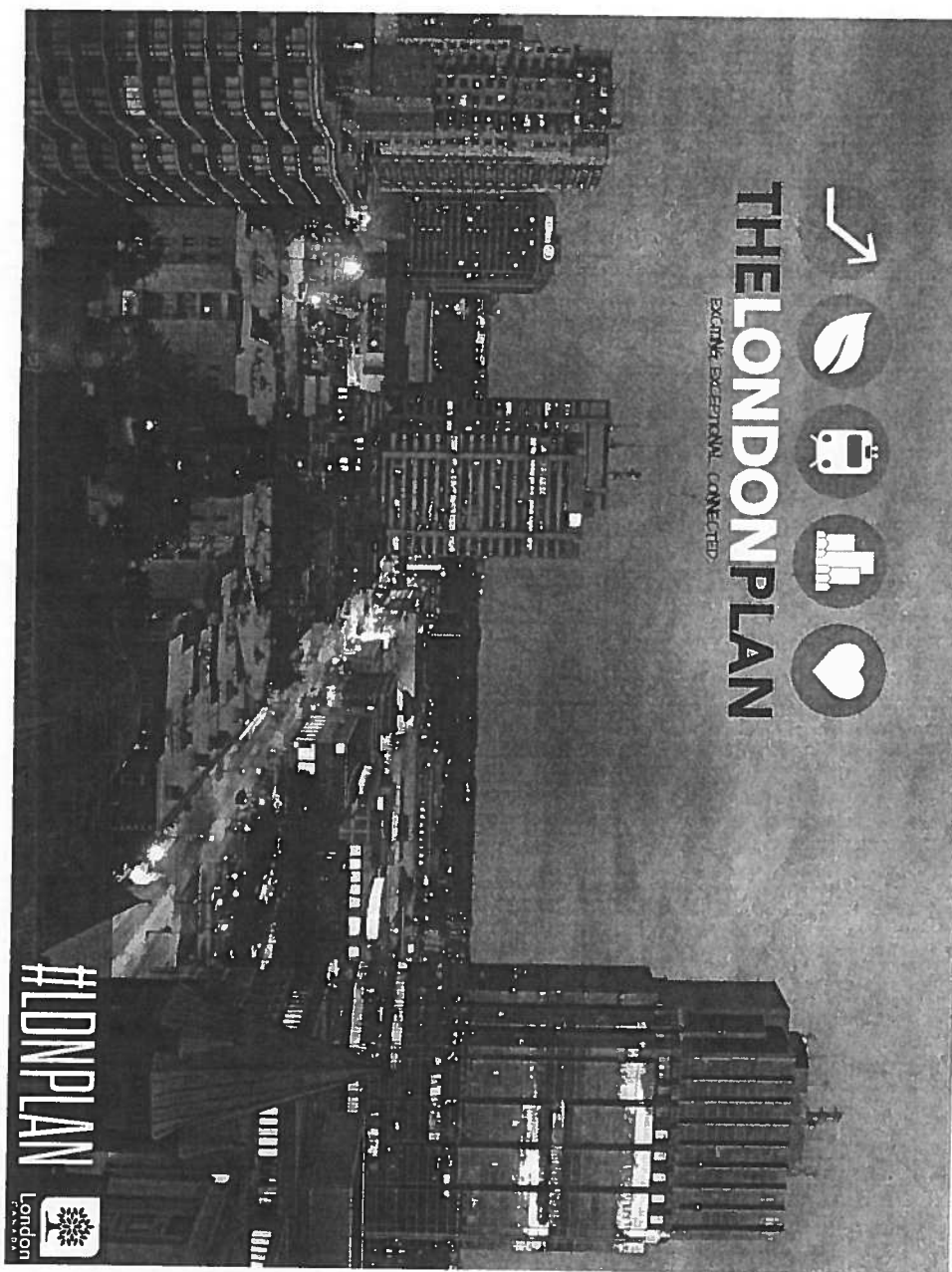




# THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

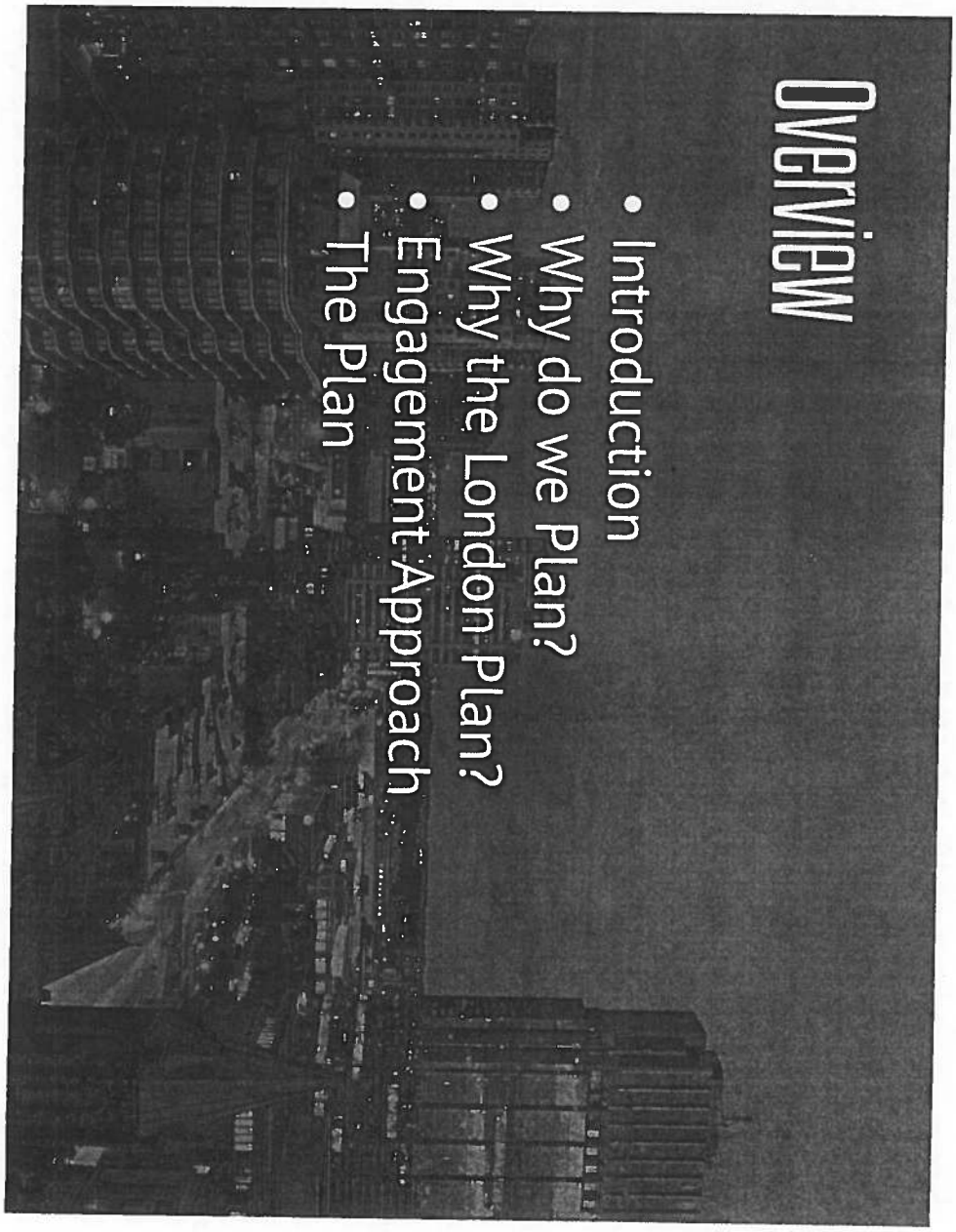


#LONDONPLAN



## Overview

- Introduction
- Why do we Plan?
- Why the London Plan?
- Engagement Approach
- The Plan



## 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.

## Planning Act

Outlines what a municipality can do to plan land use  
Gives cities planning tools to:

