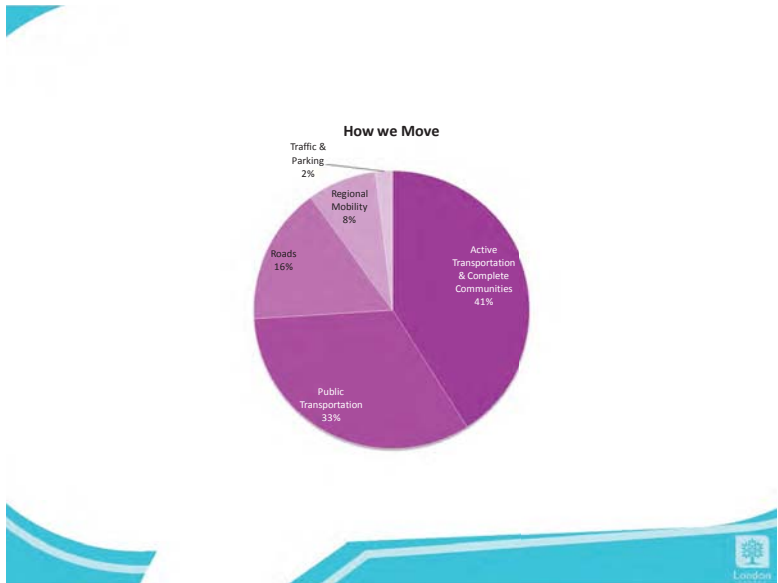
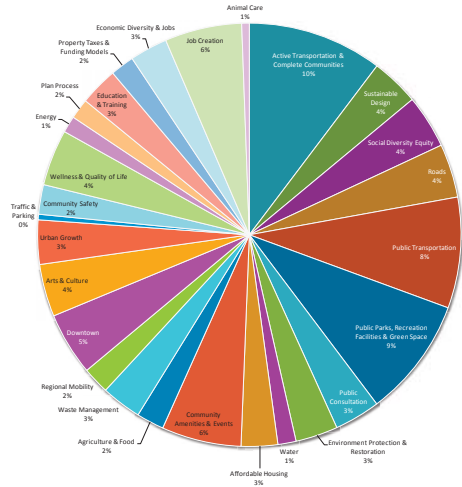




RETHINK LONDON

The London Plan emerged from a community conversation with thousands of Londoners to set new goals and priorities and to shape the growth, preservation and evolution of our city over the next 20 years.



- ## OUR TEN BIG MOVES
1. Shaping our City around rapid transit
 2. Planning for exceptional places and spaces
 3. Regenerating our urban main streets
 4. Growing inward and upward
 5. Building a city that attracts talent and investment
 6. Giving real and attractive mobility choices – walking, cycling and transit
 7. Creating a cosmopolitan city – one that is culturally rich and diverse
 8. Building strong and healthy neighbourhoods for everyone
 9. Planning a smart city – connecting London to the world
 10. Building one of the greenest cities in all of Canada

OUR CHALLENGE

Londoners made it clear that the way we plan our city for the future must change. *The London Plan* is designed to address and plan for the new challenges we face.

OUR STRATEGY

The London Plan has been established on a foundation of values, a clear vision and eight key directions that will guide City Council's planning and city building activities.

VALUES

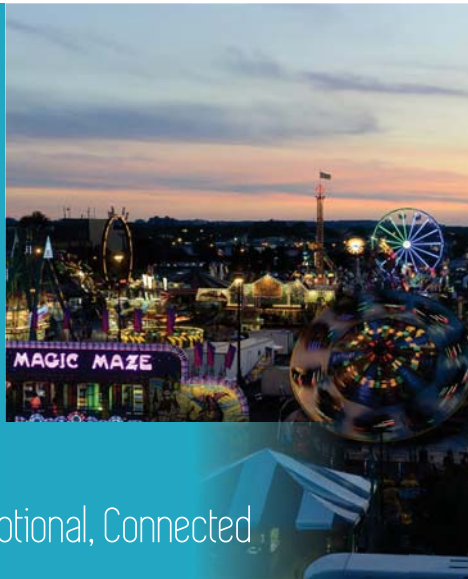
The following values will guide how we undertake our planning processes as a municipality:

- 1. Be accountable** – The decisions City Council makes will conform with *The London Plan*. Being open and transparent in its decision making will allow all Londoners to see that the values, vision, and priorities of the Plan are being adhered to in every decision City Council makes.
- 2. Be collaborative** – To achieve our goals, City Council will take a collaborative approach to planning, working with stakeholders such as neighbourhoods, developers, government agencies, and members of the general public.
- 3. Demonstrate leadership** – City Council will provide leadership within the community to implement *The London Plan*, providing guidance and inspiration in all of their processes and decision making.
- 4. Be inclusive** – City Council will employ genuine and effective public engagement techniques to include all Londoners in planning processes. Council will consider all Londoners in the plans and decisions it makes.
- 5. Be innovative** – City Council will place a high value on creativity and innovation in all the planning it does so that we can find new and effective ways to meet the challenges and opportunities that will present themselves to London over the next 20 years.
- 6. Think sustainable** – Financial, social, and environmental sustainability will be an underlying consideration in all of the planning that we do.

VISION

Our vision will provide focus for all of our planning decisions. We should always ask ourselves whether the decisions that we are making today are propelling us toward this future vision that we've collectively established for the London of 2035. *The London Plan* vision is:

London 2035:
Exciting, Exceptional, Connected



DIRECTIONS

- #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



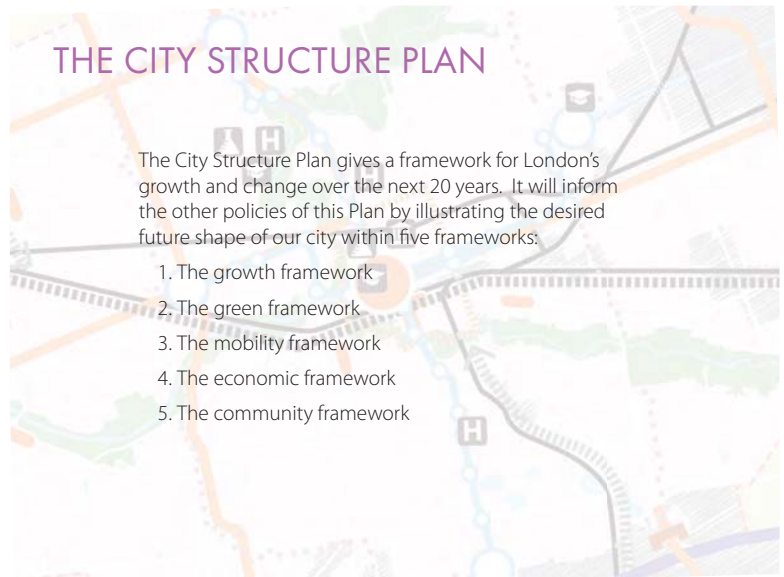
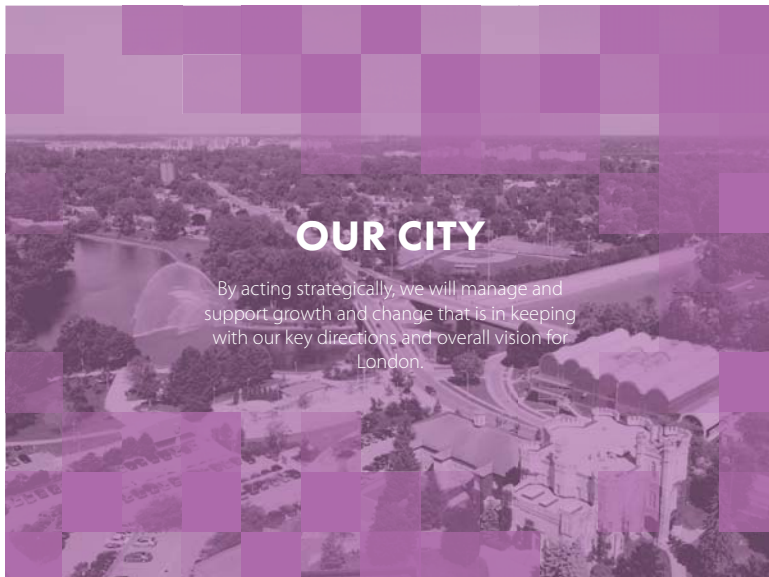
OUR CITY

By acting strategically, we will manage and support growth and change that is in keeping with our key directions and overall vision for London.

