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Planner: A-B Watson

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	LAMBETH AREA COMMUNITY IMPROVEMENT PLAN PROPOSED STUDY AREA AND TERMS OF REFERENCE MEETING ON AUGUST 22, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken:

- (a) That the Lambeth Area Community Improvement Plan Terms of Reference attached hereto as Appendix "A" **BE APPROVED**.
- (b) That the proposed Lambeth Area Community Improvement Plan Study Area attached hereto as Appendix "B" **BE APPROVED** at the Municipal Council meeting on August 30, 2016. The proposed Study Area is generally described as: following Dingman Creek south from Hamlyn Street and north to Kilbourne Road, continues east along Kilbourne Road then from the intersection of Kilbourne Road and Colonel Talbot Road directly to the intersection of Exeter Road and Wharncliffe Road South and then continues along Exeter Road to Wonderland Road South then south along Wonderland Road South to Hamlyn Street then westerly on Hamlyn Street to Dingman Creek.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to establish the Study Area for the Lambeth Community Improvement Plan (CIP) and approve a Terms of Reference for the project, which outlines the process for undertaking the CIP including the timeline and deliverables. The recommended action establishes the Study Area early in the process which focuses the CIP on a designated area and helps avoid "scope creep" as the project moves forward.

RATIONALE

1. Chapter 14 of the City of London Official Plan allows for CIPs to be prepared to:
 - Promote the long term stability and viability of the designated CIPA;
 - Encourage the co-ordination of municipal expenditures and planning and development activity;
 - Stimulate private property maintenance and reinvestment activity;
 - Enhance the visual quality of the designated area through the recognition and protection of heritage buildings;
 - Reduce the detrimental effects of incompatible land uses in the designated CIPA;

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- Upgrade physical services and social and recreational facilities in the designated CIPA;
 - Promote the improvement of energy efficiency standards for residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses within the designated CIPA;
 - Support the creation of Affordable Housing by considering any municipally-owned, undeclared surplus land for Affordable housing before any other use is considered subject to policy 12.12.2.2. ix) of the Official Plan;
 - Support the implementation of measures that will assist in achieving sustainable development and sustainable living;
 - Support the retention of heritage properties or areas.
2. A Community Improvement Plan for the Lambeth Area is warranted, given that:
- There is potential for appropriate infill and intensification which could assist in community economic development for the Lambeth area;
 - Significant benefit would come from the preparation of an implementation strategy for the long term vision of the area, as set out in the Southwest Area Secondary Plan;
 - There are opportunities for retaining and enhancing the heritage resources in the area;
 - At the first community meeting, there have been concerns raised about the lack of connectivity this community has in terms of local walkability and cycling as well as how residents can access the larger urban parts of the City. The coordination of bus and social services in the area could be beneficial;
 - A detailed plan for the neighbourhood would assist with identifying its current, planned character and provide tools to help improve both residential and commercial properties
 - A plan and vision for the Main Street would be beneficial and provide the tools to encourage regeneration;
 - Identifying how public amenities and public spaces can be enhanced to encourage regeneration
3. Lambeth is an older community mainly comprised of low density residential uses and small, independent businesses. Many of the properties are not connected to municipal services. The area is felt to be rural with respect to its street profiles which include ditches and have few sidewalks, bike lanes or lit areas. The Lambeth area is rife with opportunity to build upon the good things in the neighbourhood. The CIP will provide a strategic direction to build upon the good and improve the weaknesses.

STRATEGIC PLAN FOR THE CITY OF LONDON 2015-2019
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The Strategic Plan identifies Municipal Council’s vision, mission, values and strategic areas of focus for 2015-2019. Municipal Council has recognized the importance of improving neighbourhoods and communities in its Strategic Plan. Creating a CIP for the Lambeth Area supports all four Areas of Focus as follows:

Strengthening Our Community – Vibrant, connected, and engaged neighbourhoods; Caring and compassionate services; Amazing arts, culture, and recreation experiences; and Healthy, safe, and accessible city.

Building a Sustainable City – Robust infrastructure; Beautiful places and spaces; Responsible growth; and Heritage conservation.

Growing our Economy – Diverse and resilient economy; Urban regeneration; and Strategic, collaborative partnerships;

In particular, the Urban Regeneration strategy of using community improvements plans to coordinate City and private investment to meet both local and city-wide priorities.

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Leading in Public Service – Open, accountable, and responsive government

COMMUNITY IMPROVEMENT PLAN APPROACH

A CIP is a strategy to improve a designated area. It can be considered an “action” plan.

The development of the Lambeth CIP will be a largely community-driven planning process. This approach ensures that the final CIP reflects community values and is also intended to build leadership capacity in the neighbourhood. The Lambeth Area CIP will include discussions on land use planning, transportation planning, and social services delivery. It should however be clear that the final CIP will be approved by Municipal Council with City staff providing guidance and recommendations throughout the process.

BACKGROUND

Request for a Lambeth Area Community Improvement Plan

At the February 17, 2015 Planning and Environment Committee (PEC) meeting Councillor Anna Hopkins, and Lambeth Community Association President Geoff Faul submitted a request asking the Civic Administration to prepare a CIP for the Lambeth Area.

At its session held on February 24, 2015, Municipal Council resolved:

That, the communications from Councillor A. Hopkins and G. Faul, President, Lambeth Community Association, with respect to the request for a Community Improvement Plan for the Lambeth area, BE REFERRED to the Civic Administration for incorporation into the Planning Departments Work Plan, the South West Area Plan and 2015 Budget and to report back at a future Planning and Environment Committee meeting...(2015-D19)

The Lambeth Area CIP was placed on the Planning Departments Work Plan with a start date of Q4 2016, however at the request of Councillor Hopkins the Planning Department re-organized the 2016 work plan and moved the start date up to Q2 2016. This action offer the potential to gain some efficiencies in the allocation of staff resources as 2 separate CIPs can proceed simultaneously in the work program.

Planning Act (Section 28)

The Community Improvement provisions of the Planning Act provide the opportunity to re-plan, redesign, redevelop, and rehabilitate older areas of the City. Under Section 28 of the Planning Act, municipalities may designate "Community Improvement Project Areas" within which the City may prepare improvement plans, and undertake various community improvement projects and works to implement these plans.

The *Planning Act* defines community improvement as "...the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary."

1989 Official Plan (Chapter 14)

The Official Plan for the City of London contains policy and framework for the selection and designation of "Community Improvement Project Areas", and for the preparation and implementation of community improvement plans.

Areas within the City which are eligible for designation as residential, commercial, or industrial CIPAs are shown on Official Plan Figure 14-1 – Areas Eligible for Community Improvement.

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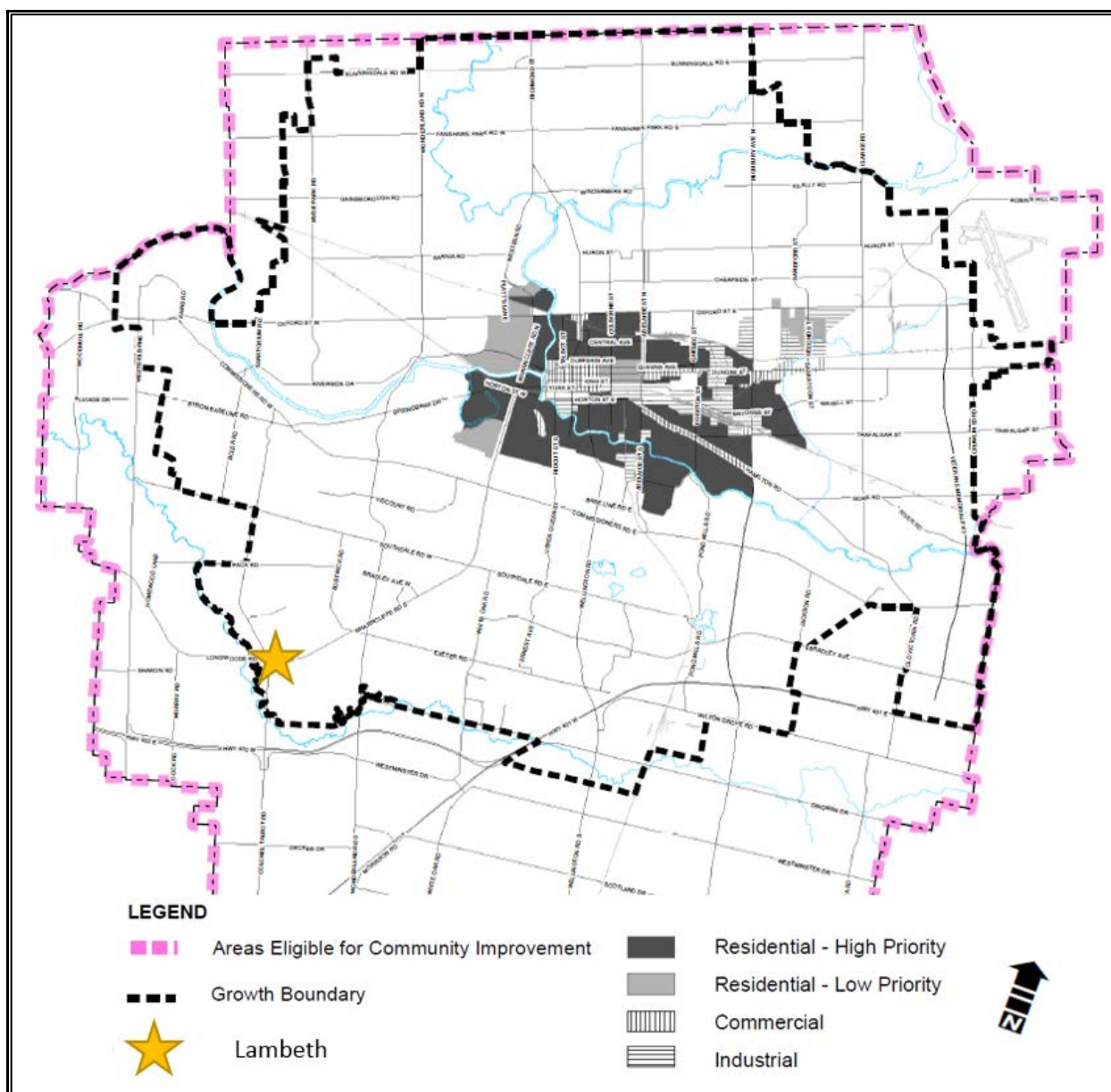


