

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Application By: City of London
Lambeth Area Community Improvement Plan
Public Participation Meeting on: July 22, 2019

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Lambeth Area Community Improvement Plan:

- (a) that the proposed by-law attached as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to amend the 1989 Official Plan to designate the Lambeth Area Community Improvement Project Area pursuant to Section 28 of the Planning Act and as provided for under Section 14.2.2 of the 1989 Official Plan;
- (b) that the proposed by-law attached as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to adopt the Lambeth Area Community Improvement Plan;
- (c) that the proposed by-law attached as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to establish financial incentive programs for the Lambeth Area Community Improvement Project Area;
- (d) that the proposed by-law amendment attached as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on July 30, 2019 to amend the 1989 Official Plan by adding Section 14.2.2 ii) Lambeth Village Core and Wharnccliffe Road Corridor to the list of commercial areas eligible for community improvement under Section 14.2.2 ii), and adding the Lambeth Village Core and Wharnccliffe Road Corridor to Figure 14-1 to recognize the commercial areas eligible for community improvement; and,
- (e) that the proposed by-law amendment attached as Appendix "E" **BE INTRODUCED** at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 8 – Community Improvement Project Areas is in full force and effect by **ADDING** the Lambeth Area Community Improvement Project Area.

IT BEING NOTED that the Civic Administration will consider the action items and initiatives included in the Lambeth Area Community Improvement Plan in any planning design, and budgeting of future municipal capital investments within the Lambeth Area CIP Project Area; and, that the funding for the financial incentive programs is accommodated within the existing budget.

Executive Summary

Summary of Request

This report recommends approval of three related but separate actions:

1. completing the required steps to formally adopt the Lambeth Area Community Improvement Plan (CIP) and the financial incentive programs offered through the CIP;
2. amending the *1989 Official Plan* to add the Lambeth Village Core Project Sub-Area and Wharncliffe Road Project Sub-Area to the list of commercial areas that are eligible for community improvement; and,
3. amending Map 8 – Community Improvement Project Areas of *The London Plan* to add the Lambeth Area Community Improvement Project Area boundary at a future date, as it is currently under appeal.

Purpose and the Effect of Recommended Actions

The purpose and effect of the recommended actions is to adopt the Lambeth Area CIP to use it as the Plan to set the vision for improvement in the Lambeth Area, establish goals and objectives for achieving that vision, identify key initiatives and actions for implementing the vision, and provide the framework for financial incentive and property improvements.

Rationale for Recommended Actions

Through the project process, it was illustrated that the Lambeth Area meets the test for community improvement as defined under the *Planning Act*. Like many communities, the Lambeth Area is undergoing change which is impacting its existing form and function (e.g. residential development, infrastructure projects). The Lambeth Area CIP can be used as a tool to help move the community forward through this transition. Specifically, issues and needs in the areas of: businesses and the local economy; community and connections; mobility and safety; public realm and recreation opportunities; cultural heritage; and, natural heritage were identified by stakeholders as priorities for action. The Goals, Objectives and Action Items of the Lambeth Area CIP were developed to address these issues, and are within the scope of CIPs as defined by the *Planning Act*. The adoption of the Lambeth Area Community Improvement Plan and the approval of the requested Official Plan Amendment is also consistent with the *Provincial Policy Statement (PPS)* and supported by the policies in the *Southwest Area Plan (SWAP)*, the *1989 Official Plan* and *The London Plan*.

Background

1.0 Subject Lands

The Lambeth Area Community Improvement Project Area (“Project Area”) is generally defined as bounded by the Clayton Walk and Malpass Road subdivisions north of Kilbourne Road and west of Colonel Talbot Road, and the future Kilbourne Road extension to the Dingman Creek corridor to the north; the Dingman Creek corridor to the east; Greenhills Country Club to the south; and, Dingman Creek to the west.

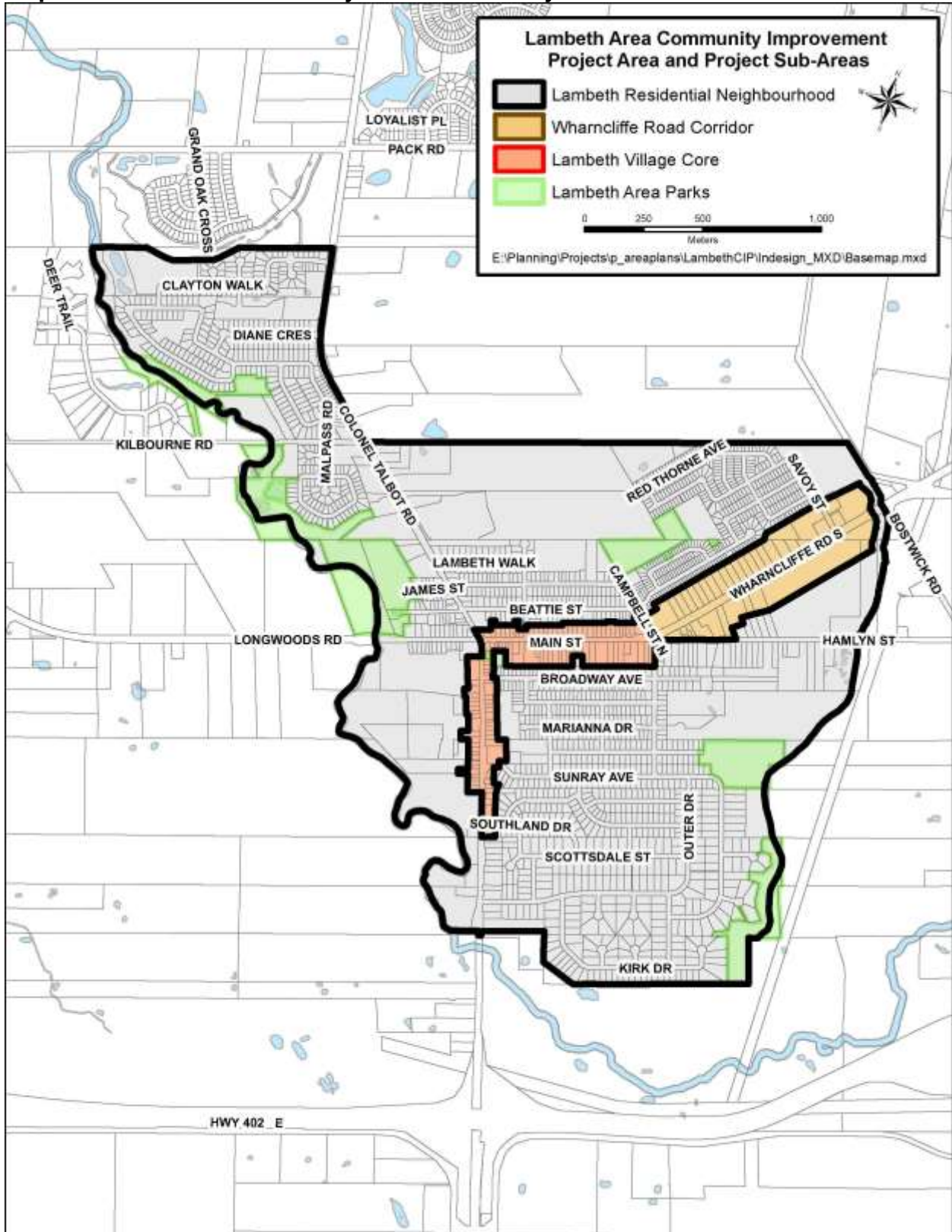
The Official Plan Amendment focuses on the Lambeth Area Village Core Project Sub-Area and Wharncliffe Road Corridor Project Sub-Area, as described below.

Lambeth Village Core is the hub of the community and functions as a community focal point and the “Main Street”. The area is comprised of properties along Main Street from Campbell Street to Colonel Talbot Road, and along Colonel Talbot Road from Main Street to just south of Outer Drive. Many of the existing buildings in the Lambeth Village Core are older residential buildings with distinctive architectural details. The area also contains purpose-built commercial buildings and plazas. The Lambeth Village Core provides a neighbourhood level of service within a comfortable walking and cycling distance of most residents in Lambeth. Uses include a variety of commercial establishments.

Wharncliffe Road Corridor contains land fronting onto Wharncliffe Road South from Colonel Talbot Road to east of Bostwick Road. Current land uses include an interior plaza at the Campbell Road / Wharncliffe Road intersection, detached residential units, and buildings of various sizes and styles accommodating commercial uses.

Map 1 illustrates the Lambeth Area CIP Project Area and three Project Sub-Areas: Lambeth Village Core, Wharncliffe Road Corridor, and Lambeth Residential Neighbourhood.

Map 1: Lambeth Area CIP Project Area and Project Sub-Areas



2.0 Planning History

At the February 17, 2015 Planning and Environment Committee (PEC) meeting, Councillor Anna Hopkins and Lambeth Community Association President Geoff Faul submitted a request asking the Civic Administration to prepare a CIP for the Lambeth Area. At its session on February 24, 2015, Municipal Council resolved:

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

The Lambeth Area CIP was placed on the Planning Department's Work Plan with a start date of Q4 2016, however at the request of Councillor Hopkins, the Planning Department reorganized the 2016 work plan and moved the start date up to Q2 2016.

To date, there have been two reports to PEC regarding the Lambeth Area CIP:

- August 22, 2016 - to approve the project Terms of Reference and Study Area; and,
- March 18, 2018 - to circulate the draft Lambeth Area CIP for feedback and comment.

3.0 Nature of Application

This CIP is intended to be used to set the vision for improvement in the Lambeth Area, establish the direction for achieving that vision, identify key initiatives and action items, and provide the framework for financial incentives and property improvements.

The combined Notice of Application and Notice of Public Meeting advised of the requested Official Plan Amendment to add a new policy to Section 14.2.2 ii) to add the Lambeth Village Core Project Sub-Area and Wharncliffe Road Project Sub-Area to the list of commercial areas eligible for community improvement, and to amend Figure 14-1 to recognize the Lambeth Village Core Project Sub-Area and Wharncliffe Road Project Sub-Area as commercial areas eligible for community improvement.

The intent of the Official Plan Amendment is to allow these areas to be eligible for commercial improvements and as a result, also be eligible for the financial incentives offered through the Lambeth Area CIP. Adding the entire Lambeth Area Community Improvement Project Area is not required.

Through by-laws, this report designates the Lambeth Area as a Community Improvement Project Area and adopts the Lambeth Area Community Improvement Plan. The Financial Incentive Program Guidelines for the Lambeth Village Project Sub-Area and Wharncliffe Road Corridor Project Sub-Area are also recommended for adoption.

The future amendment to *The London Plan* is to add the Lambeth Area Community Improvement Project Area to Map 8 - Community Improvement Project Areas. Amendments to *The London Plan* text are not required.

Policy Context (see more detail in Appendix G)

Planning Act

The *Planning Act* sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled and how may control them. The *Planning Act* provides for the establishment of community improvement project areas where the municipality's Official Plan contains provisions relating to community improvement and

the Community Improvement Project Area is designated by a by-law pursuant to Section 28 of the *Planning Act*.

The Lambeth Area meets the test for community improvement as defined under the *Planning Act*. Specifically, Section 28 in the *Planning Act* defines community improvement is defined as “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.”

Further, Section 28 of the *Planning Act* defines a Community Improvement Project Area to mean: “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.” The Lambeth Area CIP Project Area is consistent with this definition.

Adopting the Lambeth Area CIP pursuant to Section 28 of the *Planning Act* consists of designating the Lambeth Area CIP Project Area and adopting the CIP for the project area. Financial incentive guidelines are also included for adoption by Municipal Council.

Municipal Act, 2001

The *Municipal Act, 2001* prohibits municipalities from providing assistance directly or indirectly to any manufacturing business or other industrial or commercial enterprise through the granting of bonuses (Section 106(1)).

However, Section 106(3) of the *Municipal Act, 2001* provides an exception to the granting of bonuses. Municipalities can exercise powers under subsection 28(6), (7) or (7.2) of the *Planning Act* or under Section 365.1 of the *Municipal Act, 2001*. Section 28 of the *Planning Act* allows municipalities to prepare and adopt Community Improvement Plans if they have the appropriate provisions in their Official Plans.

Preparing and adopting the Lambeth Area CIP is consistent with Section 106(3) of the *Municipal Act, 2001*.

Provincial Policy Statement, 2014

The PPS, 2014 provides policy direction on matters of provincial interest related to land use planning and development. It also supports the provincial goal to enhance the quality of life for all Ontarians.

The vision for land use planning in Ontario in the PPS states that “the long-term prosperity and social well-being of Ontarians depends on planning for strong sustainable communities for people of all ages, a clean and healthy environment, and a strong competitive economy”. Further, the PPS promotes that “efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel.” The PPS also supports the long-term economic prosperity of main streets.

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” the PPS. Therefore, all municipal plans, including: Official Plans, Secondary Plans and CIPs must be consistent with all applicable provincial policies.

The Lambeth Area CIP is consistent with and implements the PPS by:

- sustaining healthy, livable and safe communities by accompanying an appropriate

- range and mix of uses;
- promoting vitality and regeneration;
 - identifying and promoting opportunities for intensification and redevelopment;
 - planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources;
 - promoting multimodal transportation systems; and,
 - supporting long-term economic prosperity by maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets.

1989 Official Plan

The *1989 Official Plan* for the City of London contains City Council's objectives and policies to guide the short and long-term physical development of all lands within the boundary of the municipality. While the objectives and policies in the *1989 Official Plan* primarily relate to land use and development of the municipality, they also have regard for relevant social, economic and environmental matters.

The policies of Chapter 14 provide a framework for the selection and designation of Community Improvement Project Areas, and for the preparation and implementation of Community Improvement Plans. These policies state that Municipal Council may designate, by by-law, community improvement project areas from the areas shown on Figure 14-1 – Areas Eligible for Community Improvement.

The Lambeth Area CIP is consistent with and implements policies of the *1989 Official Plan* by:

- promoting the long term stability and viability of the designated community improvement project area;
- stimulating private property maintenance and reinvestment activity;
- enhance the visual quality of the designated area through the recognition and protection of heritage buildings;
- promoting the improvement of energy efficiency standards for residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses within the designated community improvement project area;
- upgrading physical services and social and recreational facilities in the designated community improvement project area; and,
- supporting the retention of heritage properties or areas.

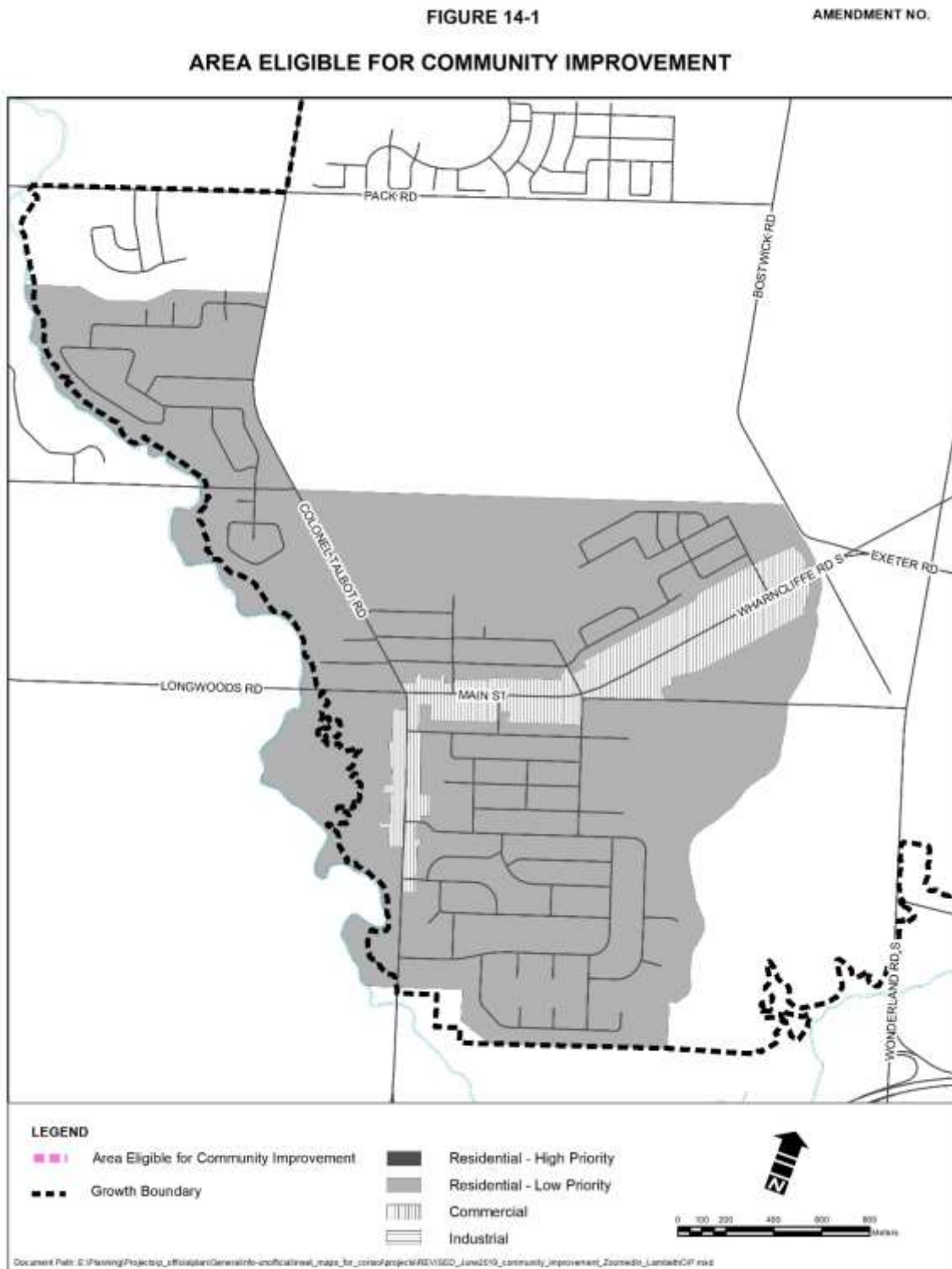
To provide the Lambeth Area CIP financial incentive programs, it is also necessary to amend the *1989 Official Plan* by adding the Lambeth Village Core and Wharncliffe Road Corridor to the list of areas eligible commercial areas for community improvement, and amend Figure 14-1 to recognize the Lambeth Village Core and Wharncliffe Road Corridor as commercial areas eligible for community improvement. This amendment does not change any permitted zoning and land uses in the areas. The existing zoning, *1989 Official Plan* designations, and *The London Plan* Place Types remain in place.

The *1989 Official Plan* (14.2.2 ii) recognizes the Downtown, Old East Village, SoHo and Hamilton Road as specific commercial areas eligible for community improvement. The *1989 Official Plan* also recognizes “Established Older Business Districts” as being eligible for community improvement which is defined as, “several older business districts which serve neighbourhood and, in some cases, broader retail markets have been delineated on the basis of their age and potential benefit from co-ordinated physical improvements.” The proposed Lambeth Village Core Commercial Area and Wharncliffe Road Corridor Commercial Area meet these criteria and, as such, it is recommended that the *1989 Official Plan* be amended to add the Lambeth Village Core Area Commercial Area and Wharncliffe Road Corridor Commercial Area to the list of

commercial areas eligible for community improvement, and Figure 14-1 be modified to show this change.

The Figure 14-1 excerpt below illustrates:

- Lambeth Village Core: eligible commercial area; and,
- Wharncliffe Road Corridor: eligible commercial area.



The London Plan

The London Plan is the new Official Plan for the City of London, adopted by Municipal Council in June 2016 and approved by the Ministry with modification in December 2016. At this time, portions of *The London Plan* are not yet in force and effect due to appeals to the Local Planning Appeals Tribunal. *The London Plan* sets new goals and priorities to shape the growth, preservation, and evolution of London over the next 20 years.

Urban Regeneration policies in the Our City part of *The London Plan* (policies 152 through 165) are about supporting sensitive growth and change within urban areas so that they are sustainable and prosperous over the long term. *The London Plan* contains numerous policies outlining urban regeneration efforts including encouraging the economic revitalization and enhancing the business attraction of urban main streets (154 4) and promoting the long-term sustainability of urban neighbourhoods throughout the built-up areas of our city, by striving to retain and enhance the viability of their built and natural assets, and their critical social and economic connections (154 6). Further, the Urban Regeneration section provides policies relating to community improvement plans including how to designate a new Community Improvement Project Area by by-law (164).

The Lambeth Area CIP implements the following policies of *The London Plan*:

- maintaining and improving the public realm, including such things as streets, sidewalks, street lights, street trees, pathways, parks, open spaces, and public buildings;
- maintaining and improving municipal services including such things as the water distribution system, the sanitary and storm sewer systems, mobility network, transit services, and neighbourhood services;
- stimulating private sector property maintenance, repair, rehabilitation, redevelopment and other forms of private sector investment and reinvestment activity;
- maintain and improving the physical and aesthetic amenities of streetscapes in both the public and private realms;
- encouraging the conservation, restoration, adaptive re-use and improvement of cultural heritage resources;
- fostering the revitalization and continued improvement of existing commercial districts;
- upgrading social and recreational facilities;
- promoting cultural and tourism development;
- facilitating and promoting community economic development;
- promoting and improving long-term community stability, safety and quality.

The London Plan does not have a map similar to Figure 14-1 in the *1989 Official Plan*. Under *The London Plan* it is no longer required to determine if a proposed Community Improvement Project Area falls within the boundaries of a high or low priority residential, commercial, or industrial improvement area. Instead, *The London Plan* states that subject to the Community Improvement Policies in the Our Tools part of this Plan (discussed in more detail in Section 4.1 of this report), City Council may designate, by by-law, Community Improvement Project Areas anywhere within the municipal boundary (Policy 164). The new Lambeth Area Community Improvement Project Area will be added by an amendment to Map 8 of *The London Plan*.

City of London Southwest Area Secondary Plan (SWAP), 2014

The City of London adopted the *Southwest Area Secondary Plan* on April 29, 2014 (as amended by OMB PL130020). The *SWAP* establishes a vision, principles and policies for the development of the Southwest Planning Area, which includes Lambeth. Lambeth is identified as "...the cornerstone of the community..." in the *SWAP*, which "...has a historical presence and quaint village main street core."

The vision for the area is "...a vibrant community in the city which incorporates a significant gateway into the city, elements of mixed-use development, an increased range and density of residential built form, sustainability, preservation of significant cultural heritage resources, walkability and high quality urban design."

Consistent with this vision, Key Principles of the *SWAP* include:

- Creation of a Diverse and Connected Community;
- A Range of Housing Choices;
- A Competitive Place to Work and Invest;

- A Green and Attractive Environment; and,
- A Model of Sustainable Growth Management.

The *SWAP* provides a greater level of detail and direction than the general policies in the *1989 Official Plan*. The Lambeth Area CIP is consistent with the vision, key principles, and many of the policies in the *SWAP* including but not limited to:

- fostering a sense of community interaction through connecting land uses using park and open space systems and streets;
- enhancing the public realm;
- recognizing and enhancing cultural heritage resources;
- providing for and supporting the health of the local economy;
- protecting and enhancing natural heritage features;
- building a community with a walkable environment and at a pedestrian scale;
- establishing the Lambeth Village Core as the hub of the community and community focal point;
- enhancing the Lambeth Village Core character and defining an identifiable character; and,
- supporting walking and cycling as the primary modes of transportation within the Lambeth Village Core.

Lambeth Area Community Improvement Plan Community Engagement and Feedback

The draft Lambeth Area Community Improvement Plan was tabled at the March 18, 2019 Planning and Environment Committee meeting for circulation. At its meeting on March 26, 2019, Municipal Council resolved:

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the draft Lambeth Area Community Improvement Plan (CIP):

- a) the draft Lambeth Area Community Improvement Plan appended to the staff report dated March 18, 2019 BE RECEIVED AND BE CIRCULATED for public review and comment to the Lambeth Community Association, the Lambeth B2B Group, the Lambeth Citizens' Recreation Council, the London Transit Commission, the Upper Thames River Conservation Authority, the London Police Service, the Westminster Township Historical Society, Lambeth & Community Harvest Festival, the London Small Business Centre, the Urban League of London, all City advisory committees and stakeholders who have participated in the process to date, posted on the City's Get Involved website; and,
- b) based on the feedback received through the circulation process, the final Lambeth Community Improvement Plan and any associated Community Improvement Plan By-law(s) and Official Plan amendment(s) BE PRESENTED at a future meeting of the Planning and Environment Committee for consideration and approval.

The draft Lambeth Area CIP was circulated as per recommendation a) above.

As outlined in the March 18, 2019 Staff Report, developing relationships with stakeholders in the Lambeth Area was a key component of this project. Staff consulted with organizations, groups and individuals to ensure that the draft Lambeth Area CIP presented to PEC was as comprehensive as possible and captured community priorities. Consultation continued throughout the project, and City Planning Staff was available to meet with individuals and groups at their convenience.

Following the presentation to the PEC on March 18, 2019, Staff forwarded the draft Lambeth Area CIP to the City's advisory committees, stakeholders who had participated in the project to date, the Lambeth B2B Group, the Lambeth Citizens' Recreation Council (LCRC), the London Transit Commission, the Upper Thames River

Conservation Authority, the London Police Service, the Westminster Township Historical Society, Lambeth & Community Harvest Festival, the London Small Business Centre, and the Urban League of London.

The majority of questions and comments received were related to vehicular traffic in the larger Lambeth area (not only within the proposed Lambeth Area CIP Project Area) and the Main Street Infrastructure Renewal Project. The LCRC also submitted a written response with specific requests regarding parks and recreation infrastructure and programs.

On March 21, 2019, City Planning staff facilitated a Community Update & Showcase to provide an update on the Draft Lambeth Area CIP, host a showcase of local organizations and groups, and provide attendees with the opportunity to network with community members and learn about local organizations. Key components of the draft Lambeth Area CIP were illustrated on display boards and Staff gave a presentation to summarize the project status and outline next steps. Attendees were invited to provide feedback on the draft Lambeth Area CIP using a variety of methods, including:

- writing on the display boards;
- filling out comment cards;
- speaking with staff; and,
- following up with staff via email or telephone.

The table in Appendix F summarizes the comments and feedback received from the initial circulation and the March 21, 2019 Community Update & Showcase meeting.

Due to a high level of interest and questions regarding the Main Street Infrastructure Renewal Project, City Planning Staff set up a separate table and provided separate comment forms for the Main Street Infrastructure Renewal Project for people to fill out. Completed comment forms were forwarded to the Transportation Management & Design Division for their follow up as required.

The comments received from this event regarding the Lambeth Area CIP are summarized in Appendix F. The majority of the comments had already been identified and addressed as best as possible through specific Action Items in the draft Lambeth Area CIP. As per notes in the table, feedback outside of the purview of the CIP was sent to the appropriate City Staff representative / Service Area for follow up.

The combined Notice of Application and Notice of Public Meeting was sent to 1970 property owners in the Lambeth Area on June 3, 2019 and advertised in *The Londoner* on June 6, 2019 and July 4, 2019. The Notice advised of the possible amendment to the *1989 Official Plan* to add a new policy to Section 14.2.2 ii), the possible designation of the community improvement project area, adoption of the Lambeth Area CIP and adoption of financial incentive guidelines for the Lambeth Area CIP, all pursuant to Section 28 of the *Planning Act* and Chapter 14 of the *1989 Official Plan*.

Staff received thirteen (13) written responses and nine (9) telephone calls following the circulation of the Notice of Application and Notice of Public Meeting. Most respondents were seeking clarification on the amendment (i.e. “How will this affect my property?”, “How do I find more information?”) or asking questions about the Lambeth community in general. Individuals reiterated concerns that had been raised throughout the project, particularly regarding vehicular traffic and the Main Street Infrastructure Renewal Project. These items have been addressed as best as possible in the Lambeth Area CIP through proposed Action Items (Section 6 of the Lambeth Area CIP). If items were not within the purview of a CIP, forwarded them to the appropriate City Service Area for follow-up. The feedback received is summarized in Appendix F.

To ensure that the proposed Goals, Objectives, and Action Items in the final Lambeth Area CIP were correct and aligned with existing corporate projects and priorities, internal discussions with the following divisions occurred on an ongoing basis: Stormwater Management; Financial Planning & Policy; Neighbourhood Development & Support; Neighbourhood Strategic Initiatives & Funding; Parks & Recreation – Administration &

Attractions; Parks & Recreation – Culture, Special Events & Sport Services; Transportation Planning & Design; Wastewater & Drainage Engineering; and, Parks & Recreation – Parks Planning & Operations; and, City Planning – Long Range Planning & Sustainability.

Key Changes to the Draft Lambeth Area Community Improvement Plan

The final Lambeth Area CIP remains very similar to the draft Lambeth Area CIP circulated in March 2019. Based on feedback received, the following four changes were deemed substantive, and correlating changes were made to the CIP.

1. Wharncliffe Road Corridor Sign Loan Program: The original recommendation was to limit the professional fees for drawings to the lesser of a maximum of \$5000 or 10% of the loan. However, as the maximum loan is capped at \$5000, **the maximum for professional fees was adjusted to \$500.** (Municipal Actions)
2. Action Item 1.4 originally recommended that local sanitary sewers be constructed as part of the City's Growth Management and Implementation Strategy (GMIS). However, Transportation Demand Management (TDM) staff commented that local sanitary sewers on Wharncliffe Road and Colonel Talbot Road are not eligible to be constructed as part of the City's GMIS. As part of a future roads project, the City will install a sanitary sewer along Wharncliffe Road. However, timing for a roads reconstruction project on Wharncliffe Road is not identified for within the next 20 years. In the meantime, the process for obtaining local sanitary sewers is through the Local Improvement process. Therefore, Action Item 1.4 was changed to: **Extend local municipal stormwater, sanitary and water services to all areas within the Lambeth Area CIP Project Area in accordance with the Local Improvement process.** (Municipal Actions)
3. As per the Environmental & Ecological Planning Advisory Committee's (EEPAC) recommendation from its May 16, 2019 meeting, the following Action Item was added to the Enhancing & Conserving Natural Heritage category: **Develop a Conservation Master Plan for the East Lambeth Forest Environmentally Significant Area when funding becomes available.** (Municipal Actions)
4. A request was received to add an Action Item about the Lambeth Airport to the Strengthening & Conserving Cultural Heritage section. Although the location of the Lambeth Airport is outside of the Lambeth Area CIP Project Area, the role that the Lambeth Airport played during World War II is part of Lambeth's cultural heritage and identity, which can be recognized in many ways (e.g. education, plaque). An Action Item was added to **Recognize Lambeth's first Airport** (Community Opportunities).

The remainder of the changes are minor in nature and consisted of: correcting spelling and grammatical errors; clarifying awkward or unclear sentences; combining Action Items to remove redundancy; ensuring that Action Items are in the appropriate category; adding, removing or revising suggested Leads or Suggested Partners for Action Items; and, changing the overall organization and presentation of the document for clarity.

Conclusion

Community Improvement Plans have a track record of success in supporting and contributing to the ongoing revitalization of neighbourhoods in the City of London (e.g. Old East Village, Downtown, Hamilton Road). Although the Hamilton Road CIP was only approved in Q2 2018, Action Items are already underway and having a positive effect on the appearance and perception of the community (financial incentive programs, Hamilton Road Corridor Planning Study).

Based on the policy analysis demonstrated in this report and the community

engagement process over the past four years, the Lambeth Area meets the tests for the adoption of a community improvement project area and a Community Improvement Plan. The ability to offer two variations of the Façade Improvement Loan financial incentive program through the CIP should help incentivize property owners to further invest in improving their buildings and properties.

In summary, the Lambeth Area Community Improvement Plan provides a tool for initiating and implementing improvements to the community.

Prepared by:	Laurel Davies Snyder, MCIP, RPP Planner II, Urban Regeneration
Submitted by:	Britt O'Hagan, MCIP, RPP Manager, Urban Regeneration
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

July 15, 2019
LDS/lDs

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P. XXXX

A by-law to designate the Lambeth
Area Community Improvement Project
Area.

WHEREAS by subsection 28(2) of the *Planning Act*, the Council of a municipal corporation may, by by-law, designate the whole or any part of an area as a community improvement project area;

AND WHEREAS the 1989 Official Plan for the City of London contains provisions relating to community improvement within the City of London;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Lambeth Area Community Improvement Project Area, as contained in Schedule 1, attached hereto and forming part of this by-law, is designated.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act*, R.S.O. 1990, c.P.13.