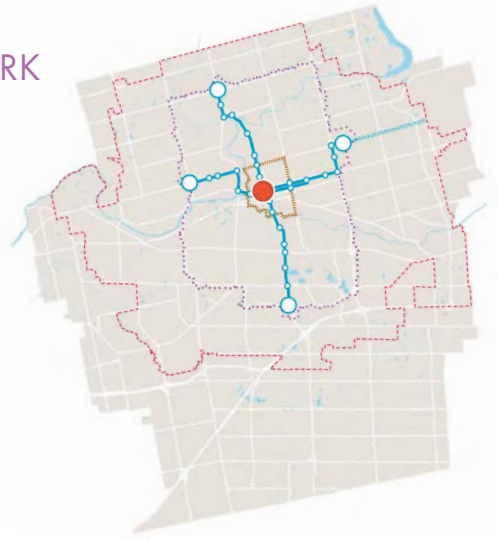
THE CITY STRUCTURE PLAN

The City Structure Plan gives a framework for London's growth and change over the next 20 years. It will inform the other policies of this Plan by illustrating the desired future shape of our city within five frameworks:

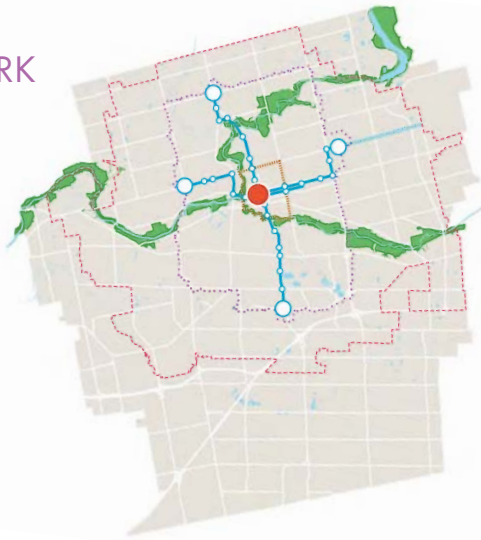
1. The growth framework
2. The green framework
3. The mobility framework
4. The economic framework
5. The community framework



GROWTH
FRAMEWORK



GREEN
FRAMEWORK



MOBILITY
FRAMEWORK



ECONOMIC
FRAMEWORK



COMMUNITY
FRAMEWORK



THE CITY STRUCTURE PLAN



CITY BUILDING POLICIES

Our city building policies provide the overarching direction for how we will grow as a city over the next 20 years.