Image 1: Official Plan Figure 14-1 – Areas Eligible for Community Improvement

As illustrated by the star shown above in Image 1, Lambeth is included in the Areas eligible for Community Improvement, however it is not identified as priority area. While it is understood that residential areas shown as Low Priority, will generally be considered after the areas of High Priority, there is exception where circumstances warrant earlier consideration.

Based on the description provided in Section 14.2.2 *Designation of Community Improvement Project Areas* and the Adopted Southwest Area Secondary Plan (See Image 2), recognised under Section 20.5 of the Official Plan, staff propose both residential and commercial be eligible CIP areas.

Municipal Council may undertake various initiatives to deal with existing deficiencies and to encourage private investment activity within designated residential, commercial, and industrial CIPAs. Community improvement in established business districts such as Lambeth will address the needs of the area for both servicing improvement and projects to improve the attractiveness and functioning of the area.

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The London Plan

Approved by City Council on June 23, 2016, The London Plan sets new goals and priorities to shape the growth, preservation, and evolution of London over the next 20 years.

The London Plan contains eight key directions that give focus and a clear path to lead to the City we have collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented that serve as a foundation to the policies of the London Plan and will guide planning and development over the next 20 years. The undertaking of the Lambeth Area CIP is in keeping with these key directions, including specifically: *Plan strategically for a prosperous city; Build a mixed-use compact city; Build strong, healthy and attractive neighbourhoods for everyone; and Make wise planning decisions*

In the London Plan, all lands within the City are assigned a place type that establishes policies that regulate the development that is permitted in each of these place types. The following image shows the place types for the Lambeth Area.



Image 2: London Plan Map 1(excerpt) - Place Type

The properties fronting Colonel Talbot Road (approximately from Southland Drive to Main Street) Road Main Street (from Colonel Talbot to Campbell Street) are assigned the Main Street place type. Main Streets are some of London’s most cherished historical business areas and the focal point of the neighbourhood. Urban regeneration efforts will be directed to historic Main Streets as appropriate to sustain and enhance them.

Outside of the Main Street place type segment, the Lambeth Area is generally assigned a Neighbourhoods place type. The Neighbourhoods place type will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life.

The Lambeth Area also has significant tracks of land identified as both Green Space and Environmental Review place types. The vision for the Green Space place type is to create new green linkages throughout the city and increase our tree cover. Those lands identified as Environmental Review place type are areas that may contain natural heritage features and areas that have not been adequately assessed to determine whether they are significant and worthy of protection as part of the city’s Natural Heritage System. The Environmental Review Place Type will ensure that development which may negatively impact the value of these features does not occur until such time as the required environmental studies are completed. The Green Space policies together with our Environmental Policies will protect and conserve our natural areas and their delicate ecosystems, keep development an appropriate distance from our hazard lands, and offer a variety of parks that contribute significantly to the quality of

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life for Londoners.

Urban Regeneration policies in the Our City part of the London Plan (paragraphs 152 through 165) are about supporting sensitive growth and change within urban areas so that they are sustainable and prosperous over the long term. The London Plan contains numerous policies outlining urban regeneration efforts including encouraging the economic revitalization and enhancing the business attraction of urban main streets and promote the long-term sustainability of urban neighbourhoods throughout the built-up areas of our city, by striving to retain and enhance the viability of their built and natural assets, and their critical social and economic connections. Further, the Urban Regeneration provides policies relating to community improvement plans including how to designate a new Community Improvement Project Area.

Similar to Chapter 14 in the 1989 Official Plan, the London Plan also contains policies related to Community Improvement Plans (paragraphs 1723 to 1728) and the criteria by which City Council shall consider when identifying an area for community improvement. Community improvement plans are intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve the physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and targeted private and/or public investment to achieve the vision, key directions and policies in The London Plan. Council may also acquire, clear and dispose of land to support community improvement and economic development, or use any other methods to support community improvement or environmental, social or community economic development that is permitted by the legislation.

Southwest Area Secondary Plan (SWAP)

The Southwest Area Secondary Plan (SWAP), as amended by the Ontario Municipal Board on April 29, 2014 establishes a vision, principles and policies for the development of the Southwest Planning Area as a vibrant community in the city which incorporates a significant gateway into the city, elements of mixed-use development, an increased range and density of residential built form, sustainability, preservation of significant cultural heritage resources, walkability and high quality urban design.

This Plan provides a greater level of detail than the general policies in the City Official Plan. SWAP is organized around identified Neighbourhoods among which are the Lambeth Neighbourhood and Lambeth Village Core Neighbourhood which are believed to be tied directly to the Lambeth CIP Study Area and Terms of Reference.

The properties fronting Colonel Talbot Road (approximately from Southland Drive to north of Main Street) and those along Main Street (from Colonel Talbot to north Campbell Street) are within the Main Street designation in the secondary plan. There is however a distinction between Main Street Lambeth North, which is the majority of the Main Street designation and Main Street Lambeth South which runs from north of Sunray Avenue to south of Southland Drive along Colonel Talbot. The intent of both designations is similar in that they provide for residential and non-residential uses. The difference being that the Main Street Lambeth South designation recognizes that these are typically smaller in scale and not in mixed-use building format. The Main Street Lambeth north designation however seeks to continue the existing “mainstreet” development pattern, which encourages mixed- use buildings to achieve a street-oriented building form that supports the Village Core Neighbourhood.

Apart from the previously described lands fronting Colonel Talbot, there is an area on the west of the interstation of Main Street and Colonel Talbot Road which are Medium Density residential designation. This designation is bound by Dingman Cree to the west and also have frontage on Longwoods Road.

The majority of the lands which relate to the study area of the Lambeth CIP are within a Low Density Residential designation. There are also significant areas within the Open Space and Environmental Review designation.

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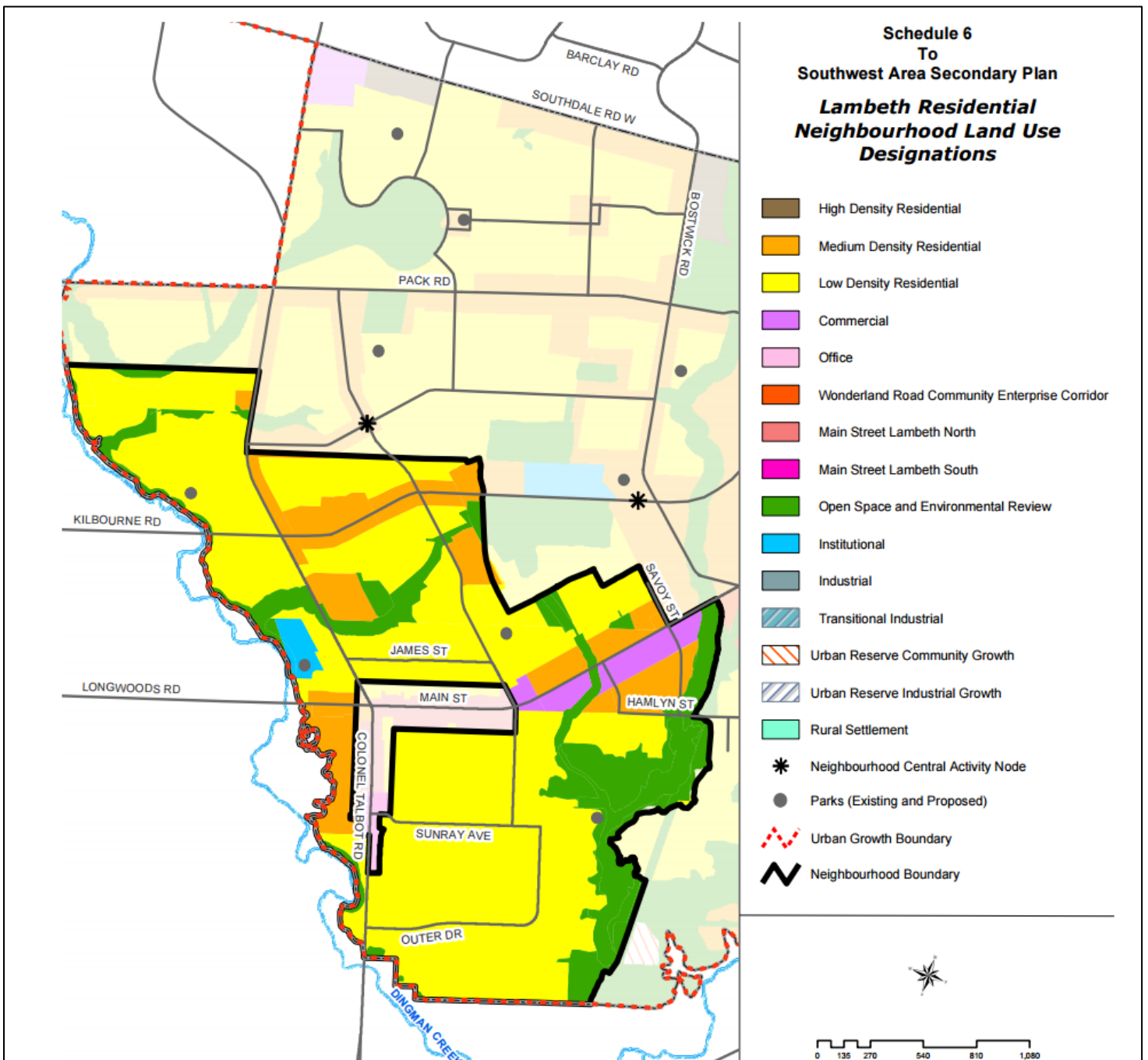


