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**File No. O-7938
Planner: H. McNeely**

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	THE LONDON PLAN APPEALS TO THE ONTARIO MUNICIPAL BOARD MEETING ON FEBRUARY 6, 2017 4:30 PM

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the attached information report with respect to the appeals received by the Minister of Municipal Affairs on *The London Plan* **BE RECEIVED.**

PREVIOUS REPORTS PERTINENT TO THIS MATTER

January 23, 2017 - Planning and Environment Committee, information report regarding the Minister of Municipal Affairs approval, with modifications, of *The London Plan*.

EXECUTIVE SUMMARY

The London Plan process began more than four years ago, in February of 2012, when Council approved the terms of reference to prepare a new official plan for London. The London Plan represents a complete re-write of London's Official Plan, and not simply a modification to the Plan that was prepared in 1989.

The London Plan's ReThink London process has been called the largest public engagement program in Canada relating to a new Official Plan. This engagement program involved a broad cross-section of the community, including the general public, property owners, interest groups, non-profit groups and organizations, businesses and their representative groups, institutions, various agencies, the building, consulting and development industry and the Province of Ontario. Approximately 40 meetings were held with the development industry alone.

Issue papers were developed as part of this engagement program to "check-in" on what we heard and solicit further feedback to confirm that we were representing the perspectives we received accurately (see Appendix B). New strategic directions to address issues raised the public were presented and further engagement and feedback solicited. Two full drafts of the London Plan were prepared and released, prior to the

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final version of the Plan, with hundreds of substantive changes made to each in order to address concerns raised by those involved.

Resulting from this engagement, Council established a clear and bold new direction for planning and city-building in the City of London. A new vision was established: “London 2035: Exciting, Exceptional and Connected”. A new policy approach was established to closely align with Provincial interests and to allow for the development of a city that is sustainable over the long-term from an economic, environmental, and social perspective. Six key directions were established as pillars of the Plan that created a platform for all of the policies included in the Plan. The Plan was written with plain language to make it accessible for all to use and a host of new tools were introduced to allow for effective implementation of the Plan.

Following all of this, *The London Plan* was adopted by Council on June 23, 2016. On December 28, 2016, the Minister of Municipal Affairs approved *The London Plan* with modifications in accordance with Section 17(34) of the *Planning Act*. Notice of Decision was given by the Minister, on December 30, 2016, pursuant to subsection 17(35) and 26 of the *Planning Act*. In total, there were 29 Minister’s modifications to *The London Plan* – most of which were minor or technical in nature. A summary of these modifications was provided in a report to the Planning and Environment Committee on January 23, 2017.

The last day for appeals to The London Plan was January 19, 2017. In summary, forty-two (42) appeals were received. Some appeals are narrow and relate only to a specific site. Other appeals are site-specific, but go on to appeal more general policies that relate to the identified site. Some appeals relate to complete sections or chapters of the Plan. And, some appeals are exhaustive, including multiple broad sections of the Plan.

These appeals challenge various policies in the Plan such as:

- the City Structure Plan
- growth management, growth financing, growth servicing
- intensification targets
- urban regeneration
- homelessness prevention and housing
- near-campus neighbourhood policies
- environmental policies
- city design
- mobility policies including street classification and active mobility
- transit village and transit corridors designed to support rapid transit – the largest single capital investment in London’s history
- neighbourhood policies
- a variety of policies within the “Our Tools” part of the Plan

In accordance with Section 17 (38) of the *Planning Act* those parts of The London Plan that are not appealed will come into force and effect as of January 20, 2017. Given the nature and breadth of some of the appeals, further review will be required to confirm those portions of the Plan that are in full force and effect. For those sections of the Plan

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that are subject to appeal, the current (1989) Official Plan would remain in force and effect until the appeals are dealt with.

Unfortunately, the scope of the appeals has the potential to “tie up” implementation of important parts of The London Plan for years, while appeals are addressed at the Ontario Municipal Board. Staff will continue to assess the appeals and determine next steps for moving forward with implementation.

BACKGROUND

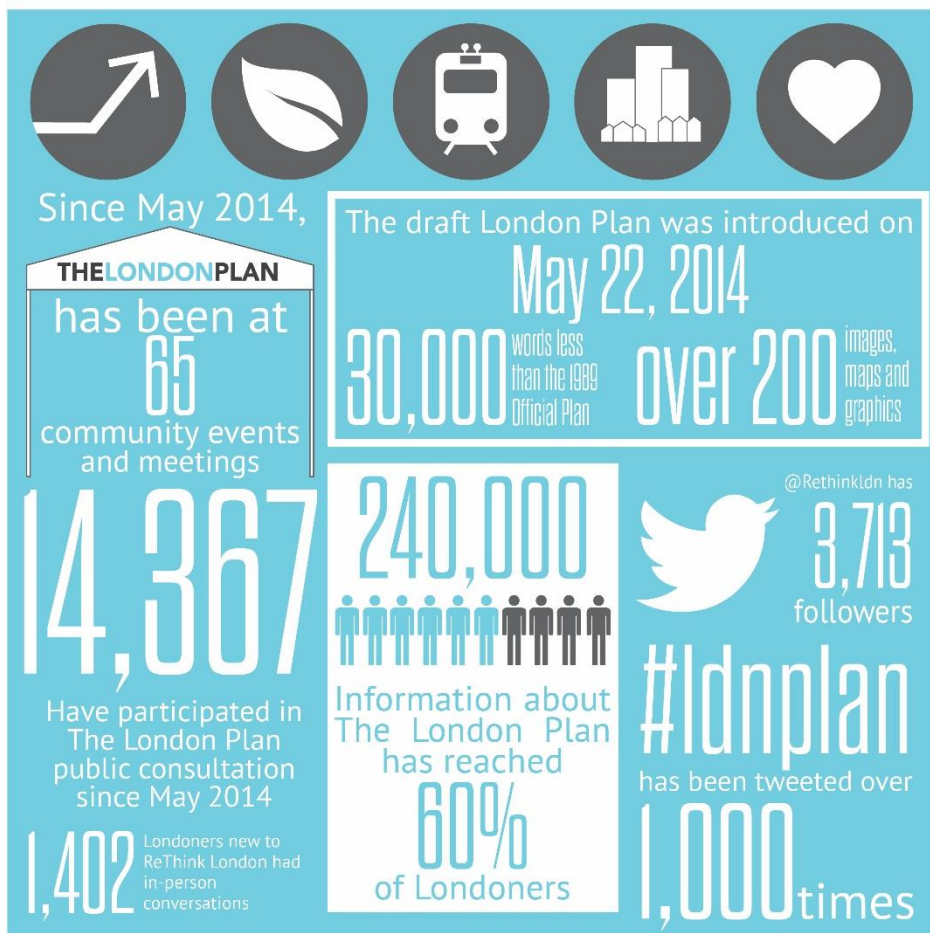
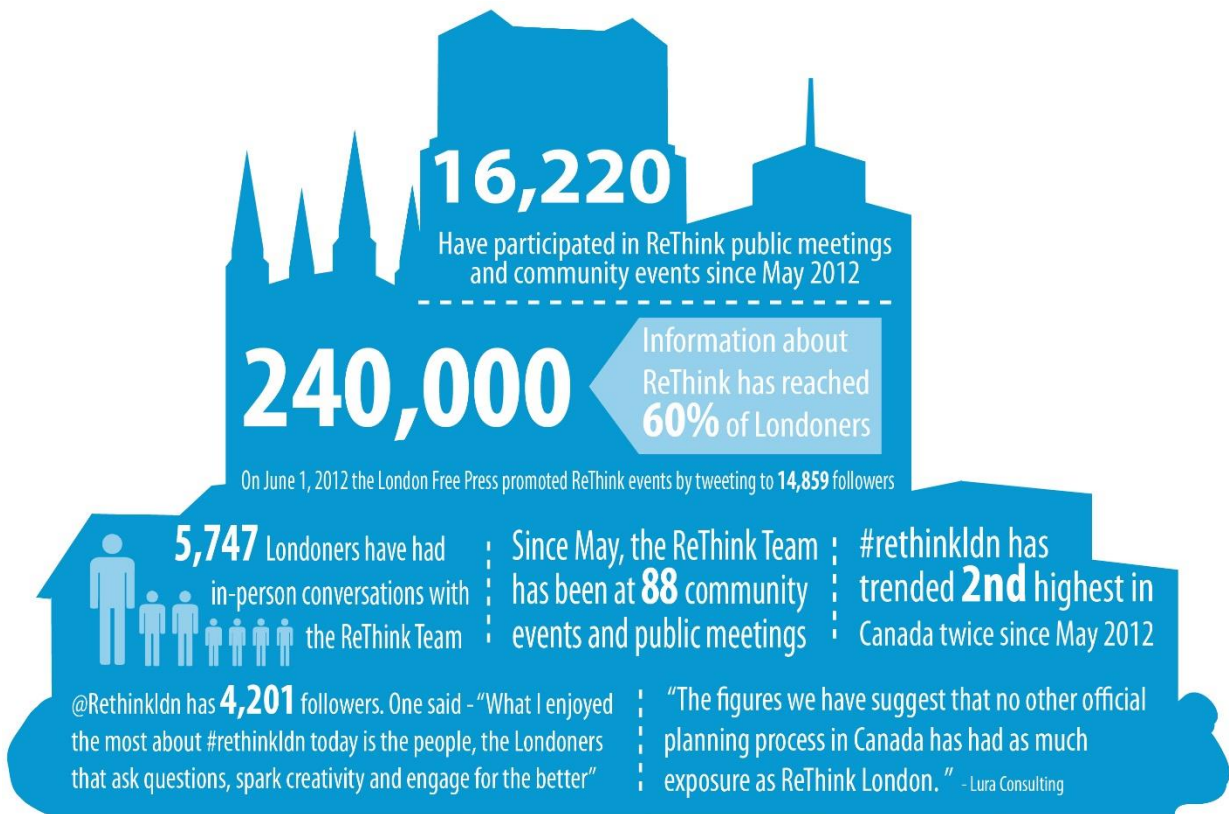
On December 30, 2016, the Minister of Municipal Affairs issued the Notice of Decision to approve, with modifications, *The London Plan*, the new Official Plan for the City of London. This marks the culmination of the City’s innovative and comprehensive community consultation exercise to develop London’s new Official Plan, our first Official Plan for the 21st Century. *The London Plan* is a bold new direction for the City of London to guide growth and development, and ensure the City’s prosperity. *The London Plan* provides the strategic directions to address the challenges facing London today and promote new initiatives to make London better for tomorrow. *The London Plan* hopes to achieve this vision for London 2035: Exciting, Exceptional, Connected.

Preparation of The London Plan began two years prior to the release of the first draft through the ReThink London process – A widespread community discussion that focused on the fundamental question, “what kind of city do we want to live in 20 years from now?” Londoners of all ages and lifestyles participated in ReThink London by attending one of the more than 150 organized events, responding to surveys, participating in discussions on social media, or submitting comments through other means. This process of public participation generated an unprecedented response from the public, commercial interests, and the building and development industry. Thousands of Londoners contributed their ideas and values to the discussion, and the resulting *London Plan* is therefore a true representation of where Londoners want their city to be in 2035.

The August 26, 2013 planning report on “What We’ve Heard”, attached as “Appendix B”, is a summary of the feedback on the ReThink London (Official Plan Review) process and the eight Discussion Papers. The summary provides the highlights of the ReThink London discussion papers along with the results of how Londoners rated each of the eight key directions. These eight key directions formed the basis for the policies in the new Official Plan.

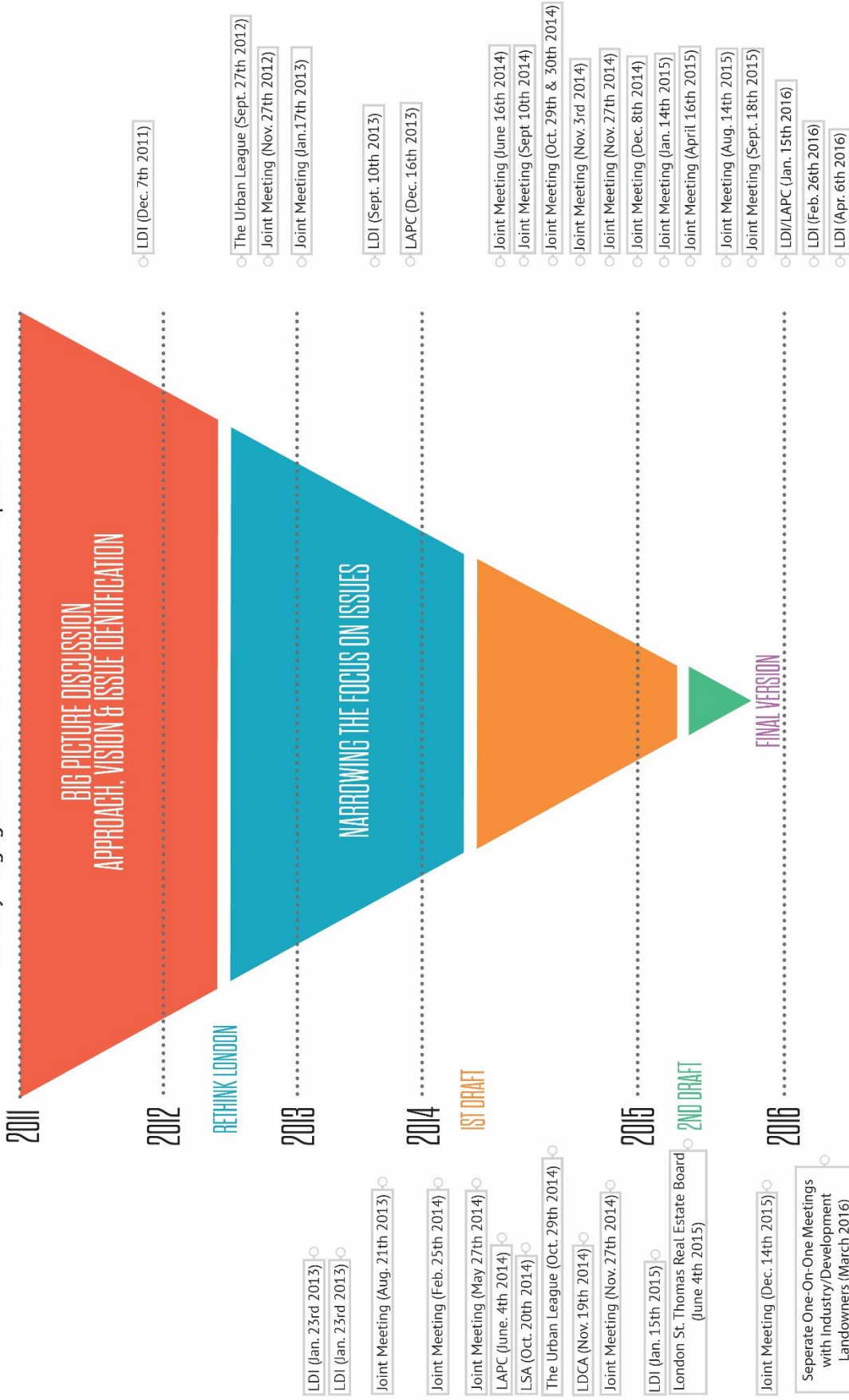
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Thank You for your Participation!