- Allow for the subdivision of land
  - Regulate land uses
  - Regulate site planning & design (with limitations)
- Planning Tools:
- Official Plans
  - Zoning By-laws
  - Site Plan By-laws

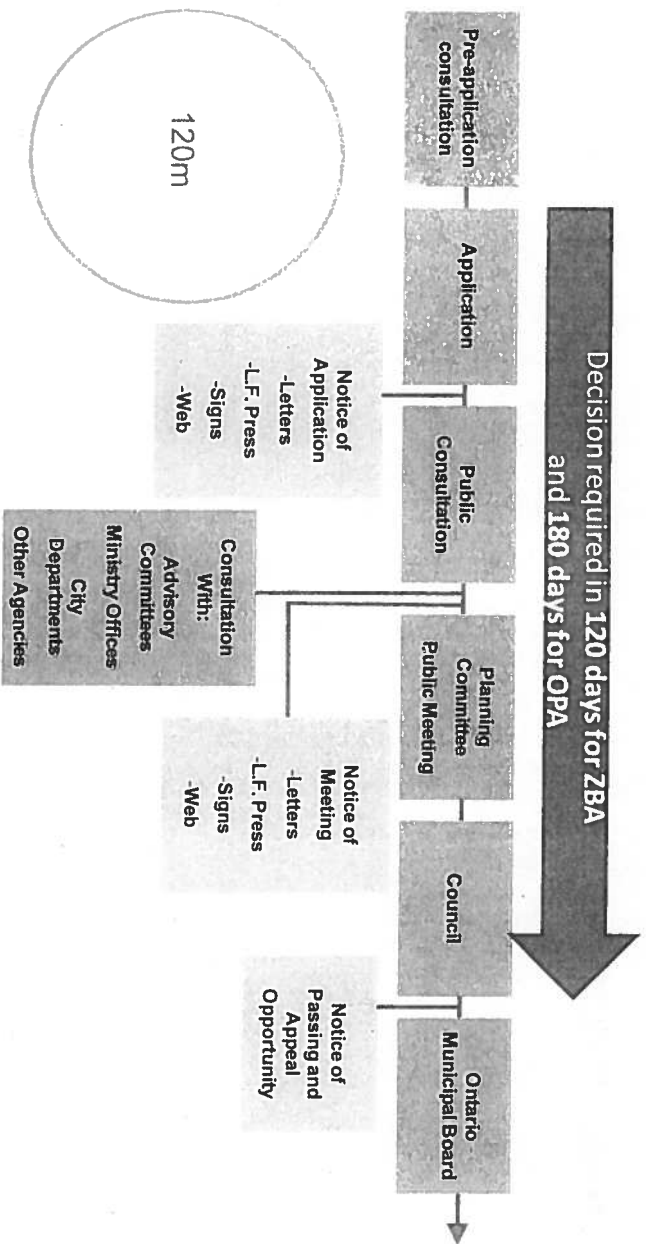
## Official Plan

- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision
- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN
- The Official Plan can be changed