Image 3: Southwest Area Secondary Plan
- Lambeth Residential Neighbourhood Land Use Designations

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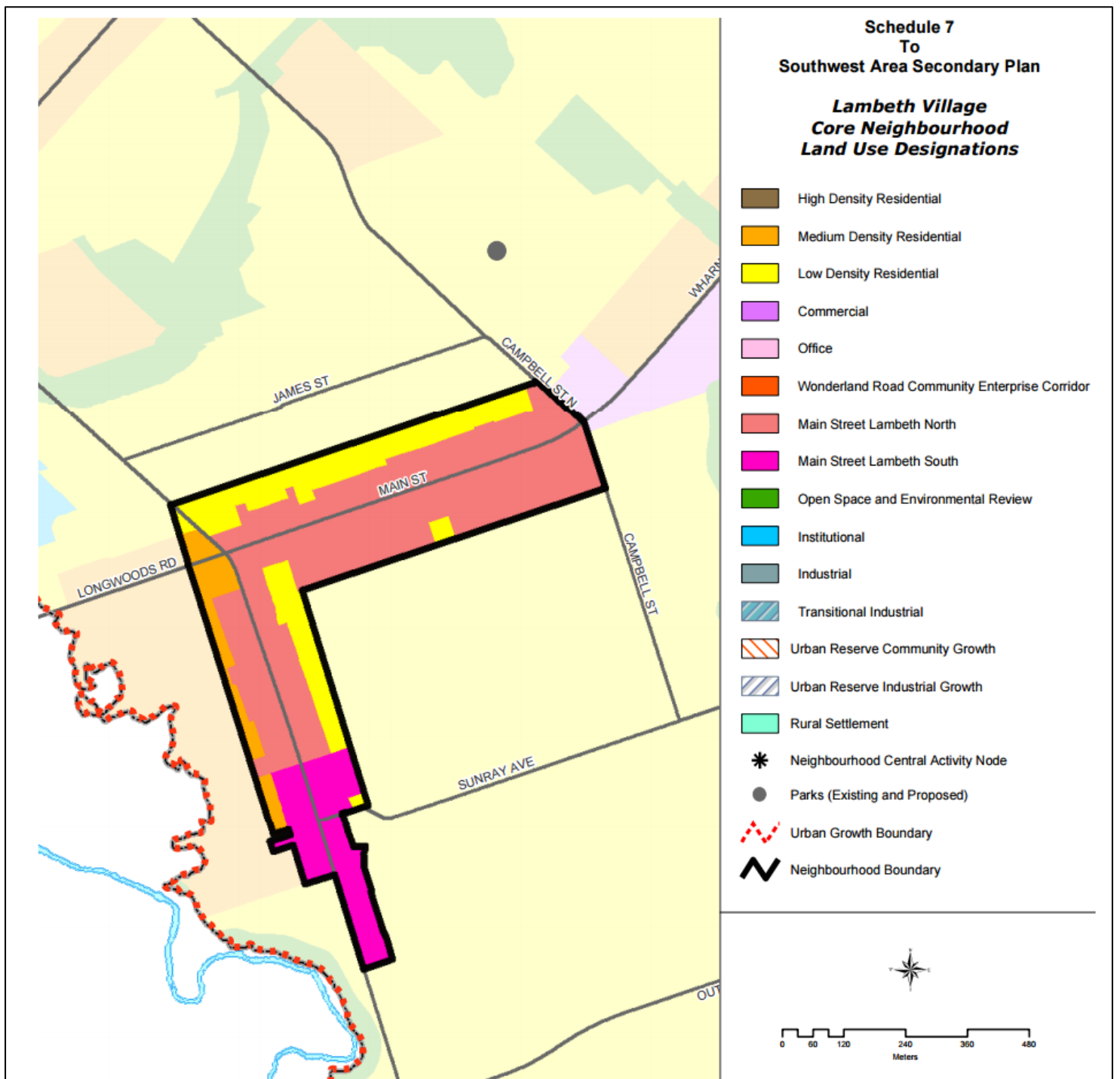


Image 4: Southwest Area Secondary Plan
- Lambeth Village Core Neighbourhood Land Use Designations

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INITIAL THOUGHTS FOR STUDY AREA

The study area for the Lambeth CIP brought to the first community meeting in July 2016 was generally described as: lands east of Dingman Creek between Highway 402 to the south and the Community Centre Fields to the north; lands fronting along Colonel Talbot Road to the east, and those lands fronting Main Street and those fronting Wharnccliffe Road until Bostwick Road, as shown in the hatched area below:

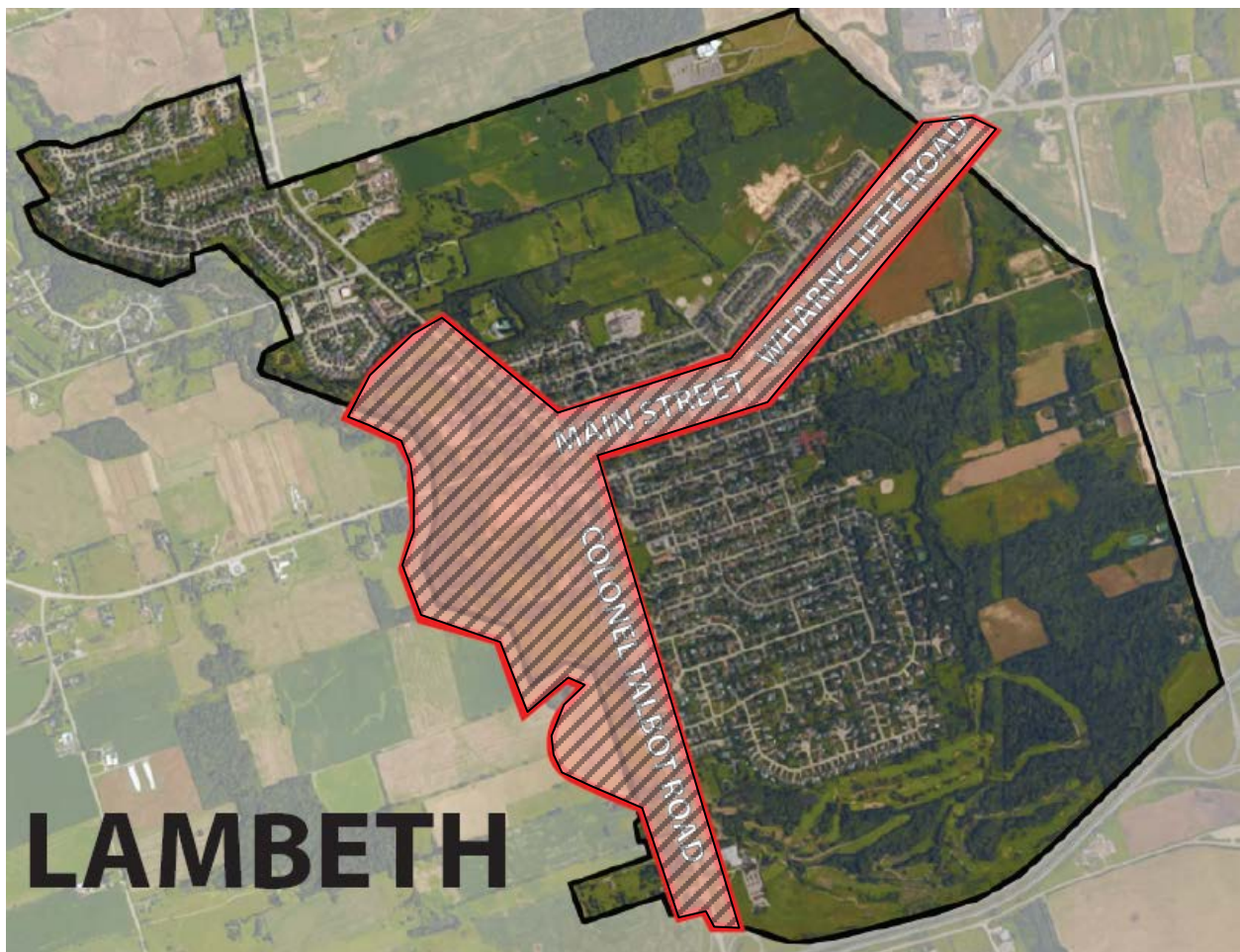


Image 3: “Initial Thought” for Lambeth CIP Study Area, shown in red

This study area was chosen for the following reasons:

- The Dingman Creek and Highway 402 were viewed as existing boundaries that separate Lambeth from the Sharon Creek Planning District to the west and the Tempo Planning District to the south;
- Main Street, Wharnccliffe Road and Colonel Talbot Road were chosen as they are existing built up and established mixed use areas. Further, the Southwest Area Plan identifies the Lambeth Village Core Neighbourhood with lands use designations for Main Street Commercial along both Main Street and Colonel Talbot Road ;
- The Main Street place types identified along segments of both Colonel Talbot Road and Main Street as identified in the London Plan
- The Lambeth Neighbourhood Profile and Lambeth Planning District use Bostwick Road as a boundary
- At the first community meeting, it became apparent that west boundary was widely accepted, however there were a range of opinions to the extent of the southern, eastern and northern limits of the study area. The most common description being those existing residential lands adjacent to the golf course, running north along the tree line to Hamlyn

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Street, along Hamlyn Street to Wonderland Road and then to Bostwick. The proposed Lambeth CIP Study Area reflects this and is attached as Appendix 'A' and shown below for reference:

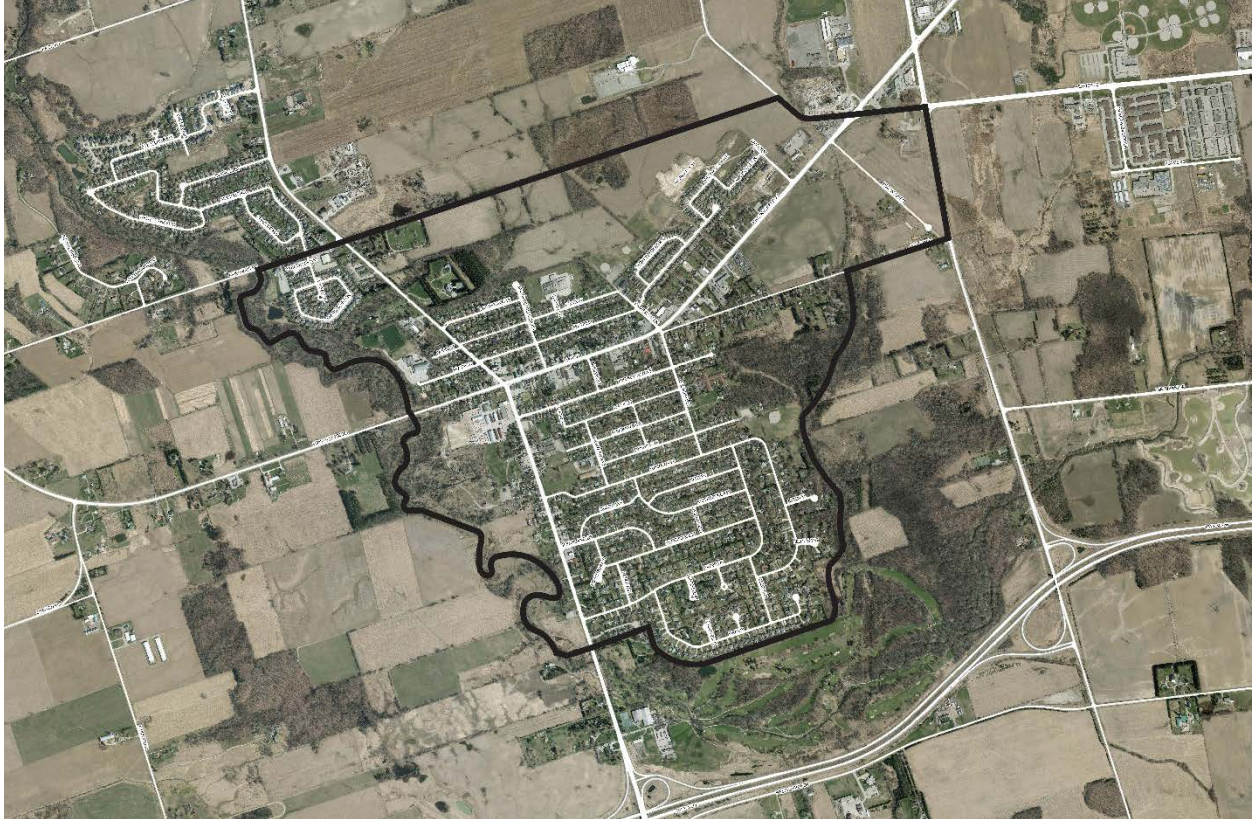


Image 4: Proposed Lambeth CIP Study Area, shown in black

It should be made clear that inclusion of any properties within the proposed Lambeth Study Area may not be included in the final Lambeth Community Improvement Project Area. Once the Lambeth CIPA is defined at the end of the planning process, the programs and initiatives in the Lambeth CIP will only apply to the properties included in the CIPA, or sub-set of the properties.

PUBLIC ENGAGEMENT TO DATE

Provincial Consultation (MAH)

Prior to initiation the Lambeth CIP project planning staff contacted the Ministry of Municipal Affairs and Housing to advise of the City's work program. Email and telephone messages were provided between May 11, 2016 and May 17, 2016.

Community Meeting

On July 7, 2016, the first community meeting for the Lambeth CIP was held at the Lambeth Community Centre. The meeting was attended by approximately 60 members of the public. Those in attendance were asked to provide feedback on the following:

- Where do you think the CIPA for Lambeth should be?
- What is great or is a strength in the Lambeth area?
- What needs improvement or is a weakness in the Lambeth area?
- In one word, describe your Lambeth

The participants were also asked to undertake a neighbourhood mapping exercise whereby the significant areas of the neighbourhood, for positive and negative reasons, were identified and mapped, as well as the strengths, weaknesses, opportunities and threats in the neighbourhood.

Finally, the participants were asked to map the paths, edges, districts, nodes, and landmarks in

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the neighbourhood.

The information gathered from this public meeting informs City staff of what needs improvement in the neighbourhood, but also what is great about the neighbourhood and how those great things can be built on and expanded.

A detailed summary of the meeting is available in Appendix ‘C’ to the report.

Project “Pulse Team” Meeting

As part of the project City staff have been working with a group of representatives from the Lambeth community who act as liaisons. Planning staff meet with, provide updates to and/or seek direction from this project “pulse team”. Staff are also requesting this group bring updates to the community through meetings held at various local clubs or organizations.

Staff reviewed the results of the first public meeting and created the proposed Lambeth CIP Study Area which was emailed to the Pulse Team for comments and review.

Community Improvement Plan Timeline

The proposed timeline for the community meetings and milestones to complete the Lambeth Community Improvement Plan are below:

July 2016	Community Meeting #1	Starting the CIP Process
August 2016	PEC Report	CIP Study Area, and Terms of Reference
September 2016	Community Meeting #2	Update on Plan Preparation Confirmation of Vision Confirmation of gap analysis Begin discussion on strategy and initiatives
December 2016	Finalize Draft CIP	Staff work with Pulse Team
December 2016	Community Meeting #3	Share and discuss draft CIP
March/April 2017	Final CIP to PEC	Statutory Public Participation Meeting
March/April 2017	Council adopts CIP	Changes to OP will have appeal period
May 2017	Implement the CIP	May be tied to municipal budget

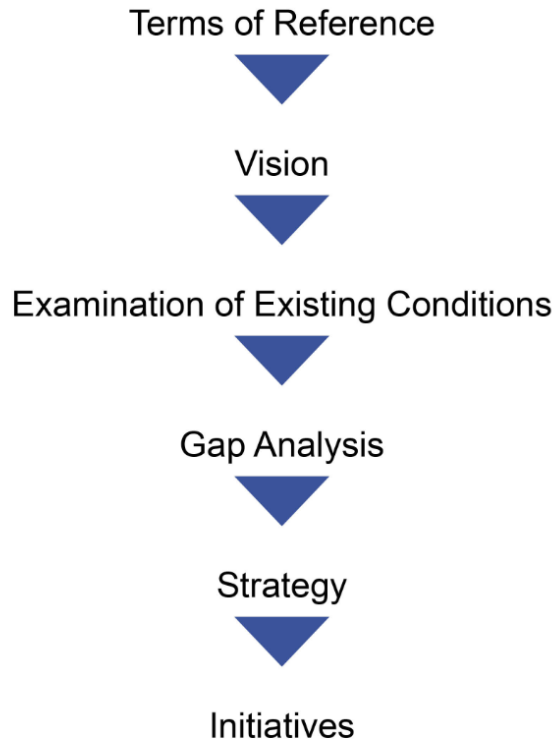
TERMS OF REFERENCE: LAMBETH ROAD AREA COMMUNITY IMPROVEMENT PLAN

A Terms of Reference for the Lambeth Community Improvement Plan project has been developed to describe the purpose and structure of the project including the work plan and deliverables.

