



London  
CANADA



City of London

# State of the Downtown

2015

# Acknowledgments

This document would not have been possible without the contribution of staff within many City of London services, including: Taxation and Revenue; Finance; Traffic; Parking; and the Culture Office; Downtown London; the London Convention Centre; London Public Library; CBRE, and all those that provided data.

The City of London Planning Services  
Urban Regeneration Division  
2017

# Executive Summary

The City of London has been tracking information on the health of the downtown since 2003. This report is the seventh edition of the State of the Downtown report and addresses the two-year period of January 1, 2014 through December 31, 2015. This edition provides the most comprehensive review of London's downtown to date, with new indicators and measures to track the future progress of the downtown.

Between 2014 and 2015, the downtown has experienced a great deal of investment from the public and private sectors. The development incentive programs offered by the City of London contributed approximately \$800,000 in loans during this two-year period, leveraging nearly \$2.6 million in construction value through private sector investment. Major building renovations, such as the former Kingsmill's building and "The Cube", as well as proposed new construction of high-rise mixed-use residential development highlight interest in the downtown.

In 2015, the downtown retained approximately 80% of London's total supply of office space. However, 2014 and 2015 experienced a relatively high overall office vacancy rate. Retail vacancy rates remained healthy throughout this time period, with a net gain of 18 new businesses in 2015.

People are continually drawn to the downtown for its many major destinations, which provide venues for arts, culture, music and entertainment. In 2015, approximately 3.6 million people attended indoor and outdoor events in the downtown.





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**Invest in London's  
downtown as the  
heart of our city.**

— 2015-2019 Strategic Plan for the City of London

# Introduction

This report is the seventh edition of the *State of the Downtown*. Since 2003, the City of London has been reporting on the health and progress of its downtown through standardized indicators. As directed by *Our Move Forward: London's Downtown Plan*, the 2015 *State of the Downtown* report refines and edits these indicators and introduces new measures to track the downtown's evolution with this new direction in mind. As a result, this edition provides the most comprehensive review of the downtown to date and establishes a new baseline for future reports.

New measures and topics are clearly highlighted throughout the report and indicated with the "new" icon. These new measures are intended to help track the strategic directions of *Our Move Forward: London's Downtown Plan* and to provide a more comprehensive view of the downtown.

With the adoption of the Downtown Heritage Conservation District (HCD) in 2013 and expansion of the Downtown Business Association (BIA) boundary at the end of 2014, how we define the limits of the downtown is a constant consideration. While reading through this report keep in mind that the boundary used for data collection purposes may change based on the information being collected.

# Noteworthy Moments Since 2013

Fanshawe College Phase 1 opened to 400 students and staff



**January 2014**

**May 2014**



Hosted the Canadian Hockey League (CHL) Memorial Cup

Hosted Rogers Hometown Hockey



**October 2014**

**November 2014**



The City won the International Downtown Association (IDA) Pinnacle Award for the implementation of the *Downtown Millennium Plan*

Downtown Business Improvement Area (BIA) expands to include Richmond Row and 308 new businesses



**December 2014**

**February 2015**



*Draft Downtown Design Manual* prepared and circulated for review

*Our Move Forward: London's Downtown Plan* approved by Council



**April 2015**



# London's Downtown Boundaries



The downtown is defined by multiple boundaries, each adapted for a specific circumstance. For the purpose of this report, three boundaries are useful to understand. The first boundary covers the largest area and is that of the Downtown Business Improvement Area (BIA). The Downtown BIA is managed by the London Downtown Business Association. The boundary determines the business owners that contribute financially to the improvement and promotion of the downtown through an annual levy on their property tax.

The second boundary is that which defines the Downtown Heritage Conservation District (HCD). The Downtown HCD was established through a study that identified properties of heritage value, which together with their overall landscape establish a collective heritage character. The Downtown HCD establishes a policy framework to protect, conserve, and enhance the heritage character of the downtown.

The final boundary is the downtown as defined by the Official Plan. This boundary determines the land use permissions for the properties contained within it and guides the long-term growth and development of this area. It is also the Downtown Community Improvement Plan boundary within which financial incentive programs may be offered, and until 2015 was the Downtown BIA boundary. In most instances in this report, the territory within this boundary is the one referenced.

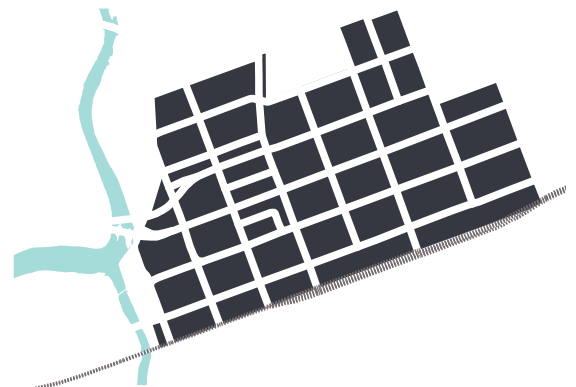
## Downtown Business Improvement Area



## Downtown Heritage Conservation District



## Downtown Official Plan Designation



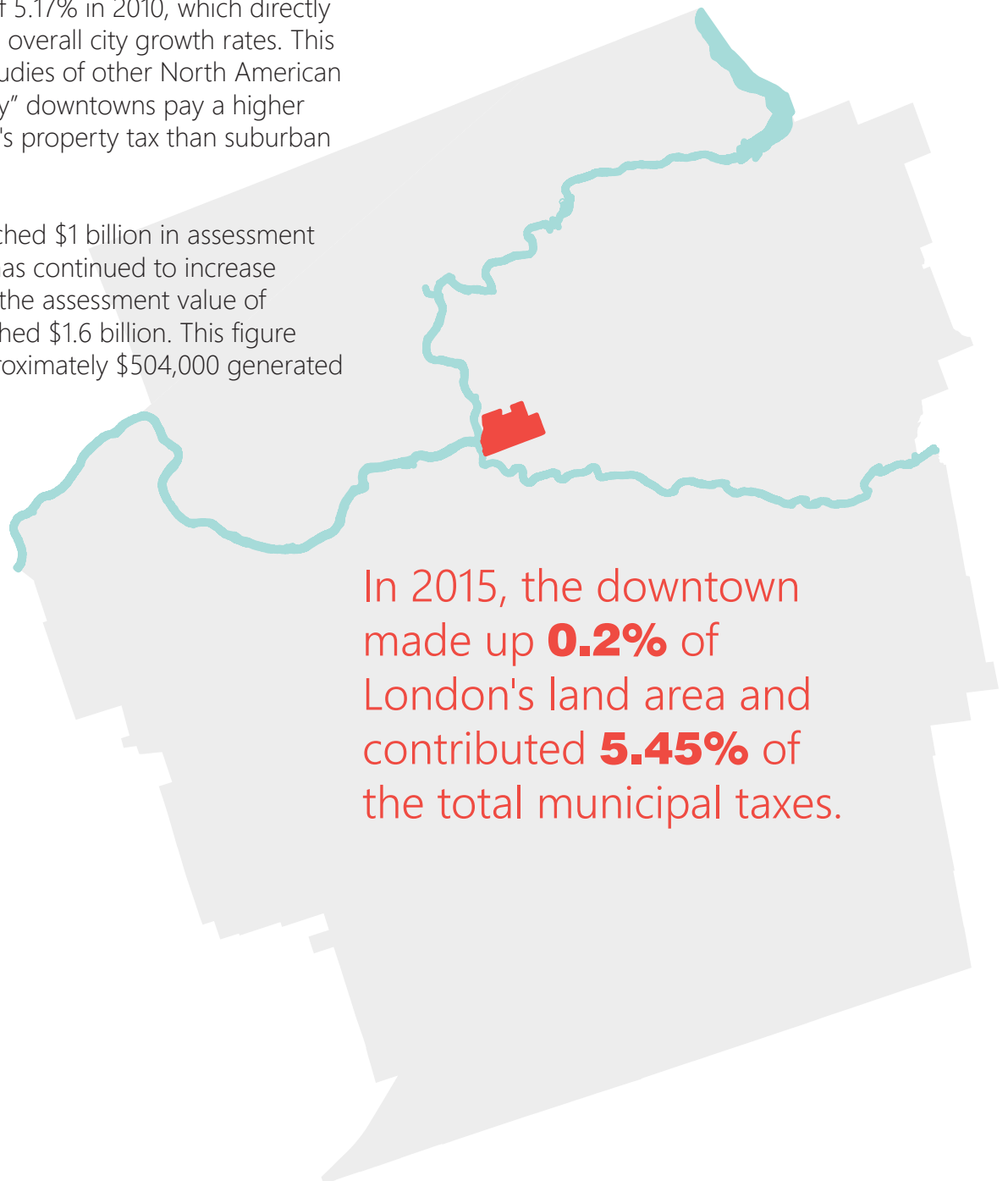


# **Investing in Downtown**

# Assessment Value

In 2015, the downtown as defined by the Official Plan downtown boundary represented 0.2% of the city's land area. This same area generated 5.45% of the city property tax revenues, contributing a significant share in that regard. Over time, this percentage has varied little with a high of 7.13% in 2001 and a low of 5.17% in 2010, which directly related to changing overall city growth rates. This is consistent with studies of other North American cities where "healthy" downtowns pay a higher proportion of a city's property tax than suburban property owners.

The downtown reached \$1 billion in assessment value in 2007 and has continued to increase each year. By 2015, the assessment value of the downtown reached \$1.6 billion. This figure translated into approximately \$504,000 generated per hectare.



In 2015, the downtown made up **0.2%** of London's land area and contributed **5.45%** of the total municipal taxes.

# Development

## Development

Supported by City Council in Fall 2014 with \$9 million in municipal funding and a \$1 million commitment from the Mainstreet London organization, phase two of Fanshawe College's downtown satellite location construction began in 2015. This project, located at 128-134 Dundas Street, will incorporate the facade of the historic former Kingmill's building and construct three additional storeys to accommodate an estimated 1,600 students.