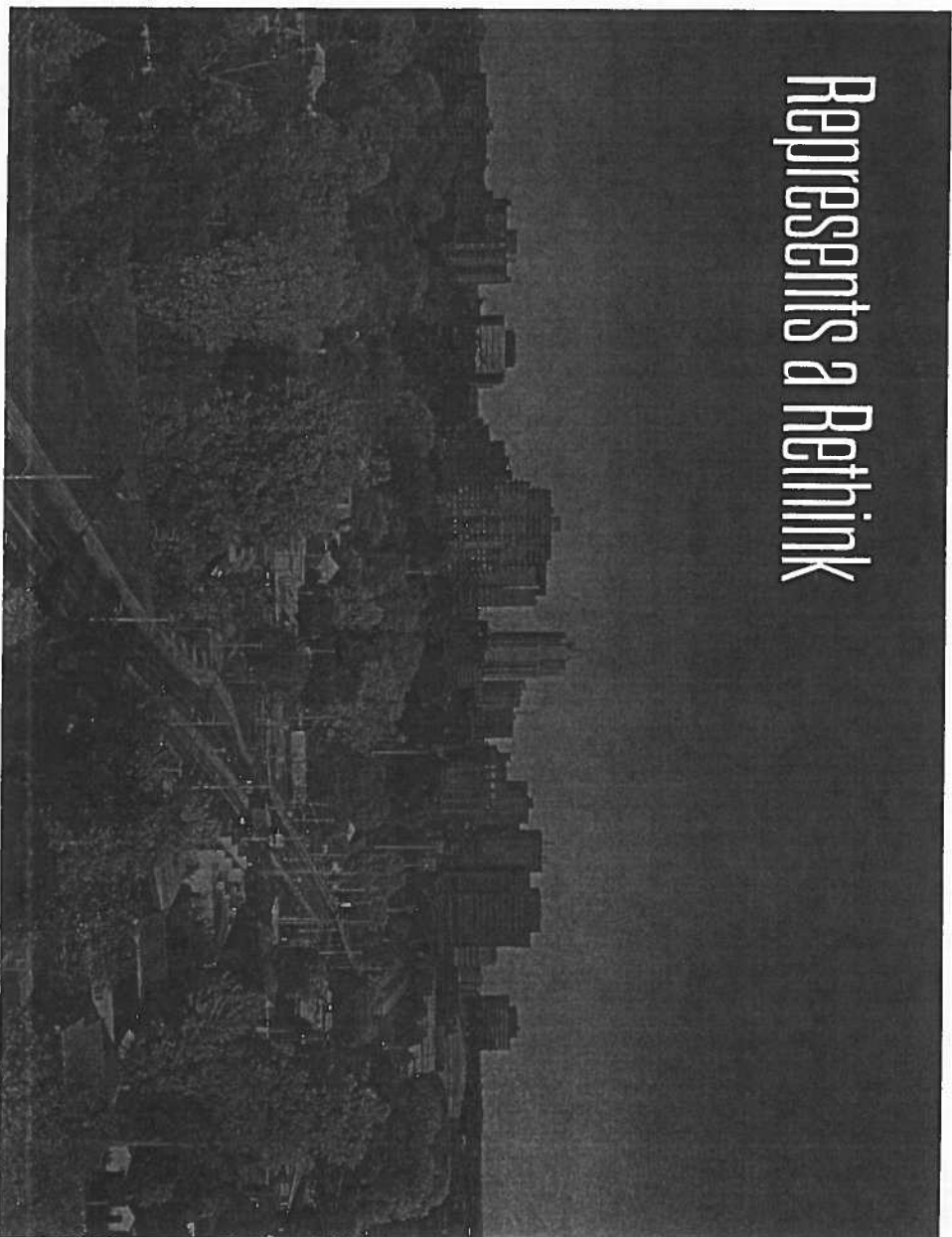
## Zoning By-law

- All properties are assigned a zone
- Zone identifies permitted uses and regulations relating to height, building set-backs, coverage, density, gross floor area, etc.
- Zone must be consistent with the Official Plan
- Expected changes on an ongoing basis – OP guides evaluation of changes
- By law, must build according to Zoning By-law