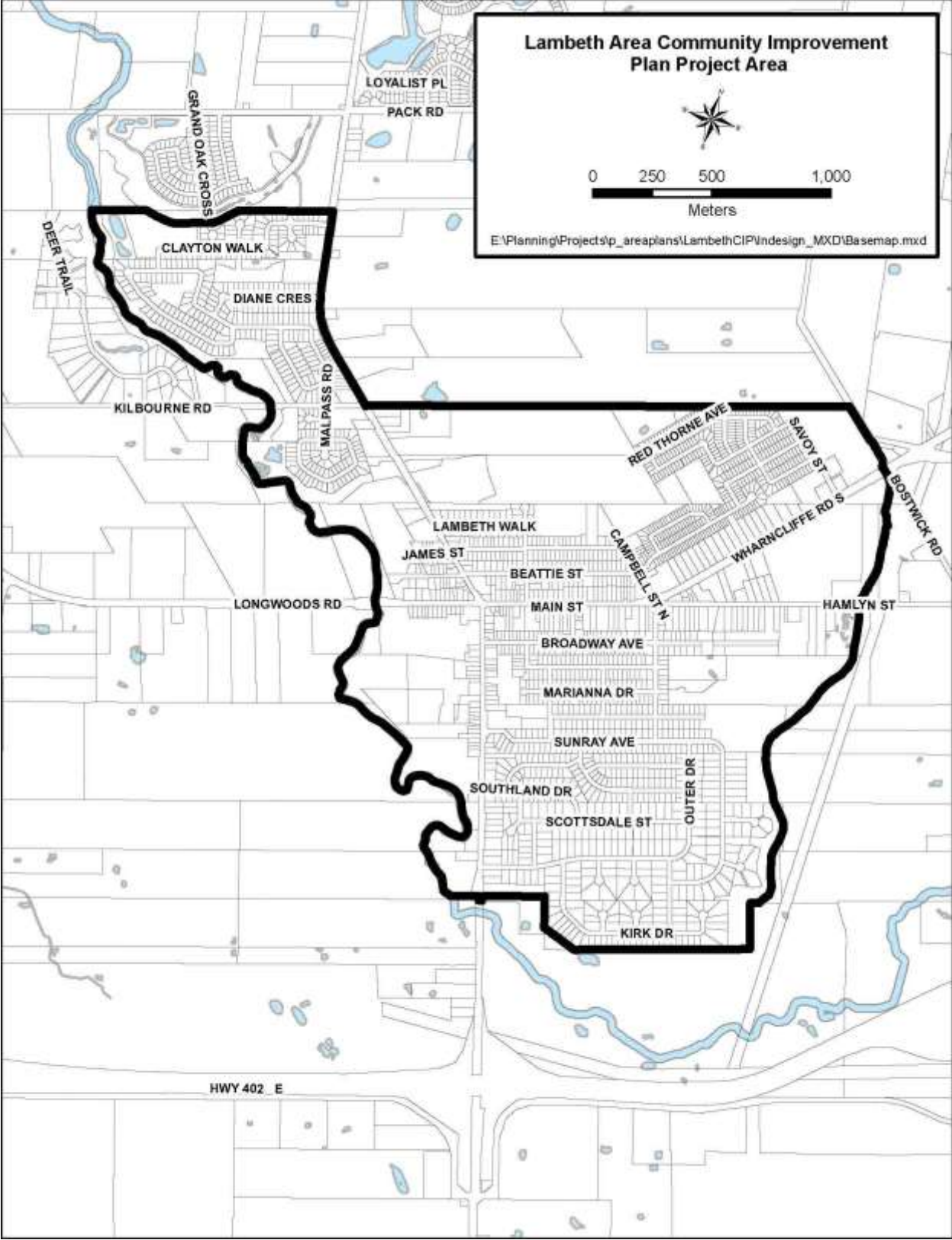
PASSED in Open Council on XXXX.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

Schedule 1 – Lambeth Area Community Improvement Project Area



Appendix B – Adoption of the Community Improvement Plan

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P. XXXX

A by-law to adopt the Lambeth Area
Community Improvement Plan.

WHEREAS by subsection 28(4) of the *Planning Act* enables the Council of a municipal corporation may to adopt a community improvement plan for a community improvement project area;

AND WHEREAS the Council of The Corporation of the City of London has, by by-law, designated a community improvement project area identified as the Lambeth Area Community Improvement Project Area;

AND WHEREAS the Lambeth Area Community Improvement Project Area is in conformity with the 1989 Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Lambeth Area Community Improvement Plan, attached hereto, is hereby adopted as the Community Improvement Plan for the area defined therein;
2. This By-law shall come into force on the day it is passed.

PASSED in Open Council on (Insert Council Meeting Date).

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

Schedule 1 – Lambeth Area Community Improvement Plan

DRAFT

City of London

Lambeth Area Community Improvement Plan





Acknowledgments

The *Lambeth Area Community Improvement Plan* was prepared by City of London Planning Services' staff with assistance from representatives from other City Divisions and many community stakeholders and organizations.

The following people and organizations played an instrumental role in preparing this *CIP*.

Robin Armistead
Donna Baxter
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Ryan Craven
Matt Davenport
Larry Davidson
Laurel Davies Snyder
Mark Drewe
Geoffrey Faul
Kyle Gonyou
Karl Grabowski
Lila Huron-Albinger
Councillor Anna Hopkins
Lambeth B2B Group
Lambeth Citizens' Recreation Council (LCRC)
Vanessa Kinsley
Lambeth Community Association (LCA)
Liz MacKinnon
London Small Business Centre
Andrew Macpherson
Nicole Musicco
Ryan Nemis
Britt O'Hagan
Karen Oldham
James Scott
PULSE Team
The Urban League of London
Brian Tschirsow
Amanda-Brea Watson
Elli Westeinde
Westminster Township Historical Society
Jim Yanchula

And everyone who participated in the community meetings and contributed throughout the preparation of this *Plan*.

Lambeth Area Community Improvement Plan

Adopted pursuant to Section 28 of the *Planning Act*.

1 Introduction

- 2 Community Improvement Plan Overview
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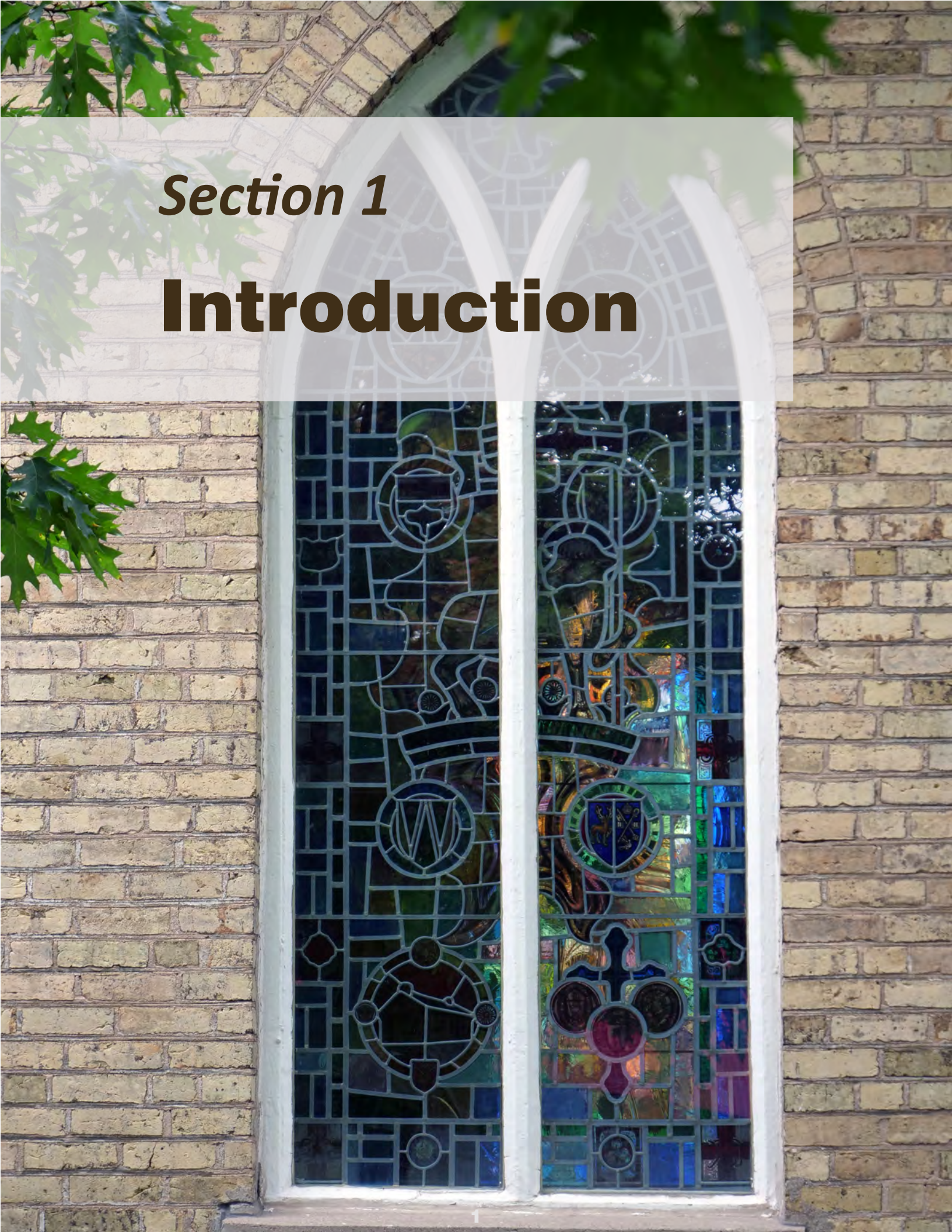
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Section 1

Introduction





Community Improvement Plan Overview

What is a Community Improvement Plan?

A Community Improvement Plan (CIP) is a tool that allows a municipality to take actions to support improvements and redevelopment within a specifically defined project area. Section 28 of the *Planning Act* gives municipalities the ability to prepare CIPs. Through a CIP, municipalities can:

- identify changes needed to land use planning policies, zoning, and/or other by-laws, policies, and practices;
- direct funds for improvements to public infrastructure and public space;
- acquire, rehabilitate, and dispose of land;
- provide grants and loans to owners and tenants for specific actions; and,
- establish a vision, goals, and objectives to provide focus and direction for continuous community improvement.

Purpose of this Community Improvement Plan

Development of the *Lambeth Area CIP* was initiated by both the Ward Councillor and the Lambeth Community Association in 2014. The purpose of this *CIP* is to:

- establish a vision, goals, and objectives for the *Lambeth Area CIP*;
- identify the strengths, weaknesses, opportunities and threats to the *Lambeth Area CIP* Project Area;
- illustrate how existing strategies, plans and initiatives tie into the *Lambeth Area CIP* vision, goals, and objectives;
- record and prioritize actions for how the *Lambeth Area CIP* Project Area will be improved;
- identify stakeholders and their roles in implementation; and,
- propose incentive programs to encourage and support private-sector investment in existing buildings.

In addition to CIPs having many immediate and long-term positive impacts on an area, the process of creating a CIP brings stakeholders together to talk about issues and concerns, and to share ideas and goals for improving their community. This process builds capacity and connections, which creates a stable foundation for future action.

How This Plan Was Prepared

The following key tasks were completed to build a comprehensive foundation for preparing the *Lambeth Area CIP*:

- review of relevant Provincial and City policy documents and evaluation of consistency with the *Lambeth Area CIP* Goals, Objectives and Action Items;
- review of existing City of London Community Improvement Plans and incentive programs;
- review of best practices used in CIPs provided by other Ontario municipalities;
- analysis of the Lambeth Area based on:
 - visual audit and first-hand data collection; and,
 - input received from the Project Team.



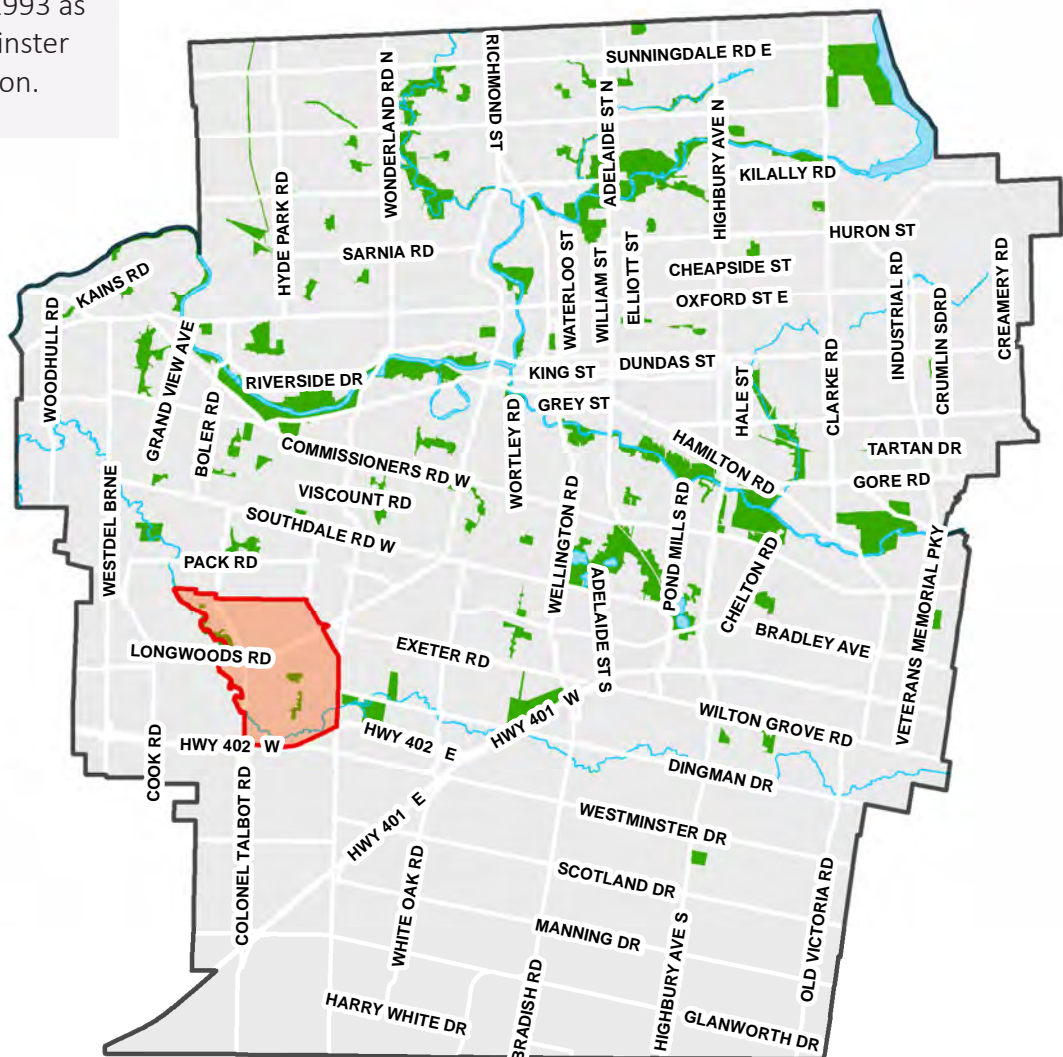
Lambeth Area

Background Information

The community of Lambeth, population 4170, is similar to other rural villages in Ontario in that it developed as a compact, walkable community with a traditional main street at its core along Main Street and Colonel Talbot Road. The village core contains a diverse mix of small-scale and independent retail shops, restaurants, and service establishments, and a number of civic, institutional, and community anchors which draw people to the area. These include the post office, places of worship, the community centre, and banks. The core is surrounded by established low-density residential areas. Also similar to other Ontario communities, the Lambeth Area has lost some original buildings and has adapted to accommodate auto-oriented development. This has resulted in newer residential subdivisions located throughout the Lambeth Area and a commercial “strip” located along Wharncliffe Road.

Lambeth was incorporated into the City of London in 1993 as part of the Westminster Township annexation.

Figure 1: City of London and the Lambeth Area



Study Area

When a CIP is being prepared, a Study Area is established early in the process to maintain focus and to help avoid scope creep as the project moves forward. From the Study Area, a Project Area is then identified as the specific area requiring improvement. The Project Area is included in the final CIP document which is then adopted by Municipal Council. Provincial regulations state that the Project Area is to be based on an area that in the opinion of Municipal Council, improvement is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social, or community economic development reason.

Figure 2: Lambeth Area Community Improvement Plan Study Area



The *Lambeth Area CIP* Study Area as identified for this Community Improvement Plan is located in the southwest area of the City of London. The Study Area is generally defined as the following: Kilbourne Road and the future Kilbourne Road extension to Wonderland Road to the north; Wonderland Road, Hamlyn Street and Dingman Creek to the east; Greenhills Country Club to the south; and, Dingman Creek to the west.

Lambeth Area Profile

Population

The current population in the *Lambeth Area CIP* Study Area is approximately 4170 people; a decrease of 5% from 2011 to 2016 (240 people). In comparison, the City-wide population increased by 4.8% during the same timeframe.

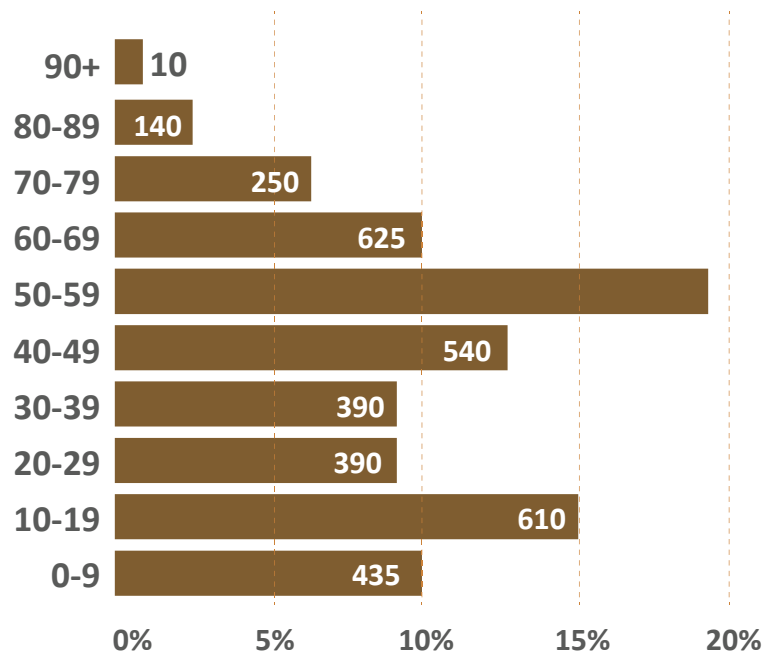


The population in the Lambeth Area decreased by 5% between 2011 and 2016.

The largest population segment in the *Lambeth Area CIP* Study Area is the 50-69 year age range, known as the Baby Boomer generation. This group comprises 34% of the total.

The next largest population segment is the 0-19 age range, known as the iGen/GenZ/Centennial generation, comprising 25% of the total.

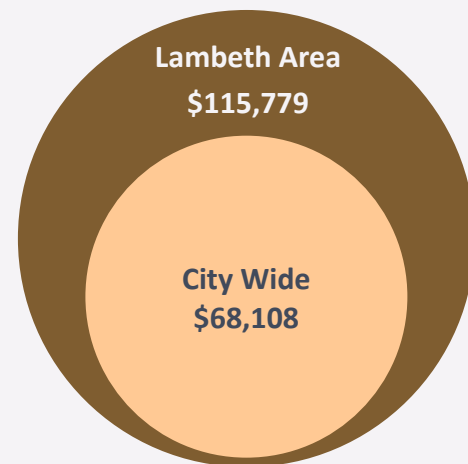
Age Structure



Household Income

58% of the households have an annual after-tax household income of \$100,000 or more. The average after-tax household income in the Lambeth Area is \$115,779, just over 58% higher than the City-wide average of \$68,108.

Average Annual After-Tax Household Income, Lambeth Area CIP Study Area & City Wide



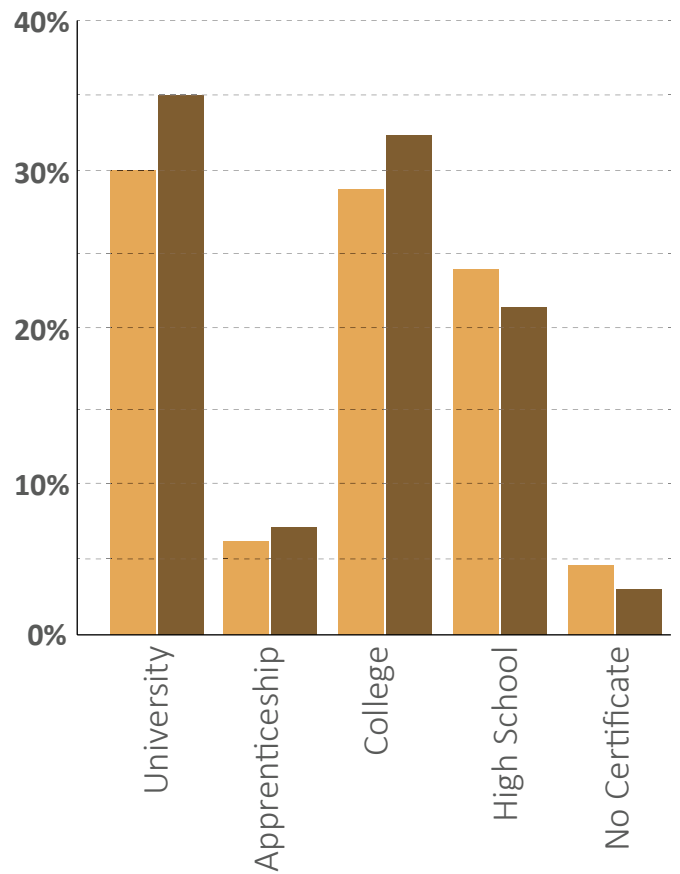
Lambeth Area Profile

Education

The Educational Attainment profile for the *Lambeth Area CIP* Study Area is very similar to the City-wide profile. The most frequent credential earned is a University education (diploma, degree at bachelor level or above) for just over 35% of the population compared with just over 30% City-wide. Thirty-three percent (33%) of the population have a college level education compared with 29.23% City-wide. Thirty-three percent (33%) of the population have a college level education compared with 29.23% City-wide.

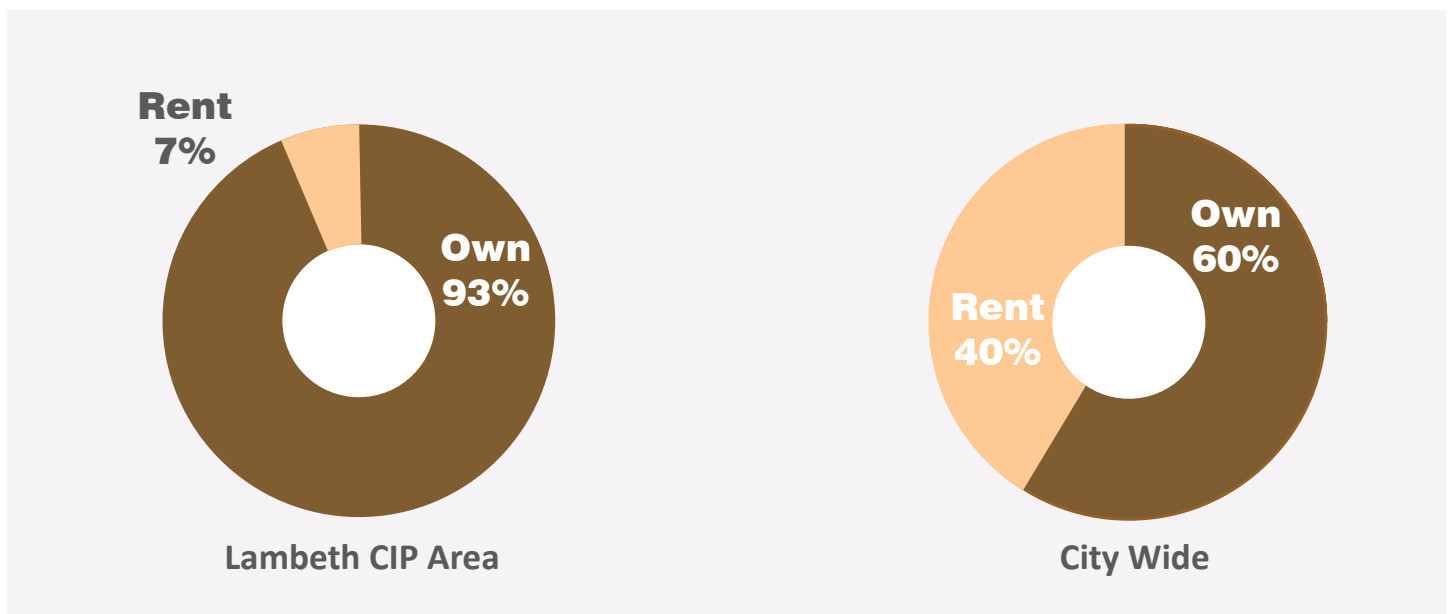


Education Attainment



Housing Tenure

The main form of housing tenure in the *Lambeth Area CIP* Study Area is home ownership which totals 93%, compared to 60% City-wide.

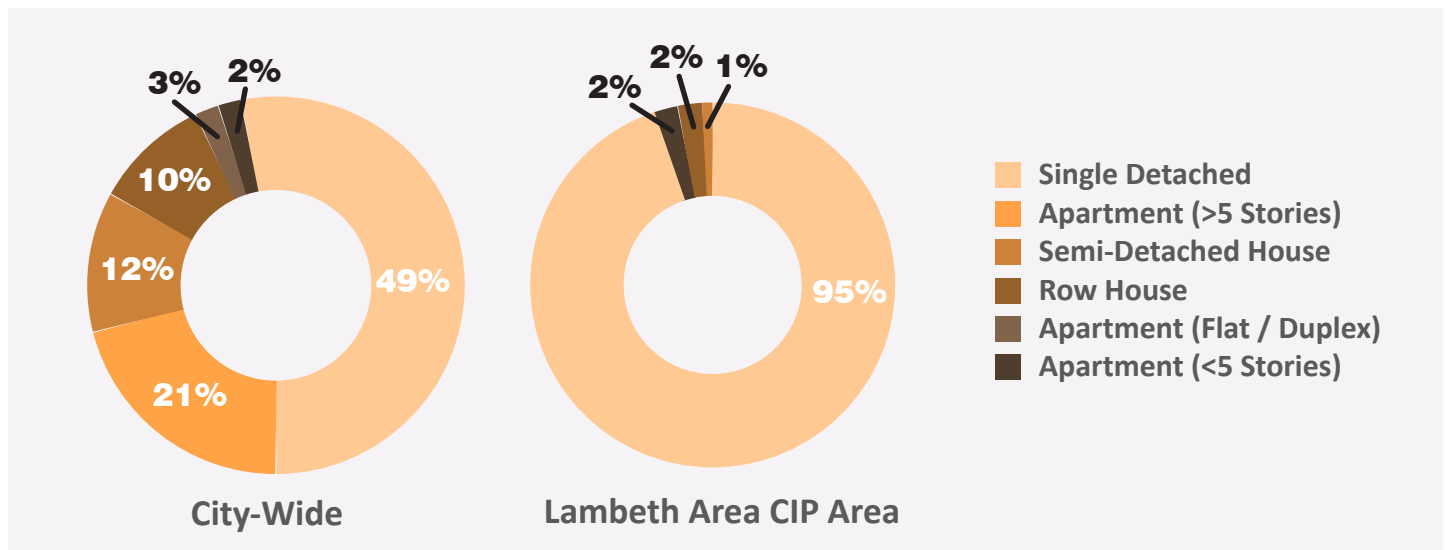


Lambeth Area Profile

Dwelling Types

Approximately ninety-five percent (95%) of dwellings in the *Lambeth Area CIP* Study Area are single detached residential units (1465 residential units) compared to 49% City-wide. The remaining five percent (5%) of dwelling types in the *CIP* Study Area is comprised of Semi-Detached (10 units, just over 1%), Row House (30 units, approx. 2%), and Apartments in a building with fewer than five storeys (30 units, approx. 2%). City-wide, almost 21% of the dwellings are Apartments in buildings of 5 or more storeys, however, none of these buildings are in the Lambeth Area.

Dwelling Type Composition



Parkland

There are eleven (11) public parks in the *Lambeth Area CIP* Study Area. This equals a total of 37.3 hectares of parkland, or 8.8% of the area. Based on a population of 4170 people from Census data, the *Lambeth Area CIP* Study Area has 9.1 hectares of parkland per 1000 people. City-wide, there are 7 hectares of parkland per 1000 people.

Hectares of Parkland per 1000 People







Section 2

**Stakeholder
Input: Areas for
Improvement,
Priorities & Key
Principles**



What We Heard:

Strengths, Weaknesses, Opportunities, and Threats

Items seen as strengths, weaknesses, opportunities and threats (SWOT) in the Lambeth Study Area that require action and/or improvement were identified through consultation with stakeholders throughout this project (community members, groups, organizations). These items are summarized in the following Section.

Strengths

- There is a broad range of uses that serve the day-to-day needs of the local residents.
- Most businesses are independently owned and operated, and well-supported by the community.
- Lambeth still feels like a small country village and not like a suburb within the City.
- The area is a “real” village and complete community; maintaining the authentic feel and landmarks is important.
- There is a strong sense of community and history in Lambeth.
- Lambeth is well-maintained and people believe it is a safe area.
- There is a wide range of heritage features within the community.



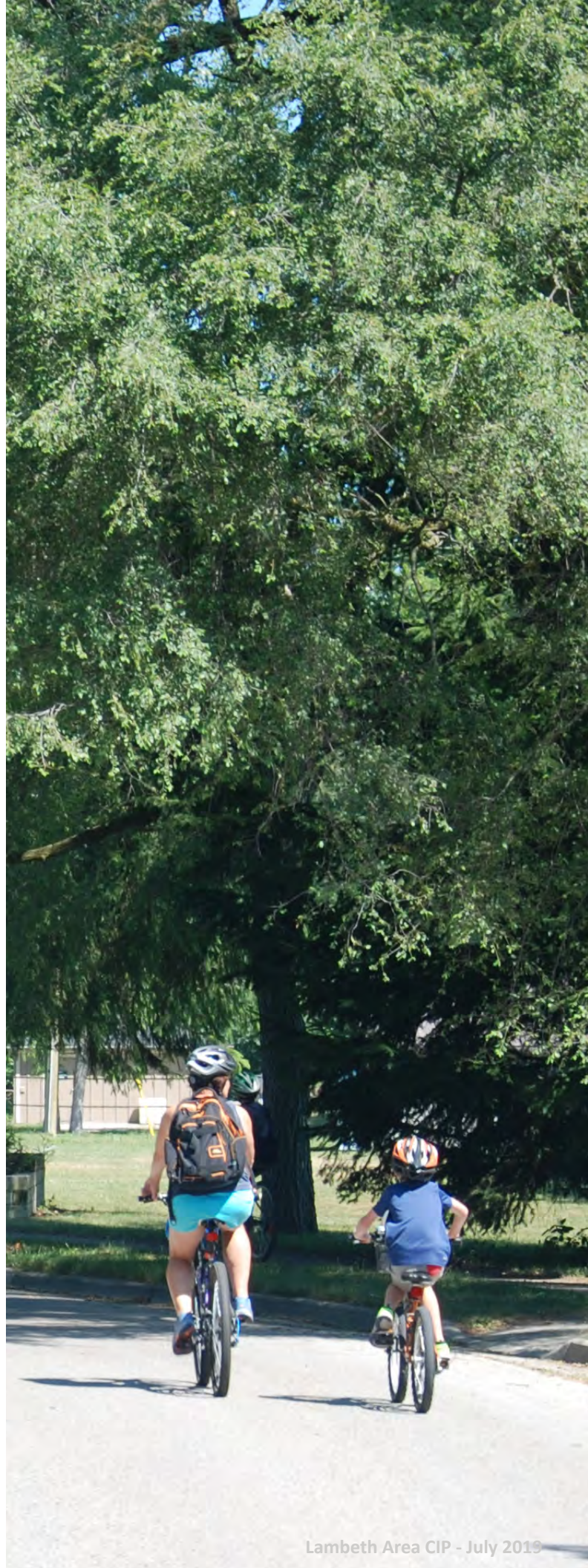
Weaknesses

- Need to create a sense of place and identity.
- Community branding needed.
- Not a good first impression for visitors entering downtown.
- Arts and culture is lacking.
- Need to document, promote, and celebrate cultural heritage.
- Need to foster a broad range of uses and activities on Main Street and Colonel Talbot Road that activate these areas throughout the day and at all times throughout the year.
- Medical clinic needed.
- Better coordination of business activities and promotion of shopping opportunities is needed.
- Provide more parking opportunities to encourage people to get out of their cars.
- Business facades and signs are dated and tired.
- Main Street is the focus for improvements while other areas are overlooked.
- Lack of municipal sanitary services has been a barrier for development and small businesses.
- Add parks, recreation amenities, and programming.
- Limited activities particularly for youth, a skate park is needed.
- Lack of a central gathering space for residents, visitors and events.
- Need pedestrian amenities- few amenities along major streets (bike racks, benches, waste receptacles, lighting, wide sidewalks).
- Need to assess accessibility and safety.
- Need safe pedestrian, pathway and cycling connections, routes and facilities, traffic calming, crosswalks, improved intersections, etc.
- Lack of foot traffic.
- No pedestrian access to Dingman Creek corridor.
- Main Street and Colonel Talbot Road function as highway corridors (through-traffic does not stop).
- Need improved connection to City Hall and better understand municipal processes and policies (e.g. planning process, development process).
- Volume, speed and congestion of vehicular traffic.



Opportunities

- Infill development/redevelopment.
- Establishing and promoting a clear identity; promoting destinations.
- Maintaining culture and heritage quality is important (buildings, branding, activities, understanding).
- Lambeth Village could become a traditional downtown pedestrian-focused environment.
- Main Street provides a good focal point for the community and events.
- The intersection of Colonel Talbot Road and Longwoods Road has a strong cultural heritage value.
- Proximity to the highways is an asset (401 and 402).
- The Community Centre, Library and Service Clubs are key strengths and assets.
- The Arena and Splash Pad are great.
- Sustainability is important; Lambeth could be known for being a “green” community.
- Dingman Creek has important historic and environmental features; celebrate Dingman Creek as a significant water and ravine corridor.
- Develop Dingman Creek as a green space like Springbank Park.
- Create a strong visual and physical relationship with the Dingman Creek.





Threats

- Threat of competition from development along Southdale Road and the Wonderland corridor.
- Need to keep small businesses inviting and attractive to other Londoners.
- City support for small businesses and entrepreneurs needed.
- New development pressures.
- Losing businesses (e.g. financial institutions).
- Bus services are too indirect and limited between Lambeth and the rest of London.
- Loss of heritage and character.
- Ensure that Carolinian Forest is conserved where possible.



