



# THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.



#LDNPLAN





# The ReThink Process (up to May 2014)

- May, 2012 - Launch of ReThink London with Peter Mansbridge
- “Discover Your City” and “Visioning” Sessions
- Extensive public consultation – pre-Discussion Papers
- Collaboration with internal City Service Areas
- City Symposium event: “How to make a City Awesome”
- Values, Vision and Directions from the public feedback

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- Public event: “Building an Exciting, Exceptional and Connected City” with Brent Toderian
- May-August 2013 - Discussion papers link the visioning sessions to the new Official Plan
- “Did we hear you right?” Website with discussion papers
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- Public event: “Our Move Forward” with Ken Greenberg
- Launch of the draft of The London Plan



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# Extensive Public Consultation - Rethink Visioning

**14,591**

Have participated in ReThink public meetings and community events since May 2012

**240,000**

Information about ReThink has reached **60%** of Londoners

On June 1, 2012 the London Free Press promoted ReThink events by tweeting to **14,859** followers



**4,447** Londoners have had in-person conversations with the ReThink Team

Since May, the ReThink Team has been at **78** community events and public meetings

#rethinkldn has trended **2nd** highest in Canada twice since May 2012

@Rethinkldn has **2,920** followers. One said - "What I enjoyed the most about #rethinkldn today is the people, the Londoners that ask questions, spark creativity and engage for the better"

"The figures we have suggest that no other official planning process in Canada has had as much exposure as ReThink London." - Lura Consulting



**Comment  
Cards**

**Show &  
Tell**

**Social Media**

**June Events**

**Website &  
Online**

**Visual  
Preference  
Survey**

**Places &  
Spaces**

**Workshop in  
a Box**



# 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



A group of people are walking and cycling on a path through autumn trees. The path is covered in fallen leaves. A man in a red shirt is running, and a cyclist in a blue and red outfit is riding a bicycle. Two women in black dresses are walking away from the camera. The text is overlaid on the left side of the image.

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

A group of people are standing in front of a building, holding tools. They appear to be engaged in a community project or volunteer work. The building has a brick wall and a window. The text is overlaid on the right side of the image.

Building strong & healthy  
neighbourhoods

Children are playing in a park with autumn leaves. They are running and jumping, and some are holding leaves. The trees are full of yellow and orange leaves. The text is overlaid on the left side of the image.

