

TO:	CHAIR AND MEMBERS STRATEGIC PRIORITIES & POLICY COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	<i>THE LONDON PLAN</i> OVERVIEW & STATUS UPDATE MEETING ON MARCH 9, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, the information report on the draft of *The London Plan* **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 23, 2014 - Strategic Priorities and Policy Committee, Public Participation Meeting on the draft of *The London Plan*.

June 17, 2014 – Planning and Environment Committee, regarding the recommended expansion of the Urban Growth Boundary (UGB) to accommodate future industrial growth.

May 22, 2014 - Strategic Priorities and Policy Committee, launch of the new draft Official Plan for the City of London.

April 14, 2014 - Strategic Priorities and Policy Committee, update on *ReThink London* and an overview of the next steps for public review and engagement on the draft of the new Official Plan in advance of its final adoption by Municipal Council.

March 17, 2014 - Strategic Priorities and Policy Committee, Industrial Land Development Strategy - Expansion of the Urban Growth Boundary for Industrial Uses

December 10, 2013 - Planning and Environment Committee - Expansion of the Urban Growth Boundary for non-industrial uses.

November 26, 2013 - Planning and Environment Committee, “Land Needs Background Study for the 2011 Official Plan Review” - Adoption of background document for the ReThink London Official Plan Review process.

November 18, 2013 - “Industrial Land Development Strategy 2013-2023,” Strategic Priorities and Policy Committee.

October 8, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

August 26, 2013 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the information report on the public feedback to the *ReThink London* discussion papers.

July 23, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review – Requests for inclusion.

June 18, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

June 10, 2013 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the *ReThink London* process and the discussion papers related to the eight key directions.

April 23, 2013 - Planning and Environment Committee - O-8014: Industrial Lands Review Study - Urban Growth Boundary Review Public Participation Meeting

December 4, 2012 - Strategic Priorities and Policy Committee, O-8014: Industrial Lands Review Study

December 4, 2012 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the status of the *ReThink London* community engagement report.

October 15, 2012 - Planning and Environment Committee, City of London Growth Projections: 2011-2041.

June 18, 2012 - Planning and Environment Committee, "City of London Growth Projections: 2011-2041."

March 5, 2012 - Strategic Priorities and Policy Committee, "Status of the 2011 Industrial Land Development Strategy Update"

January 30, 2012 - Planning Report to Strategic Priorities and Policy Committee regarding the final Terms of Reference for the Official Plan Review.

BACKGROUND

A copy of the May 22, 2014 presentation to Strategic Priorities and Policy Committee is attached (refer to Appendix 'A') as background material about the draft of *The London Plan*. This presentation, which includes an overview of each of the Chapters in the draft document, was provided to give a comprehensive overview of the draft of the London Plan.

Since the release of the draft of The London Plan in May, 2014, Londoners have continued to demonstrate their interest in this project, with more than 13,000 participating through website technology or by attending 65 events. More than 2,200 individual Londoners engaged in one-on-one conversations with the ReThink London Team at local festivals and events, and at various organization and community stakeholder meetings. In November 2014, two Public Open House sessions were held to provide an opportunity for the public to speak to staff from the ReThink London Team about the draft of *The London Plan*.

Some of the emerging themes arising from the public feedback are listed below, along with how we propose to address the issues in the revised *London Plan*. A more detailed review will be provided in a future planning report as part of the recommended version of *The London Plan*. Some of the matters that have been raised are summarized as follows:

- **Support for the innovative way that the Plan links land use to the street classifications, but certain areas may not work** – These matters will be reviewed on a street by street basis and modified, if needed.

- **Too much flexibility** - These matters will be reviewed and modified, accordingly. There may be instances where it is appropriate to take a flexible approach to ensure a desired mix of use, intensity and form of development. *The London Plan* is a high-level policy document to set the goals and priorities that will influence the future growth and development of the City for the next 20 years. The Zoning By-law is the implementation tool that will regulate the specific type of use, level of intensity and development form on a site-by-site basis.
- **Concerns with policies being too prescriptive** – The concern with prescriptive policies is that they may limit creativity and flexibility, or may require an amendment to the Plan. Again, these matters will be reviewed and modified, accordingly. In some instances, the level of detail may be better addressed under a guideline document, but in other cases a prescriptive policy may be necessary to support and achieve the Vision and Directions as set out in *The London Plan*.
- **Request to remove certain policies altogether** – Each of the policies identified for possible removal from the Plan will be reviewed and, if warranted, modified or deleted. There are policies, however, particularly the policies in the Natural Heritage chapter of *The London Plan* that have been carried over in their entirety from the current Official Plan. These policies are important to ensure the protection and preservation of the Natural Heritage System, and have been tested by both time and through their application in the review of planning applications. Modifications will be made to ensure consistency with Provincial Policy Statement, 2014 as required, and, where the intent of the current policy is maintained, some modifications to provide more clarity may be made, however, it is not proposed that significant changes to the policies or policy direction of the current Official Plan will be made to the Natural Heritage policies of the *London Plan*.
- **Request for additional or new policies in Our City, Our Strategy, City Structure Plan parts of The London Plan** – There may be instances where new policies may be added to these sections of the Plan, as these policies may be considered as the more over-arching, strategic policies of the Plan. There may be instances where the proposed policies are elsewhere in the Plan, but that it would also be helpful for both ease of use and clarity that reference is made to those policies in the “front” portion of the Plan where the strategic context is provided. The review will also consider the possibility to incorporate the requested new policies to the appropriate location elsewhere in the Plan, or possibly to move policies from other parts of the Plan to the front parts of the Plan, which may be better suited to help set the context for other policies that follow in the Plan.
- **Use of references and technical terms** – These matters will also be reviewed and modified for clarification as required. In some instances, the terminology may be based on the Provincial Policy Statement, 2014, and is mandatory that it be included in *The London Plan*. For other referenced terms, modifications to the Plan may be necessary to explain the context or define the term within the policy. Alternatively, a definition in the Glossary of *The London Plan* could be provided.
- **Use of guideline documents** – Refinements to the Our Tools part of the Plan to clarify the intent and purpose of the guideline documents, and how the guideline documents are to be implemented will be provided.

- **How to use the Plan** – Concerns have been expressed that all of the text in The London Plan is considered Official Plan policy, including those portions of the Plan that explain the background and provide the rationale for what could be considered to be the more directive policies of the Plan. We will review this to see if any modifications are necessary.
- **The cost of the Plan and who will pay for it** - This issue is not a matter of consideration in the preparation of an Official Plan. Section 16(1) of the *Planning Act* sets out the requirements of an Official Plan. Section 16 (2) describes what an Official Plan may contain. Neither Section requires that the costs of implementing the Plan be established. This is a matter that is considered during budget deliberations regarding the provision of infrastructure or services required to implement the Plan and is not part of the Plan document itself.
- **Development along the corridors is dependent on both growth and the alignment of the future Rapid Transit system** - *The London Plan* makes an explicit and deliberate connection between the specific road classification and the nature of the adjacent Place Type (land use). The Rapid Transit system route is associated with a specific Place Type, and some concern has been raised regarding the timing of the Rapid Transit Environmental Assessment (EA) and the London Plan. Also, given that the level of intensification along a corridor is dependent on the type of corridor, concern was expressed about what the implications of changing the street type would be on future development opportunities. Modifications may be required as a result of the Rapid Transit EA, however, it is not expected that there will be significant changes to the corridor alignments already identified in the *London Plan*.
- **Remnant High Density Residential Designation from 1989 Official Plan** – This matter will be reviewed and modified on a site-by-site basis, where considered appropriate. The intent of the review is not to carry over all existing remnant High Density Residential designated lands where lands have already developed or built out at lower intensities, or have not developed for high density residential uses.

In addition to the possible changes identified above, other potential modifications to the recommended version of The London Plan include the following:

Plan Restructuring

- Move “strategic” policies from the various chapters of the Plan to the broader City policy sections, such as City Structure Plan and Growth Management
- Combine City Building policies for similar “thematic” areas (“green”, growth, mobility, etc.)
- Rename the Urban Forest chapter to “The Forest City”

City Structure Plan

- Provide clearer graphics
- Group components, like open space, Rural London, and mobility
- Move and incorporate the Growth Management and Urban Regeneration chapters to this chapter

Review and Modify Mobility Network, as required

- To address final rapid transit alignment
- To modify Street Classifications and Place Types

Regroup Environmental policies

- Natural Heritage, Natural Hazards, Natural Resources as separate sections within a single chapter of the Plan

Expand The Green City chapter

- Rename as “The Green and Healthy City”
- Capture, at a high-level, reference to environmental policies, sustainable policies and urban forest policies

“Green Space” Place Type

- Change from “Open Space” Place Type to address, separately, concerns regarding Parks and the Natural Heritage System

Review Place Types and confirm boundaries

Maps

- *Move all Maps to the Map chapter, with references in the policies to the Map location, and include maps with relevant policies as required*

NEXT STEPS

Consideration of the recommended new Official Plan - *The London Plan* shall be in accordance with both Sections 17 and 26 of the *Planning Act*, R.S.O. 1990 Chapter P.13. The *Planning Act* requires municipalities that have adopted an Official Plan to determine the need for revisions to the existing Official Plan and for the adoption of a new Official Plan. The City will follow the provisions of both Section 17 and Section 26 of the *Planning Act* for the statutory public notice and public meetings that are required prior to adoption of the new Official Plan.

It is intended to bring the recommended version of *The London Plan* forward to a statutory public participation meeting before Committee, as required under the *Planning Act* noted above in May, 2015. The revised document will be made available for the public for review a month in advance of the public participation meeting so that they can formulate and prepare their comments for the public participation meeting in May.

The recommended version of *The London Plan* will be made available for viewing on the City’s website. The recommended Plan will also be available at local libraries, or for viewing at the Planning Services office at 206 Dundas Street, or at City Hall at both the Clerk’s Office, 2nd Floor, and at the Development Services Office, 6th Floor.

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February 25, 2015
GB/HMcN
"Attach"

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Appendix 'A'



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**







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.