Priorities for Improvements

At the third community meeting, participants were asked to identify and prioritize items and areas for improvement. This activity resulted in the following list (not presented in any particular order):

- Support Small Business
- Traffic Calming
- Improve Bus Services / Amenities
- Enhance Dingman Creek Corridor
- Improve Accessibility
- More Sports /Recreation Opportunities
- Maintain Heritage
- Local Medical Clinics
- Retain Financial Institutions
- Boost Lambeth's Identity
- Improve Connectivity to the City
- Arts & Culture Lacking
- Improve Parking

Key Principles

From the SWOT analysis and subsequent discussions, the following eight (8) Key Principles were identified by stakeholders as the framework to guide the Vision, Goals, Objectives, and Action Items for the *Lambeth Area CIP*.

- 1** Lambeth will be a great place to be; a destination; the Lambeth village core is the distinct downtown of the community, it is pedestrian-friendly, attractive and a preferred location for community events.
- 2** Lambeth will have an authentic and strong sense of place and identity; the distinct sense of place reflects and supports local cultural heritage values and a strong sense of community.
- 3** There will be a high level of community pride in Lambeth; local businesses are unique and successful. Residents and visitors prefer to purchase services and goods from local establishments, and regularly participate in community events at a local level.
- 4** Lambeth will be a diverse and welcoming community; the community is connected and supportive of businesses, residents, and visitors.
- 5** Lambeth will have an environment and activities that are family-friendly; community amenities like the Community Centre, Library, parks and programs are well-supported.
- 6** Lambeth will be a safe and healthy community; active streets, sidewalks, trails, and public spaces are connected through a safe community network.
- 7** Lambeth will be sustainable and green; it will be known for prioritizing and celebrating natural features.
- 8** Lambeth will have a quiet, small-town feel enhanced by the Lambeth village core and pedestrian-oriented networks; this will be part of its unique character and sense of place.

These Key Principles align with the Principles of the *Southwest Area Secondary Plan*, and are supported by the proposed *Lambeth Area CIP* Action Items in Section 6.0 of this *CIP*.



Section 3

**Community
Improvement
Project Area &
Sub-Areas**



The *Lambeth Area CIP* Project Area

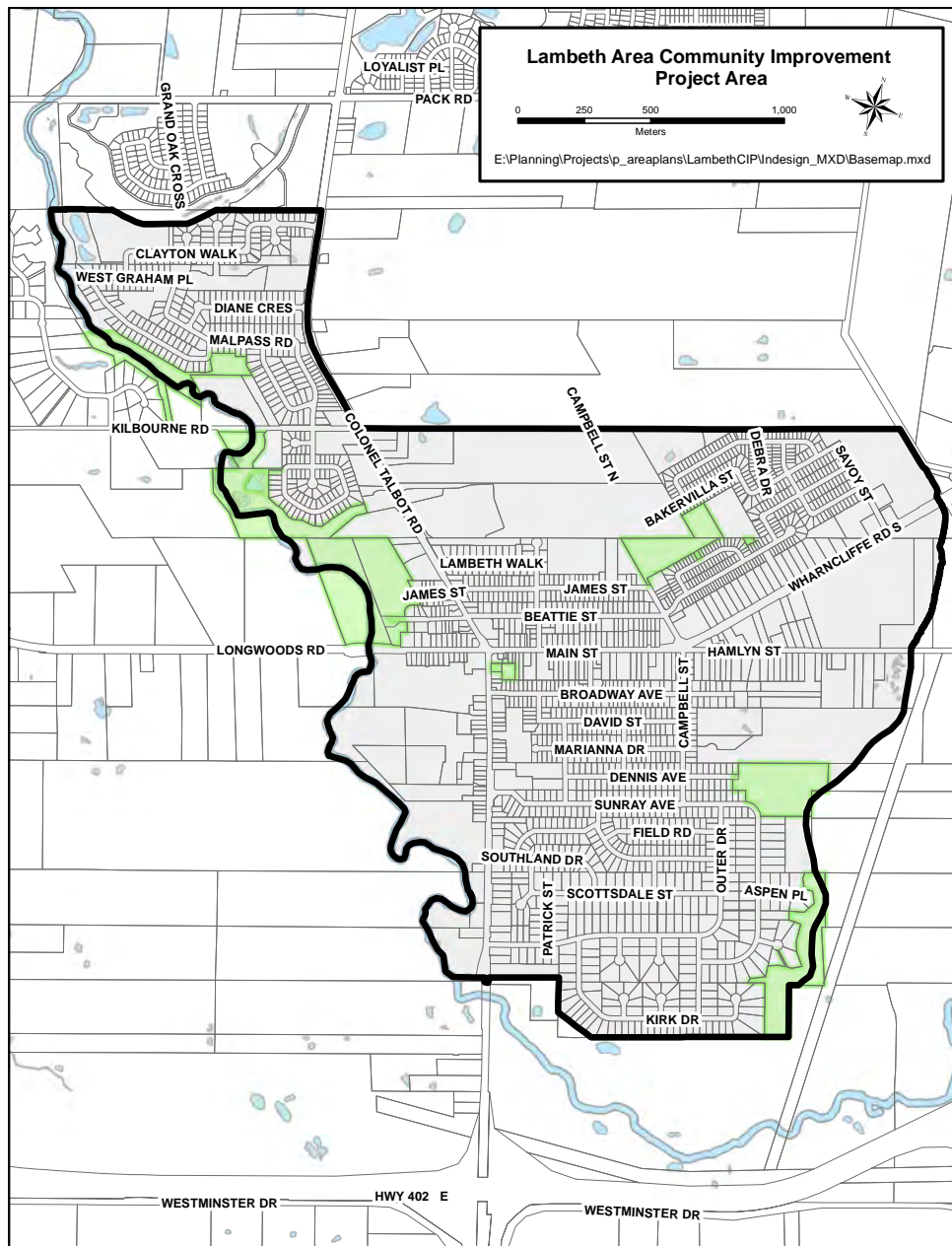
Ontario's *Planning Act* defines a community improvement project area as "a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason." This area, also referred to in this *Plan* as the Project Area, is shown in Figure 3 below.

All community improvement activities described in this *CIP*, including financial incentive programs, will only be undertaken within the area designated as the *Lambeth CIP* Project Area. The *CIP* Project Area is designated by a By-law passed by Municipal Council, in accordance with Section 28 of the *Planning Act*.

Project Area Description

Figure 3 illustrates the Project Area included in the *Lambeth Area CIP*. The Project Area is based on a combination of consultation and research and is therefore slightly different than the Study Area. Specifically, the Project Area includes the Clayton Walk and Malpass Road subdivisions north of Kilbourne Road and west of Colonel Talbot Road; it does not include the area north of the future Kilbourne Road extension east of Colonel Talbot Road; and, it is bound by the Dingman Creek corridor on the east (i.e. does not continue to Wonderland Road).

Figure 3: Lambeth Area CIP Project Area



Project Sub-Areas

To recognize the unique characteristics and specific needs, the *Lambeth Area CIP* Project Area is divided into three Project Sub-Areas, illustrated in Figures 4, 5, 6, and 7. The boundaries of the Project Sub-Areas are based on current conditions and characteristics observed during the preparation of the *Lambeth Area CIP*, and on policy directions of the *SWAP*.

Figure 4: *Lambeth Area CIP* Project Sub-Areas

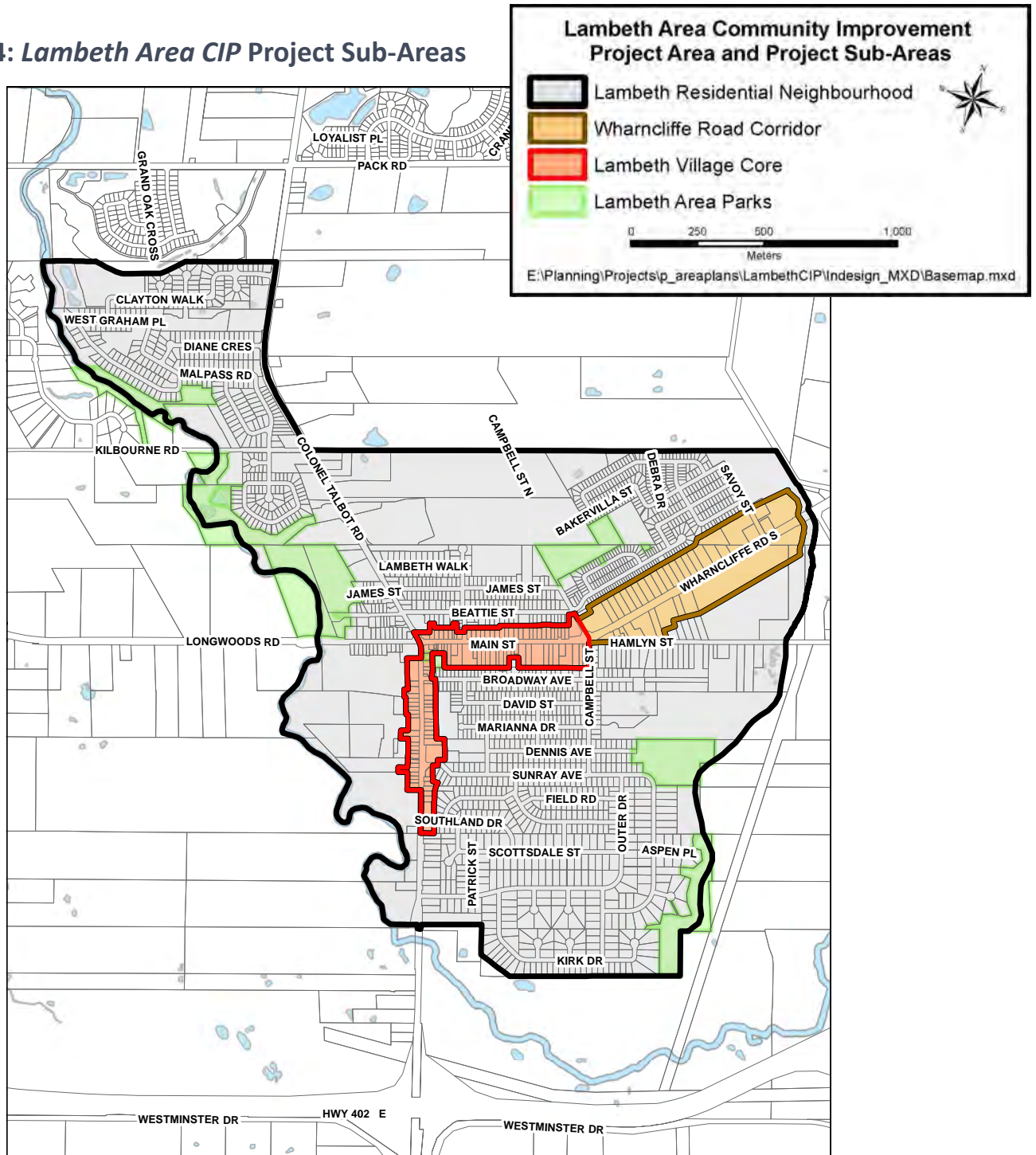
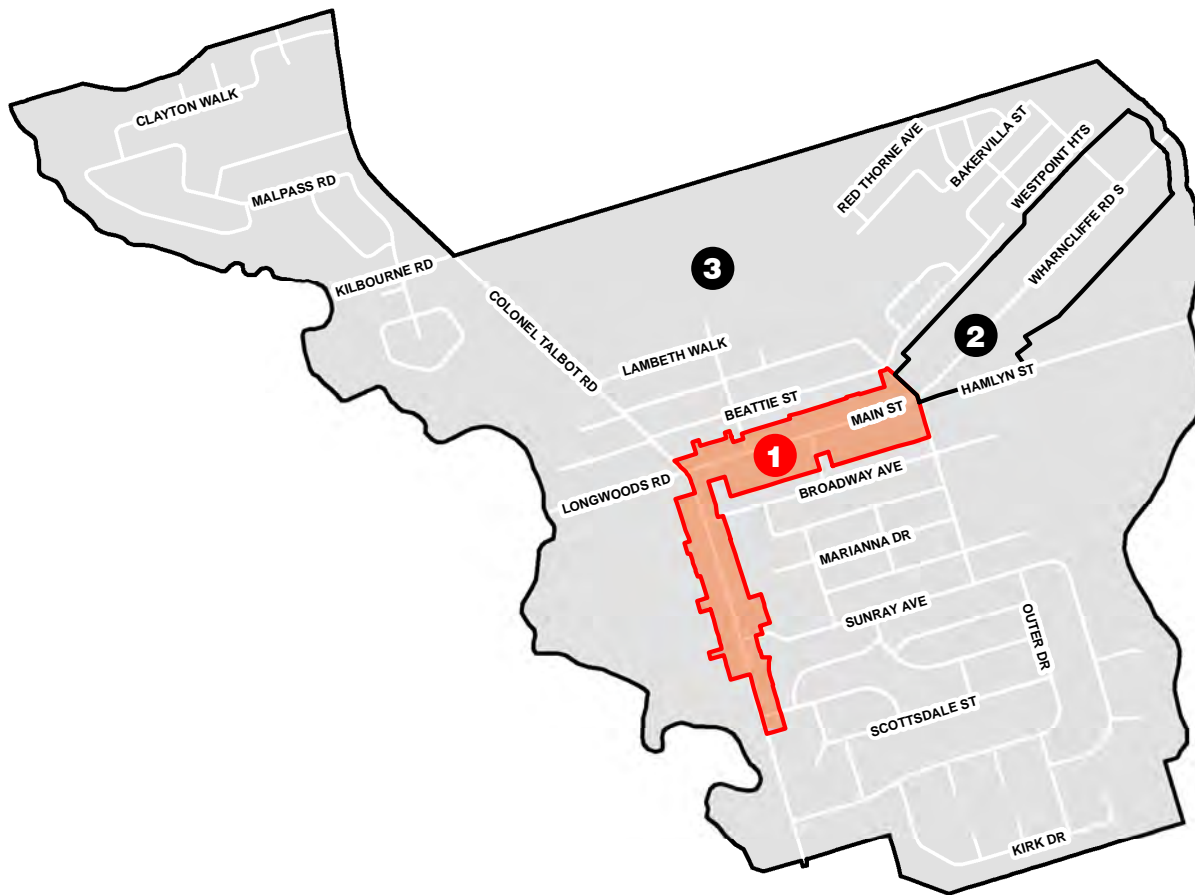


Figure 5: Lambeth Village Core



1. Lambeth Village Core

Lambeth Village is the core of Lambeth and functions as a community focal point and the “Main Street”. The area is comprised of properties along Main Street from Campbell Street to Colonel Talbot Road, and along Colonel Talbot Road from Main Street to just south of Outer Drive. These areas are defined as Main Street Lambeth North and Main Street Lambeth South in the *SWAP*. Many of the existing buildings in the Lambeth Village Core are older and have distinctive architectural details. Parking for customers and visitors is largely provided on-site both in front and behind buildings.

The Lambeth Village Core provides a neighbourhood level of service within a comfortable walking and cycling distance of most residents in Lambeth. Uses include a variety of commercial establishments (e.g. retail, restaurant, office, services). It is intended that walking and cycling will be the primary modes of transportation, however the built environment is currently more oriented to cars than to pedestrians. Both Main Street and Colonel Talbot Road are major vehicular traffic routes through the community,

providing access to Highway 402 and Highway 401. One of the goals of the Main Street Infrastructure Renewal Project- initiated in 2017- is to create a pedestrian-friendly environment that supports walking, cycling, and pedestrian activity along Main Street between Colonel Talbot Road and Campbell Road. Through this project, new sidewalks, pedestrian-scale lighting, on-street parking, landscaping, street trees, and space for public art will support the development of a pedestrian-oriented area.

The legislative framework in the Lambeth Village Core allows for a mix of uses and civic functions, including live-work units, commercial and residential uses, and public gathering spaces. New buildings and redeveloped buildings will be street-oriented with setbacks and roof lines consistent with the existing streetscape character. There is an emphasis on maintaining and enhancing high-quality architectural design consistent with the character of the area.

Lambeth Village Core North

Lambeth Village Core North is designated the Main Street Place Type in *The London Plan*. Mixed-use buildings will be encouraged along Main Street from Campbell Street to Colonel Talbot Road. As redevelopment occurs, sidewalks and on-street parking will be incorporated to support and augment the Main Street development pattern and encourage pedestrianization.

Lambeth Village Core South

The lands along Colonel Talbot Road in Lambeth Village Core South are designated either the Main Street or Neighbourhood Place Type in *The London Plan*. Essentially, this area currently acts as a transition between the “Main Street” and residential and rural areas to the south.



Figure 6: Wharncliffe Road Corridor

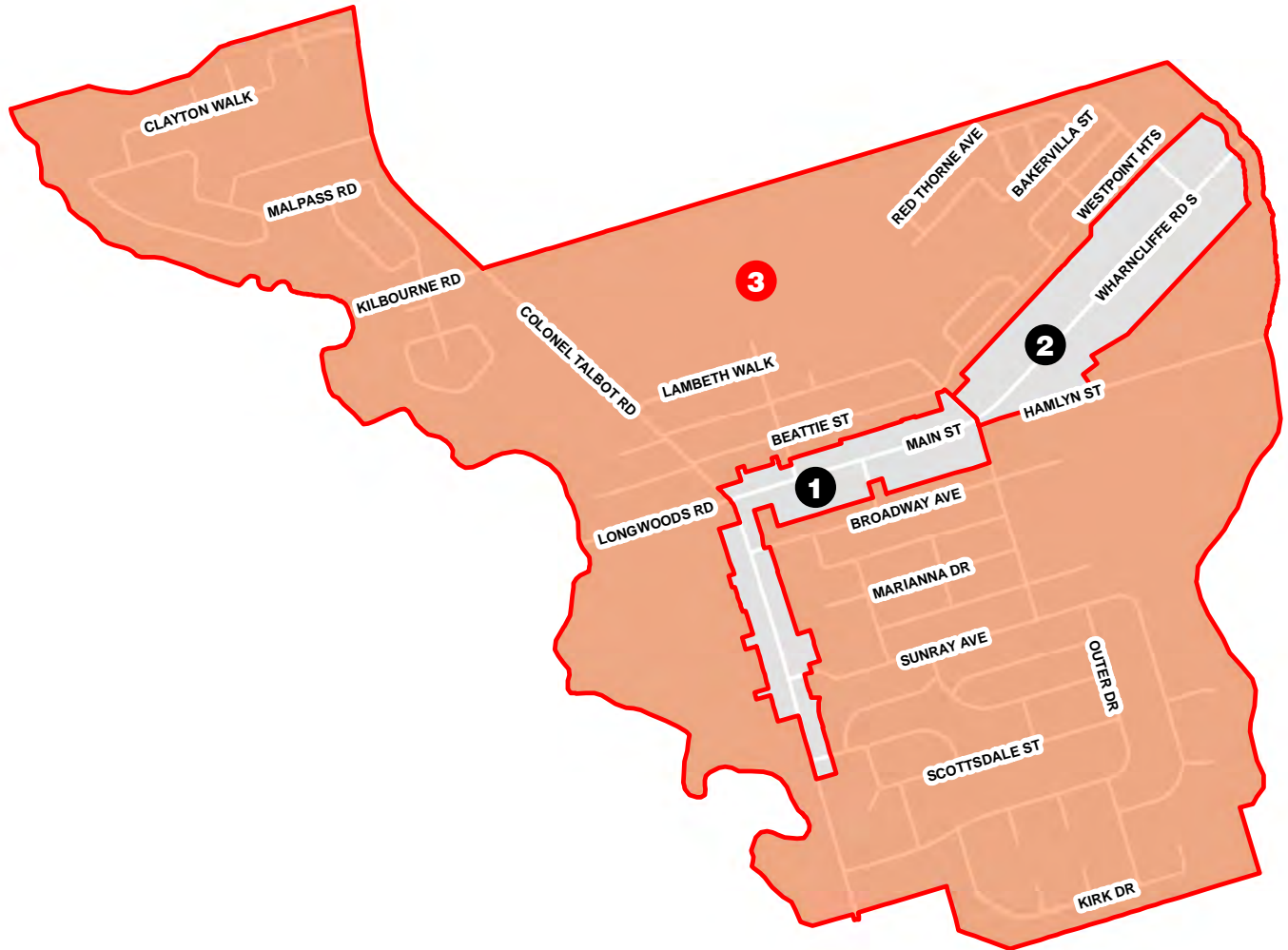


2. Wharncliffe Road Corridor

The Wharncliffe Road Corridor contains lands fronting onto Wharncliffe Road South from Colonel Talbot Road to just east of Bostwick Road. Current land uses include an interior plaza at the Campbell Road / Wharncliffe Road intersection, detached residential units, and buildings of various sizes and styles accommodating commercial uses. There is a cluster of buildings containing businesses at the Campbell Road / Wharncliffe Road intersection; moving towards Bostwick Road, buildings are more dispersed. In addition to the variety of building styles, there is an abundance of signage along the Wharncliffe Road Corridor; neither of which contribute to a unique sense of place or identity.

Long-term (re)development goals include additional commercial uses to support and complement the Lambeth Village Core, mixed-use development, opportunities for dwelling conversions, and creating a major gateway into the community. Goals also include high quality design and construction standards, and incorporating walking and cycling infrastructure.

Figure 7: Lambeth Residential Neighbourhood

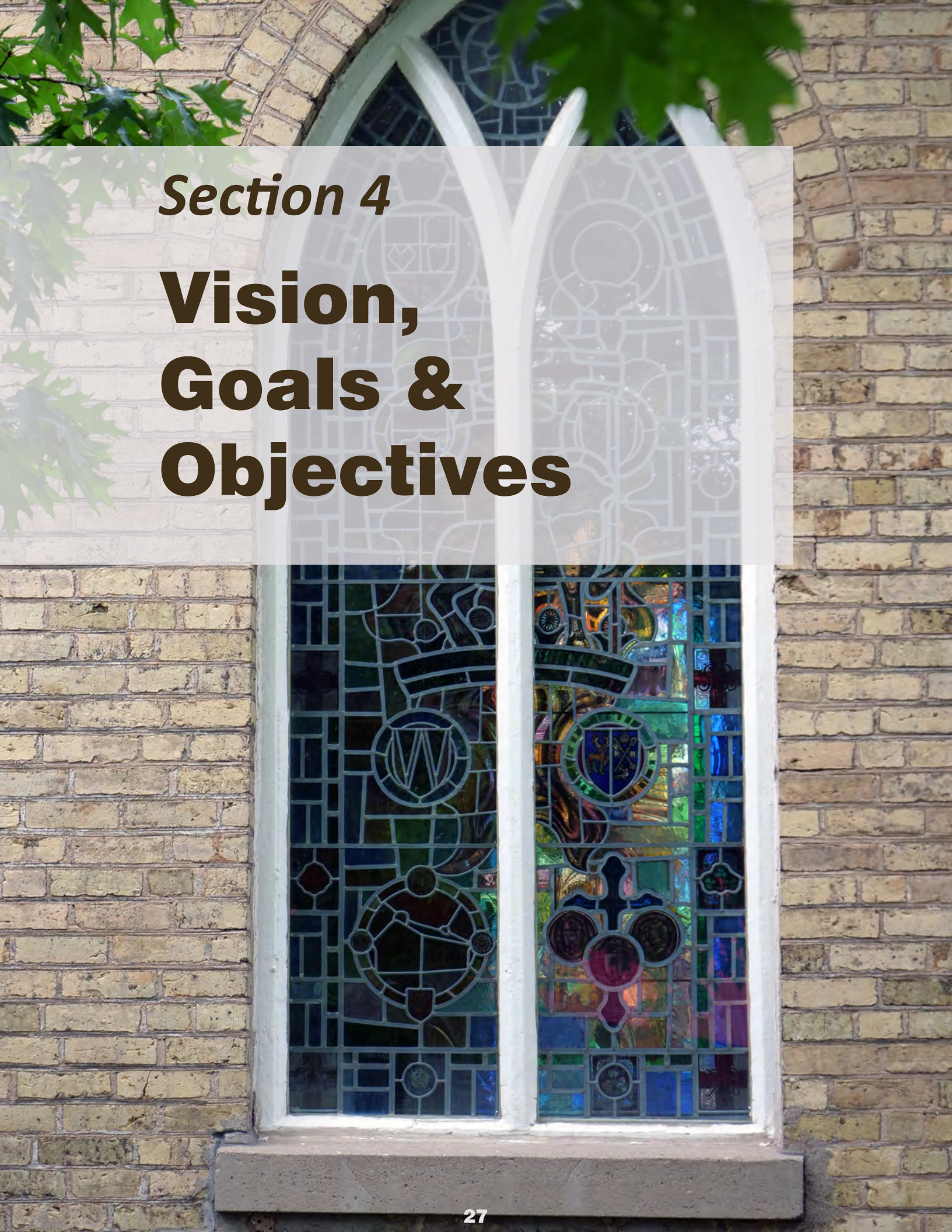


3. Lambeth Residential Neighbourhood

The Lambeth Residential Neighbourhood Sub-Area provides a potential population base to support the businesses in the Lambeth Village Core and the Wharnccliffe Road Corridor. Ninety-five percent (95%) of dwellings in the Lambeth Area are single detached residential units (1465 residential units) compared to 49% City-wide. The remaining six percent (5%) of dwelling types in the Lambeth Area is comprised of Semi-Detached (10 units, just over 1%), Row House (30 units, approx. 2%), and Apartments in a building with fewer than five storeys (30 units, approx. 2%). Most of the residential subdivisions are organized by the loops and lollipops design framework. Subdivisions immediately north and south of Main Street are organized by the grid pattern design framework.

Additional uses within the Lambeth Residential Neighbourhod Sub-Area include Lambeth Arena, Lambeth Library, Lambeth Community Centre, parks, businesses, churches and a private golf club.





Section 4
**Vision,
Goals &
Objectives**

Vision

The analysis and policies in the *SWAP* regarding purpose/intent, form, function/uses, character, and intensity provide clear direction for Lambeth. The *SWAP* presents the following vision for the Lambeth area:

Lambeth, the cornerstone of the community, has a historical presence and quaint village main street core. The picturesque tree-lined streetscapes of Lambeth serve as a backdrop for new residential neighbourhoods in the southwest part of the city. (City of London. Southwest Area Plan. London, 2014. 4.)

Through community consultation, the following Vision statement for the *Lambeth Area CIP* was created:

“ Our Lambeth will be a place for others to visit and well-known for its history. Lambeth comes alive through the charming historic main streets, unique shops and services, the Dingman Creek, parkland, and community events. ”

A **vision** is a long-term strategic statement that identifies the preferred future; how the community would look, feel and function if the goals and objectives were achieved. Establishing a vision is an important component of the CIP process as it provides the overarching foundation for the Action Items contained in the CIP. A vision also helps to focus and direct proposed public realm improvements, investment, and incentive programs.



Goals & Objectives

Based on feedback received during consultation, the following six (6) categories were highlighted as priorities for improvement. Specific Goals and Objectives were developed for each category.



Supporting Businesses & the Local Economy



Strengthening Community & Connections



Improved Mobility & Safety



Developing High Quality Public Realm and Recreation Opportunities



Strengthening & Conserving Cultural Heritage



Enhancing & Conserving Natural Heritage

A **goal** is a long-term and broad aim aligned to achieve a defined vision. Having clearly defined goals allows people to see how actions are aligned and related to the community vision. Clearly defined goals can unite people to work together to achieve a shared vision.

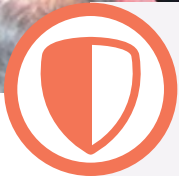
Objectives are specific, measurable, achievable, realistic, and timely targets that measure the accomplishment of a goal. Having clear objectives helps to illustrate that things are changing and being accomplished over time.



Supporting Businesses & the Local Economy

Lambeth will have a resilient, strong, connected and diverse business environment and businesses that serve the local community, attract visitors, and support business retention, expansion & investment.

- 1** Infrastructure and facilities that encourage and support business attraction, retention & expansion and interest and ease of frequenting local businesses, attractions & amenities including strong communications and information technology.
- 2** Legislative framework and processes that support an appropriate and desirable mix and form of uses, and a wide range of economic opportunities.
- 3** Connected, informed and business-friendly environment that supports business attraction, retention and expansion.
- 4** Development and revitalization of properties and buildings with a focus on sustainable building practices and enhancing community identity and cultural heritage.



Strengthening Community & Connections

The Lambeth community will continue to develop and maintain strong connections within the community and the City, and build capacity to work strategically with stakeholders to achieve community goals.

- 1 Continue to implement the City's Community Engagement Policy to engage the Lambeth community and stakeholders in working together to plan and implement projects & initiatives, and to maintain clear connections to keep the community informed with plans and projects that may affect Lambeth.
- 2 Access funding opportunities for projects and initiatives that will benefit the Lambeth Community.



Improved Mobility & Safety

Lambeth will have an interconnected community-wide transportation network that is safe, multi-modal and prioritizes walking and cycling.

1

Continue to implement the Council-approved *Cycling Master Plan* to improve the quality, connectivity, safety, and navigability of the pedestrian and cycling environments throughout the *Lambeth Area CIP* Project Area and to the rest of the city.

2

As per the *Cycling Master Plan*, include recreational cycling infrastructure in the Parks / Open Space system and increase the amount of cycling lanes and dedicated cycling routes.

3

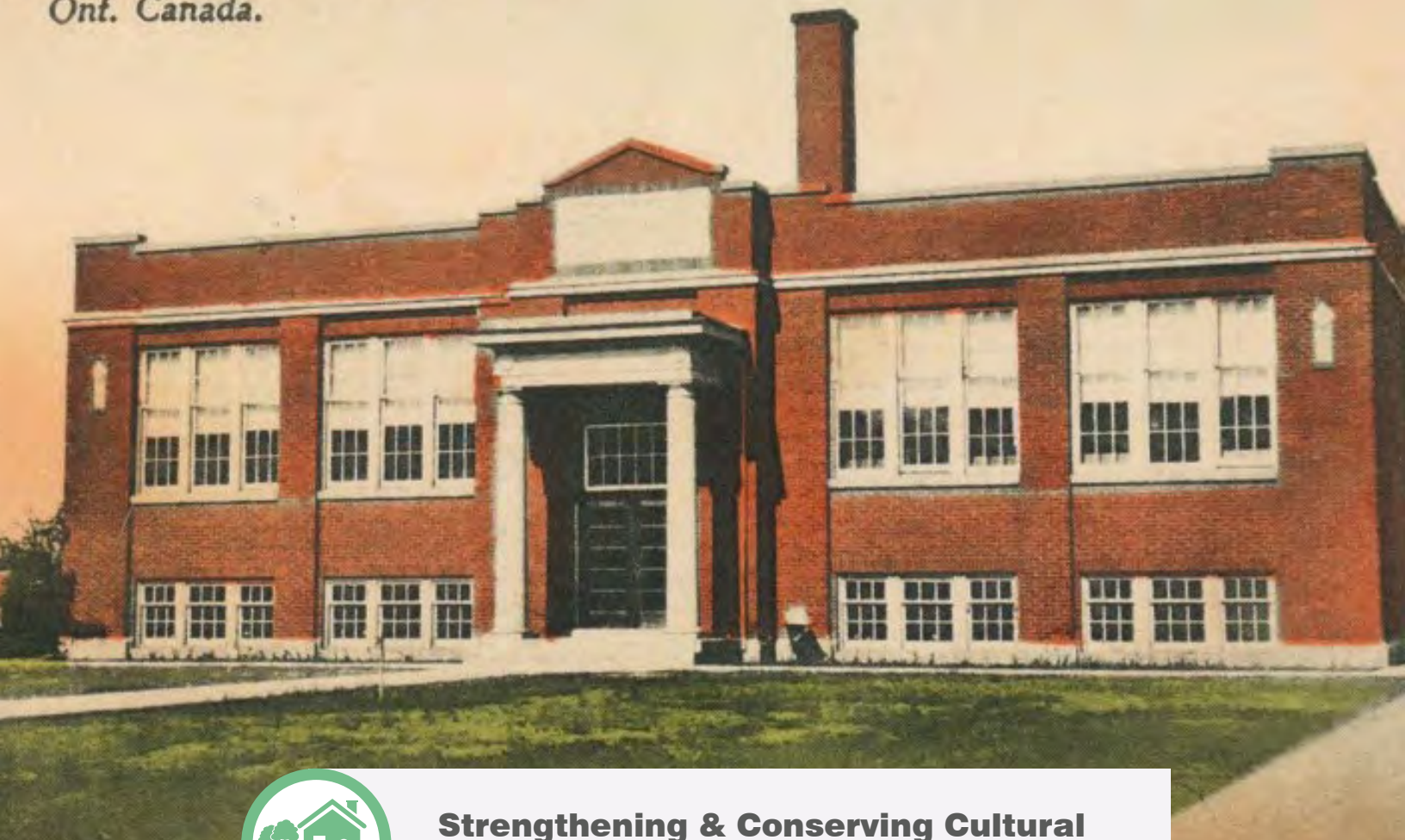
As per the *Transportation Master Plan* and the SWAP, continue to support strong physical connections with other parts of the City of London and in particular, areas within the *Southwest Area Secondary Plan*.



Developing High Quality Public Realm and Recreation Opportunities

Lambeth will have a range of recreational amenities, programs and supporting infrastructure, and a connected network of pedestrian-oriented streetscapes and public spaces that are interesting, accessible, safe, beautiful and clean.

- 1 As per the recommendations of the Parks & Recreation Master Plan and *The London Plan*, provide a wide range of quality recreational programs and opportunities.
- 2 Continue to develop an interconnected network of parks, trails and pathways.
- 3 Integrate principles of sustainability and incorporate “green” products and systems into the budgeting, planning, and design of streets, streetscapes, and the public realm.
- 4 Create and maintain safe, pedestrian-oriented, beautiful, and environmentally sustainable streetscapes including public spaces in the public right-of-way.
- 5 Consistent with the Parks & Recreation Master Plan and *Cycling Master Plan*, identify opportunities for strategic property acquisition for public squares, plazas, community gardens, plazas, green spaces, and connecting links.
- 6 Support the development of Lambeth Village Core as a hub of the community.



Strengthening & Conserving Cultural Heritage

Lambeth will have a sense of place that reflects and supports local cultural heritage values.

