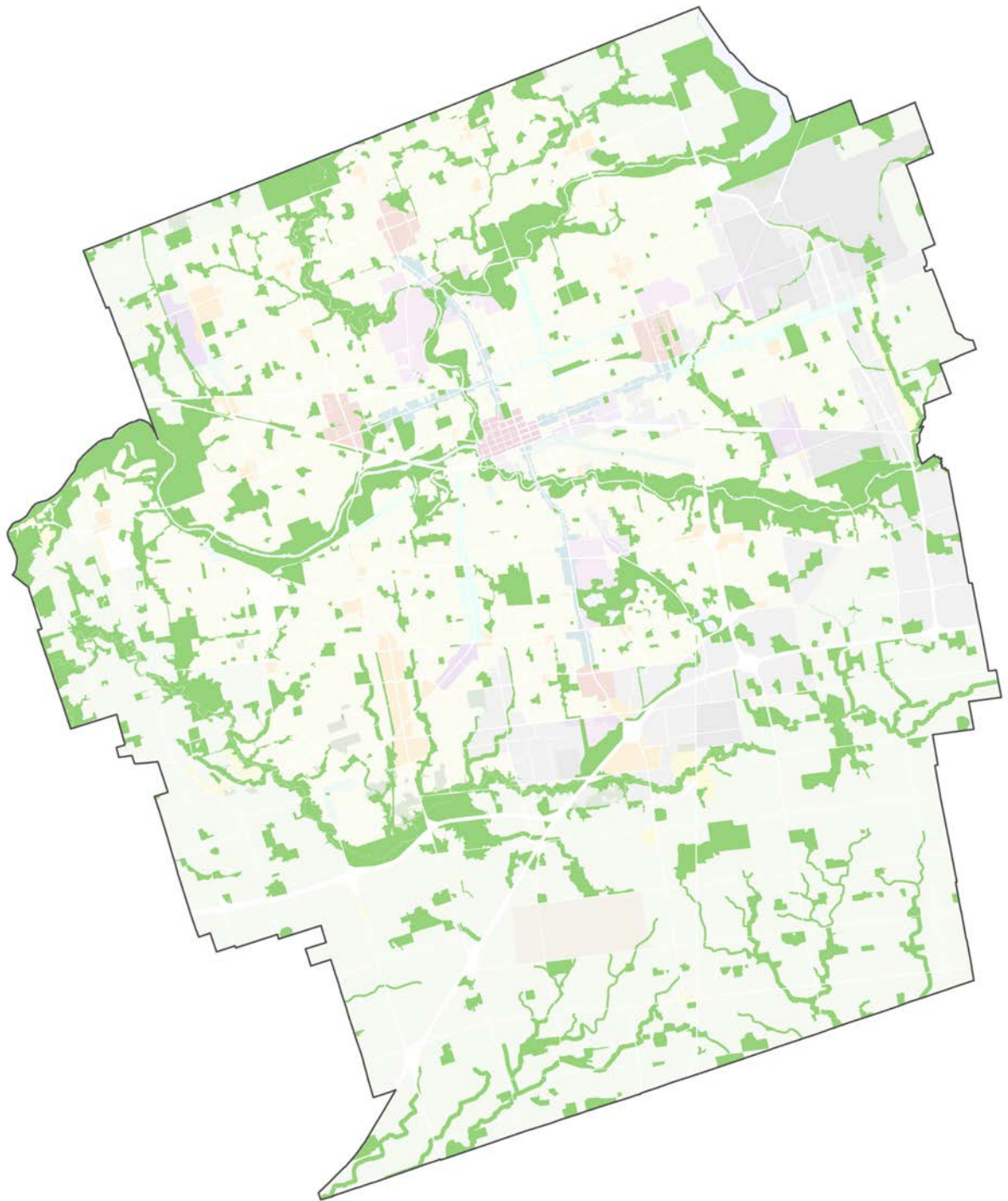
- Describes London's largest educational facilities and hospitals
- Expect that the range of uses on these lands will evolve over time
- Play and key role in the rapid transit network



Industrial

Industrial uses drive economic activity. These policies support our industrial land development strategy

