



# PECORIENTATION2014

December 15th 2014



London  
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# AGENDA

- Introduction
- Planning Services
- Development and Compliance Services

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# PLANNING SERVICES

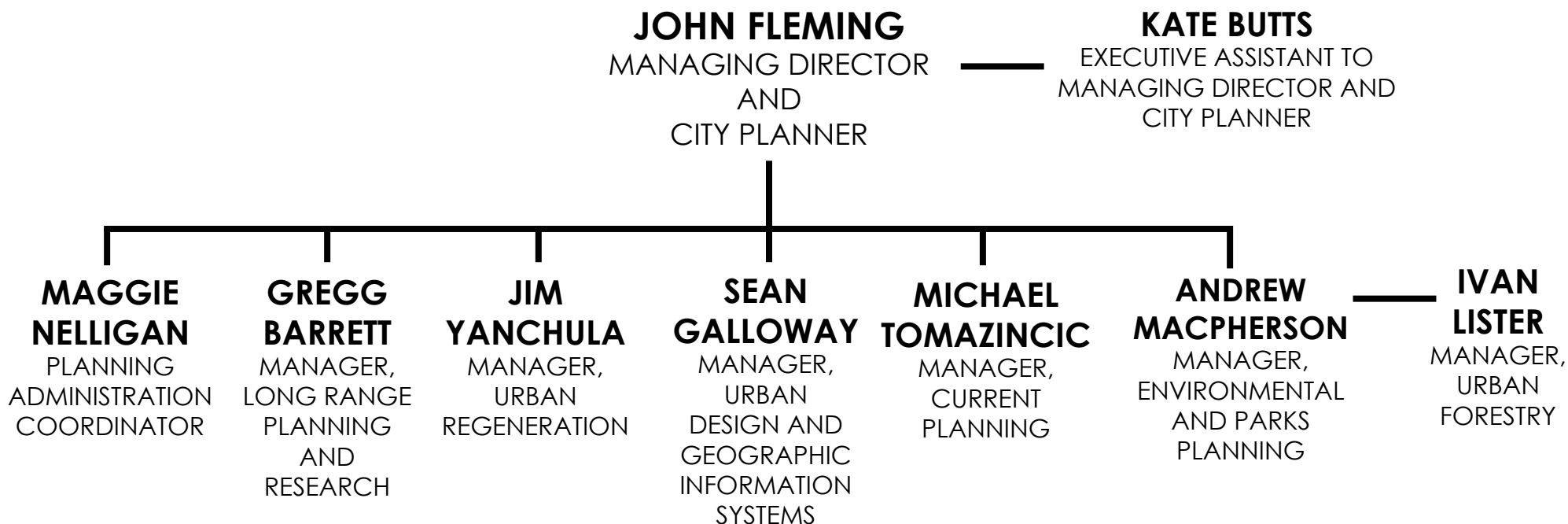


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# WHO'S WHO?



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# WHO'S WHO



**JOHN FLEMING**  
Managing Director,  
Planning and City  
Planner



**KATE BUTTS**  
Executive Assistant  
to Managing  
Director and City  
Planner



**MAGGIE NELLIGAN**  
Planning  
Administration  
Co-ordinator



**GREGG BARRETT**  
Manager, Long  
Range Planning and  
Research



**JIM YANCHULA**  
Manager, Urban  
Regeneration



**SEAN GALLOWAY**  
Manager, Urban  
Design and  
Geographic  
Information Systems



**MICHAEL TOMAZINCIC**  
Manager,  
Current Planning



**ANDREW MACPHERSON**  
Managing Director,  
Planning and City  
Planner



**IVAN LISTER**  
Manager,  
Urban Forestry

# WHY PLANNING?

- Health and safety
- Housing
- Neighbourhoods
- Jobs
- Shopping & services
- Environment
- Parks and community services
- Heritage and culture
- Infrastructure
- Transportation
- Quality of life
- and more...

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# WHY PLANNING?



FUTURE AHEAD

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# COMPETING PERSPECTIVES

Growth Management  
Mix of Uses  
Intensification  
Low-Density Development  
Employment in Suburbs  
Pedestrian Friendly  
Affordable Housing  
Heritage Preservation  
Urban Design

VS.

Economic Opportunity  
Land Use Conflicts  
Low Density Charm  
Transit Viability  
Downtown Revitalization  
Convenient Auto Trips  
Demographic Consistency  
New Development  
Keep Costs Low

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# WE HAVE LIMITATIONS!

2014

- Cities are “creatures of the province”
- Legislative framework
  - Planning Act
  - Provincial Policy Statement

Provincial Policy Statement

*Under the Planning Act*

[Français](#)

Planning Act

R.S.O. 1990, CHAPTER P.13

Consolidation Period: From January 1, 2012 to the [e-Laws currency date](#)

Last amendment: 2011, c. 6, Sched. 2.

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# PLANNING ACT

- Outlines what a municipality can do to plan land use
- If it isn't included, municipalities can't do it.
- Gives cities planning tools to:
  - Allow for the subdivision of land
  - Regulate land uses
  - Regulate site planning & design

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# PLANNING ACT DOES NOT ALLOW

- Planning by relationship (student housing)
- Planning by tenure (rental vs. ownership)
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations (you must build)
- Detailed control over operations

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# PLANNING ACT DOES NOT ALLOW

- Generally, we plan by USE and not USER
  - Residential vs. home ownership housing
  - Retail vs. Radio Shack
  - Recreation vs. soccer field

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# PROVINCIAL POLICY STATEMENT (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- Remember, cities are creatures of the province

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# PROVINCIAL POLICY STATEMENT (PPS)

- PPS lays out provincial interests such as:
  - “avoid development and land use patterns which may cause environmental or public health and safety concerns”
  - “planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas”
  - Maintain at all times the ability to accommodate residential growth for a minimum of 10 years...

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# PLANNING TOOLS

- Official Plans
- Zoning By-laws
- Site Plan By-laws

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# IMPORTANT TO KNOW

- **Why should we care about the Official 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.

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# IMPORTANT TO KNOW

- **Implementing the Plan**
  - Public investments and priorities
  - Planning tools
    - Secondary Plans
    - Zoning By-law
    - Site Plan By-law
    - Guideline Documents
    - Subdivisions, condominiums, consents, minor variances, etc.