# Planning Application Process Official Plan & Zoning Amendments

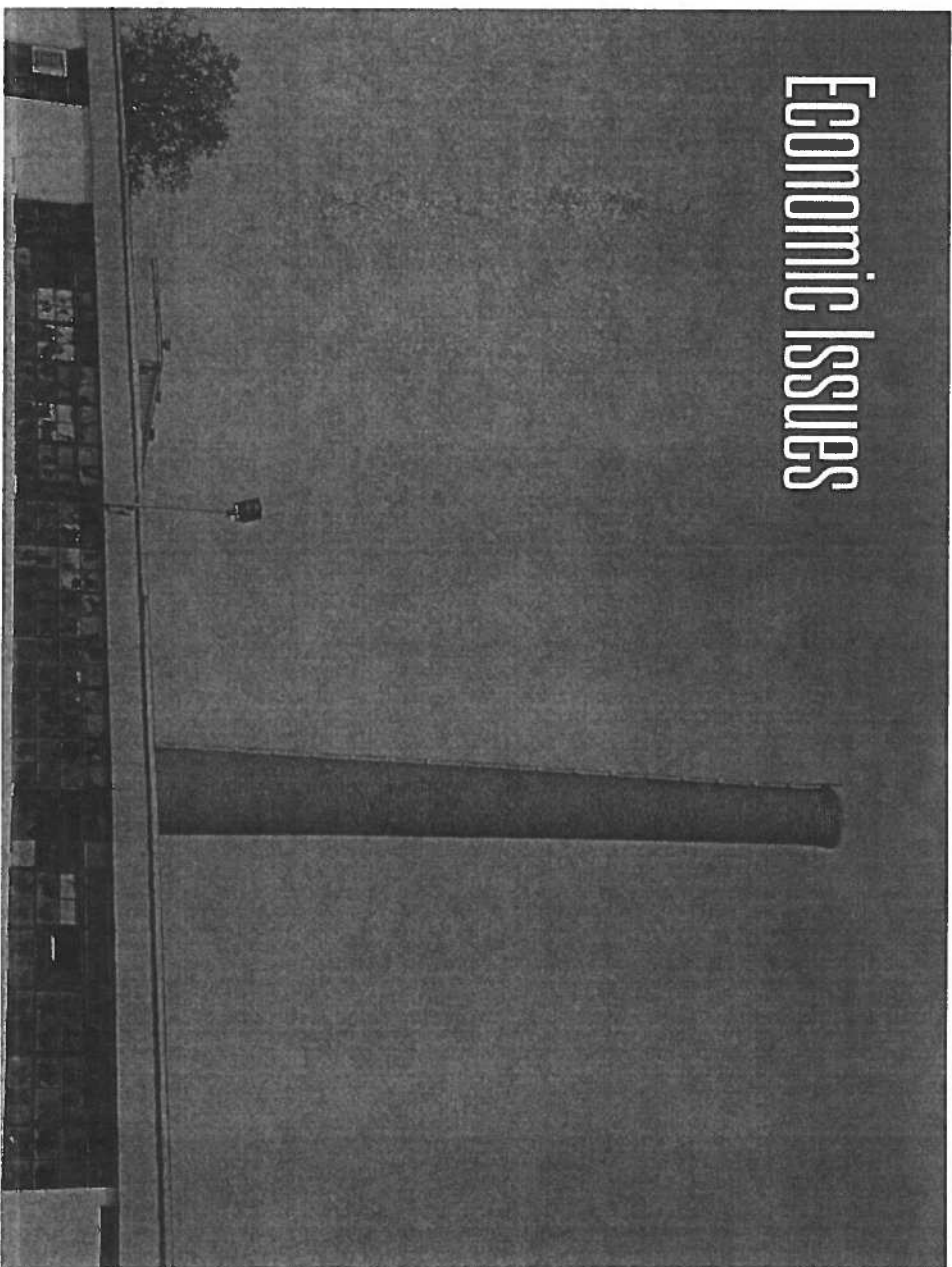


Represents a Rethink

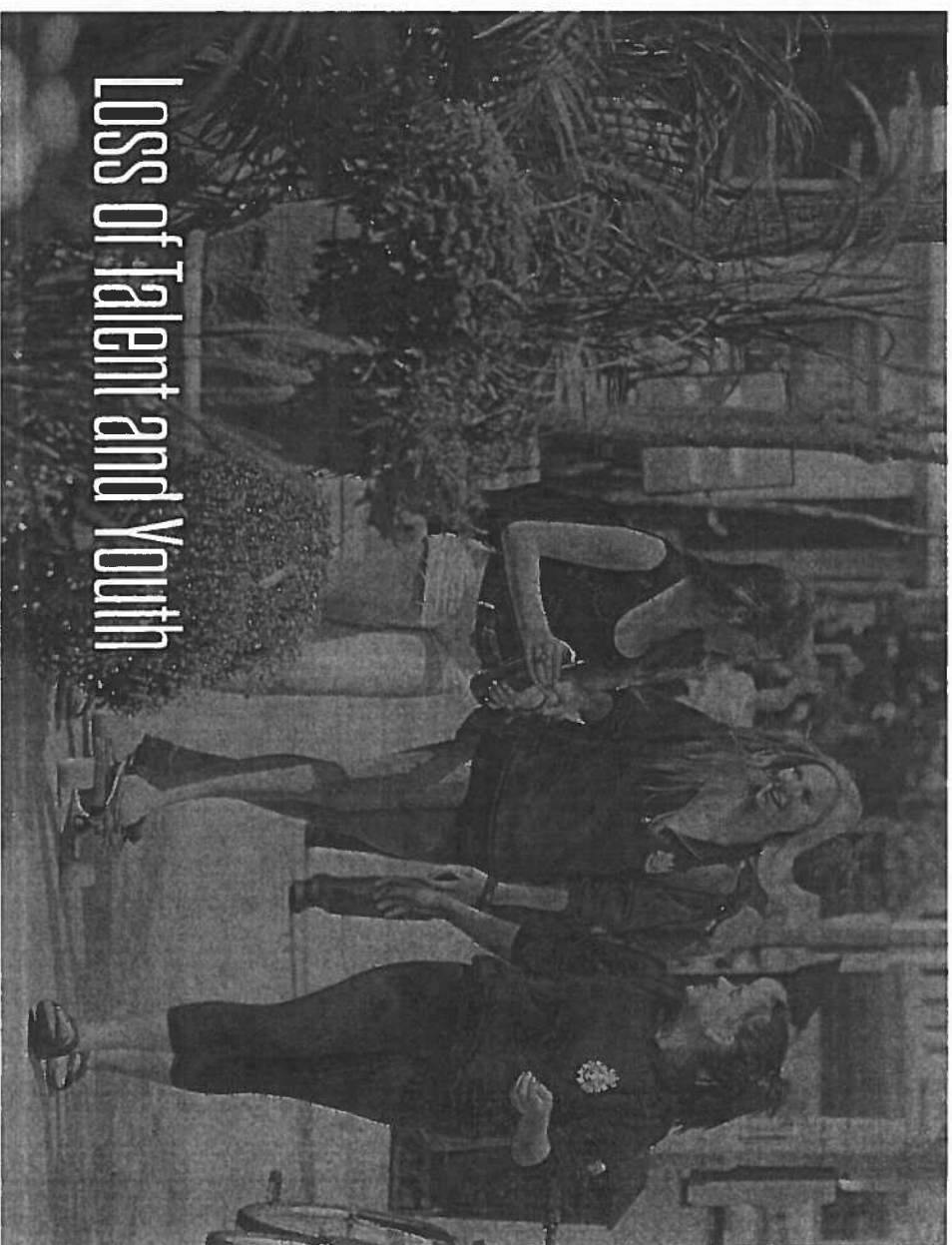




# Economic Issues



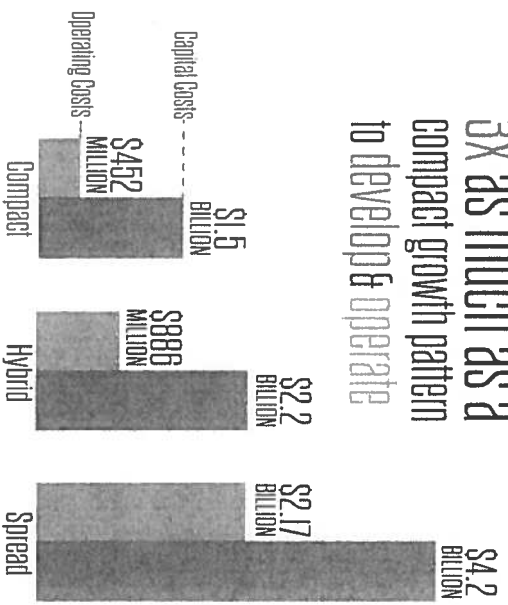
# Loss of Talent and Youth



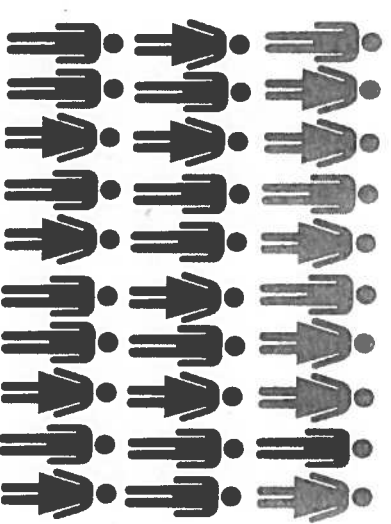