1

Support a sense of place that celebrates Lambeth's unique identity.

2

Increase people's knowledge and appreciation of cultural heritage resources in Lambeth.

3

Recognize and plan for Main Street and Colonel Talbot Road (south of Main Street) as the downtown / main street and core of Lambeth.

4

Identify and support the protection, retention and conservation of cultural heritage resources in Lambeth.



Enhancing & Conserving Natural Heritage

Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated.

- 1** Identify, protect, and enhance the natural features in Lambeth, including the Dingman Creek Corridor and its tributaries.
- 2** Add pathways, trails, walkways and connections within the *Lambeth Area CIP* Project Area through the following:
 - *Cycling Master Plan*;
 - Planning & Development process as development occurs; and,
 - Opportunities identified through the Dingman Creek Subwatershed Environmental Assessment Master Plan to create corridors on some of the tributaries of Dingman Creek in the *Lambeth CIP Area* Project Area.
- 3** Incorporate Low Impact (LID) standards and items into public projects.



Section 5

**Incentive
Programs**



Incentive Programs

An important part of supporting community improvement in Lambeth is engaging the private sector. One method of achieving this is by providing Financial Incentive Programs to stimulate private investment in fixing up properties and buildings.

Community Improvement Plans (CIPs) enable municipalities to establish financial incentive programs to target different community needs. In accordance with the *Planning Act* and the City's 1989 *Official Plan*, the City may offer grants or loans to property owners and tenants to help cover eligible costs and advance community improvement goals. Once a CIP is adopted and approved, City Council is able to fund, activate and implement financial incentive programs. It is important to note that programs are subject to the availability of funding, and Municipal Council can choose to implement, suspend, or discontinue an incentive program. The *Lambeth Area CIP* is an enabling document, which means that Municipal Council is under no obligation to activate and implement any part of a CIP including financial incentive programs.

In the 2017 report *Service Review of Community Improvement Plan Incentives*, it was recommended that the Façade Improvement Loan Program be considered for the *Lambeth Area CIP*. This program is designed to encourage and support private sector investment for rehabilitation, adaptive reuse, redevelopment, and construction of existing buildings. Providing this program can help to address a number of issues identified through research and analysis, and implement key principles of the *Southwest Area Secondary Plan*.

It is recommended that two variations of this overall program are considered- a Façade Improvement Loan Program for the Lambeth Village Core and a Sign Loan Program for the Wharnccliffe Road Corridor. The Façade Improvement Loan Program will assist property owners in the Lambeth Village Core with making changes to buildings to reflect the character of the new streetscape design elements and overall feel along Main Street (resulting from the Main Street Infrastructure Renewal Project). The many freestanding signs along the Wharnccliffe Road Corridor do not contribute to a sense of place or complement the vision for the Lambeth Area. The Sign Loan Program will support changes to sign-related components to improve the visual identity of the area.

These initiatives may be considered for funding, alongside other priorities, through the 2019-2023 Strategic Plan and 2020-2023 Multi-Year Budget processes.

Lambeth Village Core Façade Improvement Loan Program

Description:

Matching financial assistance for eligible exterior façade works to improve buildings, and bring participating properties into conformity with the Property Standards By-law and applicable City Design Guidelines.

Funding:

The City may provide no-interest loans that are paid back to the City over a 10-year period. A maximum of \$50,000 per eligible property for up to 50% of eligible works can be provided.

Program Duration:

As directed by Municipal Council.

Eligible Works:

Eligible works include but are not limited to:

- Exterior street front renovations compliant with City Design Guidelines;
- Portions of non-street front buildings, visible from adjacent streets;
- Non-street front visible portions may only be eligible for funding after the street front façade has been improved or street front improvements have been deemed unnecessary by the Managing Director, Planning and City Planner, or designate;
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building;
- Decorative lighting which is affixed to the exterior street front of a building that is ornamental and installed for aesthetic effect;
- Eaves troughs, rain gutters, soffits, fascia, bargeboard, and other materials that direct rain water;
- Doors, windows, and their finished framing; and,
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan).



Wharncliffe Road Corridor Sign Loan Program

Description:

Matching financial assistance for eligible signage works to improve building signage, and bring participating properties into conformity with the Property Standards By-law, Sign By-law and applicable City Design Guidelines.

Funding:

The City may provide no-interest loans that are paid back to the City over a 10-year period. A maximum of \$5000 per eligible property for up to 50% of eligible works can be provided.

Program Duration:

As directed by Municipal Council.

Eligible Works:

Eligible works include but are not limited to:

- Exterior sign-related renovations compliant with City Design Guidelines;
- Portions of non-street front sign renovations, visible from adjacent streets;
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building; and,
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5,000 or 10% of the loan).



Brownfield and Heritage Incentive Programs

In addition to the incentive programs contained in this *CIP*, the City of London also provides incentive programs in both Brownfield and Heritage CIPs. Therefore, depending on the specific project, a property owner may be eligible for a number of financial incentive programs. The following table provides a summary of these incentive programs; specific program information is included in the related CIPs.

Summary of City Wide CIP Incentive Programs

CIP	Incentive Programs
Brownfield	<ul style="list-style-type: none">• Contamination Assessment Study Grant Program• Property Tax Assistance Program• Development Charge Rebate• Tax Increment Equivalent Grant
Heritage	<ul style="list-style-type: none">• Tax Increment Grant• Development Charge Equivalent Grant





Section 6

**Implementing
the Lambeth
Area
Community
Improvement
Plan**

How to Read the Action Items Table

The *Lambeth Area Community Improvement Plan (CIP)* Action Items Table is a list of community-, stakeholder- and City-identified Goals and Action Items. Action Items are aligned with the Objectives, Goals, and Vision defined through the *Lambeth Area CIP* process. The Action Items Table is organized into the six (6) Improvement Categories identified through this project:



Supporting Businesses & the Local Economy



Strengthening Community & Connections



Improved Mobility & Safety



Developing High Quality Public Realm and Recreation Opportunities



Strengthening & Conserving Cultural Heritage



Enhancing & Conserving Natural Heritage

Where applicable, the table also identifies the guiding Legislation, Policy or Plan, proposed lead(s) and partners, suggested priority for implementation, and relative funding requirements (high, medium, low, no cost) for each Action Item. The actions in each section are divided into the following three categories:

1. Municipal Actions: These Action Items are the responsibility of the Municipality. Many of these items are part of an existing project or program.

2. Community Opportunities: These Action Items are the responsibility of a community stakeholder (individuals or groups).

3. Action Items Identified & Completed during the *Lambeth Area CIP* Project: These items were completed as part of an existing project (e.g. Main Street Infrastructure Project, Parks & Recreation Master Plan), part of an ongoing Program (e.g. Lifecycle Renewal), or completed during the *Lambeth Area CIP* Project by City Planning Staff.

Stakeholders

The success of the *Lambeth Area CIP* requires the coordination of the efforts of many stakeholders over time. There is not one person or organization which has the sole responsibility of managing and implementing initiatives or ensuring success. Ideally, champions will emerge to coordinate, lead, manage, and implement identified actions.

Timing for Implementation

Implementation of Action Items is contingent on a number of factors including costs, availability of funding, priorities, and willingness and motivation of the stakeholders and community to manage and lead projects. The Cost column helps to scope expectations for:

- a relative budget amount (high, medium, low, no cost);
- if funding is available in an existing City budget or if funding would need to come from a future City budget; and,
- if funding would come from a non-City budget.

In terms of general implementation, Municipal Action Items identified as 1st priorities can be implemented with existing resources. Municipal Action Items identified as 2nd and 3rd priorities have higher costs and may require future budget considerations, longer-term implementation plans and/or coordination with stakeholders.





Supporting Businesses & the Local Economy

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
1.1	Provide information about Business Improvement Areas (BIAs) and Business Attraction, Retention & Expansion Strategies	<i>Municipal Act</i> , Section 204	1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Lambeth B2B Group	No Cost
1.2	Create business support initiatives to help businesses and entrepreneurs understand planning and development processes, and how to navigate City Hall.		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Lambeth B2B Group; City Planning; Service London Business; Development Services	Low
1.3	Provide and promote financial incentives including a Façade Improvement Loan Program for the Lambeth Village Core and a Sign Loan Program for the Wharncliffe Road Corridor.	<i>Planning Act</i> , Section 28	1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Lambeth B2B Group	High (future budget)
1.4	Extend municipal stormwater and sanitary services to all areas within the <i>Lambeth Area CIP</i> Project Area through local improvements.	Local Improvement Charges	1	<i>Lead:</i> Wastewater & Drainage Engineering	High

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
1.5	Extend municipal water services to all areas within the <i>Lambeth Area CIP</i> Project Area in accordance with the GMIS and supporting DC Background Study, or through local improvements.	Growth Management Implementation Strategy (GMIS) Development Charges (DC) Background Study	1	<i>Lead:</i> Water Engineering	High
1.6	Implement greater mixed-use zoning & range of uses to help facilitate redevelopment in the Lambeth Village Core and Wharncliffe Road Corridor.	SWAP <i>The London Plan</i>	2	<i>Lead:</i> City Planning	No cost
1.7	Reduce and/or remove parking requirements for commercial and mixed-use properties along Main Street, Colonel Talbot Road, and Wharncliffe Road where parking cannot be accommodated on-site.	SWAP	2	<i>Lead:</i> City Planning	No cost
1.8	Implement on-street parking in the Lambeth Village Core as opportunities arise (e.g. through Site Plan, redevelopment, infrastructure projects).	Main Street Infrastructure Renewal Project: Streetscape Master Plan	2	<i>Leads:</i> EESD, Development Services	Medium
1.9	Consider creating off-street parking to support local businesses and customers / visitors as redevelopment and infrastructure/capital projects arise.	SWAP	2	<i>Lead:</i> Development Services	High
1.10	Incorporate Information, Communications & Technology (ICT) infrastructure to “Future ready” the <i>Lambeth Area CIP</i> Project Area.		2	<i>Lead:</i>	High

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Community Opportunities					
1.11	Develop a Lambeth brand and communications plan that when implemented, will strengthen the area's sense of place, stimulate investment and attract customers and visitors.		1	<i>Lead:</i> Community	Medium
1.12	Conduct tours of successful small downtowns to make contacts, build relationships and understand what works and why.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> City Planning	Low
1.13	Establish a Lambeth BIA to provide coordinated support, strategy, direction and secure funding for business attraction, retention & expansion.	<i>Municipal Act,</i> Section 204		<i>Lead:</i> Community <i>Suggested Partners:</i> City Planning	Low
1.14	Undertake a Business Attraction, Retention & Expansion Strategy			<i>Lead:</i> Community <i>Suggested Partners:</i> Service London Business	Low
Priorities Identified & Completed during the <i>Lambeth CIP</i> process					
1.15	Identify the primary point of contact & establish a relationship between the Lambeth B2B Group and the City Service Area responsible for providing business support.		1	<i>Lead:</i> City Planning	No cost

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
1.16	Establish a relationship between the Lambeth B2B Group and the London Small Business Centre (SBC).		1	<i>Leads:</i> EESD; City Planning	No cost
1.17	Establish a relationship between the Lambeth B2B Group and the Project Manager for the 2018 Main Street Infrastructure Renewal Project.		1	<i>Leads:</i> EESD; City Planning	No cost
1.18	Implement on-street parking in the Lambeth Village Core to support local businesses and customers / visitors.	2018 Main Street Infrastructure Renewal Project <ul style="list-style-type: none"> • 9 on-street parking spaces added to Main Street. 	1	<i>Lead:</i> EESD	Included in project budget
1.19	Improve the sense of place, identity and add community beautification features in the Lambeth Village Core.	2018 Main Street Infrastructure Renewal Project: <ul style="list-style-type: none"> • Fixed planters at Main Street & Campbell Street and Mail Street & Colonel Talbot Road; • Trees on both sides of Main Street; • Seat walls in intersection plaza spaces at the Colonel Talbot /Main and Campbell/Main intersections. 	1	<i>Lead:</i> EESD	Included in Project budget



Strengthening Community & Connections

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
2.1	Create & communicate an inventory of facilities which are available for community meetings and events.		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> NCFS	No cost
2.2	Create & communicate a list of resources that can help support the development, management, and implementation of community projects (e.g. funding sources).		1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> NCFS	No cost
2.3	Communicate information on planned and approved development and infrastructure projects in Lambeth.		1	<i>Leads:</i> City Planning; EESD, etc. (project-dependant) <i>Suggested Partners:</i> LCA, Lambeth B2B	No cost
2.4	Increase awareness & promote identity of Lambeth through building and installing unique gateways / entranceways into the community.	SWAP City Design Guidelines (forthcoming)	2	<i>Lead:</i> City Planning	High

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
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Community Opportunities

2.5	Submit funding applications for programs that support improvements, enhancements and/or events in the Lambeth area.	2019 Neighborhood Decision-Making Program London Community Grants Program Neighbourhood Small Events Fund	1	<i>Lead:</i> Community <i>Suggested Partners:</i> NCFS	No cost
2.6	Hold regular community stakeholder discussions/sessions/events to strengthen connections, build relationships, learn, share information about City & community projects, and increase participation in Lambeth organizations and events.	Project-dependant	1	<i>Lead:</i> Community <i>Suggested Partners:</i> project-dependant	Low

Action Items Identified & Completed during the *Lambeth CIP* process

2.7	Establish a relationship with the Lambeth Citizens' Recreation Council (LCRC) and the Staff responsible for the Neighbourhood Decision Making Program.		1	<i>Lead:</i> City Planning <i>Partner:</i> NCFS	No cost
2.8	Establish a relationship between the Lambeth Community Association (LCA) and Development Services so that the LCA is aware of Planning Applications.		1	<i>Lead:</i> City Planning <i>Partner:</i> Development Services	No cost
2.9	Establish Lambeth Community Harvest Festival's eligibility for City funding		1	<i>Lead:</i> City Planning <i>Partner:</i> NCFS	No cost



Improved Mobility & Safety

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
3.1	Provide information regarding planned road improvement projects in Lambeth and information about the <i>Transportation Master Plan</i> (timing, process, etc.).	<i>Transportation Master Plan (TMP)</i>	1	<i>Lead:</i> EESD	No cost
3.2	Install a new marked pedestrian crossings and signage on Colonel Talbot Road near James Street to provide for safe pedestrian crossing and travel between neighbourhoods and the Lambeth Community Centre.		1	<i>Lead:</i> EESD	Medium
3.3	Dedicate cycling routes on Collector Roads as infrastructure projects arise.	<i>Cycling Master Plan</i>	1	<i>Lead:</i> EESD	Medium
3.4	Install pedestrian and cycling infrastructure and amenities including signage through area road improvement projects, parks improvement projects and as redevelopment of the <i>CIP</i> Project Area occurs in accordance with the Parks & Recreation Master Plan and the approved <i>Cycling Master Plan</i> .	<i>Cycling Master Plan</i> Parks & Recreation Master Plan	1	<i>Leads:</i> Environmental & Parks Planning; EESD (project-dependant)	High

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.5	<p>Develop connected cycling and pedestrian networks (with signage) in the Lambeth CIP Project Area in accordance with the Parks & Recreation Master Plan and the approved Cycling Master Plan, to link neighbourhoods/areas, amenities, landmarks, and facilities using neighbourhood streets, sidewalks, pathways, parks and trails. Key goals:</p> <ul style="list-style-type: none"> • limiting pedestrian routes along highways/main roads; • ensuring connection between the Southwinds neighbourhoods and the rest of Lambeth; and, • ensuring the road system connects with the parks system. 	<p><i>Cycling Master Plan</i></p> <p>Parks and Recreation Master Plan</p>	1	<p><i>Lead:</i> Environmental & Parks Planning</p>	High
3.6	<p>Continue to build physical connections between the Lambeth Area and the rest of London using roads, parks, trails, and recreational pathways in accordance with the <i>Transportation Master Plan</i>, Parks & Recreation Master Plan and the approved <i>Cycling Master Plan</i>.</p>	<p><i>Cycling Master Plan</i></p> <p>Parks & Recreation Master Plan</p> <p><i>Transportation Master Plan</i></p>	1	<p><i>Lead:</i> EESD</p> <p><i>Suggested Partner:</i> Environmental & Parks Planning</p>	High
3.7	<p>Undertake road improvements on Kilbourne Road (Colonel Talbot Road to Longwoods Drive).</p>	<p>Road improvements are scheduled for 2019.</p>	1	<p><i>Lead:</i> EESD</p>	High
3.8	<p>Undertake road improvements on Bainard Street.</p>	<p>Road improvements are scheduled for 2020.</p>	1	<p><i>Lead:</i> Transportation Planning & Design</p>	High

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.9	Improve the safety of the Kilbourne Road and Colonel Talbot Road intersection (e.g. traffic lights).	The intersection of Kilbourne Road and Colonel Talbot Road will be monitored to evaluate when improvements are necessary.	1	<i>Lead:</i> Transportation Planning & Design	High
3.10	Install a new marked pedestrian crossover and signage on Colonel Talbot Road between Main Street and Sunray Avenue to provide for safe pedestrian crossing and travel between neighbourhoods.		2	<i>Lead:</i> EESD	Medium
3.11	Undertake an Infrastructure Renewal Project Needs Assessment for Colonel Talbot Road within the <i>Lambeth Area CIP</i> Project Area.		2	<i>Lead:</i> Transportation Planning & Design	High

Community Opportunities

3.12	Undertake a Safety Audit and/or Crime Prevention Through Environmental Design (CPTED) session to identify and document specific safety concerns in the <i>Lambeth Area CIP</i> Project Area.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> Police; City Planning; NCFS	No cost
3.13	Identify and document specific concerns that may require traffic calming initiatives.		2	<i>Lead:</i> Community	No cost

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.14	<p>Request that London Transit Commission (LTC):</p> <p>a) identify opportunities to increase bus service connections with other parts of the City with a focus on areas in the <i>Southwest Area Secondary Plan</i> area; and,</p> <p>b) ensure that bus stops have required infrastructure and amenities.</p>		1	<p><i>Lead:</i> Community</p> <p><i>Suggested Partners:</i> London Transit Commission (LTC)</p>	Medium

Action Items Identified & Completed during the Lambeth CIP process

3.15	<p>Increase pedestrian safety and sense of place on Main Street by installing pedestrian-scale lighting.</p>	2018 Main Street Infrastructure Renewal Project	1	<i>Lead:</i> EESD	Part of project budget
3.16	<p>Reduce traffic speed on Main Street by reducing the number of driving lanes, reducing lane widths, adding pedestrian islands/medians, and other streetscaping elements.</p>	2018 Main Street Infrastructure Renewal Project	1	<i>Lead:</i> EESD	Part of project budget
3.17	<p>Facilitate safe crossing of Main Street by installing a new marked pedestrian crossover on Main Street, between South Rutledge Road and Bainard Street to facilitate safe pedestrian crossing of Main Street.</p>	2018 Main Street Infrastructure Renewal Project	1	<i>Lead:</i> EESD	Part of project budget
3.18	<p>Ensure safe road crossing by pedestrians by adjusting signal timing at the Colonel Talbot Road and Main Street intersection to ensure safe crossing by pedestrians.</p>	2018 Main Street Infrastructure Renewal Project	1	<i>Lead:</i> EESD	Part of project budget

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
3.19	Address safety concerns with turning lanes on Wharncliffe Road.	2018 Main Street Infrastructure Renewal Project.	1	<i>Lead:</i> EESD	Part of project budget
3.20	Establish relationship between the Lambeth Community Association and the Service Area responsible for Safety Audits.		1	<i>Lead:</i> City Planning <i>Partners:</i> NCFS	No cost
3.21	Provide information regarding the City's Traffic Calming process and initiatives.		1	<i>Lead:</i> City Planning <i>Partner:</i> Transportation Planning & Design	No cost





Developing a High Quality Public Realm & Recreation Opportunities

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
4.1	Create & communicate a map/graphic of existing, approved and planned public space, trails, cycling routes, and pathways in the <i>Lambeth Area CIP</i> Project Area.	<i>Cycling Master Plan</i> Parks & Recreation Master Plan <i>SWAP</i>	1	<i>Lead:</i> City Planning <i>Suggested Partners:</i> Environmental & Parks Planning, NCFS	Low
4.2	Improve Lambeth Veterans Park and consider expanding the park entrance to expand the space. Improvements could include landscaping, amenities, accessibility, parking, traffic movement, and safety.	Parks & Recreation Master Plan	1	<i>Lead:</i> Culture Office	Medium
4.3	Plant trees in Lambeth as per the forthcoming Parks & Recreation Master Plan and Site Plan policies.	Parks & Recreation Master Plan	1	<i>Lead:</i> Environmental & Parks Planning <i>Suggested Partner:</i> Development Services	Medium
4.4	Develop public space (e.g. parks, civic squares), trails and pathways as per the approved <i>Cycling Master Plan</i> , <i>SWAP</i> , and the forthcoming Parks & Recreation Master Plan.	<i>Cycling Master Plan</i> Parks & Recreation Master Plan <i>SWAP</i>	1	<i>Lead:</i> Environmental & Parks Planning <i>Suggested Partner:</i> City Planning	High

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
4.5	Implement Low Impact Development (LID) items.		2	<i>Lead:</i> Development Services	project-dependant
4.6	Develop a Streetscape Master Plan for the Wharncliffe Corridor to support businesses, develop a pedestrian-friendly environment & infrastructure, manage vehicular traffic concerns, strengthen the sense of place and establish a gateway into the Lambeth Village Core.	City Design Guidelines <i>SWAP</i>	2	<i>Lead:</i> EESD <i>Suggested Partner:</i> City Planning	Medium
4.7	Develop a wayfinding strategy for key landmarks and destinations within the <i>CIP</i> Project Area; ensure consistency with the Lambeth Village Core brand / brand guidelines.	City Design Guidelines	2	<i>Lead:</i> Culture Office <i>Suggested Partner:</i> City Planning	Medium

Community Opportunities

4.8	Develop an outdoor multi-use court , consistent with the forthcoming Parks & Recreation Master Plan.	Parks & Recreation Master Plan	2	<i>Lead:</i> Community to participate in Parks & Recreation Master Plan process.	High
4.9	Provide additional and enhanced recreational programs.	Parks & Recreation Master Plan	2	<i>Lead:</i> Community to participate in Parks & Recreation Master Plan process.	Medium
4.10	Install places to fill up water bottles.	Parks & Recreation Master Plan	2	<i>Lead:</i> Community to participate in Parks & Recreation Master Plan process.	Medium

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
4.11	Install and maintain planting boxes and banners in the Lambeth Village Core to support the area's identity, and promote and beautify Lambeth.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> London Hydro, Transportation & Roadside Operations; Community sponsors	Medium
4.12	Increase the usability of the Lambeth Arena (e.g. removable flooring, acoustic panels, sound system).	Parks & Recreation Master Plan	2	<i>Lead:</i> Community to participate in Parks & Recreation Master Plan process.	High
4.13	Install decorations and/or decorative lighting along: a) Main Street from Campbell Street to Colonel Talbot Road; and, b) Colonel Talbot Road from Main Street to Outer Drive.		2	<i>Lead:</i> Community <i>Suggested Partners:</i> London Hydro, Community sponsors	High

Action Items Identified & Completed during the Lambeth CIP process

4.14	Establish a relationship between <i>Lambeth Area CIP</i> Project Participants and the Service Team responsible for the Parks & Recreation Master Plan.		1	<i>Lead:</i> City Planning	No cost
4.15	Provide information on how to participate in the Parks & Recreation Maser Plan on-line survey and groups.	Information provided at the June 18, 2018 LCA AGM and sent via email to a number of community stakeholders.	1	<i>Lead:</i> City Planning <i>Partners:</i> LCA, LCRC	No cost

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
4.16	Review the recreational facilities at Optimist Park.	The facilities are included in the Lifecycle Renewal Program. Lambeth Area CIP Participants were advised that their concerns about the facilities at Optimist Park could be communicated through the Parks & Recreation Master Plan survey.	1	<i>Lead:</i> Environmental & Parks Planning	No cost
4.17	Develop soccer fields for competitive play.	In 2018, a study to evaluate soccer needs was completed with the Soccer Association. The Soccer Association did not identify any specific needs. The results of this study will be incorporated into the Parks & Recreation Master Plan.	1	<i>Lead:</i> Soccer Association <i>Suggested Partner:</i> Environmental & Parks Planning	No cost
4.18	Install seat walls in intersection plaza spaces at the Colonel Talbot /Main and Campbell/Main intersections.	2018 Main Street Infrastructure Renewal Project		<i>Lead:</i> EESD	Part of project budget



Strengthening & Conserving Cultural Heritage

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
5.1	Initiate the London Commemorative Street Sign Program.		2	<i>Lead:</i> NCFS	No cost
5.2	Identify locations for municipal cultural heritage interpretive signs.		2	<i>Lead:</i> Culture Office	No cost
5.3	Recognize already-designated heritage properties with blue City of London Heritage Property plaques.	<i>Ontario Heritage Act</i>	2	<i>Lead:</i> City Planning	Medium
5.4	Create & communicate information regarding services, projects and programs that provide support for developing public awareness and fostering support for Lambeth's cultural heritage.		2	<i>Lead:</i> City Planning <i>Suggested Partner:</i> London Community Foundation	No cost
5.5	Conduct research to establish the original date of crossing at the Kilbourne Bridge on Kilbourne Road and erect a sign as part of the Original Date of Crossing Program.		2	<i>Lead:</i> City Planning	Low
Community Actions					
5.6	Increase awareness and participation in the Westminster Historical Society.		1	<i>Lead:</i> Westminster Historical Society	Low

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
5.7	Participate in events like Doors Open, Jane's Walk, and 100 in 1 Day Canada to promote cultural heritage in Lambeth.		2	<i>Lead:</i> Community	Low
5.8	Recognize Lambeth's first airport.		2	<i>Lead:</i> Community <i>Suggested Partner:</i> Westminster Historical Society	
5.9	Recognize properties through the Plaques for Historic Sites Program.		2	<i>Lead:</i> Community <i>Suggested Partner:</i> London Public Library	Low
5.10	Recognize properties through Original Occupant signs.		2	<i>Lead:</i> Community (property owner) <i>Suggested Partner:</i> ACO	Low
5.11	Update <u>Live in Lovely Lambeth</u> (1998, Westminster Historical Society).		2	<i>Lead:</i> Community	Medium

Action Items Identified & Completed during the Lambeth CIP process

5.12	Add the Lambeth Cenotaph to the City's Public Art & Monument Lifecycle Capital Maintenance Program.	Public Art & Monument Lifecycle Capital Maintenance Program	2	<i>Lead:</i> Culture office	No cost
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Enhancing & Conserving Natural Heritage

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
Municipal Actions					
6.1	Develop a Conservation Master Plan for the East Lambeth Forest Environmentally Significant Area when funding becomes available.		2	<i>Lead:</i> EESD <i>Suggested Partner:</i> Environmental & Parks Planning	Medium
6.2	Identify opportunities to create corridors on Dingman Creek tributaries through the Dingman Creek Subwatershed Stormwater Servicing Municipal Class Environmental Assessment project to provide pedestrian access.	Dingman Creek Subwatershed EA	1	<i>Lead:</i> EESD <i>Suggested Partner:</i> Environmental & Parks Planning	High
Community Opportunities					
6.3	Apply for the TreeME Tree Matching Fund program to secure funding for trees for private property.	Urban Forest Strategy- Enhancing the Forest City	1	<i>Lead:</i> Community (individuals and groups can apply)	Low
6.4	Participate in ReForest London and City of London programs including Park Naturalizations and Neighbourhood ReLeaf Programs to enhance Lambeth's natural environment.		2	<i>Lead:</i> Community <i>Suggested Partner:</i> ReForest London	Low

No.	Action	Guiding Legislation, Policy, Plan	Priority	Lead & Partners	Cost
6.5	Participate in the ReForest London Volunteer Training Program.		2	<i>Lead:</i> Community <i>Suggested Partner:</i> ReForest London	No cost
6.6	Participate in community events, environmental education and stewardship.		2	<i>Lead:</i> Community <i>Suggested Partner:</i> Upper Thames River Conservation Authority (UTRCA)	
6.6	Participate in events like Earth Day and Trails Open London to promote trail use, natural heritage conservation, physical activity, stewardship, and environmental education.	London Heritage Council: Trails Open London event	2	<i>Lead:</i> Community <i>Suggested Partners:</i> Nature London, Local Environmental Network, UTRCA	Low







Section 7

**Monitoring &
Evaluation**

Determining the Success of the Lambeth Area CIP

The *Lambeth Area CIP* was created to further the goals identified in the *SWAP* and address specific priorities as outlined in Section 2.0 of this *CIP*. Evaluating the success of the *CIP* will be based on the Action Items undertaken, achievement of associated Objectives, consistency of results with stated Goals and priorities, and consistency with the *SWAP*. A Monitoring Report will be used to provide an update on the implementation of the *CIP*.

The following chart provides potential targets and suggested indicators of success for the *Lambeth Area CIP*.

Success Measures

Target	Indicators of Success
<p>Main Street is the distinct hub and core of the community; it is pedestrian-friendly, attractive, and a preferred location for community events.</p>	<ul style="list-style-type: none"> • Increased pedestrian traffic • Harvest Fest events take place on Main Street • Main Street is clean and well-maintained • Individual properties invest in storefront decorating (e.g. flowers, seasonal decor) • Uptake of Façade Improvement Loan Program • Gateway feature
<p>Local businesses are unique and successful; residents and visitors purchase services and goods from local businesses on a regular basis</p>	<ul style="list-style-type: none"> • Vacancies are low and storefronts are well occupied • On-street parking is well-used by people patronizing local businesses • Lambeth is known for having one-of-a-kind destination businesses • Quality uses in key storefronts • Businesses invest in beautification / improvement to ensure quality facades and storefronts (e.g. signage, landscaping) • Uptake of Façade Improvement Program • Increase in building permit activity

Target

The Lambeth business community is connected, serves the local community, and supports business attraction, retention and expansion.

Indicators of Success

- New businesses are welcomed and thrive
- Increased activity by the Lambeth B2B Group focused on attracting and retaining customers
- Marketing material
- Low/no vacancy

The *Lambeth Area CIP* Project Area has a positive and distinct identity and sense of place that reflects and supports local cultural heritage values.

- Events are held to celebrate Lambeth's unique cultural heritage
- More properties and events are recognized for their cultural heritage value (e.g. through signage, designation, and other methods)
- Lambeth's distinct brand reflects the community's cultural and natural heritage
- Uptake of Façade Improvement Loan Program

Active streets, sidewalks, trails, pathways and public spaces are connected through a safe community-wide network.

- Number of bicycle routes, sidewalks, connections, trails, pathways increases over time
- Increased use of parks, trails, and pathways
- Increased number of public spaces over time

Lambeth is known for its natural features and systems.

- Dingman Creek Subwatershed Environmental Assessment Master Plan completed
- Increased tree planting and naturalization within the *CIP* Project Area



Baseline Conditions

A number of Baseline Conditions were determined during the preparation of the *Lambeth Area CIP* against which future information can be compared. This provides a consistent framework for evaluating the ongoing change in the *Lambeth Area CIP* Project Area. Variables/measures may be added to the Baseline Conditions.

Lambeth Area CIP Baseline Conditions

Measure / Variable	Status
Photo inventory of the condition of existing streetscapes	Streetscapes documented July 2018.
Estimated vacancy rates at street level in Lambeth Village Core and Wharnccliffe Road Corridor (residential, retail, office)	Not measured
Estimated vacancy rates at upper levels in Lambeth Village Core and Wharnccliffe Road Corridor (residential, retail, office)	Not measured
Building Rating Lambeth Village Core: Poor Condition	1
Building Rating Lambeth Village Core: Fair Condition	28
Building Rating Lambeth Village Core: Good Condition	88
Number of activity generators in Lambeth Village Core	Harvest Fest

Measure / Variable	Status
Number of activity generators related to cultural heritage	Not measured
Number of activity generators related to natural heritage	Not measured
Number of designated properties on the Heritage Inventory	2
Number of listed properties on the Heritage Inventory	45
Number of parks	11
Hectares of parkland	37.3
Hectares of parkland in Lambeth compared to City	Lambeth: 8.8%; City: 7.2%
Kilometres of trails	2.7
Kilometres of trails per 1000 people (Lambeth)	0.64
Kilometres of trails per 1000 people (City)	0.4
Kilometres of sidewalks	16.9
Kilometres of sidewalks per 1000 people (Lambeth)	4
Kilometres of sidewalks per 1000 people (City-wide)	0.4
Number of on-street public parking spaces in Lambeth Village Core	There were no on-street parking spaces.
Financial Incentive Program activity	There was no activity as no incentive programs were available. Three inquiries regarding timing of incentive programs were documented.
Total Building Permit activity*	2017: 187; 2018 (to July 19):72
Residential Permit activity*	2017: 180; 2018 (to July 19): 70
Commercial Permit activity*	2017: 7; 2018 (to July 19): 2
Industrial Permit activity*	2017: 0; 2018 (to July 19): 0
Number of new businesses	The number of new businesses was not measured.
Number of Members in the Lambeth B2B Group	16

*Permit Activity includes: erect new structures, additions to existing structures, alterations, and installations of infrastructure (e.g. plumbing)



Lambeth Area CIP Evaluation and Monitoring Report

A Monitoring Report will be prepared to evaluate the status of the *Lambeth Area CIP* and its individual programs. The report and evaluation will be based on the changes to the Baseline Conditions identified above, feedback from stakeholders, and any new issues/conditions/opportunities that have emerged. The report will recommend required adjustments to the *CIP* and recommendations regarding the financial incentive program budget (based on performance of the program).

The Monitoring Report will cover a four-year period. Based on experience administering other CIPs in London, this timespan is long enough to:

- accumulate sufficient information on the uptake and monitoring of the *Lambeth Area CIP* incentive program;
- start, execute and assess impacts of most individual capital projects and community actions;
- incorporate projects into staff work plans; and,
- complement the four-year budgeting cycle.

