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Planner: Britt O'Hagan

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>URBAN DESIGN MANUAL PUBLIC PARTICIPATION MEETING ON JANUARY 19, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director, Land Use Planning and City Planner:

- (a) The following information report on the Urban Design Manual **BE RECEIVED** for information; and
- (b) The attached DRAFT Urban Design Manual **BE CIRCULATED** to the London Development Institute, the Urban League, the London Homebuilders Association, London Area Planning Consultants, London area landscape architects and urban designers, London Transit Commission, LACH, EEPAC, the City's Utility Coordinating Committee and Urban Design Peer Review Panel.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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The following previous reports are pertinent to this matter:

- a) May 10, 2004 Report to Planning Committee (Overview of Smart Growth and Placemaking)
- b) March 21, 2005 – Sunningdale North Area Plan (Adoption of pedestrian oriented area plan)
- c) July 18, 2005 Report on Placemaking Demonstration Project
- d) September 24, 2007 – Old Victoria Area Plan and Design Guidelines
- e) November 3, 2008 – Placemaking Guidelines
- f) July 20, 2009 – Placemaking Design Guidelines Implementation Project Planning Committee Report – This report identified the Terms of Reference for the Placemaking Guidelines Implementation Project, preferred consultant team and proposed schedule for completion.
- g) November 8, 2010 – Placemaking Implementation Guidelines Information Report This report requested Civic Administration to circulate the Placemaking Implementation Guidelines. In addition, the report identified that further refinement of the Guidelines would be necessary to ensure ease of use for applicants.
- h) March 26, 2012 – Urban Design Guidelines – This report requested that Civic Administration be directed to incorporate the draft Urban Design Guidelines into the Official Plan and other municipal policies and processes, including the Transportation Master Plan, Culture Plan and Urban Forestry Plan.

<b>ANALYSIS</b>
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The Urban Design Program has been progressing since 2007 in the City of London. Subsequently, there is a need for urban design guidelines to:

- Create greater certainty for the development industry;
- Establish clear guidance that is easy to follow;
- Recognise context to apply the guidelines;
- Provide flexibility while advancing the urban design policies.

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From the November 8, 2010 Report to Planning Committee, staff had completed the review and assessment of stakeholder consultation of the Placemaking Implementation Guidelines. This analysis identified that further work needed to be completed on details related to technical elements (eg. Transportation, urban forestry and other engineering related matters) and the ease of use of the document. It was further determined that the Placemaking Implementation Guidelines should take a more high-level city-wide approach than the detailed Guidelines that formed part of the November 8, 2010 Planning Committee Report. From the above analysis and processes, the draft Urban Design Guidelines were prepared in 2011 - item h) noted above. They were put on hold further to the request of Council until The London Plan was completed in draft.

The draft Urban Design Guidelines have been further refined through the London Plan consultation process as well as by way of evaluating the guidelines against current City policies and plans. The resulting draft Urban Design Manual is attached. This document is an amalgamation of existing urban design policy found in the current Official Plan as well as guideline content from the Placemaking Guidelines, Site Plan Manual, and various area- and land use- specific design principles. The Urban Design Manual is consistent with both the policies of the current Official Plan and The London Plan.

The draft Urban Design Manual provides a broad city-wide approach to urban design guidance. It is broken down into a comprehensive and easily navigable structure including:

1. Site Character & Context – refers to the overall existing structuring elements of both infill and Greenfield development.
2. Site Organisation – directs efficient, connected and cohesive development and site layout.
3. Buildings – applies to the massing, form and detail of all built structures, including new buildings, additions and retrofits.
4. Connectivity – directs physical connections for vehicles and active forms of transportation to the surrounding area and the larger mobility network.
5. Subdivisions – applies to mainly Greenfield development, directing a mix of uses and community design that is sustainable and adaptable over time.
6. Public Realm – directs attractive and functional public spaces and open spaces adjacent to the public realm.

The draft Urban Design Manual will be used in conjunction with the design policies of the Official Plan to evaluate all land-use and development proposals from both the private sector and City initiated projects; and may also be referenced by development proponents when contemplating their plans. All development applications (eg. Official Plan amendments, Zoning Bylaw amendments, Site Plan applications, Subdivisions and Consents) will be assessed/reviewed with the Urban Design Manual. The guidance in this manual will be used in the application review process to provide direction and further detail to existing and future Official Plan / The London Plan policies.

Currently, this draft Manual document has been circulated to internal staff only for feedback. It is the Planning Division's intention to consider that feedback, collect comments from external agencies and then correlate all feedback to better inform the final document prior to returning to Planning and Environment Committee for adoption of the Urban Design Manual.

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<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>	

January 6, 2015  
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