CITY DESIGN



MOBILITY



FOREST CITY



PARKS
AND
RECREATION



PUBLIC
FACILITIES AND
SERVICES



CIVIC
INFRASTRUCTURE



HOMELESSNESS
PREVENTION
AND HOUSING



CULTURALLY
RICH AND
DIVERSE CITY



CULTURAL
HERITAGE



SMART CITY

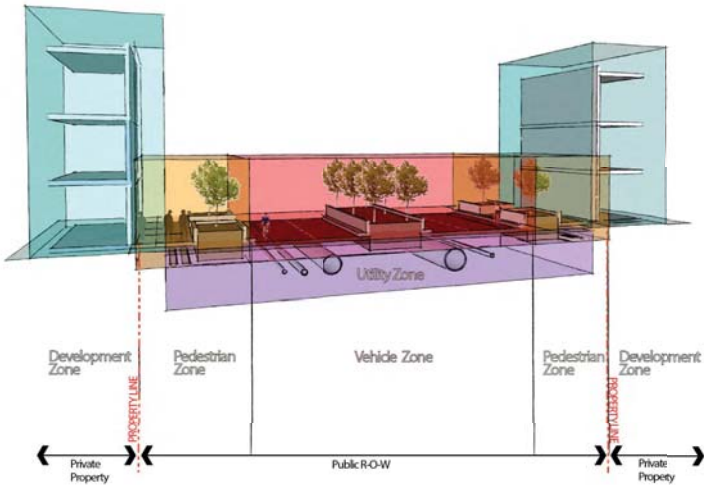


FOOD
SYSTEM



GREEN AND
HEALTHY CITY

Street Design Zones



PLACE TYPE POLICIES

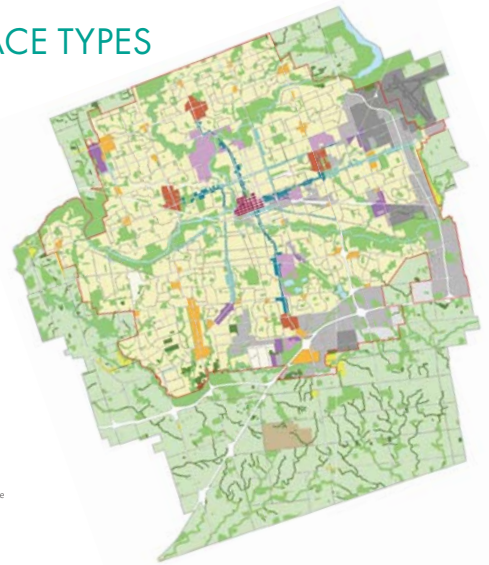
For London to be highly prosperous, our city will need to represent a mosaic of outstanding places. These places will have their own unique functions and distinct identities and will offer a multitude of benefits to those who experience them.

PLACE TYPES THAT APPLY CITY-WIDE	PLACE TYPES THAT APPLY TO URBAN LONDON	PLACE TYPES THAT APPLY TO RURAL LONDON
<ul style="list-style-type: none"> 1. Green Space 2. Environmental Review 	<ul style="list-style-type: none"> 1. Downtown 2. Transit Village 3. Rapid Transit Corridors 4. Urban Corridors 5. Shopping Area 6. Main Street 7. Neighbourhoods 8. Institutional 9. Industrial 10. Future Growth 	<ul style="list-style-type: none"> 1. Farmland 2. Rural Neighbourhoods 3. Waste Management Resource Recovery Area

MAP 1 : PLACE TYPES

LEGEND

- Green Space
- Environmental Review
- Downtown
- Transit Village
- Rapid Transit Corridor
- Urban Corridor
- Shopping Area
- Main Street
- Neighbourhoods
- Institutional
- Heavy Industrial
- Light Industrial
- Commercial Industrial
- Future Community Growth
- Future Industrial Growth
- Farmland
- Rural Neighbourhoods
- Waste Management Resource Recovery Area
- Urban Growth Boundary



Summary of Minimum and Maximum Heights by Place Type

Place Type	Minimum Height (storeys)*	Maximum Height (storeys)*	Maximum Height With Bonus (storeys)*	Condition
Downtown	4	20	30	
Transit Village	4	15	20	
Rapid Transit Corridor	2	8	12	Properties within 100m of rapid transit stations or properties at the intersection of the Rapid Transit Corridor with a Civic Boulevard or Urban Thoroughfare
	4	12	15	
Urban Corridor	2	6	8	
Shopping Area	1	4	6	
Main Street	2	4	6	
Neighbourhood	1	4	6	See neighbourhood policies & table
Remnant High Density Residential Designation from 1989 Official Plan	2	12	n/a	See Remnant High Density Residential Designation from 1989 Official Plan policies for greater detail
Institutional	2	12	15	
Industrial	1	2	n/a	Commercial Industrial Place Type only

* Minimum and maximum heights identified in the specific policies and segment-specific policies of this Plan, or within secondary plans, may be different and will prevail over the heights shown in this table. The full intensity of development will not necessarily be permitted on all sites within the relevant place type.

The London Plan Approach

Downtown **Transit Village** **Rapid Transit & Urban Corridor** **Neighbourhood**



Neighbourhoods

Range of Permitted Uses in Neighbourhood Place Type

Street onto which the property has frontage	Primary permitted uses	Secondary Permitted uses conditional on classification of intersecting street				Secondary permitted uses
		Intersects With Neighbourhood Street	Intersects with Neighbourhood Connector	Intersects with Civic Boulevard	Intersects with Urban Thoroughfare	Fronting onto Park
Neighbourhood Street	<ul style="list-style-type: none"> Single detached Semi-detached Duplex Converted dwellings for a maximum of 2 units* Secondary suites Home occupations Group Homes 	N/A	N/A	N/A	N/A	Secondary Uses: <ul style="list-style-type: none"> Street townhouses
Neighbourhood Connector	<ul style="list-style-type: none"> As per Neighbourhood Street Plus: Triplexes Converted dwellings Townhouses Small-scale community facilities Seniors residences 	N/A	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings Fourplexes* Stacked townhouse* Low-rise apartments* 	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings Fourplexes* Stacked townhouse* Low-rise apartments* 	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings Fourplexes* Stacked townhouse* Low-rise apartments* 	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings Fourplexes* Stacked townhouse* Low-rise apartments*
Civic Boulevard and Urban Thoroughfare	<ul style="list-style-type: none"> As per Neighbourhood Connector Plus: Stacked townhouses Fourplexes Low-rise apartments Emergency care establishments Lodging houses Supervised residences 	N/A	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings 	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings Stand-alone retail, service, office 	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings Stand-alone retail, service, office 	Secondary Uses: <ul style="list-style-type: none"> Mixed-use buildings