Financial Incentive Program Monitoring

As part of the evaluation of the impact of the *CIP*, City staff will develop a database to monitor the implementation of the financial incentive programs. This information can be used to allow for periodic adjustments to the incentive programs to ensure that they continue to be relevant and meet the needs of property participants. Regular reports to Council will provide this information and data on the amount of private sector investment being leveraged by the municipal incentive programs and the economic benefits associated with these private sector projects.

Façade Improvement Loan Program Monitoring

- Number of inquiries and applications (approved and denied)
- Approved/denied value of the funding and the total value of construction (the total public investment versus private investment)
- Type and cost of total facade improvements
- Total cost of other building improvements/construction (value of Building Permit if required)
- Increase in assessed value of participating property
- Increase in municipal (City and Region) and education property taxes of participating property
- Number and cost/value of program defaults

Data Collection

In addition to the quantitative, economic-based measures, monitoring of the *Lambeth Area CIP* will include qualitative measures that characterize social and community benefits of implementing the *CIP* Action Items. Qualitative information illustrating the individual and cumulative impact of both public- and private-sector *CIP* projects should be collected on a regular basis. This could include the impact of public realm improvement projects on existing businesses and on community identity and pride. Data can take many forms, including comments received by Staff from business owners, property owners and residents. The qualitative information should be reported to Council with the quantitative information to provide a more holistic picture of the impact of the *CIP*.



Evaluation Outcomes

1. Amendments to the *Lambeth Area Community Improvement Plan*

Changes to any of the content of this *CIP*, including Vision, Goals, Objectives, boundaries of the Project Area or Project Sub-areas, additions, deletions, or clarifications to the Action Items table or financial incentive programs must follow the process described in the *Planning Act*. Consequential amendments to *The London Plan* and/or Zoning By-law may be required.

2. Adjustments to the Financial Incentive Program

Changes to the terms, conditions, processes, and requirements associated with the financial incentive program may be made without amending the *Lambeth Area CIP*. This includes the elimination of the financial incentive programs. In accordance with Section 28 of the *Planning Act*, the addition of a new Incentive Program would require an amendment to this *Plan*.

3. Adjustments to Funding

Municipal Council has the authority to approve funding for financial incentive programs specified in London's CIPs, and may approve budgets necessary to carry out other CIP actions. Budgets supporting the implementation of the *Lambeth Area CIP* will be based on a comprehensive review undertaken by City staff with the assistance of the Monitoring and Evaluation Strategy described in this section. Funding will be timed to occur as part of multi-year budget requests or any requested amendments made in consultation with the City Treasurer to approve four-year budgets.

City of London

Lambeth Area Community Improvement Plan

Background Information



Background Information

Background documentation from the preparation of the *Lambeth Area Community Improvement Plan*, supporting but not forming a part of the *Plan*.

Appendix A: Legislative Framework

This section provides a summary of the legislative authority for preparing and adopting the Lambeth Area Community Improvement Plan (CIP).

Municipal Act, 2001

Section 106 (1) and (2) of the *Municipal Act, 2001* prohibits municipalities from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of bonuses. This prohibition is generally known as the “bonusing rule”. Prohibited actions include:

- giving or lending any property of the municipality, including money;
- guaranteeing borrowing;
- leasing or selling any municipal property at below fair market value; and,
- giving a total or partial exemption from any levy, charge or fee.

However, Section 106 (3) of the *Municipal Act, 2001* provides an exception to this “bonusing rule” for municipalities exercising powers under Subsection 28(6), (7) or (7.2) of the *Planning Act* or under Section 365.1 of the *Municipal Act, 2001*. This legislation states that Municipalities are allowed to prepare and adopt Community Improvement Plans (CIPs) if they have the appropriate provisions in their Official Plan.

Subject to Section 106 of the *Municipal Act, 2001*, Section 107 of the *Municipal Act, 2001* describes the powers of a municipality to make a grant, including the power to make a grant by way of a loan or guaranteeing a loan. In addition to the power to make a grant or loan, the municipality also has the powers to:

- sell or lease land for nominal consideration or to make a grant of land;
- provide for the use by any person of land owned or occupied by the municipality upon such terms as may be fixed by council; and,
- sell, lease or otherwise dispose of at a nominal price, or make a grant of, any personal property of the municipality or to provide for the use of the personal property on such terms as may be fixed by council.

Section 365.1 of the *Municipal Act, 2001* operates within the framework of Section 28 of the *Planning Act*. A municipality with an approved community improvement plan in place that contains provisions specifying tax assistance for environmental remediation costs will be permitted to provide said tax assistance for municipal property taxes. Municipalities may also apply to the Province to provide matching education property tax assistance through the Province’s Brownfields Financial Tax Incentive Program (BFTIP).

Planning Act

The *Planning Act* sets out the framework and ground rules for land use planning in Ontario, and describes how land uses may be controlled and who may control them. Section 28 of the *Planning Act* provides for the establishment of Community Improvement Project Areas where the municipality's Official Plan contains provisions relating to community improvement and the Community Improvement Project Area is designated by a By-law pursuant to Section 28 of the *Planning Act*.

Section 28 (1) of the *Planning Act*, defines a Community Improvement Project Area to mean “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. There are a variety of reasons that an areas can be designated as an area in need of community improvement”. Criteria for designation includes physical deterioration, faulty arrangement, unsuitability of buildings, and other social or community economic development reasons.

Section 28 (1) of the *Planning Act*, also defines “community improvement” to mean “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a Community Improvement Project Area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary”.

Once a Community Improvement Plan (CIP) has come into effect, the municipality may:

- i. acquire, hold, clear, grade or otherwise prepare land for community improvement (Section 28 (3) of the *Planning Act*);
- ii. construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan (Section 28 (6));
- iii. sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan (Section 28 (6)); and,
- iv. make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of land and buildings within the Community Improvement Project Area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of the Community Improvement Plan (Section 28 (7)).

Eligible Costs - Section 28 (7.1)

The *Planning Act* specifies that eligible costs for the purposes of carrying out a municipality's Community Improvement Plan may include costs related to: environmental site assessment; environmental remediation; and, development, redevelopment, construction and reconstruction

of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

Maximum Amount - Section 28 (7.3)

Section 28 (7.3) restricts the maximum amounts for grants and loans made under the *Planning Act* from exceeding the eligible costs defined in the CIP. Specifically, the *Planning Act* directs that the “total of the grants and loans made in respect of particular lands and buildings under subsections (7) and (7.2) and the tax assistance as defined in section 365.1 of the *Municipal Act, 2001* or section 333 of the *City of Toronto Act, 2006*, as the case may be, that is provided in respect of the lands and buildings shall not exceed the eligible cost of the Community Improvement Plan with respect to those lands and buildings”.

Registration of Agreement - Section 28 (11)

The *Planning Act* allows the City of London to register an Agreement concerning a grant or loan made under subsection (7) or an Agreement entered into under subsection (10) against the land to which it applies. The municipality shall be entitled to enforce the provisions thereof against any party to the Agreement and, subject to the provisions of the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners or tenants of the land.

Tariff of Fees – Section 69

The *Planning Act* allows the City of London reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Municipalities can use this tool to wave all matter of planning application fees to promote community improvement without the use of a CIP. Alternately, a municipality can collect fees and then provide a rebated of fees in the form of a grant through a CIP.

Ontario Heritage Act

The purpose of the *Ontario Heritage Act* is to give municipalities and the provincial government powers to conserve, protect and preserve heritage buildings and archaeological sites in Ontario. While the Heritage Property Tax Relief Program under Section 365.2 (1) of the *Municipal Act, 2001* is designed to assist property owners in maintaining and conserving heritage properties, Section 39 (1) of the *Ontario Heritage Act* allows the Council of a municipality to make grants or loans (up-front or tax-increment basis) to owners of designated heritage properties to pay for all or part of the cost of alteration of such designated property on such terms and conditions as the Council may prescribe. In order to provide these grants and loans, the municipality must pass a By-law providing for the grant or loan. Grants and loans for heritage restoration and improvement can also be provided under a CIP. One of the key administrative advantages of Section 39 of the *Ontario Heritage Act* is that it requires only the passing of a By-law by the local Council rather than the formal public meeting process under Section 17 of the *Planning Act* required for a CIP. One of the disadvantages of the *Ontario Heritage Act* is that unlike the *Planning Act*, it does not allow municipalities to make grants or loans to assignees who wish to undertake heritage improvements (e.g. tenants).

A second advantage of the *Ontario Heritage Act* is that the interpretation of Section 39 (1) suggests that grants and loans are not restricted to heritage features. Section 39 (1) of the *Ontario Heritage Act* refers to “...paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the council may prescribe.” Consultations with provincial Staff and legal experts have confirmed that this section of the Act does not restrict grants and loans to heritage features.

Section 39 (1) of the *Ontario Heritage Act* can also be used to provide grants and loans for the undertaking of professional design studies as these can be considered “part of the cost of alteration”. A design study is certainly an important precursor to, and key component of any alterations to major heritage features. Section 39 (2) of the *Ontario Heritage Act* allows the Council of a municipality to add the amount of any loan (including interest) to the tax roll and collect said loan in the same way that taxes are collected, for a period of up to 5 years. This section of the Act also allows the municipality to register the loan as a lien or charge against the land.

Development Charges Act

Section 5 of the *Development Charges Act* allows a municipality to exempt types of development from a Development Charge, but any resulting shortfall cannot be made up through higher Development Charges for other types of development. This allows upper and lower tier municipalities to offer partial or total exemption from municipal Development Charges (also known as a reduction of Development Charges) in order to promote community improvement. Because this financial incentive is normally offered before construction, it is very attractive to developers and is a very powerful community improvement tool.

Appendix B: Policy Review

This section of the report references the key Provincial, Regional and City policies that are relevant to the Lambeth Area CIP.

Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) was issued under Section 3 of the *Planning Act* and provides direction on key matters of provincial significance related to land use planning and development. Section 3 of the *Planning Act* requires that “decisions affecting planning matters shall be “consistent with” the PPS. All municipal plans, including Official Plans, Secondary Plans, and Community Improvement Plans must be consistent with all applicable provincial policies.

The Province of Ontario updated the PPS on February 24, 2014 and the policies took effect on April 30, 2014. The vision for land use planning in Ontario as per the PPS states that “the long-term prosperity and social well-being of Ontarians depends on planning for strong sustainable communities for people of all ages, a clean and healthy environment, and a strong competitive economy”. To this end, the PPS:

- Promotes efficient development and land use patterns (Section 1.1.1);
- Accommodates an appropriate mix of different land use types (residential, employment, institutional, recreation, park, open space) (Section 1.1.1);
- Promotes cost-effective development patterns and standards, environmentally sensitive development practices, accessible neighbourhoods, and available infrastructure and public facilities to minimize land consumption and servicing cost (Section 1.1.1);
- Strives to avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas (Section 1.1.1);
- Directs planning authorities to identify appropriate locations and opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected need (Section 1.1.3.3);
- Directs that major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from outdoor, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities (Section 1.2.56.1);

- Directs planning authorities to promote economic development and competitiveness by:
 - providing an appropriate mix and range of employment and institutional uses to meet long-term needs;
 - providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - encouraging compact and mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
 - ensuring the necessary infrastructure is provided to support current and projected needs (Section 1.3.1).

- Directs planning authorities to provide for an appropriate range of housing types and densities that accommodate current and future users, that efficiently use the land, services and facilities, and that support alternative transportation modes to the automobile, such as public transit (Section 1.4.3);

- Promotes healthy, active communities including planning public streets, parks, public spaces and trails that meet the needs of pedestrians, foster social interaction, facilitate active transportation (multi-modal), and offer a range of different recreation opportunities (Section 1.5.1);

- Promotes long-term prosperity through the maintenance and enhancement of downtown and main streets (Section 1.7.1 c);

- Encourages a sense of place by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (Section 1.7.1 d); and,

- Conserves significant built heritage resources and cultural heritage resources and landscapes (Section 2.6.1).

City of London 1989 Official Plan

An Official Plan (OP) provides the general land use framework and policies for a municipality by identifying generally how, where and when a municipality will develop over time. The City of London's current *Official Plan* was adopted by City Council in 1989. The *Official Plan* contains City Council's objectives and policies to guide the short-term and long-term physical development of all lands within the boundary of the municipality. It provides direction for the allocation of land use, provision of municipal services and facilities, and preparation of regulatory By-laws to control the development and use of land. These types of policies are considered necessary to promote orderly urban growth and compatibility among land uses. While the objectives and policies in the *Official Plan* primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

1989 Official Plan: Land Use

The *Official Plan* includes the land use designations that guide the short-term and long-term physical development of land in the City of London. Key designations in the Lambeth Area include: Main Street Commercial Corridor designation; Auto-oriented Commercial Corridor designation; and, Low/Medium Density Residential. There are also significant pockets of Environmental Review and Open Space designations close to water courses.

The London Plan, 2016

The London Plan is the new Official Plan for the City of London, adopted by Municipal Council in June 2016 and approved by the Ministry with modification in December 2016. *The London Plan* sets new goals and priorities to shape the growth, preservation, and evolution of London over the next 20 years. At this time, portions of the Plan are not yet in force and effect due to appeals to the Local Planning Appeals Tribunal (LPAT).

The London Plan: Land Use & Urban Design Policies

In *The London Plan*, all lands within the City are assigned a Place Type that establishes policies to regulate permitted development. The properties fronting Colonel Talbot Road from approximately Southland Drive to Main Street, and on Main Street from Colonel Talbot Road to Campbell Street are assigned the Main Street Place Type. Main Streets are some of London's most cherished historic business areas and neighbourhood focal points. Regeneration efforts will be directed to enhancing historic Main Streets.

Outside of the Main Street Place Type areas, the Lambeth Area is generally assigned a Neighbourhoods Place Type. The Neighbourhoods Place Type supports vibrant, exciting places to live, which have a sense of community well-being and high quality of life, and help people connect with one another.

The Lambeth Area also has significant tracts of land identified as both Green Space and Environmental Review Place Types. The vision for the Green Space Place Type is to create new green linkages throughout the city and increase the tree canopy. The lands identified as Environmental Review Place Type are areas that may contain natural heritage features and areas that have not been adequately assessed to determine whether or not they are significant.

The London Plan: Community Improvement Plan Policies

Community Improvement Plans are intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and targeted private and/or public investment to achieve the vision. Council

may also acquire, clear and dispose of land to support community improvement and economic development, or use any other methods to support community improvement or environmental, social or community economic development permitted by legislation.

Paragraph 1727 outlines the objectives that community improvement is intended to meet; several of these objectives relate to the Lambeth Area, including the following:

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

Southwest Area Secondary Plan (SWAP)

The City of London adopted the *Southwest Area Secondary Plan* on April 29, 2014 (as amended by OMB PL130020). The *SWAP* established a vision, principles and policies for the development of the Southwest Planning Area, which includes the Lambeth Area. This Plan provides a greater level of detail than the general policies in the *Official Plan* and serves as a basis for the review of planning applications which will be used in conjunction with the other policies of the *Official Plan*. While the Lambeth Area CIP contains references to the *SWAP*, it does not replace the *SWAP*; the *Southwest Area Secondary Plan* is to be read and applied in its entirety.

City of London Zoning By-law

As established under Zoning By-law (No. Z-1) the Lambeth Area has a mix of zoning designations that is reflected in the range of existing and permitted uses, which include:

- Arterial Commercial
- Business District Commercial
- Community Facility
- Environmental Review
- Low-density Residential
- Medium-density Residential

- Neighbourhood Facility
- Open Space
- Urban Reserve

Existing City of London Community Improvement Plans (CIPs)

The City of London has numerous CIPs which are intended to stimulate targeted reinvestment, reveal and inspire select infill and intensification opportunities, coordinate planning efforts, preserve neighbourhood and heritage character, enhance industrial and other business opportunities, and aid in the cleanup of contaminated sites. At present, the City of London has eight (8) CIPs that have been adopted by Council. The geographically-based CIPs include: the Airport, Downtown, Hamilton Road, Old East Village and SOHO CIPs; the criteria-based CIPs include the Brownfield, Heritage and Industrial CIPs.

Brownfield Community Improvement Plan

The Brownfield CIP was adopted in May 2007. The Brownfield CIP contains a package of financial incentive programs and a municipal leadership strategy to promote the redevelopment of brownfield sites in the City. The Brownfield CIP Financial Incentive Programs include:

- Contamination Assessment Study Grant;
- Development Charge Rebate;
- Property Tax Assistance Program; and,
- Tax Increment Equivalent Grant.

Heritage Community Improvement Plan

The Heritage CIP was adopted in March 2007. The Heritage CIP contains a package of financial incentive programs and a municipal leadership strategy to maintain the unique identity of our City by preserving the inventory of distinctive heritage buildings, establishing a sense of place by preserving local heritage structures, and ensuring that the City's history is retained for future generations to enjoy. The Heritage CIP Financial Incentive Programs include:

- Development Charge Equivalent Grant; and,
- Tax Increment Grant.

Other Considerations

During the preparation of the Lambeth Area CIP, the City of London was also in the process of undertaking three significant projects: the Main Street Infrastructure Renewal Project, the Dingman Creek Environmental Assessment, and the Parks & Recreation Master Plan Review. All of these projects may impact the Lambeth Area CIP.

Appendix C: Consultation

Preparation of the Lambeth Area CIP was guided by and benefitted from consultation with City Staff, stakeholders and groups including the Pulse Team, the Lambeth Community Association, and participants at the various community meetings and workshops.

City Website Project Page

<http://www.london.ca/business/Planning-Development/secondary-plans/Pages/Lambeth-CIP.aspx>

City Planning Staff established a Lambeth Area CIP page on the City's website to provide regular project updates. The project page includes the following information:

- definition of a CIP and why they are used;
- summary of consultation completed to date, community meeting notices, presentations and meeting summaries;
- staff reports and Council resolutions;
- next steps; and,
- information and links for other Municipal projects taking place in Lambeth.

Get Involved London Website Project Page

<https://getinvolved.london.ca/LambethCIP>

City Planning Staff established a Lambeth Area CIP Page on the City's Get Involved London website to provide: project background and status; clarification of roles and responsibilities; opportunities for feedback, answers to Frequently Asked Questions (FAQs); notice of upcoming meetings; the project timeline; and, contact information.

Project Contact List

Planning Staff created an email list for the Lambeth Area CIP using information gathered at Community Meetings, from comment cards, and from people who contacted Staff directly. Project update emails included information about upcoming Community Meetings, Meeting Summaries, and City Council Approvals (such as the Terms of Reference and Study Area). Emails also provided links to the City's Lambeth Area CIP project page.

PULSE Team

A Pulse Team was formed to help guide the preparation of the Lambeth Area CIP. The Team was comprised of residents, business owners and members of the Lambeth Community Association. Planning Staff engaged the Pulse Team using email, telephone conversations and in-person meetings until the end of November 2016. This consultation allowed City staff to:

- provide the Pulse Team with progress updates;
- coordinate Public Meetings and other steps required to complete the CIP;
- discuss key components of the project including: Strengths, Weaknesses, Opportunities, Threats (SWOT); the visioning and objectives exercise; and, potential financial incentive programs; and,
- obtain comments and input on the Draft Interim Report and the Draft Lambeth Area CIP.

There were two City-organized Pulse Team meetings held between Community Meetings No. 1 and No. 2 to discuss the status of the project. Pulse Team members resigned on November 29, 2016.

Community Information Meetings, Workshops and Updates

Community Meeting and Workshop No. 1, July 7, 2016

The first Community Meeting and Workshop was held on July 7, 2016 to:

1. kick-off the Lambeth Area CIP project;
2. provide basic information on the purpose and rationale for preparing the CIP;
3. work with stakeholders to identify strengths, community needs, improvements, and a vision for the Lambeth Area CIP Study Area;
4. obtain input on the Lambeth Area CIP Study Area and the Term of Reference for the CIP Project; and,
5. discuss the concept of using a Pulse Team as a method of keeping stakeholders engaged and informed.

Most people in attendance at the Community Meeting stayed for the Workshop session. During the Workshop, participants were asked to answer the following questions:

- Where do you think the CIP Project Area for Lambeth should be?
- What is great or is a strength in the Lambeth Area CIP Study Area?
- What needs improvement or is a weakness in the Lambeth Area CIP Study Area?
- In one word, describe “your Lambeth”?

The feedback and discussion at the Community Meeting and Workshop No. 1 was used to develop the Terms of Reference and Study Area for the Lambeth Area CIP.

City of London Planning and Environmental Committee (PEC) Meeting, August 22, 2016

On August 22, 2016 Planning Staff presented a report to the Planning and Environment Committee (PEC) recommending a Terms of Reference and Study Area for the Lambeth Area CIP. The report included a copy of the Community Meeting No. 1 Summary. The PEC supported the report and unanimously passed motions directing that that the Lambeth Area CIP Terms of Reference and the Study Area be approved.

City of London Council Meeting, August 30, 2016

Subsequent to the August 22, 2016 PEC meeting, City Council approved the Lambeth Area CIP Terms of Reference and Study Area at the regular City Council meeting of August 30, 2016.

Lambeth & Community Harvest Festival, September 10, 2016

Planning Staff attended the Lambeth & Community Harvest Festival at the Lambeth Community Centre on September 10, 2016 from 1-4 pm to host a casual outreach session about the Lambeth Area CIP process. The August 22, 2016 Staff Report, Terms of Reference and approved Lambeth Area CIP Study Area, Meeting No. 1 Summary, posters for City projects impacting Lambeth and contact information for each of the project leads were available. Comment cards and business cards were also distributed. Nearly all the questions received were either “What is the Community Improvement Plan?” and “Where can I find more information?” Concerns expressed included a lack of available public parking and the desire to expand bike path networks.

Community Meeting and Workshop No. 2, October 18, 2016

A second Community Meeting and Workshop was held on October 18, 2016 to:

1. define Objectives for the Lambeth Area CIP;
2. establish a Vision for the Lambeth Area CIP;
3. confirm what stakeholders identified as requiring improvement; and,
4. prioritize the identified improvements.

Workshop participants were asked to answer the following questions:

- Do you agree with the proposed objectives for the Lambeth Area CIP?
- Do you agree with the proposed Vision for the Lambeth Area CIP?
- Did we miss anything?
- What are the priorities for improvement?

Community Meeting and Workshop No. 3, March 28, 2017

A third Community Meeting and Workshop was held on March 28, 2017 to:

1. discuss the Strategic Initiatives drafted for the Lambeth Area CIP; and,
2. conduct a workshop session to review and prioritize proposed Action Items, and discuss potential leads, supporters, and champions for identified actions.

At the end of the meeting Planning Staff facilitated a Rapid-Fire visual survey which allowed participants to review each proposed CIP Action Item and vote in real time on whether or not they agree with the Action Item and what priority it should be given. This format allowed for all attendees to participate and share thoughts. Lambeth Area CIP Workbooks were also provided and the intent was for participants to complete the Workbooks after the workshop. The Workbooks focused on:

- confirming that the proposed Lambeth Area CIP Action Items reflect stakeholder comments;
- understanding how the Action Items were prioritized;

- identifying community champions for Action Items; and,
- identifying which Action Items require a CIP and which do not.

Presentation at the Lambeth Community Association Annual General Meeting (AGM), June 18, 2018

Planning Staff was invited to the Lambeth Community Association's AGM to provide an update on the progress of the Lambeth Area CIP. Staff's PowerPoint presentation highlighted:

- work completed to date;
- categories for the Lambeth Area CIP Implementation Plan;
- goals and objectives for the Lambeth Area CIP;
- Action Items that have been completed through other projects;
- plans and projects in addition to the CIP that will enable implementation of Action Items;
- next steps; and,
- call to action to participate in the Parks & Recreation Master Plan community survey and stakeholder sessions.

After the presentation, Staff answered questions from attendees. Questions and comments were focused on increased vehicular traffic in Lambeth due to construction and/or accidents on the highways, and increased vehicular traffic in Lambeth due to new residents living in Lambeth.

Lambeth Business-to-Business Group (B2B) Meeting, December 13, 2018

Staff from City Planning, Service London Business and Environmental & Engineering Services provided an update on the Lambeth Area CIP and Main Street Infrastructure Renewal Project.

March 21, 2109 Community Update & Showcase

On March 21, 2019, at the request of Councillor Hopkins, City Planning staff facilitated a Community Update & Showcase to provide an update on the Draft Lambeth Area CIP, host a showcase of local organizations and groups, and provide attendees with the opportunity to network with community members and learn about local organizations. Key components of the draft Lambeth Area CIP were presented on display boards and Staff gave a presentation to summarize the project status and outline next steps. This meeting was advertised through the Lambeth Villager, signs, and emails sent to the contact list, City Staff, and local groups and organizations. A link to the draft Lambeth Area CIP and all supporting documents was included with the invitation. Attendees were invited to provide feedback in a number of ways, including:

- writing on the display boards;
- drawing on the maps;
- filling out a comment form at the meeting;
- contacting City Staff directly;
- contacting Councillor Hopkins; and,
- submitting feedback via the Get Involved London web page for the Lambeth Area CIP project.

Appendix D: Study Area & Project Area

Lambeth Area CIP Study Area

At the start of the Lambeth Area CIP project, a Study Area was established to geographically focus the CIP process and help avoid scope creep as the project progressed.

Initial Study Area

The initial Study Area for the CIP was established as a result of the information gathered during Community Meeting No. 1. The initial Study Area is generally described as following Dingman Creek south from Hamlyn Street and north to Kilbourne Road, continuing east along Kilbourne Road, continuing from the intersection of Kilbourne Road and Colonel Talbot Road directly to the intersection of Exeter Road and Wharncliffe Road South, along Exeter Road to Wonderland Road South, south along Wonderland Road South to Hamlyn Street, and then westerly on Hamlyn Street to Dingman Creek. The Terms of Reference for the preparation of the Lambeth Area CIP established this as the Study Area.

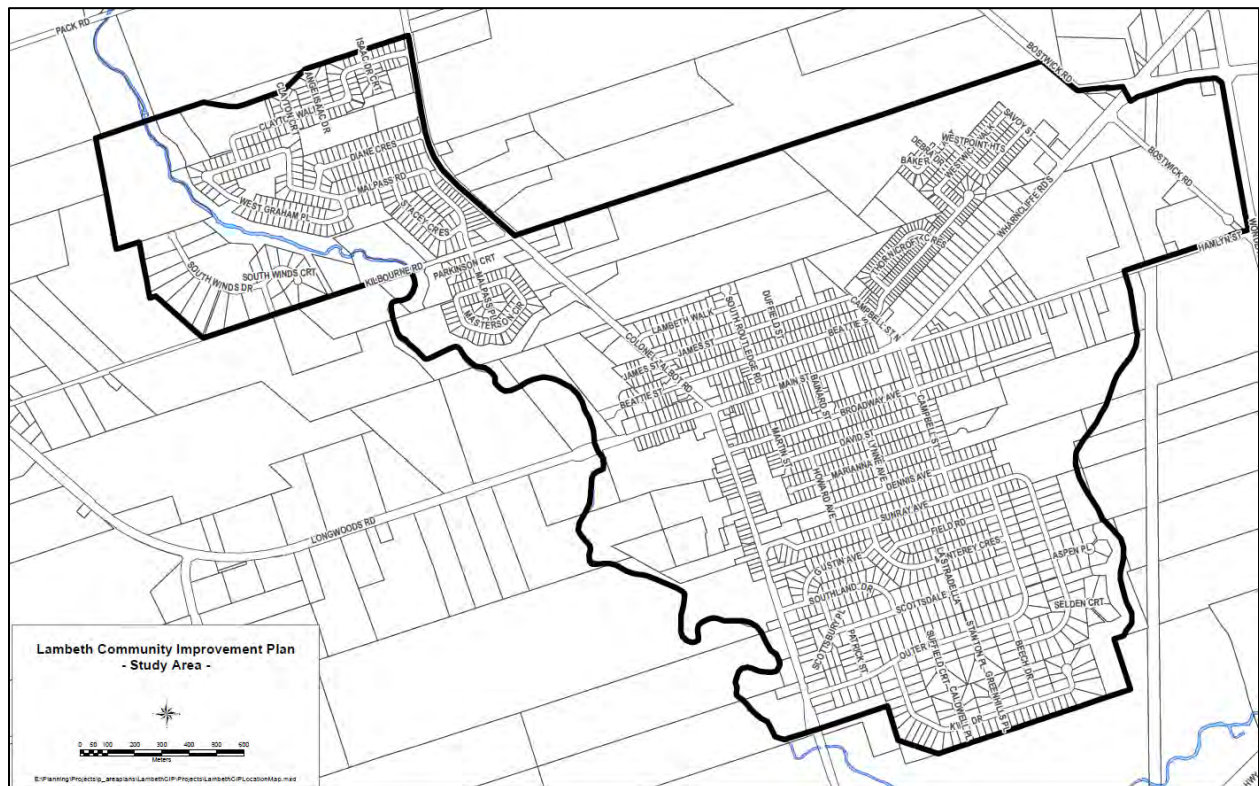
Initial Lambeth Area CIP Study Area (boundary shown in black)



Revised Study Area

The initial Study Area was amended following Community Meeting No. 2 as a result of comments received from both the Pulse Team and Lambeth Community Association. Specifically, stakeholders expressed interest in including established residential areas to the northwest (such as Southwinds) as residents currently feel disconnected from the rest of the Lambeth community. It was felt that concerns of those residents should be incorporated in the CIP, particularly regarding pedestrian and bicycle access and safety.

Revised Lambeth Area CIP Study Area (boundary shown in black)



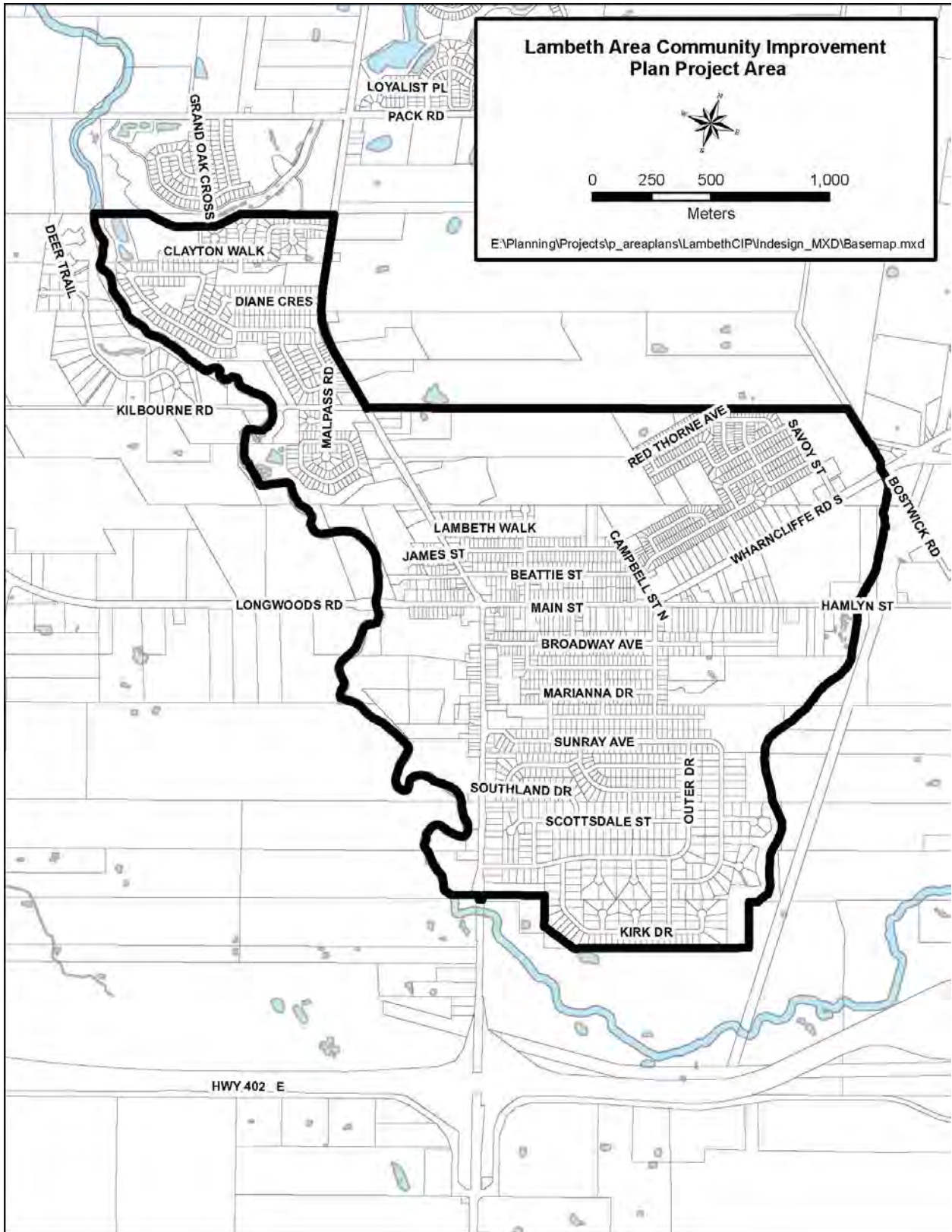
Project Area

The recommended Lambeth Area CIP Project Area is the area that is determined as in need of community improvement; it is the area where public realm improvement efforts will be focused and where financial incentive programs will be offered. Based on the information gathered through the CIP process, it was determined that the Project Area should include:

- lands along Wharncliffe Road;
- lands designated as Main Street Place Type in the London Plan (also within the Main Street land use Designation of SWAP); and,
- lands within the Medium Density Residential land use Designation of SWAP.

The Lambeth Area CIP Project Area is established by a By-law passed by Municipal Council.