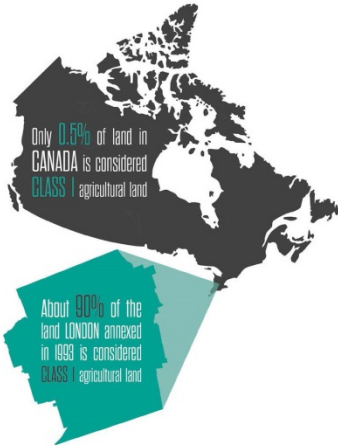


The London Plan is focused
on the future

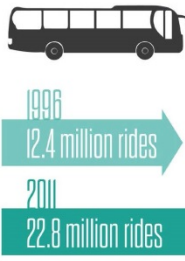


Planning for change and challenges
over the next 20 years

Now



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

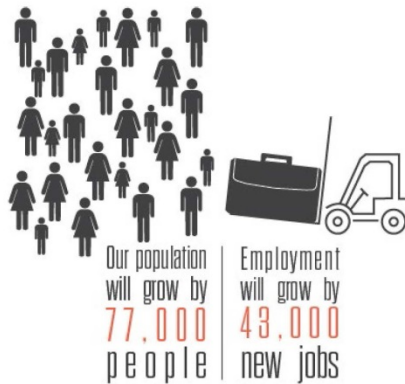


Transit Ridership in London has grown by **84%**

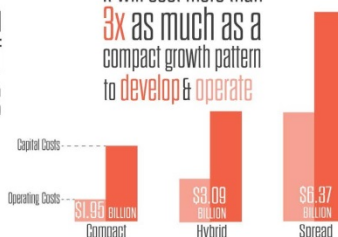


More than **60%** of Londoners live **ALONE** or with only **ONE** other person.

2035



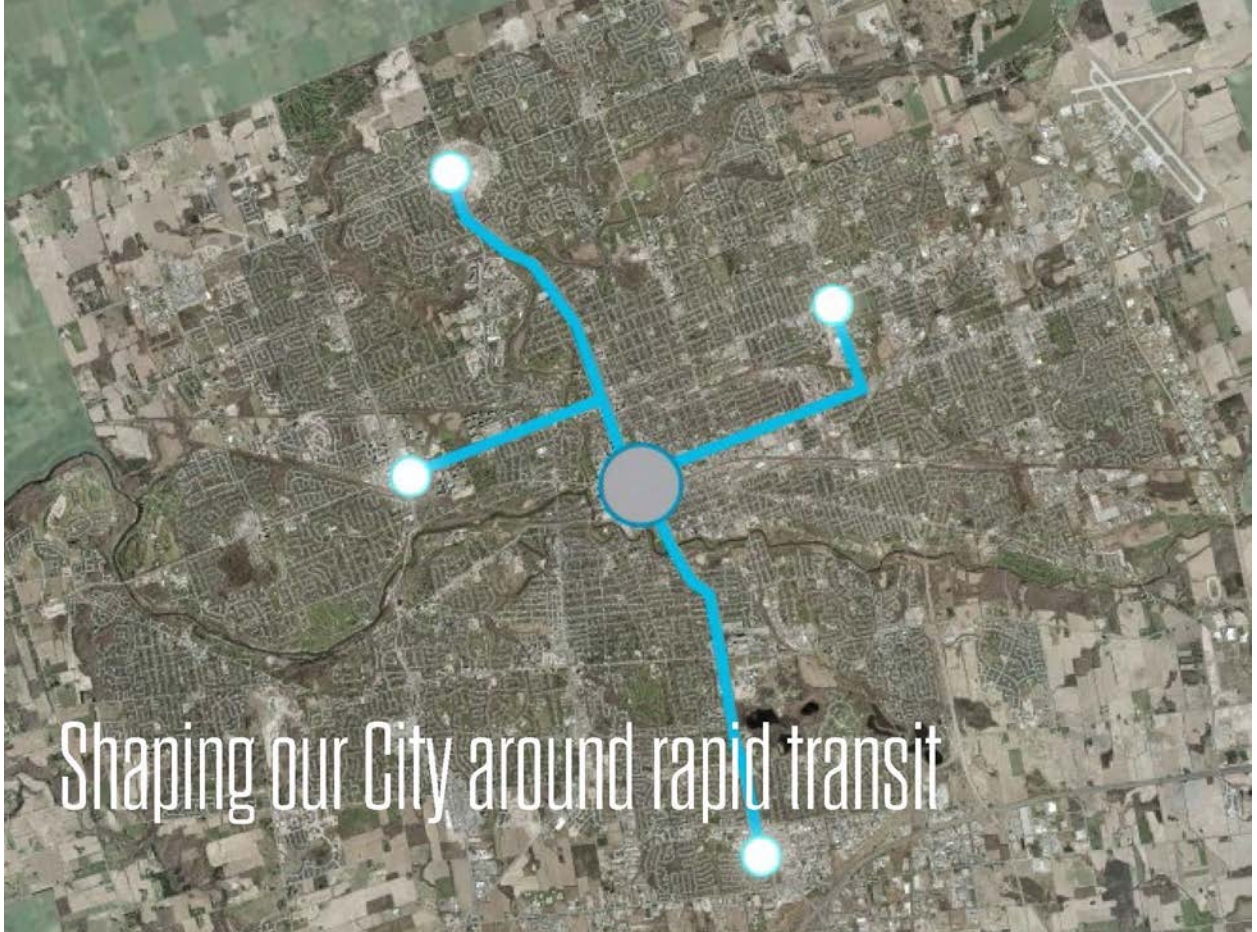
We have choices in how we will grow...
It will cost more than **3x** as much as a compact growth pattern to **develop & operate**

