

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Gregg Barrett
Director, City Planning and City Planner

Subject: London Plan Monitoring

Meeting on: Monday, November 30, 2020

Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, the 2020 London Plan Monitoring Report, attached as Appendix “A” **BE RECEIVED** for information.

Executive Summary

- Other than the legislatively-required five year comprehensive review, best practices have shown that it is important to continually monitor the implementation of the official plan on a regular basis. The London Plan includes direction to complete a monitoring report every two years to measure and evaluate progress towards meeting the key directions of the Plan.
- This report includes the first monitoring period (2017-2019) for the London Plan monitoring project. A number of goals have been proposed that are derived from the London Plan’s key directions and planning strategies. Each goal also contains implementation objectives and indicators that are informed by monitoring programs from other leading municipalities and best practices
- The London Plan Monitoring Report will examine how we are implementing the vision and key directions of The London Plan by looking at how our city is changing and developing. A new report is proposed to be released every two years

Analysis

1.0 Purpose of the Monitoring Program

1.1 Background

In order to track our progress in achieving the vision of The London Plan, it is important to implement an ongoing monitoring program. Best practices from leading municipalities in the province, such as Toronto and Peel Region, have shown that it’s important to monitor Official Plan implementation by reviewing our progress and updating the public on our work.

The London Plan Monitoring Report is not meant to duplicate other monitoring documents such as the Performance Report for the Strategic Plan, which measures work completed by City staff in order to implement the Strategic Plan. Rather, this report is intended to focus on our progress in achieving the vision, key directions, and other policy directions set by The London Plan. This is accomplished by measuring a series of objectives that capture how our city is developing.

1.2 Policy Context

The following policy documents have been considered in their entirety during the establishment of the London Plan monitoring project.

Provincial Policy Statement

The *Provincial Policy Statement (PPS) 2020* provides key policy direction on matters of provincial interest related to land use and planning. The PPS states that “municipal official plans are the most important vehicle for implementation of this Provincial Policy Statement and for achieving comprehensive, integrated and long-term planning” (Part I: Preamble). Regarding monitoring, Section 4.9 states that “Municipalities are encouraged to monitor and report on the implementation of the policies in their official plans, in accordance with any reporting requirements, data standards and any other guidelines that may be issued by the Minister.” The PPS also states that “the policies of the Provincial Policy Statement represent minimum standards” and that “planning authorities and decision-makers may go beyond these minimum standards to address matters of importance to a specific community, unless doing so would conflict with any policy of the Provincial Policy Statement” (Part III: How to Read the Provincial Policy Statement). While the monitoring project goes beyond the minimum standards of the Provincial Policy Statement, the monitoring program is integral to achieving the vision of the of the London Plan, which as described above, is the most important vehicle for PPS implementation in London.

The London Plan

The London Plan, the city of London’s official plan, implements provincial policy and provides key directions for the long-term growth of the city. The London Plan states that “a monitoring program will be developed to establish key performance measures to track progress every other year (policy 27)”. The Plan reinforces using the key directions as the basis for the monitoring project in stating that “it is important that our progress in meeting these eight key directions is measured and evaluated over time (policy 63)”.

The London Plan also contains a subsection for Official Plan Monitoring in the Our Tools section of the Plan. Specifically, the plan states that “a London Plan Monitoring Program will be created to establish key performance measures and to report on our progress relating to this Plan’s key directions a minimum of once every two years. This process will involve significant public engagement and education and reporting that will allow all Londoners to understand this progress” (policy 1790).

1.3 Report Design

The London Plan is the document that describes Council’s policies for directing land use changes and determines how our city grows and develops. The London Plan informs and directs the work of all Service Areas of the City. Some components of The London Plan are monitored on a recurring basis through other documents by other Service Areas. This report template is intended to reduce duplication and instead showcase progress through meaningful indicators that are central to The London Plan. The report is designed with the goal of balancing the need to provide meaningful, quantitative data that can demonstrate areas for concern or change, with the need to provide an accessible, plain language report that supports The London Plan’s city building narrative. Staff have undertaken the monitoring process using 2017, 2018, and 2019 as the first three baseline years. In 2017 and 2018, the majority of the London Plan’s policies were not in force, whereas in 2019, over 80% of its policies were in force. The report has been written with this in mind and is careful not to draw substantive conclusions. Subsequent reports will be carried out every two years, thereby establishing a longer trend line.