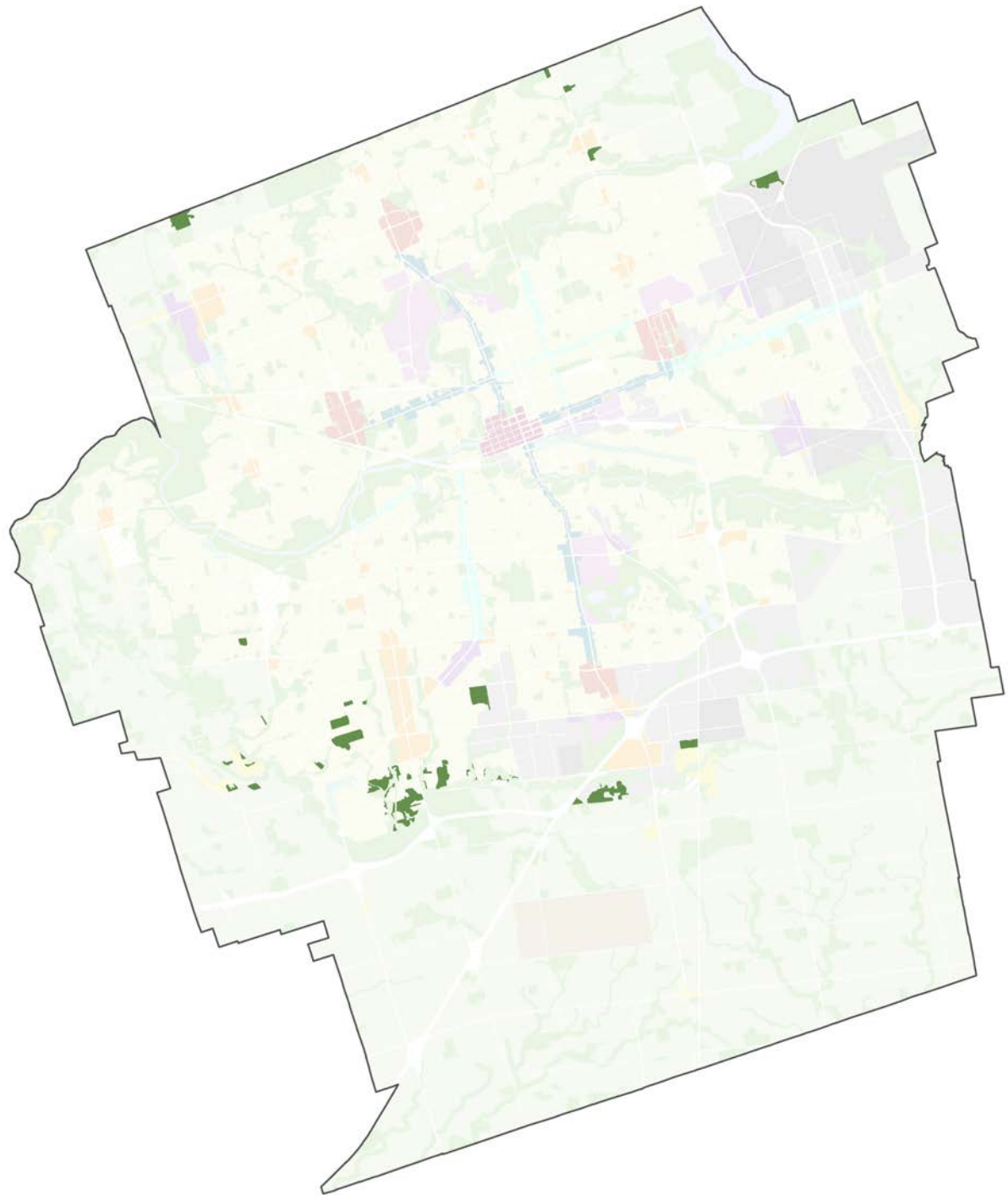
- Heavy Industrial-most intensive industrial uses. Are separated from uses that would impair the full use of the land
- Light Industrial-lower intensity uses with few off-site impacts. Includes **Innovation Parks** - clusters of research and development uses, laboratories, centres of excellence and training facilities and light assembly and manufacturing related to innovation
- Commercial Industrial-more intensive uses than traditional commercial uses, and uses with some off-site impacts