Industry Engagement in The London Plan Preparation



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In addition to the substantial public input received through the ReThink London process, *The London Plan* was also developed on many background studies completed for significant City projects and initiatives, such as, but not limited to:

- Population and growth forecasts
- A multi-modal transportation master plan
- Rapid transit environmental assessment
- Various infrastructure studies
- Development charges studies
- Strengthening neighbourhood strategy
- Age-friendly strategy
- Downtown master plan
- Draft urban design guidelines
- Affordable housing and homelessness strategies
- Urban forest strategy
- Thames Valley Corridor strategy
- Industrial land development strategy
- Various energy, air quality, and other environmental strategies
- Climate change adaptation strategy
- Thames River watershed studies
- Various secondary plans and associated studies
- Various heritage conservation district studies and plans

A key component of the drafting of *The London Plan* was the use of plain language. When drafting the Plan, a great effort was made to ensure the plan would be both readable and understandable to London’s residents. The narrative style of *The London Plan* is intended to make the Plan more accessible. This was viewed as essential if the community is to retain its sense of ownership of the Plan. The result of this is that *The London Plan* is less bureaucratic than previous plans and provides readers with an understandable rationale behind planning policy.

Eight **Key Directions** form the basis of *The London Plan*:

1. Plan strategically for a prosperous City
2. Connect London to the surrounding region
3. Celebrate and support London as a culturally rich, creative and diverse city
4. Become one of the greenest cities in Canada
5. Build a mixed-use compact city
6. Place a new emphasis on creating attractive mobility choices
7. Build strong, healthy and attractive neighbourhoods for everyone
8. Make wise planning decisions

These principles are evident throughout all sections of the Plan and represent community values as well as sound planning principles. Some of the key changes to the planning approach in London include:

- Planning for infill and intensification – the London Plan places an emphasis on supporting inward and upward growth. This is intended to utilize land more effectively, reduce pressure for outward growth into our agricultural lands,

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support rapid transit and other forms of mobility beyond automobiles, reduce air emissions, reduce energy consumption, moderate the costs of growth by using existing infrastructure more effectively. The Plan directs higher density forms of development to those areas that most effectively achieve these goals, particularly in those locations that are within a reasonable walking distance to rapid transit.

- Planning by place type – *The London Plan* changes the planning approach for London to include more form-based and character-driven Place Types instead of traditional land use designations. Recognizing that land use is only one of many aspects of neighbourhoods, main streets, commercial centres, corridors or other such places, *The London Plan* provides a vision as the foundation for each Place Type and follows it with appropriate regulations for the intensity, form, and land use appropriate to achieve that vision. The result of this change in approach will be that new development and public investments in London will be asked to not merely comply with a set of regulations, but contribute to achieving the vision for the Place Type and the City as a whole.
- New city building considerations – Through the ReThink London process it was learned that some of the values and priorities of Londoners had not been addressed in previous planning policies. As a result, new policy areas are included in *The London Plan*. Chapters were added to address concerns about urban forestry, the smart city, the culturally rich and diverse city, and food systems. Other policies needed to respond to changing trends and global phenomena, so updates have been made to policies addressing climate change, sustainability, age-friendly cities, complete communities, healthy neighbourhoods, and active mobility.
- Emphasis on neighbourhoods – An important update to the policy approach in *The London Plan* as compared to previous planning policies is an increased focus on complete neighbourhoods. Where the previous Official Plan provided residential land use designations to direct growth, *The London Plan* includes in the vision for the Neighbourhoods Place Type that they 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. To achieve this vision various supportive land uses and amenities will be permitted in appropriate locations and in forms that complement the neighbourhood character. Intensity will vary based on the proximity to main roads, so that the most intensive forms of development locate on the perimeter of neighbourhoods and the less intense developments are within the internal parts of the neighbourhood.
- Building the City on a plan for transportation – A consistent concern raised at ReThink London was the need to create better multi-modal mobility infrastructure in London. In response to this concern and to ensure the transportation network can accommodate the forecasted growth of London an explicit relationship between transportation and urban development is established in *The London Plan*. This relationship includes urban forms and development patterns that allow for all modes of transportation. Some of the proposed Place Types are explicitly oriented towards transit infrastructure, including the Rapid Transit Corridor and Transit Village Place Types. These Place Types, together with a general

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emphasis on transit supportive development throughout the Plan, will result in City with better mobility that is more sustainable in the long term.

Other updates to the City of London’s planning approach through *The London Plan* include an increased focus on city building as an economic development strategy, a big picture city structure plan, new policies for Rural London, policies for a healthy city, innovation in industrial areas, and a focus on healthy and sustainable development.

APPEALS TO THE LONDON PLAN

January 19, 2017 was the deadline for appeals on *The London Plan*. The Ministry of Municipal Affairs confirmed that they received 42 appeals to the Ontario Municipal Board. A summary of the list of appeals is attached in “Appendix A”.

More than half of the appeals received could be considered as “site-specific” (ie, they relate to individual properties). However, for many of these site-specific appeals, there are also appeals to various sections of the Plan as they relate to those identified properties. A map that shows the location of the site-specific appeals is attached for reference.

Specific policy appeals include such things as the new Great Near Campus Neighbourhood policies, drive-through policies, Council’s intensification target of 45%, the Central London policies, Bonus Zoning policies, and Site Plan Control policies. An appeal was also received to carry forward all of the existing “Multi-family, High Density Residential” designated areas shown on Schedule A of the 1989 Official Plan and add them to *The London Plan* Map 2 – High Density Residential Overlay (from 1989 Official Plan). A map showing both these designations is attached for reference.

The appeals are summarized below (1. sections that have been appealed and 2. sections that have not been appealed), and in the Table attached as Appendix A. It is important to recognize that this review is based on our current understanding and assessment of the appeals and this could change over time as more work and discussion with appellants occurs.

1. Sections of *The London Plan* that have been appealed:

Maps

- All Maps and related policies (1778-1788)
- Requests for inclusion within the Urban Growth Boundary and related policies, including:
 - Growth framework (71-73, 75-78, and Figure 1),
 - Intensification (81 and 83)
 - Growth Servicing and Financing and Growth Management (171-173, 177, 178, and 1573, 1567-1573)
 - Framework for the Urban Place Types (788-789)

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Our Challenge & Our City Parts of the Plan

- All the policies on the “Format of *The London Plan*” (34-40) and “Interpretation of *The London Plan*” (41-45)
- All the City Structure Plan policies, City Structure Plan, and all the related figures that show the frameworks comprising the structure plan

City Building Policies

- The entire City Design chapter
- All the “Active Mobility” policies in the Mobility chapter, and Map 4
- All the “Streets” policies in the Mobility chapter, which are linked with the place types, including Table 6 – Street Classification Design Features and Figure 21- Street Design Zone
- All the “Transportation Demand Management” policies in the Mobility chapter
- All the “Protection and Acquisition of Lands for Mobility Infrastructure” policies in the Mobility chapter
- The entire section on “Affordable Housing” in the Homelessness Prevention and Housing chapter
- The entire sections on “Heritage Conservation District” and “Cultural Heritage Landscapes” in the Cultural Heritage chapter

Place Types Policies

- The Place Type chapters, related Maps, tables and figures that set out the policy requirements for use, intensity and form. Specific appeals to policy references, also include the following:
 - Introduction, including Table 7 – Examples of Measures that may be used to Implement Place Type policies
 - Table 8 – Summary of Minimum and Maximum Heights by Place Type
 - Downtown chapter, related to site-specific appeal for:
 - 550 Ridout Street North, 82 to 106 Kent Street, and 545 Talbot Street; andpolicy appeals related to surface parking lots, drive through facilities, maximum heights
 - Sections of Transit Village, policy appeals related to drive through facilities; intensity and form, including minimum height requirements
 - Rapid Transit and Urban Corridors chapter, including Table 9 – Maximum Height in the Rapid Transit and Urban Corridor Place Type, related to site-specific appeals for:
 - 175-199 Ann Street and 84-86 St. George Street;
 - 193-199 College Avenue;
 - 677 Wharnccliffe Road South; and

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policy appeals related to interpretation of corridor place type boundary, drive through facilities, intensity and form policies including Table 9, Main Street segment policies relating to use, intensity and form, and the policies for organizing structure of large blocks for future redevelopment

- Shopping Area chapter, related to site-specific appeals for:
 - 1192 Highbury Avenue North and 3 Mark Street, and
 - 952 Southdale Road West; and
 policy appeals related to redevelopment of large commercial blocks, and specific policy for Sunningdale North

- Main Street policy appeal related to drive through facilities

- Neighbourhoods chapter, including Tables 10 to 12, inclusive related to site-specific appeals for:
 - 3080 Bostwick Road,
 - 3047 Tillmann Road, and
 - 556 Wonderland Road North; and
 policy appeals related to permitted uses, intensity and form, drive through facilities, residential intensification policies, High Density Residential Overlay (from the 1989 Official Plan), specific policies including Near Campus Neighbourhood, Bostwick East, North Talbot Community, Woodfield Neighbourhood, 9 & 11 Commissioners Road East, and 323 Oxford Street West and 92 Proudfoot Lane

- Lands that currently have zoning which may not fit within the policy framework of *The London Plan*, including:
 - Framework of City-wide Place Types (746-756), including Table 7 – Examples of Measures that may be used to Implement Place Type policies
 - Environmental Review (779-787)
 - Framework for Urban Place Types (788-792), including Table 8 – Minimum and Maximum Heights
 - Downtown Place Type (793-805)
 - Transit Village Place Type (806-819)
 - Rapid Transit and Urban Corridors Place Type (826-863)
 - Shopping Areas Place Type (871-884 and 899-863)
 - Main Street Place Type (903-914)
 - Neighbourhoods (916-986), Tables 10 to 12, inclusive relating to range of uses, heights and floor area permitted in Neighbourhoods Place Type
 - High Density Residential Overlay (From 1989 Official Plan)
 - Woodfield Neighbourhood policies (1033 – 1038)
 - Related tables and Maps 1 to 6, inclusive

Environmental Policies

- The entire section on the “Components of the Natural Heritage System” (1316-1386) in Natural Heritage chapter , and related Maps 5 and 6

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- The entire section on “Stewardship” (1408-1411), “Ecological Buffers” (1412-1416), and “Management Restoration and Rehabilitation Priorities” (1417-1420) in the Natural Heritage chapter
- The entire section on “Flood Plains” (1447-1482) in the Natural and Human-made Hazards chapter
- Table 13 – Areas Requiring Environmental Study

Our Tools

- The entire Our Tools chapter, including Glossary of Terms

2. Parts of *The London Plan* that did not receive any appeals:

Complete Chapters:

- Our Strategy
- Public Facilities and Services
- Culturally Rich and Diverse City
- Smart City
- Food System
- Green and Healthy City
- Institutional Place Type
- Future Growth Place Type
- A Framework for the Rural Place Types
- Rural Neighbourhoods Place Type
- Waste Management Resource Recovery Area
- Environmental Policies - Framework
- Natural Resources

Sections of Chapters:

- Our Challenge, except policies on format and interpretation of the Plan (34-45)
- Our City, except the following:
 - All City Structure Plan policies and figures
 - Urban Regeneration policy (160) regarding existing trees
 - Growth Servicing policies (171-174)
 - Growth Financing policies (177-178)
- Mobility chapter, except policies identified, above, and the following:
 - Policy term for “street” and “highway” (308)
 - Public spaces policy (333)

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- Forest City chapter, except:
 - Policies relating to all trees and vegetation within City’s boundary considered part of Urban Forest (384)
 - “What are we Trying to Achieve” (389)
 - Urban Forest Strategy section (391, 393, 394)
 - All sections on “Strategic Approach”, including Protect More, Maintain Better and Monitor, and Plant More (398-401)

- Parks and Recreation chapter, except:
 - Policy relating to planning applications to conform with list of policies (410_1 to _17)
 - Open Space policies (419)
 - Design policies (422_1 & _2)

- Civic Infrastructure chapter, except:
 - Policy for application proposals that do not have access to services within 3 years will be considered premature (460)

- Homelessness Prevention and Housing chapter, except section on “Affordable Housing”, identified above

- Green Space Place Type, except:
 - Policy for linkages between green space areas (767)
 - Specific policy for 720 Proudfoot Lane (776)

- Specific policies for Transit Village Place Type (820 to 825)

- Specific policies for Main Street Place Type (915)

- Industrial Place Type, except:
 - Permitted uses in Heavy Industrial, Light Industrial and Innovation Parks (1114, 1115, 1116)
 - Policy for maximum area for service offices (1124_5)
 - Drive through facilities (1146_4)
 - Request to add a new Specific Policy

- Farmland Place Type, except:
 - Section on “Agricultural-related Commercial and Industrial Uses” (1203 to 1205)
 - Policy on maintenance and enhancement of hedgerows and woodlands (1120_2)
 - Policies on “Intensity” (1213_2 and 1214)

- Natural Heritage Chapter, except policies identified, above, and a policy on components of the Natural Heritage system (1314)

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- Natural and Human-made Hazards chapter, except:
 - Sections on “Flood Plain Lands”, “Special Policy Areas”, and “Flood Plain Acquisition”
 - Policy on “Unconfined Systems” (1495)

- Secondary Plans chapter, except policy on “Status of Secondary Plans” (1558)