In December 2015, Tricar broke ground at 505-511 Talbot Street to begin construction of a 29-storey apartment building. The building is anticipated to contain 176 residential units and retail on the ground floor.

In 2015, York Developments invested about \$3 million to renovate the industrial building located at 304 Talbot Street. The former building, coined "The Cube", was retrofitted to become the new home of Arcane Digital.

## Future Development

Between 2014 and 2015, five zoning by-law amendment applications were received and/or processed within the downtown. These applications included properties at 50 King Street, 356 Dundas Street, 505-511 Talbot Street, 89 York Street and 455 Clarence Street.

In 2015, a site plan application was in progress for 356 Dundas Street, a 6-storey, 69-unit apartment building.

## Building Permits & Construction Value

The total number of building permits issued in 2014 within the downtown was 196 with an approximate construction value of just over \$10 million. In 2015, a total of 172 building permits were issued with a total estimated value of over \$18 million.

NEW



**The Cube** underwent extensive renovations in 2015 to house Arcane Digital.



# Future Opportunities



Approximately 25% of the downtown land area is undeveloped land primarily occupied by surface commercial parking lots. Surface parking lots provide optimal opportunities for redevelopment.

**Undeveloped Land** within the downtown is indicated in red.



# Development Incentives

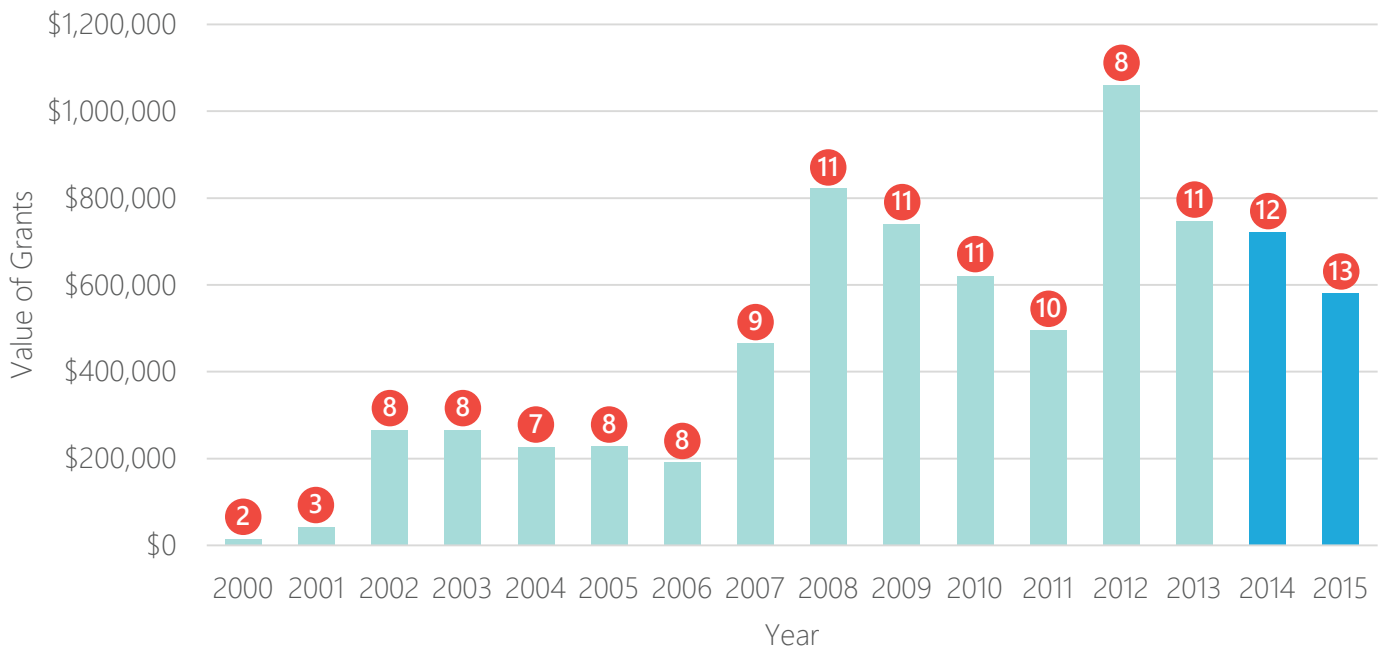
In 2014, the City-funded forgivable loan programs, which included the Forgivable Upgrade to Building Code and the Forgivable Facade Improvement programs, were no longer offered. At the end of 2015, the City of London had three active municipal financial incentive programs, which included the Upgrade to Building Code Loans, Facade Improvement Loans, and the Downtown Rehabilitation and Redevelopment Grant program. Funding for previously offered programs, however, continued through to the end of 2015 for applications made prior to the program end dates.

In 2014, \$389,293 was provided in loans, which leveraged just over \$1.1 million in private sector investment. In 2015, the total value of loans increased slightly to \$404,901 and the private sector investment leveraged increased as well, reaching nearly \$1.5 million in construction value.

Downtown London provides two additional programs, funded through the Downtown London Business Improvement Association. The About Face Grant program contributed \$62,590 in 2014 and \$68,064 in 2015 to property owners to improve their building face. The Tenant Improvement Loan contributed \$46,000 in 2014 and \$17,310 in 2015.

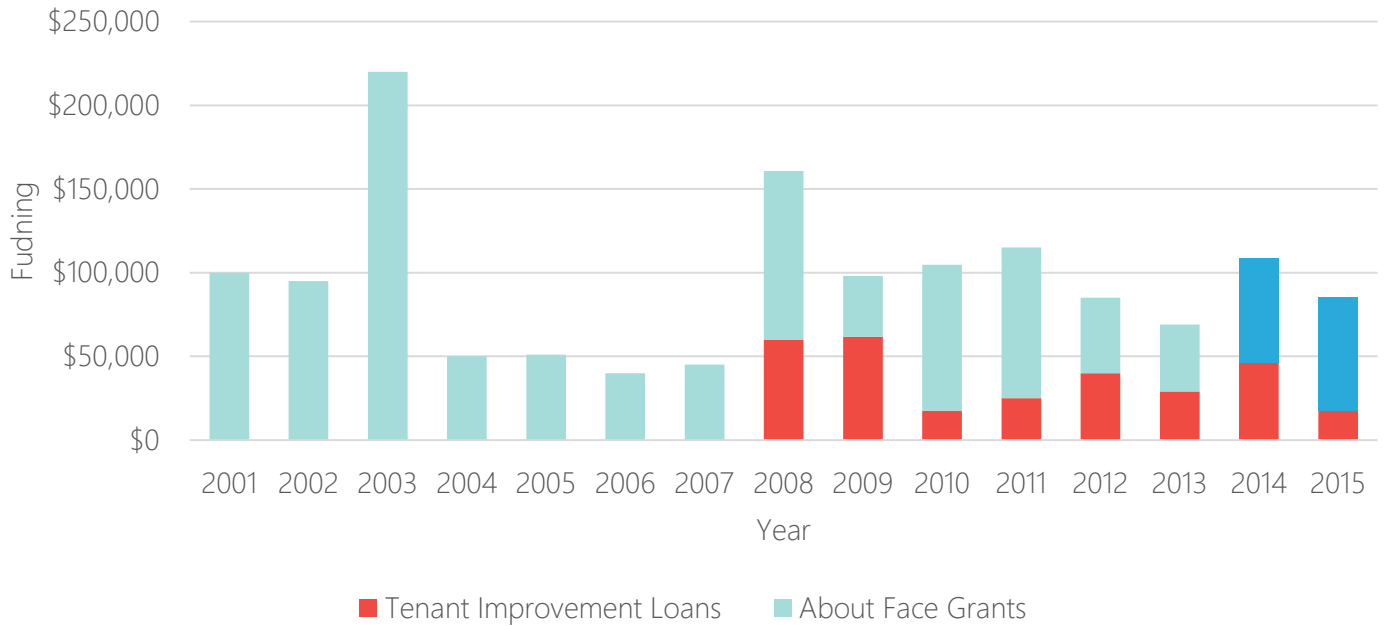
In April 2015, a new incentive program was introduced for a trial two-year period. The "Last Mile" Fibre Optic Connection Grant Program was funded jointly by the City of London, Downtown London, and the London Economic Development Corporation (LEDC), with the intention to help connect downtown businesses to fibre optic broadband services.

Downtown Rehabilitation and Redevelopment Grant Program



2 Number of Grants

## Downtown London Grants and Loans



### Upgrade to Building Code Loan

An interest-free loan for eligible interior building upgrades.

### Facade Improvement Loan

An interest-free loan for eligible exterior building improvements.

### Downtown Rehabilitation and Redevelopment Grant

An annual grant to defer tax increase resulting from a rehabilitation and/or redevelopment project.

### About Face Grant

A grant for eligible property owners to improve their building face.

### Tenant Improvement Loan

An interest-free loan for eligible businesses and/or property owners to complete tenant improvements.

### Fibre Optic Connection Grant

A grant to provide financial assistance for eligible properties for the installation and connection of fibre optic broadband services and/or to provide high-capacity broadband service.

**NEW**

# Heritage



## Heritage Designations

In 2013, the Downtown Heritage Conservation District was adopted by Council. This included 369 properties designated under Part V of the *Ontario Heritage Act* and 20 properties designated individually under Part IV.