Open Space

This chapter plans for a network of lands in a natural state and lands maintained as parkland

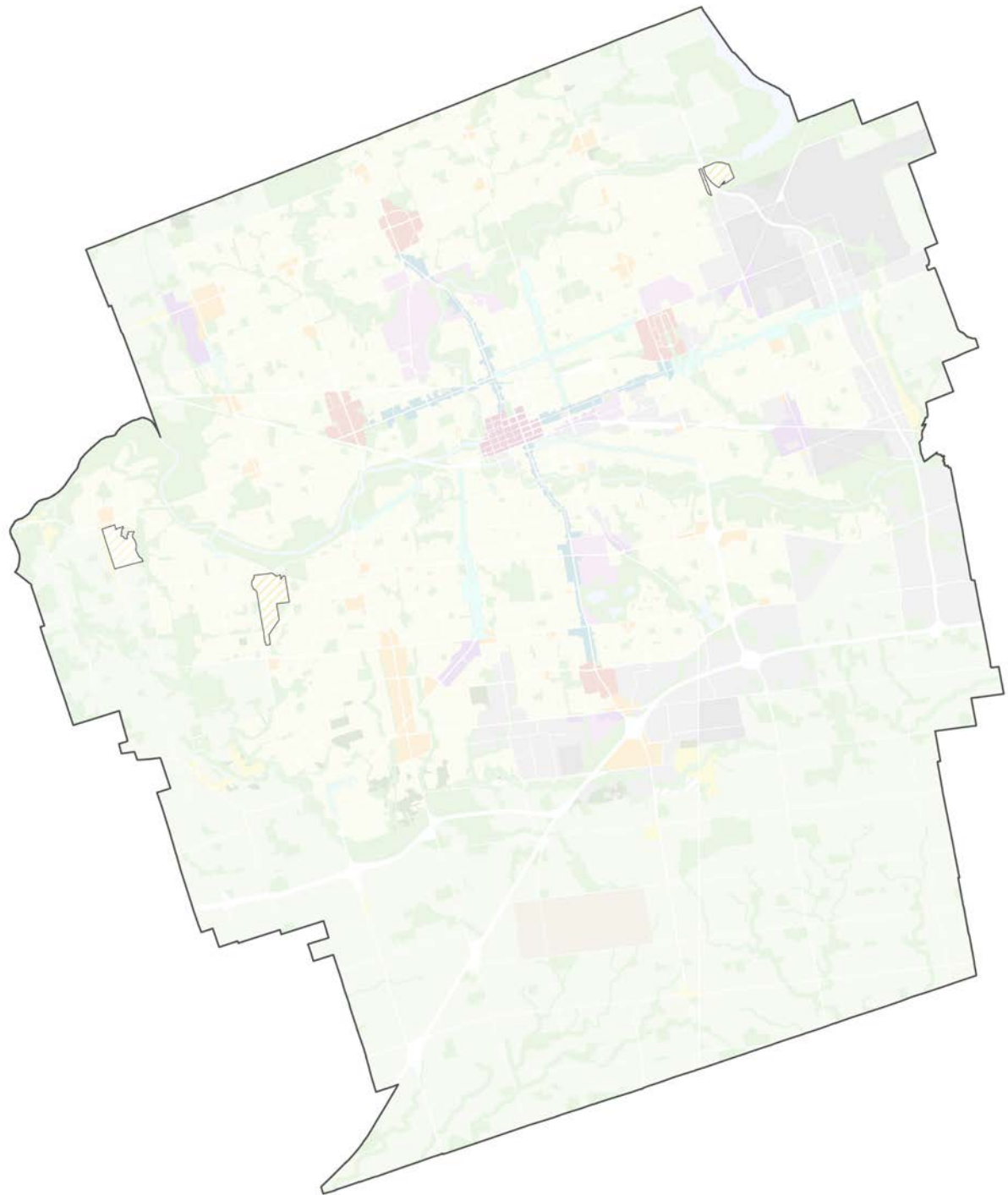
- Applies in both Urban and Rural London
- A linked system of public parks and recreational areas, private open space and our cherished natural heritage system
- Includes the natural defining areas of the City-the Thames River Valley and its tributaries
- A key element of London's quality of life