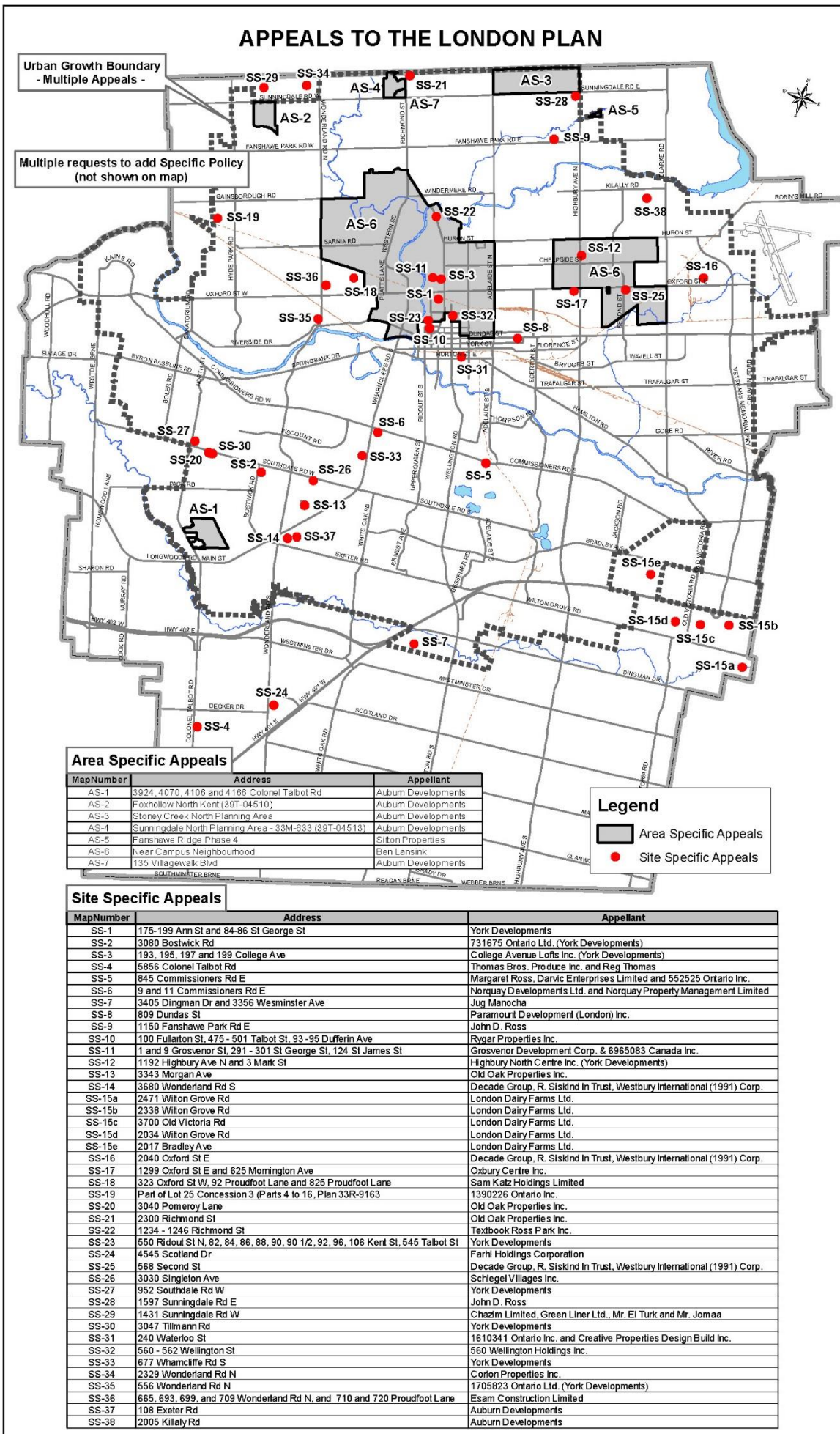
NEXT STEPS

This report was prepared based on copies of the appeals submitted to the Ministry. Planning Services has requested that the Ministry of Municipal Affairs provide the City with a copy of the appeal package that will be submitted to the Ontario Municipal Board.

In accordance with Section 17 (38) of the *Planning Act* those parts of The London Plan that are not appealed will come into force and effect as of January 20, 2017. Given the complexity of many of the appeals, further consultation with Legal Services will be undertaken to review and identify these parts of the Plan are in force and effect.

We anticipate that we will be reporting to the Planning and Environment Committee regularly over the next several months to further clarify the scope of the appeals, and the steps to be undertaken to address the appeals, and to seek direction regarding the next steps as we work through the appeal process with Legal Services and the Province.

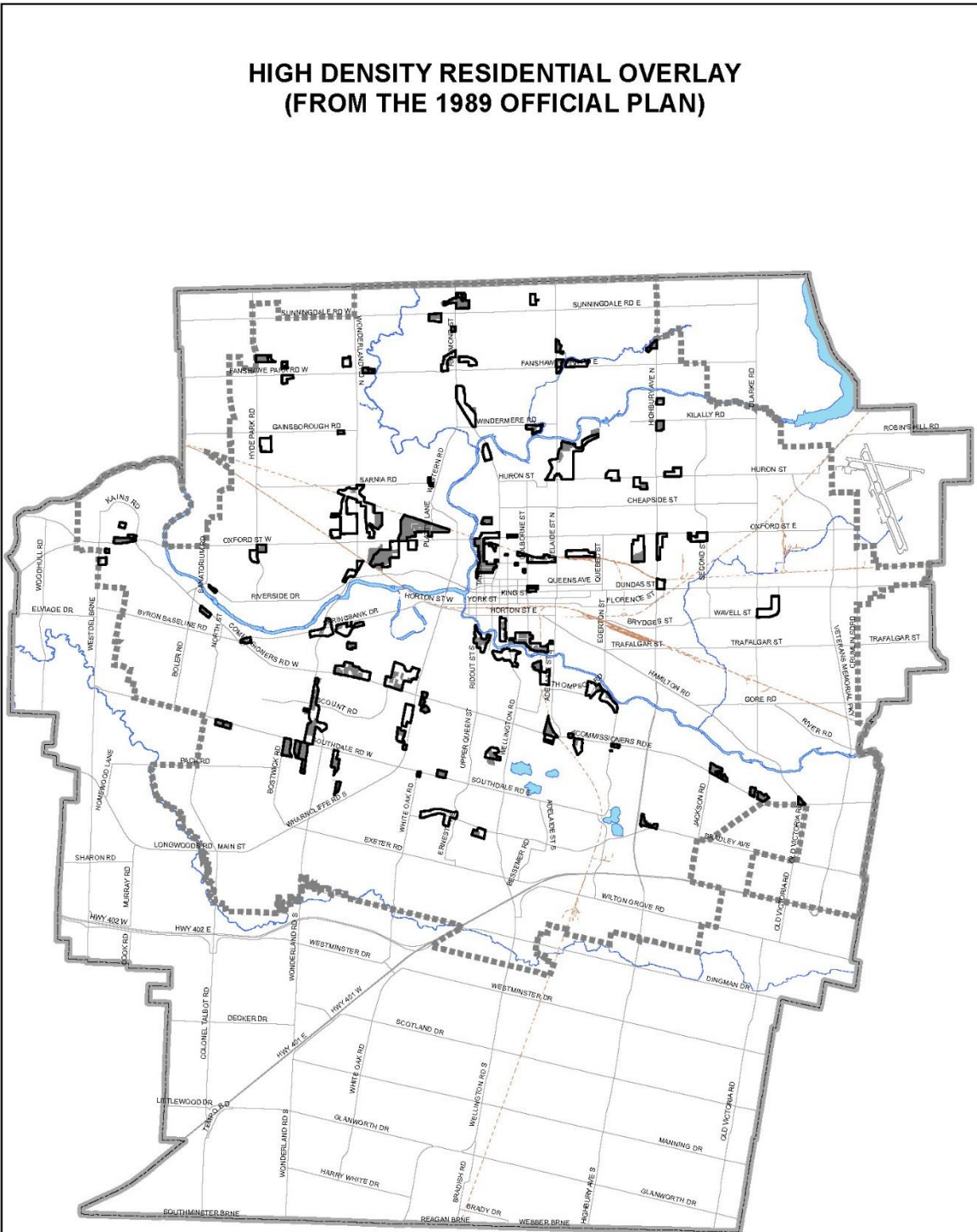
PREPARED BY:	
HEATHER McNEELY LONG RANGE PLANNING AND RESEARCH	
SUBMITTED BY:	SUBMITTED BY:
GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH	SEAN GALLOWAY, MCIP, RPP MANAGER, URBAN DESIGN AND GEOGRAPHIC INFORMATION SYSTEMS
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	





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HIGH DENSITY RESIDENTIAL OVERLAY (FROM THE 1989 OFFICIAL PLAN)



Legend

-  High Density Residential From Existing Official Plan
-  HDR Overlay From Map 2 of the London Plan



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Appendix A
Summary of Appeals to *The London Plan*

Site-Specific Appeals: (with reference to related policies in *The London Plan*)

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
1	560 Wellington Holdings Inc. c/o Analee Ferreira Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Analee Ferreira Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	560 and 562 Wellington Street	<ul style="list-style-type: none"> • City Structures Policies (Section 68 to 92) • Central London Policies (Sections 93 to 98) • City Building Policies (Sections 184 to 220) • Streets Policies (Sections 370 to 377) • Heritage Conservation District Policies (Sections 592 to 607) • Place Type Policies (Sections 746 to 756 & related place type mapping) • Height Framework (Sections 790 to 792 including summary table) • Downtown Place Type Policies (Sections 793 to 803 including height table) • Neighbourhoods Place Type Policies (Sections 916 to 1077 including height table) • Bonus Zoning Policies (Sections 1638 to 1655) • Maps 1, 2, 3, 4, 7 and 9

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Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
				<ul style="list-style-type: none"> All other policies as they apply to 560 and 562 Wellington Street
2	1390226 Ontario Inc. c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Part of Lot 25, Concession 3 (Parts 4 to 16, Plan 33R-9163)	<ul style="list-style-type: none"> Site Specific Designation from “Green” Space to Neighbourhood Special (text) policies may be required to address rehabilitation, servicing and other site specific matters
3	John Rodgers Rygar Properties Inc. 100 Fullarton Street London ON N6A 1K1		100 Fullarton Street, 475-501 Talbot Street, 93-95 Dufferin Avenue	<ul style="list-style-type: none"> Table 8 – Summary of Minimum and Maximum Height by Place Type with respect to Maximum Height with Type 2 Bonus (Storeys) as it applies to Downtown Place Type Policies, Urban Place types – Downtown, intensity, Paragraph 802, subparagraph 1 Map 7 – Specific Policy Areas Does not correspond to Z.-1-162518, approved on December 23, 2016 (after OMB appeal dismissed)
4	Howard Katz Sam Katz Holdings Limited 301 Oxford Street West	Eileen P.K. Costello Aird & Berlis LLP	323 Oxford Street West	<ul style="list-style-type: none"> Maps 5 and 6 Policies 1447 to 1486 (Environmental policies related to flood plain lands)

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Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	London ON N6H 1S6 P: 519-433-7291 E: howardwkatz@gmail.com	181 Bay Street, Brookfield Place Suite 1800 Box 754 Toronto ON M5J 2T9 P: 416-865-4740 F: 416-863-1515 E: ecostello@airdberlis.com		<ul style="list-style-type: none"> • Table 13 – trigger distance and other requirements in this table • Neighbourhood, Remnant High Density Residential and Green Space • Policy Area 15 (Policy 1066-1067) • Policy 35 • Policies 252-269 Site layout • Policy 365 • Policies 399-401 • Policies 1716-1722 • Policies 1745-1751 (Dedication of lands) • Maximum height tables (Tables 8, 9 and 11)
5	Howard Katz Sam Katz Holdings Limited 301 Oxford Street West London ON N6H 1S6 P: 519-433-7291 E: howardwkatz@gmail.com	Eileen P.K. Costello Aird & Berlis LLP 181 Bay Street, Brookfield Place Suite 1800 Box 754 Toronto ON M5J 2T9	665, 693, 699 and 709 Wonderland Road North and 710 and 720 Proudfoot Lane	<ul style="list-style-type: none"> • Policies 812-814 -Transit Villiage • Policies 838-841 – Transit Corridor (Including Tables 8 and 9) • Map 1 – Green Space • Policy 776 • Policy 35 • Policies 252-269 (Site Layout) • Policy 365 • Policies 399-401

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Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
		P: 416-865-4740 F: 416-863-1515 E: ecostello@airdberlis.com		<ul style="list-style-type: none"> • Policies 1716-1722 • Policies 1745-1751 (Dedication Lands) • Tables 8, 9 and 11 (Maximum Height Tables) •
6	Chazim Limited Green Liner Ltd. Ali Jomaa & Ahmid El Turk c/o Paula Lombardi Siskinds LLP 680 Waterloo Street London ON N6A 3V8 P: 519-660-7878 F: 519-660-7879 E: paula.lombardi@siskinds.com	Paula Lombardi Siskinds LLP 680 Waterloo Street London ON N6A 3V8 P: 519-660-7878 F: 519-660-7879 E: paula.lombardi@siskinds.com	1431 Sunningdale Road West	<ul style="list-style-type: none"> • Policy 71 and Figure 1 –Urban Growth Boundary • Policy 788 and 789 (The Growth Framework and Urban Place Types) • Policy 72-73 & 75-78 (Urban Growth Boundary • Policy 81 and 83 (Intensification) • Policy 171-173 (Growth servicing and Financing) • Policy 177 & 178 (Growth Management Financing) • Policy 1573 (Growth Financing) • Policy 1567-1573 (Growth Management and Financing) • Map 1 – Place types
7	Thomas Bros. Produce Inc. Reg Thomas, President 7245 Colonel Talbot Road London ON N6L 1H9	Laverne Kirkness Kirkness Consulting Inc. 1647 Cedar creek Crescent London ON N5X 0C8	5856 Colonel Talbot Road	<ul style="list-style-type: none"> • Policies 1203 to 1205 (in reference to Farm Markets) • Policy 1213 • Policy 1214

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Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	P: 519-652-5551 E: rt_regthomas@hotmail.com	P: 519-668-8060 E: Laverne@kirknessconsulting.ca		
8	Textbook Ross Park Inc. c/o Mark Flowers Davies Howe Partners LLP 99 Spadina Avenue, 5ths Floor Toronto ON M5V 3P8 P: 416-977-8931 F: 416-977-8931 E: markf@davieshowe.com	Mark Flowers Davies Howe Partners LLP 99 Spadina Avenue, 5ths Floor Toronto ON M5V 3P8 P: 416-977-8931 F: 416-977-8931 E: markf@davieshowe.com	1234-1246 Richmond Street	<ul style="list-style-type: none"> • Policy 839 • Table 9
9	Schlegel Villages Inc. c/o John Alati Davies Howe Partners LLP 99 Spadina Avenue, 5ths Floor Toronto ON M5V 3P8	John Alati Davies Howe Partners LLP 99 Spadina Avenue, 5ths Floor Toronto ON M5V 3P8 P: 416-977-7088	3030 Singleton Ave	<ul style="list-style-type: none"> • Policy 991 • Definitions within the Plan • Ability to supplement and add to the Plan or amend Maps and schedules

