

--	--

**2013 State of the Downtown Report
Planner: L. Maitland**

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	2013 STATE OF THE DOWNTOWN REPORT MEETING ON AUGUST 26, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director of Planning, the following report, analyzing measures to track the annual progress of Downtown revitalization programs, **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

2011 State of the Downtown Report – October 17, 2011 committee meeting

2009 State of the Downtown Report – July 20, 2009 committee meeting

2006 State of the Downtown Report – March 19, 2007 committee meeting

State of the Downtown Annual Report 2005 – November 14, 2005 committee meeting

Annual State of the Downtown Report – March 31, 2003 committee meeting

BACKGROUND

Since the early 2000's and the 1998 Downtown Millennium Plan, the City of London has prepared a State of the Downtown Report to monitor the effectiveness of the City's policies and programs for downtown revitalization. The Canadian Urban Institute has identified London as a best practice in monitoring downtown revitalization.

This 2013 State of the Downtown report is the sixth edition. Information reflects data up to and including the end of 2013 (where available). New Census 2011 data became available during the period of reporting which is an update relative to the 2011 report.

Looking Forward

The next big step for the City is the adoption of the Downtown Master Plan. Completed in draft form, it highlights a number of important next steps and continues on the work of the Heritage Conservation District and the Transportation Master Plan, and is informed by public feedback received during preparation of the draft London Plan.

How is Downtown London Doing?

The State of the Downtown Report provides a number of indicators to show how Downtown London is doing. Although growth and renewal are not uniform across the downtown the aggregate information is generally positive. Notable highlights from the report include:

Agenda Item # Page #

--	--

**2013 State of the Downtown Report
Planner: L. Maitland**

- An increase to nearly 3,460 dwellings in the downtown (more than doubling in 15 years). This includes a population increase to 4,270 people living downtown.
- 4% and 2% increases in assessment value in the downtown in 2012 and 2013 respectively.
- A further decrease in street-level vacant frontage on major streets downtown from 12.1% down to 11.5% continuing the trend seen in 2011 through to 2013.
- City-run financial incentive programs provided \$102,079 for improvements in the downtown in 2012 and \$93,223 in 2013. The Tax Holiday Grant Program provided an additional \$71,012 in 2012 and \$65,223 in 2013.
- A labour force participation rate for the downtown of 74% which is higher than the 65% in the city as a whole.

Conclusion

The 2013 State of the Downtown Report provides an overview of recent activity in downtown London. The report highlights changes in the last two-year period including continued investment and population growth in the downtown.

Acknowledgements

The 2013 State of the Downtown Report was prepared with the assistance of Eric Lalande, Alex Tikky, Chuck Parker, Gregg Barrett; and Jeanette MacDonald and the staff of Downtown London

PREPARED BY:	SUBMITTED BY:
LEIF MAITLAND PLANNER I LONG RANGE PLANNING AND RESEARCH	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

July 16, 2014

LM

Attached: 2013 State of the Downtown Report

Y:\Shared\policy\Downtown\State of the Downtown Reports\State of the Downtown 2013\2013 SotD cover.docx