Environmental Review

This chapter describes lands that have not yet been fully assessed to determine if they are significant and to be protected as part of London's natural heritage system

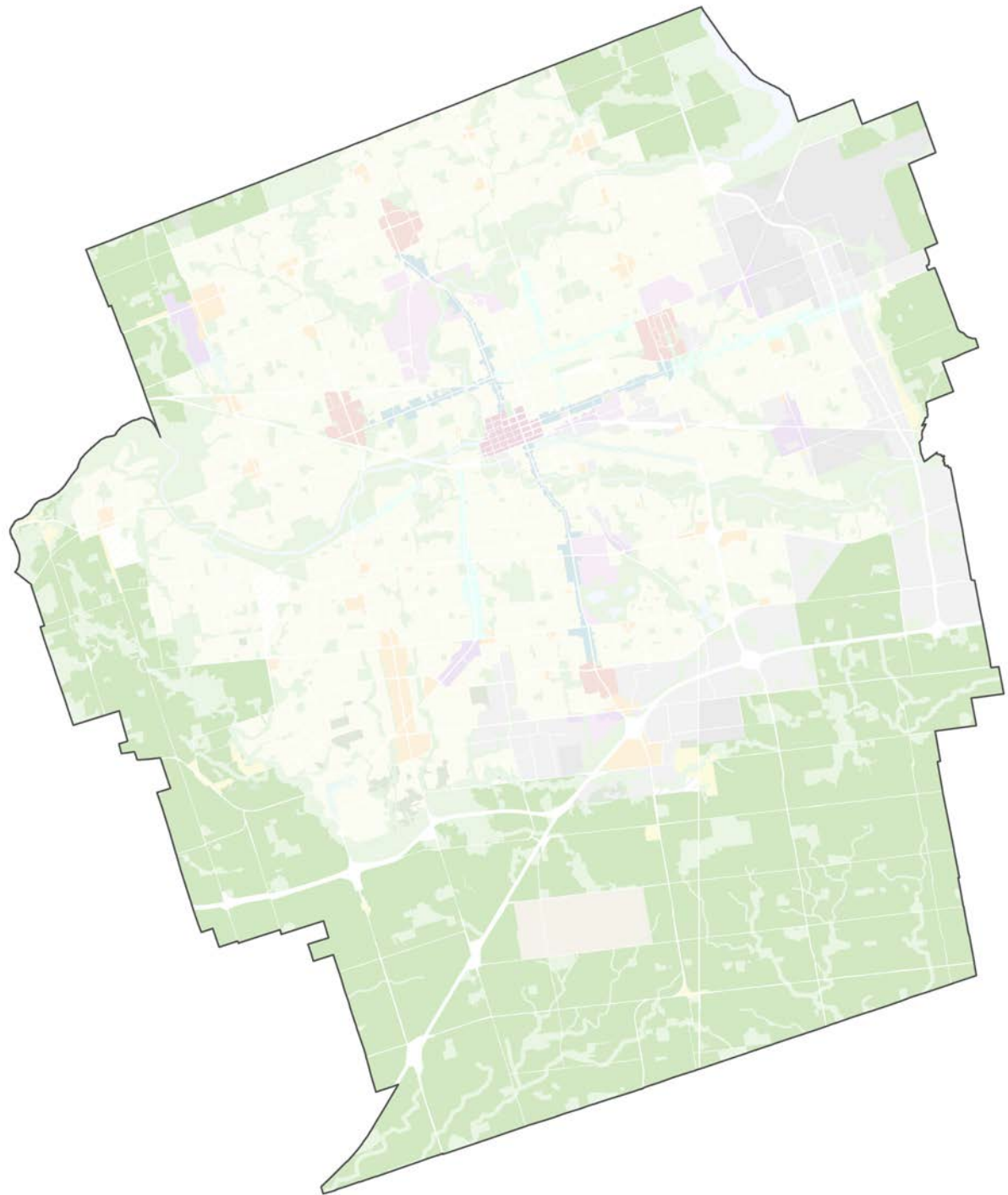
- Lands are identified and protected until an assessment is done
- Lands that satisfy the criteria for significance under the Natural Heritage policies of this Plan included in the Open Space Place Type
- Lands that do not satisfy criteria for significance will be included in an appropriate place type, in conformity with the policies of the plan