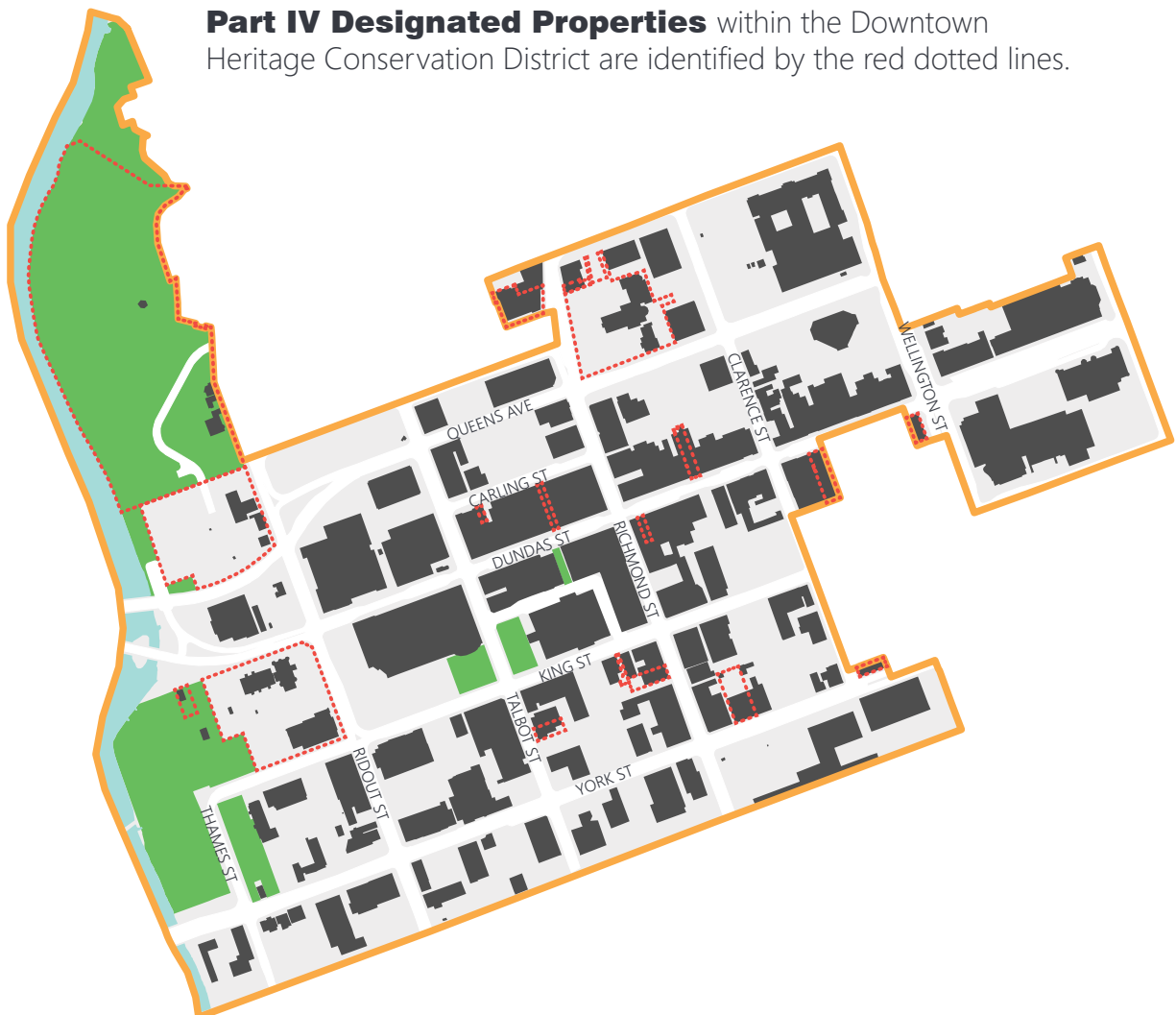
In 2014, one property, 142 Dundas Street, was individually designated under Part IV of the *Ontario Heritage Act*, bringing the total number of individually designated properties to 21 at the end of 2015.

## Heritage Alterations & Demolitions

There were four heritage alteration permits processed in 2014 and 15 in 2015, the most notable of which was 128-134 Dundas Street to facilitate phase two of the construction of the Fanshawe College downtown satellite location.

The demolition of one property was approved in 2015 at 505-511 Talbot Street to facilitate the construction of a 29-storey apartment building. A demolition request for 183 King Street was received and refused.

**Part IV Designated Properties** within the Downtown Heritage Conservation District are identified by the red dotted lines.







# **Working Downtown**

# Employment

## Office Sector

Since the early 1990s, the downtown has consistently had between 30,000 and 35,000 office employees. However, these figures are based on a series of assumptions and projections, as there has been no comprehensive survey to gather employment data for the downtown.

At the end of 2013, there was an estimated 35,000 daytime employees working in the downtown, representing approximately 303 jobs per hectare.

A 2012 International Council of Shopping Centers (ICSC) Study of North American cities found that the average worker spends \$8,372 in the downtown per year. Using an estimate of 35,000 employees currently working in the downtown, that translates to approximately \$30 million each year spent downtown.

## Education Sector

In 2014 and 2015, the downtown continued to have a number of noteworthy post-secondary institutions including Western Continuing Studies, College Boreal and Fanshawe's Centre for Digital and Performance Arts. In early 2015, Everest College locations closed throughout Ontario, including the location in downtown London.

Western Continuing Studies has been located in Citi Plaza since 2001. In 2015, almost 1,400 students attended 165 courses in professional development, post-degree diplomas, and personal interest. Total enrollment was 2,510 registrations in two-day workshops, three to 12-week courses and 13-week terms, and resulted in 15,057 (19,724 including instructors and staff) visits to the downtown during the year. All of these figures show growth since 2013.

Fanshawe's Centre for Digital and Performance Arts, located on Dundas Street, officially opened in January 2014. This location has attracted over 400 students and created a number of support jobs in the downtown. Plans for the second phase of Fanshawe's downtown campus were well underway in 2015, which is planned to bring an additional 1,600 students and support staff to the downtown.

Also within the downtown, the London International Academy offers boarding programs for international secondary school students looking to improve English prior to post-secondary entrance.



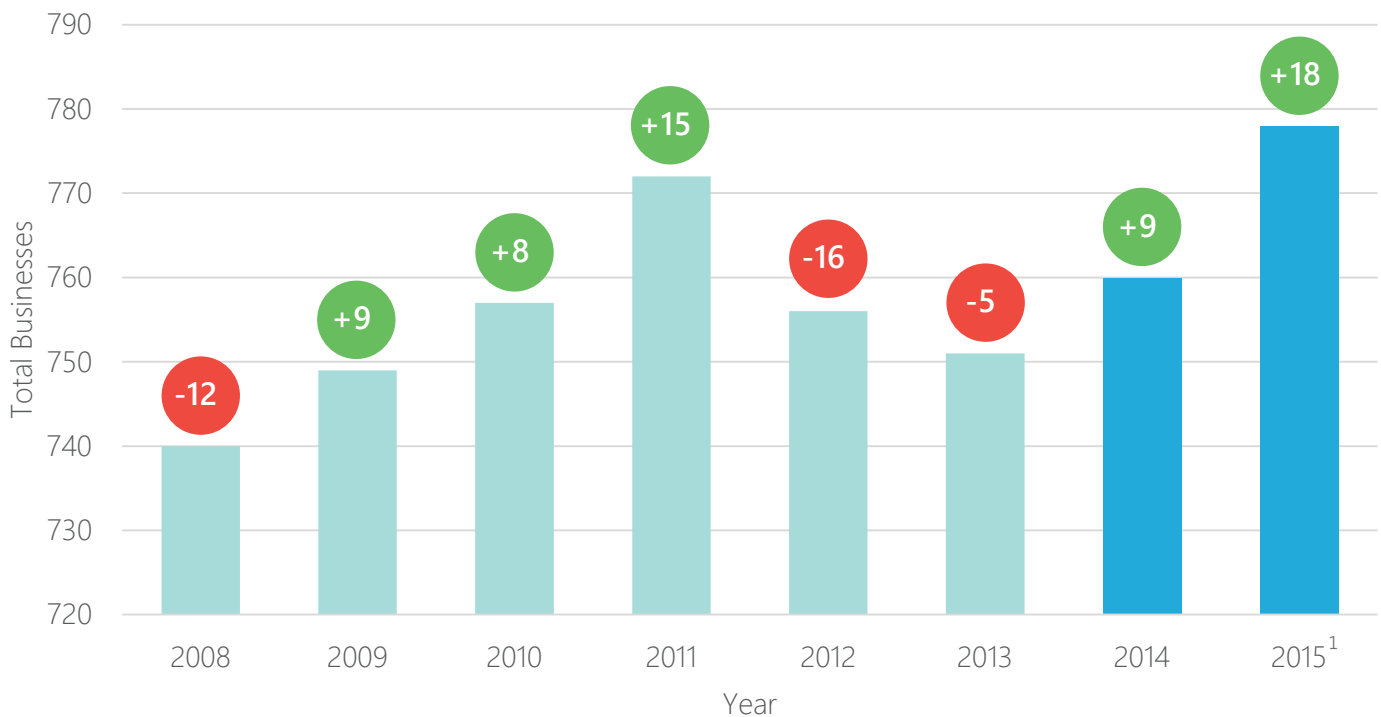
# Business Openings & Closings

Business openings and closings fluctuate considerably over time and are tracked by the Downtown Business Improvement Association. In 2014, 17 new businesses opened and eight businesses closed, for a net gain of nine businesses. In 2015, the figures reflect an expanded Downtown Business Improvement Area boundary, with a net gain of 18 new businesses as a result of 29 openings and 11 closings.



**Wich is Wich** opened in March 2015 at 125 King Street.

Business Openings and Closings



+9 Net business gain/loss

<sup>1</sup> The Downtown Business Improvement Area (BIA) boundary was used for the data collection. The 2015 data reflects the expansion of the BIA boundary.

# Office Supply

There was approximately 409,666 square metres (4.4 million square feet) of office space in the downtown in 2015, which is an increase of about 60,000 square metres (645,855 square feet) since 2002. A portion of this overall increase was a result of the conversion of Citi Plaza from retail space to office space.