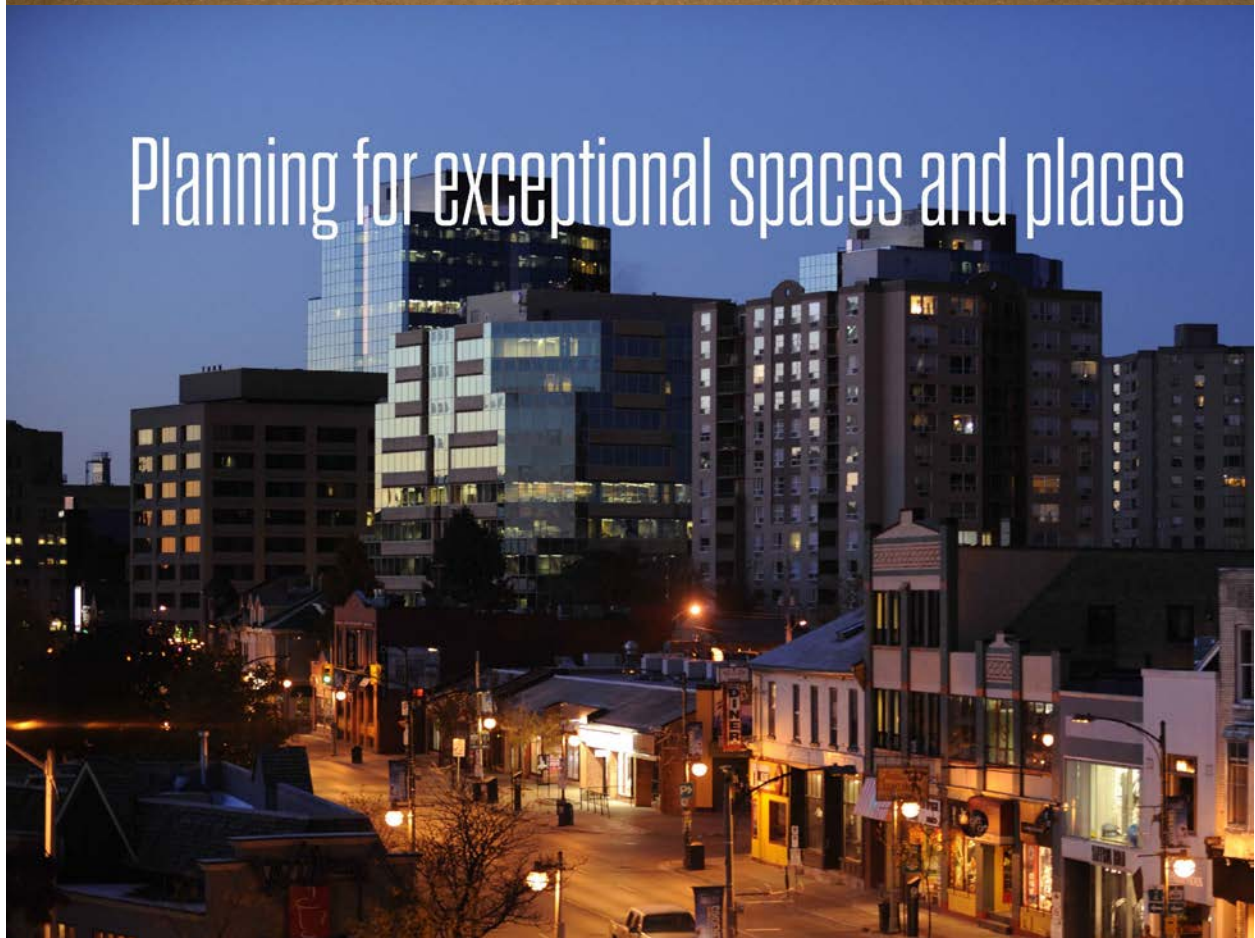


Approximately **1 in 3** people in the labour force will be **FOREIGN-BORN**







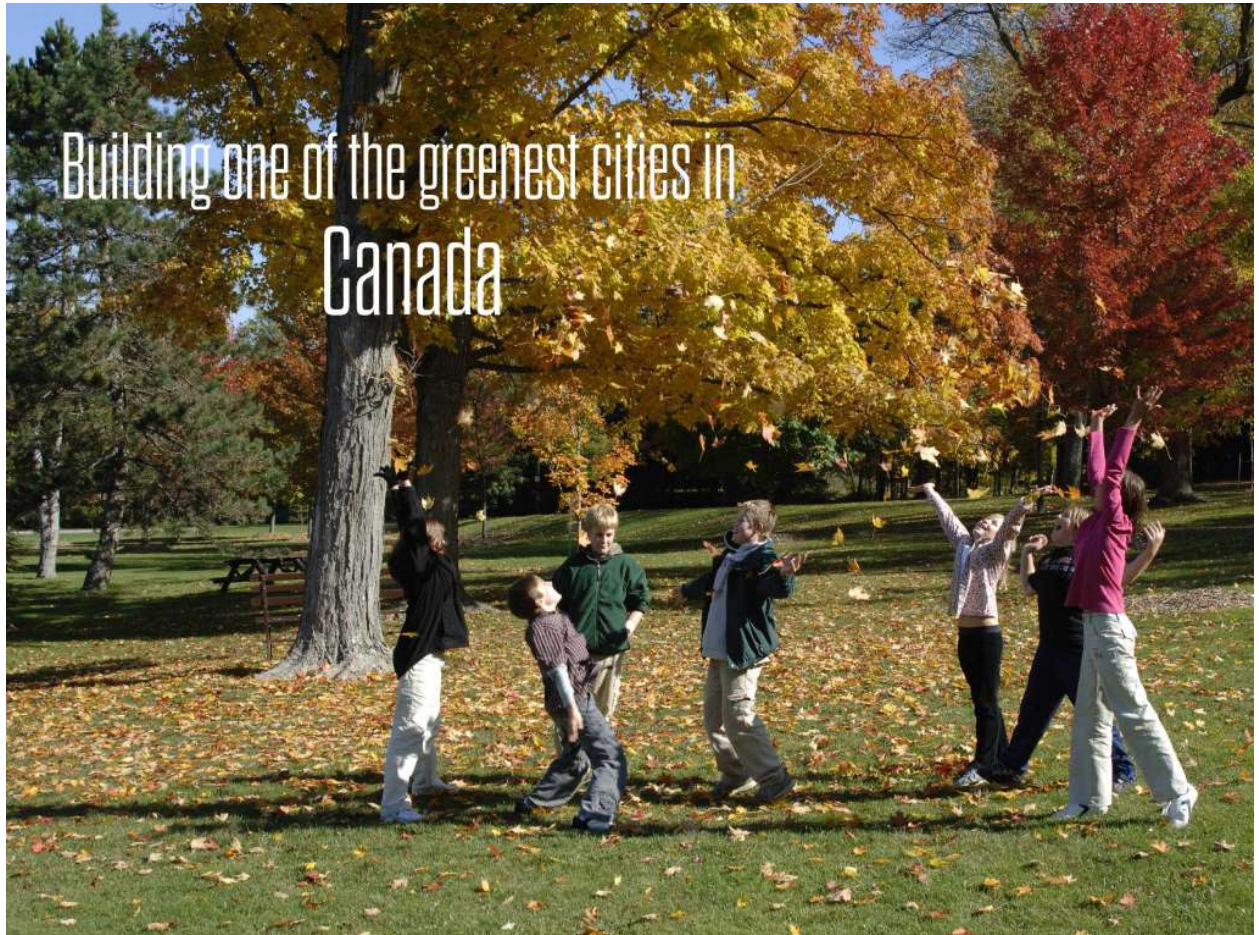




Giving real and attractive mobility choices -
walking, cycling, transit



Building strong and healthy neighbourhoods



Building one of the greenest cities in
Canada



Planning a smart city -
Connecting London to the World



The Plan's approach



Easy for "people" to read Accessible



Natural Heritage

What is Natural Heritage?

344. Natural Heritage is defined as the natural features and ecological functions that in London. This includes such things as wetlands and woodlands, habitat for fish and 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 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.

345. London's natural environment has shaped the city since London was first founded on 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 the 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.

346. 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, 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.

347. 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 genetic diversity, natural functions and viable populations of indigenous species and ecosystems. These 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.

348. Surface and groundwater features and hydrological functions are to be considered in 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 plan. Factors to be considered in this systems approach include the surface water catchment 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.

349. 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?

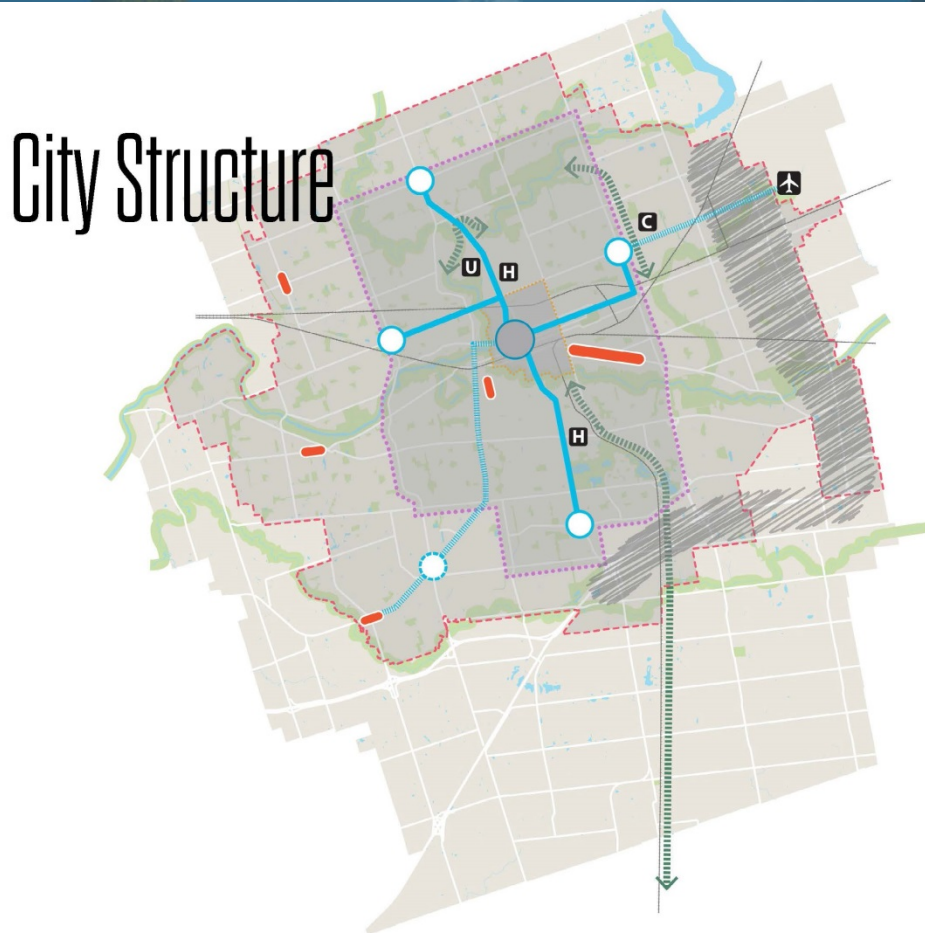
350. One of the many things that Londoners say makes London such a great city is the Thames River Valley and our unique natural environment that is found within the urban fabric. Our Natural Heritage System contributes to both our high quality of life and our image as a Forest City. The Thames River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