Future Growth

This chapter establishes Council's intent for future urban development on the lands to which it is applied

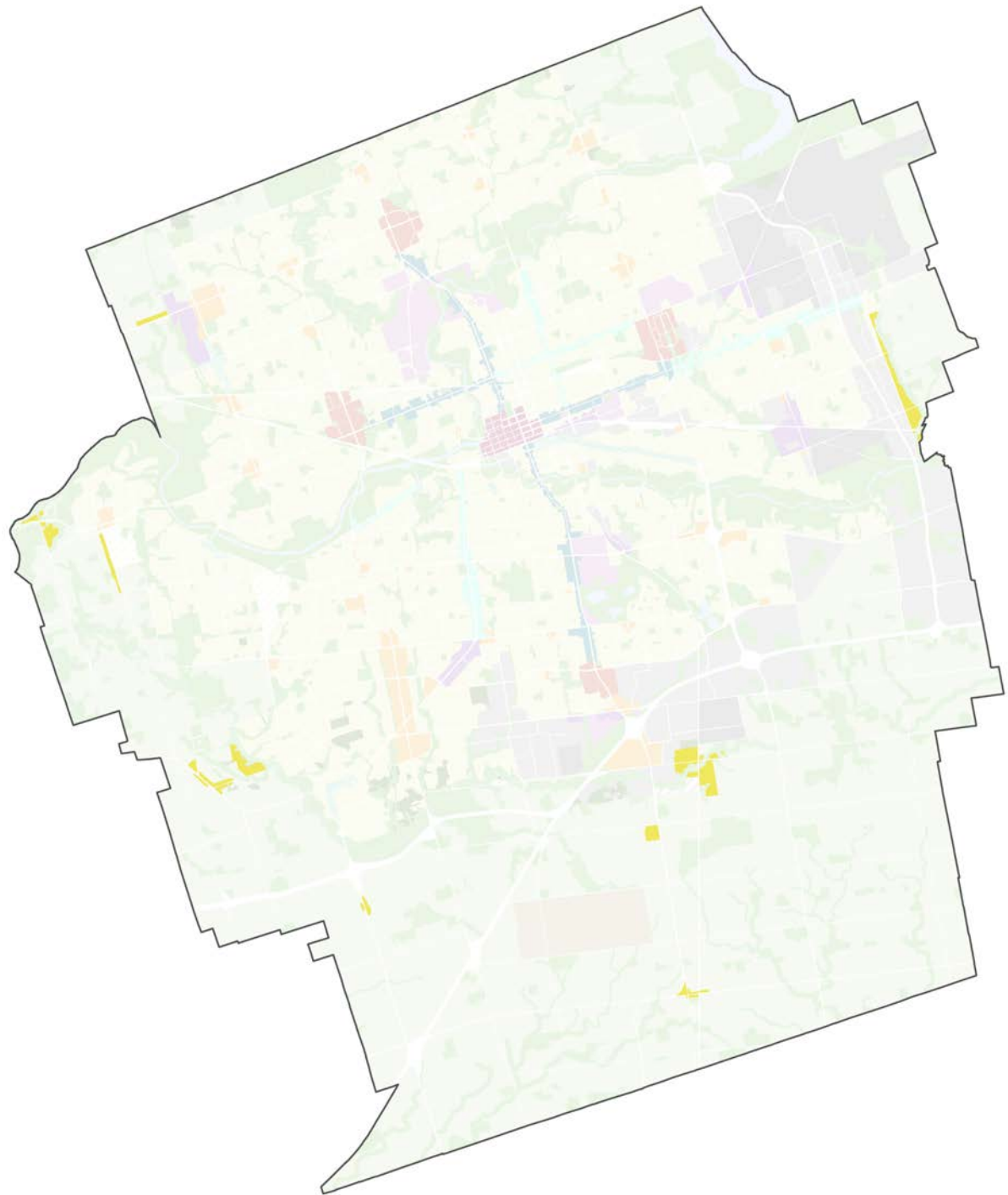
- Additional background studies are required to be completed and a Plan prepared to determine the future Place Types for the area
- Includes both **Future Industrial Growth** where the expectation is that the lands will be used for industrial purposes, and **Future Community Growth** where non-industrial Place Types such as Neighbourhood, Shopping Area or Open Space will be applied