# Costly Forms of Growth

We have choices in how we will grow...

Spread growth pattern costs  
**3x as much as a**  
 compact growth pattern  
 to develop & operate

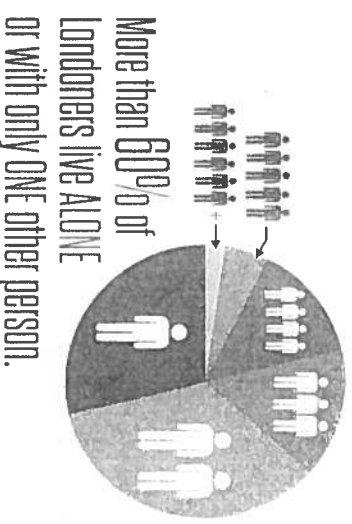


# Shifting Demographic



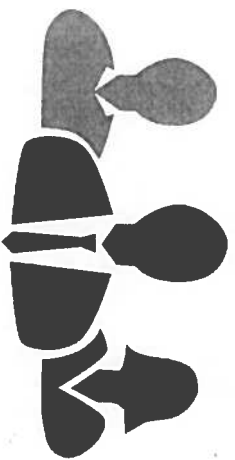
**1 IN 3** Londoners are **MILLENNIALS**.  
 born between 1980 and 2000