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	P: 416-977-7088 F: 416-977-8931 E: johna@davieshowe.com	F: 416-977-8931 E: johna@davieshowe.com		
10	Richmond North Property Corp. Middlesex Condo Corp 675 PSPIB Destiny Inc. c/o Alan Patton Patton Law Office 140 Fullarton St, Suite 1512 London ON N6A 5P2 P: 519-432-8282 F: 519-432-7285 E: alan@pattonlaw.ca	Alan Patton Patton Law Office 140 Fullarton St, Suite 1512 London ON N6A 5P2 P: 519-432-8282 F: 519-432-7285 E: alan@pattonlaw.ca	1480, 1486, 1488, 1490 Richmond Street and 435 Windermere Road	<ul style="list-style-type: none"> • Policy 834 (Rapid Transit Place Type)
11	Paramount Development (London) Inc. Roger Caranci 44 Paddington Ave London ON		809 Dundas Street E	<ul style="list-style-type: none"> • Rapid Transit Corridor • Policy 839 & Table 9- Range of Permitted Height in the Rapid Transit & Urban Corridor Place Types

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	N6J 2S6 P: 519-636-3407 E: rcaranci1@rogers.com			
12	Farhi Holdings Corporation c/o Analee Ferreira Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Analee Ferreira Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	4545 Scotland Drive	<ul style="list-style-type: none"> All Maps, tables and figures that apply to subject lands
13	Grosvenor Development Corp. & 6965083 Canada Inc. c/o Alan Patton Patton Law Office 140 Fullarton St, Suite 1512 London ON N6A 5P2 P: 519-432-8282	Alan Patton Patton Law Office 140 Fullarton St, Suite 1512 London ON N6A 5P2 P: 519-432-8282 F: 519-432-7285 E: alan@pattonlaw.ca	<ul style="list-style-type: none"> 1 & 9 Grosvenor Street 291, 295 & 301 St George Street 124 St James Street 	<ul style="list-style-type: none"> Place Type Designation of Neighbourhood Table 10 (Range of Permitted Uses in Neighbourhood Place Type) Table 11 (Range of Permitted Height) Policy 958

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	F: 519-432-7285 E: alan@pattonlaw.ca			
14	1610341 Ontario Inc. & Creative Properties Design Build Inc. Slavko Prtenjaca, President 651 White Haven Crescent London ON N6G 4V6 P: 519-645-8998 F: 519-667-0766	Laverne Kirkness Kirkness Consulting Inc. 1647 Cedarcreek Crescent London ON N5X 0C8 P: 519-668-8060 E: Laverne@kirknessconsulting.ca	240 Waterloo Street	<ul style="list-style-type: none"> • Mainstreet Policy Type • Policy 844 to 848 • Table 9 (Maximum Height in the Rapid Transit and Urban Corridor Place Types)
15	Jug Manocha	Robert Waters Robert G. Waters Solicitor 72 Frank Street Strathroy ON N7G 2R2 P: 519-245-5582 F: 519-245-5448 E: rwaters@waterslaw.ca	3405 Dingman Drive and 3556 Westminister Road	<ul style="list-style-type: none"> • Map 5 • Site Specific encumbrances
16	Old Oak Properties	Analee Ferriera Barrister and Solicitor	<ul style="list-style-type: none"> • 2300 Richmond Street 	<ul style="list-style-type: none"> • Neighbourhood Place Type • Policy 954-959

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	<ul style="list-style-type: none"> • 3040 Pomeroy Lane • 3343 Morgan Ave 	<ul style="list-style-type: none"> • Policy 958 • Policy 1780 • Policies 994 to 999 • Policy 261 • Policies 275 & 276 • Policies 284 to 305
17	Margaret Ross Darvic Enterprises Limited 552525 Ontario Inc. 12 Doncaster Avenue London ON N6G 2A2 P: 519-471-2853	Laverne Kirkness Kirkness Consulting Inc. 1647 Cedar creek Crescent London ON N5X 0C8 P: 519-668-8060 E: Laverne@kirknessconsulting.ca	845, 865 & 875 Commissioners Road East	<ul style="list-style-type: none"> • Map 1 – Place Types • Map 2 – High Density Residential Overlay
18	John Ross		<ul style="list-style-type: none"> • 1597 Sunningdale Road E • 1150 Fanshawe Park Rd E 	<ul style="list-style-type: none"> • Natural Heritage Designation • Land Use Restrictions

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
19	London Dairy Farms Ltd. c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	<ul style="list-style-type: none"> • 3700 Old Victoria Road • 2034 Wilton Grove Road • 2471 Wilton Grove Road • 2338 Wilton Grove Road • 2017 Bradley Ave 	<ul style="list-style-type: none"> • Map 1 (Place Types) • Map 5 (Natural Heritage) • Policies as they apply to subject lands
20	1705823 Ontario Ltd. (York Developments) Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com	556 Wonderland Road North	<ul style="list-style-type: none"> • Policies 916 to 1077 • Maps 1 and 7 • Tables 8, 10, 11 and 12 • All Statements in Tables 8, 10, 11 and 12
21	College Avenue Lofts Inc. (York Developments)	James Harbell Stikeman Elliott LLP	193, 195, 197 and 199 College Ave	<ul style="list-style-type: none"> • Policies 826 to 870 • Policies 916 to 1077

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Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com		<ul style="list-style-type: none"> • Maps 1, 3 and 7 • Tables 8, 9, 10, 11 and 12 • All Statements in Tables 8, 9, 10, 11 and 12
22	1767306 Ontario Ltd. (York Developments) Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com	677 Wharnccliffe Road South	<ul style="list-style-type: none"> • Policies 826 to 870 • Maps 1 & 7 • Tables 8 & 9 • All Statements in Tables 8 & 9
23	1739626 Ontario Ltd. (York Developments) Ali Soufan, President 303 Richmond Street, Suite 201	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West	952 Southdale Rd W	<ul style="list-style-type: none"> • Policies 871 to 902 • Policies 922 to 935 • Policies 916 to 1077 • Maps 1, 3,5 & 7

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com		<ul style="list-style-type: none"> • Tables 8,10,11 & 12 • All Statements in Tables 8,10,11 & 12
24	Westfield Village Estates Inc. (York Developments) Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com	3047 Tillman Road	<ul style="list-style-type: none"> • Policies 916 to 1077 • Policy 1558 • Maps 1, 2, 3 & 7 • Tables 8, 10, 11, & 12 • All Statements in Tables 8, 10, 11, & 12
25	731675 Ontario Inc. (York Developments) Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690	3080 Bostwick Road	<ul style="list-style-type: none"> • Policies 916 to 1077 • Policy 1558 • Maps 1, 2, 3 • Tables 8, 10, 11, & 12 • All Statements in Tables 8, 10, 11, & 12

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	F: 519-433-4469 E: ali.soufan@yorkdev.ca	F: 416-947-0866 E: jharbell@stikeman.com		
26	Highbury North Centre Inc. (York Developments) Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com	1192 Highbury Avenue North	<ul style="list-style-type: none"> • Policies 871 to 902 • Policies 916 to 1077 • Maps 1, 3 & 7 • Tables 8, 9, 10, 11 & 12 • All Statements in Tables 8 through 12
27	Ridout and Kent Block Inc. (York Developments) Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com	550 Ridout Street N 82, 84, 86, 88, 90, 90 ½, 92, 96 & 106 Kent Street 545 Talbot Street	<ul style="list-style-type: none"> • Policies 793 to 805 • Policies 916 to 1077 • Maps 1, 2, 3 & 7 • Tables 8, 9, 10, 11 & 12 • All Statements in Tables 8 through 12

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File No. O-7938
Planner: H. McNeely

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
28	York Developments Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca	James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com	175-199 Ann Street 84-86 St George Street	<ul style="list-style-type: none"> • Policies 826 to 870 • Policies 916 to 1077 • Maps 1, 2, 3 & 7 • Tables 8, 9, 10, 11 & 12 • All Statements in Tables 8 through 12
29	Oxbury Centre Inc. lyman Meddoui 782 Richmond Street, Unit 201 London ON N6A 3H5 P: 519-580-0000 F: 226-777-1989E: imeddoui@westdellcorp.com	Scott Allen MHBC 630 Colborne Street, Suite 202 London ON N6B 2V5 P: 519-858-2797 F: 519-858-2920 E: sallen@mhbcplan.com	1299 Oxford St East and 625 Mornington Aveune	<ul style="list-style-type: none"> • Policy 813 • Table 8 • Maps 1 and 7 • All statements in Table 8
30	Corlon Properties Inc.	Analee Ferriera Barrister and Solicitor	2329 Wonderland Road	<ul style="list-style-type: none"> • Map 1 • Map 5

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Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
	c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca		<ul style="list-style-type: none"> • Urban Growth Boundary Figures 1, 18 & 20 • Maps 1 to 9
31	Decade Group R. Siskind in Trust Westbury International (1991) Corp. c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	<ul style="list-style-type: none"> • 2040 Oxford Street E • 568 Second Street • NE Wonderland S & Exeter Road 	<ul style="list-style-type: none"> • Policy 1114 – Heavy Industrial Place Type • Policy 1124 • Policy 1125 • Policy 1115 – Light Industrial • Policy 1116 • Place Type Policies

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File No. O-7938
Planner: H. McNeely

General appeals to policies of The London Plan: (with references to site-specific locations)

Appeal #	Appellant	Agent	Location/Legal Description	Policies/Issues under Appeal
32	Kapland Inc. & Kap Holdings Inc. c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca		<ul style="list-style-type: none"> • Policies inconsistent with the goal of intensification • Neighbourhood Place Types • Table 10 • Table 11 • Policy 939
33	London Land Developers Association (LDI) c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca	Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca		<ul style="list-style-type: none"> • Policies 73, 81, 91, 92, 101, 160, 173 – Our City • Policies 220, 201, 204, 212, 214, 229, 230, 247, 275, 277, 280, 293, 298, 333, 347, 365, 359, 372, 384, 389, 399, 401, 410, 419, 422, 460 – City Building Policies • Policies 767, 787, 859, 879, 955, 956, 957, 958, 1220 – Place Type Policies • Policies 1314, 1316, 1319, 1321, 1334, 1337, 1341, 1343, 1344, 1345, 1346, 1350, 1351, 1355, 1372, 1387, 1412, 1414, 1419, 1495, and Table 13 – Environmental Policies

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				<ul style="list-style-type: none"> • Policies 1570, 1573, 1592, 1643, 1645-1648, 1683, 1688, 1689, 1693, 1704, 1745, 1749, 1750 – Our Tools
34	<p>Norquay Developments Ltd. and Norquay Property Management Ltd. c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca</p>	<p>Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca</p>	<p>9 and 11 Commissioners Road East</p>	<ul style="list-style-type: none"> • Policies 919, 954 and 1046 • All maps, Tables and figures
35	<p>Auburn Developments Inc & Crich Holdings and Buildings Limited c/o Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca</p>	<p>Analee Ferriera Barrister and Solicitor PO Box 21007 London ON N6K 0C7 P: 519-200-3776 E: analee@ferreiralaw.ca</p>	<ul style="list-style-type: none"> • Sunningdale North Planning Area (and 39T-04513) • Colonel Talbot Area (39T-12503) • Foxhollow North Kent (39T-04510) 	<ul style="list-style-type: none"> • Policies 35-37 (Format of the London Plan) • Policies 68-146 (City Structure Plan) • Policies 184-306 (City Building Policies – City Design) • Polices 370-381 (The Streets Policies) • The Place Type Policies • 1566-1795 (Our Tools) • Policies 1778-1788 • Maps 1-9 • Polices 1172-1292 • Map 1 – Open Space/Environmental Review

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			<ul style="list-style-type: none"> • Stoney Creek North Planning Area • 108 Exeter Road • Plan 33M-633 (Sunningdale) • 2005 Kilally Road (Parts 1 and 2, 33R-13064) • 560-562 Wellington Street • 1885 Fanshawe Park Road East 	<ul style="list-style-type: none"> • Maps 5 and 6 • Map 1-9 Urban Growth Boundary
36	Ben Lansink			<ul style="list-style-type: none"> • Map 7 • Definition of Residential Intensity • Policy 942 • Table 10
37	Sifton Properties Limited c/o Andrea Skinner Aird & Berlis LLP 181 Bay Street, Suite 1800	Andrea Skinner Aird & Berlis LLP 181 Bay Street, Suite 1800 Toronto ON	City Wide and Fanshawe Ridge Phase 4	<ul style="list-style-type: none"> • Policies 34-45, 196 and 1713-1722 (Format and Interpretation of the London Plan, City Design and Guidelines) • Policies 72-78 (Urban Growth Boundary)

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Planner: H. McNeely

	Toronto ON M5J 2T9 P: 416-865-3423 F: 416-863-1515 E: askinner@airdberlis.com	M5J 2T9 P: 416-865-3423 F: 416-863-1515 E: askinner@airdberlis.com		<ul style="list-style-type: none"> • Policies 211-220, 242-283, 346-361 & related Map 4, 362-365, 379-381, 399-401, 410, 516-523 - City Building Policies • Table 11 (Place Type Policies) • Policies 800, 954-959, 989(Place Type Policies) • Policies 1316-1420 and related Maps 5 & 6 (Environmental Policies) • Policies 1638-1655, 1674-1683, 1745-1751 (Out Tools Policies) • Map 1
38	Restaurant Brands International (Tim Horton's) c/o Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com	Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com		<ul style="list-style-type: none"> • Policy 263 (City Building Policies) • Policy 801 (Downtown Place Type) • Policy 812 (Transit Village Place Type) • Policy 838 (Rapid Transit or Urban Corridor Place Type) • Policy 909 (Main Street Place Type) • Policy 932 (Neighbourhoods) • Policy 1146 (Industrial Place Type)

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File No. O-7938
Planner: H. McNeely

39	<p>McDonald's Restaurants of Canada Limited. c/o Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com</p>	<p>Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com</p>		<ul style="list-style-type: none"> • Policy 263 (City Building Policies) • Policy 801 (Downtown Place Type) • Policy 812 (Transit Village Place Type) • Policy 838 (Rapid Transit or Urban Corridor Place Type) • Policy 909 (Main Street Place Type) • Policy 932 (Neighbourhoods) • Policy 1146 (Industrial Place Type)
40	<p>Ontario Restaurant Hotel & Motel Association (MRHMA) c/o Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com</p>	<p>Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com</p>		<ul style="list-style-type: none"> • Policy 263 (City Building Policies) • Policy 801 (Downtown Place Type) • Policy 812 (Transit Village Place Type) • Policy 838 (Rapid Transit or Urban Corridor Place Type) • Policy 909 (Main Street Place Type) • Policy 932 (Neighbourhoods) • Policy 1146 (Industrial Place Type)

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41	<p>A&W Food Services of Canada Inc. c/o Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com</p>	<p>Michael Polowin Gowling WLG (Canada) LLP 160 Elgin Street, # 2600 Ottawa ON K1P 1C3 P: 613-786-0158 F: 613-788-3485 E: Michael.polowin@gowlingwlg.com</p>	<ul style="list-style-type: none"> • Policy 263 (City Building Policies) • Policy 801 (Downtown Place Type) • Policy 812 (Transit Village Place Type) • Policy 838 (Rapid Transit or Urban Corridor Place Type) • Policy 909 (Main Street Place Type) • Policy 932 (Neighbourhoods) • Policy 1146 (Industrial Place Type)
42	<p>York Developments Ali Soufan, President 303 Richmond Street, Suite 201 London ON N6B 2H8 P: 519-433-7587 x 231 F: 519-433-4469 E: ali.soufan@yorkdev.ca</p>	<p>James Harbell Stikeman Elliott LLP 199 Bay Street 5300 Commerce Court West Toronto ON M5L 1B9 P: 416-869-5690 F: 416-947-0866 E: jharbell@stikeman.com</p>	<ul style="list-style-type: none"> • Policies 42 & 196 (Our Challenge) • Policies 160 & 173 (Our City) • Policies 200, 201, 212, 214, 217, 229, 230, 247, 258, 261, 263, 264, 277 (City Design) • Policies 308, 333, 347 & Table 6, 365, 372 & Table 6 (Mobility) • Policies 384, 391, 393, 394 (Forest City) • Policies 410, 460, 565, (City Building) • Policies 833, 834, 859, 875, 878 & Table 8, 879, Table 10, 11, 12 (Place Types) • Policies 1343, 1397, 1415 (Environmental Policies) • Policies 1592, 1638 to 1655 & Tables 8, 9, 11, 1689, 1704, 1745, 1748 (Our Tools)

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Appendix B
ReThink Discussion Paper – What We’ve Heard

What We’ve Heard

This paper is a summary of feedback on the ReThink London project and the eight discussion papers.