The work plan for the project includes:

- Developing a Terms of Reference;
- Developing a vision with the community for the CIP;
- An examination of the existing conditions including a physical inventory of the Study Area and reviewing existing regulations;
- A gap analysis to determine the gaps between the vision and the existing conditions;
- Developing strategies to fill the gaps;
- Developing initiatives to be included in the final CIP that will implement the strategies and guide community improvement in the Hamilton Road area.

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The Terms of Reference are attached in Appendix 'A'

CONCLUSION

Staff received direction from Municipal Council to proceed with a Lambeth Area Community Improvement Plan. The process officially began with the first community meeting on July 7, 2016. An in-depth discussion with the participants indicated that the chosen Study Area for the CIP needed to include the Dingman Creek, and extending along Colonel Talbot Road, as well as Main Street /Wharncliffe Road.

Based on feedback from the community meeting and after reviewing Official Plan policies on community improvement, Staff are seeking Municipal Council approval for the Lambeth Area Community Improvement Plan Study Area. It is noted that the Lambeth Study Area through the CIP process will become a Community Improvement Project Area that could either be the same size or smaller than the Study Area. The Community Improvement Project Area adopted at the end of the CIP planning process sets the geographical limits for the Community Improvement Plan.

Also, a Terms of Reference for the Lambeth Area Community Improvement Plan was developed for Municipal Council approval. The Terms of Reference describes the purpose and structure of the project including the work plan and deliverables.

Agenda Item # Page #

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PREPARED BY:	SUBMITTED BY:
AMANDA-BREA WATSON, MCIP, RPP URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

July 26, 2016
ABW
"Attach"

Y:\Shared\policy\URBAN REGENERATION\Projects\Lambeth CIP\PEC Report - Lambeth CIP Project Area

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Appendix "A"

Terms of Reference – Lambeth Community Improvement Plan

1. Project Overview

Introduction

The desire to undertake a Community Improvement Plan in the Lambeth area arose as a direction from Municipal Council in response to a request from Ward 9 Councillor Anna Hopkins and the Lambeth Community Association President Geoff Faul.

At its session held on February 24, 2015, Municipal Council resolved:

That, the communications from Councillor A. Hopkins and G. Faul, President, Lambeth Community Association, with respect to the request for a Community Improvement Plan for the Lambeth area, BE REFERRED to the Civic Administration for incorporation into the Planning Departments Work Plan, the South West Area Plan and 2015 Budget and to report back at a future Planning and Environment Committee meeting...(2015-D19)

Planning Staff is initiating a study to create a Community Improvement Plan for the Lambeth area, which will provide the basis for, where necessary: Official Plan amendments, Zoning By-law amendments, urban design guidelines, the introduction of grants and loans, and other community improvement initiatives available to municipalities under Section 28 of the Planning Act

Purpose

This study will result in the development of a Lambeth Area Community Improvement Plan that identifies opportunities to facilitate public and private sector investment in the neighbourhood.

Objectives

- Promote the long term stability and viability of designated "Community Improvement Project Areas"
- Encourage the co-ordination of municipal expenditures and planning and development activity within designated "Community Improvement Project Areas".
- Stimulate private property maintenance and reinvestment activity.
- Enhance the visual quality of designated "Community Improvement Project Areas" through the recognition and protection of heritage buildings.
- Upgrade physical services and social and recreational facilities in designated "Community Improvement Project Areas"
- Support the implementation of measures that will assist in achieving sustainable development and sustainable living
- Support the retention of heritage properties or areas.

Study Area

The Study Area chosen is generally described as: following Dingman Creek south from Hamlyn Street and north to Kilbourne Road, continues east along Kilbourne Road then from the intersection of Kilbourne Road and Colonel Talbot Road directly to the intersection of Exeter Road and Wharncliffe Road South and then continues along Exeter Road to Wonderland Road South then south along Wonderland Road South to Hamlyn Street then westerly on Hamlyn Street to Dingman Creek.

A final Community Improvement Project Area will be set that defines the geographical limits of the Community Improvement Plan.

2. Planning Context

1989 Official Plan Policies

The Official Plan (1989) includes policies to guide the development of Community Improvement Plans for lands within the City as deemed eligible by Chapter 14. Consistent with these policies, the City may use Community Improvement Plans to give municipalities a planning mechanism, and access to, a variety of provincial cost-sharing programs, to address deficiencies within designated areas in a coordinated and comprehensive fashion, and to encourage private investment activity in these areas.

Chapter 14 of the Official Plan outlines the community improvement objectives for the City. Several community improvement objectives in the Official Plan relate to the Lambeth area including:

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- Stimulate private property maintenance and reinvestment activity;
- Enhance the visual quality of designated “Community Improvement Project Areas” through the recognition and protection of heritage buildings;
- Upgrade physical services and social and recreational facilities in designated “Community Improvement Project Areas”.

The Official Plan also includes the land use designations that guide the short-term and long-term physical development of land. The Official Plan designation for this area is based on the exiting land use patters. Beyond Main Street and Colonel Talbot Road which have a Main Street Commercial Corridor designation, the Lambeth Area is primarily Low/Medium Density Residential with significant pockets of Environmental Review and Open Space designations close to water courses.

The London Plan

Approved by Municipal Council in 2016, The London Plan sets new goals and priorities to shape the growth, preservation, and evolution of London over the next 20 years

Community improvement plans are intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve the physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and targeted private and/or public investment to achieve the vision, key directions and policies in *The London Plan*. Council may also acquire, clear and dispose of land to support community improvement and economic development, or use any other methods to support community improvement or environmental, social or community economic development that is permitted by the legislation.

Paragraph 1727 outlines the objectives community improvement is intended to meet. Several of these objectives relate to the Lambeth area including:

- Maintain and improve the public realm, including such things as streets, sidewalks, street lights, street trees, pathways, parks, open spaces, and public buildings;
- Maintain and improve municipal services including such things as the water distribution system, the sanitary and storm sewer systems, mobility network, transit services, and neighbourhood services;
- Stimulate private sector property maintenance, repair, rehabilitation, redevelopment and other forms of private sector investment and reinvestment activity;
- Maintain and improve the physical and aesthetic amenities of streetscapes in both the public and private realms;
- Encourage the conservation, restoration, adaptive re-use and improvement of cultural heritage resources;
- Foster the revitalization and continued improvement of the Downtown and other existing commercial districts including but not limited to the Old East Village, the SoHo Area, and other established business districts;
- Upgrade social and recreational facilities and support the creation of affordable housing;
- Facilitate and promote community economic development.

In the London Plan, all lands within the City are assigned a place type that establishes policies that regulate the development that is permitted in each of these place types.

The properties fronting Colonel Talbot Road (approximately from Southland Drive to Main Street) Road Main Street (from Colonel Talbot to Campbell Street) are assigned the Main Street place type. Main Streets are some of London’s most cherished historical business areas and the focal point of the neighbourhood. Urban regeneration efforts will be directed to historic Main Streets as appropriate to sustain and enhance them.

Outside of the Main Street place type segment, the Lambeth Area is generally assigned a Neighbourhoods place type. The Neighbourhoods place type will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life.

The Lambeth Area also has significant tracks of land identified as both Green Space and Environmental Review place types. The vision for the Green Space place type is to create new green linkages throughout the city and increase our tree cover. Those lands identified as Environmental Review place type are areas that may contain natural heritage features and areas that have not been adequately assessed to determine whether they are significant and

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Zoning Provisions

Lambeth has a mix of zoning designations that reflects its range of existing and permitted uses including:

- Arterial Commercial;
- Business District Commercial
- Low density Residential;
- Medium density Residential;
- Neighbourhood Facility;
- Community Facility;
- Urban Reserve
- Open Space
- Environmental
- Review

Other Implementation Tools & Considerations

The City of London has adopted the Southwest Area Secondary Plan on April 29, 2014 (As amended by OMB PL130020). This plan established a vision, principles and policies for the development of the Southwest Planning Area. This Plan provides a greater level of detail than the general policies in the City Official Plan and serves as a basis for the review of planning applications which will be used in conjunction with the other policies of the Official Plan. While this Plan contains cross-references to other parts of the Plan for convenience purposes, the Plan is to be read and applied in its entirety.