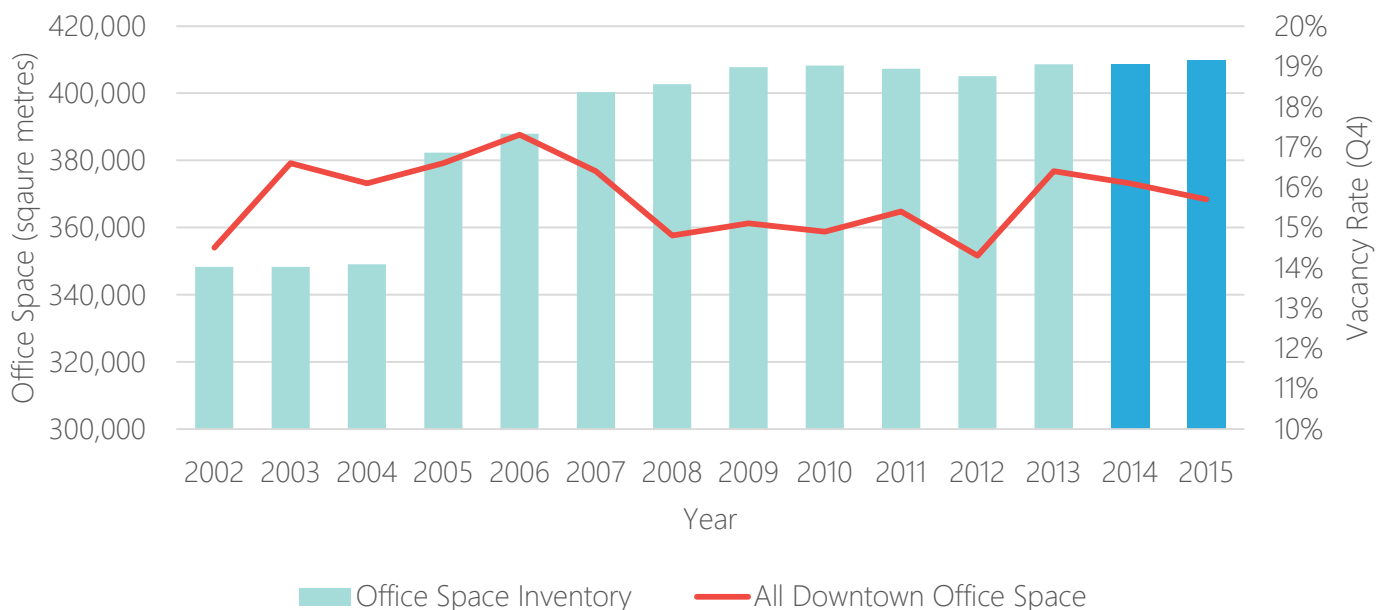
One London Place and Dufferin Corporate Centre were the most recent major office buildings to be added to the supply in 1991. The last new office space built downtown was 431 Richmond Street in 2011, which added two floors of office space to the supply.

In 2015, the downtown had approximately 80% of London's total office space. Strong policies in London's *Official Plan* established in the early 1990s, which limited the size of office space to 5,000 square metres outside of the downtown, helped to maintain this centralized concentration of office space.



**One London Place** provides 382,000 square feet of leasable office space downtown.

### Downtown Office Space





# Office Vacancy

The downtown office vacancy rates overall were high in 2014 and 2015 as reported by CBRE, with the overall core vacancy rates at 16.1% and 15.7%, respectively. A rate of 5-8% is considered "healthy".

The Core Class A office vacancy rate was reported as 8.1% in 2014 and 9.9% in 2015. The Class A vacancy rate has generally been in decline since reaching a high of nearly 15% in 2004.

The Core Class B and Class C office space tends to be in older buildings with fewer office amenities. The vacancy rate for Core Class B remains relatively consistent over the years, the rate being 21.5% in

2014 and 28.0% in 2015. Core Class C vacancy rates remain the highest at 22.6% and 30.6% for 2014 and 2015, respectively.

