



What are Urban Design Guidelines?

- Provide more detail but more flexibility in the interpretation and implementation of The London Plan policies
- Include written and visual information to assist with the implementation of the City Design policies of The London Plan
- An additional tool to assist staff, the development community, streetscape and public space designers, and the public in designing and shaping the built form of the City.

- This document does not reconsider the policies of The London Plan, the Zoning By-law, the Site Plan Control By-law, Engineering Standards, of the Complete Streets Manual

Policy Framework

HERITAGE CONSERVATION DISTRICTS

Heritage Conservation Districts are designated pursuant to Part V of the Ontario Heritage Act to recognize and protect areas of the City that are identified as having significant cultural heritage value or interest. To help manage change in these areas, Heritage Conservation District Plans have specific policies and guidelines to ensure that what makes these areas of significant cultural heritage value or interest are conserved. Heritage Conservation Districts are also identified in The London Plan, policy 601. Heritage Alteration Permit approval may be required to make changes to a heritage designated property. Properties may be individually designated pursuant to Part IV of the Ontario Heritage Act. Heritage Alteration Permit approval may be required to make changes to a heritage designated property.

Structure of the Guidelines

- The guidelines build on the City Design policies by offering more detail on how the policies may be implemented in different contexts. They are flexible in their interpretation, and provide creative and innovative design solutions to meet the intent of The London Plan.

- The Guidelines are grouped into sub-categories based on common themes within the City Design policies:
 - Character
 - Street Network
 - Streetscape
 - Public Space
 - Site Layout
 - Buildings

Example:

TRANSITION

Different intensities of development and built form can exist together if there is an effort to provide an appropriate transition between the two forms.

1. Transition development down in height and density towards lower intensity Place Types, within the Place Type boundary. This can be achieved by:
 - i. stepping down building heights within a single development block, or
 - ii. stepping down building heights across a number of properties.
2. Consider the use of a 45-degree angular plane to minimize shadow impacts on adjacent development.
3. Increase building setbacks as development transitions away from the most intense, urban places, to provide more landscaping in the public realm.
4. Locate parking areas and open space on site to provide separation and a buffer between new and existing buildings of different intensities.
5. Continue the rhythm of low-rise buildings into the lower levels of mid- and high-rise buildings.

1. Stepping down of building heights within a single block across a number of properties

2. Consider use of 45 degree angular plane to minimize the shadow impact

3. Increase setbacks, avoiding from setbacks in the public realm

4. Building parking area and open space to provide separation and a buffer

5. Continue the rhythm of low-rise mid-rise and high-rise buildings

10m setback of building foot

Example:

ACTIVE FACADES AND PEDESTRIAN ORIENTATION

Design buildings to provide a comfortable environment for pedestrians within the public right-of-way and within the site.

1. The building base to the bottom 1 to 3 stories of the building and should have a positive interface with the public realm. The base interface is intended to apply to all scales of buildings including low-rise attached units, commercial buildings, and mid- and high-rise buildings.
2. Interior residential and commercial units should be expressed on the exterior of the base through materials and articulation to create a human scale rhythm. This will generally appear as row houses for residential units, and individual store fronts for commercial buildings.
3. Address intersections and corner properties and establish an edge by stepping buildings to the corner and providing a height element, material change, or special architectural features.
4. Break up long building facades through articulation and/or material change. Materials should generally wrap around exterior corners and change on interior corners.
5. Blank walls should be avoided where non-active facades cannot be avoided, they should be located away from street-facing facades and minimized where possible. Material changes, building articulation, display windows and creative lighting may be used to make blank walls appear less imposing, but are not a replacement for active ground floor uses.

Next Steps

- **Circulate** the draft City-Wide Urban Design Guidelines with comments requested by December 13th, 2019.
- **Get Involved** webpage for the general public to review/provide comments
- Drop in **community information meeting** for the public and stakeholders
- Upon refinement, Staff will bring forward a **final report** to the Planning and Environment Committee with the revised final City-Wide Urban design Guidelines (Q1 2020). This will include a public participation meeting as well as implementing an Official amendment to adopt the document as a guideline under The London Plan.

(DRAFT) City-wide
URBAN DESIGN GUIDELINES

City of London
City Planning