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# OFFICIAL PLAN

- Maps & Policies
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision

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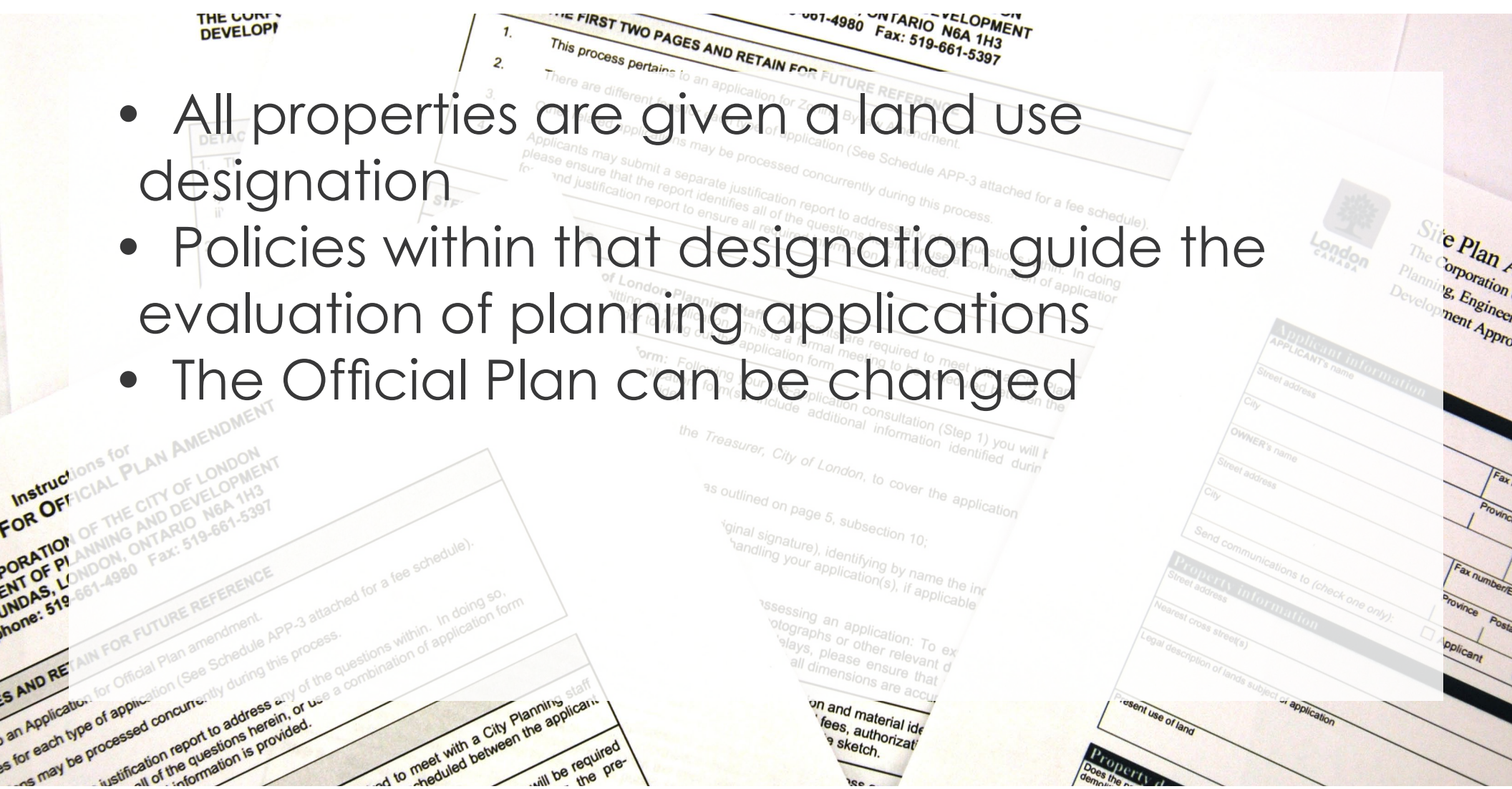


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# OFFICIAL PLAN

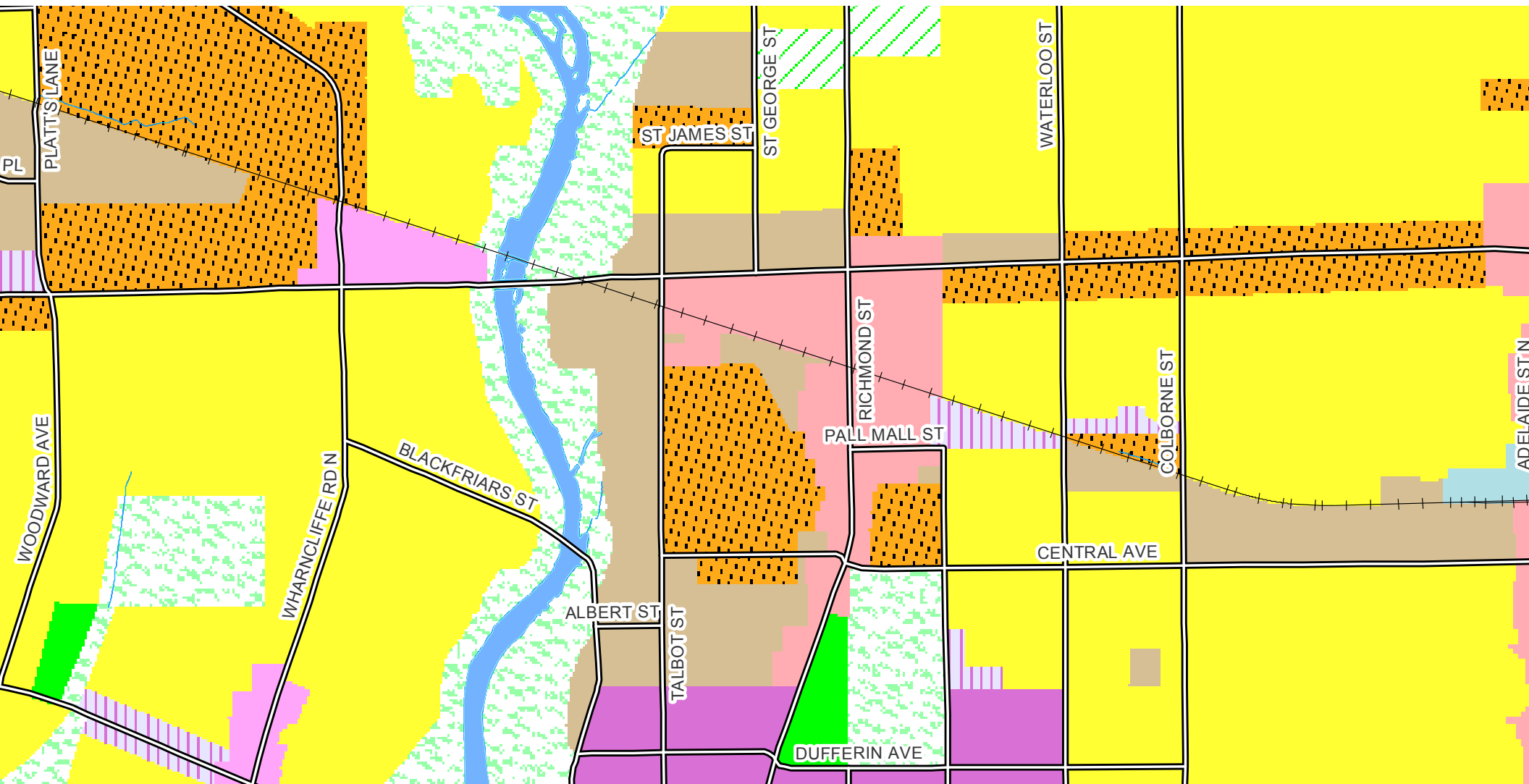
- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- The Official Plan can be changed