The City of London has embarked on important city-building initiative – ReThink London. ReThink is a community conversation about our future. It will set the goals and priorities for the City's Official Plan that will influence the future growth and development of the City for years to come.

From a public engagement standpoint, ReThink London has achieved more than expected. There has been a very tangible buzz in the community around the topic of shaping London's future – “where do we want to go and how are we going to get there?”

Thank you to the many Londoners that participated in ReThink London – over 10,000 individuals – that provided feedback. These individuals represent all generations and abilities, diverse cultural communities and all socio-economic classes, as well as a variety of businesses, agencies, organizations, educational institutions, and health care institutions.

We have heard Londoners say that our future prosperity relies on building an exciting, exceptional and connected City where people want to live and invest in.

The message we have heard from Londoners goes well beyond the more traditional notions of prosperity. Londoners understand the link between economic prosperity and a high quality of life. Quality of life, wellness and prosperity were all comments and themes that we heard.

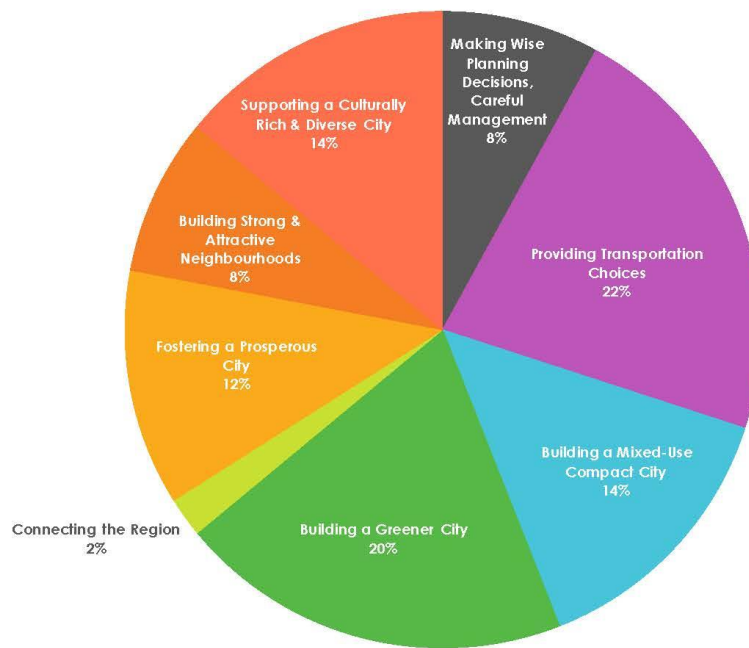


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What We've Heard

The chart below represent a breakdown of community interest by each of the key directions. Please note, the percentage shown represents the proportion of comments for each topic under the respective direction up to July 18, 2013.

Comments Recieved



ReThink London and the Official Plan that will arise from it is all about creating a City that builds on our existing strengths, addresses our weaknesses, and identifies the opportunities that will lead to a City that meets the needs of all Londoners.

Now that we have defined our vision – Our Future: Exciting, Exceptional, Connected London, the next step is to plan how we will best get there as a City. The actions we take today as a community will move us towards our vision for the next 20 years especially for the times when we are faced with both opportunities and challenges. The Plan will describe our vision for London so that the decisions we make as a community will collectively move us towards the prosperous City that we want to become.

Foundation for the new Official Plan

We have lots to celebrate about London as well as the great foundation that we can rely on to shape London's future. London is a place of friendly people, unique places and spaces such as our Downtown, the Forks of the Thames and our natural areas. London is defined by its neighbourhoods, its heritage buildings, its many parks and open spaces that create "The Forest City".

Now is the time now to look at the things that are important to London's future and to choose the path that will lead us there. The simplest things that we rely on every day, like turning on the tap and getting

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**File No. O-7938
Planner: H. McNeely**

clean water, or having a convenient place to shop, would not happen without a plan that has policies about servicing and infrastructure or that has areas of the city identified for different kinds of land uses. Our investment in public projects, the strategies we set, the infrastructure we construct, and the development that occurs will shape our City over the next 20 years.

The Planning Act is the provincial legislation that requires cities like London to prepare Official Plans. But what's more important is that the Act requires that ALL municipal projects and all by-laws MUST be consistent with a City's Official Plan. That means the Official Plan sets the stage for municipal investments, regulations and actions taken by the City.

The most important tool that a community has at its disposal to plan a city is the Official Plan. It should contain both the aspirations of its citizens and set

expectations of what is to come. It should clearly convey the vision of the future and what people must do to get there. It most often does this through a set of policies that will guide our decision-making. A community is only as good as its Plan: a Plan is only as good as its ownership by the community it is designed to serve. That is why ReThink London is so important to our future – it needs to reflect the community's desires and set the course for our decision-making over the long-term.

Over the next 20 years, London will certainly face at least the same magnitude of change that it did since the last comprehensive Official Plan in 1989. With these changes will come many new opportunities and possibly some new challenges. One of the goals of this Plan will be to make sure that the City is positioned to take advantage of these opportunities and have a clear direction to address any challenges.

What We've Heard



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File No. O-7938
Planner: H. McNeely

What We've Heard

It is time to "ReThink" our Plan for the future for London. Below is a list of some of the important city building elements to be included in London's new Official Plan:

Strategic planning – growth management, building a prosperous city, Downtown, city image

City design – how we develop our city, looking at things like form, use, intensity, and placemaking features



Community building and great neighbourhoods – homes, aging in place, child friendly, schools, recreation, gathering places and parks

Affordable housing and housing for everyone

Community improvement and revitalization

Create safe places for all Londoners

Places to shop, eat, play, and enjoy arts & culture

Protection of our natural heritage, cultural heritage and agricultural areas

Urban Forestry Strategy – plant more, protect more and maintain better

Conservation of our water, wildlife, aggregate resources

Employment lands and job creation

Water, Sewers & Stormwater management – the hard services that we don't readily see, but use in our everyday lives - pipes under the ground that service our homes, businesses, facilities and institutions

Roads, transportation and transit and how they link to our land use

Public service uses and utilities

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Summary of the key ReThink London points

We started the ReThink London process with some basic questions around “where do we want to go and how are we going to get there”? Through those questions and subsequent conversations, we have developed the vision – Our Future: Exciting, Exceptional and Connected London – and eight key directions that summarize what we heard from Londoners. They are:

- 1 Fostering a Prosperous City
- 2 Connecting the Region
- 3 Building a Mixed-Use, Compact City
- 4 Providing Transportation Choices
- 5 Building a Greener City
- 6 Supporting a Culturally Rich and Diverse City
- 7 Building Strong and Attractive Neighbourhoods
- 8 Making Wise Planning Decisions, Careful Management

The connecting theme among the directions is prosperity. We have heard Londoners say that our future prosperity relies on building an exciting, exceptional and connected City that people want to live in and businesses want to invest in. The messages we have heard from Londoners go well beyond the more traditional notions of prosperity. Londoners understand the link between economic prosperity and a high quality of life – What is London’s role on the world economic stage? What economic opportunities will be available to us in the future and how do we best prepare ourselves to seize on these opportunities? How can we retain the outstanding businesses, institutions, and organizations that we have in the City and how can we best attract new ones? How do we ensure that there are jobs for everyone that can help all Londoners to be prosperous?

The following is a summary of Londoner’s comments for each of the eight directions that will deliver our vision for the next 20 years.

Fostering a Prosperous City

Civic prosperity is the result of multiple elements that, when working together, determine a city’s level of prosperity. To be a prosperous city that is competitive locally, nationally and globally, we are striving for more of the following:

More of this...

Building the City that people and businesses want to invest in:

- Successful City image
- Cost efficient growth patterns to keep development charges, taxes and cost of services low
- High quality infrastructure and services
- Strategic growth opportunities
- Support for both existing and emerging sector development
- A high quality of life that businesses know will be able to draw a quality workforce

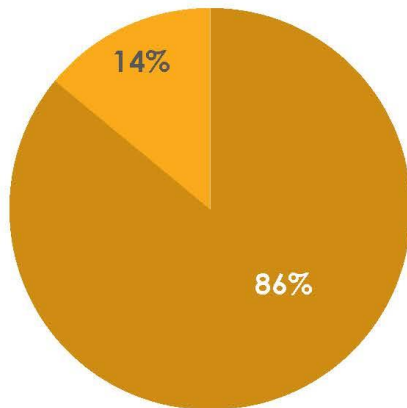
What We've Heard

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What We've Heard

Building a city that people & companies want to invest in

■ Very Important ■ Somewhat Important ■ Not Important



Results from online survey, May - July 2013.

Building the City that is sustainable

Summary of some written public feedback on the discussion papers:

- When discussing the key elements of creating a prosperous city, also focus on areas within the city, including Byron, Lambeth, North East London as they are vital to London economic growth and they deserve the attention and resources.
- Control urban sprawl to preserve London's natural beauty.
- Ensure that historic parts of London are pedestrian friendly by improving lighting, adding street furniture and upgrading the facades.
- Create a city that attracts and retains young professionals.

- Building the City that people want to live in:
- Positive City image
 - Strong Downtown
 - Great neighbourhoods
 - Outstanding public spaces including streets, gathering places, parks, etc.
 - Quality development
 - Culture and arts opportunities
 - High quality recreational facilities

- Building the City for everyone:
- Build an age-friendly city for all Londoners

- Building the City that is connected and accessible:
- Integrate our plans for land use with our plans for transit
 - Become a "smart city" and create a competitive advantage in doing so
 - Integrate universal accessibility into all of our projects and initiatives

Connecting the Region

From tourism to agriculture, to natural and built heritage, it is essential that city, county, business and community leaders to work together to capture the attention, imaginations, and capital of investors and tourists to London and the region. For regional collaboration that celebrates the unique diversity of Southwestern Ontario as the calling card for future business, tourism and residents alike, we are striving for more of the following:

More of this...

Collaborate with regional partners to develop a growth plan

Build on our global strong connections

Promote regional tourism and economic development

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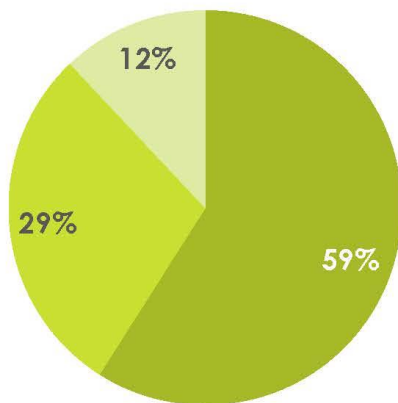
Conserve and enhance the regional natural heritage system

Enhance connections and invest in the Quebec-Windsor corridor to benefit London

Promote agri-business industry

Promote agri-business industry

Very Important Somewhat Important Not Important



Results from online survey, May - July 2013.

Establish strong transportation and communication linkages with regional municipalities

Summary of some written public feedback on the discussion papers:

- Connect with the surrounding green space to promote agri-business and sustainable farming.
- Support local farmers with farmers markets.
- Implement a high speed rail system to connect London with other provinces.

Building a Mixed-Use, Compact City

Other cities have been successful in growing smarter, and we know London is up to the challenge as a community to do the same. To make a difference we are striving for more of the following:

More of this...

Strong and consistent growth

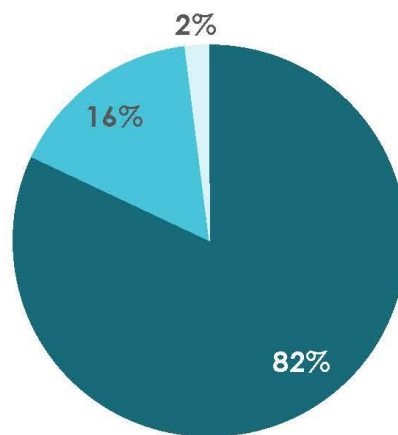
Compact growth – building inward and upward

Mix of housing types within neighbourhoods - allow live-work opportunities

Quality infill and intensification to take advantage of existing services

Quality infill and intensification

Very Important Somewhat Important Not Important



Results from online survey, May - July 2013.

Mix stores, restaurants, and services in an appropriate way within neighbourhoods

What We've Heard

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What We've Heard

Build high-density, mixed use centres and corridors linked to rapid transit

Build great public spaces and pedestrian environments that support walking

Continue to support and invest in a strong Downtown as the City's primary centre connected to other centres via rapid transit

Promote low cost and affordable housing in new and innovative ways; minimize costs of growth

Protect valuable agricultural land

Conserve natural heritage

Summary of some written public feedback on the discussion papers:

- Develop a professionally recognized information technology College in the City.
- Infill developments must fit the urban design of the existing neighbourhood. City polices must regulate urban form of future infill developments.

Providing Transportation Choices

Mobility, Mobility, Mobility... Londoners want a convenient, efficient and quick way to move around the city. To achieve increased level of mobility we are striving for more of the following:

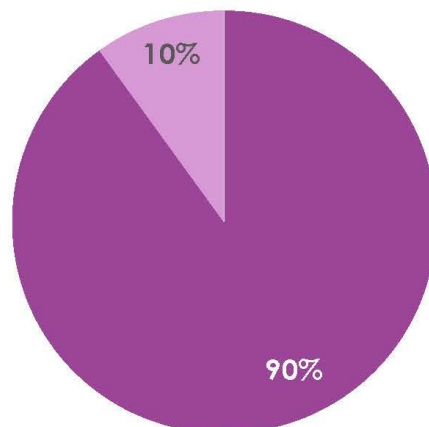
More of this...