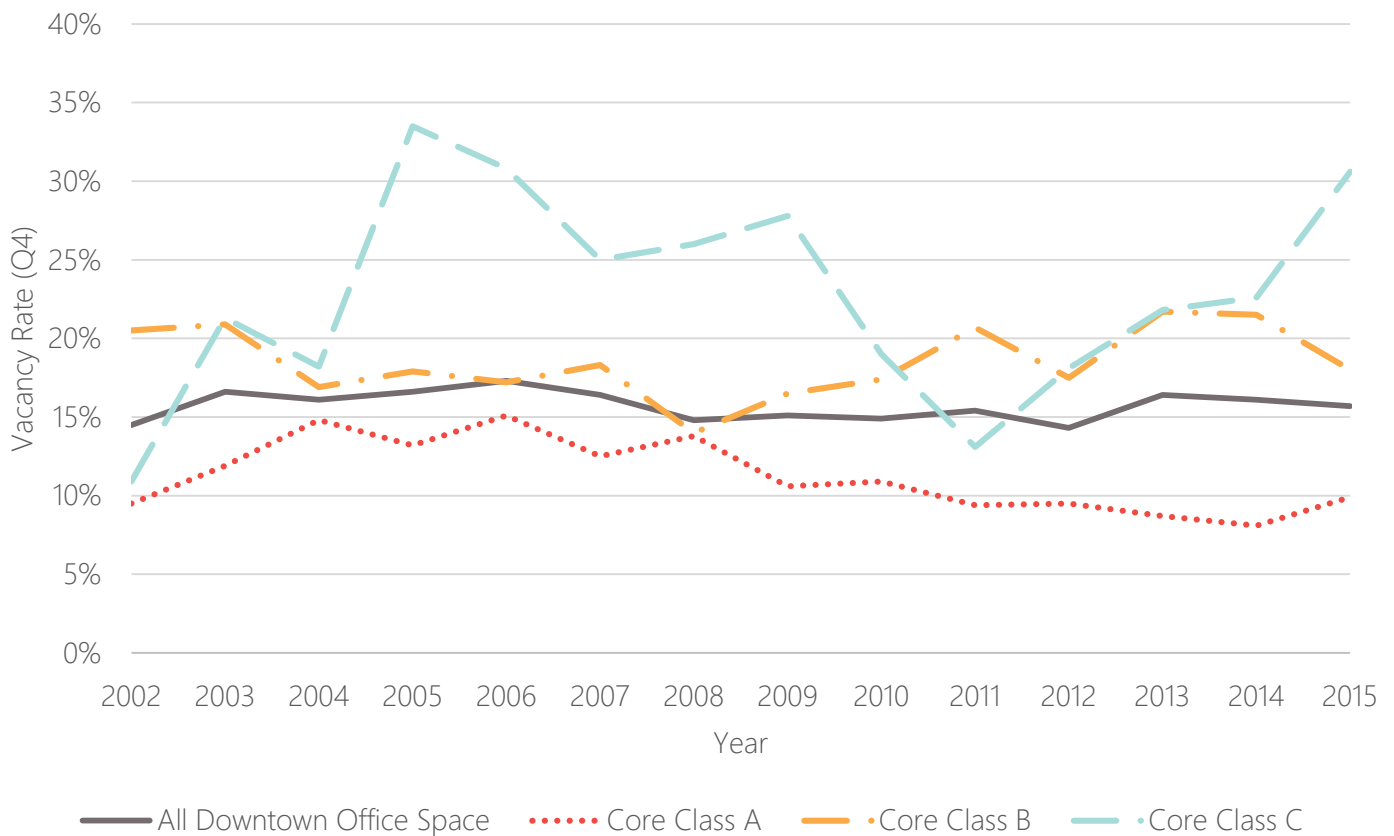
## Classification of Office Space

**Class A:** High-quality finishes, state-of-the-art systems, and excellent accessibility.

**Class B:** Average quality buildings with average rents. Building finishes are fair to good. Systems are adequate.

**Class C:** Buildings of below-average rents.

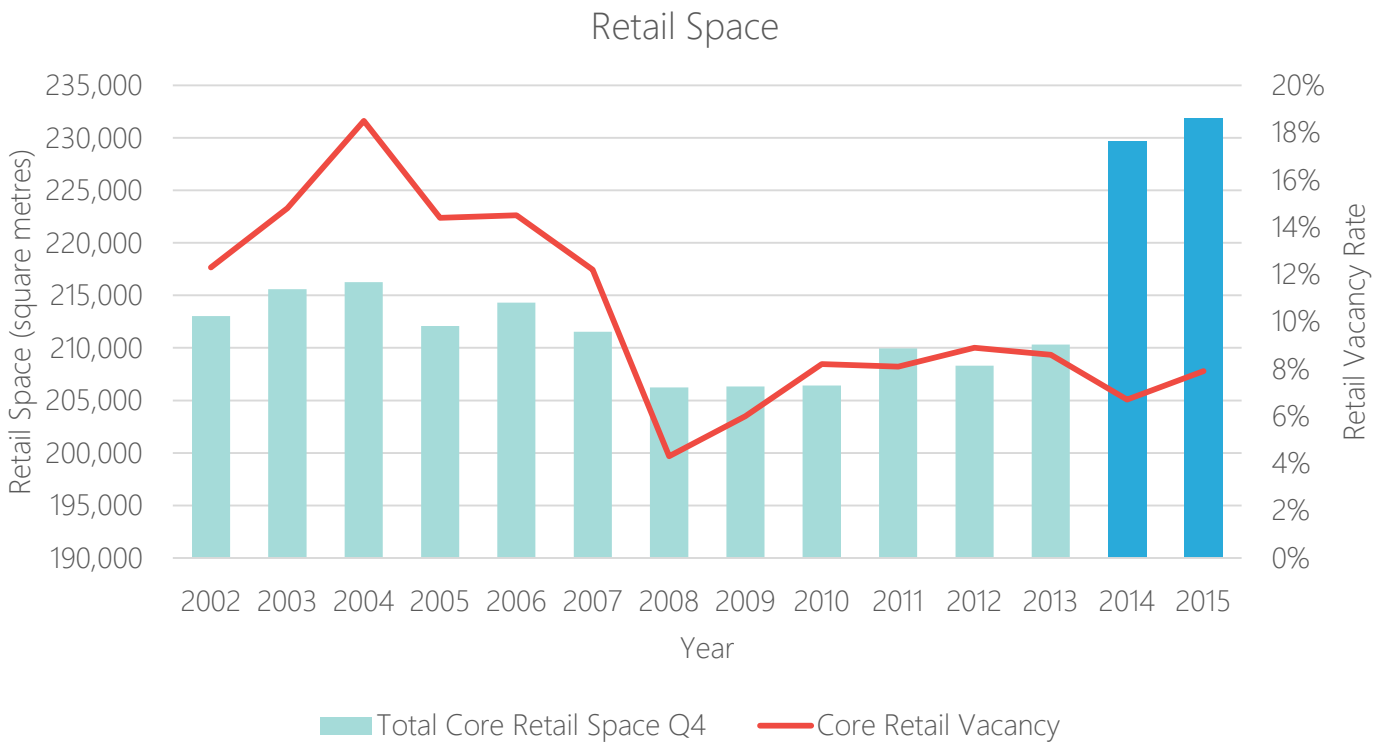
Downtown Office Vacancy Rate by Class



# Retail Supply & Vacancy Rates

In 2014 and 2015, there were approximately 230,000 square metres (2.48 million square feet) of retail space in the downtown. Since 2000, the total retail space has gradually increased by 21,000 square metres (225,00 square feet) even with significant department store closures of The Bay and Eaton's as well as the conversion of Citi Plaza from retail to office space.

Between 2000 and 2015, the retail vacancy rate has fluctuated considerably. The period between 2000 and 2007 experienced high vacancy rates ranging between 11% and 18%. In 2014 and 2015, the retail vacancy rate improved to 6.7% and 7.9%, respectively. Both of these figures were comparable to the city-wide vacancy rate for those years. A "healthy" vacancy rate is considered between 5% and 9%.



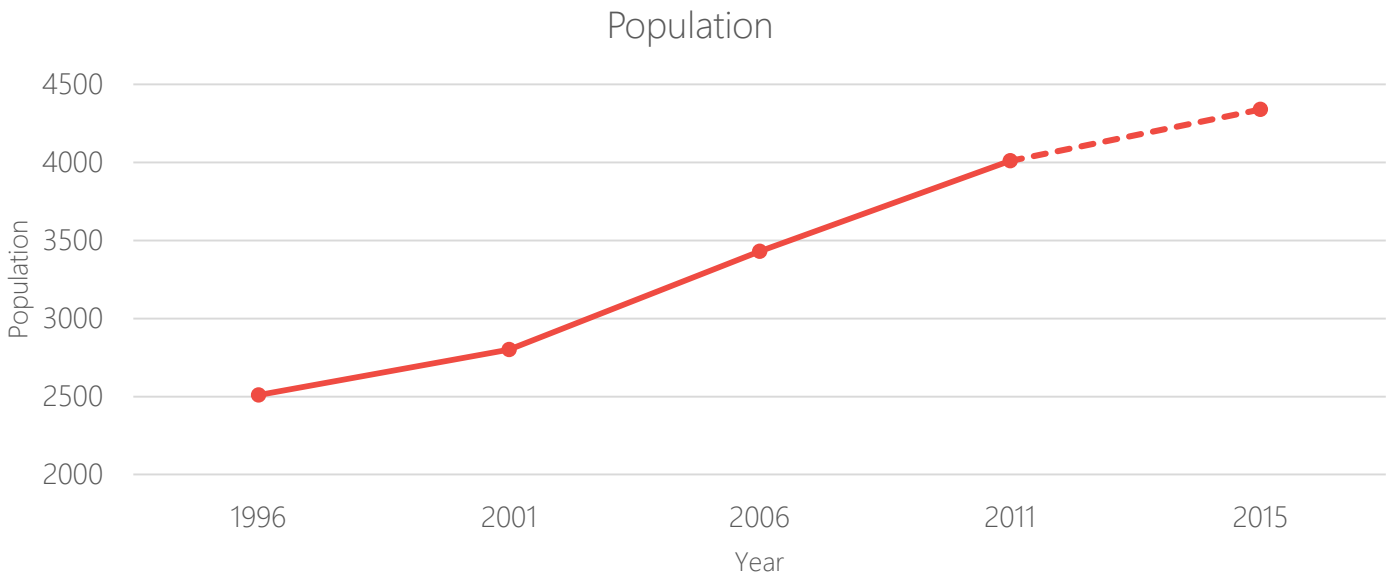
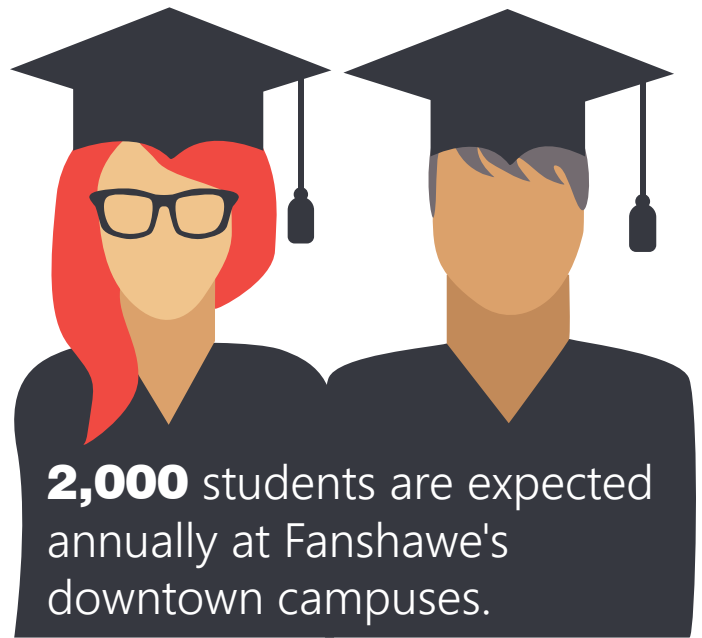


# **Living Downtown**

# Population

Population projections were completed by the City of London for 2015, as Census data has not yet been released for this time period. As the growth of the downtown has been increasing steadily since 1996, it was estimated that the total population of the downtown at the end of 2015 was approximately 4,300. Refer to appendices for previous years' demographic information.

With approximately 2,000 students anticipated to attend classes at Fanshawe's downtown campus locations, the student population downtown is anticipated to increase as well.



# Rental Market

Projections were completed by City of London staff for 2014 and 2015 based on building permit data, as Census data had not yet been released for this time period. In 2015, an estimated 2,800 dwelling units were located within the downtown, the vast majority of which were in apartment buildings.

In 2015, an estimated 75% of the dwelling units were rental properties. Units purchased as condominium units and rented by the owner are not reflected in this statistic.

The Canada Mortgage and Housing Corporation (CMHC) reported that the vacancy rate of apartment units in the downtown was 4.0% in 2014 and remained relatively unchanged in 2015 at 4.3%. These figures are slightly higher than the city-wide average, with an apartment vacancy rate of 2.8% reported in 2014 and 3.0% in 2015.

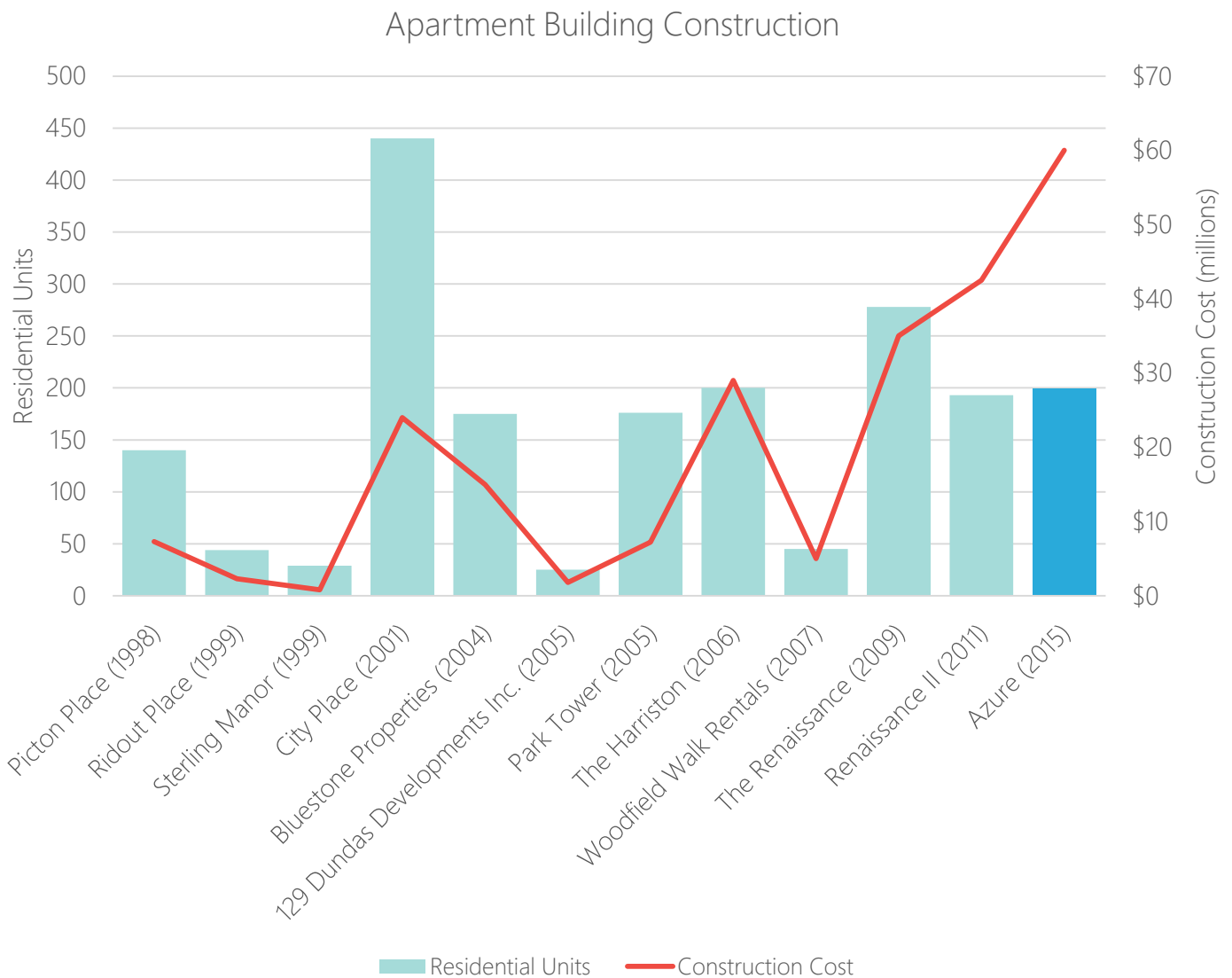
In 2014 and 2015 the average monthly rent remained relatively unchanged downtown at \$1,001 and \$1,007 respectively. The average rent downtown is greater than at of the city-wide average at \$875 in 2014 and \$890 in 2015.



