



2016 – 2019 CITY OF LONDON STRATEGIC MULTI-YEAR BUDGET

ADDITIONAL INVESTMENTS BUSINESS CASE #20

STRATEGIC AREA OF FOCUS:	GROWING OUR ECONOMY
SUB-PRIORITY:	URBAN REGENERATION
STRATEGY:	INVEST IN LONDON'S DOWNTOWN AS THE HEART OF OUR CITY
INITIATIVE:	LONDON'S DOWNTOWN PLAN - SMALL SCALE PROJECTS
INITIATIVE LEAD(S):	JOHN FLEMING
SERVICE(S):	PLANNING SERVICES
TOTAL 2016 – 2019 INVESTMENT REQUESTED (\$000'S):	\$100
TOTAL 2016 – 2019 NET BUDGET REQUESTED (\$000'S):	\$100

WHAT IS INCLUDED IN THE BASE BUDGET?

There is currently no base budget allocated to the implementation of this initiative.

WHAT NEW INVESTMENT IS REQUIRED FROM PROPERTY TAX?

TAX LEVY IMPACT (\$000'S):	2016	2017	2018	2019	2016-2019 TOTAL	2020-2025
Net Requested Tax Levy <small>(Cumulative)</small>	0	0	0	100	100	3,000
Net Incremental Tax Levy	0	0	0	100		
Annual Tax Levy Impact	0.0%	0.0%	0.0%	0.02%		

INITIATIVE DELIVERABLES

In April 2015, Council adopted *Our Move Forward: London's Downtown Plan*, as Municipal Council's strategy for future public and private investment in London's Downtown. It is the successor to the Downtown Millennium Plan [DMP] which won a Pinnacle Achievement Award from the International Downtown Association for its successful implementation. The State of the Downtown Report has tracked steady progress in the regeneration of London's Downtown using a variety of quantitative and qualitative measures, most notably the rise in downtown's assessed property value. The Report continues to serve as the main tool for measuring downtown's regeneration.

With the launch of *Our Move Forward*, a "base" roster of 18 small & medium scale projects was drafted to implement the 6 Strategic Directions in the Plan. [See "Other Information" appended below]. They respond to current and foreseeable needs and opportunities, spanning a period of 2 4-year budget cycles so that short-term and medium-term capital planning options can be weighed, with flexibility to advance or postpone what are considered to be the right things to do and the best time/circumstances in which to do them. The Plan anticipated an expenditure of \$500k per year. The intent is to review the base roster before each budget cycle, and re-set if necessary, the projects and their timelines. Given resource constraints, and the significant investment represented by the business case for Dundas Place, an investment of \$100k is being recommended within this multi-year budget for these small and medium scale projects.

CUMULATIVE CAPITAL BUDGET (\$000'S):	2016	2017	2018	2019	2016-2019 TOTAL	2020-2025
Expenditure	0	0	0	100	100	3,000
Source of Funding:						
Debt						
Reserve Fund						
Other						
Capital Levy	0	0	0	100	100	3,000

METRICS (CUMULATIVE CHANGES)	2016	2017	2018	2019
# of small-scale projects completed	0	0	0	1
Increase in street-level events	0	0	0	1 event
# of partner events	0	0	0	1
# of "clean and green" projects	0	0	0	1
Increase in pedestrian counts Downtown	0	0	0	2%, depending on the event or project

WHAT ARE THE RISKS OF NOT PROCEEDING?

Stalling, slowing, or not proceeding with these projects risks backtracking on the progress made in raising the value that downtown London contributes to the city's economic health and reputation.

Some other specific risks include:

- 1 Fewer private sector investments contributing to assessed property value
- 2 Reduced chances at attracting national & international caliber events and conventions to London
- 3 Reduced appeal in downtown as a residential option and London as an attractor of value-added jobs
- 4 Fewer opportunities to partner with private and agency partners to stimulate Downtown investment
- 5 Missed opportunities for partnering with a scheduled National event

OTHER INFORMATION TO REFER TO

Our Move Forward: London's Downtown Plan:

<http://www.london.ca/business/Planning-Development/downtown/Documents/Our-Move-Forward-LondonsDTPlan-adopted-April-14-2015.pdf>