This City of London is also in the process of undertaking two projects: *the Main Street Infrastructure Renewal Project, and the Dingman Creek Environmental Assessment* which are connected to the Lambeth CIP project by means of both geography and time. City staff managing each of the these 3 projects will be sharing information and coordinating responses received from the public.

3. Consultation

Community involvement will be sought through the CIP planning process to assist Planning Staff in making informed decisions and recommendations. Through this participation, local residents, landowners, and business owners can take responsibility for and have ‘ownership’ of the final Community Improvement Plan. To date, Planning staff have met with the community once to gather information and shape the study area for the CIP. Staff will continue to engage the community and identified stakeholders to help conceptualize the study. As Planning Services continues to carry out public participation and communication, the following objectives will be met:

1. Provide information to the public regarding the progress and outcomes of the study;
2. Meet with the community on an ongoing basis to provide opportunity for input;
3. Create opportunities for identified stakeholders and agencies to participate throughout the study;
4. Make use of a variety of media resources – including the City’s website – to provide information on progress and meeting outcomes.

Groups identified as stakeholders and/or interested parties include, but are not limited to:

- Area residents;
- Businesses and land owners;
- Lambeth Community Association;
- Community service clubs such as the Rotary, Lions and Optimist Clubs;
- London Economic Development Corporation;
- London Chamber of Commerce;
- London Advisory Committee on Heritage.

4. Project Management and Project “Pulse Team”

Project Management

The Lambeth Community Improvement Plan will be a City-led process and Staff from Planning Services with assistance of Staff from other municipal areas including, but not limited to Development Services, Neighbourhood, Children & Fire Services, Finance, and Environmental & Engineering Services will be responsible for the preparation of the CIP.

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Project “Pulse Team”

In order to keep local residents, landowners, and business owners apprised of the project and more importantly, to ensure the final Community Improvement Plan reflects the views and opinions of the Lambeth community, Planning Staff suggested there be a Project “Pulse Team”. This team would allow a group of representatives from the community be a point of contact between the Planning Staff and the Lambeth Community throughout the entire CIP Project (from approximately July 2016 to April 2017).

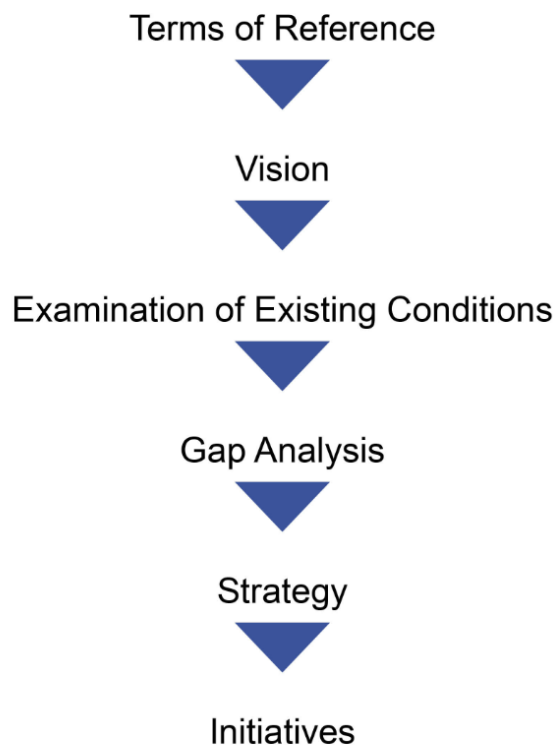
The City is expecting to have a number of meetings in Lambeth throughout the project where we can share information with the Community. However, the frequency of these meetings may not be enough for efficient decision making and maintaining the project timeline.

A Project “Pulse Team” allows Planning staff to meet with, provide updates to and or seek direction from a community team focused on this project. Staff are also requesting “pulse team” members act as liaisons and bring project updates to the community through meetings held by various local clubs or organizations.

The team is intended to be composed of 4-6 individuals who represent different perspectives of Lambeth and who may also have different connections within the community, such as:

- Local business owners
- Interest groups (if there are any that stand out)
- Different demographics (ages/life styles)
- Long standing members of the community
- New members to the community

5. Work Plan and Deliverables



Terms of Reference

A Terms of Reference for the Lambeth Area Community Improvement Plan project has been developed to describe the purpose and structure of the project including the work plan and deliverables.

Vision

Through the CIP process, a vision for the Lambeth Area CIP will be developed with the community. The vision will provide long-term guidance for all CIP related decisions, as well as identify how the Lambeth community wants their neighbourhood to look, feel, and function. The vision will be in keeping with the London Plan and other broader city-initiatives.

Examination of Existing Conditions

Evaluation of current conditions includes, but is not limited to:

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A physical inventory to gather:

- Land areas, existing building conditions and uses and vacancies along Colonel Talbot, Main Street;
- Heritage resources;
- Transportation infrastructure including public and private roads, railways, parking, sidewalks, public transit, traffic flow, and informal linkages;
- Major municipal services (water, sewer, storm) in terms of quality and capacity;
- Public and private open space, parks and landscaped areas;
- Potential Brownfield sites.

Review and evaluation of existing regulations:

- Provincial Policy Statement;
- Official Plan policies;
- London Plan policies;
- Zoning By-law regulations;
- Transportation Master Plans.

Review of Statistics Canada and related data.

Review of existing London CIPs and a review of best practices in other municipal CIPs.

Gap Analysis

A gap analysis will be completed during the CIP process. After identifying the existing conditions and community improvement needs, the desired CIP outcomes will be determined. Next, the gap between the existing condition and the desired outcome will be determined in order to develop the strategies to fill the gap to produce the desired outcome of the Lambeth Area CIP.

Through community meetings, Staff will work with the local community to identify the strengths, weaknesses, opportunities and threats in the Study Area, as well as identifying what needs community improvement and what can be improved through the a CIP. The community improvement needs will be grouped into four categories: Social, Economic, Environmental, and Other.

At the first community meeting in July, the community provided preliminary feedback on their community improvement needs for Lambeth. The items below have yet to be considered by Staff.

Social

A recreational space and programing is needed;

Economic

Retail along Main Street, retention and new business
 More parking for local businesses is needed;
 Support from the City for local businesses is needed.

Environmental

More heritage designations and protection needed;
 Residents feel it is unsafe walking in certain areas, especially given there are no sidewalks an lack of lighting;
 Very car dependent to the point that snow plows clear roads and block sidewalks, no crosswalks and hard to be a pedestrian
 Separation of a bike trail system that is away from roads
 Digman Creek, Stormwater overflow and odours
 More public parking
 Better bus stops with benches
 Dog park, more parks and benches

Other

Improvement to London Transit Commission bus routes, in particular, better hours of service

Strategy

Once the gap analysis is finished, the strategies to fill the gaps will be produced. Strategies could include, for example, new policy initiatives, financial incentive programs and zoning or Official Plan amendments. Any strategy developed will be in keeping with the London Plan and other broader city-initiatives.

Initiatives

The development of strategies will lead to the finalized Community Improvement Plan. The CIP

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will contain numerous initiatives to implement the strategies and guide community improvement in the Lambeth Area.

Deliverables

The Community Improvement Plan process shall include the following elements:

- A final recommendation report presented to Municipal Council through Planning and Environment Community that includes a recommended Community Improvement Plan for the Lambeth Area;
- Proposed text and schedule amendments to the Official Plan required as a consequence of the recommended Lambeth Area Community Improvement Plan;
- Summary of consultation events and input received during the preparation of the Community Improvement Plan.