## Housing Options

Apartment buildings are the predominant option for living downtown. From left to right, the apartment buildings in this photo include Renaissance I, Renaissance II, and the Peter McGregor Tower.

Construction of apartment buildings has remained fairly steady throughout the years as can be seen from the graph below. Most recently, Tricar began construction on Azure. The units constructed as a part of this project will be reflected in the in the 2016-2017 statistics.





# Public Realm



## Dundas Place

The first large-scale project planned following the adoption of *Our Move Forward: London's Downtown Plan* is the flexible street project known as Dundas Place. On February 9, 2015 City Council approved the funding for the Environment Assessment (EA) for Dundas Place. The launch of the EA process, known as "My Dundas", was held on September 26, 2015.

## Street Trees

In 2014, the City of London invested \$275,000 in the planting of street trees around Covent Garden Market and along Talbot Street, between York Street and Dundas Street. This project included the installation of Silva Cells and Strava Cells, which increase soil volume and improve the health and life span of street trees.

## London LAWN

London Area Wireless Network (LAWN) provides a free outdoor public Wi-Fi zone within the downtown. What began as a pilot project is now one of Canada's largest free outdoor Wi-Fi hot spots. Downtown London and the City of London have invested in equipment and installation and the ongoing operating costs are funded by Downtown London.

Network usage is precisely tracked. In 2015, London LAWN had over 78,000 users, with peak time during downtown festivals and events.



In 2015, **78,000** users connected to London LAWN.

## Seasonal Outdoor Patios

In 2015, there were ten seasonal outdoor patios on or adjacent to the public sidewalk within the downtown Official Plan boundary. Five of these patios were located along Dundas Street.



**Mas Cafe** operated a seasonal sidewalk patio at 192 Dundas Street in 2015.





# **Downtown Vibrancy**

# Downtown Destinations



## Central Library

In 2014, the Central Library welcomed 874,400 visitors and an additional 43,100 people for specific programs. In 2015, 820,950 general visitors came to the library and 16,300 people visited for specific programs.



## London Convention Centre

The London Convention Centre opened in 1993 and operates as a multipurpose facility governed by a Board of Directors appointed by Municipal Council. The London Convention Centre attracts conventions, multi-day meetings and events. The City of London initially invested approximately \$13 million in the facility and currently invests an additional \$600,000 annually.

In 2014, the London Convention Centre held 336 events resulting in an estimated economic impact of \$17.5 million. The 2015 figures were down slightly, with a total of 314 events resulting in an estimated economic impact of \$16.4 million.



## Budweiser Gardens

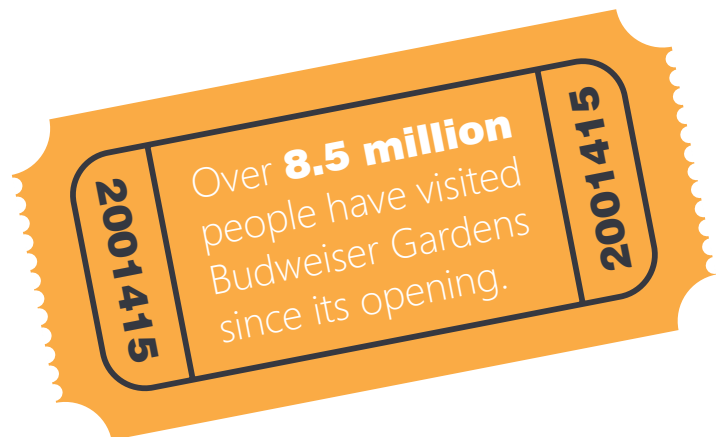
Budweiser Gardens provides a venue to hold a range of sports events and entertainment. The 9,046 seat entertainment centre is operated as a public/private partnership, which is home to the London Knights of the Ontario Hockey League and the London Lightning of the National Basketball League of Canada.

In 2014 and 2015, the facility has attracted approximately 670,000 people each year. Since its opening in 2002, over 8.5 million people have visited Budweiser Gardens and it has increased City revenues by over \$6 million.



## The Grand Theatre

In 2014 and 2015, a combined total of over 100,000 people attended performances at the Grand Theatre. Approximately 85% of the Grand Theatre's revenue is generated by patrons.





### **Museum London**

In 2015, Museum London welcomed 108,000 visitors attending 16 exhibitions. Of this total, 10,000 students went on exhibition and studio tours and 11,700 people attended travelling exhibitions. The museum also provided outreach programming for 1,000 elementary students and 180 volunteers contributed 12,350 hours of service.

### **Covent Garden Market**

In 2014, 1.4 million people visited Covent Garden Market, with this figure increasing to 1.5 million visitors in 2015.



### **London Music Hall**

**NEW**

The London Music Hall reopened in 2013 after major renovations. In 2015, the venue held approximately 145 music-related events, 60 non-music events, and 15 corporate events. An estimated 135,000 attendees visited the venue in 2015.





# Festivals & Events

The number of indoor events at cultural venues increased from 2014 to 2015, with 640 and 646 events respectively; the attendance also increased from approximately 1.8 million to approximately 2.0 million between 2014 and 2015.

Attendance at outdoor festivals and events increased as well between 2014 and 2015. An

estimated 345 events attracted over 767,000 people in 2014 and 365 events brought over 859,000 people to the downtown in 2015.

Overall the total number of events and the overall attendance at both indoor and outdoor events increased over the two-year period.



**Victoria Park** holds events and festivals throughout the year, with the majority of events occurring during the summer months.



# **Downtown Transportation**

# Transportation Options

NEW

## Intracity Transportation

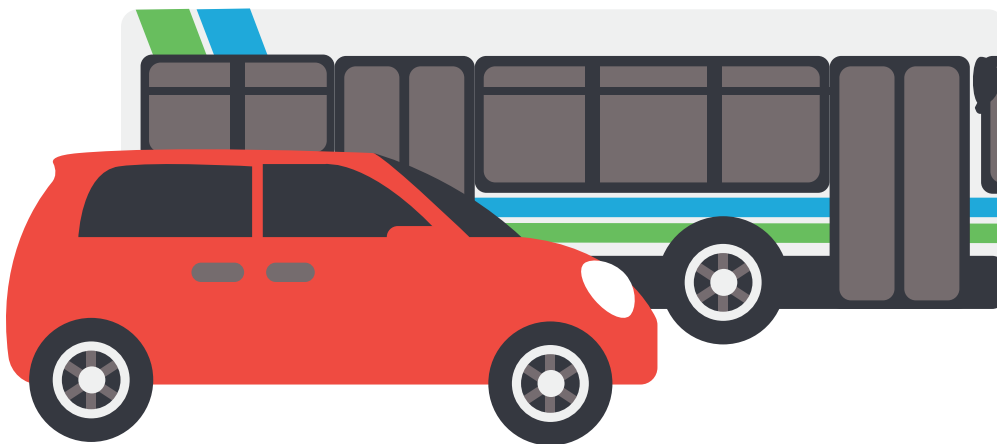
The London Transit Commission (LTC) serviced the downtown with 19 bus routes in 2015. Approximately 11 percent of trips to and from the downtown were by transit.

In September 2014, Council initiated an Environmental Assessment (EA) process (also called Shift London) to identify and examine options for Rapid Transit in London. The downtown would act as major transit hub in this plan.

The *Downtown London Parking Study 2014 Update* and the *2014 Downtown London Parking Needs Assessment* were completed by MMM Group. Detailed parking counts were undertaken as a part of this work in September 2014, which found a total of approximately 9,900 publicly available parking spaces in the downtown with a peak demand of 7,660 spaces (77% occupied).

## Intercity Transportation

The downtown is home to the London VIA Rail station, which is a major transfer hub for passengers in southwestern Ontario. The Toronto-London-Sarnia-Windsor VIA Rail Corridor saw 962,520 passengers in 2014 and 920,250 in 2015.





# Appendices



# **Appendix A: Background**

# The Importance of Downtowns

The importance of a city's downtown to its economy is finally being recognized on an international and national level. In May 2012, Phase 1 of a report titled *The Value of Investing in Canadian Downtowns* was released by the Canadian Urban Institute for public review. It compared the characteristics, capital investments, issues, and economic impact of ten of the largest Canadian municipalities. Because of the success and interest in the Phase 1 report, and the growing interest in downtowns generally, an additional seven Canadian municipalities requested inclusion in the Phase 2 study released in October 2013. This was the first comprehensive, comparative study of Canadian downtowns. Recently the International Downtown Association (IDA) created a downtowns Canada national coalition to draw attention to the importance of downtowns.