Approved Lambeth Area CIP Project Area (boundary shown in black)



Appendix E: Analysis

General Approach

A number of tasks were completed in order to provide a comprehensive foundation for the preparation of this CIP, including:

- a review of relevant legislation, provincial and City of London planning policy;
- a review of the Zoning and Official Plan designations in the Study Area;
- a community improvement needs analysis including an assessment of the physical and economic characteristics in the area based on walking tours, public input, and community meetings and workshops held July 7 2016, October 18 2016, and March 28 2017;
- a review of best practices used for CIPs in Ontario municipalities;
- using the Visions and Principles contained in the *Southwest Areas Secondary Plan* to analyze how they can shape and guide redevelopment activities;
- revising the draft CIP Action Items and Incentive Programs based on comments received during the third community meeting and workshops held on March 28, 2017 and March 21, 2019; and,
- preparation of the final Lambeth Area CIP for Municipal Council approval.

Getting Started

The analysis of community improvement needs started with City staff undertaking a review of the relevant planning and policy documents including the 1989 *Official Plan*, *The London Plan*, the Zoning By-law, and the *Southwest Area Secondary Plan (SWAP)* which establishes the function, purpose, character and design goals for the Lambeth Area. In addition, aerial photographs of the Study Area were examined and walking tours were conducted on a regular basis.

Data Collection

On the September 9, 2016 Walking Tour, approximately 170 photographs were taken to record different aspects and characteristics of the Lambeth Area. Staff used a “community improvement lens” when making observations and taking notes on aspects of land use, building and property conditions, design and heritage elements, and business activity that may require community improvement.

Research was also conducted in Lambeth through walking tours and driving tours on April 11, 2018, June 12, 2018 and July 10, 2018.

Data Confirmation

In July 2016, a Community Meeting was held to launch the Lambeth Area CIP project and share information about the CIP process. The workshop allowed participants to identify things within the community perceived as “great”, identify items that need improvement, and establish the CIP Study Area.

In October 2016, a second Community Meeting was held to talk about the identified items for improvement and clarify what might have been missed. The workshop included a visioning exercise and discussions about potential strategies and initiatives to be included in the Lambeth Area CIP. Information provided by participants at both workshops were added to the data gathered by City staff and included in the analysis.

Planning Staff presented an information report to the City’s Planning and Environment Committee (PEC) in August 2016 to seek approval for the Study Area and Term of Reference for the Lambeth Area CIP.

In March 2017, a third Community Meeting was held to discuss the Draft Lambeth Area CIP and Draft Incentive Program.

Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis

A Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis of the critical community improvement needs was undertaken to gain an understanding of the key issues in the Lambeth Area and identify the important community improvement needs that should be addressed by a Lambeth Area CIP. This section of the plan provides an overview of the analysis undertaken and foundation for the preparation of this CIP and recommended incentive programs.

Existing Condition and Characteristics of the Lambeth Area CIP Study Area

The Lambeth Area CIP Project Area has been divided into three (3) Project Sub-Areas based on the distinguishable characteristics of each area and identified through the *Southwest Area Secondary Plan (SWAP)*. The Sub-areas include: Lambeth Village Core, Wharncliffe Road Corridor, and Lambeth Residential Neighbourhood.

Lambeth is similar to rural villages in Ontario as it developed around natural resources and a transportation hub into a compact and walkable community along a main street. The settlement contains a diverse mix of small-scale and independent retail shops, restaurants and service establishments. Over time, the area has lost some original buildings and has also adapted to accommodate auto-oriented development. The core contains a number of civic, institutional, and community anchors which draw people to the area. These include the post office, places of worship and banks. Lambeth Village Core is generally surrounded by low-density residential uses with some home-based businesses, schools, retirement homes and parks.

Land Use Conditions

Lambeth Village Core

Established along a major traffic route with frontage on Main Street and Colonel Talbot Road, this area serves as a community focal point. There is a mix of residential and commercial uses throughout the Lambeth Village Core and in many cases, the original buildings are intact. There are three internal plazas along Main Street which break up the continuity of the form, however there is opportunity to link them to the pedestrian environment through walkways, lighting, signage, and landscaping. The area also provides civic functions and public/private gathering spaces. The Main Street Infrastructure Renewal Project will improve the pedestrian realm in the Lambeth Village Core along Main Street by improving sidewalks, adding landscaping features, and adding on-street parking. The area along Colonel Talbot Road south of Main Street was established along a major traffic route. The area has mixed-use live-work uses, newer forms of stand-alone commercial, and some undeveloped properties. Although pedestrian activity is desired in this area, the lack of a clearly defined pedestrian realm and continual sidewalks is a deterrent.

Wharncliffe Corridor

This Project Sub-Area contains lands fronting onto Wharncliffe Road South, from Colonel Talbot Road to just east of Bostwick Road. This commercial strip supports and complements the Lambeth Village Core, provides opportunity for mixed-use development, and has the potential to be a major gateway into the community. Long-term (re)development goals include higher intensity mixed-use residential buildings with office or commercial uses at grade on the north side of Wharncliffe Road South, and new commercial development and medium density residential development on the south side of Wharncliffe Road South. Currently, there is a plaza at the Campbell Road / Wharncliffe Road intersection. There are also detached residences and individual buildings of various sizes and styles located along Wharncliffe Road housing independent businesses. In addition to the variety of building styles, there is an abundance of signage that does not contribute to a sense of place or a cohesive identity for the community.

Lambeth Residential Area

This area is predominantly residential and comprised of single detached dwellings. There are also several schools, churches, community centre, library, arena, splash pad and soccer fields. The residential area close to the Lambeth Village core was developed by subdivision after the post-war boom of the 1950s in a grid-like street pattern with ranch-style homes on large lots. More recent residential development has occurred in the northwest, and new subdivisions have been approved for the undeveloped lands in the north portion of this area.

Building Conditions

The majority of the buildings within the Lambeth Village Core are of older stock typical of the early 1900s. While few properties have a Heritage Designation, the buildings have been kept in good repair and many original architectural elements have been preserved. The majority of the buildings appear to be occupied and well-maintained.

Lambeth Village Core

The area along Main Street has a strong sense of place and contains some of the oldest buildings in the Lambeth Area CIP Project Area. The majority of the buildings appear to be in relatively good condition, however some of the business façades and signage are dated and tired looking.

The area along Colonel Talbot Road south of Main Street also provides a sense of place, however due to the combination of very old and newer buildings, this area seems to be in transition. Generally, the buildings appear to be in relatively good condition. There are a number of undeveloped sites and some vacant buildings in the area.

Wharncliffe Road Corridor

This area has a mix of building forms and styles and an abundance of signage. Overall, buildings appear to be maintained. There are many opportunities for redevelopment; the plaza at the northeast corner of Main Street and Campbell Road is one example where the building form can make better use of the space and the strategic corner location. This entire Project Sub-Area would benefit from a streetscaping plan / landscaping plan to tie the elements together to form a cohesive landscape.

Lambeth Residential Area

The majority of the buildings in this area are residential. The age and style of homes and related street patterns vary, as neighbourhoods were built over time. The majority of the buildings appear to be in very good condition, occupied and well-maintained. As expected, street widths, lot sizes, and other elements vary, creating different residential landscapes throughout Lambeth. The non-residential buildings in this area appear to be in fair condition (churches, community spaces, arena, library, etc.).

Heritage

The overall Lambeth Area contains a great deal of cultural and natural heritage. The *SWAP* identified the Lambeth Village Core as an area to be recognized as a potential Heritage Conservation District.

The Lambeth Area still contains many ties to its past and there are many stories that could be told through buildings that have existed for over 100 years. However, there are opportunities to further recognize Lambeth's cultural heritage. For example, there is little signage on existing

buildings or recognition of significant buildings that have been lost over time. While not yet exhibiting evidence of widespread loss, there are early signs of deterioration to the Lambeth Area CIP Project Area's image in terms of its cultural heritage with respect to protecting the unique buildings that contribute to its unique character.

Public Realm & Streetscape Conditions

Overall, there is great potential for the streetscaping in the Lambeth Area CIP Project Area to be more oriented to pedestrians and cyclists. This was one of the most frequently identified topics and requests for improvement. Issues relating to safety and accessibility included: lack of sidewalks and/or multi-use pathways, need for crosswalks on major streets, and, existing sidewalks being too narrow, obstructed and in poor condition.

Lambeth Village Core

Buildings in the Lambeth Village Core are generally street-oriented with curbs separating the structures from the road. The area is serviced by London Transit. Lighting in this area was originally designed and provided for motor vehicles and not for pedestrian activity (i.e. not at the human scale) although the Main Street Infrastructure Renewal Project is addressing this by installing some pedestrian lighting along Main Street. There are challenges for pedestrians crossing Main Street, Colonel Talbot Road and at the intersection of the two roads.

The area along Colonel Talbot Road south of Main Street is similar to the Main Street section of the Lambeth Village Core in that it has developed as an urban mixed-use environment at a pedestrian scale with sidewalks extending along both sides of the road. The sidewalks, raised shoulders and curbs provide a separation between the traffic on the road until it ends on the west side at 4499 Colonel Talbot Street. There is no on street parking, bicycle facilities or other elements providing a barrier between pedestrians and vehicular traffic. Bus stops are difficult to identify, in poor condition and lack amenities. Lighting in this area is designed and provided for motor vehicles and not for pedestrians. There are challenges for pedestrians crossing Colonel Talbot Road and no infrastructure/facilities to facilitate safe crossings (i.e. specific pedestrian crossings).

Wharncliffe Road Corridor

The Wharncliffe Road Corridor has a mix of building types and functions. In terms of land use, the north side of Wharncliffe Road is zoned for a mix of commercial and medium-density residential. The south side is zoned for commercial uses and some land is zoned as Urban Reserve (this zone is intended to protect large tracts of land from premature subdivision and development in order to provide for future comprehensive development on those lands).

Lambeth Residential Neighbourhood

Generally residential in nature, this sub-area varies with respect to walkability. The majority of this area is within a short walk to the Lambeth Village Core (some areas are about a 20-minute walk). The presence of sidewalks is inconsistent; there are some roads with sidewalks on both

sides and some road with no sidewalks at all. Bus stops lack amenities. Overall, lighting appears to be for motor vehicles and not pedestrians. There are no bicycle amenities within the road allowance or provided as part of trail system. This area also includes a substantial amount of Open Space and Environmental Review lands.

Vehicular Traffic & Parking

Lambeth has grown around the intersection of what is now known as Colonel Talbot Road and Longwoods Road, which at one time was nicknamed The Junction due to the significance of both of these roads in connecting people and transporting goods. Today, these roads continue to play a vital role as they are well-used routes for traffic flowing in and out of the City of London via the 402 and 401.

Current concerns of community members (residents, property owners, business owners, etc.) include: the volume of traffic creating delays in reaching destinations; the speed of traffic; the need to use alternative routes (due to volume and construction); and the use of “side streets” to avoid other streets. Community members attribute the increasing volumes of traffic to: accidents and construction on Highways 401 and 402; the Main Street Infrastructure Renewal Project; the increased number of students at the Lambeth Public School; and, the increasing residential population in the Lambeth Area.

The City’s Transportation Master Plan (TMP) provides a long-term transportation strategy that will guide the transportation and land use decisions through to 2030 and beyond. The TMP is focused on improving mobility for all residents of the City by providing viable choices through all modes of transportation. Details regarding improvements to the City road network and associated timing are provided in the TMP.

Information regarding the City’s Traffic Calming policies and procedures can be found at:

www.london.ca/residents/Roads-Transportation/traffic-management/Pages/Traffic-Calming.aspx.

Lambeth Village Core

The Lambeth Village Core is currently not a major destination for visitors and/or tourism, although stakeholders have expressed that increasing the number of visitors to Lambeth’s unique stores, services, and festivals is a key goal. At present, the two types of traffic are: 1. local community members (residents, business owners, employees, etc.) who patronize local businesses (and drive to the Lambeth Village Core) and, 2. commuters driving through the area who do not typically stop and park their vehicles. Traffic through the Lambeth Village Core is steady, as Main Street is en-route to direct access to the 401 and 402 via Colonel Talbot Road. Parking is provided in the front yard of most properties. It is evident that the need for parking has increased over time and on the smaller work-live properties in particular as it appears that parking has replaced gardens, walkways and trees.

Similar to the area along Main Street, the area along Colonel Talbot Road south of Main Street appears to be impacted by the same two distinct types of vehicular traffic, and parking is provided in the front yard of most properties. On-street parking is not permitted along Colonel Talbot Road. In addition to highway delays, the Main Street Infrastructure Renewal Project, increasing residential population, increased traffic and traffic build-up is attributed to on-site parking lots being at capacity. Vehicular traffic is also noted as the cause of delays in making left turns onto Colonel Talbot Road.

Wharncliffe Road Corridor

The Wharncliffe Road Corridor functions as a connection between the Wonderland Road corridor and the Lambeth Village Core. It is not a pedestrian-oriented environment, does not have sidewalks or on-street parking; it is clearly oriented to vehicular traffic. There is opportunity to develop a plan for this area to create a gateway feature to the Lambeth Village Core which would slow traffic and reinforce the image of the Lambeth Village Core as a traditional main street and a hub of the community.

Lambeth Residential Neighbourhood

On street parking is not clearly identified in the Lambeth Residential Neighbourhood Project Sub-Area. Most residential properties have a private driveway and garage to accommodate on-site parking. However, the lots are smaller in newer subdivisions and there is therefore less room to accommodate on-site parking. This results in a greater incidence of on-street parking.

Economic Conditions

Compared to the City-wide average incomes and home values, the Lambeth Area CIP Project Area is in a higher income and value bracket. Businesses are mainly small owner-operated restaurants, offices, boutique shops and services that use the local post office and various banks. The community supports a grocery store, two pharmacies and several convenient stores. Patronage of businesses appears to be mostly by local residents who prefer to shop close to home. There are a number of vacant stores along Main Street, some in standalone buildings and some in plazas.

Obtaining and analyzing detailed North American Industry Classification System (NAICS) Canada data would help to identify the Lambeth Area economy's strengths, growth opportunities, trends (sectors, jobs), etc.

Servicing

Water & Sewer

Properties within the Lambeth Area CIP Project Area are generally serviced by municipal storm and water, however many are on private sanitary systems. The lack of municipal sanitary services has been cited as a barrier to (re)development and business expansion. The extension of municipal sanitary services is part of the City's Main Street Infrastructure Renewal Project which is

allowing abutting property owners with the opportunity to tie-in to municipal sanitary services. Access to municipal services will provide new opportunities to redevelop properties at a higher intensity that will support a compact and walkable community.

Local sanitary sewers on Wharncliffe Road and Colonel Talbot Road do not provide a regional benefit and are not eligible to be constructed as part of the City’s Growth Management and Implementation Strategy (GMIS). As part of a future roads project, the City will install a sanitary sewer along Wharncliffe Road. However, timing for a roads reconstruction project on Wharncliffe Road is not identified for within the next 20 years. In the meantime, the process for obtaining for obtaining local sanitary sewers is through the Local Improvement process.

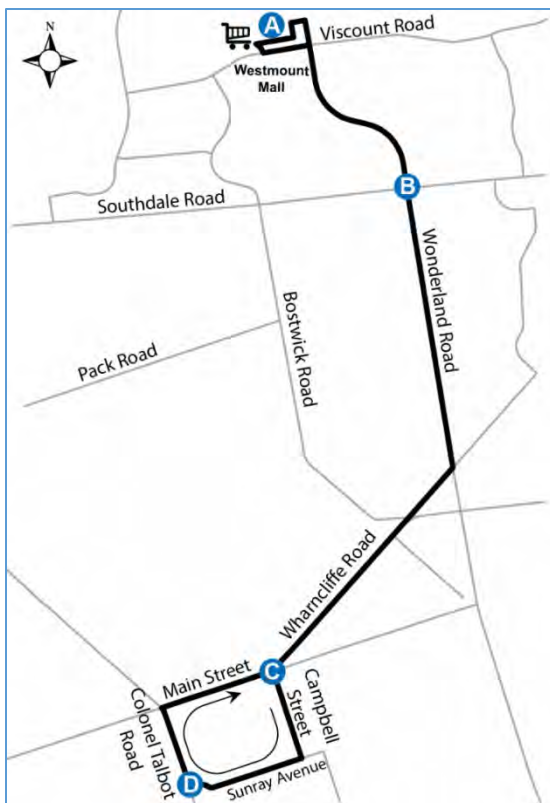
A property owner can petition for a local improvement for the construction of a sanitary sewer. Information regarding Local Improvements can be found on the City’s website at:

<http://www.london.ca/residents/neighbourhoods/NeighbourGood-London/Pages/Local-Improvements.aspx>.

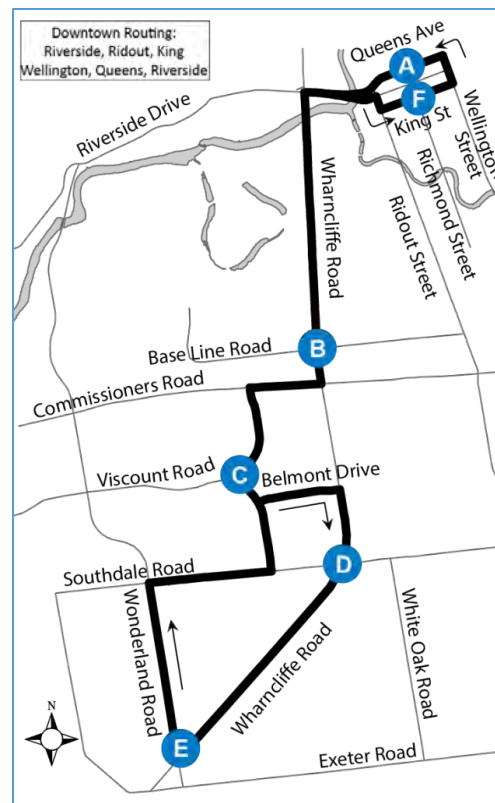
London Transit

There are currently two bus routes to the Lambeth Area CIP Project Area, illustrated below.

Route 28
Westmount Mall – Lambeth



Route 12
Downtown – Wharncliffe & Wonderland



Appendix C – Establishment of Financial Incentives

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P.- XXXX

A by-law to establish financial incentives
for the Lambeth Area Community
Improvement Project Area.

WHEREAS by subsection 28(2) of the *Planning Act*, the Council of a municipal corporation may, by by-law, designate the whole or any part of an area as a community improvement project area;

AND WHEREAS by subsection 28(4) of the *Planning Act* enables Council of a municipal corporation to adopt a community improvement plan for the community improvement project area;

AND WHEREAS the 1989 Official Plan for the City of London contains provisions relating to community improvement within the City of London;

AND WHEREAS the Municipal Council of The Corporation of the City of London has by By-law designated a community improvement project area identified as the Lambeth Area Community Improvement Project Area;

AND WHEREAS the Municipal Council of The Corporation of the City of London has by By-law adopted the Lambeth Area Community Improvement Plan for the area identified as the Lambeth Area Community Improvement Project Area;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Lambeth Area Community Improvement Plan - Financial Incentive Program Guidelines attached hereto as Schedule 1 is hereby adopted;
2. This By-law shall come into force on the day it is passed.

PASSED in Open Council on x

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

Schedule 1 – Lambeth Area Community Improvement Plan – Financial Incentive Program Guidelines

This program guideline package provides details on the financial incentive programs provided by the City of London through the Lambeth Area Community Improvement Plan (CIP), which includes:

- Lambeth Village Core Façade Improvement Loan Program (including non-street façades); and,
- Wharncliffe Road Corridor Sign Loan Program.;

How to Read this Document

Each of the financial incentive programs has its own specific Purpose, Program Objectives and Eligible Improvements. However, many components of the programs are shared, including: Definitions; Eligibility Criteria; Targeted & Non-Targeted Uses; Appeal of Refusal Section; Relationship to other Financial Incentive Programs; and, Monitoring & Discontinuation of Programs. Therefore, these program guidelines are arranged so that the shared Program information is set out at the beginning, and the details specific to individual programs are outlined in the program specific sections.

This document helps to identify the responsibilities of each stakeholder in the incentive program process. The initials **PO** indicate the Property Owner (or agent acting on behalf of the property owner) is responsible for completing that task or action, whereas the initials **CL** indicates that a City of London staff member holds the responsibility for that task or action.

PO – Check the map to locate your property in the Lambeth Area Community Improvement Project Area – Lambeth Village Core Project Sub-Area or Wharncliffe Road Corridor Project Sub-Area. After verifying the property location on the map, check Table 1 to verify the applicable program(s). Then proceed to review the rest of the program guidelines or use the Table of Contents to skip directly to a program to learn more about it and its eligibility information.

Map 1 – Lambeth Area Community Improvement Project Area

Only properties located in the Lambeth Village Core and Wharncliffe Road Corridor are eligible for financial incentives.

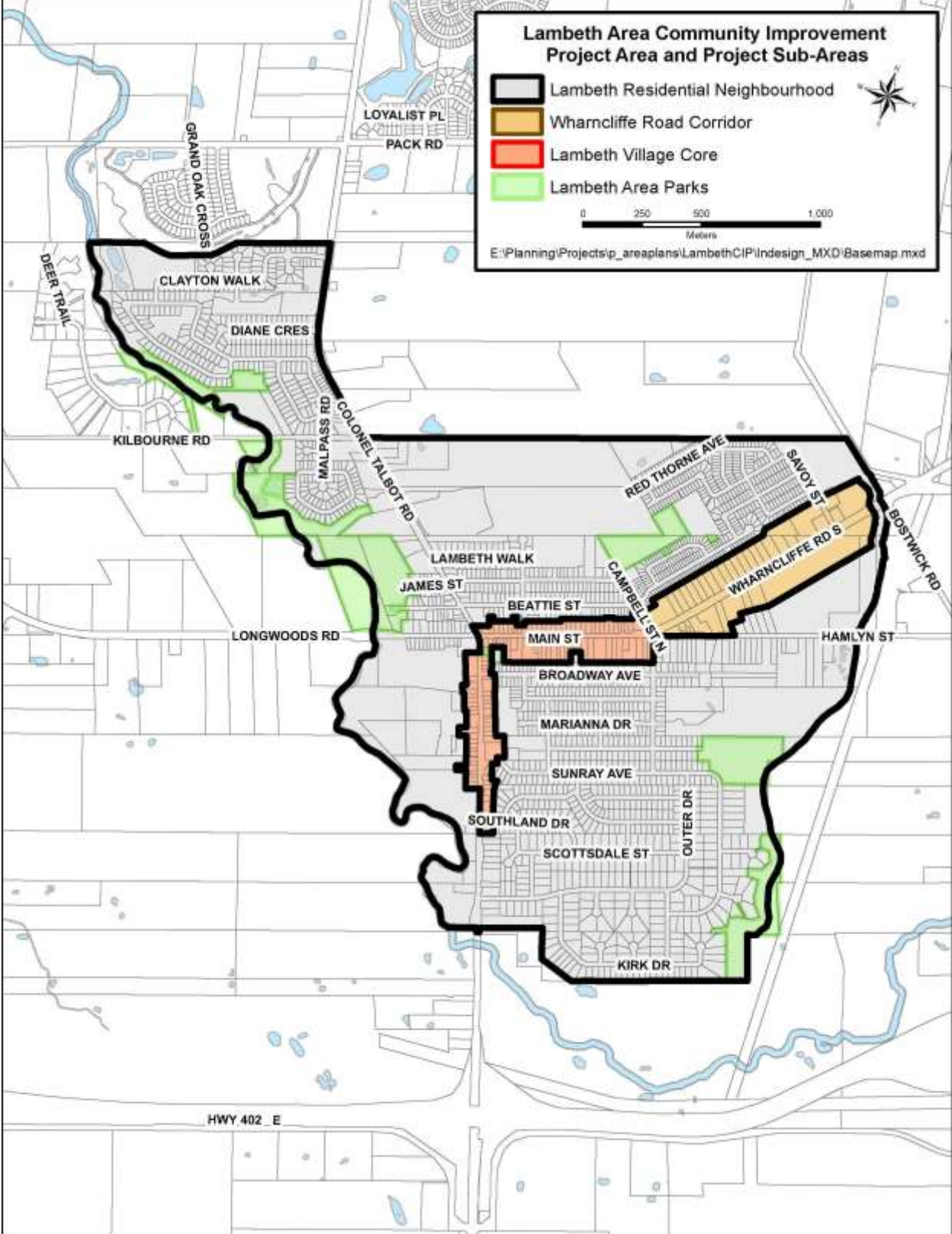


Table 1 – Financial Incentive Programs Offered in the Lambeth Village Core and Wharncliffe Road Corridor

Financial Incentive Program	Lambeth Village Core Project Sub-Area (see Map 1)	Wharncliffe Road Corridor Project Sub-Area (see Map 1)
Façade Improvement Loan	√	√
Forgivable Façade Improvement Loan		
Upgrade to Building Code Loan		
Forgivable Upgrade to Building Code Loan		
Rehabilitation and Redevelopment Tax Grant		
Residential Development Charges Grant Program		

1. Definitions

Active Occupancy – The space being used by a business that is open, in operation and serving customers.

Annual Grant Amount – The annual grant is defined as the grant amount that would be given to the applicant in any one year of the ten-year grant period.

- For Tax Grant, this means each property owner will be given ten annual grants and the annual grant amount will change over this period depending upon year and grant level;
- For Forgivable Loans, this means the amount that would be given each year based on the *Yearly Grant Value* set out in the agreement and *Pro-rated Yearly Grant Percentage* which is based on ground floor occupancy;
- For the Combined Development Charge (DC)/Tax Grant, this means the amount that would be given to the applicant in any one year of the grant period. Each property owner will be given annual grants until such time as the value of Residential DCs have been repaid. The annual grant amount may change over the term of the grant period depending upon year and grant level.

Annual Grant Calculation – The annual grant for any single year will be calculated as follows, the *Annual Tax Increment* multiplied by the *Year/Level Factor*.

Annual Tax Increment – The incremental difference between the municipal portion of property taxes that would be paid for a full year before the improvement versus after the improvement. This can also be considered the tax increase that is directly related to the renovation or redevelopment project. This amount is fixed based on the tax rate at the time of pre-improved assessed value.

Annual Tax Increment Calculation – The annual tax increment will be calculated as follows, the annual taxes based on the post-improved assessed value less the annual taxes based on the pre-improved assessed value. This annual tax increment is fixed for the ten-year duration of the grant schedule. Changes to the tax rate, general reassessments or changes in tax legislation will not be considered for the purpose of calculating the annual tax increment.

Example:

Annual tax based on post-improved assessed value	\$100,000
- <u>Annual tax based on pre-improved assessed value</u>	- \$25,000
= <i>Annual Tax Increment</i>	= \$75,000

Approved Works – The materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

Applicant – The person who makes a formal application for a financial incentive program offered through the City's Community Improvement Plans. The person may be the owner of the subject property, or an agent, including a business owner who is occupying space

on the subject property or contractor who has been retained to undertake improvements on the subject property. If the *Applicant* is not a registered owner of the property subject to the incentive program the *Applicant* will be required to provide authorization in writing from the registered owner as part of a complete application.

Calendar Year – The 12 months of the year commencing January 1 and ending December 31.

Commitment Letter – A document prepared by the City of London outlining its agreement with a property owner, to provide a future financial incentive – loan(s) and/or grant(s) – to a property owner, based on a redevelopment, rehabilitation and/or renovation project that the applicant has yet to undertake. The letter describes the specific scope of approved works that the property owner will undertake in order to receive the grant or loan.

Complete Application – Includes a completed application form for financial incentive program(s) with the property owner(s) signature and date, which is accompanied by:

- Complete drawings of the works to be undertaken (including a façade drawing for façade projects);
- Itemized list of specific improvements;
- Two (2) comparable quotations by qualified contractors showing cost estimates for each of the proposed works which are required to be included in the incentive program. In general, the lower of the two estimates will be taken as the cost of the eligible works. Cost estimates should be consistent with the estimate noted on the accompanying Building Permit (if required);
- A cover letter that summarizes the work to be completed and summarizes the provided quotations;
- A signed copy of the Addendum including the Hold Harmless Agreement, General Liability Insurance, and Contractor qualifications;
- A copy of the Building Permit (if required);
- A copy of the Heritage Alteration Permit (if required);
- Any other information that may be deemed necessary by the Managing Director of Planning and City Planner, or designate.

Development Charge – Means any Development Charge (DC) that may be imposed pursuant to the City of London's Development Charge By-law under the Development Charges Act, 1997.

Discrete Building – Means any permanent structure which is separated from other structures by a solid party wall and is used or intended to be used for the shelter, accommodation, or enclosure of persons. To be a discrete building, the structure will have a distinct municipal address.

Dwelling unit – Means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities.

First storey – The storey that has its floor closest to grade and its underside of finished ceiling more than 1.8 m above the average grade.

Grant Cap – The maximum amount of money that the City will provide as a grant back to the property owner.

Maximum Yearly Grant Value – Grant values are established in the payment schedule which is included in the agreement between the City and the property owner. With respect to the forgivable loans the annual grant equals the yearly loan repayments multiplied by a percentage, to a cap, as shown below:

Program	Loan Amount	Forgivable Loan Portion	Considerations for Yearly Grant
Upgrade to Building Code	\$200,000 maximum	The lesser of a maximum of \$25,000 or 12.5% of the loan is eligible to be paid back in the form of grants over the term of the loan.	<ul style="list-style-type: none"> • Number of payments made in the previous <i>Calendar Year</i> • Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i>
Façade Improvement	\$50,000 maximum	The lesser of a maximum of \$12,500 or 25% of the loan is eligible to be paid back in the form of grants over the term of the loan.	<ul style="list-style-type: none"> • Number of payments made in the previous <i>Calendar Year</i> • Number of months the main floor was actively occupied with a targeted use in previous <i>Calendar Year</i>

Municipal Portion of Property Tax – For the purposes of the Tax Grant program, property taxes refer only to the municipal portion of the property taxes paid, and does not include such charges/taxes/levies as education, water, sewer, transit or phase-in.

Non-Targeted Area – Lands within the Hamilton Road Area Community Improvement Plan Project Area which are eligible for incentive programs however are not eligible for consideration of Forgivable Loans.

Non-Targeted Uses – The use occupying the ground floor of a building which is permitted under the land use zone but not listed as a targeted use. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

Post-Improved Assessed Value – For the purpose of calculating the *Annual Tax Increment*, the *Post-Improved Assessed Value* of the property will be established based on:

- i. Completion of the project as identified by the applicant; and
- ii. Completion of the reassessment of the property by the Municipal Property Assessment Corporation (MPAC) such that the work done at the project completion date (defined in i. above) is recognized. Note: Receiving the *Post-Improved Assessed Value* from MPAC may take one to two years or longer.

Pre-improved Assessed Value – For the purpose of calculating the *Annual Tax Increment*, the pre-improved assessed value of the property will be established as the earlier of the following:

- i. Date of application for building permit;
- ii. Date of application for demolition permit; or
- iii. Date of application for the Rehabilitation and Redevelopment Tax Grant Program.

Future increases in taxes that may be phased in AFTER the *Post-Improved Assessment Date* (as defined above) will not be eligible for grant calculation.

Pro-rated Yearly Grant Percentage – The percentage of months in the *Calendar Year* where the ground floor is actively occupied by a targeted use and can be used in calculating the value of a yearly grant payment on the forgivable portion of a loan.

Rehabilitation Project – For the purpose of the incentive programs shall mean the restoration or reconstruction of buildings, structures or parts thereof to modern building standards without the removal of the building or structure from the lot.

Redevelopment Project – For the purpose of the incentive programs shall mean the development of lands, which are vacant, planned for demolition, in part or in whole, or which will have the building or structure removed from the lot.

Relevant Tax Class Rate – For the purpose of the incentive program means the applicable tax class as of the date of the corresponding grant year.

Targeted Area – Lands within a defined area of the Hamilton Road Area Community Improvement Plan Project Area which are eligible for incentive programs including consideration of Forgivable Loans. **At this time, Forgivable Loans are not available in the Hamilton Road Area.**

Targeted Uses – The use occupying the ground floor of a building which is permitted under the land use zone and has a key role in achieving the goals of the City’s Strategic Plan, the Business Improvement Area, the Community Improvement Plan, and any other current or future related plans. Please refer to Section #2 for a full list of *Targeted* and *Non-Targeted Uses*.

Year 1 – The first full calendar year that taxes are paid after the project is completed and reassessed. This becomes the first of the ten years of grant payments.

Yearly Grant Value – Means the amount of money granted back to the applicant which may change from year to year based on the calculation of the *Yearly Loan Repayments* multiplied by 25% (for Façade Improvement loan) or 12.5% (for Upgrade to Building Code loan) to give the *Maximum Yearly Grant Value* that is multiplied by the *Pro-rated Yearly Grant Percentage*.

Example (Upgrade to Building Code Loan with the ground floor occupied for six months of the *Calendar Year*):

$$\text{Yearly Loan Repayments multiplied by 12.5\% = Maximum Yearly Grant Value}$$

$$\$60,000 \times 12.5\% = \$7500$$

$$\text{Maximum Yearly Grant Value multiplied by Pro-rated Yearly Grant Percentage}$$

$$= \text{Yearly Grant Value}$$

$$\$7500 \times 50\% = \$3750$$

Yearly Loan Repayments – The total value of the loan payment made by the applicant to the City in a *Calendar Year*. The loan agreement includes a loan schedule which provides details on the terms of loan including when loan repayment begins as well as the amount of monthly repayments.

Year/Level Factor – The following tables illustrate the *Year/Level Factor* that is used for each of the Tax Grant levels. The appropriate table will be populated based on the *Annual Tax Increment Calculation* and the *Annual Grant Calculation* and will be included as part of the Grant Agreement between the property owner and the City of London:

Part IV Heritage Designated		Existing Buildings		Vacant or Cleared Land	
Year	Level 1	Year	Level 2	Year	Level 3
1	100 %	1	70 %	1	60 %
2	100 %	2	70 %	2	60 %
3	100 %	3	60%	3	50 %
4	90 %	4	50%	4	40 %
5	80 %	5	40%	5	30 %
6	70 %	6	30%	6	20 %
7	60 %	7	20%	7	10 %
8	50 %	8	10%	8	10 %
9	40 %	9	10%	9	10 %
10	30 %	10	10%	10	10 %

2. Eligibility Criteria for Financial Incentive Programs

Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Managing Director, Planning and City Planner, or designate.