6. Timeline

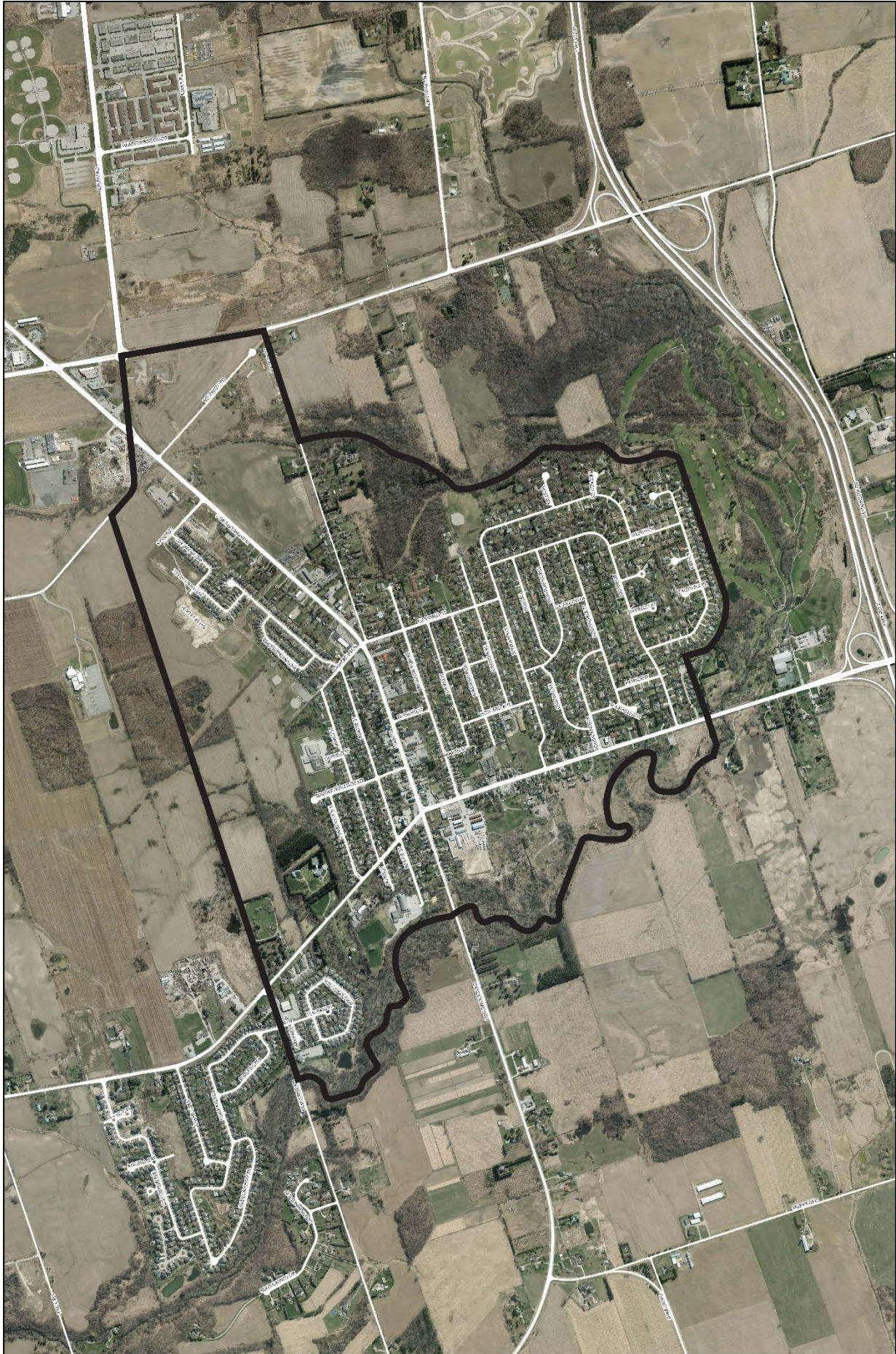
The proposed timeline for the community meetings and milestones to complete the Lambeth Community Improvement Plan are shown below:

July 2016	Community Meeting #1	Starting the CIP Process
August 2016	PEC Report	CIP Study Area, and Terms of Reference
September 2016	Community Meeting #2	Update on Plan Preparation Confirmation of Vision Confirmation of gap analysis Begin discussion on strategy and initiatives
December 2016	Finalize Draft CIP	Staff work with Pulse Team
December 2016	Community Meeting #3	Share and discuss draft CIP
March/April 2017	Final CIP to PEC	Statutory Public Participation Meeting
March/April 2017	Council adopts CIP	Changes to OP will have appeal period
May 2017	Implement the CIP	May be tied to municipal budget

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Appendix B
Lambeth Community Improvement Plan Proposed Study Area



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Appendix "C"

**Lambeth Area Community Improvement Plan Launch
Community Meeting #1 Summary**

Held Thursday, July 7, 2016 from 7:00pm to 9:00 pm

Lambeth Community Centre – Gymnasium, 7112 Beattie Street West

1. Project Summary

The City of London is starting the process to create a Community Improvement Plan (CIP) for Lambeth. Community improvement planning activities are shaped by local needs, priorities and circumstances.

A community improvement approach is a flexible, comprehensive, coordinated and strategic framework for dealing with lands and buildings, which can address many physical, social, economic or environmental matters.

Through community improvement plans, municipalities can:

- focus public attention on local priorities and municipal initiatives
- target areas in transition or in need of repair, rehabilitation and redevelopment
- facilitate and encourage community change in a coordinated manner
- stimulate private sector investment through municipal incentive-based programs.

2. Public Community Meeting

This meeting served as the kick-off to start the Lambeth Community Improvement Plan. The purpose of this meeting was to provide an opportunity for City staff to share project information with the local community, and to work with the community to identify strengths, community needs, improvements, and their vision for the Lambeth Area. The goals of this meeting included: Defining the Lambeth Project Area for CIP Study Area, Developing the Term of Reference for the CIP Project, and setting up a “Pulse Team” for the Lambeth CIP Project.

3. Meeting Notices

- Notice of the Meeting was published in the Londoner on June 23, 2016 and posted on the City of London’s website.
- Flyers were created by the City of London and distributed by the Lambeth Community Association both in person and by email to residents and business owners
- Ward 9 Informational Postcards were hand delivered throughout the Community by Councillor Anna Hopkins

4. Information Presented at the Meeting

- i. Welcome & Introduction
Councillor Anna Hopkins, as meeting host welcomed all attendees and provided an overview of the purpose of the meeting.
- ii. Power Point Presentation
Jim Yanchula, Manager of Urban Regeneration & Amanda-Brea Watson, Planner II with the City of London gave a presentation which included an overview of: the Project Journey, explanation of what Community Improvement is, how this projects relates to the Southwest Area Plan, what a Community Improvement Plan entails, as well as the other City projects being undertaken in the Lambeth Area.
- iii. Workshop
City staff facilitated a workshop which allowed participants to provide input on the following: Determining the Project Area for CIP, Identifying Strengths, Identifying Weaknesses, Describing Lambeth and a Mental Mapping Exercise. The participants arranged themselves around 6 tables with worksheets. There was a City staff member at each table to facilitate conversation. Information has been collected through these groups in an effort to identify common themes of discussion.

5. Meeting Attendance

Not including City staff there were a total of 59 people who attended the meeting and participated in the workshop activities.

No languages other than English were identified as being commonly used by participants.

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Based on visual observations it was noted that a vast majority of participants appeared to be Baby Boomers 55+ (although it was difficult to distinguish between front-end boomers from the younger generational cohort).

The participants identified themselves as:

Lambeth Resident	Non Lambeth Resident	Business Owner	Lambeth Business Owner & Resident	Community Group	Not-for Profit
32	1	3	3	1	2

6. Feedback Received

Question 1:

Where do you think the Community Improvement Project Area for Lambeth should be?	
1	Colonel Talbot north and south of Main Street, east to Wharncliffe, and west to Dingman Creek
2	Colonel Talbot north of Main St and south of Main St to Outer Drive
3	Dingman Creek north to Colonel Talbot (extend boundary north on Colonel Talbot)
4	Main Street and subdivisions to the south and north of it
5	Dingman Creek to Kilbourne Road, east across Colonel Talbot to Wharncliffe and Exeter Road
6	Sundivision north of Main St, includes portions of Wharncliffe and Hamlyn to the east, south to Monterey. Boundary ends north on Colonel Talbot at Lambeth Walk

Question 2:

What is great or is a strength in the Lambeth area?			
Social	Economic	Environmental	Other
Sense of Community (x4)	Supporting Small businesses (x2)	Waterpark	Let's try to help small business, it's a struggle
Service/Social Clubs (x2)	Big-box retail (Lowe's, Foodland, Subway) (x2)	Dingman Creek (potential improvements - greenspace opportunity for a walkable green area like Springbank Park) (x4)	
Small town feel	Banks (RBC, Credit Union)	Close to Highways/London (401-402) (x2)	
Religious Observance (Churches) (x4)	We like Main Street As is	Clean	
Community Activities (Lawn Bowling) (x2)	Variety of retailers/services	Small town culture	
Community Centre, Library, Arena, Splashpad (x4)	Canada Post/Service Ontario	Access to farming	
New Fire Hall	Good access to highway	Connection to city	
Harvestfest (x3)	Dentists	Greenbelt	
Quiet Village	"Self-sufficient" - Lambeth has a wide range of services that Lambeth citizens depend on without having to leave the community (butcher, baker, hair dresser)	Calm and away from the city, but still nearby if you want to go into town	
Schools (x2)	"We have everything"	Parks	
Sports Programs (Soccer, Hockey) (x3)	Interconnection between rural/urban economy and society	Very safe at Lambeth, even at night	
Character, Unique Community	Library	No highrises in the village	
Horticultural Society	Community Gathering Places	Walkable pathways around the village	
Good mix of young and old	Arena	Septic system	
Friendly people	Parks	LED lighting	
Great place to raise kids	Service Clubs		
Safe Community			
Christmas lights on Main St			
Seniors Housing			