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



Our City



Our Strategy



City Structure Plan



City Building Policies



Urban and Rural London Place Types



Secondary Plans



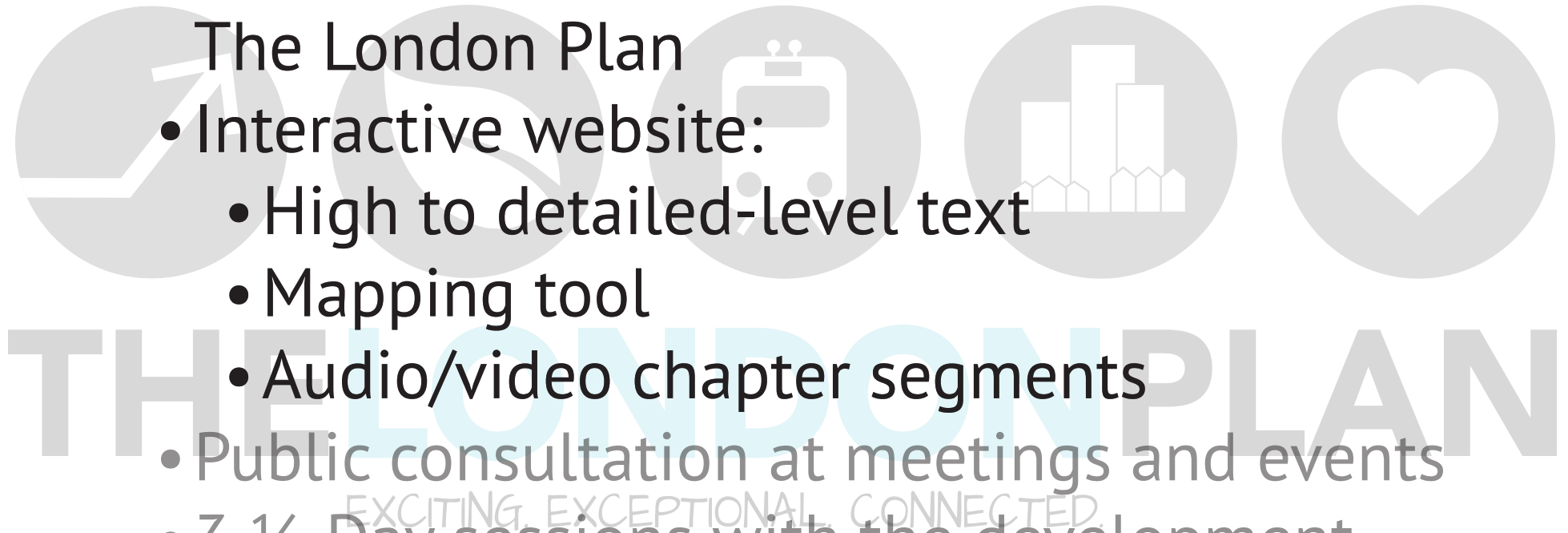
Our Tools



Maps

# Launch of The London Plan (process since May 2014)

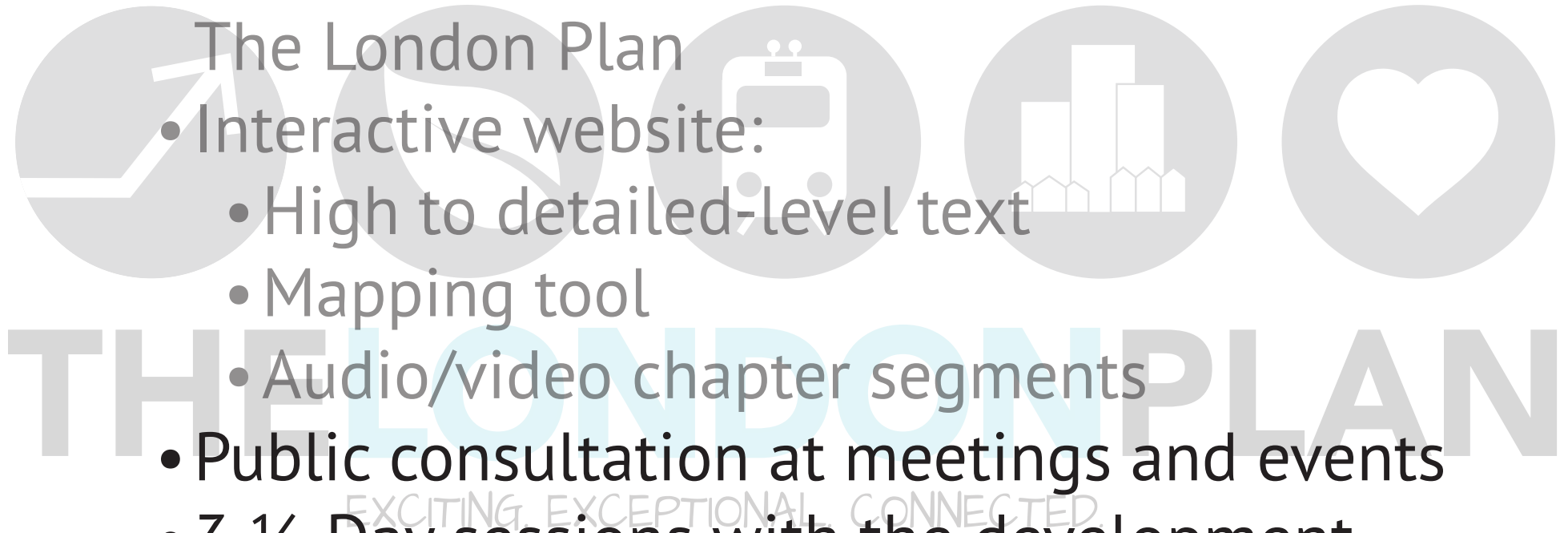
- Video simulation to illustrate the Vision of The London Plan
- Interactive website:
  - High to detailed-level text
  - Mapping tool
  - Audio/video chapter segments
- Public consultation at meetings and events
- 3 ½ Day sessions with the development industry (LDI/LHBA/LAPC/LSTAR/LDCA/LCEO/LSA/UDPRP/UL/PL)





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- One-on-One consultation with development industry groups, organizations and neighbourhood groups (LDI/LHBA/LAPC/LSTAR/LDCA/LSA/UL/LCCI)
- Collaboration with internal City Service Areas
- Public Participation Meeting on the draft of The London Plan
- Two public open house community meetings

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# Extensive Public Consultation on The London Plan - Since May 2014