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# OFFICIAL PLAN



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# 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

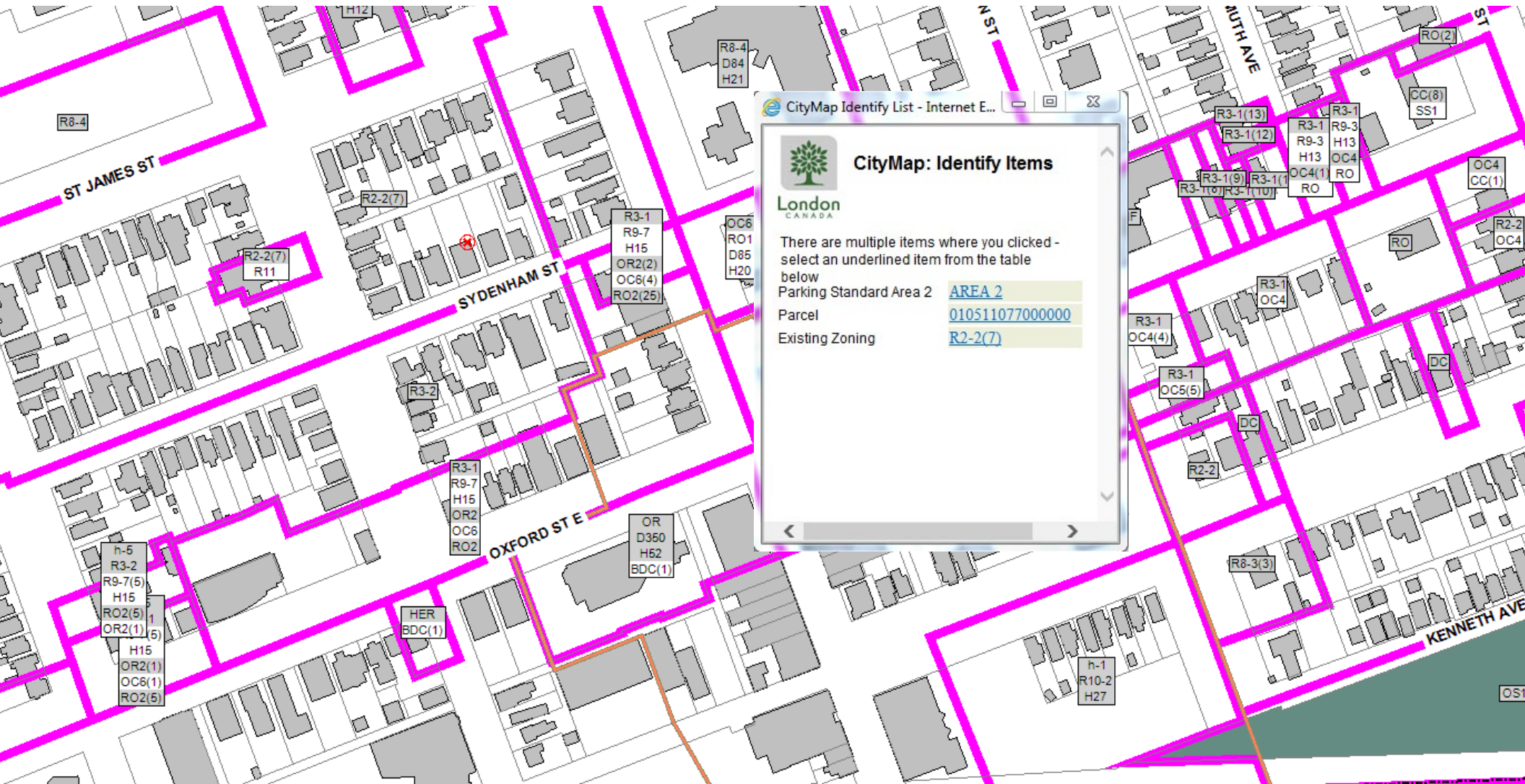
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# ZONING BY-LAW



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# ZONING BY-LAW

## SECTION 6

### RESIDENTIAL R2 ZONE

#### 6.1 GENERAL PURPOSE OF THE R2 ZONE

The R2 Zone variation is slightly less restrictive than the R1 Zone. The R2 Zone variation provides for and regulates low density residential development in the form of single detached dwellings, semi-detached dwellings, duplex dwellings and two unit converted dwellings. The Residential R2 Zone variations are symbolized by R2 followed by a dash and a number. There is no main Residential R2 Zone variation but rather 6 variations that are differentiated on the basis of site requirements. The R2-1 to R2-5 Zone variations can be applied throughout the City. The R2-6 Zone variation has the lowest lot area standards and it is not intended to be applied to large areas; rather, it is intended to be applied to specific areas and reflect existing development on local streets. This approach allows for the supply of a range of lot sizes and dwelling styles.

(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

#### 6.2 PERMITTED USES

No person shall erect or use any building or structure or use any land or cause or permit any building or structure to be erected or used or cause or permit any land to be in a Residential R2 Zone for any use other than the following uses:





# ZONING BY-LAW

COLUMN	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
1	RESIDENTIAL TYPE	<u>Single Detached</u>				<u>Semi-Detached</u>					<u>Duplex</u>			<u>Converted</u>			<u>Single Detached</u>	<u>Semi-Detached</u>	<u>Duplex</u>	<u>Converted</u>	
2	ZONE VARIATIONS	R2-1	R2-2	R2-3	R2-4 R2-5	R2-1	R2-2	R2-3	R2-4	R2-5	R2-1	R2-2 R2-3	R2-4 R2-5	R2-1	R2-2 R2-3	R2-4 R2-5	R2-6				
3	PERMITTED USES	See Section 6.2																			
4	<u>LOT AREA</u> (m <sup>2</sup> ) MINIMUM	250	360	370	450	$\frac{430}{200}$	$\frac{600}{280}$	$\frac{550}{260}$	$\frac{600}{280}$	$\frac{650}{310}$	430	550	600	430	430	600	200	$\frac{350}{175}$	350	350	
		See Section 6.3.3 (b)*																			
5	<u>LOT FRONTAGE</u> (m) MINIMUM	9.0	9.0	12.0	15.0	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{20.0}{9.5}$	12.0	12.0	15.0	10.5	12.0	15.0	9	$\frac{18.0}{8.5}$	11.3	11.3	
		See Section 6.3.3(a)																			
		See Section 6.3.3(b)*																			
6	<u>FRONT AND EXTERIOR SIDE YARD DEPTH</u> (m) MINIMUM	LOCAL STREET MAIN BUILDING 4.5																			
7	<u>FRONT AND EXTERIOR SIDE YARD DEPTH</u> (m) MINIMUM	LOCAL STREET GARAGE 6.0																			
8		6.0	8.0	8.0	8.0	6.0	8.0	8.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	N/A				
9		6.0	6.0	6.0	7.0	6.0	6.0	6.0	7.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	N/A				
10		6.0															N/A				
11	<u>REAR YARD DEPTH</u> (m) MINIMUM	6.0	7.0	7.0	7.5	6.0	7.0	7.0	7.5	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0				
12	<u>INTERIOR SIDE YARD DEPTH</u> (m) MINIMUM	See Section 6.3(2)(a) or 6.3(2)(e)				See Section 6.3(2)(b) Or 6.3(2)(e)			See Section 6.3(2)(b)			See Section 6.3(2)(c)			See Section 6.3(2)(d)			1.2			
13	<u>LANDSCAPED OPEN SPACE</u> (%) MINIMUM **	30			35	25	30			35	20	25	30	20		30	30	25	30		
14	<u>LOT COVERAGE</u> (%) MAXIMUM	45	45	45	40	45	40	40	40	35	45	40	35	45	45	35	45		40		
15	<u>HEIGHT</u> (M) MAXIMUM	9.0	9.0	9.0	10.5																
16	<u>PARKING AREA COVERAGE</u> (%) MAXIMUM **	25				30					35						25	30			
		See Section 6.3.3(c)																			

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# PASSING THE BATON



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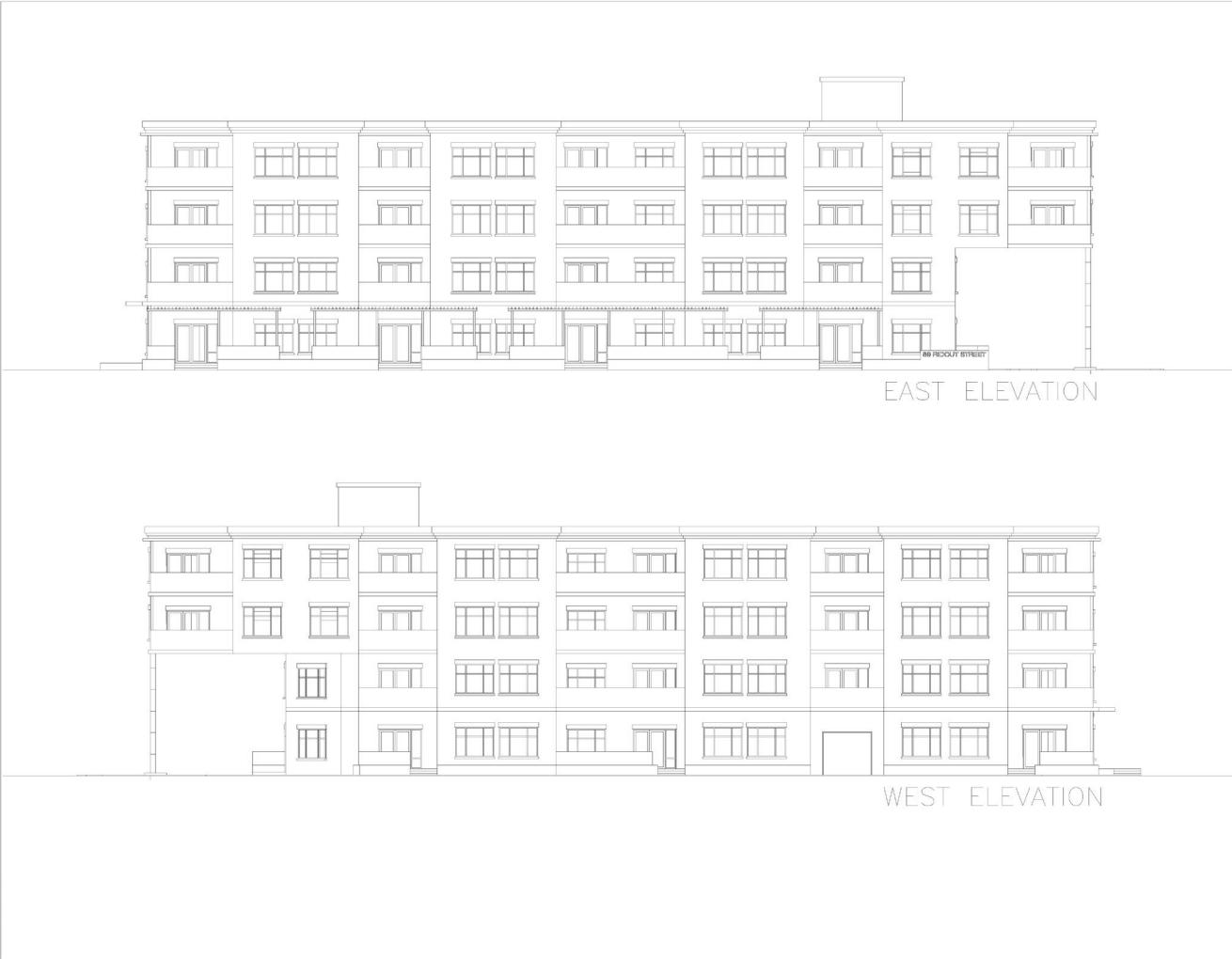
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# SITEPLANNING

- Most buildings and substantial additions require site plan approval
- Site plan shows:
  - Location of building
  - Parking
  - Amenity areas
  - Access points
  - Landscape plan
  - Fencing
  - Etc.