1.4 Preparation and Engagement

The template and content for the first reporting period (2017-2019) has been prepared by City Planning with input from internal partners. Several meetings were held with experts on various topics to ensure that content and data would be accurate and relevant. Staff from other service areas, such as Development and Compliance Services, Housing, Social Services and Dearness Home, as well as Environment, Fleet & Solid Waste, also provided input. This first report will be circulated for public comments and input regarding metrics used and goals to be emphasized in future London Plan Monitoring reports. A web hub will be prepared and hosted on Get Involved to capture feedback.

2.0 Proposed Goals and Objectives

Each of the following goals and objectives are based on the key directions and planning strategies of the London Plan. The goals represent key components of the London Plan's vision and the objectives represent specific measures for achieving them. The report is organized around the original five themes used in the ReThink London engagement program (How we Move, How we Grow, How we Prosper, How we Green and How we Live), as the themes were well-understood by the public and consistently used through ReThink London. The rationale behind each objective is described. In total, there are 19 goals. Several similar London Plan planning strategies were brought together to create new goals that ensure that the report is streamlined and more accessible to a variety of audiences. The full list of goals and objectives, which also include measurement metrics, can be found in Appendix A: 2020 London Plan Monitoring Report.

2.1 List of Goals

How we Prosper

Goal	Objective	Connection to the London Plan
Create a Strong Business Environment	Lower the office vacancy rate in downtown and overall; increase employment growth in key sectors.	Plan for and promote strong and consistent growth and a vibrant business environment that offers a wide range of economic opportunities (55_4)
Create Vibrancy and Livability in our Downtown and Main Streets	Increase the number of transformational projects completed as per London's Downtown Plan; increase the number of streetscape improvement projects completed; increase private investment in existing commercial and industrial properties.	Create a strong civic image by improving the downtown, creating and sustaining great neighbourhoods, and offering quality recreational opportunities (55_3)
Ensure a Healthy Mix of Jobs and People	Increase the workforce participation rate; increase the jobs to people ratio; increase the number of jobs created.	Identify and strategically support existing and emerging industrial sectors (55_9)
Promote the Growth of London's Employment Areas	Increase the number of jobs created in designated employment areas; increase the number of new businesses	Ensure an adequate supply of employment lands (55_10)

Goal	Objective	Connection to the London Plan
	locating in designated employment areas.	

How we Move

Goal	Objective	Connection to the London Plan
Create Options for Transportation Alternatives	Increase the percentage of trips made by walking and cycling.	Create active mobility choices such as walking, cycling, and transit to support safe, affordable and healthy communities (60_1)
Create a City Structure that Supports Rapid Transit	Increase the number of housing units created in the Downtown, Rapid Transit Corridor and Transit Village Place Types.	Implement a city structure plan that focuses high-intensity, mixed-use development to strategic locations - along rapid transit corridors and within the Primary Transit Area (59_1)
Make London more Walkable and Bikeable	Increase cycling at monitoring locations from baseline levels; increase the total length of on-road cycling facilities (km); increase the number of sidewalk and pathway kilometres; increase the number of pedestrian signals and crossovers; increase the street connectivity ratio in new communities.	Active mobility features will be incorporated into the design of new neighbourhoods and, where possible, enhanced in existing neighbourhoods to ensure connections to the street and transit system (348)
Connect the Region	Increase the total level of transportation services that connect London to other Southwestern Ontario communities.	Explore opportunities for collaborating with surrounding municipalities to foster a regional rail and bus service for regular commuters (55_14)

How we Live

Goal	Objective	Connection to the London Plan
Protect and Enhance London's Cultural Heritage	Increase the awareness and uptake of heritage protection by monitoring Heritage Alteration Permits reviewed, and the number of heritage listed and heritage designated properties under Parts IV and V of the Ontario Heritage Act.	Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features (61_5)
Welcome our Newcomers and	Increase the number people engaged at events (in-person	Provide for public facilities, programs, and spaces that