Farmland

This chapter plans for our farmland, which is almost 40% of London's area

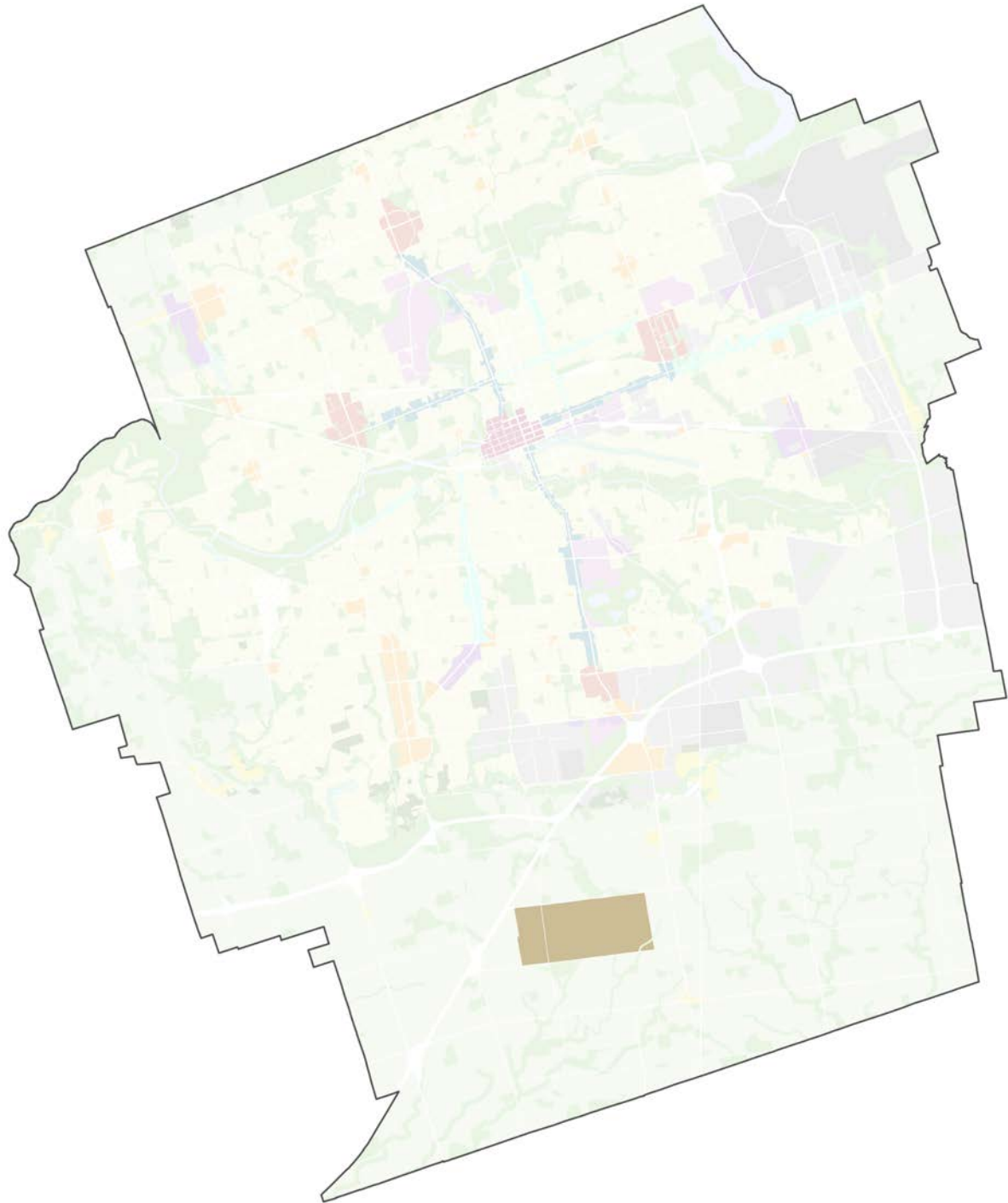
- Includes prime agricultural lands consisting of Class 1,2 and 3 soils
- Non-farm related uses are discouraged
- Longterm protection of agricultural lands