Link land use and transportation to focus density where transit is located; promoting health and well-being of Londoners; and fostering economic benefits of a well connected city.

Invest in transportation alternatives like walking, biking and transit to make them more attractive and desirable and continuing to provide suitable road corridors for the car as a transportation choice by designing complete streets for viable, convenient and affordable transportation option.

Not always car-first

■ Very Important ■ Somewhat Important ■ Not Important



Results from online survey, May - July 2013.

Think of streetscapes, residential and business environments before moving forward with overpasses and underpasses.

Create more desirable walking environments through better designed streets and development along streetscapes.

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Develop a transportation system based on "centres" and "corridors" and focusing mixed-use development at these locations; directing intensification to centres that can ultimately support rapid transit services; and locating major destinations along routes and near major transit stops.

Efficient movement of goods and services through the City by providing transportation choices to keep London competitive – both to businesses and attracting new residents; minimizing traffic conflicts; and establishing strong and identifiable north/south and east/west connections through the city.

Strengthen north-south connections and consider a linkage from Highway 402 to Highway 7 at Stratford.

Develop subdivisions with a variety of road networks and with a preference for a grid or modified grid pattern.

Summary of some written public feedback on the discussion papers:

- Improve winter sidewalk maintenance by conducting a best practices review to ensure that the sidewalks are accessible by all means of transportation all year long. This can also be achieved by reviewing homeowner roles and responsibilities of clearing residential sidewalks. Improve the fleet size and equipment to have faster response times. Designated bike paths should be maintained all year long.
- Separate bike lanes and roads with a curb or barrier.
- Shared transit options should be available for residents in surrounding counties.

- Create high density roads around the city to improve accessibility and reduce traffic in the downtown core.
- Improve the Highway 401 corridor in London to market the city's identity. Restrict the development of subdivisions around the highway.

What We've Heard

Building a Greener City

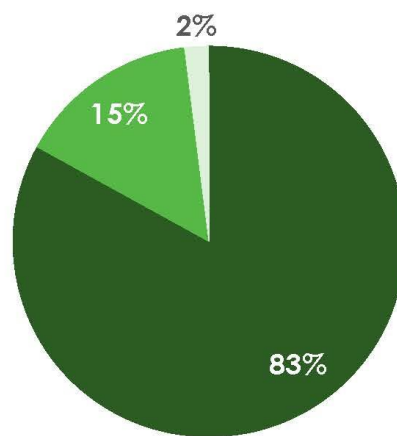
To be smart about how we grow and to ensure we protect elements of our city that are of most value to us, we are striving for more of the following:

More of this...

Promote Green Development Practices by considering the ecological footprint that development creates and take action to reduce it; implementing mixed use and mixed density development; providing services within walking distances, as well as density supporting higher-order public transit; and ensuring adequate allocation of space for tree cover.

Promote Green Development Practices

■ Very Important ■ Somewhat Important ■ Not Important



Results from online survey, May - July 2013.

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What We've Heard

Climate Change Mitigation and Adaptation by calculating and tracking our progress towards reducing our greenhouse gas emissions; designing projects differently to respond better to frequent and intense extreme weather events; make our urban and natural environments more resilient to climate change.

Implement Green Infrastructure Strategies by promoting innovation in the way we construct infrastructure – such as stormwater management facilities and planted street trees; and promoting “Natural Capital” (woodlands, wetlands, wildlife habitats, watercourses, and Environmentally Significant Areas – ESAs) as significant and irreplaceable components of the natural heritage system for London and area.

Conserve energy by planning for energy conservation at all levels of city-building – from a city level (eg. linking transit and land use plans) to a community level (eg. street network, mix of land use, walkable streets, district energy) to a site level (xeriscaping, geothermal and solar and sustainable construction technologies).

Strengthen our Forest City by planting more, protecting more, maintaining more and engaging all citizens in strengthening and promoting our urban forest.

Strengthen our efforts to encourage Brownfield remediation by identifying creative opportunities for brownfield redevelopment; addressing necessary clean-up requirements; and providing incentives for properties to be viably cleaned and re-developed for productive purposes.

Development of a bio-diversity strategy to protect our natural wealth of ecosystem, species and genetic diversity.

Build upon our successes by conserving our natural resources; protecting and enhancing our natural heritage; and improving environmental management and stewardship (reduce waste, promote recycling, reduce pesticide use).

Linking the pieces of the “green puzzle” by planning and coordinating all our efforts such as Environmental Significant Area preservation, natural heritage corridor protection, flood plain management, waste management, energy conservation, active transportation, and human wellness.

Summary of some written public feedback on the discussion papers:

- Environmentally significant areas and other parts of the Natural Heritage System need better protection. Use Section 51 of the Planning Act to keep paths on the tableland. Provide incentives and grants to fund green businesses.
- Protect trees and wildlife from the development of roads by avoiding natural areas.
- Ensure the protection and retention of green space through the development process.
- Protect the Medway Valley Heritage Forest and surrounding woodlots by prohibiting the expansion of paved pathways.

Supporting a Culturally Rich and Diverse City

To recognize the role of culture at the heart of our thriving and vibrant city, in building economic and community growth, attracting and retaining talent, informing municipal decision-making processes and elevating the profile of London as a regional cultural centre, we are striving for more of the following:

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More of this...

Promote culture as a prosperity tool to attract and retain talent.

Foster eco-tourism opportunities through community groups and neighbourhoods, and by collaborating with our regional partners to benefit from inter-connected regional trail systems.

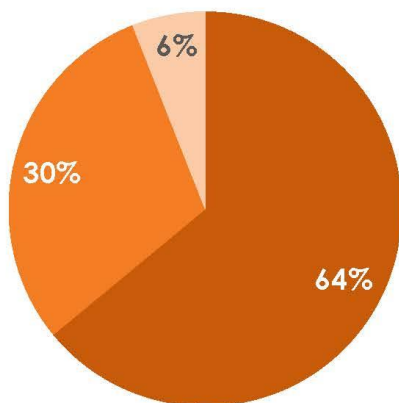
Protect our built and cultural heritage to promote our unique identity and develop links to arts and eco-tourism in the London region.

Do more to establish public art to strengthen London's strong and unique identity.

Leverage London's cultural assets and promote them to the world.

Leverage London's cultural assets

Very Important Somewhat Important Not Important



Results from online survey, May - July 2013.

Promote, protect and provide for cultural facilities that increase access to arts, recreation and other cultural facilities and foster a culture of innovation.

Promote Downtown prosperity by reinforcing Downtown's role as the cultural hub of the city, together with its surrounding urban neighbourhoods.

Develop affordable housing that attracts diversity to the city.

Summary of some written public feedback on the discussion papers:

- Connection with First Nations communities to encourage more involvement with the City of London.
- Ensure that equal job opportunities exist for all residents.
- Consider including affordable housing in this direction.

What We've Heard

Building Strong and Attractive Neighbourhoods

Just as other cities have been successful creating strong and attractive neighbourhoods, we are striving for more of the following:

More of this...

Create social gathering places where neighbours come together by the continued use of community gardens, urban parks and small parkettes, cafés, restaurants and small service commercial uses fronting park spaces, active neighbourhood trails, recreational facilities and playing fields.

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What We've Heard

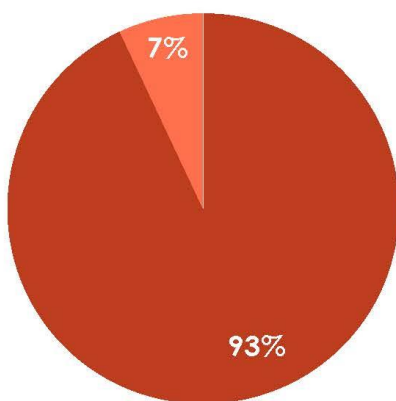
Implement "Placemaking" by promoting exceptional neighbourhood design that creates diverse, walkable, healthy and connected communities; create a sense of place; and promote "beauty" as a value in neighbourhoods.

Design "complete" neighbourhoods by meeting the needs of people of all ages and abilities; promoting aging in place; having mixed uses that provides convenient access to goods and services for daily life; having affordable housing choice; and providing for a more equitable distribution of social infrastructure.

Promote healthy neighbourhoods by designing walkable, safe and connected areas; making non-auto transportation alternatives desirable and preferable; integrating recreational opportunities into neighbourhoods; addressing crime prevention through environmental design (CEPTED); giving residents the ability to improve their neighbourhoods in creative and positive ways.

Promote healthy neighbourhoods

■ Very Important ■ Somewhat Important ■ Not Important



Results from online survey, May - July 2013.

Protect what we cherish by recognizing and protecting cultural identity, built heritage, neighbourhood character, and the environment; establishing ecological connections between woodlands, environmentally significant areas, and corridors; and incorporating views and vistas to and from the Thames River valley; and parks trail systems.

Summary of some written public feedback on the discussion papers:

- Use the identity of London to inspire neighbourhood designs. Preserve the heritage of a neighbourhood by instituting stronger restrictions on single detached homes being turned into student rental housing, this has caused neighbourhoods to lose their historic identity.
- Incorporate the needs of various age groups (like youth and children) into the design of neighbourhoods.
- Reduce the influence that the developers have on design of neighbourhoods. Although there are various forums of public input, the developers ignore the input and think monetarily.

Making Wise Planning Decisions, Careful Management

In order to be consistent, and to make sure that we get to where we set out to go, we will need to meet the expectations that we have set out in the Plan. To do this, we are striving for more of the following:

More of this...

Ensure the new Official Plan is current by on-going monitoring through 5-year updates; thinking long term by building on short-term opportunities; planning for a competitive city; and identifying and promoting opportunities for alternative implementation tools.

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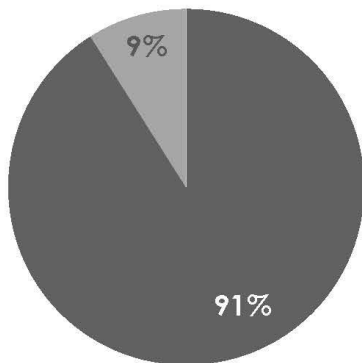
Our decisions should reflect planning principles by avoiding land use conflicts; preserving and conserving what we cannot replace, such as Natural Heritage, Cultural Heritage, agricultural lands, aggregate lands, tree canopy and coverage; protecting the environment, including air quality, ground water, and water resources; adapting to climate change and avoid contributing to climate change; supporting prosperity and growing in fiscally prudent ways; and plan for beauty.

Promote opportunities to foster public-private relationships by collaborating with local partners to examine how education, business and community linkages can be leveraged for economic opportunity; making more efficient use of public resources by targeting and meeting the needs of specific populations; fostering an exchange of ideas, talent, and innovation; and use public funds more effectively.

What We've Heard

Ensure efficient and collaborative processing of applications

■ Very Important ■ Somewhat Important ■ Not Important



Results from online survey, May - July 2013.

Ensure efficient and collaborative processing of applications by collaborating with regional partners and the Province; implementing the new Official Plan in an integrated way that involves all City departments; providing for flexibility, but in an integrated manner; and linking land use and transportation planning.

Planning for changes by engaging citizens early in the process for their input on planning applications that may affect communities and neighbourhoods; and creating expectations through form, use and intensity.

The Chance of a Generation...

ReThink London represents a once-in-a-generation opportunity for Londoners to shape their City. The community discussion and the plan that comes from it has the opportunity to be transformational in London's history.

A Plan of this size and scope will not come to fruition overnight. It will continue through changes in civic and community leadership. In order for the Plan to achieve the vision that we set out and make a true difference, the community must have ownership of the Plan and participate in its implementation. Future generations will similarly be affected by the decisions we make in this plan.

Our investment in public projects, the strategies we set, the infrastructure we construct, and the development that occurs will shape our City over the next 20 years. This Plan will describe our vision for London so that the decisions we make as a community will collectively move us towards the prosperous City that we want to become.

Now it is time for us to take what Londoners have told us and deliver a Plan that will create the city that Londoners told us that they want – a city that is second to none.

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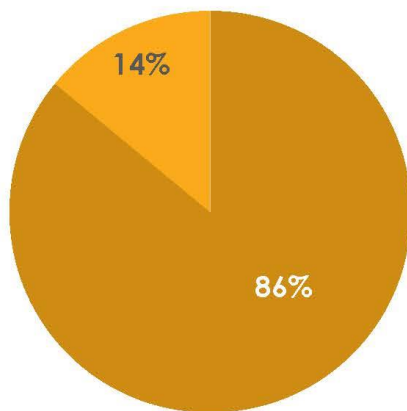


Appendix A: Directions Feedback Survey Results

Fostering a Prosperous City

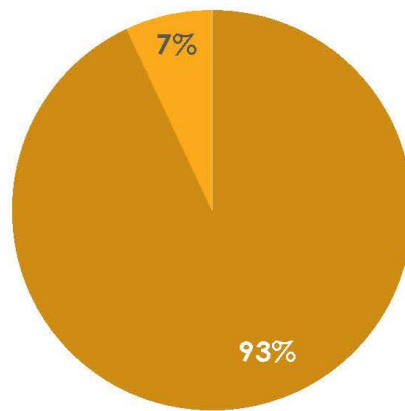
Building a city that people & companies want to invest in

Very Important Somewhat Important Not Important



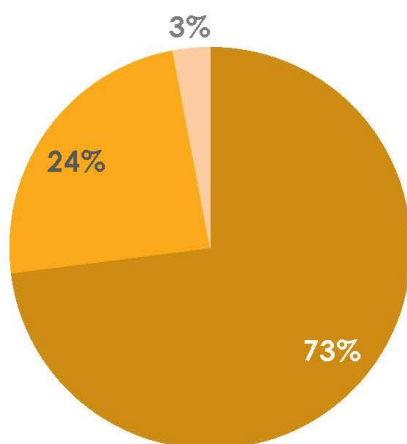
Building a city that people want to live in

Very Important Somewhat Important Not Important



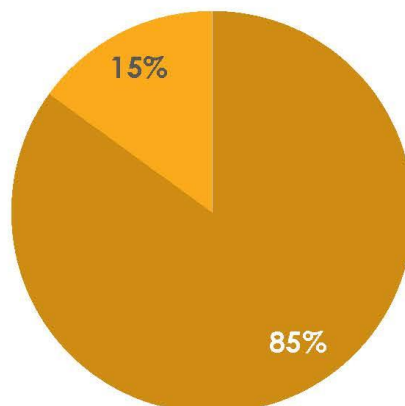
Building a city for everyone

Very Important Somewhat Important Not Important



Building a city that is connected and accessible

Very Important Somewhat Important Not Important

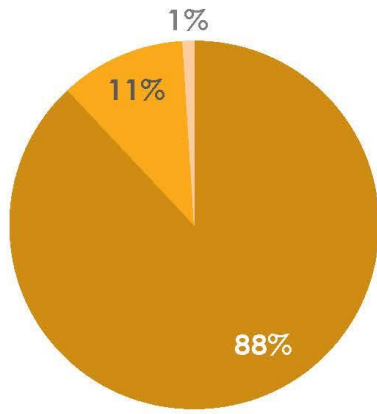


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Building a city that is socially, economically and environmentally sustainable