Since May 2014,

**THELONDONPLAN**

has been at

**65**

community events  
and meetings

The draft London Plan was introduced on

**May 22, 2014**

**30,000** words less  
than the 1989  
Official Plan

**over 200** images,  
maps and  
graphics

**14,367**

Have participated in  
The London Plan  
public consultation  
since May 2014

**1,386** Londoners new to  
ReThink London had  
in-person  
conversations

**240,000**



Information about  
The London Plan  
has reached

**60%**  
of Londoners

@RethinkLdn has



**3,713**

followers

**#Ldnplan**

has been tweeted over

**1,000** times



# Highlights of Proposed Revisions



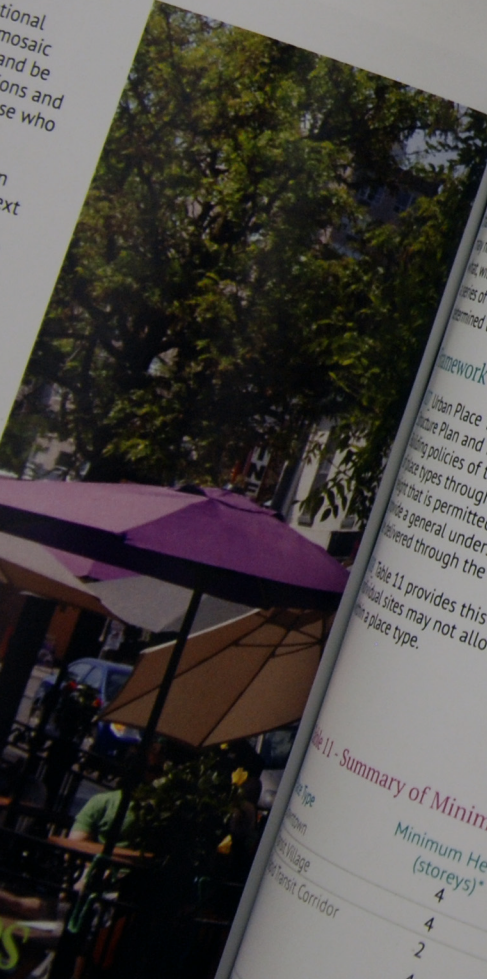
Place Types  
Work for the Urban London Place Types  
to be highly prosperous – exciting, exceptional  
2035, our city will need to represent a mosaic  
places in which to live, work, shop, recreate, and be  
places will have their own unique functions and  
will offer a multitude of benefits to those who

g policies of The London Plan lay down  
how we will build our city over the next  
to provide direction for how we will  
areas within our city – the places that  
n place types are shown on Map 4 -

Typically focused on land use when  
within a city. The London Plan  
g for areas with an emphasis  
create and the corresponding  
h places. The Plan goes  
g infrastructure, and  
ll be preserved. It seeks  
esirable places in which

ce type begin with a  
for how we will realize  
ues to establish  
ed intensity of  
intended within  
range and mix  
are permitted.  
s priorities,  
communities,  
brancy that

Form  
of  
intensity,  
r is  
is  
to



## Zoning on Individual Sites May Not Allow for the Full Range of Use, Intensity, or Form

Each place type identifies the range of use, intensity, and form that is permitted. It is critical to understand that this full range may not be permitted on all sites. The Zoning By-law will determine what, within this broader range, is permitted and required, based on a series of considerations that relate to a site's context and what is permitted to represent good planning within that individual context.

## Framework of Heights

Urban Place Types have been assigned to implement the City Structure Plan and its associated policies. In addition, the other City zoning policies of this Plan have been considered in the assignment of place types throughout the city. It is useful to summarize the place types that is permitted within each of the various place types, to provide a general understanding of how the City Structure Plan will be delivered through the assignment of place types.

Table 11 provides this summary. As noted above, zoning on individual sites may not allow for the full range of heights permitted for a place type.

Table 11 - Summary of Minimum and Maximum Heights by Place Type

Place Type	Minimum Height (storeys)*	Maximum Height (storeys)*	Maximum Height With Bonus
Urban Village	4	20	
Urban Corridor	2	15	
Urban Transit Corridor	4	15	



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Urban London Place Type



# City Building Policies

- Move “strategic” policies to the broader policy sections, such as City Structure Plan and Growth Management
- Combine City Building policies for similar “thematic” areas





# Urban Forest

An aerial photograph of a city during autumn. The foreground is dominated by a thick canopy of trees with vibrant yellow, orange, and green foliage. In the middle ground, several multi-story buildings are visible, including a prominent brick Gothic-style church with a tall spire and a modern glass-walled building. The background shows a hazy horizon with more trees and distant buildings under a clear sky.