# SITEPLANNING



Stantec  
 600-171 Queens Avenue  
 London ON N6A 5J7  
 Tel: 519-445-0207  
 www.stantec.com

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Legend


Revision

	By	App'd	

Revised: *initials* *initials* *initials*


Client/Project  
 THE TRICAR GROUP

83, 85 & 89 RIDOUT STREET  
 London, ON Canada

Title  
 EAST & WEST ELEVATIONS

Project No. Scale

1414-02403 1:100

Drawing No. Sheet Revision

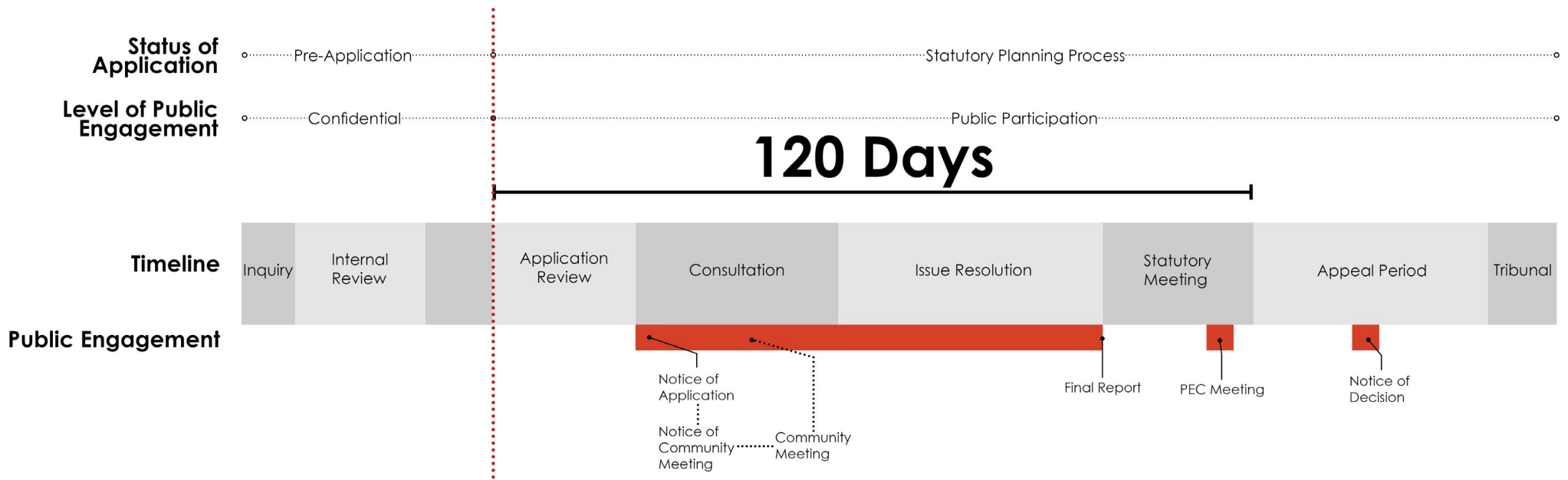
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# CURRENT PLANNING PROCESS