Note: The full range of uses shown in this table will not necessarily be permitted on all sites within the Neighbourhood Place Type
 * See the Permitted Uses in the Neighbourhood Place Type for more specific Near-Campus Neighbourhoods policies for these land uses.

Range of Permitted Heights within Neighbourhood Place Type

Retail, Service and Office Floor Area Permitted within Neighbourhood Place Type

Street onto which property has frontage	Minimum and maximum height (storeys) that may be permitted along this classification of street (Base condition)	Minimum and maximum height (storeys) that may be permitted conditional upon classification of intersecting street				Minimum and maximum height (storeys) that may be permitted conditional upon classification of intersecting street
		Neighbourhood Street	Neighbourhood Connector	Civic Boulevard	Urban Thoroughfare	Fronting onto Neighbourhood Park
Neighbourhood Street	Min. 1 Max. 2.5	Same as base	Same as base	Same as base	Same as base	Same as base
Neighbourhood Connector	Min. 1 Max. 2.5	Same as base	Min. 2 Max. 3 Bonus up to 4	Min. 2 Max. 3 Bonus up to 4	Min. 2 Max. 3 Bonus up to 4	Min. 2 Max. 3 Bonus up to 4
Civic Boulevard	Min. 2 Max. 4 Bonus up to 6	Same as base	Same as base	Same as base	Same as base	Same as base
Urban Thoroughfare	Min. 2 Max. 4 Bonus up to 6	Same as base	Same as base	Same as base	Same as base	Same as base

Note: Zoning on individual sites may not allow for the full range of intensity described in this table.

Street onto which property has frontage	Maximum floor area that may be permitted along this classification of street	Maximum floor area that may be permitted conditional upon classification of intersecting street				Maximum floor area that may be permitted conditional upon classification of intersecting street
		Neighbourhood Street	Neighbourhood Connector	Civic Boulevard	Urban Thoroughfare	Fronting onto Neighbourhood Park
Neighbourhood Street	N/A	N/A	N/A	N/A	N/A	N/A
Neighbourhood Connector	N/A	N/A	Retail & Service 200m ² Office – 200m ² Total – 200m ²	Retail & Service 200m ² Office – 200m ² Total – 200m ²	Retail & Service 200m ² Office – 200m ² Total – 200m ²	Retail & Service 200m ² Office – 200m ² Total – 200m ²
Civic Boulevard	N/A	N/A	Retail & Service 200m ² Office – 200m ² Total – 200m ²	Total - 2000 m ²	Total - 2000 m ²	Retail & Service 200m ² Office – 200m ² Total – 200m ²
Urban Thoroughfare	Office – 200m ²	Office – 200m ²	Retail & Service 200m ² Office – 200m ² Total – 200m ²	Total - 2000 m ²	Total - 2000 m ²	Retail & Service 200m ² Office – 200m ² Total – 200m ²

Note: Zoning on individual sites may not allow for the full range of intensity described in this table.

OUR TOOLS

A variety of tools have been afforded by the Province to municipalities to allow for official plans to be effectively implemented. This part of The London Plan provides a description of those tools and policies for how they will be applied.

- Growth Management/ Growth Financing
- Planning and Development Applications
- Public Engagement
- Planning and Development Controls
- Bonus Zoning
- Guideline Documents
- Community Improvement Plans
- Specific Area Policies
- Municipal By-laws
- Acquisition and Disposition of Land
- Parkland Acquisition
- Noise, Vibration and Safety
- Minimum Distance Separation
- Official Plan Monitoring
- Glossary of Terms