- Rename 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 Growth Management and Urban Regeneration chapters under this chapter



# Mobility

*Review and Modify Mobility Network, as required*

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







# Maps

***Move all Maps to the Map chapter with references in policies and include maps with relevant policies***



# Natural Hazards

## *Regroup Environmental Policies*

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





# The Green City



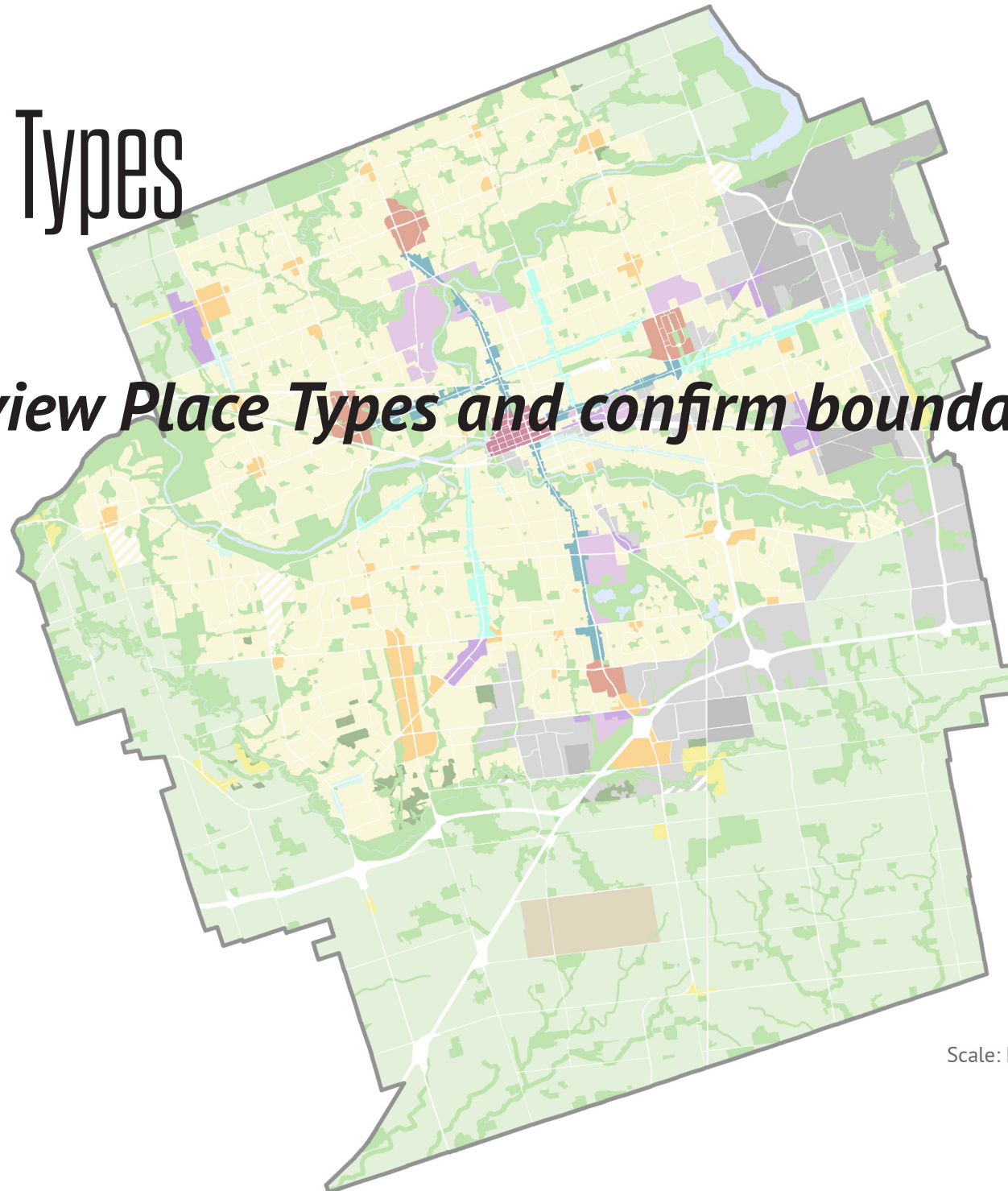
## *Expand Green City Chapter*

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



# Place Types

***Review Place Types and confirm boundaries***



Scale: Not to Scale



# “Green Space” Place Type

- Change from “Open Space” Place Type to address concerns around Parks and Natural Heritage System





# Next Steps

- **March 9, 2015** - Overview and Update to SPPC
- **March - April, 2015** - Continue consultation with the Province (ongoing)
- **May 2015** - Release of recommended draft of The London Plan
- **May/June 2015** - Statutory Public Participation Meeting, as required by the *Planning Act*
  - Referral of The London Plan for final revisions based on feedback received at the Public Participation Meeting
  - Address final rapid transit alignment
- **September, 2015** - Adoption of The London Plan