To be eligible for any Financial Incentive Program, the applicant, property and project must meet all conditions detailed in this program description.

Property Owner Considerations

- The applicant must be the registered owner of the property or an agent (including building tenant or contractor who has been retained to undertake improvements). If the applicant is not a registered owner of the subject property, the applicant will be required to provide authorization in writing from the registered owner as part of a complete application;
- All mortgages and charges, including the subject financial incentive(s), must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the owner must maintain 10% equity in the property post-improvement);
- All City of London realty taxes must be paid in full when the loan and/or grant is issued and remain so for the lifetime of the loan and/or grant;
- The registered owner of the property must have no outstanding debts to the City of London;
- The property owner and/or applicant, must not have ever defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation;
- The Financial Incentive Programs will not apply retroactively to work completed prior to the approval of the application by the Managing Director of Planning and City Planner, or designate.

Property Considerations

- The property must be located within the Lambeth Village Core Project Sub-Area or Wharncliffe Road Corridor Project Sub-Area as identified in the Lambeth Area Community Improvement Project Area (see Map 1);
- There are no City of London Building Division orders or deficiencies relating to the subject property at the time the loan or grant is issued;
- Each property is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example, applications for an Upgrade to Building Code Loan, Facade Improvement Loan, and Tax Grant can be made at the same time).

Building Considerations

- Separate applications must be submitted for each *discrete building* (as defined) on a single property;
- The property must contain an existing buildings (occupied or unoccupied) located within an identified area for improvement under the Lambeth Area CIP (for the Residential Development Charge Grant & Tax Grant Programs, the property may also be vacant);
- Where the entirety of a multi-unit building, which contains separate units, are all under the same ownership, (or with condominium status) it will be considered as one building for the purpose of the incentive programs;
- Where a building is within a contiguous group of buildings, a *discrete building* will be interpreted as any structure which is separated from other structures by a solid party wall (and a distinct municipal address);
- Each *discrete building* on each property is eligible for financial incentive programs;
- Each *discrete building* is eligible for multiple Upgrade to Building Code loans provided the total of all loans do not exceed the maximum amount allowable under the program

guidelines (\$200,000), additional Upgrade to Building Code loans may be considered after the previous loan(s) is repaid;

- Each *discrete building* is eligible for multiple Façade Improvement loans provided the total of all loans do not exceed the maximum amount allowable under the program guidelines (\$50,000), additional Façade Improvement loans may be considered after the previous loan(s) is repaid;
- Each property is eligible for a Rehabilitation and Redevelopment Tax Grant;
- Each *discrete building* is eligible to avail simultaneously of multiple incentive programs provided through the various Community Improvement Plans (for example applications for an Upgrade to Building Code Loan, Façade Improvement Loan, and Tax Grant can be made at the same time);
- There must be no City of London Building Division orders or deficiencies and no by-law infractions when the loan or grant is issued.

3. Application Process

Expression of Interest

PO – It is suggested to meet with City Planning Staff or the Business Improvement Area (BIA) if/when one exists regarding an Expression of Interest or Proposal before any financial incentive application is made to the City of London. While City Planning staff are often involved in meeting with the BIA and a property owner, no records are formally kept until a complete incentive application, accompanied by appropriate drawings and estimates, is submitted to City Planning.

Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Managing Director, Planning and City Planner, or designate.

Consultation Phase

Step 1 – PO – The Applicant contacts City of London and/or the BIA who will arrange a meeting to share ideas for the proposed project, information about incentive programs, provide application form(s) and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project. Consultation with an Urban Designer and/or Heritage Planner may be necessary. Where possible, the City will make appropriate staff available for this meeting, which is usually on site at the property where the proposed work is planned.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements, the property owner (**PO**) is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (for properties requiring them) will be required before financial incentive applications are accepted. Discussions with City staff and the BIA are encouraged early in the conceptual phase to ensure proposed façade improvements comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria. Service London staff are also available to help with clarifying/applying for applicable permits.

Concept Phase

Step 2 – PO – A *Complete Application* (see Definition Section) for incentive programs is submitted to the City of London.

For the Tax Grant and Residential Development Charge Grant programs, the applicant must also obtain a building permit and make full payment of Residential Development Charges.

Residential Development Charge Grants are processed by City Planning in conjunction with Development and Compliance Services (Building Division). Application to the

Residential Development Charge (DC) Grant program is triggered when the full payment of Residential DCs is made to the Building Division. **PO – After making the DC payment, applicants must contact City Planning to complete the application process.**

Step 3 – CL – City of London City Planning Staff will review the application for completeness and inform the applicant in writing that either, more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the approved works, related costs, and monetary commitment that the City is making to the project. The letter will also state whether the commitment is for a Forgivable Loan. For the Residential DC Grant, the residential DCs must be paid prior to the City's issuance of a *Commitment Letter*. For the Loan Programs, the City's commitment is valid for one year from the date of issuance of the *Commitment Letter*. The City's commitment applies only to the project as submitted. **PO – Any subsequent changes to the project will require review and approval by appropriate City staff.**

Step 4 – CL – City Planning Staff may visit the subject property and take photographs, both before and after the subject work is completed. When considering forgivable loans, staff will also confirm that the intended use meets the eligibility requirements of the program.

Construction Phase

Step 5 – PO – Having obtaining all necessary approvals and/or permits and receiving a *Commitment Letter* from the City for approved works, the applicant may start to undertake eligible improvements. With respect to the Residential DC Grant, there is an additional requirement that the DCs have been paid.

Financial Incentive Programs will not apply retroactively to work started prior to the approval of an application by the Managing Director, Planning and City Planner, or designate.

Confirmation Phase

Step 6 – PO – The applicant will notify the City in writing (via letter or email) once the project is complete and the costs respecting those works are paid. For Loans, the applicant will submit paid receipts (as proof of payment in full). Confirmation that related building permits are closed is also required so that the City may begin drafting an agreement. With respect to Tax Grant and Residential DC Grant, when the project is complete or following the re-assessment of the property, the applicant will notify City Planning in writing that the project is complete for the purpose of calculating the *Post-Improved Assessed Value*.

Step 7 – CL – Before setting up any agreement, City Planning staff must ensure the improvements as described in the City's *Commitment Letter* are completed and other criteria as set out in the respective program guidelines, have been met. Generally speaking, this includes:

- The loan must be in good standing with no arrears owing;
- All City of London property taxes must be paid in full and the account deemed in good standing by the Taxation Division;
- There must be no outstanding debts to the City of London;
- The property owner must not have defaulted on any City loans or grants;
- There must be no outstanding City of London Building Division orders or deficiencies against the subject property.

Step 7. i (Grants) – CL – Upon written notice from the applicant, City Planning will request the City's Finance and Corporate Services Taxation Division to provide a grant schedule that establishes the value of the annual grant over the term of the grant program.

Step 7. ii (Grants) – CL – Upon request by City Planning, the Finance and Corporate Services Taxation Division will establish a *Post-Improved Assessed Value*. To do this they will review the assessed value of the property and determine whether this is the final assessment relating to the completion of the renovation or development project. If this is not the final assessment, the Finance and Corporate Services Taxation Division will contact the Municipal Property Assessment Corporation (MPAC) and request that the final assessment be prepared.

Step 7. iii (Grants) – CL – The Finance and Corporate Services Taxation Division will prepare and note the annual tax increment for the purpose of calculating the grant schedule. The Finance and Corporate Services Taxation Division will then prepare a schedule for the first year that the new taxes were levied for the full year.

Step 7. iv (Grants) – CL – At the completion of the *Calendar Year*, City Planning staff will ask Finance and Corporate Services Taxation Division staff to confirm that all taxes have been paid for that year and that the tax account is in good standing with a zero balance. Upon receiving confirmation, a grant agreement can be drafted.

Agreement Phase

Step 8 (Loans) – CL – Once the approved works are verified by City Planning, staff will draft the loan agreement.

Step 8 (Grants) – CL – Once the eligible works are verified and the grant schedule is complete, City Planning staff will draft the grant agreement and provide a draft copy of the grant agreement to the applicant for review.

Step 9 (Loans) – CL – City Planning staff will request a cheque, and the Document General to place a lien on the property in the amount of the loan is prepared.

Step 9 (Grants) – CL – After the applicant has approved the grant agreement, City Planning staff can prepare two hard copies of the agreement to be signed.

Step 10 – CL – When all the documentation is ready, City Planning staff will contact the applicant to arrange for a meeting to sign the documents (and in the case of a loan, exchange a loan cheque for the first 12 post-dated repayment cheques provided by the property owner or applicant (**PO**)).

Full loan repayment can be made at any time without penalty. **PO** – To make a full or partial repayment above the standard monthly payment, please contact City Planning or Accounts Receivable.

Step 11 – City Planning staff will have two original copies of the agreement available for signing. One original signed copy is kept by the applicant and one is retained by the City.

PO – Please note that loan cheque distribution cannot occur in December due to financial year-end. Instead, all loan cheques requested in the Agreement phase in December will be processed in January.

4. Financial Incentive Approval

Once all eligibility criteria and conditions are met, and provided that funds are available in the supporting Reserve Fund, the Managing Director, Planning and City Planner or designate will approve the incentive application. Approval by means of a letter to the applicant will represent a commitment by the City of London. Loan commitments will be valid for one year and will expire if the work is not completed within that time period. The Managing Director, Planning and City Planner may, at his/her discretion, provide a written time extension of up to one year. **PO – It is important to note that the consideration of such an extension will require a written request from the applicant detailing the reasons the extension is being sought.**

5. Additional Rehabilitation and Demolition

Additional work to the interior of the building can be undertaken without City Planning approval subject to obtaining a building and/or heritage alteration permit, when required. The loan programs do not impose any specific restrictions on demolition except that any outstanding loan amount must be repaid to the City prior to the issuance of a demolition permit.

6. Inspection of Completed Works

The loan will be paid to the property owner (or designate) following City receipt of invoices for all completed work and after the City inspection of all completed improvements has taken place. The City will inspect the work completed to verify that the proposed improvements have been completed as described in the application.

7. Incentive Application Refusal and Appeal

If an application is refused, the applicant may, in writing, appeal the decision of the Managing Director, Planning and City Planner to the City Clerk’s Office who will provide direction to have the matter heard before Municipal Council through the Planning and Environment Committee (PEC).

8. Relationship to other Financial Incentive Programs

It is intended that the Loan and Grant Programs will complement other incentive programs offered by the City of London. Property owners may also qualify for financial assistance under those programs specifically detailed within the program guidelines. However, the funding from these programs cannot be used to subsidize the property owner’s share of the total cost of the loan programs property improvements.

9. Monitoring & Discontinuation of Programs

As part of the program administration, City Planning staff will monitor all of the financial incentive programs. In receiving and processing applications, staff will enter relevant information into a Monitoring Database. This information will be included in Incentive Monitoring Reports which will be prepared to determine if programs should continue, be modified, or cease to issue any new commitments. Each program is monitored to ensure it implements the goals and objectives of the Community Improvement Plan within which the program applies. The City may discontinue the Financial Incentive Programs at any time; however, any existing loan or grant will continue in accordance with the agreement. A program’s success in implementing a Community Improvement Plan’s goals will be based on the ongoing monitoring and measurement of a series of identified targets that represent indicators of the CIP’s goals and objectives, as noted in the Program Monitoring Data section.

10. Program Monitoring Data

The following information will be collected and serve as indicators to monitor the financial incentive programs offered through the Lambeth Area Community Improvement Plan. These measures are to be flexible allowing for the addition of new measures that better indicate if the goals and objectives of the CIP have been met.

Program	Indicators
Façade Improvement Loan Program Monitoring	<ul style="list-style-type: none"> • Number of Applications (approved and denied) • Approved value of the loan and the total construction cost (i.e. total public investment and private investment) • Pre-Assessment Value • Total Value of Building Permit (if required) • Location of façade being improved (Street Front, Non-Street Front) • Post-Assessment Value • Use Type (Targeted or Non-Targeted)

Program	Indicators
	<ul style="list-style-type: none"> • Increase in assessed value of participating property • Total Loan Amount • Number of forgivable loans • Number of loan defaults • Cost/Value of loan defaults
Upgrade to Building Code Loan Program Monitoring	<ul style="list-style-type: none"> • Number of Applications (approved and denied) • Approved value of the loan and the total construction cost (i.e. total public investment and private investment) • Pre-Assessment Value • Total Value of Building Permit • Post-Assessment Value • Use Type (Targeted or Non-Targeted) • Increase in assessed value of participating property • Total Loan Amount • Number of forgivable loans • Number of loan defaults • Cost/Value of loan defaults
Tax Grant Program Monitoring	<ul style="list-style-type: none"> • Number of Applications (approved and denied) • Pre-Assessment Value • Total Value of Building Permit • Level of Grant (Type 1, Type 2 or Type 3) • Post-Assessment Value • Use Type (Targeted or Non-Targeted) • Number of residential units created • Increase in assessed value of participating property • Total Grant Amount • Number of grant defaults • Cost/Value of grant defaults
Development Charge Program Monitoring	<ul style="list-style-type: none"> • Number of Applications (approved and denied) • Pre-Assessment Value • Total Value of Building Permit • Number of residential units created • Post-Assessment Value • Type (Targeted or Non-Targeted Industrial) Use • Increase in assessed value of participating property • Total Grant Amount • Number of grant defaults • Cost/Value of grant defaults

11. Activity Monitoring Reports

Annual Activity Reports will measure the following variables:

- Number of applications by type;
- Increase in assessment value of properties;
- Value of the tax increment (i.e. increase in property tax after the construction activity);
- Value of construction and building permits issued;
- Number of units created (by type, ownership/rental);
- Number and value of incentive program defaults; and,
- Ground floor occupancy rates within the CIP area where the program(s) is in effect.

**COMMON PROGRAM INFORMATION SECTION ENDS HERE
 INDIVIDUAL PROGRAM INFORMATION BEGINS NOW**

12. Façade Improvement Loan Programs

a) Lambeth Village Core Façade Improvement Loan Program

Purpose: The Lambeth Village Core Façade Improvement Loan Program is intended to assist property owners in identified community improvement project areas with façade improvements and to bring participating buildings and properties within the identified community improvement areas into conformity with the SWAP, City of London Property Standards By-law and applicable City Design Guidelines. Through this program, the City provides a no-interest 10-year loan. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$50,000.

Objectives: The overarching goals of this Program are to:

- Support the maintenance, improvement and beautification of the exterior appearance of buildings in the Lambeth Village Core;
- Encourage reinvestment in the Lambeth Area;
- Help make the Lambeth Area environment interesting and aesthetically pleasing for residents, patrons and visitors alike;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

Eligible Works: Eligible works that will be financed through this program include improvements that are demonstrated to enhance the appearance of building exteriors in compliance with applicable Urban Design Guidelines. Examples of works that may be eligible under this program are listed below.

- Exterior street front renovations;
- Portions of non-street front buildings, visible from adjacent streets. Non-street front visible portions may only be eligible for funding after the street front façade has been improved or street front improvements have been deemed unnecessary by the Managing Director, Planning and City Planner, or designate;
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off a storefront, window, doorway, or sidewalk, and/or to provide signage for a commercial tenant;
- Business name signage that is affixed to the exterior street front of a building;
- Decorative lighting which is affixed to the exterior street front of a building that is ornamental and installed for aesthetic effect;
- Eaves troughs, rain gutters, soffits, fascia, bargeboard, and other materials that direct rain water;
- Doors, windows, and their finished framing;
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$5000 or 10% of the loan).

Note: A Heritage Alteration Permit is required for heritage designated properties in the Lambeth Area CIP Project Area.

Works Not Eligible: The following provides examples, but not a complete list of works that are not eligible to be financed through this program:

- New stucco building materials;
- Back lit signs;
- Any other materials that at the discretion of the Managing Director, Planning, and City Planner, or designate, are deemed ineligible or inauthentic.

Loan Terms: A complete application must be received and a City *Commitment Letter* issued before any work can commence.

Period: The loan will be interest free and will be amortized over a 10-year period.

Loan Amount: Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per building; or,
- a maximum of \$50,000 per building.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that related to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$50,000 per *discrete building*.

Determination of Eligible Non-Street Front Façade Improvements: The Managing Director, Planning and City Planner or designate will decide when this program can be applied to a building façade that is not street facing. Typically this consideration is made when the street-front façade is deemed to be in compliance with applicable City Design guidelines and Building and Fire Codes.

Determination of Façade Improvements where there are two Street Frontages: If a building has both the front and rear façade facing a municipal street (not a private street or a laneway), then the building is eligible for a Façade Improvement Loan for each unique street fronting façade. Further, if a building is on a corner property where two or more façades face a municipal street (not a private street or laneway), then the building is eligible for two or more Façade Improvement Loans. All façade designs must be deemed in compliance with applicable City Design guidelines and the Building and Fire Codes, to be eligible for loans.

Loan Distribution: The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan; (2) the Loan Agreement has been signed; and, (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) are received. City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques in subsequent years. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan.

The City will not provide partial loan amounts or progress payments.

Loan Security and Postponement: Loans will be secured through the registration of a lien placed on property title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by the City. The Managing Director, Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

Loan Agreement: Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Repayment Provisions: Loan repayments will begin six months after the advancement of funds. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

Transferable Loans: At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

b) Wharncliffe Road Corridor Sign Loan Program

Purpose: The Wharncliffe Road Corridor Sign Loan Program is intended to assist property owners with eligible signage works to improve building signage and bring participating signs into conformity with the Property Standards By-law and applicable City Design Guidelines.

Through this program, the City provides a no-interest 10-year loan. Loans will be issued to cover 50% of the cost of the eligible works to a maximum of \$5000.

Objectives: The overarching goals of this Program are to:

- Support the maintenance, improvement and beautification of sign-related items in the Wharncliffe Road Corridor;
- Encourage reinvestment in the Lambeth Area;
- Help make the Lambeth Area environment interesting and aesthetically pleasing for residents, patrons and visitors alike;
- Bring participating buildings and properties into conformity with the City of London Property Standards By-law.

Eligible Works: Eligible works that will be financed through this program include improvements that are demonstrated to enhance the appearance of sign-related items in compliance with applicable City Design Guidelines. Examples of works that may be eligible under this program are listed below.

- Exterior sign-related renovations in compliance with City Design Guidelines;
- Portions of non-street front sign renovations, visible from adjacent streets.
- Awnings that are affixed to the exterior street front of a building which are used to keep the sun or rain off of a storefront window, doorway or sidewalk and/or to provide signage for a commercial tenant.
- Business name signage that is affixed to the exterior street front of a building.
- Professional fees for the preparation of drawings and technical specifications required for eligible works (limited to the lesser of a maximum of \$500 or 10% of the loan).

Note: A Heritage Alteration Permit is required for heritage designated properties in the Lambeth Area.

Works Not Eligible: The following provides examples, but not a complete list of works that are not eligible to be financed through this program:

- new stucco building materials;
- back lit signs; and,
- any other materials that at the discretion of the Managing Director, Planning, and City Planner, or designate, are deemed ineligible or inauthentic.

Loan Terms: **A complete application must be received and a City *Commitment Letter* issued before any work can commence.**

Period: The loan will be interest free and will be amortized over a 10-year period.

Loan Amount: Loans will be issued to cover the lesser of:

- 50% of the cost of the eligible works per property; or,
- a maximum of \$5000 per property.

While more than one *discrete building* on a single property may be eligible for a loan, loans will not exceed 50% of the cost of the eligible works that related to each *discrete building*.

More than one loan may be issued for each *discrete building* on each property, but the sum of these loans must not exceed the maximum loan amount of \$5000 per *discrete building*.

Determination of Eligible Improvements: The Managing Director, Planning and City Planner or designate will decide when this program can be applied to work that is not street facing. Typically this consideration is made when the street front façade is deemed to be in compliance with applicable City Design guidelines and Building and Fire Codes.

Determination of Improvements where there are two street frontages: If a building has both the front and rear façade facing a municipal street (not a private street or a laneway), then the building is eligible for a Sign Loan for each unique street fronting façade. Further, if a building is on a corner property where two or more façades face a municipal street (not a private street or laneway), then the building is eligible for two or more Sign Loans. To be eligible for loans, all designs must be deemed in compliance with applicable City Design Guidelines and the Building and Fire Codes.

Loan Distribution: The City will provide the applicant with one cheque in the full amount of the approved loan after: (1) the City has completed its due diligence to ensure the applicant and property remain eligible for the loan; (2) the Loan Agreement has been signed; and, (3) the first 12 months of post-dated cheques (to be used for the first year repayment of the loan) have been received. In subsequent years, City of London Accounts Receivable staff will contact the applicant annually to request a supply of cheques. **PO** – The applicant will notify the City about any changes to their banking arrangements and replace cheques as appropriate over the term of the loan.

The City will not provide partial loan amounts or progress payments.

Loan Security and Postponement: Loans will be secured through the registration of a lien placed on property title for the total amount of the loan. Liens will be noted on the tax roll and will be registered and discharged by the City. The Managing Director, Planning and City Planner or designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the loan in circumstances where any of the registered mortgages are being replaced, consolidated or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

Loan Agreement: Participating property owners in the financial incentive programs shall be required to enter into a loan agreement with the City. This agreement shall specify such items as (but not limited to) the loan amount, the duration of the loan, and the owner's obligation to repay the City for any monies received if the property is demolished before the loan period elapses. The agreement shall include the terms and conditions included in the program guidelines.

Repayment Provisions: Loan repayments will begin six months after the advancement of funds. Repayment of the loan will be on a monthly basis and does not include interest. The monthly payment amount will be calculated based on the total loan amount divided by **114 payments**. Full repayment can be made at any time without penalty.

Transferable Loans: At the discretion of the City, loans may be transferable to a new property owner providing that the new owner meets the eligibility criteria and agrees to the terms and conditions of the loan. The new owner must enter into a new loan agreement with the City for the outstanding loan value at the time of purchase. Otherwise, where the ownership is transferred the outstanding balance of the loan shall immediately become due and payable by the selling property owner.

**Appendix D – Amendment to 1989 Official Plan – Areas Eligible for
Community Improvement**

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P.-XXXX

A by-law to amend the 1989 Official
Plan for the City of London relating to
the Lambeth Area Community
Improvement Project Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the 1989 Official Plan for the City of London Planning Area, as contained in Schedule 1 attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on XXXX.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 30, 2019
Second Reading – July 30, 2019
Third Reading – July 30, 2019

AMENDMENT NO.
to the
1989 OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. to add a new clause to Section 14.2.2 ii) of the 1989 Official Plan to include the Lambeth Area Village Core Commercial Area and Wharncliffe Road Corridor Commercial Area to the list of commercial areas eligible for community improvement; and,
2. to amend Figure 14-1 that will recognize the entire Lambeth Village Core Project Sub-Area and Wharncliffe Road Corridor Project Sub-Area as commercial areas eligible for community improvement.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands in the City of London generally described as follows:

Lambeth Village Core Commercial Area: properties having frontage on Main Street from Campbell Street to Colonel Talbot Road, and having frontage on Colonel Talbot Road from Main Street to just south of Outer Drive; and,

Wharncliffe Road Corridor: properties having frontage on Wharncliffe Road South from Colonel Talbot Road to east of Bostwick Road.

C. BASIS OF THE AMENDMENT

This Amendment will allow the entire Lambeth Village Core Project Sub-Area and the Wharncliffe Road Corridor Project Sub-Area to be eligible for the financial incentives offered through the Lambeth Area Community Improvement Plan.

D. THE AMENDMENT

The 1989 Official Plan for the City of London is hereby amended as follows:

14.2.2 ii)

(f) Lambeth Village Core

This is the hub of the community designated as the Lambeth Village Core Project Sub-Area of the Lambeth Area Community Improvement Project Area. The area functions as a community focal point and the “Main Street”. Many of the existing buildings in the Lambeth Village Core are older residential buildings with distinctive architectural details. Lambeth Village Core provides a neighbourhood level of service within a comfortable walking and cycling distance of most residents in Lambeth. In general, these are the properties having frontage on Main Street from Campbell Street to Colonel Talbot Road, and having frontage on Colonel Talbot Road from Main Street to just south of Outer Drive; and,

(g) Wharncliffe Road Corridor

This area is one of the main entrances and gateways to the Lambeth Village Core and Lambeth community. It contains a mix of commercial and residential uses in buildings of various sizes and styles. In general, these are the properties contains land fronting onto Wharncliffe Road South from Colonel Talbot Road to east of Bostwick Road.

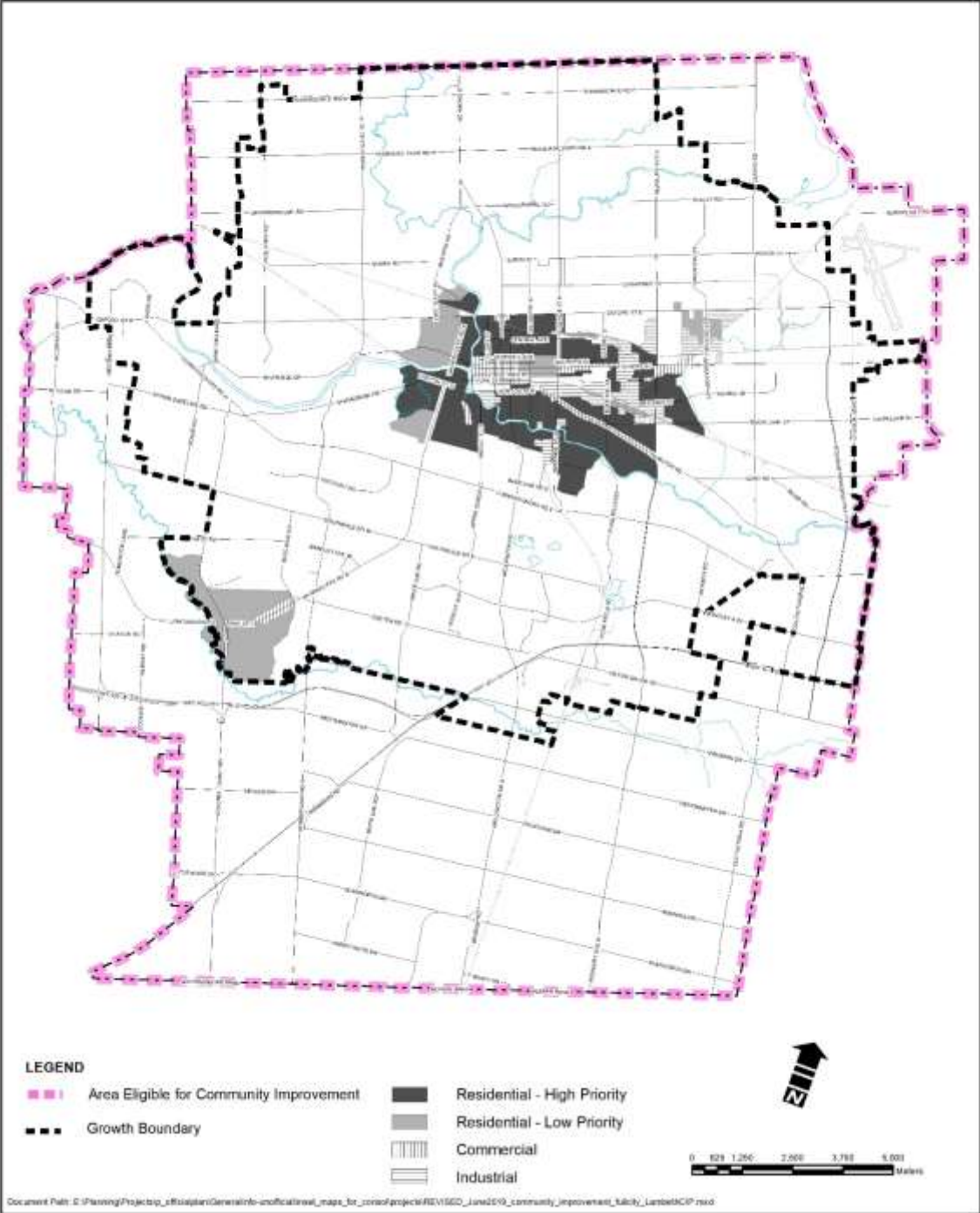
Figure 14-1, Areas Eligible for Community Improvement, to the 1989 Official Plan for the City of London Planning Area is amended by adding the boundary of the Lambeth Area Community Improvement Project Area as indicated on "Schedule 1" attached hereto.

Schedule 1 – Areas Eligible for Community Improvement

FIGURE 14-1

AMENDMENT NO.

AREA ELIGIBLE FOR COMMUNITY IMPROVEMENT



**Appendix E – Amendment to Map 8 – Community Improvement
Project Area**

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P.-XXXX

A by-law to amend The London Plan for the City of London to add the Lambeth Area Community Improvement Project Area.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on XXXX.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend Map 8 (Community Improvement Project Areas) in Appendix 1 (Maps) of The London Plan for the City of London to add the Lambeth Area Community Improvement Project Area.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands generally defined as bounded by the Clayton Walk and Malpass Road subdivisions north of Kilbourne Road and west of Colonel Talbot Road, and the future Kilbourne Road extension to the Dingman Creek corridor to the north; the Dingman Creek corridor to the east; Greenhills Country Club to the south; and, Dingman Creek to the west in the City of London.

C. BASIS OF THE AMENDMENT

This Amendment is to facilitate a multifaceted strategy to establish a long-term vision for improvement for the Lambeth Area through the preparation of a Community Improvement Plan within the area outlined in this amendment.

D. THE AMENDMENT

The Official Plan, 2016, The London Plan is hereby amended as follows:

Map 8 – Community Improvement Project Areas is amended by adding the boundary of the Lambeth Area Community Improvement Project Area, as indicated on “Schedule 1” attached hereto.

Appendix F: Public Engagement

Community Engagement

March 21, 2109 Community Update & Showcase: On March 21, 2019, City Planning staff facilitated a Community Update & Showcase to provide an update on the Draft Lambeth Area CIP, host a showcase of local organizations and groups, and provide attendees with the opportunity to network with community members and learn about local organizations. Key components of the draft Lambeth Area CIP were presented on display boards and Staff gave a presentation to summarize the project status and outline next steps. This meeting was advertised through the Lambeth Villager, signs, and emails sent to the contact list, City Staff, and local groups and organizations. A link to the draft Lambeth Area CIP and all supporting documents was included with the invitation. Attendees were invited to provide feedback in a number of ways, including:

- writing on the display boards;
- drawing on the maps;
- filling out a comment form at the meeting;
- contacting City Staff directly;
- contacting Councillor Hopkins; and,
- submitting feedback via the Get Involved web page for the Lambeth Area CIP project.

A summary of the comments received from the March 21, 2019 event is provided in the following table.

Comment & Feedback	Analysis	Recommended Changes to the CIP
Supporting Businesses & the Local Economy		
Sanitary Sewers: provide sanitary sewers to all properties; inform businesses of next steps and process.	<p>Local sanitary sewers on Wharncliffe Road and Colonel Talbot Road do not provide a regional benefit and is not eligible to be constructed as part of the City’s Growth Management and Implementation Strategy (GMIS). As part of a future roads project, the City will install a sanitary sewer along Wharncliffe Road. However, timing for a roads reconstruction project on Wharncliffe Road is not identified for within the next 20 years. In the meantime, the process for obtaining for obtaining local sanitary sewers is through the Local Improvement process.</p> <p>A property owner can petition for a local improvement for the construction of a sanitary sewer. Information regarding Local Improvements can be found on the City’s website at: http://www.london.ca/residents/neighbourhoods/NeighbourGood-London/Pages/Local-Improvements.aspx.</p>	<p>Change Action Item to: Extend local municipal stormwater, sanitary and water services to all areas within the Lambeth Area CIP Project Area in accordance with the Local Improvement process.</p> <p>(The reference to the GMIS was removed)</p>
Improved Mobility & Safety		

Comment & Feedback	Analysis	Recommended Changes to the CIP
<p>Request to address transportation planning, vehicular traffic speed, volume and congestion within the Lambeth Area CIP Project Area and in Lambeth overall (specific references to Colonel Talbot Road, Main Street, Beattie Street, Campbell Street, Southdale Road, Sunray Avenue).</p> <p>Suggestions include: traffic cameras, reduction in speed limits, signage, adding speed bumps, installing roundabouts, and increasing the number of driving lanes.</p>	<p>Transportation design and management is beyond the scope of the Lambeth Area CIP, however, many CIP Action Items address traffic issues and highlight the following transportation goals:</p> <ul style="list-style-type: none"> • increase walkability and connections; • create pedestrian-oriented environments; • increase opportunity for multiple modes of transportation; • reduce the reliance on the private vehicle; • reduce the need to commute; and, • increase the use of public transit. <p>Specific Action Items include:</p> <ul style="list-style-type: none"> • developing and installing traffic calming; • adding on-street parking on Main Street; • adding off-street parking in Lambeth Village; • installing new marked pedestrian crossovers; • increasing walkability within and between neighbourhoods and areas; • developing additional trails and pathways; • increasing road connections; • increasing pedestrian safety; • undertaking road improvements (intersection improvements, turning lanes); • undertaking safety audits; • adding cycling and walking infrastructure and routes; • creating and disseminate communication of existing, approved, and planned transportation; • developing a streetscape master plan for the Wharncliffe Corridor; and, • providing Lambeth Area stakeholders with City staff contacts and information about the Transportation Master Plan and projects that may affect vehicular traffic in Lambeth. 	<p>None</p>

Comment & Feedback	Analysis	Recommended Changes to the CIP
	<p>Concerns, questions, and comments regarding transportation planning and management were forwarded to Transportation, Planning & Design (TPD) Staff who provided the following comments:</p> <p>The City's Transportation Master Plan (TMP) provides a long-term transportation strategy that will guide the transportation and land use decisions through to 2030 and beyond. The TMP is focused on improving mobility for all residents of the City by providing viable choices through all modes of transportation. Details regarding improvements to the City road network and associated timing are provided in the TMP.</p> <p>There are no traffic volume capacity issues on the subject roads based on City records. All arterials and secondary collectors and local streets are functioning as intended. The City's Transportation Master Plan (TMP) did not identify any road widening in the area except Southdale Road which will be widened to 4 lanes as schedule in the 2019 DC.</p> <p>Information regarding the City's Traffic Calming policies and procedures can be found at: www.london.ca/residents/Roads-Transportation/traffic-management/Pages/Traffic-Calming.aspx.</p>	
Request to clearly state that connections between Lambeth and the rest of the City through cycling and pedestrian infrastructure is a priority.	Identified in Action Item 3.8 (Priority 1).	None.
Request for walking paths through nature areas.	Identified in Action Items 3.4, 3.8, 4.3, 6.1.	None.
Requests for sidewalks: west side of Colonel Talbot Road to the Southwinds area; Wharncliffe Road (increase in pedestrian traffic due to new homes north of Wharncliffe Road).	<p>Identified in Action Items 3.4 and 4.5.</p> <p>The requests for sidewalks in these locations will be reviewed as part of the City's new sidewalk program.</p>	None.
London Transit	Identified in Action Item 3.6.	None.