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Question 3

What needs improvement or is a weakness in the Lambeth area?			
Social	Economic	Environmental	Other
Bus too indirect - Westmount Mall (ends at 6pm)	Retail lacking on Main street	Only 2 soccer fields	More communication between city and community
Maintain Heritage/Culture/Image	Keeping small business (attracting more) -> keep it inviting to other Londoners	Need for a skate park	
Not culturally diverse	Community branding needs improvement to draw people to Main St	Bicycle connection to TVP and other networked trails	
Arts and Culture lacking (x2)	Encourage business development to expand to be more like Wortley Village (cafes, boutiques, art gallery on Main St)	Sidewalks on Main Street	
More schools (Lambeth P. School overcrowded) (x2)	Foot Traffic	Traffic needs calming (x2)	
More sports infrastructure (eg. Bowling)	Connectivity/Transportation infrastructure/accessibility	SWM to be functional as park design ecosystem (Path)	
More community involvement in what keeps Lambeth unique - "people improvement plan"	Bus stop shelters with lighting	Improve school zone parking, traffic	
No indoor soccer facility	Poor bus service (x2)	Main and Colonel Talbot intersection is dangerous (x2)	
Teenage programs - no skateparks or activities for older children (x2)	Don't move the Fire Hall	Lacking parking (x2)	
Medical facility	RBC landlocked - losing it?	Not pedestrian-friendly (Crosswalks, sidewalks) (x4)	
Age in Place - seniors buildings/social clubs	No support from the city for small business	Potential Community Park with benches	
Community church service at Harvestfest	Ample parking for businesses may be lost during redevelopment	More activities for children	
Affordable places to hold community events	No sewers, small businesses couldn't open without	More biking/walk trails (x2)	
Parks are not for young children (1-3)- they are built for 6+ years (Duffield school by the church - Centennial Park	poor bus service, ends at 6pm on weekends - no buses around to get to work in the early morning	Main/Campbell/Hamlyn is dangerous	
Boutiques	Not enough affordable houses for young families	Power lines above ground	
Speeders		Traffic flow too fast (speeders) (x2)	
Too much traffic		No tennis courts	
City support for social clubs		Heritage homes	
No bike lanes/sidewalks - not accessible for the elderly or with disabilities		Crosswalk @ Beattie St across Colonel Talbot needed	
		Sidewalks on Colonel Talbot from James St to Southdale to North St	
		Cycle lane on Colonel Talbot	
		Not needed- Centre Blvd on Main St (double hwy #2 and #4)	
		Fix two main intersections of Main St - Campbell and Colonel Talbot	
		Not able to be independent or get by without a car	
		Stormwater overflow	
		Can smell sewage coming from river	
		No dog parks	
		Snow plows create a hazard for people to cross the street	
		Less plows on the road, more on the sidewalks	

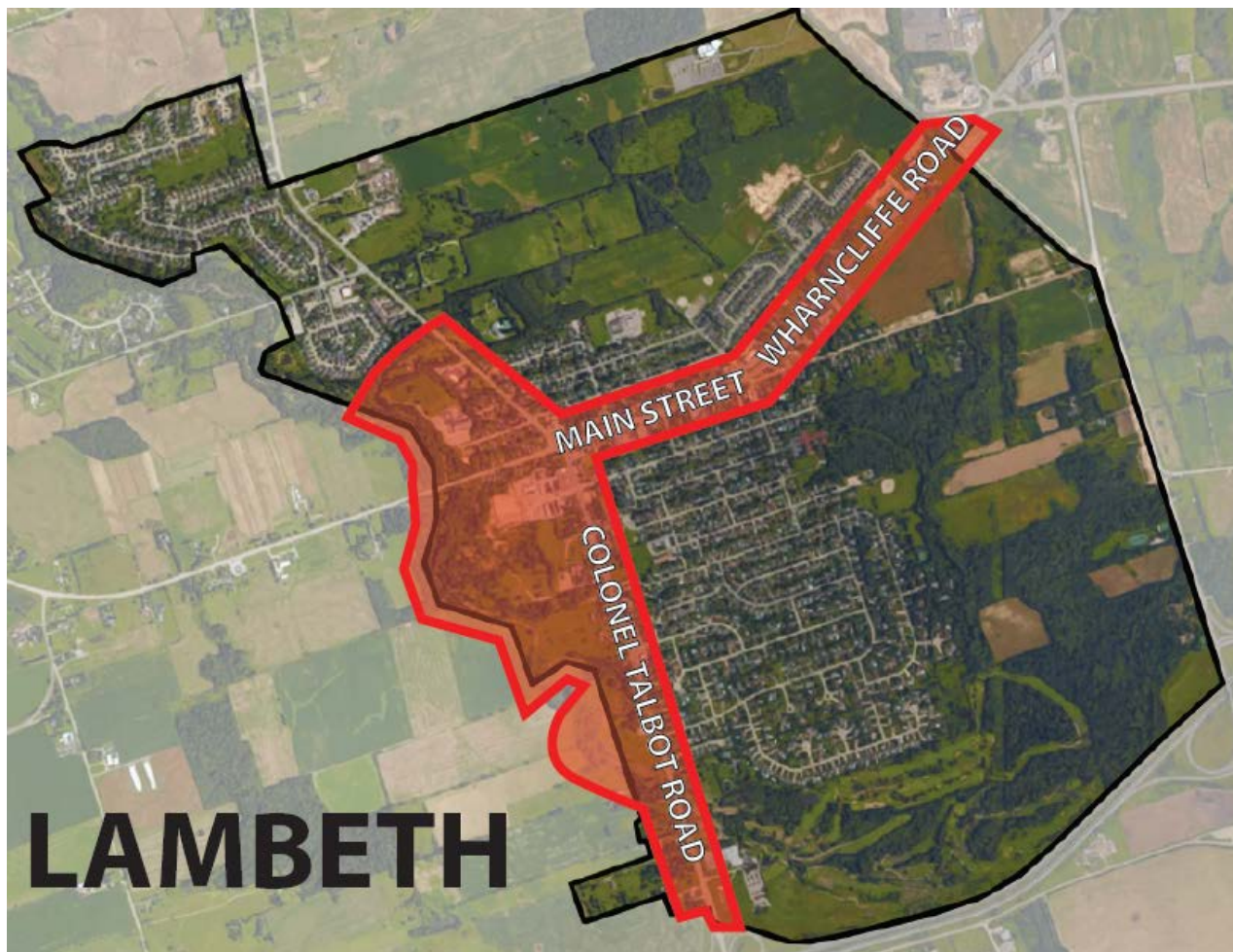
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Question 4

In one word, describe your Lambeth?		
Safe (x3)	Lovely (x4)	Friendly (x5)
Sport town	Home (x5)	Village (x2)
Secure	Rural	Community (x5)
Special	Agricultural	Divided (generations)
HarvestFest	Unique (x2)	Family-oriented (x2)
Historic (x3)	Quaint	Welcoming
Location-access (x2)	Multigenerational	Convenient
Comfort	Clean	Bus-less
Senior-friendly	Heritage	Child-friendly
Potential (x2)	Intergenerational	Contained
Green	Accessibility	Trees
Picturesque	Walkable	Neglected
Family	Longevity	Lost
Changing	ZZZ	Hockey
Soccer	Lions Club	Calm
Stubborn	Rotary	Lawn bowling
Optimists	Horticultural	Self-supporting
Separate	Complete	Vibrant
Culture	Traditional	Encompassing
Social	Diversified	

7. Conclusion

The initial thought for the Lambeth CIP Study Area and discussed at the meeting is shown in red below:



It quickly became apparent that west boundary was widely accepted, however there were a range of opinions to the extent of the southern, eastern and northern limits of the study area.

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Meeting Outcomes:

- i. Defining the Lambeth Project Area for CIP
Staff will review the information gathered at the public meeting and based on common trends make recommend the Lambeth CIP Study Area. Specifically, group maps will be compared in an effort to capture an area supported by most participants. The proposed Study Area will be vetted through the project “Pulse Team” and subsequently staff will present the information to the Planning and Environment Committee.
- ii. Developing the Term of Reference for the CIP Project
Staff will review participant input as well as the Ontario Planning Act, City of London’s Official Plan and the Southwest Area Secondary Plan in order to prepare a Terms of Reference for the Lambeth Community Improvement Plan project. The Terms of Reference will describe the purpose and structure of the project including the work plan and deliverables. The Terms of Reference will be attached to the staff report being presented to the Planning and Environment Committee.
- iii. Setting up a “Pulse Team” for the Lambeth CIP Project
A number of participants have volunteered to participate in the project “Pulse Team” which allows a small representative group of people from the Lambeth community to act as liaisons with the Project Team throughout the Lambeth CIP project. Planning staff intend to meet with, provide updates to and or seek direction from this team. Staff are also requesting this group bring updates to the community through meeting held by various local clubs or organizations.

8. Next Steps:

City staff are slated to take the information gathered from today’s meeting and prepare a report to be reviewed at the August 22, 2016 Planning & Environment Committee. Following this, City Council will be asked to approve the Lambeth CIP Project study area at their meeting on August 30, 2016.

Once the Project Area is approved we will move onto the second stage, which is *Preparing your Plan*. This stage involves the most steps and focuses on analyzing the data we gather from tonight’s meeting, conducting further background studies and analysis of planning, land use, and other policies and strategies, drafting program and implementation policies, etc. In general, figuring out what needs improvement and through what mechanism it can be improved. The second stage finishes when the CIP is finalized and recommended to Council for adoption.

Contact Us:

Amanda-Brea Watson, MCIP RPP
Planner II, Urban Regeneration
City of London
Tel: (519) 661-2500 ext. 5843
Email: awatson@london.ca

Comments and information received will be considered in the Lambeth Community Improvement Plan analysis and will be kept on file for use during the study.