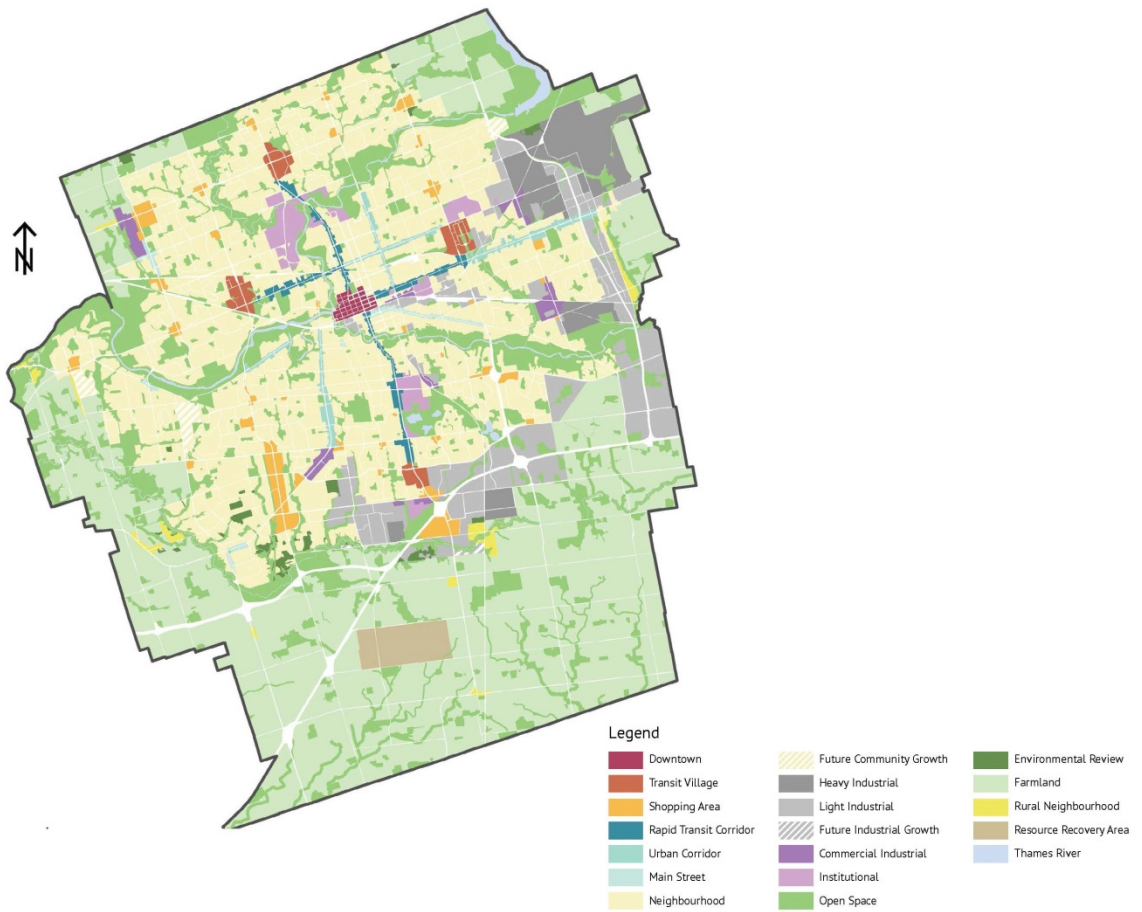


Forward-looking, strategic, city building



Values





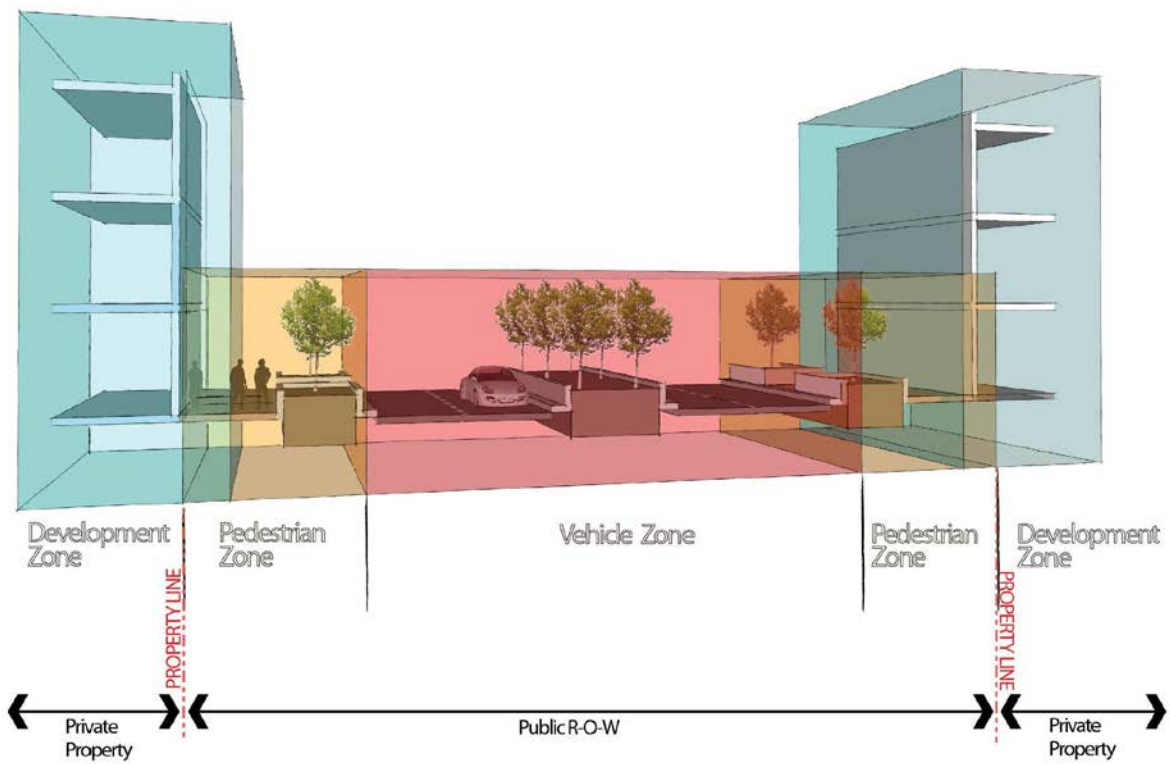


Table 6 - Major Streets

	Freeway	Expressway	Urban Thoroughfare	Major 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	■







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

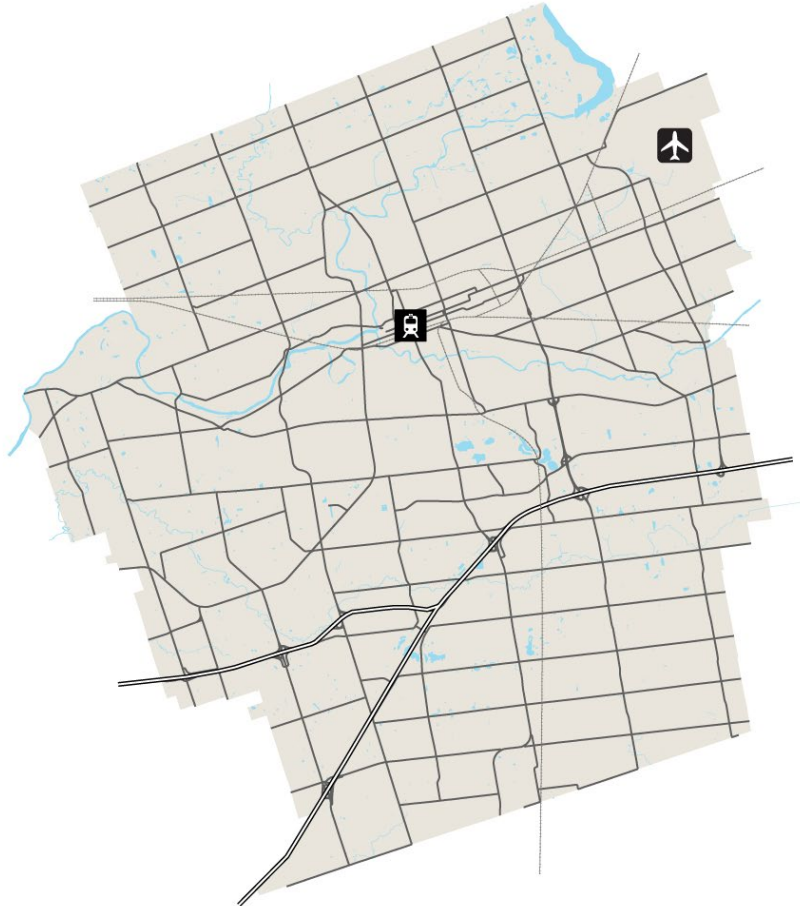
This chapter sets out the fundamental drivers of the plan:

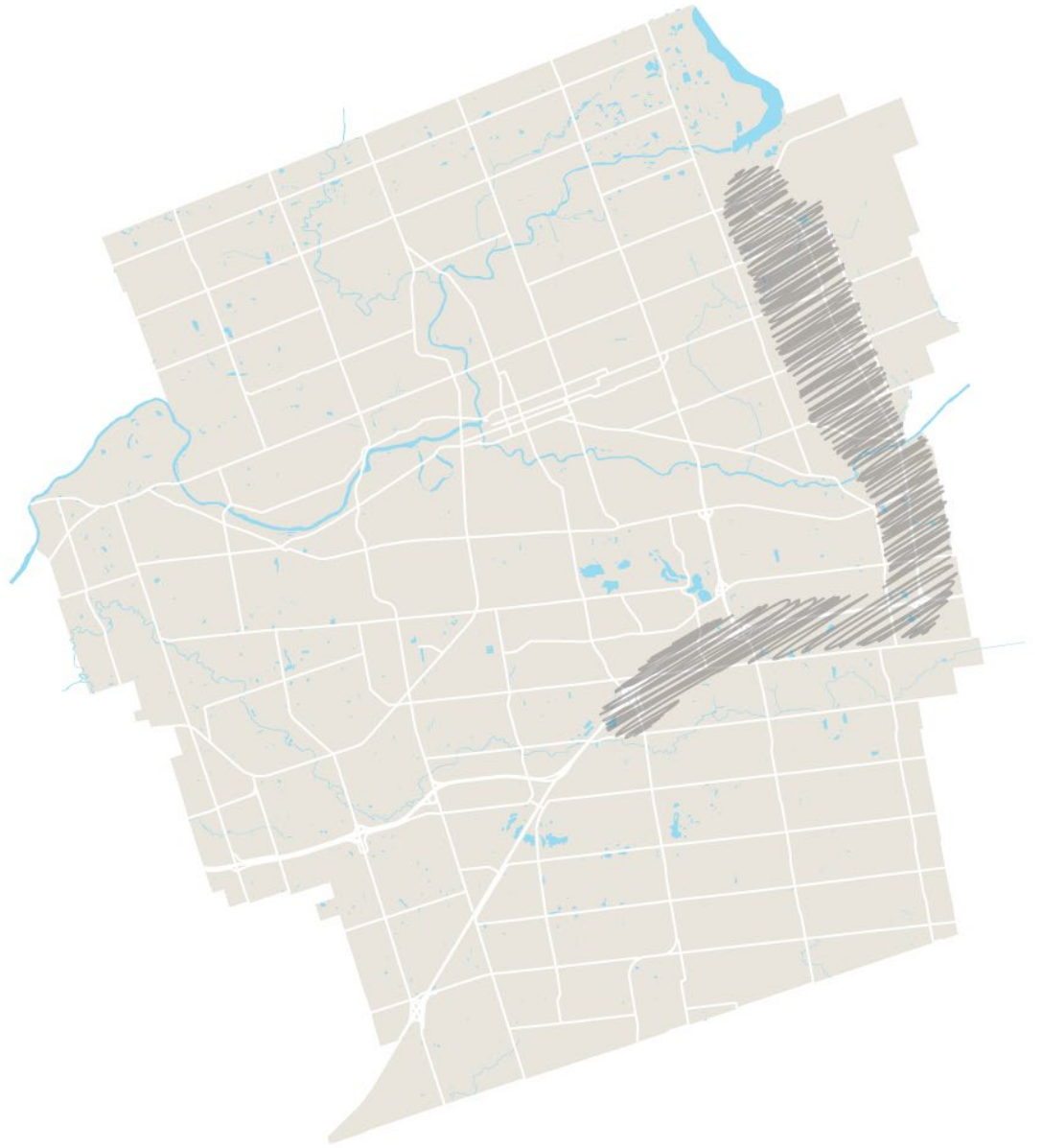
- Values
- Vision
- Key Directions

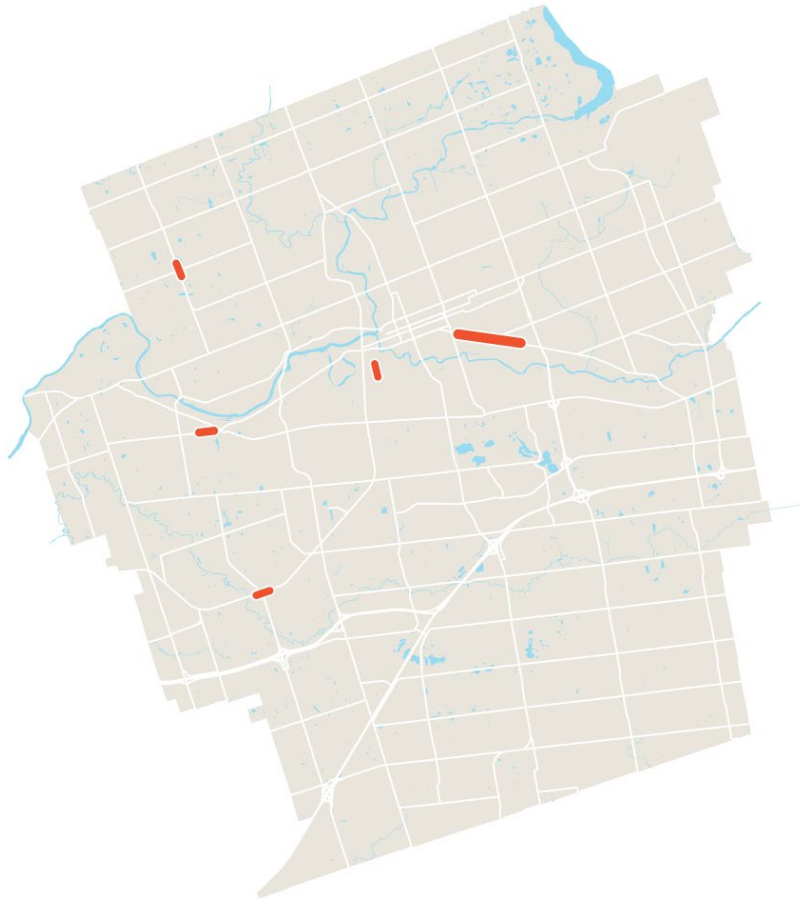


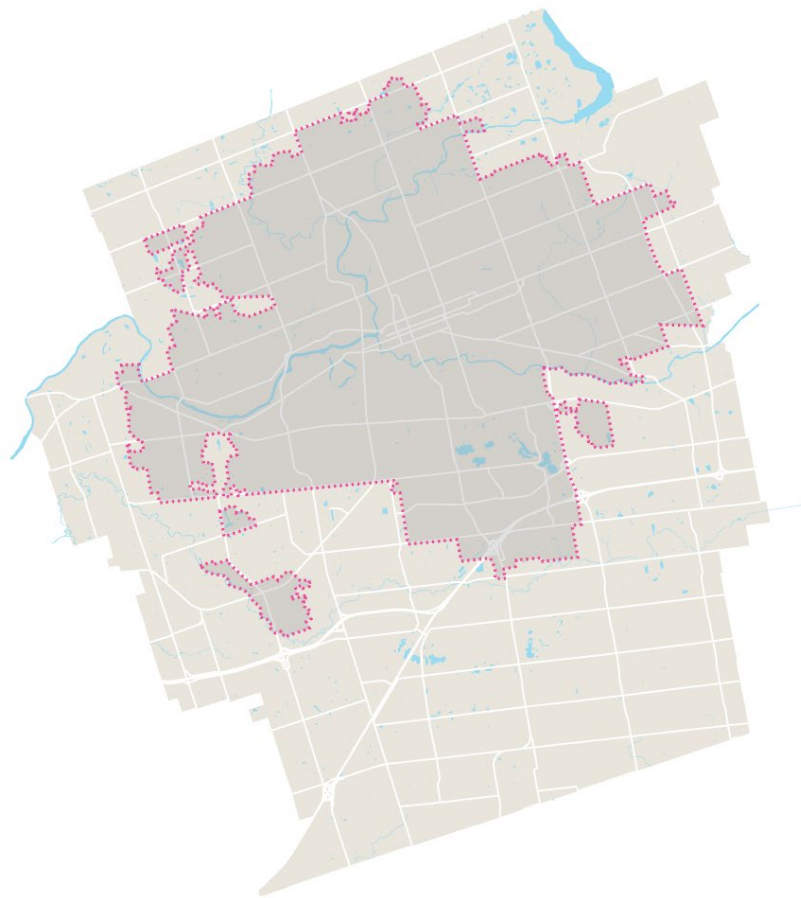
City Structure Plan

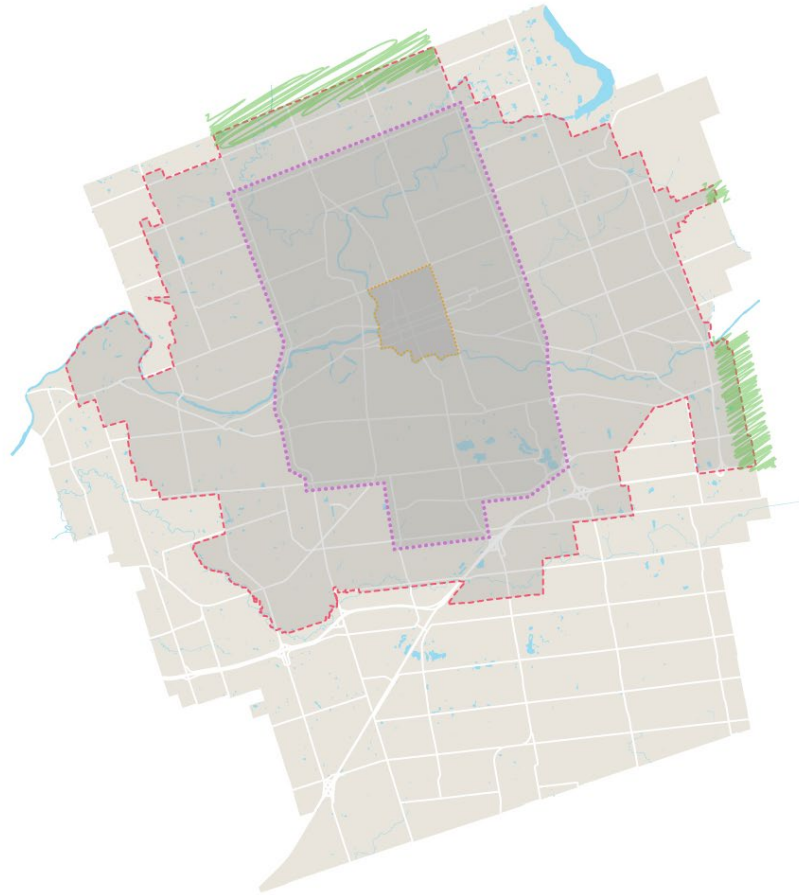
Think of the city as a human body - the City structure establishes the bones of our city











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

A person wearing a grey long-sleeved shirt and blue jeans is crouching on a sandy beach. They are holding a large sea turtle in their hands. The background is a soft, out-of-focus view of the ocean and sky.

Natural Heritage

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

Two people are standing on a dirt path in a wooded area. The person on the left is wearing a yellow shirt and dark shorts, and the person on the right is wearing a dark shirt and shorts. They appear to be looking at something on the ground. The background is filled with green trees and foliage.

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

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

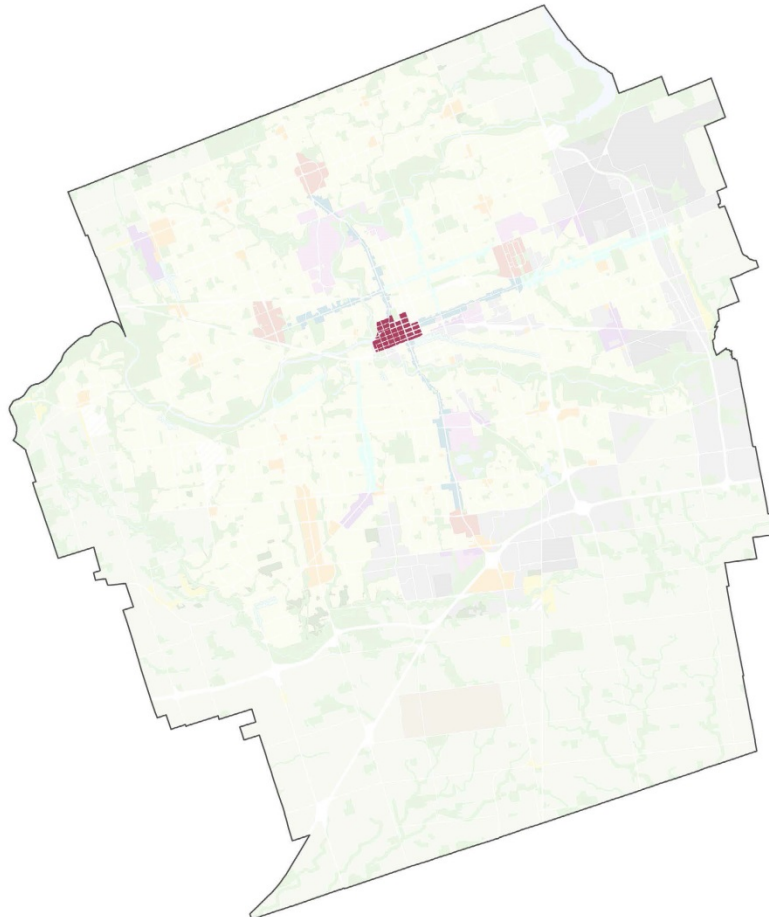
Our Rural Place Types

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



Place Types

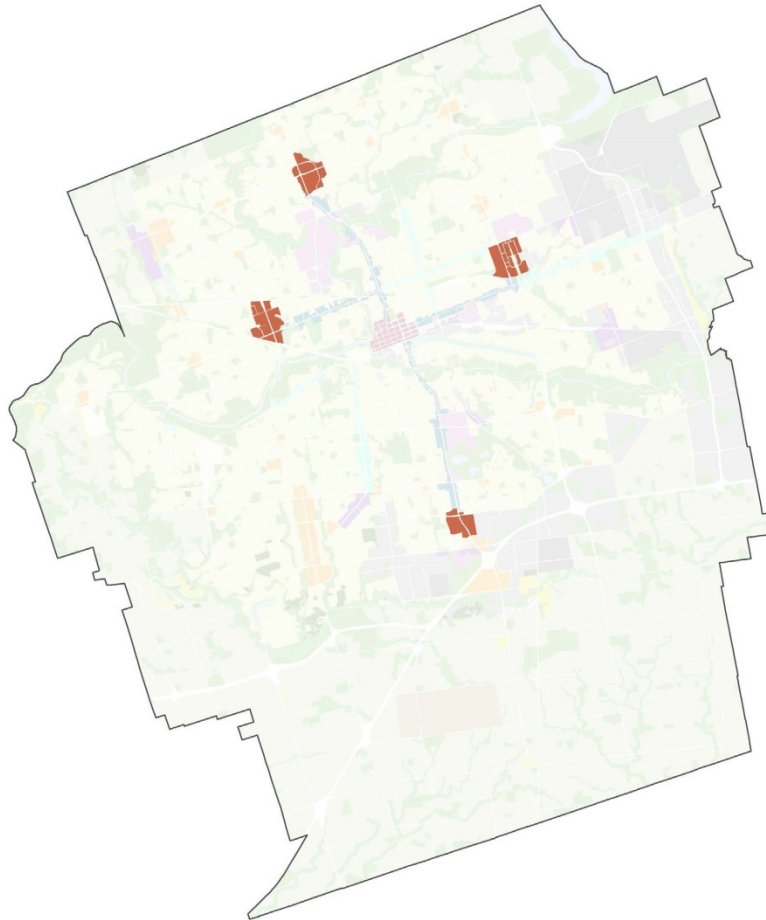
- Vision
- Role within City Structure
- How will we realize our vision
- Use
- Intensity
- Form