Comment & Feedback	Analysis	Recommended Changes to the CIP
<ul style="list-style-type: none"> • Request for daily service and extended hours. • Request for analysis of planned route changes. 		
Request for separated and buffered cycling bicycle lane on Main Street.	<p>Main Street Infrastructure Renewal Project is beyond the scope of the Lambeth Area CIP; inquiry forwarded to the Main Street Infrastructure Renewal Project Manager who provided the following comments:</p> <p>Due to the narrow right of way, opportunities for separated cycling lanes are currently limited but will be reviewed as part of future development proposals along Main Street.</p>	None.
Beattie Street, Broadway Avenue, Campbell Street, Sunray Avenue and other roadways being used as bypass routes for Main Street and cars and buses are driving over the speed limit.	<p>Transportation design and management is beyond the scope of the Lambeth Area CIP, however, traffic calming and the Transportation Master Plan (TMP) identified in Action Items 3.1 and 3.16.</p> <p>Information regarding City's Traffic Calming tools and processes, and connections to City Staff were provided to the Lambeth Community Association, Lambeth Citizens' Recreation Council (LCRC), and other interested stakeholders.</p> <p>TPD Staff provided the following comments:</p> <p>Temporary traffic control measures were implemented on James street during the Main Street Infrastructure Renewal Project construction. As this work nears completion, it is expected that cut-through traffic on area streets will be reduced.</p>	None.
On-Street Parking should be on the south side of Main Street.	<p>Main Street Infrastructure Renewal Project is beyond the scope of the Lambeth Area CIP; inquiry forwarded to the Project Manager who provided the following comments:</p> <p>This was completed as part of the Main Street Infrastructure Renewal Project, on-street</p>	None.

Comment & Feedback	Analysis	Recommended Changes to the CIP
	parking was provided along Main Street wherever possible.	
Request to provide pedestrian crossovers on Main Street (Post Office Mall, Spicer's store) Colonel Talbot (James Street, McEachren School, Southland Drive, Beattie Street).	<p>Identified in Action Items:</p> <ul style="list-style-type: none"> • Main Street: 3.2, 3.20 (completed); • Colonel Talbot Road: 3.13; and, • Pedestrian Safety: 3.15, 3.16., 3.21. <p>Inquiry forwarded to TPD staff who provided the following comments:</p> <p>As part of the Main Street Infrastructure Renewal Project, new pedestrian crossovers were installed near South Routledge Road and on Longwoods Road near Dingman Creek. Additional locations will be monitored to determine if warrants are met in the future.</p>	None.
Request for better signage on Wharncliffe Avenue regarding changes to lanes.	Completed. Identified in Action Item 3.22.	None.
Request to adjust signal timing at Main Street & Colonel Talbot.	Completed. Identified in Action Item 3.21.	None
Overhead signage requested at Main Street & Campbell intersection (required because drivers are still confused due to changes).	<p>Main Street Infrastructure Renewal Project is beyond the scope of the Lambeth Area CIP; inquiry forwarded to the Project Manager who provided the following comments:</p> <p>As this intersection has recently been reconstructed, Staff will continue to monitor traffic operations to determine if any signage changes are warranted.</p>	None.
Developing High Quality Public Realm & Recreation Opportunities		
Requests: Improve acoustics in Lambeth Community Centre; new multi-use court; benches; shaded seating; include LCRC in planning process for new parks and revisions to existing parks; parking; water stations; storage for user groups, programs for older children.	<p>Items included as Community Opportunities in Action Items table and information sent to appropriate City Staff.</p> <p>Information regarding the Parks & Recreation Master Plan process and invitations to participate was circulated.</p> <p>Key stakeholder groups connected to the Staff managing the Parks & Recreation Master Plan process.</p>	None.

Comment & Feedback	Analysis	Recommended Changes to the CIP
Create a gateway on Wharncliffe Road; it is the gateway to Lambeth Village.	Identified in Action Item 4.5	None.
Strengthening & Conserving Cultural Heritage		
Request to recognize Lambeth's first airport.	Although the airport was located outside of the Lambeth Area CIP Project Area, this is significant to the cultural heritage and identity of Lambeth.	Action Item added to the Strengthening & Conserving Cultural Heritage section.
Enhancing & Conserving Natural Heritage		
Preserve Dingman Creek Corridor	Identified as a key goal.	None.

Notice of Application and Notice of Public Meeting

On June 3, 2019 a Notice of Application and Notice of Public Meeting was sent to 1970 property owners in the proposed Lambeth Area CIP Project Area and surrounding area. Notice of Application and Notice of Public Meeting was also publicized in the Public Notices and Bidding Opportunities section of the Londoner on June 6, 2019 and July 4, 2019.

The purpose and effect of the requested Official Plan amendment is to implement the Community Improvement Plan to establish a long-term vision for improvement in the Lambeth Area. Once adopted by Council, the Actions and financial incentives become available to use and initiate. The amendments are summarized below:

- Possible amendment to the 1989 Official Plan by adding a clause to Section 14.2.2 ii) to add the Lambeth Village Core Project Sub-area and Lambeth Wharncliffe Road Corridor Project Sub-area to the list of commercial areas eligible for improvement
- Possible amendment to The London Plan Map 8 – Community Improvement Project Areas – by adding the Lambeth Area community improvement project area
- Possible passing of a by-law to designate the Lambeth Area as a community improvement project area pursuant to the provisions of Section 28 of the *Planning Act* and Chapter 14 of the 1989 City of London Official Plan.
- Possible adoption of the Lambeth Area Community Improvement Plan pursuant to the provisions in Section 28 of the *Planning Act* and Chapter 14 of the City of London 1989 Official Plan.
- Possible adoption of the Lambeth Area Community Improvement Plan Financial Incentive Guidelines pursuant to the provisions in Section 28 of the *Planning Act* and Chapter 14 of the 1989 City of London Official Plan.

Staff did not receive comments related to specific items in the Lambeth Area CIP in response to the Notice of Application and Notice of Public Meeting. The feedback received was about the Lambeth Area in general, vehicular traffic (speed, volume, congestion), and the Main Street Infrastructure Renewal Project, summarized below.

- Concern that there are ticks in Lambeth Centennial Park.
- Concern for pedestrian safety around the Lambeth Public School (increased number of vehicles driving on James Street; number of school buses has increased; speed of traffic along James Street; there is only one vehicular access to the school).
- Concerns regarding vehicular traffic in the overall area -speed, volume, congestion – and not limited to the Lambeth Area CIP Project Area.
- Questions about the Main Street Infrastructure Renewal Project and concerns about the design and placement of the medians.

- Concerns that there are people gathering at the new concrete areas at the Main Street intersection and doing bicycle tricks and skateboarding. Concern that this will lead to graffiti and large groups hanging out in the Lambeth Village Core.

Responses to Public Liaison Letter and Publication in “The Londoner”:

Telephone	Written
Patrick Santagapita	Lubna Arja
Louise Hord	Ahmed and Yvonne Sandid
Janeen Stewart	Brad Lewis
Tom Stewart	Jody Di Trolio
Margaret Stewart	Louise Hord
Pam Reynolds	David Bawden
Mike Bell	Chris Korzycki
No name provided	Dave Farrell
Charles Grube	Chris Sitarz
	Nicholas Cavaliere
	William Vernon
	Jennifer McEwan
	Stuart Bevan
	Judy Ann Sadler

From: Lubna Arja
Sent: Wednesday, June 5, 2019 5:48 PM
To: Snyder, Laurel
Cc: Hopkins, Anna; shadi Masri
Subject: [EXTERNAL] Lambeth Area CIP

Hello Laurel,

We received a notice of a Development Application that’s is under review for the Lambeth area. I will not be in town to attend the meeting on 22nd July and wanted to read the application online. I searched by file number O-9044 and no file was found in London.ca/planapps. Can you please guide me on where I can find the application details. Per the letter I received this proposal will have an impact 120 m from my property, hence I’m very interested in getting full visibility.

Thank you, Lubna Arja

From: a sandid
Sent: Thursday, June 6, 2019 6:06 PM
To: Snyder, Laurel
Subject: [EXTERNAL] Lambeth Are Community Improvement Plan

Dear Laura:

I am responding to your notice of planning application. We have lived on [REDACTED] since 1987, may we suggest that the city replaces street lighting with a modern looking and brighter lights. Also promoting hospitality businesses (Restaurants, cafes and bars) on Main Street much like in Byron.

Best Regards, Ahmed and Yvonne Sandid

From: Brad Lewis | Streamline RG
Sent: Friday, June 7, 2019 9:18 AM
To: Snyder, Laurel
Subject: [EXTERNAL] RE: Lambeth Area Community Improvement Plan

Hi Laurel,

Thank-you for sending this through. Love what you have done on Main Street!

Kind regards, Brad Lewis

From: Jody Di Trolio
Sent: Friday, June 7, 2019 9:55 AM
To: Snyder, Laurel
Subject: [EXTERNAL] Lambeth
Hi Laurel,

I attended a meeting regarding Lambeth a while back. At the meeting we were told that properties who need to apply for a permit for their property will be forced to turn over ownership of 18' from the sidewalk. Can you please provide insight? If you are not able please pass me in to someone who can provide answers.
Thank you, Jody

From: Ihord Ihord
Sent: Friday, June 7, 2019 10:45 AM
To: Snyder, Laurel
Cc: Hopkins, Anna
Subject: [EXTERNAL] O-9044

Please clarify for me What Effect the "Lambeth Area Community Plan Project" will have on me personally. "YOU have received this Notice because the City of London has applied to change the Official Plan within 120 metres of a property you own". MY address is [REDACTED]. All the discussion about Sections and Chapters is not well understood by me. The map attached with a dark black line doesn't help me know what is planned. Would you please look at my address and tell me exactly what is proposed and how it will affect my well-being. I have lived in my home in Applegate Village for 17 years. I hope I will continue to find this address pleasing and quiet.
Thank you, Louise Hord

From: Sheba Imports
Sent: Monday, June 10, 2019 12:46 PM
To: Snyder, Laurel
Subject: [EXTERNAL] Lambeth CIP Website Inquiry

Laurel, I hope you are enjoying the warmer weather and staying safe. I am asking about the position of the traffic island on Main Street at the Post office plaza and why it appears that if you are driving West on Main Street and want to turn into the plaza, the original entrance is now partially blocked by the island? Does this mean you can only access the plaza if you are driving East on Main street? David.
From the desk of David S A Bawden

From: Chris Korzycki
Sent: Tuesday, June 11, 2019 12:19 PM
To: Snyder, Laurel
Cc: `Paul Korzycki
Subject: [EXTERNAL] Lambeth Area Improvement (File O-9044)
Laurel,

We own a business property in Lambeth. Recently, we received a notice of public meeting regarding the Lambeth Official Plan Amendment. We would like to review the details of the "Improvement Plan". I was not able to access the application-specific page at london.ca/planapps. Could you please provide a link to this page?
Thank you, Chris Korzycki, Elkor Technologies Inc.

From: Dave Farrell
Sent: Friday, June 14, 2019 10:57 AM
To: Snyder, Laurel
Subject: [EXTERNAL] Lambeth Area Community Improvement Plan information
Dear Laurel
I received an invitation to the Public Meeting for the Lambeth CIP on July 22. There was not much information in the mailing about the actual plan. Is there any information you can provide ahead of the meeting, or can you point me somewhere where I can find it?
Thanks, Dave Farrell

From: chris sitarz
Sent: Sunday, June 16, 2019 3:24 PM
To: Snyder, Laurel
Subject: [EXTERNAL] Lambeth area community improvement plan
Hi Laurel
I'm a resident in the Lambeth area and have received a letter showing a meeting on July 22 can you please send me what the plan entails for our area. This letter basically only shows the area of the improvement plan, no proposals or designated work projects. Any information would help to understand what is happening in the area as well it would help to be informed before the meeting on the 22nd.
Thanks again, Chris

From: Nicholas Cavaliere
Sent: Monday, June 17, 2019 10:34 AM
To: Snyder, Laurel
Subject: [EXTERNAL] File: O-9044 Public Meeting
Good morning Laurel,
I received this notice in the mail, but the contents don't seem to say what this public hearing will be about specifically. Could you please provide some context and detail so I can determine if I should join or not?
Thanks, Nic

From: WILLIAM VERNON
Sent: Wednesday, June 26, 2019 10:05 AM
To: Snyder, Laurel
Subject: [EXTERNAL] Lambeth community plan
Good morning. I would like to attend and offer my input on the proposed CIP. July 22, 2019, City Hall. I wish to address, derelict buildings on Main St, Col Talbot Rd in Lambeth, the traffic volume, including heavy vehicles on Hamlyn St, the intersection of Campbell, Main and Hamlyn Rd. The need for photo radar and red light cameras in the area. Thank you for your attention, if there is anything further that I need to do to address the committee, please let me know. Bill. Bill Vernon

From: jennifer mcewen
Sent: Tuesday, July 2, 2019 12:28 PM
To: Snyder, Laurel
Subject: [EXTERNAL] File 0-9044
Hello Laurel,
I am writing to you to gain access to more information about the upcoming Public Meeting on Monday July 22, 2019. I am wondering what part of Lambeth is going to be discussed, and what the Official Plans and amendments are. I you could give me a little information, and I'll see if this meeting is one I'd like to attend. Thanks for your input.
Jennifer McEwen

From: Judy Ann Sadler]
Sent: Tuesday, July 9, 2019 3:26 PM
To: Snyder, Laurel
Subject: [EXTERNAL] Lambeth

Hello Laurel,

I'm not sure if you're the right person to be in touch with, but I just want to say how thrilled we are with the work that's been done on Main Street in Lambeth. We knew what changes were going to be made, but didn't realize how lovely it would look with all the new trees, shrubs and perennials as well as the creative cement work at the corners. We feel the city has gone above and beyond what we expected and we thank you and everyone involved. Main Street feels much safer now and it is less busy. We're so grateful!

Warmest thanks, Judy Ann Sadler

Thursday, June 6, 2019

Re: Lambeth CIP and Transportation Issues

Sent via email to O'Hagan, Britt bohagan@london.ca

Ms. O'Hagan

Thank you very much for your painstaking reply to the April 30 submission. It's clear that a lot of work went into your documentation; it's also clear from the details you kindly provide that the City has and continues to undertake a large volume of work, of effort to accommodate transportation requirements.

Unfortunately your reply doesn't meet any of the issues raised in the submission of April 30. For clarity I've attached a copy of said submission with this emailed letter. I wish to point out that the original submission, was sent to Ms. Davies Synder. Hence Ms. Davies Synder has been the main contact on this matter.

An example of the shortcomings of the City reply is that all cited examples stop at Southdale, as a Southerly boundary of illustrations.

All cited examples in the submission stop at Southdale as a Northerly boundary of illustrations.

Hence the examples of the extensive works undertaken by the City, totally ignores the problems cited in the submission. Thereby arguably giving even more weight to the concerns, the frustrations, the complaints cited both in the submission but also in the meeting cited in the submission.

For additional clarity you letter addresses traffic volumes on Main Street, an issue which the submission specifically ignores.

The submission addresses:

- the current traffic issues on Col Talbot, Wonderland, Wharncliffe and to some extent Southdale. For the record Wharncliffe now has the dubious distinction of being the worst road in SW Ontario with Wonderland ranked as the fifth worst! (<https://www.cbc.ca/news/canada/london/wharncliffe-road-south-worst-road-western-voted-london-ontario-1.5157612>);
- that future growth in the South West will only exacerbate these already unacceptable transportation headaches. Detailed Statistics were provided in the submission, to buttress this argument - along with specific references to the SWAP;

- furthermore in addition to both current traffic issues and future growth plans – which plans appear to be accelerating – additional concepts such as
 - the Casino
 - the Byron Gravel Pit
 - the Commissioners Road West issue

all were highlighted as potential exacerbating factors to an already chronically if not ubiquitously under planned infrastructure issue in this area of the City of London.

The issue isn't that the CIP is not a TMP. This point again completely sidesteps, or ignores the main argument of the submission. Which main argument is that the impact of traffic flows has to be factored into the CIP. The LCA of which I'm a member agrees that Main Street is coming along nicely. That stipulated your replies to both questions of the submission, fail to address the fundamental issues raised in the submission.

As you suggest, we at LCA would like to meet with you in order to discuss these issues. We will contact your office to arrange a meeting with you and also with Mr. Fleming and any other involved persons at the City.

Yours Truly



Agency/Departmental Comments

Environmental & Ecological Planning Advisory Committee (EEPAC)

That, the following actions be taken with respect to the 6th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on May 16, 2019:

- e) the Civic Administration BE REQUESTED to consider including funding for a Conservation Master Plan for the East Lambeth Forest Environmentally Significant Area, as part of the Lambeth Area Community Improvement Plan (CIP), in order to create trails consistent with City guidelines; it being noted that one of the goals of the CIP is "Enhancing & Conserving Natural Heritage: Natural features and systems are a defining feature of Lambeth and are enhanced, conserved and celebrated."

London Heritage Advisory Committee (LHAC)

That the following actions be taken with respect to the 6th Report of the London Advisory Committee on Heritage, from its meeting held on May 8, 2019:

- c) J.M. Fleming, Managing Director, Planning and City Planner and L. Davies Snyder, Planner II, Urban Regeneration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Draft Lambeth Area Community Improvement Plan, as appended to the LACH public agenda, as it relates to heritage matters.

City Planning - Long Range Planning and Sustainability

Completion of the Dingman Creek Subwatershed: Environmental Assessment is a better measure for page 68 as it covers the whole watershed and is already underway. It is now being called the Dingman Creek Subwatershed Environmental Assessment Master Plan which is close to the indicator of success listed on page 68.

Parks & Recreation – Culture Office

Action Item 4.6. Wayfinding is tied to the Music Entertainment and Culture Districts. Consider that City Planning should be the lead with the Culture Office as a Partner.

Action Item 6.4. London Heritage Council is no longer doing Trails Open London. Groups that are involved with trails are Nature London, LEN and the Conservation Authorities. Include City Planning Ecologists for trails.

City Planning - Urban Regeneration

Wharncliffe Road Corridor Sign Loan Program: the professional fees for drawings are limited to the lesser of a maximum of \$5,000 or 10% of the loan, however the maximum loan is \$5,000, maybe just say the maximum for professional fees is \$500.

Parks & Recreation Services – Parks Planning & Operations

The LCRC was invited to participate in the Parks & Recreation Plan process. Their requests received through the Lambeth Area CIP process are fairly specific and likely outside of the CIP mandate. It is appropriate to state in the Staff Report and/or Lambeth Area CIP that the ideas are being referred to Parks & Recreation to consider within future projects.

Parks & Recreation will contact the LCRC when there is a planning process for a park project starting up. At this time, there are only minor works in Lambeth Optimist Park (as a result of receiving new lands from the subdivision to the north).

Parks Staff recently met with representatives from the Lambeth Community Association about pathways and trails.

London Economic Development Corporation (LEDC)

No questions or comments at this time.

Ministry of Municipal Affairs and Housing (MMAH)

Ministry of
Municipal Affairs
and Housing

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Laurel Davis Snyder
lsnyder@london.ca
(By E-mail Only)

Re: Draft Lambeth Community Improvement Plan (CIP)

Thank you for submitting the draft Lambeth Community Improvement Plan (CIP) for review. The new CIP is intended to establish a vision for Lambeth, identify potential actions to achieve the vision, and to enable the City to provide financial incentives. CIP provisions set out in Section 28 of the Planning Act generally give municipalities the opportunity to redevelop areas identified as Community Improvement Project Areas including through land acquisition, land clearing or grading, and grants and/or loan programs.

We have reviewed the draft CIP and offer the following comments.

Existing CIP programs

Brownfield CIP and Heritage CIP Incentive programs currently exist for the entire City, including the Lambeth Area. The Lambeth CIP identifies these existing incentive programs and could also identify the extent to which properties within the CIP area would be eligible. This would help to gauge the potential impacts and opportunities of existing programs.

Lambeth Village Core Façade Improvement Loan Program

Baseline Conditions described in Section 7 categorize the current conditions of buildings in the Village Core. It notes that only 1 property in the Lambeth Village Core is rated as 'poor' condition while 28 are in 'fair' condition and 88 are 'good'. It does not detail if the buildings are in conformity with the Property Standards By-law or City Design Guidelines, both of which are described as part of the loan program. It would be beneficial to clearly state the need and expected outcome of the Façade Loan program.

Wharnccliffe Road Corridor Sign Loan Program

There is limited mention of the concerns with Wharnccliffe road signage in the CIP. The CIP does twice refer to the "... abundance of signage" (pages 89 & 90) on Wharnccliffe road. The accompanying report does identify that the many freestanding signs do not contribute to a sense of place or complement the vision for Lambeth (Appendix B). The body of the CIP should clearly identify what the concern with signage is and how the Loan program will remedy it. It would also be helpful to identify if the existing signs are

in compliance with the City Design Guidelines identified as one of the eligibility requirements or if new sign guidelines will be established for Lambeth to achieve the CIP goals.

Lambeth Residential Neighbourhood Sub-Area

A Residential Area was identified as an area for community improvement, however, there are no direct funding or projects specific to that area identified in the CIP. If the City intends to amend the CIP once wastewater services are extended to include funding programs or improvements for affordable housing, a brief explanation would help clarify the purpose of the inclusion of the residential neighbourhood.

Scope

A number of the actions identified could be considered community improvement in a broad sense of the term, however, they are not clearly connected to the concept of a community improvement plan as set out in the Planning Act and identified in The London Plan. The CIP should articulate how it is consistent with the Act and the OP.

The Planning Act describes Community Improvement Project Areas as selected by municipal council because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of building or other environmental, social or community economic development reason. The CIP should clearly identify the needs of the Lambeth community and why it was selected by City council.

Conclusion

This concludes the Ministry's comments. Ministry staff appreciate the opportunity to comment on the draft Lambeth CIP.

Kind regards,

Anneleis Eckert
Planner
T: 519-873-4768
E: Anneleis.Eckert@ontario.ca

Cc: John Fleming (by Email only)

Thames Valley District School Board

From: Christie KENT
Sent: Friday, June 21, 2019
To: Snyder, Laurel

Good Afternoon Laurel,

I apologize for the delayed response.

At this point in time, TVDSB does not have any additional comments to offer. Currently there are no planned connections (pedestrian or vehicular) from Lambeth PS to surrounding neighbourhoods. That being said, southwest London, including Lambeth, has been identified as a priority area and staff will be undertaking detailed evaluation and analysis of this particular area over the coming months. Through this strategic planning exercise, we will ensure that the comments outlined below are considered in their entirety. Please do not hesitate to reach out should additional information be required. Thank you for the opportunity to review and comment.

Christie

Christie Kent MPI, MCIP, RPP
Planner
Thames Valley District School Board
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Upper Thames River Conservation Authority (UTRCA)



"Inspiring a Healthy Environment"

June 13, 2019

City of London - City Planning
206 Dundas Street
London, Ontario N6A 1G7

Attention: Laurel Davies Snyder (sent via email)

Dear Ms. Davies Snyder:

Re: File No. O-9044 - UTRCA Review of Lambeth Area Community Improvement Plan

Thank you for the opportunity to review the Lambeth Area Community Improvement Plan (CIP). The Upper Thames River Conservation Authority offers the following comments on the Lambeth CIP -

CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, there are lands within the study area/CIP which are regulated by the UTRCA in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. The Conservation Authority has jurisdiction over these lands and landowners may be required to obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

DINGMAN EA/SCREENING MAP

A key consideration for the Lambeth area is that it is situated in the Dingman Creek Subwatershed which is the focus of an ongoing Environmental Assessment (EA) to evaluate Stormwater Servicing and includes an update to existing flood plain modeling by the Conservation Authority. A Dingman Subwatershed Screening Area Map has been developed to help guide planning decisions until the EA has been completed. Please refer to the enclosed mapping which shows the impacted lands within the study area keeping in mind that this is a work in progress.

COMMENTS ON THE CIP

The Plan includes several references to the need for safe pedestrian, pathway and cycling connections and developing and expanding an interconnected network of parks, trails and pathways in the community. Please ensure that these connections are located outside of natural hazard lands and natural heritage features including the respective allowances and buffers.

P. 14 presents a list of opportunities which includes "celebrate Dingman Creek as a significant water and ravine corridor". Please consider rewording – celebrate Dingman Creek as a significant valleyland corridor which is consistent with terminology in the London Plan.

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Appendix G: POLICY CONTEXT

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. For the Lambeth Area CIP, the most relevant policies, by-laws, and legislation are summarized below.

Planning Act

Community improvement in Section 28 of the *Planning Act* is as: “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.”

Further, Section 28 of the *Planning Act* defines a community improvement project area to mean: “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.”

Provincial Policy Statement (PPS), 2014

Provincial Policy Statement policy 1.1.1 a) sustains healthy, liveable and safe communities by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. The Lambeth Area CIP contains numerous Action Items (1.6, 4.3, 4.4, 6.1, 6.2) to support an appropriate range of uses in the Lambeth Area.

Provincial Policy Statement policy 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. The purpose of the Official Plan amendment is to better promote opportunities for regeneration and improvement in the Lambeth Area, and particularly within the Lambeth Village Core Project Sub-Area and Wharnccliffe Road Project Sub-Area.

Provincial Policy Statement policy 1.1.3.3 of the PPS directs municipalities to identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public services facilities required to accommodate projected needs. The Lambeth Area CIP contains numerous Action Items (1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.10, 1.13, 1.14) to support appropriate intensification and redevelopment within the Project Area.

Provincial Policy Statement policy 1.5.1 of the PPS promotes healthy, active communities by:

- Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and,
- Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources.

Provincial Policy Statement policy 1.6.7.3 promotes multimodal transportation systems, connectivity within and among transportation systems and modes, and including improved connections which cross jurisdictional boundaries.

The Action Items in the Developing a High Quality Public Realm & Recreation Opportunities and Improved Mobility & Safety categories in Section 6 are consistent

with these policies. Specifically, they encourage the improvement of the existing pedestrian environment through the consideration of new sidewalks, new pedestrian cross overs, new trails and pathways, new public spaces, and enhanced amenities around bus stops.

Provincial Policy Statement policy 1.7.1 c) of the PPS states that long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets. The Lambeth Area CIP and the proposed Official Plan amendment is consistent with this policy as it will help allow for a financial incentive program to enhance the vitality and viability of the Lambeth Village Core Project Sub-Area and Wharncliffe Road Project Sub-Area – both main commercial corridors in the Lambeth Area. In addition, a number of Action Items are designed to support business retention, attraction and expansion in the Lambeth Area. In summary, the proposed Lambeth Area CIP is consistent with these policies of the Provincial Policy Statement.

The following sections of the PPS were reviewed in preparation of the Lambeth Area CIP:

- 1.1.1 a) – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
- 1.1.3.1 – Settlement Areas
- 1.1.3.3 – Settlement Areas
- 1.5.1 – Public Spaces, Recreation, Parks, Trails and Open Space
- 1.7.1 c) – Long-Term Economic Prosperity
- 6.0 – Definitions

1989 Official Plan

The *1989 Official Plan* includes policies to guide the development of CIPs for lands within the City as deemed eligible by Chapter 14. Consistent with these policies, the City may use CIPs as a planning mechanism access a variety of provincial cost-sharing programs in order to address deficiencies within designated areas in a coordinated and comprehensive fashion. CIPs can also encourage private investment activity in these areas. Chapter 14 of the City of London *1989 Official Plan* allows for CIPs to be prepared to:

- Promote the long term stability and viability of the designated community improvement project area;
- Encourage the coordination of municipal expenditures and planning and development activity;
- Stimulate private property maintenance and reinvestment activity;
- Enhance the visual quality of the designated area through the recognition and protection of heritage buildings;
- Reduce the detrimental effects of incompatible land uses in the designated community improvement project area;
- Upgrade physical services and social and recreational facilities in the designated community improvement project area;
- Promote the improvement of energy efficiency standards for residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses within the designated community improvement project area;
- Support the creation of Affordable Housing by considering any municipally-owned, undeclared surplus land for Affordable housing before any other use is considered subject to policy 12.12.2.2. ix) of the 1989 Official Plan;
- Support the implementation of measures that will assist in achieving sustainable development and sustainable living;
- Support the retention of heritage properties or areas.

Several of these criteria relate to the Lambeth Area CIP and a result, the adoption of the Lambeth Area CIP is supported by the policies of the *1989 Official Plan*.

The following sections of the *1989 Official Plan* were reviewed in preparation of the Lambeth Area CIP:

- 2.2.1 v) – Official Plan Vision Statement, Official Plan Vision Statement
- 14.1 – Community Improvement Policies, Community Improvement Objectives
- 14.2 – Community Improvement Policies, Selection and Phasing of Community Improvement Areas
 - 14.2.1 – Community Improvement Policies, Selection and Phasing of Community Improvement Areas, Areas Eligible for Community Improvement
 - 14.2.2 – Community Improvement Policies, Selection and Phasing of Community Improvement Areas, Designation of Community Improvement Project Areas
- 14.3 – Community Improvement Policies, Implementation

The London Plan

Urban Regeneration policies in the Our City part of *The London Plan* (policies 152 through 165) are about supporting sensitive growth and change within urban areas so that they are sustainable and prosperous over the long term. *The London Plan* contains numerous policies outlining urban regeneration efforts including encouraging the economic revitalization and enhancing the business attraction of urban main streets (154 4) and promoting the long-term sustainability of urban neighbourhoods throughout the built-up areas of our city, by striving to retain and enhance the viability of their built and natural assets, and their critical social and economic connections (154 6). Further, the Urban Regeneration section provides policies relating to community improvement plans including how to designate a new Community Improvement Project Area by by-law (164).

Further, the Main Street Place Type which applies to a segment of Lambeth Village Core Project Sub-Area states that the City will realize our vision for Main Streets by working toward the regeneration of Main Streets, utilizing community improvement plan programs (907 4).

Similar to Chapter 14 in the *1989 Official Plan*, *The London Plan* also contains policies related to Community Improvement Plans (1723 to 1728) and the criteria by which City Council shall consider when identifying an area for community improvement.

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

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

- Maintain and improve the public realm, including such things as streets, sidewalks, street lights, street trees, pathways, parks, open spaces, and public buildings;
- Maintain and improve municipal services including such things as the water distribution system, the sanitary and storm sewer systems, mobility network, transit services, and neighbourhood services;
- Stimulate private sector property maintenance, repair, rehabilitation, redevelopment and other forms of private sector investment and reinvestment activity;
- Maintain and improve the physical and aesthetic amenities of streetscapes in both the public and private realms;
- Encourage the conservation, restoration, adaptive re-use and improvement of cultural heritage resources;

- Foster the revitalization and continued improvement of the Downtown and other existing commercial districts including but not limited to the Old East Village, the SoHo Area, and other established business districts;
- Upgrade social and recreational facilities and support the creation of affordable housing;
- Promote cultural and tourism development;
- Facilitate and promote community economic development;
- Promote and improve long-term community stability, safety and quality.
- Policy 1728 outlines the criteria used to identify an area for community improvement. Several of these criteria apply to the Lambeth Area including:
 - Deficiencies in physical infrastructure including but not limited to the sanitary sewer system, storm sewer system, and/or watermain system, streets, sidewalks, curbs, streetscapes and/or street lighting, and municipal parking facilities;
 - Commercial, residential, industrial and mixed-use areas with poor physical condition and/or poor visual quality of the built environment, including but not limited to building façades, building condition, streetscapes, public amenity areas and urban design;
 - A demonstrated interest in community improvement by the private firms within an area;
 - Presence of potential or recognised cultural heritage resources;
 - Traffic and/or parking problems or deficiencies;
 - Other significant environmental, social or community economic development reasons for community improvement.

In summary, the adoption of the Lambeth Area CIP is supported by the policies of *The London Plan*.

Staff reviewed the following specific sections in *The London Plan* to prepare the Lambeth Area CIP:

152 to 165 – Urban Regeneration

570 – General Cultural Heritage Policies – Strategies / Programs

633 – Smart City Infrastructure

907 4 – Main Street Place Type – How Will We Realize Our Vision?

1723 to 1728 – Community Improvement Plans

SWAP

Staff reviewed the following sections of the *SWAP* to prepare the Lambeth Area CIP:

20.5.1.3 – Vision

20.5.1.4 – Principles of the Secondary Plan

20.5.3 – General Policies

20.5.4 – General Land Use Policies

20.5.7 – Lambeth Neighbourhood

20.5.8 – Lambeth Village Core Neighbourhood