Goal	Objective	Connection to the London Plan
Enhance Diversity	and online) hosted and promoted that celebrate diversity and foster relationships between newcomers and the receiving community.	foster inclusiveness and appeal to a diverse population within our neighbourhoods (57_6)
Improve Access to Affordable Housing	Ensure that at least 25% of new housing is affordable to low- and moderate-income households; reduce the percentage of households in core housing need; increase the supply of affordable housing by 3,000 units to meet current and potential future needs (as per the Housing Stability Action Plan).	Invest in and promote, affordable housing to revitalize neighbourhoods and ensure housing for all Londoners (55_13)
Support Urban Agriculture	Implement the Urban Agriculture Strategy and support urban agriculture through policy and regulatory tools; increase the number and size of urban agriculture sites.	Support neighbourhood scale food production (61_11)

How we Green

Goal	Objective	Connection to the London Plan
Improve our Watershed Health	Increase urban canopy tree cover; increase the number of trees planted annually in London.	Undertake all of our planning, environmental stewardship, and infrastructure development on a watershed basis (56_9)
Enhance and Maintain our Parkland and Natural Areas	Increase the number of hectares of maintained parks and natural areas in the municipality per 100,000 Londoners.	Continually expand, improve, and connect our parks resources (58_10)
Mitigate and Adapt to Climate Change	Reduce our carbon dioxide equivalent, a measurement which standardizes the climate impacts of all greenhouse gases; increase policy changes that implement climate programs; other objectives that will be identified as part of the Climate Emergency Action Plan currently under development.	Develop, implement, and lead plans to take action on climate change mitigation and adaptation (58_1)
Protect our Surface Water Quality	Increase the number of homeowner grants provided to reduce basement flooding and treatment plant bypasses,	Implement green infrastructure and low impact development strategies (58_11)

Goal	Objective	Connection to the London Plan
	increase the perviousness of land within the Urban Growth Boundary; increase the number of kilometres of combined sewers replaced.	

How we Grow

Goal	Objective	Connection to the London Plan
Preserve our Farmland	Decrease the rate of farmland loss over time; increase the number of policy changes that support rural agriculture.	Protect our valuable agricultural land and build upon London's role as an agri-food industrial hub (55_14)
Improve Access to Suitable Housing and a Mix of Housing Form Options	Increase the supply of attached forms of housing to at least 40% of new housing; increase the supply of attached forms of housing to 40% of new units within a secondary plan and lands exceeding five hectares outside a secondary plan; reduce core housing need by increasing the supply of suitable housing to our changing population.	Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place (59_5)
Grow Inward and Upward	Increase the share of new development within the Built-Area Boundary to 45%, increase the share of intensification within the Primary Transit Area** to 75%.	Achieve a compact, contiguous pattern of growth - looking "inward and upward" (59_2)

3.0 Report Template

The following section describes the report template format that will be used to display the changes observed through the London Plan monitoring program. This template balances the need to provide detailed analytics with providing clear and accessible information to a broad audience. The report template can be found in Appendix A: London Plan Monitoring Report.

3.1 Introduction and Background

This section briefly describes the intent of the monitoring report, how the report should be read, as well as a snapshot of London's planning context and demographics.

3.2 Themes, Goals and Objectives

The report contains five themes that are further divided by objectives. For each goal there is an objective that displays trends over the reporting period. Each objective is briefly described alongside the purpose of the goal and how it is being measured.

3.3 Key Findings from the Reporting Period

Key findings are described through an “our progress” section, which celebrates key accomplishments. An “areas to grow” section outlines areas where additional focus should be made to implement the goal. A “success story” section is also included to link the goal to a tangible outcome and personalize the report.

The report concludes with a general overview of how the vision of the London Plan has been implemented over the reporting period.

3.4 Policies and Plans Approved to Implement The London Plan

Following the report’s conclusion, a list of policies and plans approved since the adoption of The London Plan are provided.

4.0 Public Engagement

4.1 Consultation with the public on findings and refinement for future years

Staff will consult with the public on the objectives and findings of this report. The report will be distributed at public engagement events and through the Get Involved portal, where the focus will be on questions such as:

- Do these indicators provide a useful indication of our progress in implementing the vision of The London Plan?
- Are there indicators missing?
- Is this format understandable and useful?

5.0 Conclusion

A new monitoring report will then be released on a biannual basis so that the progress of the London Plan can be continually evaluated.

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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 City Planning Services

November 20, 2020

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Appendix A – London Plan Monitoring Report

Copy of the Consultation Documents:

Proposed content

Appendix B – London Plan Monitoring Report Executive Summary

Copy of the Consultation Documents:

Proposed content