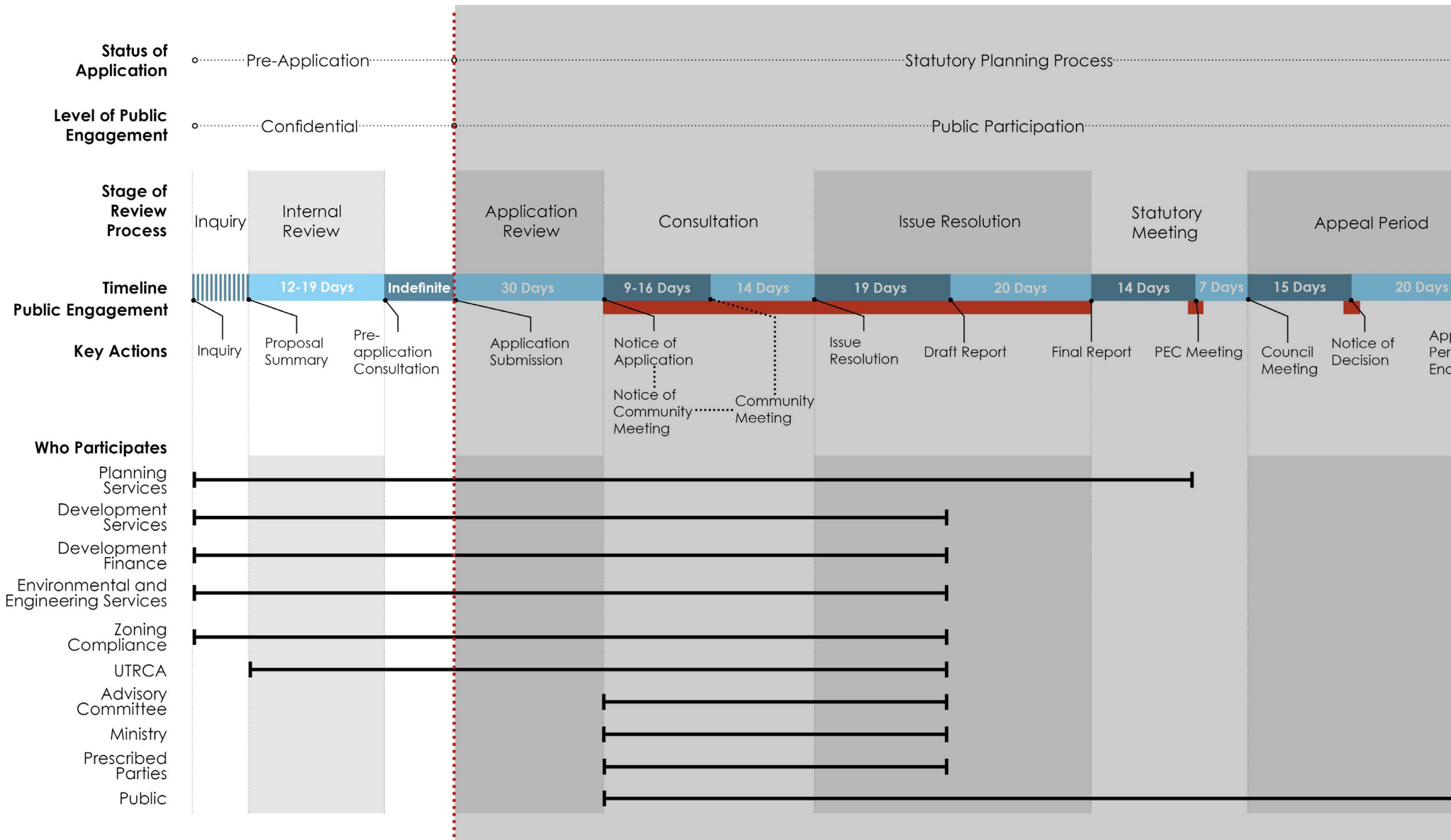


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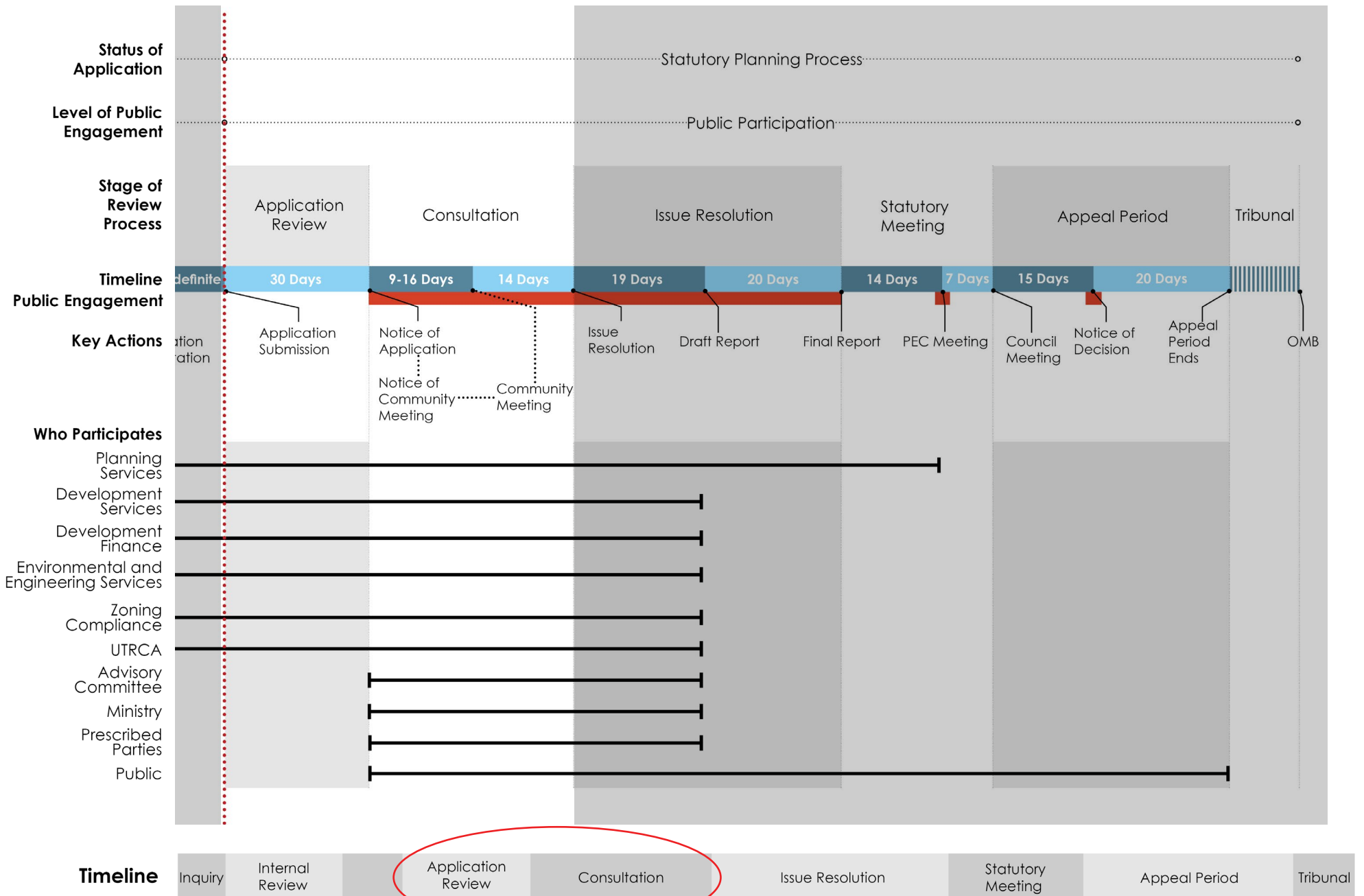
# CURRENT PLANNING PROCESS