# NOW

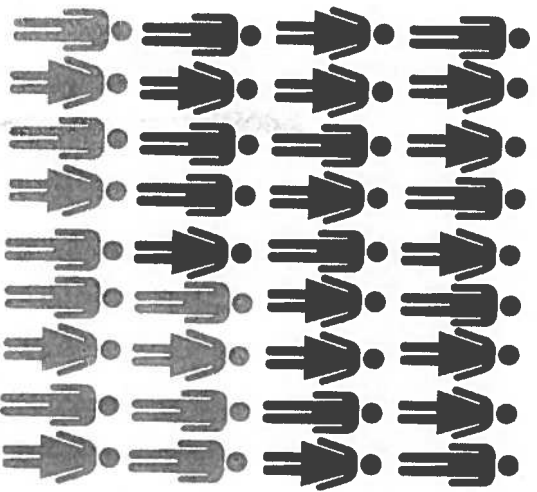


2035

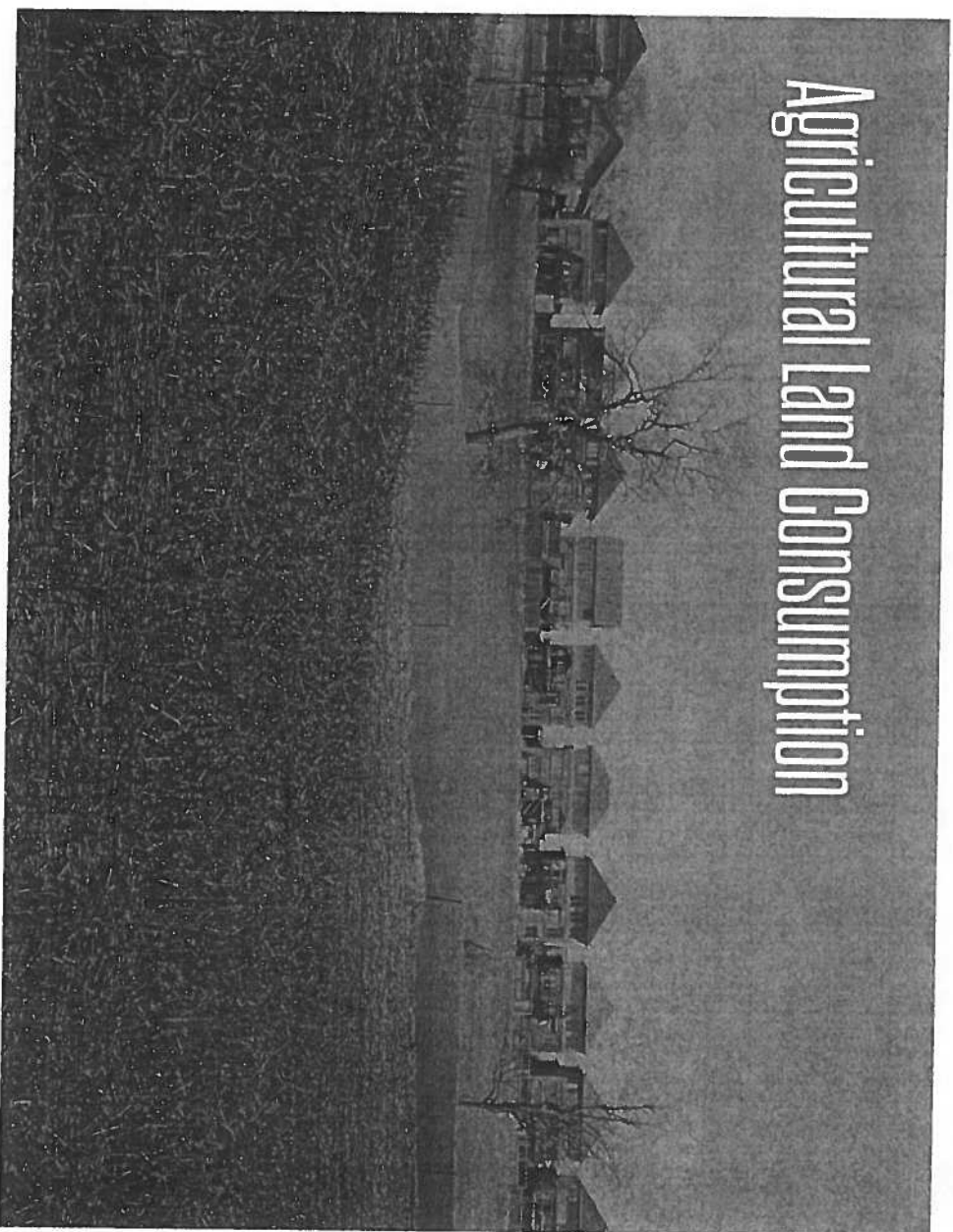
Approximately 1 in 3 people  
in the labour force  
will be FOREIGN-BORN