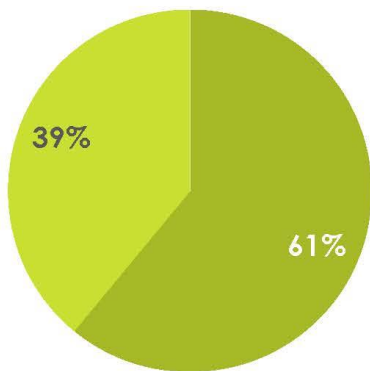
Very Important Somewhat Important Not Important



Connecting the Region

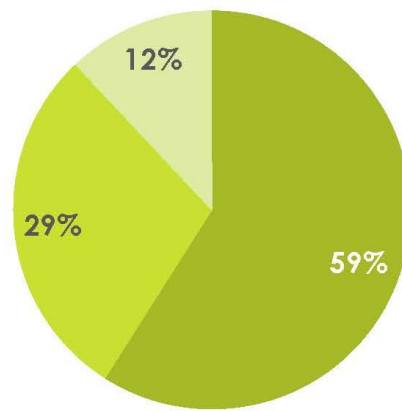
Collaborate with regional partners to develop a growth plan

Very Important Somewhat Important Not Important



Promote agri-business industry

Very Important Somewhat Important Not Important

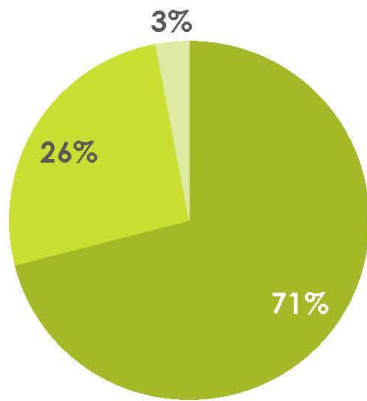


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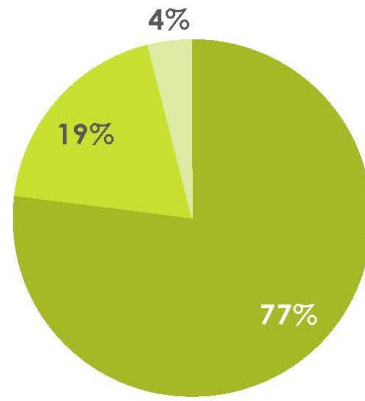
Promote regional tourism and economic development

Very Important Somewhat Important Not Important



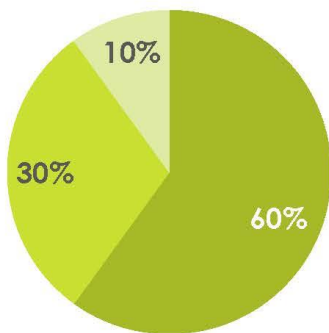
Conserve and enhance the regional natural heritage system

Very Important Somewhat Important Not Important



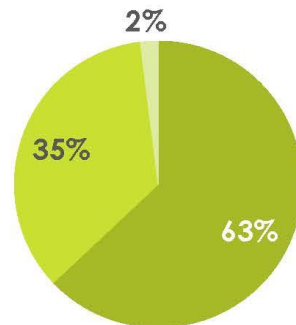
Enhance connections and invest in the Quebec-Windsor corridor to benefit London

Very Important Somewhat Important Not Important



Establish strong transportation and communication linkages with regional municipalities

Very Important Somewhat Important Not Important

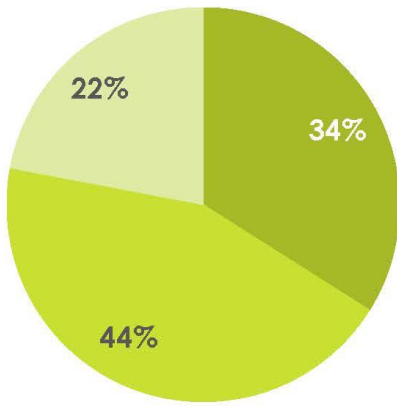


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Build on our strong connections to the globe

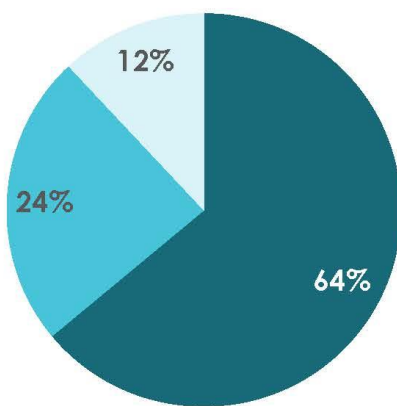
Very Important Somewhat Important Not Important



Building a Mixed-Use Compact City

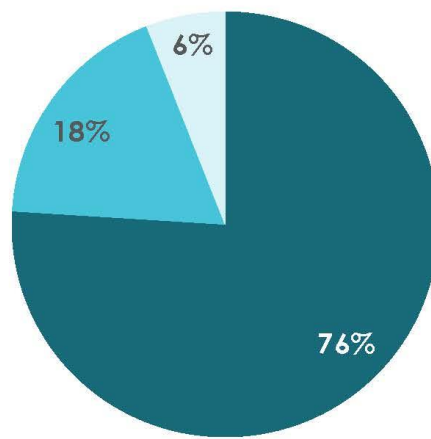
Strong and consistent growth

Very Important Somewhat Important Not Important



Compact growth

Very Important Somewhat Important Not Important

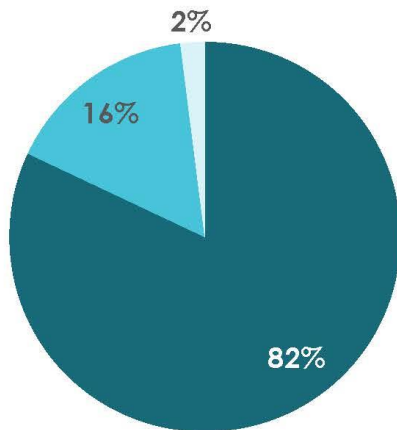


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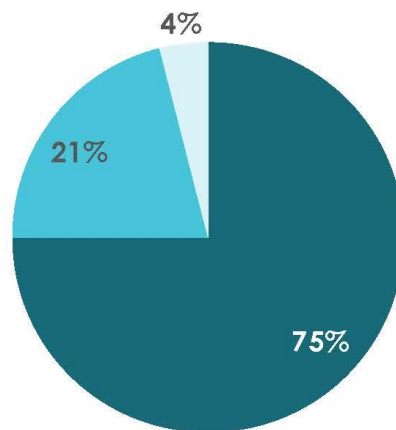
Quality infill and intensification

Very Important Somewhat Important Not Important



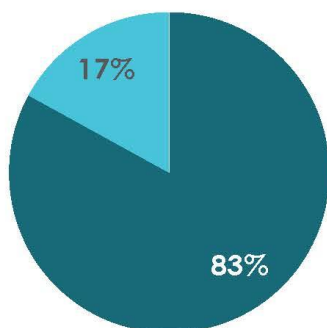
Mix of housing types within neighbourhoods

Very Important Somewhat Important Not Important



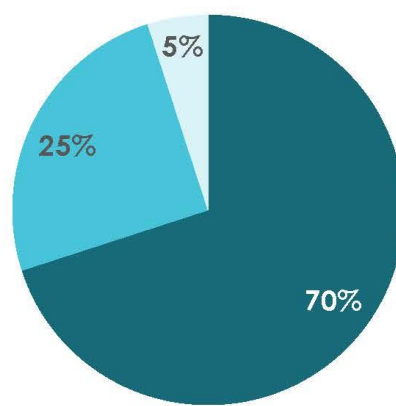
Mix stores, restaurants, and services in an appropriate way within neighbourhoods

Very Important Somewhat Important Not Important



Build high density, mixed use centres and corridors

Very Important Somewhat Important Not Important

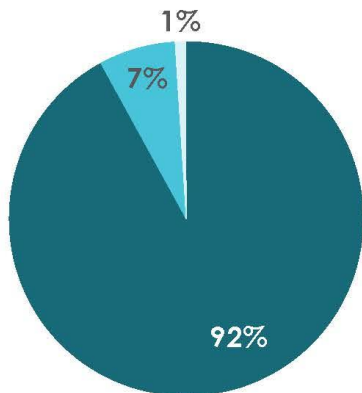


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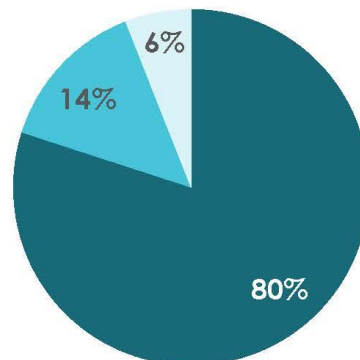
Build great public spaces and pedestrian environments

Very Important Somewhat Important Not Important



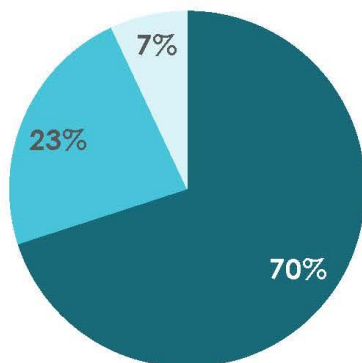
Continue to support and invest in a strong Downtown

Very Important Somewhat Important Not Important



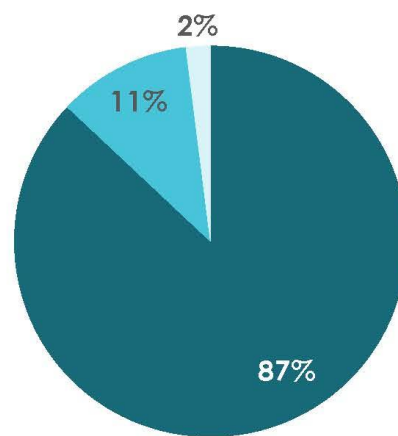
Promote low cost and affordable housing in new and innovative ways

Very Important Somewhat Important Not Important



Protect valuable agricultural land

Very Important Somewhat Important Not Important

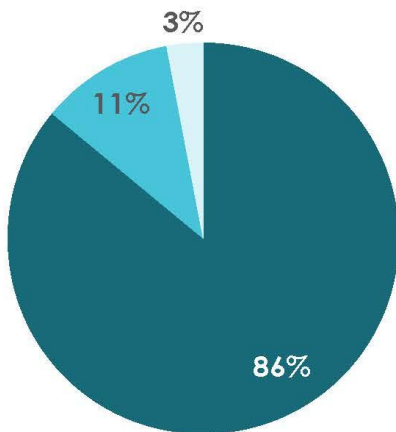


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Conserve natural heritage

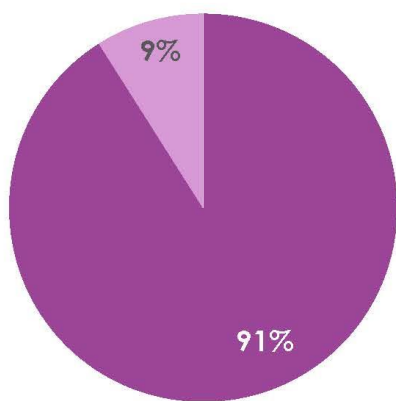
Very Important Somewhat Important Not Important



Providing Transportation Choices

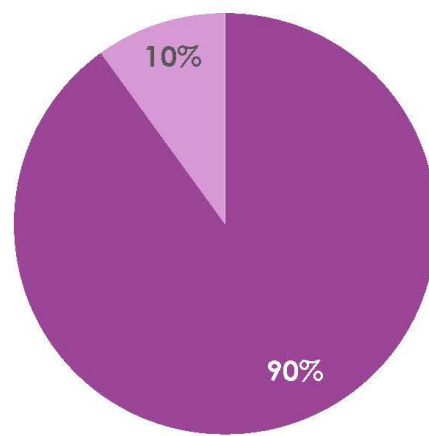
Link land use and transportation

Very Important Somewhat Important Not Important



Not always car-first

Very Important Somewhat Important Not Important

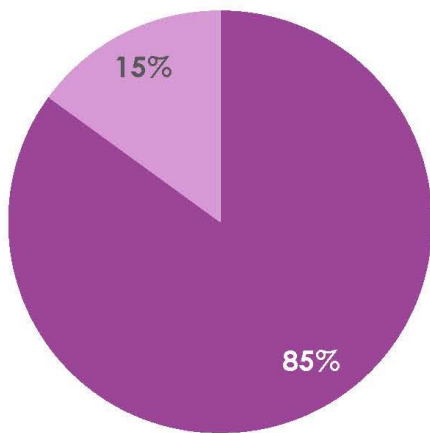


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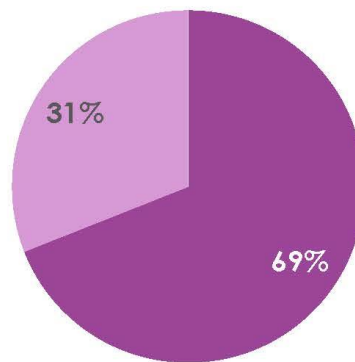
Connect different centres

Very Important Somewhat Important Not Important



Efficient movement of goods and services through the City

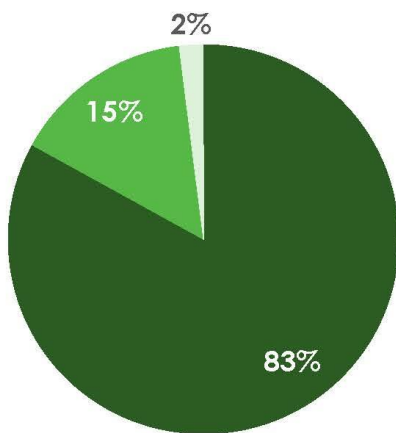
Very Important Somewhat Important Not Important