Downtown

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

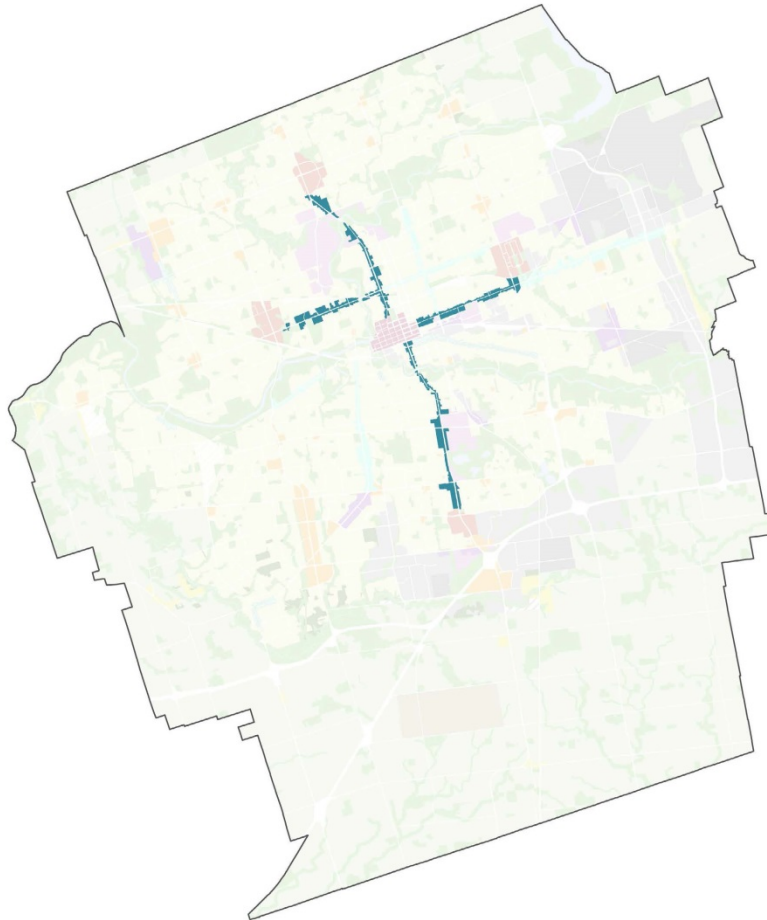
- Showcase our Civic image and our history
- Exceptional public spaces and places
- Dundas Street is the most exciting street in the City
- Home of large offices and professional and business service functions
- Highest order of communications infrastructure



Transit Village

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

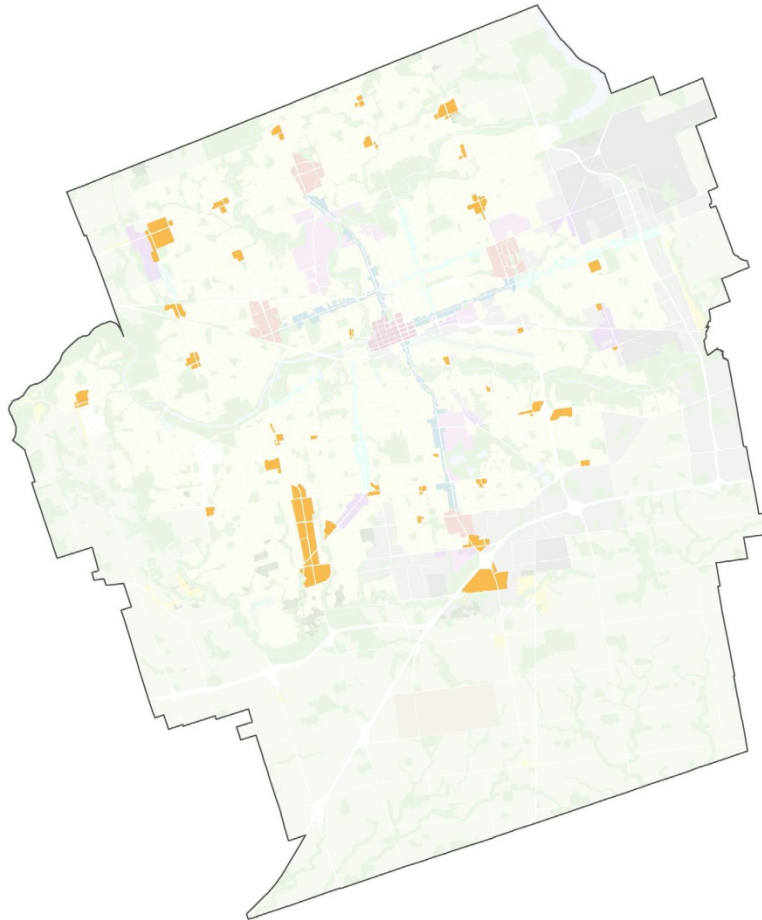
- Major destinations and transit hubs
- Broad range and mix of uses
- Highest intensity of development after Downtown
- Transit-oriented design
- Highest quality pedestrian and public realm
- Wide range of uses, including residential
- Transition to surrounding neighbourhoods
- Support rapid transit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



Rapid Transit and Urban Corridors

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

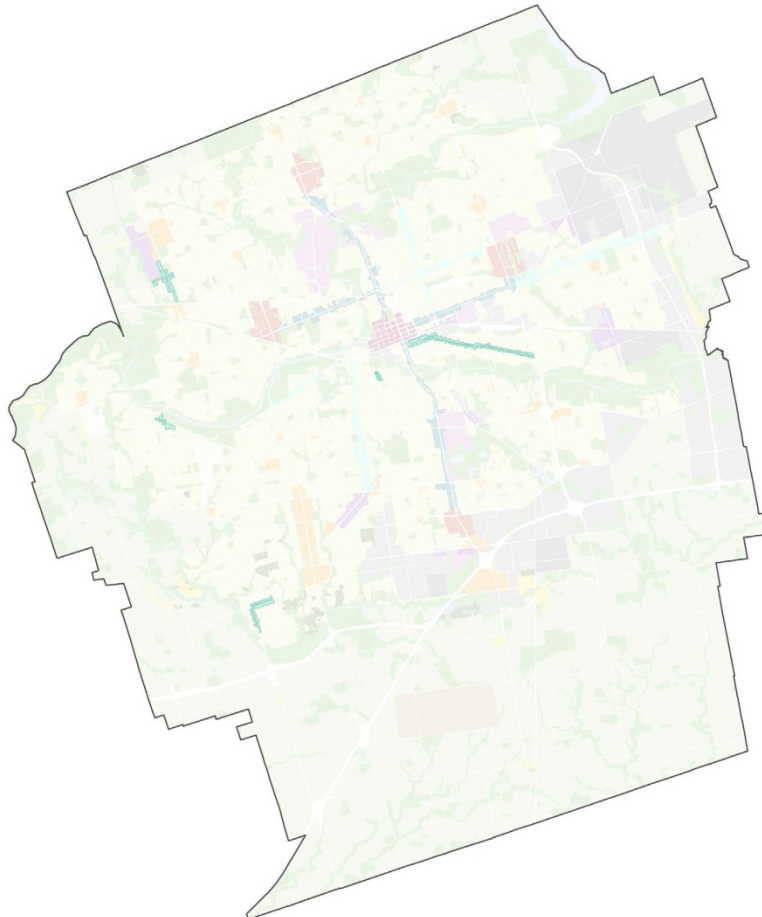
- Mix of uses to support rapid transit
- High quality pedestrian and public realm
- Focus on height and intensity at transit stations
- Provide opportunities for wide range of uses to support rapid transit



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

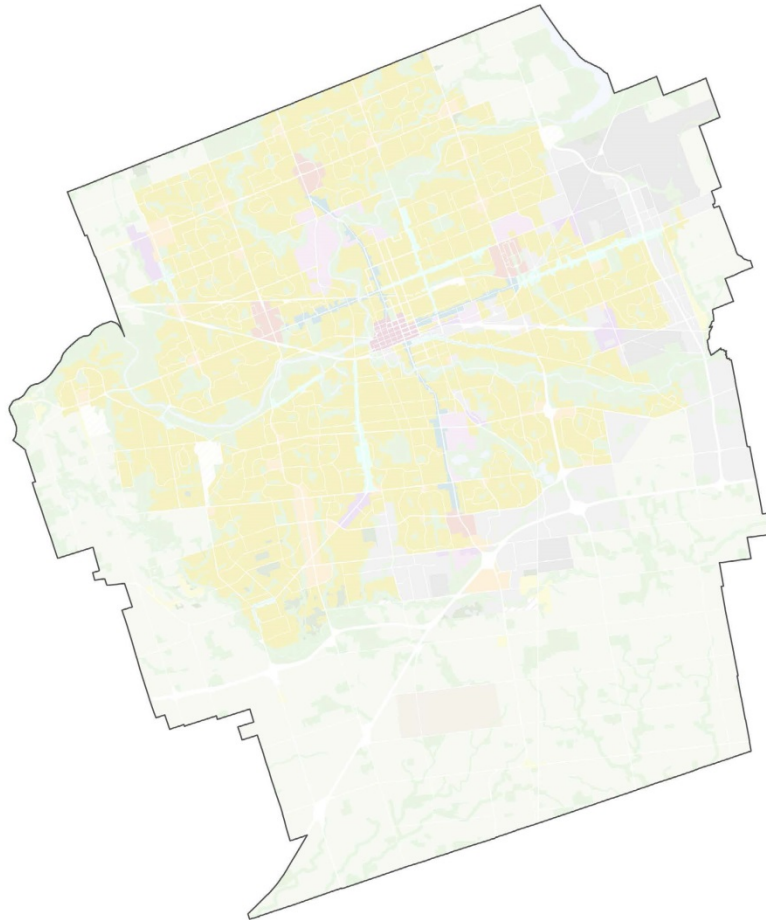
- Allow for a wide range of commercial uses
- New redevelopment opportunities
- Opportunities to become neighbourhood service hubs