1 IN 3 Londoners  
will be 55 or older



Agricultural Land Consumption

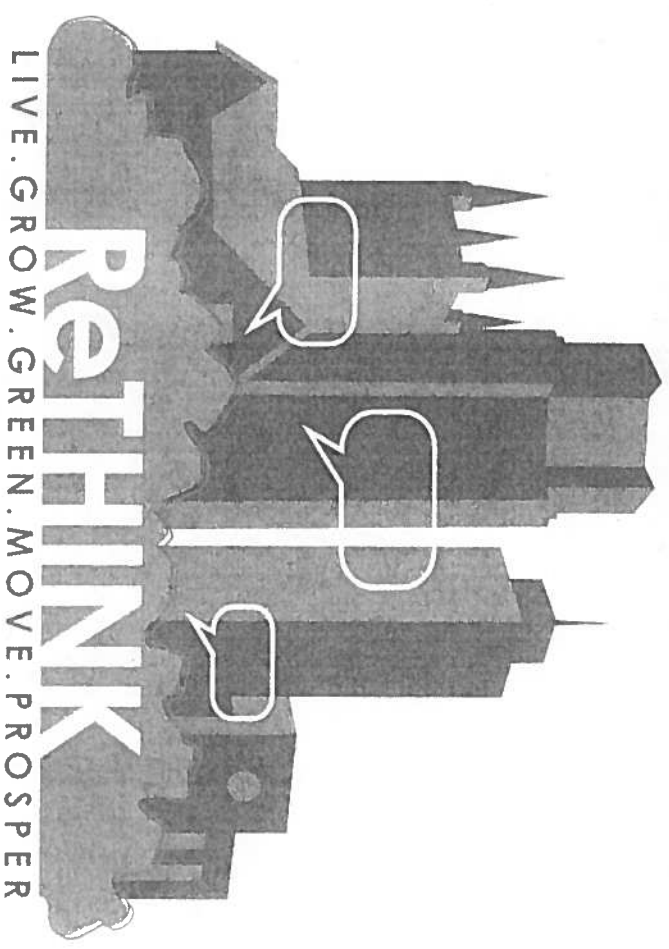




# HOW?

- Engage the community in a real way
- Create a buzz about discussing our future
- Address all of these difficult issues
- Create a plan that inspires people
- Build the city of the future

## Engagement Approach



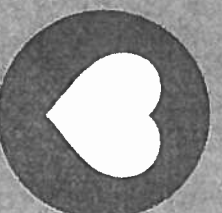
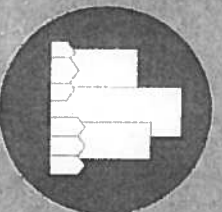
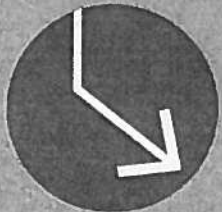
8  
Discussion  
Papers

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"  
-Iura Consulting



# THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

THE VIDEO

# The 10 Big Moves



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 & places





**Giving real & attractive mobility choices -**  
Walking, cycling, transit




**Building strong & healthy  
neighbourhoods**



**Building one of the greenest cities in  
Canada**



**Planning a smart city -**  
Connecting London to the World



**Regenerating our urban  
neighbourhoods & main streets**



**Building a city to attract talent  
& investment**

# Structure of the Plan

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

## Directions



- #1 Plan Strategically for a prosperous city
- #2 Connect London to the surrounding region
- #3 Celebrate and support London as a culturally rich, creative and diverse city
- #4 Become one of the greenest cities in Canada
- #5 Build a mixed-use compact city
- #6 Place new emphasis on creating attractive transportation choices
- #7 Build strong and attractive neighbourhoods for everyone
- #8 Make wise planning decisions

# Components of City Structure Plan



River and Creek System



Subwatersheds



Street Network



Thomas Valley Corridor and the Natural Heritage and Park System



Downtown, Transit Villages and Rapid Transit Corridors

# Components of City Structure Plan



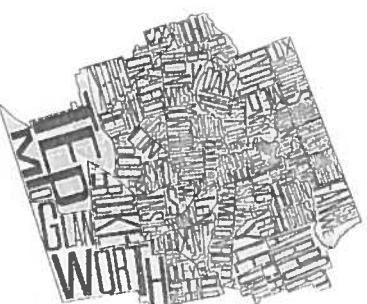
Main Streets



Industrial District



Built Area Boundary



Neighbourhoods (Planning Districts)