Rural Neighbourhood

This chapter plans for rural communities and settlement areas outside of the Urban Growth Boundary

- Opportunities for small-scale commercial and industrial uses directed primarily towards the farming community
- On-site water and wastewater treatment requirements govern the intensity of development
- Most development is street-oriented



Waste Management Resource Recovery Area

This chapter plans for London's landfill area and the related uses for waste disposal, treatment, recycling, reduction, re-use, resource recovery, and public education about these facilities

- Our landfill facility is an important part of the City's infrastructure and economy
- Located to minimize their impact on sensitive land uses
- Opportunities for waste-recovery and waste related industries
- Policies to mitigate impacts of odour, dust, litter and noise on adjacent properties



Secondary Plan

Secondary Plans consist of policies and maps that provide more detailed direction than the general policies of this Plan

Two adopted Secondary Plans:

- London Psychiatric Hospital Lands
- Southwest Area

Our Tools

These policies describe how we will implement The London Plan and how the public can participate in decision-making process.

- Includes such matters as zoning, site plan, complete applications, public engagement, notice, and bonusing.
- Guideline documents, minimum distance separation requirements and other planning tools are described

What does this Plan do for...



Jobs and the economy

- Creating a city that attracts talent and investment
- New opportunities for development
- Flexibility
 - Broader range of permitted uses
 - No density caps in new Place Types
- Certainty - enabling the opportunities
- Small business opportunities - regeneration
- Innovation in our industrial areas
- Smart infrastructure - competitive advantage
- Green Jobs
- Food systems
- Affordable growth patterns - keep taxes low

Healthy City

A photograph of a man and a young boy in a room. The man, on the left, is wearing a green and white checkered shirt and is holding a small, clear object with yellow caps. He is looking down at it. The boy, on the right, is wearing a dark sweater with white and red stripes and is looking up at the man. In the background, there is a white bookshelf with books, a white cabinet with two teddy bears (one white, one brown) on top, and a wall with patterned wallpaper. A poster is visible on the wall to the right.

- Strong support for active forms of transportation
- Reduction in air emissions
- Climate change mitigation and adaptation
- Civic infrastructure
- Strong neighbourhoods
- Quality housing
- Urban forest
- Environmental quality - natural heritage
- Food systems
- Universal accessibility

Transportation

- Mobility is a common thread throughout the Plan
- Links transportation to the planning of place
- Major goal is viable rapid transit
- Creates attractive cycling, walking and transit options
- City-building to capitalize on high speed rail in future

Housing and Homelessness

- Homelessness prevention
 - Assess risks, identify gaps, take actions to prevent and reduce homelessness
- Affordable housing targets
- Urban regeneration - improving housing stock
- Strong neighbourhoods
- Various forms of intensification to increase supply of low-cost housing
- Bonus policies of affordable housing
- Opportunities for innovative housing programs

Environment

- Builds on success of existing policies
- City Structure Plan - big picture resiliency
- New Urban Forest policies
- New Green City policies - sustainability
- Protection of farmland and food systems
- Climate change mitigation and adaptation
- Reduce carbon footprint

Older Urban Areas

- Support for main streets
- Urban Regeneration policies
- Transit services support
- Intensification opportunities
- Heritage policies
- Place-based policies
- Housing opportunities

Agriculture

- New city structure plan creates distinct urban and rural areas
- Rural Neighbourhood policies
- New Food Systems policies and opportunities
- Growth Management

Culture



- New Culturally Rich and Diverse City chapter
- Promotes new opportunities to support cultural diversity
- Culture as an economic driver
- Cultural Heritage chapter
- Downtown and main street policies
- Urban Regeneration
- Great civic spaces

Quality of Life

- Great existing and new neighbourhoods
- Revitalized downtown and main streets
- Better connected neighbourhoods and transportation choices
- Parks and recreation policies to deliver quality spaces
- Public facilities and services
- City design for attractive places and spaces
- Environmental health
- Social opportunities
- Affordability
- Safety

Next Steps

- June public meeting
- Festivals
- One-on-one consultation with groups
- Public event - will know more in June
- www.thelondonplan.ca

#LDNPLAN