ACTIVITY	London's Downtown Plan page reference	BUDGET ESTIMATE (k)	PRIORITY RANK	Proposed City Lead [partners]
Culture District Enhancements: Venue identification signs, venue-enclosure fencing, and other reusable permanent fixtures to define, stage & promote music, entertainment & other cultural activities	43 (6.1 & 6.2)	200	1	Urban Regen [Culture Office]
Decorative / uplighting project: create an animated and creative space during the evening by strategically lighting buildings and/or above/around the spaces between them	43 (6.3)	200	2	Urban Regen [Urban Design]
Waste management / seasonal plantings co-op program: Work with MainStreet London to purchase equipment & establish programs for downtown property owners to sponsor/maintain seasonal container plantings, manage waste collection & reduce energy costs	39 (4.8)	100	1	Urban Regen [Env Services]
Wellington / York Gateway: Landscaping and sidewalk public space upgrade focussed around major intersection closest to the VIA Train Station to create a welcoming and positive experience for visitors arriving in London	57	500	1	Urban Design [Forestry; Parks Planning; Urban Regen; Transportation]
Gateway entry identification features: Permanent signs or other means at a scale significant enough to mark the main entry points to downtown	57	300	1	Urban Design [Urban Regen, Transportation]
Wayfinding sign program: Permanent "family of" pedestrian scale of signs, installed according to an adopted plan, to help navigation through downtown and point out significant landmarks.	37 (3.6)	200	1	Urban Design [Urban Regen, Transportation]
New Events seed fund: City contribution to launch a revolving funding program for juried activities & events that keep Dundas Street animated with activities, after Dundas Place initial phase(s) are constructed	33 (1.5)	100	1	Urban Regen [Culture Office]
Dog amenities for downtown residents: Fencing, ground-covers, & waste-disposal units to create enclosed off-leash dog runs and rest areas to manage public space cleanliness & create convenient comfortable locations for dog-owners to socialize	41 (5.6)	200	1	Parks Planning [Urban Regen]
Downtown street-sign program: Replace street-name signs with a consistent sign design referencing its cultural heritage to identify downtown as a unique neighbourhood	41 (5.4) (5.5)	200	2	Urban Regen [Urban Design]

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Downtown Mgmt Organization independent study: to determine whether and what type of organization the downtown can benefit from, with an emphasis on funding its operations from non-City sources	43 (6.6); 68	50	2	Urban Regen
Heritage interpretive signs: Permanent signs of a consistent design, linked with mobile devices that can serve as a self-guided tour, explaining the people, buildings and places that shaped the historical significance & legacy of downtown	65 (5.21)	200	2	Urban Regen [Urban Design]
Railway underpass upgrading: Lighting, painting, planting, and artistic enhancements [supplementary to structural or maintenance investments] installed on the Richmond and Wellington Streets underpasses to create a more inviting environment for pedestrians	37 (3.4); 57	250	2	Transportation [Urban Design, Urban Regen]
Vacant lot temporary use fit-out [non-parking lot]: Partnership fund used to supplement owners' cost of adapting vacant property to use it for passive & active pedestrian use, especially where temporary commercial parking lot zoning may not be renewed	67	100	2	Urban Design [Parks Planning, Forestry]
Alternative energy infrastructure: Funds allocated to a City-sponsored project using solar-, district-, or other alternative energy and/or its infrastructure, to demonstrate unconventional ways of reducing energy use downtown	63 (4.6)	100	3	Urban Regen [Env Services]
Children's play equipment: Custom- and/or community-designed play structures and equipment that appeals to families living downtown, and attracts more children visits downtown in locations supplementing parks	41 (5.6); 64 (5.19)	200	3	Parks Planning [Urban Regen]
View identification & protection study: Independent consultants' study to define critical view corridors of the Thames River, parks, and/or established landmarks, and the means to protect them, to help guide optimal siting of proposed tall buildings and/or property consolidations	35 (2.4); 62 (2.3)	50	3	Urban Design
Cycling end-of-trip facilities: City contribution to amenities for general-public [vs property-specific] cyclist that may include secure weather-protected bicycle parking, showers, and change rooms	62 (3.6)	500	3	Urban Regen [Env. Services]
Laneways upgrading: Paving upgrades, lighting, public art, trees and plantings, signage, supplemental security surveillance and other means of using the existing laneway system and where possible expanding it to create dynamic spaces for small-scale restaurants, retail, and community activity to spill into and offer pedestrians non-vehicular route options to better link destinations	41 (5.3); 52	500	3	Urban Design [Urban Regen]