Urban Growth Boundary, Central London, and Primary Transit Area

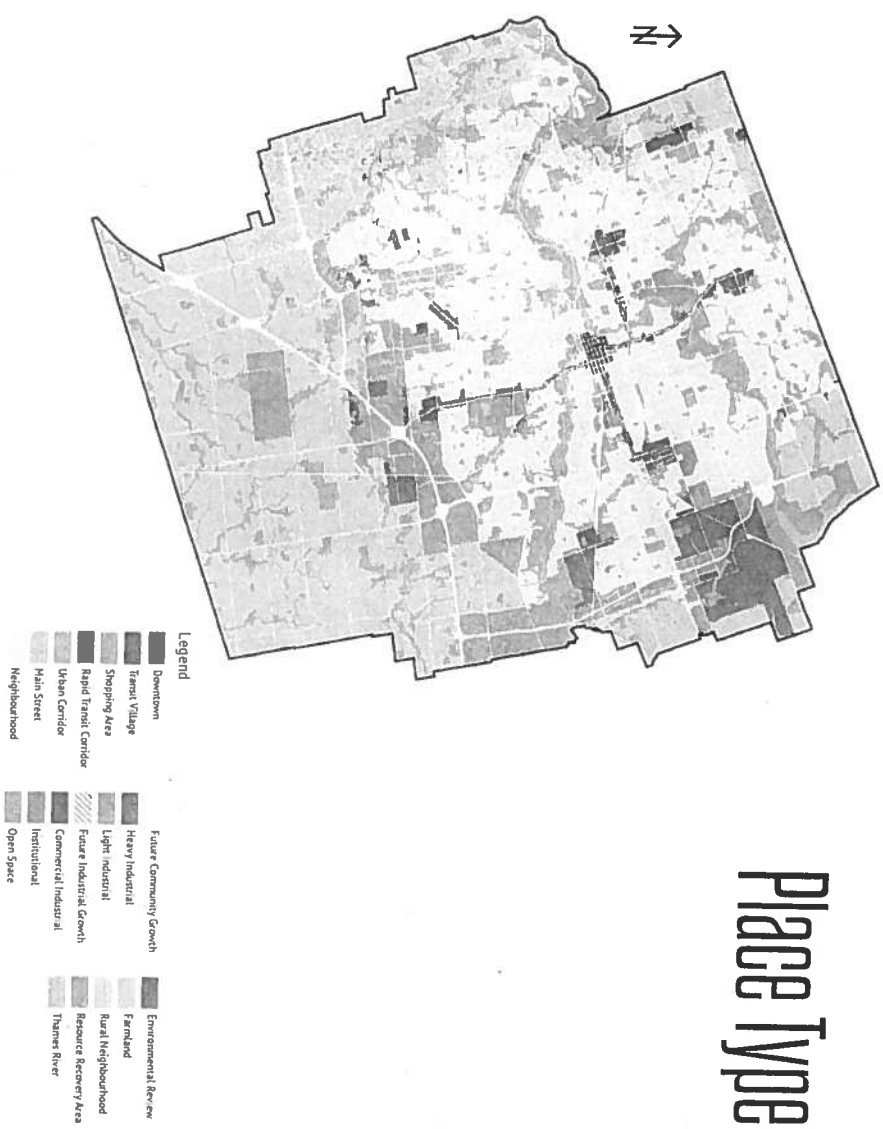
# City Structure Plan



# City Building Policies

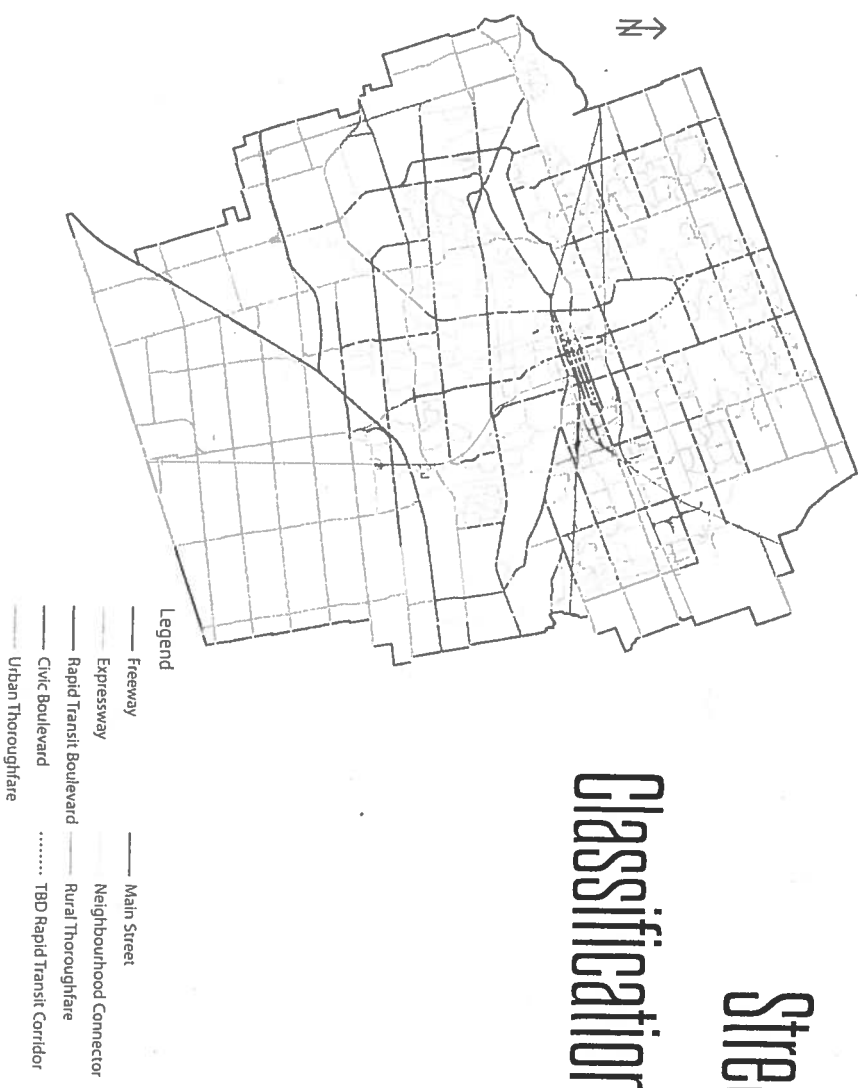
- Growth Management
- City Design
- Urban Regeneration
- Mobility
- Natural Heritage
- Natural Hazards
- Natural Resources
- Urban Forest
- Parks and Recreation
- Public Facilities and services
- Civic Infrastructure
- Homelessness Prevention & Housing
- Cultural Heritage
- The Culturally Rich & Diverse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

# Place Types



# Street

# Classifications







# Next Steps

- June public meeting
- Festivals
- One-on-one consultation with groups
- Public event - will know more in June
- [www.thelondonplan.ca](http://www.thelondonplan.ca)

#LONPLAN