Downtowns represent the essence of a city. They are a visual representation of the health and well-being of their communities and provide meeting places for the region's residents. Downtowns act as entertainment and cultural centres. They draw businesses and provide employment opportunities, driving gross domestic product (GDP) and providing a strong tax base. Downtowns are models for sustainable development and innovation. For these reasons, it is important to understand the state of the downtown.

# Catalyst Projects and Initiatives

The Downtown Millennium Plan was approved by Council in 1998 and resulted in over \$100 million in City investment and construction of major public projects which provided the structure for future public and private investment. Prior to this, the City had invested in the London Convention Centre (\$40.5 million) and initiated some programs.

These projects were intended to show City leadership in Downtown investment and to encourage private investment which it did.

These projects included;

1. John Labatt Centre/Budweiser Gardens (\$52.8 M)
2. Central Library (\$25.6 M)
3. Covent Garden Market (\$16.9 M)
4. Forks of the Thames (\$6.1 M)
5. Downtown Lighting
6. Mainstreet Program

Over time additional investments were made including the Downtown Development Charge Exemptions (\$9.7 million) and the J. Allyn Taylor Building at 267 Dundas Street (\$3.6 million).

## **Appendix B: Historical Data**

Table 1: Downtown Taxes as a Proportion of City Taxes (1998-2015)

Year	Downtown Assessment (in millions)	Downtown Total Taxes <sup>1</sup> (in millions)	City Assessment (in millions)	Total City Taxes <sup>2</sup> (in millions)	Downtown Taxes as a percentage of City Taxes
1998 <sup>3</sup>	\$835.4	17.4	\$17,322.6	258.2	6.75%
1999	\$830.4	17.6	\$17,473.8	259.7	6.76%
2000	\$831.9	17.6	\$17,740.5	263.6	6.69%
2001	\$781.5	19.6	\$18,114.9	275.6	7.13%
2002	\$799.4	19.0	\$18,495.6	293.4	6.48%
2003	\$824.9	18.8	\$19,569.2	307.8	6.09%
2004	\$886.1	19.7	\$21,575.2	337.3	5.83%
2005	\$883.4	20.3	\$22,034.6	366.4	5.55%
2006	\$976.6	20.0	\$25,436.4	384.8	5.21%
2007	\$1,090.8	22.1	\$25,941.9	402.8	5.49%
2008	\$1,108.8	22.8	\$26,455.8	420.5	5.43%
2009	\$1,149.4	23.1	\$28,302.1	441.2	5.23%
2010	\$1,205.0	23.6	\$29,944.7	456.4	5.17%
2011	\$1,382.8	25.2	\$31,825.7	462.7	5.45%
2012	\$1,409.1	24.9	\$33,537.9	467.4	5.32%
2013	\$1,482.9	25.7	\$34,853.3	479.6	5.36%
2014	\$1,529.4	26.7	\$36,291.5	498.7	5.35%
2015	\$1,645.3	28.2	\$37,795.9	517.2	5.45%

Source: City of London Taxation and Revenue Division

<sup>1</sup> Within the Downtown Official Plan boundary and previous Downtown BIA boundary and includes general and transit taxes. The Downtown BIA boundary expanded January 1, 2015.

<sup>2</sup> Excludes education but includes general and transit taxes.

<sup>3</sup> Adoption of the Millennium Plan

Table 2: Downtown Residential Apartment Buildings Constructed Since 1998

Year	Address	Name	Developer	Total Residential Units	Construction Cost
1998	22 Picton Street	Picton Place	Tricar	140	\$7,300,000
1999	536 Ridout Street	Ridout Place	Drewlo	44	\$2,291,000
1999	330 Clarence Street	Sterling Manor	Spriet	29 <sup>1</sup>	\$800,000
2001	310-320 Dundas Street	City Place	Drewlo	440	\$23,992,000
2004	520 Talbot Street	Bluestone Properties	Bluestone/Old Oak	175	\$15,000,000
2005	129 Dundas Street	129 Dundas Developments Inc.	Stuart McCulloch	25	\$1,800,000
2005	186 King Street	Park Tower	Premier Alliance	176 <sup>1</sup>	\$7,213,813 <sup>2</sup>
2006	500 Ridout Street	The Harriston	Auburn	200	\$29,000,000
2009	71 King Street	The Renaissance	Tricar	278	\$35,000,000
2007	435 Colborne Street	Woodfield Walk Rentals	Prespa Sales	45	\$5,000,000
2011	70 York Street	Renaissance II	Tricar	193	\$42,500,000
2015	505 Talbot Street	Azure	Tricar	199	\$60,000,000
Total					\$229,883,000

<sup>1</sup> Residential units in a renovated building

<sup>2</sup> Estimated value



Table 3: Part IV Designated Properties within the Downtown Heritage Conservation District

Property	Year Designated
481 Ridout Street North	1977
471 Richmond Street	1978
399 Ridout Street North A	1980
399 Ridout Street North B	1986
350 Talbot Street	1987
476 Richmond Street	1988
229 Dundas Street	1989
231 Dundas Street	1989
194 Dundas Street	1991
176 York Street	1994
330 Clarence Street	1998
353 Richmond Street	2000
1 Dundas Street	2000
435 Ridout Street North	2001
441 Ridout Street North	2001
451 Ridout Street North	2001
119 Carling Street	2003
267 Dundas Street	2003
472 Richmond Street	2005
167 Dundas Street	2007
142 Dundas Street	2014

Source: City of London

Table 4: Upgrade to Building Code Loan; Forgivable Upgrade to Building Code Loan; and Awning, Lighting and Signage Grant Activity Since 2000

Year	Upgrade to Building Code Loan		Forgivable Upgrade to Building Code Loan		Awning, Lighting and Signage Grant	
	Number	Cost	Number	Cost	Number	Cost
2000	0	\$0	N/A	N/A	N/A	N/A
2001	7	\$276,929	N/A	N/A	N/A	N/A
2002	3	\$91,470	N/A	N/A	N/A	N/A
2003	3	\$108,990	N/A	N/A	N/A	N/A
2004	2	\$90,439	N/A	N/A	N/A	N/A
2005	6	\$117,874	N/A	N/A	N/A	N/A
2006	2	\$53,671	N/A	N/A	N/A	N/A
2007	6	\$123,343	N/A	N/A	N/A	N/A
2008	6	\$210,000	0	\$0	0	\$0
2009	1	\$50,000	3	\$79,877	1	\$2,750
2010	4	\$126,025	7	\$245,248	7	\$18,341
2011	3	\$150,000	3	\$148,779	1	\$3,000
2012	0	\$0	5	\$123,121	1	\$3,000
2013	1	\$43,223	6	\$215,296	2	\$4,404
2014	1	\$49,324	5	\$216,096	3	\$8,783
2015	0	\$0	8	\$327,101	0	\$0
Total	45	\$1,491,387	37	\$1,355,519	15	\$40,277

Source: City of London

Table 5: Façade Improvement Loan; Forgivable Façade Improvement Loan; Non-Street Façade Improvement Loan Activity Since 2000

Year	Façade Improvement Loan		Forgivable Façade Improvement Loan		Non-Street Façade Improvement Loan	
	Number	Cost	Number	Cost	Number	Cost
2000	4	\$51,305	N/A	N/A	N/A	N/A
2001	4	\$72,940	N/A	N/A	N/A	N/A
2002	1	\$7,440	N/A	N/A	N/A	N/A
2003	5	\$62,269	N/A	N/A	N/A	N/A
2004	1	\$25,000	N/A	N/A	N/A	N/A
2005	0	\$0	N/A	N/A	N/A	N/A
2006	2	\$23,743	N/A	N/A	N/A	N/A
2007	1	\$7,103	N/A	N/A	N/A	N/A
2008	4	\$85,567	0	\$0	0	\$0
2009	1	\$19,422	0	\$0	0	\$0
2010	3	\$94,567	5	\$126,596	3	\$58,127
2011	2	\$45,659	1	\$25,000	0	\$0
2012	1	\$14,530	2	\$30,339	0	\$0
2013	0	\$0	2	\$33,164	0	\$0
2014	0	\$0	6	\$98,873	1	\$25,000
2015	2	\$50,000	2	\$27,800	0	\$0
Total	31	\$559,546	18	\$341,772	4	\$83,127

Source: City of London

Table 6: Downtown Rehabilitation and Redevelopment Grant Program

Year	Number of New Applications	Number of Grants	Value of Grants
2000	2	2	\$15,192
2001	2	3	\$43,024
2002	5	8	\$266,311
2003	2	8	\$264,655
2004	0	7	\$227,199
2005	1	8	\$228,494
2006	0	8	\$192,228
2007	2	9	\$465,628
2008	2	11	\$822,008
2009	1	11	\$738,988
2010	0	11	\$620,742
2011	0	10	\$496,203
2012	1	8	\$1,060,030
2013	4	11	\$746,576
2014	1	12	\$720,979
2015	2	13	\$580,611
<b>Total</b>	<b>25</b>	<b>140</b>	<b>\$7,488,868</b>

Source: City of London

Table 7: Western Continuing Studies

Year	Courses	Students	Registrations	Classes	Student Visits	Staff & Visitor Visits
2013	130	1,303	1,898	1,024	13,457	4,660
2014	144	1,259	2,256	1,116	14,522	15,057
2015	165	1,375	2,510	1,130	4,752	4,766

Source: Western Continuing Studies

Table 8: Office Vacancy Rates (1993-2015)