**Timeline**

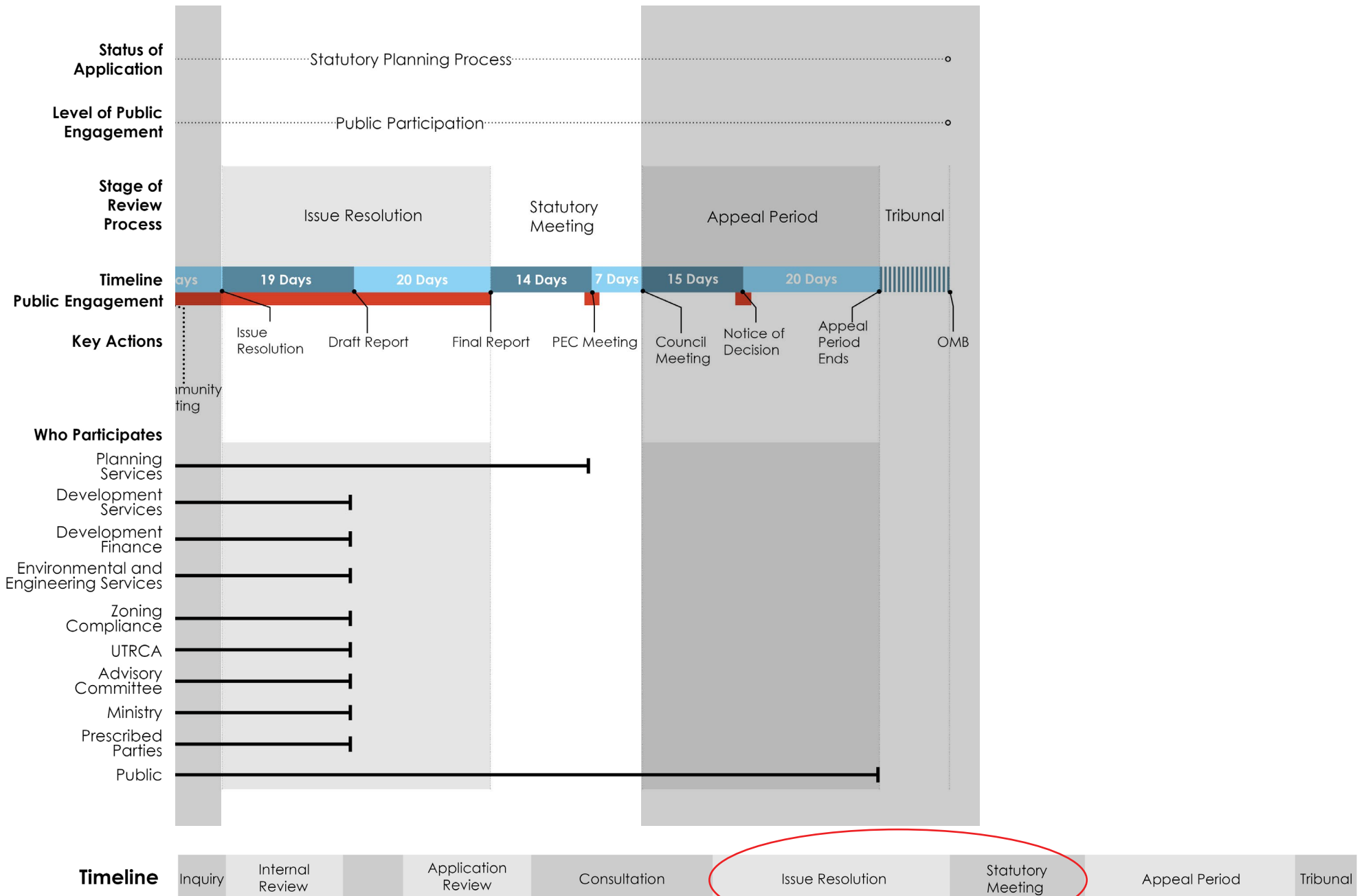


# CURRENT PLANNING PROCESS

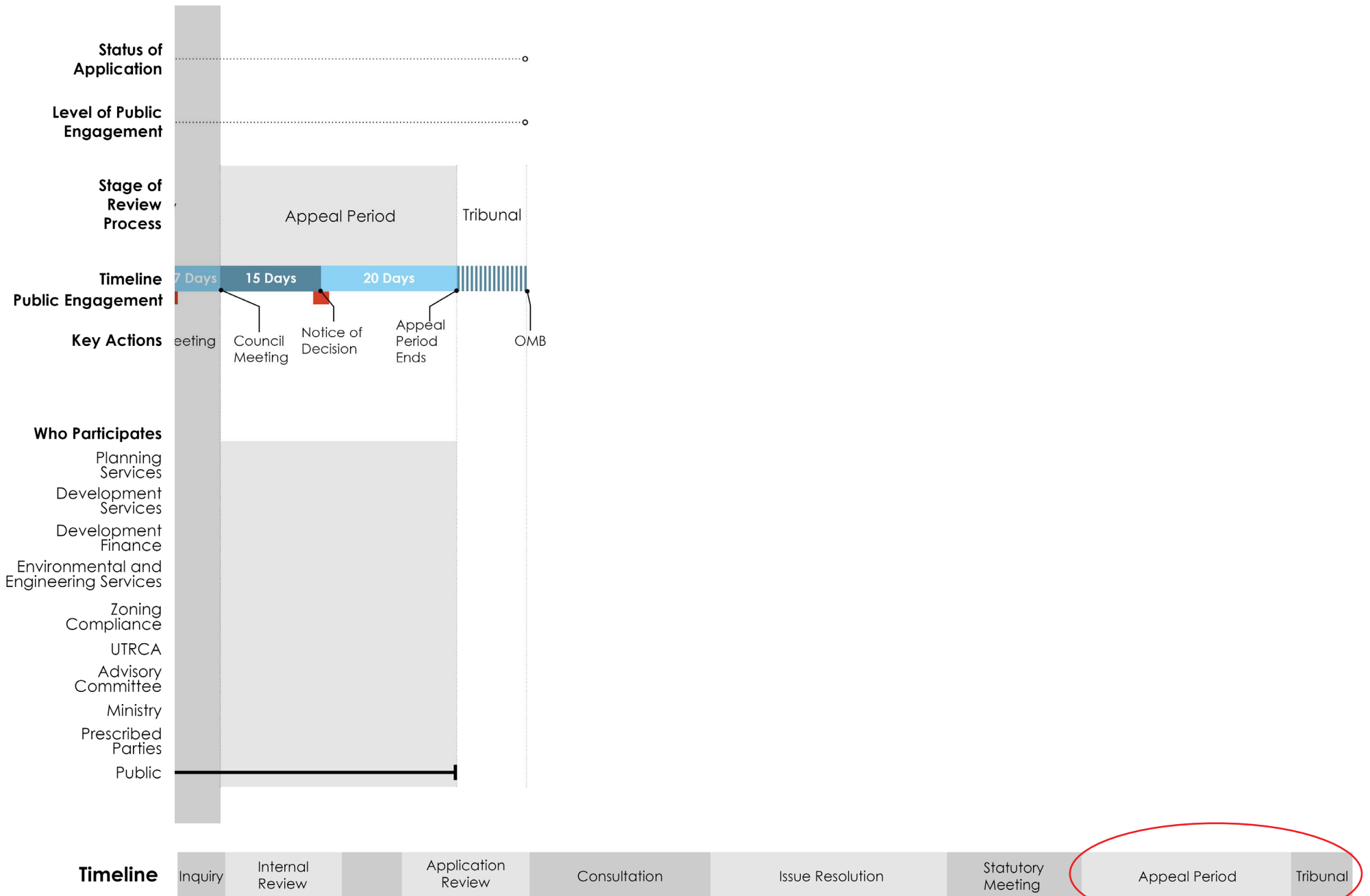




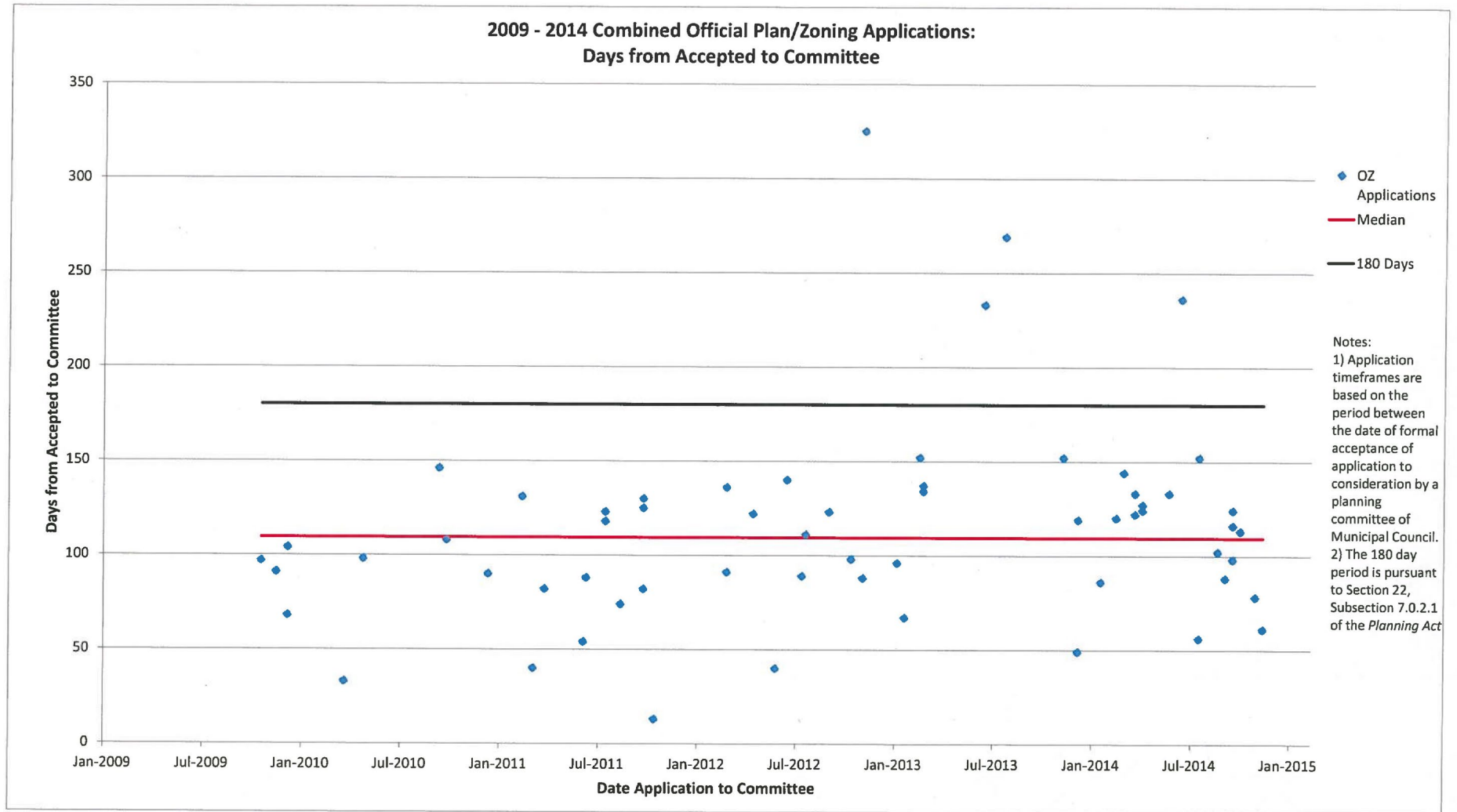
# CURRENT PLANNING PROCESS



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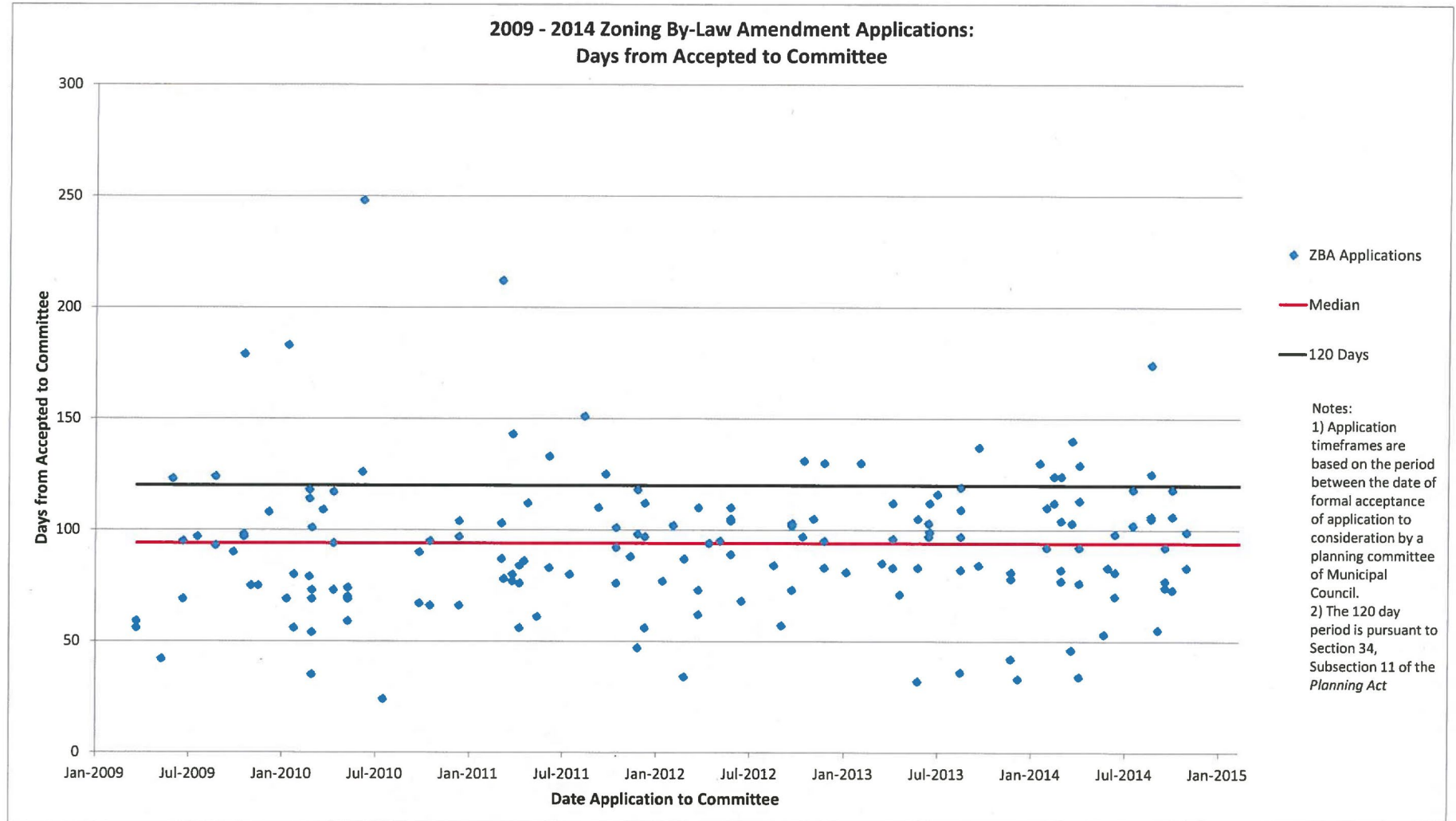


# CURRENT PLANNING PROCESS



11/25/2014

# CURRENT PLANNING PROCESS



11/25/2014

# UPCOMING INITIATIVES

- Customer service and engagement improvements
- London Plan
- London's Downtown Plan
- LCF Riverfront Design Competition
- Old Victoria Hospital Lands development project – RFP process
- Heritage conservation districts – North London and SoHo

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# UPCOMING INITIATIVES

- Sherwood Forest and Lorne Ave. school re development
- Thames Valley Parkway extension/new linkages
- Meadowlilly and Medway ESA Conservation Master Plans
- Multiple park projects throughout City
- Trees – protect, plant, maintain

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# UPCOMING OPPORTUNITIES

- Unprecedented numbers engaged in London Plan
- Londoners interested in City-building
- Collaboration at many levels
- Change the face of London
  - Rapid Transit
  - Downtown
  - Urban Forest Strategy
  - Forks of the Thames
  - Smart Cities
  - South Street Development

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# UPCOMING CHALLENGES

- Balancing competing interests
- Increased expectations and complexity
- Funding and resourcing plans
- Competing with other cities

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# UPCOMING PRESENTATIONS

**January 5th** - Intensification and Bonusing (Jim Yanchula)

**January 19th** - Urban Design (Sean Galloway)

**February 2nd** - Urban Regeneration - Heritage & CIP's  
(Jim Yanchula)

**February 17th** - Long Range Planning (Gregg Barrett)

**March 2nd** - Natural Heritage & Forestry  
(Andrew Macpherson and Ivan Lister)

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