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

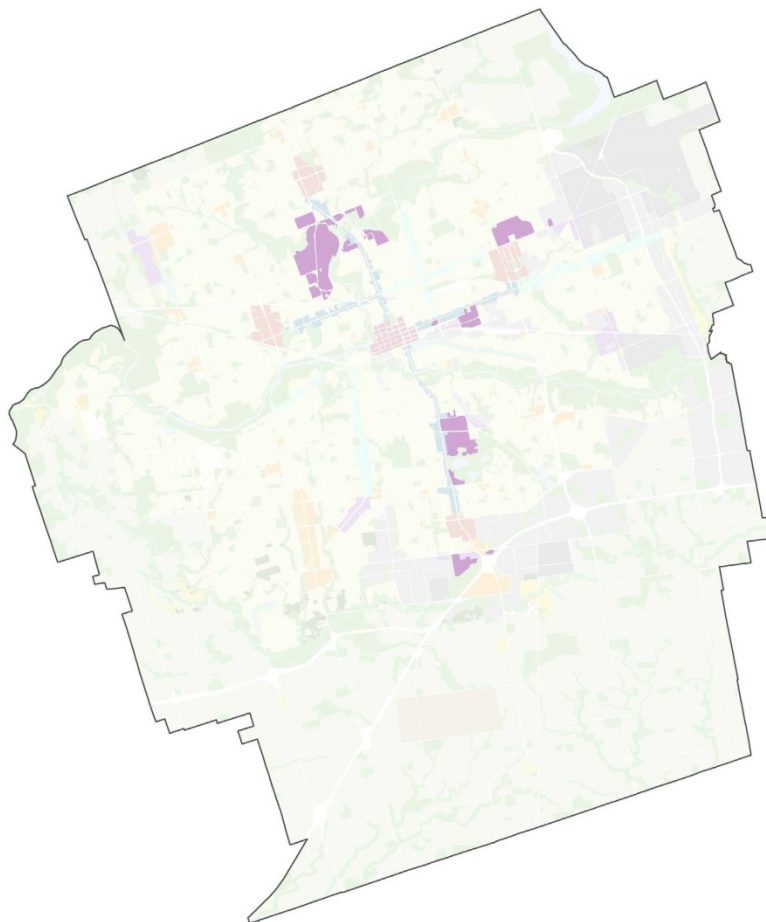
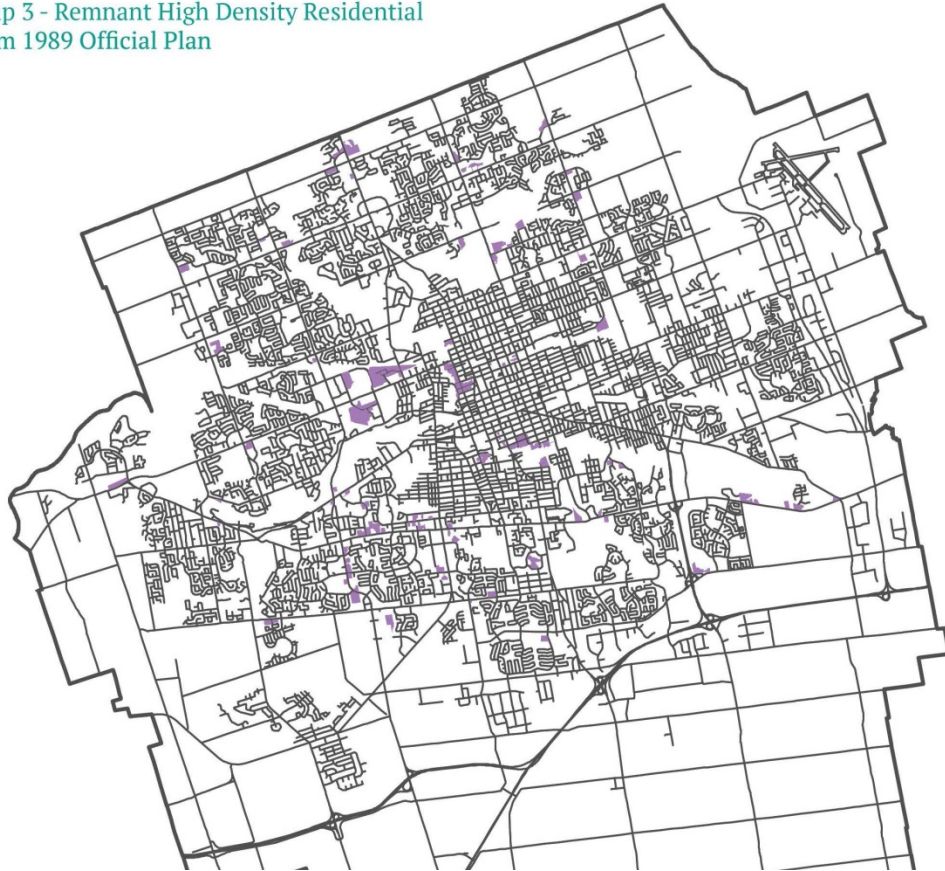
* See the Permitted Uses in the Neighbourhood Place Type for more specific Near-Campus Neighbourhoods policies for these land uses.

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	Fronting Onto Neighbourhood Park
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.

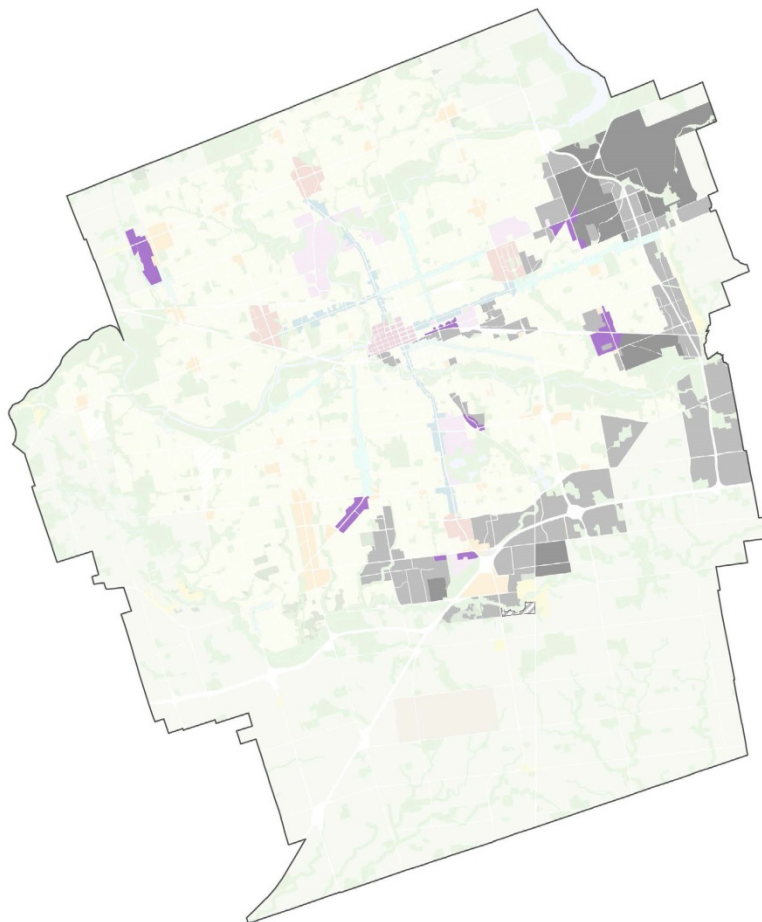
Map 3 - Remnant High Density Residential
From 1989 Official Plan



Institutional

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

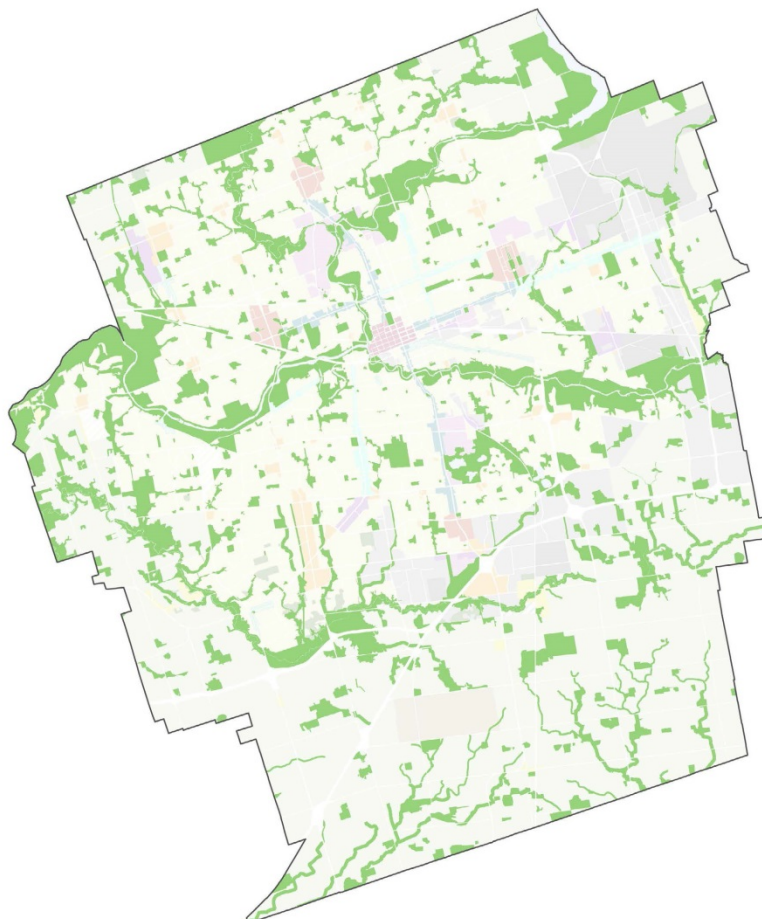
- Describes London's largest educational facilities and hospitals
- Expect that the range of uses on these lands will evolve over time
- Play a key role in the rapid transit network



Industrial

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

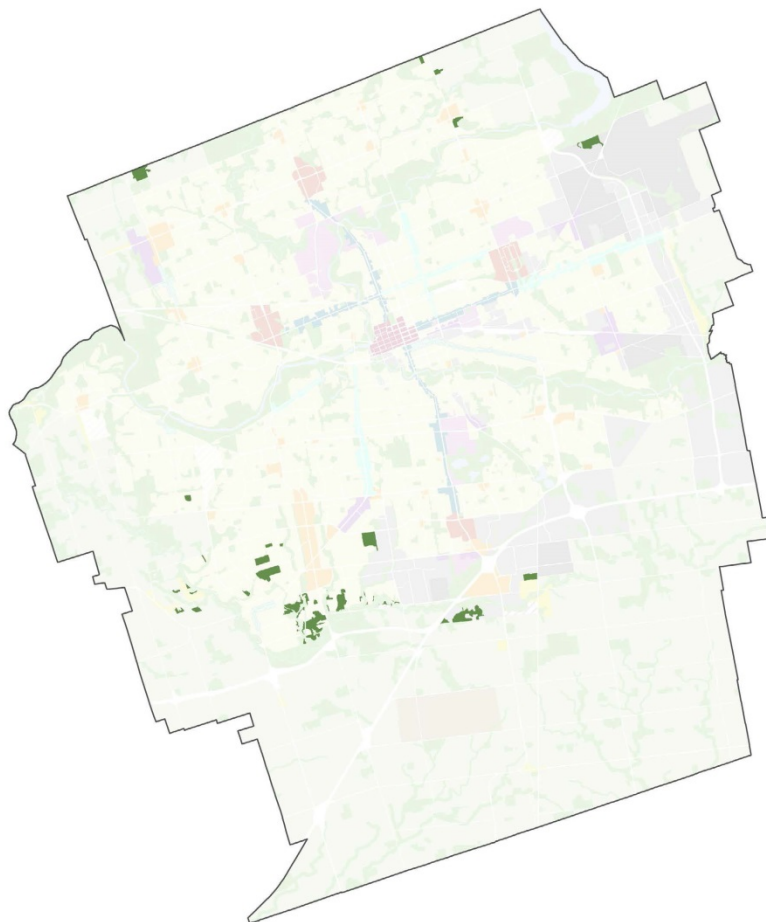
- Heavy Industrial-most intensive industrial uses. Are separated from uses that would impair the full use of the land
- Light Industrial-lower intensity uses with few off-site impacts. Includes **Innovation Parks** - clusters of research and development uses, laboratories, centres of excellence and training 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