Year	Total Core <sup>1</sup> Office Inventory Space (Square metres)	Core Q4 Rate	Core Class A <sup>2</sup> (Q4)	Core Class B <sup>2</sup> (Q4)	Core Class C <sup>2</sup> (Q4)	Overall City Rate (Q4)	Notes
1993		25.00%				23.80%	
1994		19.60%				19.70%	
1995		19.40%				20.00%	
1996		21.10%				20.10%	
1997		19.20%				18.80%	
1998		14.50%				13.90%	Millennium Plan adopted by Council
1999		10.20%				10.10%	
2000		11.40%				11.10%	
2001		15.70%				14.70%	
2002	348,311	14.50%	9.5%	20.5%	10.9%	12.80%	
2003	348,311	16.60%	11.9%	20.9%	21.3%	14.60%	
2004	349,078	16.10%	14.8%	16.9%	18.2%	14.00%	
2005	382,285	16.60%	13.2%	17.9%	33.5%	15.30%	
2006	387,887	17.30%	15.1%	17.2%	30.8%	15.50%	Bell Canada left
2007	400,342	16.40%	12.5%	18.3%	25.0%	15.40%	
2008	402,697	14.80%	13.8%	14.0%	26.0%	13.60%	
2009	407,713	15.10%	10.6%	16.5%	27.8%	13.70%	
2010	408,204	14.90%	10.9%	17.4%	19.0%	13.60%	
2011	407,303	15.40%	9.4%	20.7%	13.1%	14.70%	431 Richmond Street constructed
2012	405,132	14.30%	9.5%	17.5%	18.1%	13.80%	
2013	408,626	16.40%	8.7%	21.7%	21.8%	15.60%	
2014	408,626	16.10%	8.1%	21.5%	22.6%	15.20%	
2015	409,666	15.70%	9.9%	18.0%	30.6%	14.30%	Our Move Forward: London's Downtown Plan adopted by Council

Source: CBRE and CBRE Marketview Quarterly Reports

<sup>1</sup> CBRE defines Core as bounded by Oxford Street, Adelaide Street, York Street and the Thames River.

<sup>2</sup> As defined by CBRE

<sup>3</sup> The industry considers 5-8% a "healthy" vacancy rate

Table 9: London Core<sup>1</sup> Retail Vacancy Rates

Year	Total Core Retail Space Q4 (square metres)	Core Q4 Vacancy Rate	Overall City Q4 Vacancy Rate	Notes
1993		16.2%		
1994		12.0%	10.0%	
1995		15.2%		
1996		12.8%		
1997		9.6%		
1998		13.7%	6.0%	New Covent Garden Market opened Millennium Plan adopted by Council
1999		16.3%		Eaton's closed
2000	209,143	11.2%	6.8%	The Bay closed
2001	209,143	12.2%	7.2%	Central Library opened
2002	213,035	12.3%	6.2%	John Labatt Centre opened
2003	215,583	14.8%	7.1%	
2004	216,270	18.5%	8.4%	
2005	212,102	14.4%	7.6%	
2006	214,309	14.5%	8.7%	
2007	211,533	12.2%	7.9%	
2008	206,220	4.3%	4.0%	
2009	206,313	6.0%	5.0%	Galleria becomes CitiPlaza
2010	206,406	8.2%	5.1%	
2011	209,946	8.1%	6.7%	
2012	208,301	8.9%	6.3%	
2013	210,317	8.6%	6.8%	
2014	229,705	6.7%	6.1%	
2015	231,837	7.9%	8.2%	

Source: CBRE (2000-2015) and CBRE Marketview Quarterly Reports; City of London Commercial Planning Review, UrbanMetrics, June 2007; City of London Review of Commercial Supply and Demand, Malone Given Parsons, January 2005; Downtown London; City of London State of the Downtown Reports

<sup>1</sup> CBRE defines Core as bounded by Oxford Street, Adelaide Street, York Street and Thames River. Includes all retail types, mall and non-mall.

Table 10: Population (1996-2011)

Year	Female	Male	Total Population
1996	1,245	1,265	2,510
2001	1,425	1,375	2,800
2006	1,665	1,770	3,430
2011	1,940	2,065	4,010

Source: StatsCan

Table 11: Age Structure (1996-2011)

Year	0-19 years	20-44 years	45-64 years	64 years and over
1996	195	1,445	460	400
2001	150	1,575	610	460
2006	220	2,035	635	530
2011	215	2,450	785	560

Source: StatsCan

Table 12: Marital Status (1996-2011)

Year	Single	Married	Other
1996	1,225	690	675
2001	1,415	750	900
2006	1,965	780	1,380
2011	1,850	920	1,125

Source: StatsCan



Table 13: Downtown Dwellings (1996-2015)

	1996	2001	2006	2011	2015 <sup>1</sup>
Total Occupied Dwellings	1,540	1,795	2,135	2,600	2,820
Detached, Semi-Detached and Duplex	10	10		5	5
Apartments Less than 5 Storeys	475	635	575	615	645
Apartments Greater than 5 Storeys	1,060	1,155	1,545	1,975	2,165
Owned	310	480	615	545	735
Rented	1,230	1,315	1,520	2,065	2,035
Average Value	\$125,588	\$104,192	\$169,391	\$172,447	-

Source: 1996, 2001, 2006, and 2011 Census

<sup>1</sup> Estimates based on building permit data issuance, 2012-2015, City of London

Table 14: Downtown Rental Market (2013-2015)

	October 2013	October 2014	October 2015
Private Apartment, Vacancy Rate	5.6%	4.0%	4.3%
Private Apartment, Average Rent	\$980	\$1,001	\$1,007

Source: Canada Mortgage and Housing Corporation

Table 15: London Convention Centre Economic Impact

Year <sup>1</sup>	Delegate Days	Number of Events	Economic Impact (millions)
2006			\$15.0
2007			\$13.0
2008	134,810	407	\$19.6
2009	128,458	372	\$18.0
2010	117,362	385	\$16.4
2011	137,056	353	\$19.4
2012	128,744	343	\$18.6
2013	107,496	335	\$15.5
2014	118,493	336	\$17.5
2015	110,941	314	\$16.4

Source: London Convention Centre Annual Reports

<sup>1</sup> The London Convention Centre opened in 1993. Data between 1993 and 2005 is not available.

Table 16: John Labatt Centre/ Budweiser Gardens

Year	Number of Events	Attendance	Total City Proceeds
2003 <sup>1</sup>	85	458,860	\$75,446
2004	121	612,546	\$150,033
2005	139	772,294	\$151,099
2006	171	769,575	\$436,487
2007	151	704,445	\$446,261
2008	148	644,791	\$732,094
2009	129	574,531	\$432,554
2010	155	672,985	\$594,047
2011	135	604,857	\$513,330
2012	141	654,207	\$465,459
2013	147	675,631	\$577,347
2014	155	669,497	\$972,947
2015	124	669,499	\$572,695
Total	1801	8,483,718	\$6,119,799

Source: Corporate Services/Board of Control/Finance and Administration/ Investment and Economic Prosperity Committee Reports, 2009-2016, Corporate Services and City Treasurer

<sup>1</sup>The first full calendar year the John Labatt Centre/Budweiser Gardens was open.

Table 17: Attendance at Indoor Cultural Venues

Location	2014		2015		Source
	Number of Events	Attendance	Number of Events	Attendance	
Centennial Hall	169	90,864	112	66,778	
London Music Hall	135	-	220	135,000	Culture Office; London Music Hall
London Convention Centre	336	118,493	314	110,941	LCC
Grand Theatre	-	53,886	-	53,886	ED-Grand Theatre
Eldon House	-	10,215	-	7,423	Their Report
Museum London	-	92,159	-	107,978	Their Report
Canadian Medical Hall of Fame	-	1,854	-	1,676	Their report
1st Hussars Museum	-	1,974	-	1,980	Their report
The Arts Project	-	34,000	-	38,246	Arts Project
Covent Garden Market	-	1,400,000	-	1,500,000	CEO
Total for all Venues	640	1,803,445	646	2,023,908	

Note: The data identified above is an estimate as most events do not have gates or admission/tickets, accurate attendance figures are difficult to obtain

Table 18: Attendance at Outdoor Festivals and Events

Location	2014		2015		Source/Notes
	Number of Events	Attendance	Number of Events	Attendance	
Home County Music & Arts Festival	4	40,000	4	55,310	24,500 unique visitors
Forest City Beer Fest		2,200		5,000	2014 was the first year
Kids Expo		30,000		30,000	Organizers
International Food Festival		100,000		100,000	Organizers
London Ribfest		200,000		200,000	Organizers
London Lesbian Film Festival	5	2,600	1	1,000	Organizers
Dundas Street Festival				20,000	Estimate from Sponsor Package
Lighting of the Lights				15,000	Attended

Table 18, Continued: Attendance at Outdoor Festivals and Events

Location	2014		2015		Source/Notes
	Number of Events	Attendance	Number of Events	Attendance	
Festival of Lights				20,000	
Forest City Comic Con		2,300		5,000	Centennial Hall (14)/ LCC(15)
Sunfest Global Arts Program	28	250,000	28	265,000	Organizers
London Fringe Theatre (includes Nuit Blanche, Street Festival Visual Fringe and Lost Soul Stroll)	300	42,276	318	37,464	Organizers
Flux London Dance Festival	4	350	4	569	Organizers
London One Act Dance Festival	1	350	1	250	Organizers
Expressions in Chalk			1	10,000	No 2014 Event Organizers
Serenata Music			4	750	Organizers
Words Festival			1	1,900	No 2014 Event Organizers
Fiesta London		15,000		15,000	Organizers
Canada Day	1	40,000	1	40,000	Report
Pride London	1	12,500	1	15,000	Report
Doors Open London	1	30,000	1	22,000	Annual Report
Total for all Festivals and Events	345	767,576	365	859,243	

Note: The data identified above is an estimate as most events do not have gates or admission/tickets, accurate attendance figures are difficult to obtain

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