Building a Greener City

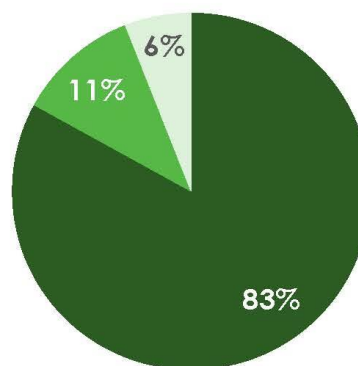
Promote Green Development Practices

Very Important Somewhat Important Not Important



Climate Change Mitigation and Adaptation

Very Important Somewhat Important Not Important

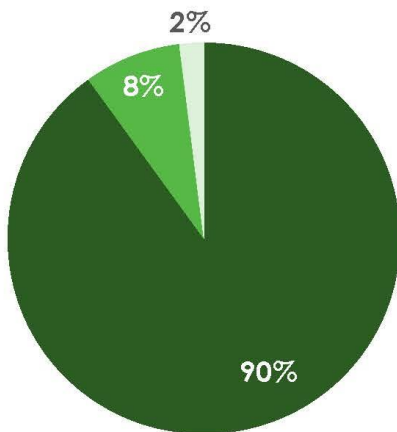


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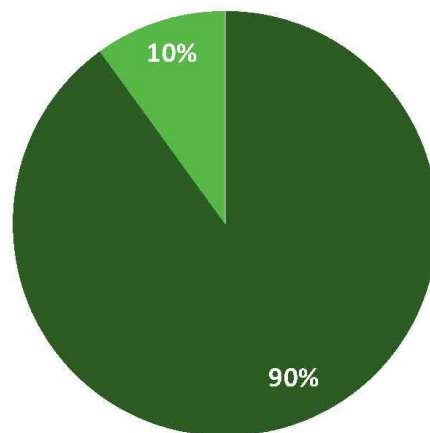
Implement Green Infrastructure Strategies

Very Important Somewhat Important Not Important



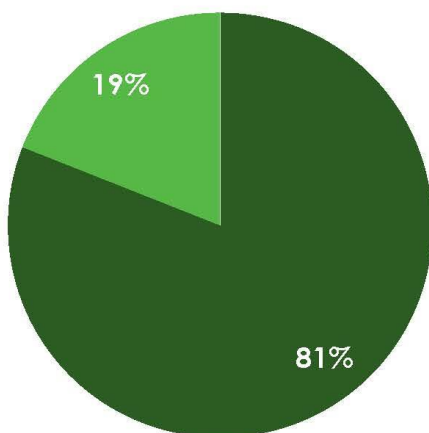
Conserve energy

Very Important Somewhat Important Not Important



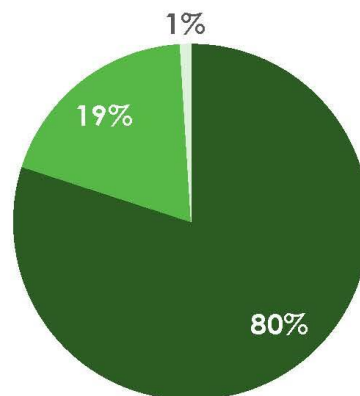
Build upon our successes

Very Important Somewhat Important Not Important



Strengthen our efforts to encourage Brownfield remediation

Very Important Somewhat Important Not Important

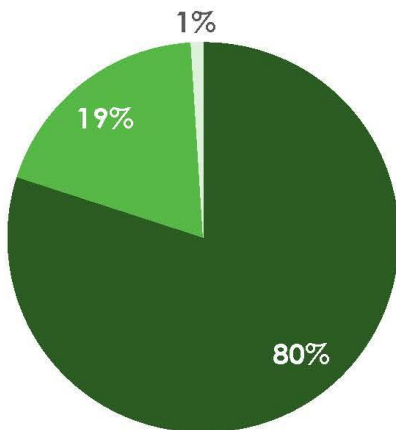


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Linking the pieces of the “green puzzle”

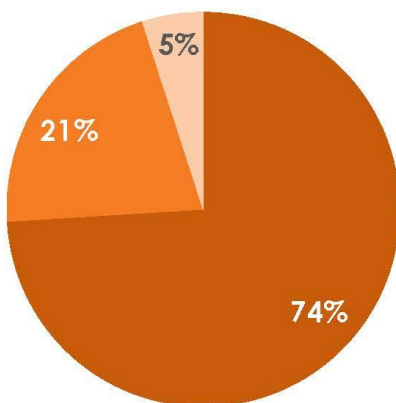
Very Important Somewhat Important Not Important



Supporting a Culturally Rich and Diverse City

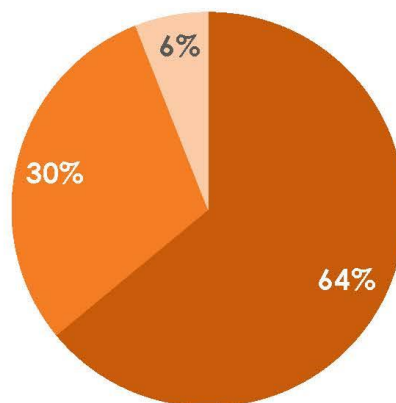
Culture as a prosperity tool

Very Important Somewhat Important Not Important



Leverage London’s cultural assets

Very Important Somewhat Important Not Important

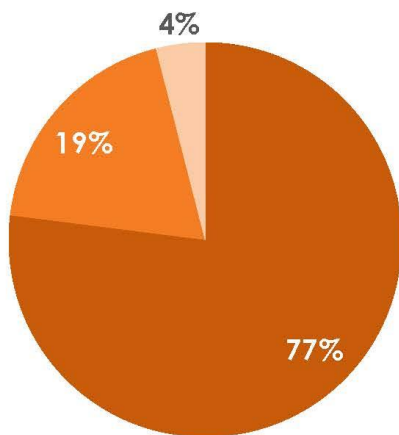


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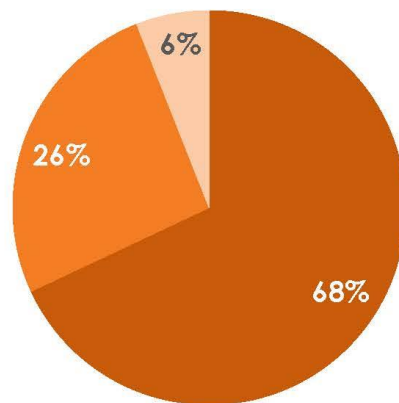
Protect our built and cultural heritage

Very Important Somewhat Important Not Important



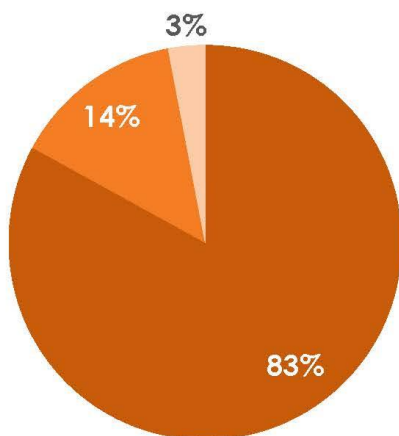
Do more to establish public art

Very Important Somewhat Important Not Important



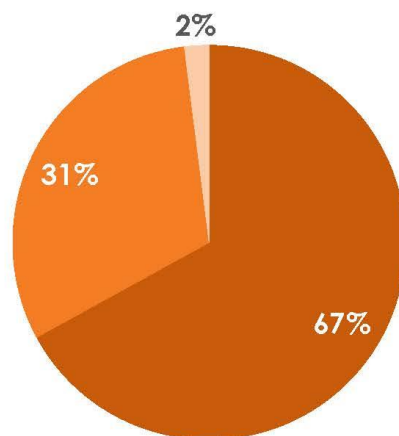
Promote Downtown prosperity

Very Important Somewhat Important Not Important



Develop affordable housing

Very Important Somewhat Important Not Important

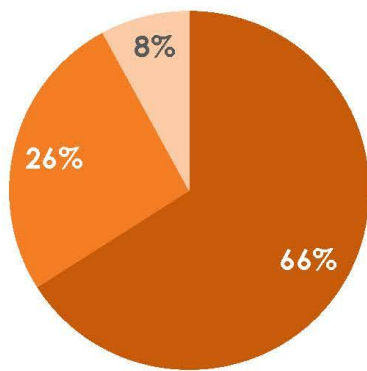


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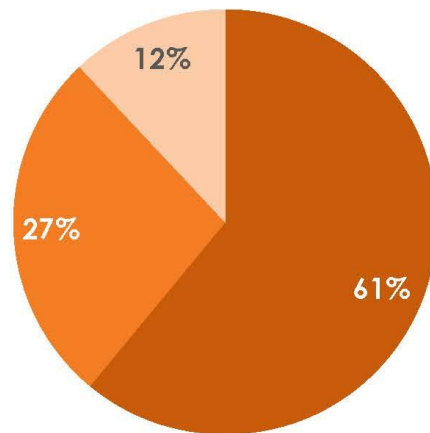
Promote, protect and provide for cultural facilities

Very Important Somewhat Important Not Important



Develop eco-tourism

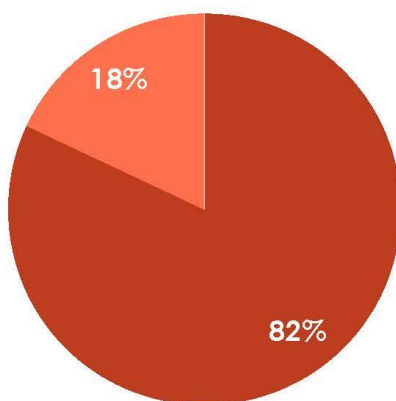
Very Important Somewhat Important Not Important



Building Strong and Attractive Neighbourhoods

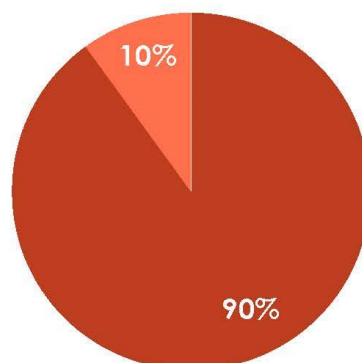
Implement "Placemaking"

Very Important Somewhat Important Not Important



Create social gathering places where neighbours come together

Very Important Somewhat Important Not Important

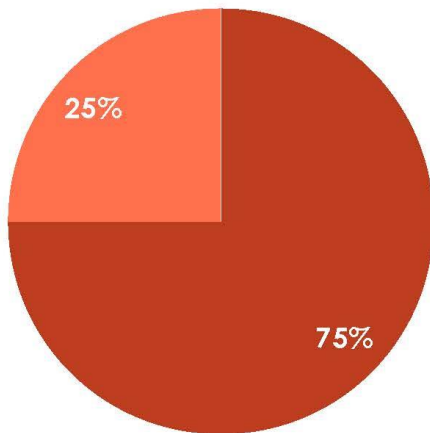


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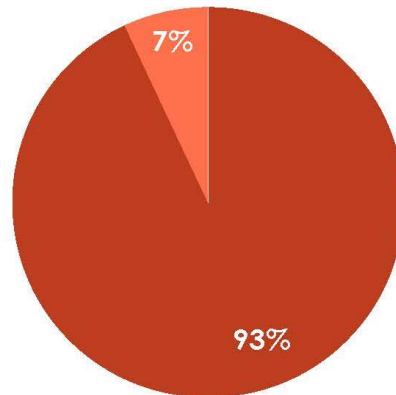
Protect what we cherish

Very Important Somewhat Important Not Important



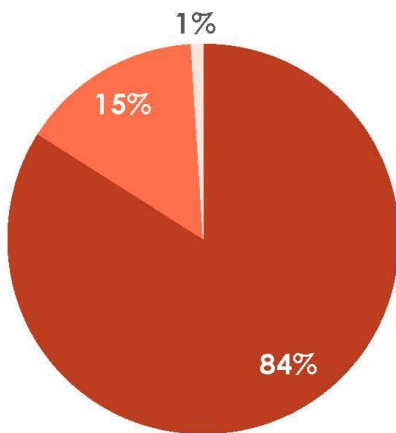
Promote healthy neighbourhoods

Very Important Somewhat Important Not Important



Design "complete" neighbourhoods

Very Important Somewhat Important Not Important

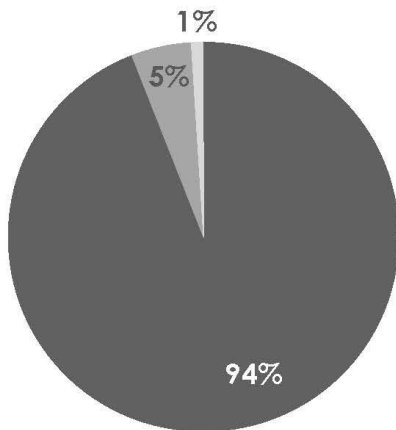




Making Wise Planning Decisions, Careful Management

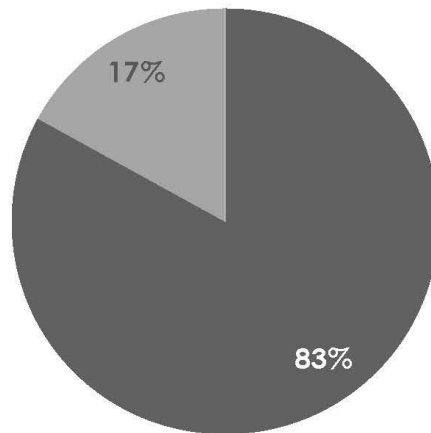
Our decisions should reflect Planning principles

■ Very Important ■ Somewhat Important ■ Not Important



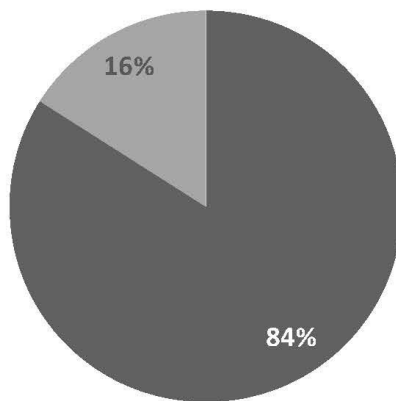
Planning for changes

■ Very Important ■ Somewhat Important ■ Not Important



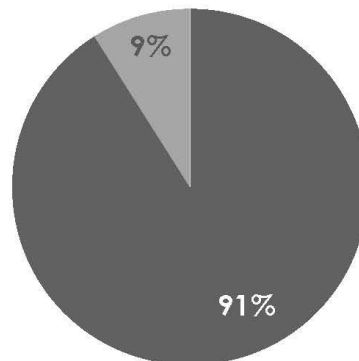
Ensure the London Plan is current

■ Very Important ■ Somewhat Important ■ Not Important



Ensure efficient and collaborative processing of applications

■ Very Important ■ Somewhat Important ■ Not Important



Agenda Item # Page #

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File No. O-7938
Planner: H. McNeely



Opportunities to foster public-private relationships

The survey results are from a total of 316 unique responses between May and July 2013.

■ Very Important ■ Somewhat Important ■ Not Important