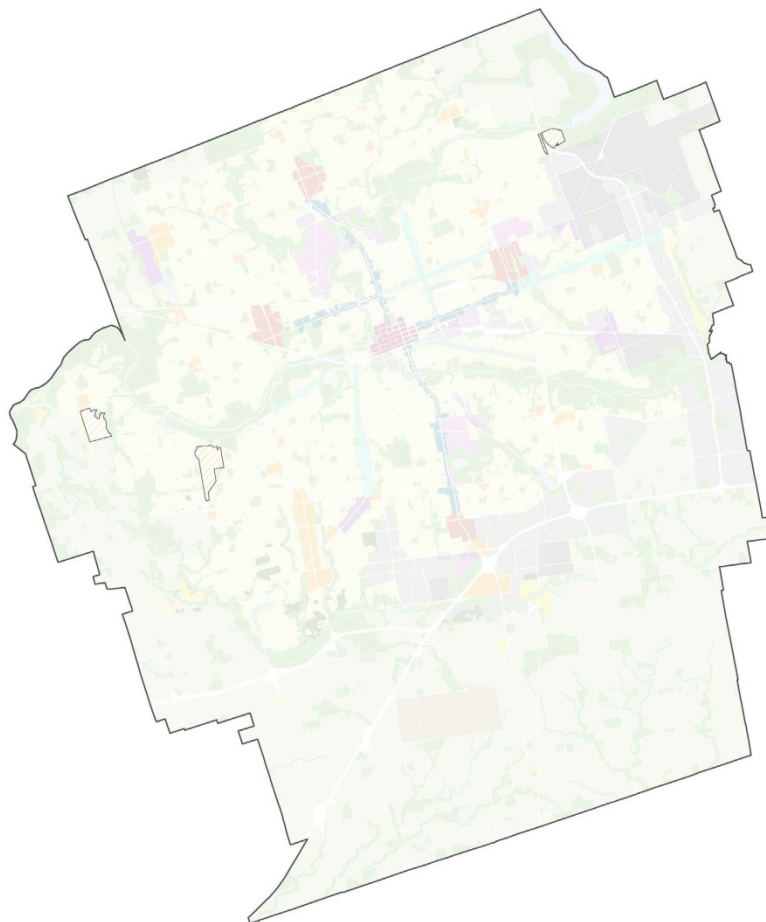
- Applies in both Urban and Rural London
- A linked system of public parks and recreational areas, private open space and our cherished natural heritage system
- Includes the natural defining areas of the City-the Thames River Valley and its tributaries
- A key element of London's quality of life



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

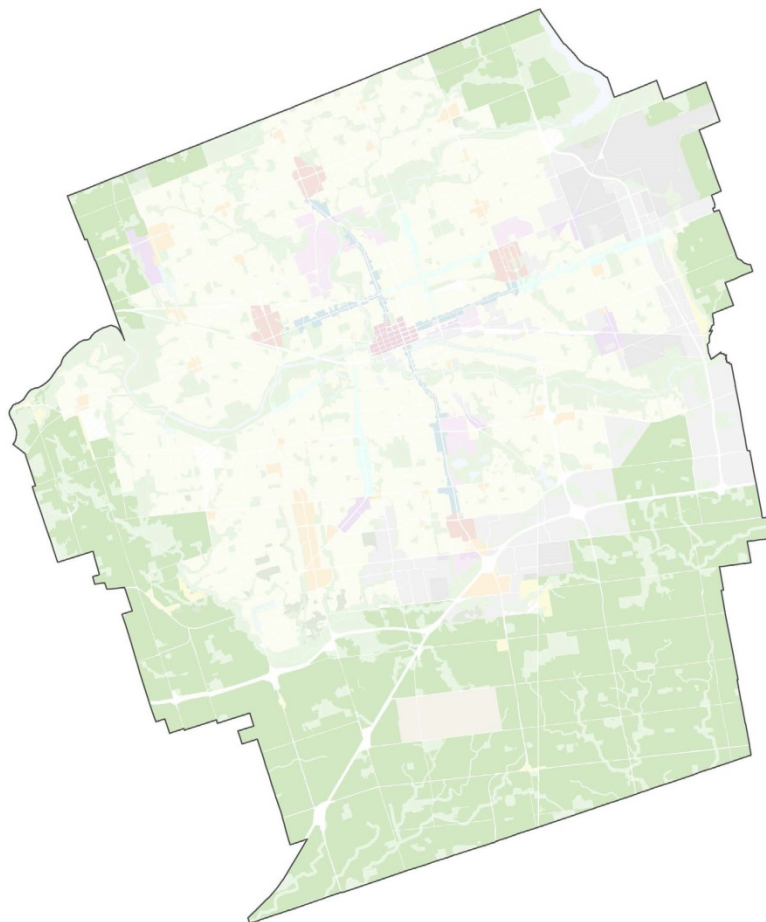
- Lands are identified and protected until an assessment is done
- Lands that satisfy the criteria for significance under the Natural Heritage policies of this Plan included in the Open Space Place Type
- Lands that do not satisfy criteria for significance will be included in an appropriate place type,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

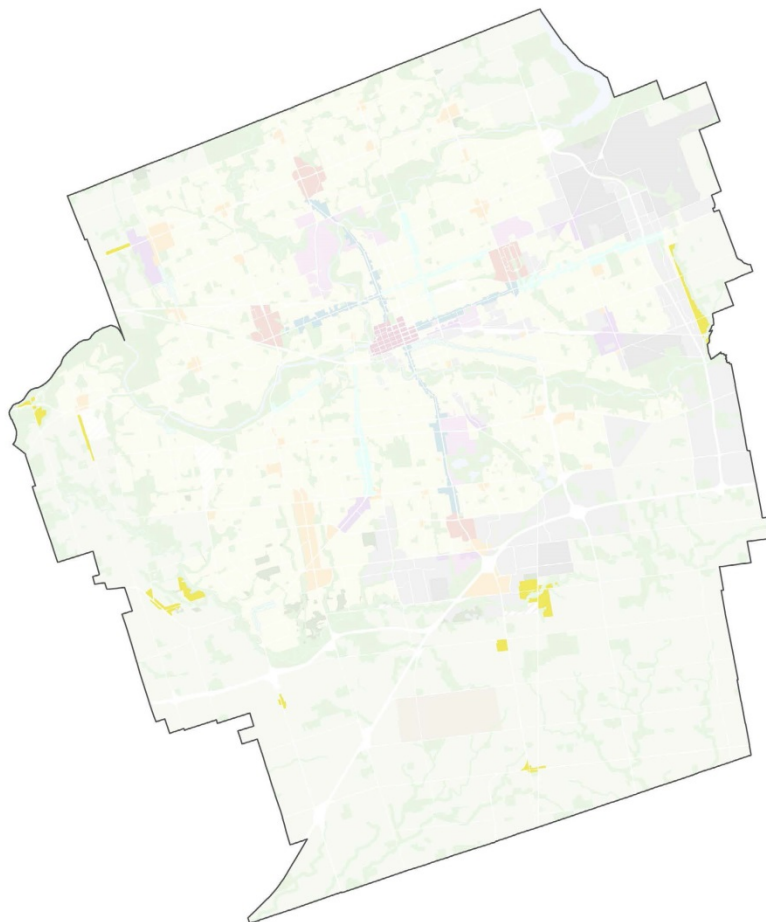
- Additional background studies are required to be completed and a Plan prepared to determine the future Place Types for the area
- Includes both **Future Industrial Growth** where the expectation is that the lands will be used for industrial purposes, and **Future Community Growth** where non-industrial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

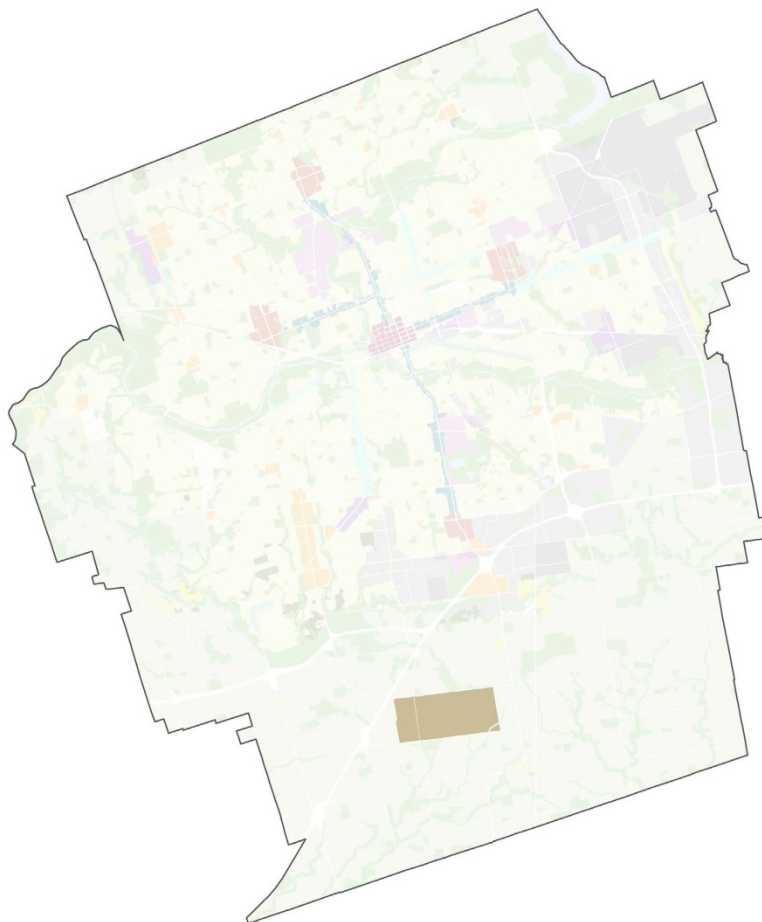
- Includes prime agricultural lands consisting of Class 1,2 and 3 soils
- Non-farm related uses are discouraged
- Longterm protection of agricultural lands



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

- 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
- Bonusing 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