



THE **LONDON** PLAN

Progress Report 2020



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“

**LONDON 2035:
EXCITING, EXCEPTIONAL,
CONNECTED**

- LONDON PLAN VISION

”

LONDON PLAN PROGRESS REPORT

INTRODUCTION



What is this report about?

The London Plan Progress Report measures the progress we are making towards achieving the vision, goals and key directions described in the London Plan. It asks: *are we on track to achieving The London Plan's vision for 2035?*

The London Plan is our city's framework for how our city should grow and change in the face of new challenges and opportunities. The Plan was built out of the ReThink Process, where tens of thousands of Londoners contributed to conversations about how our city should look in 2035. Through ReThink London, we asked "what kind of city do we want to live in 20 years from now?". The London Plan is the response.

Although The London Plan was approved by the Province in 2016, we need to keep the conversation of city building going and keep an eye on our progress. Every two years the City of London will release a monitoring report that focuses on outcomes - measuring our success in achieving the vision of The London Plan.

Your Feedback

This report includes information on key aspects of the London Plan vision, but it does not address every policy in the Plan. Your feedback will help refine what aspects of the City's growth and development we include in future progress reports.

The findings of this and future progress reports can help the City to adjust policy, municipal approaches, priority setting, and budget allocation.

How is This Report Organized?

The ReThink conversations that led to the London Plan were organized by five themes: How we Move, How we Grow, How we Live, How we Prosper, and How we Green. These broad conversations capture and organize the many issues that are important to our city, and so the themes are also applied in this report.

For each theme in this report, there will also be a series of goals and the measurable objectives used to achieve them. A description of each goal and progress over the reporting period are provided.

The London Plan contains policies on a variety of matters. Some matters, like tourism or finance, are tracked in other reports, while this one focuses on core aspects of The London Plan that relate closely to city planning and how our city is changing on the ground.

Land Acknowledgment

Oral history and archaeological records show that the London region has been inhabited for over 10,000 years. The Indigenous peoples who have called this regional home for millennia include the Anishinaabeg, Haudenosaunee, and Leni-Lenape Nations.

The City of London values the significant historical and contemporary contributions of local and regional First Nations and those whose histories, languages, and cultures continue to influence our vibrant community. We acknowledge them and others who care for the land and its past, present, and future stewards.

LONDON PLAN PROGRESS REPORT

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THEME 1

HOW WE PROSPER



Goals:

1. Create a Strong Business Environment
2. Create Vibrancy and Livability in our Downtown and Main Streets
3. Ensure a Healthy Mix of Jobs and People
4. Promote the Growth of London's Employment Areas

What is this theme about?

An important message that emerged during the Re-Think London process centered on economic growth and prosperity. All Londoners want our city to be prosperous so that it can offer opportunity and high quality of life.

The way we build our city over the next 20 years will have an impact on our ability to attract investment and prosperity. And in addition to building a city with an exceptional downtown, and outstanding neighbourhoods, it is important to build our city so that it offers the foundations for a strong economy and commerce.

The goals identified for this theme look at how our businesses are doing, in terms of employment and office and storefront vacancies, and look at how we're setting our city up to be prosperous, in terms of transformational projects and investments made in our downtown and main streets.

What are the findings for this theme?

Significant investment has been made in Central London over the reporting period. This includes the completion of Dundas Place and significant streetscape upgrades. Londoners' investment in our city is evident with an increase in commercial and industrial additions and alterations. The Industrial Land Development Strategy (ILDS) has also worked well on retaining and attracting new industrial investment to the City.

Manufacturing, construction, and trade have been key economic drivers over the reporting years and have contributed to a growth in jobs. Nonetheless, the number of jobs in the London CMA are slightly below 2015 levels due to losses before 2017. London's workforce participation rate is also lower than that of other mid-sized cities, and our downtown office vacancy rate has been comparatively high.

The ongoing COVID-19 emergency has resulted in numerous business closures and early reports suggests that an uneven economic recovery is taking place. The effects of COVID-19 on our economic objectives will be important to monitor and will require creative solutions to ensure we stay on track to achieve our goals.

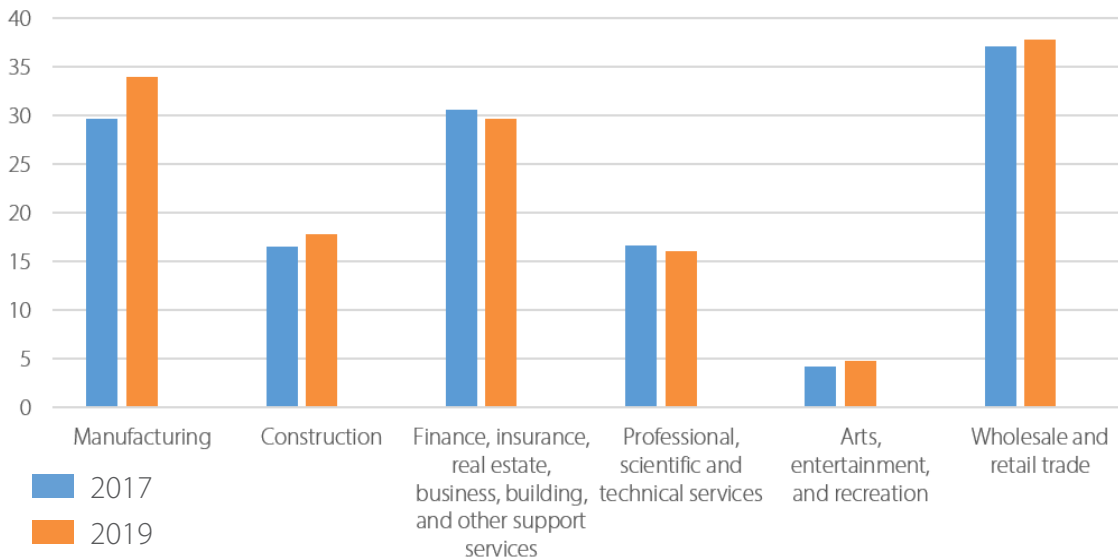


At the end of 2019
London's citywide
office vacancy rate was
16.9%
How can we create a
prosperous economy
for our city?

GOAL 1

CREATE A STRONG BUSINESS ENVIRONMENT

2017-2019 Employment Change in Sample Sectors (Thousands)



4

of 6 key sectors experienced job growth between 2017-2019

18.4%

was the downtown office vacancy rate in Q4 2019

Understanding Our Goal

Creating a strong business environment means building a diverse economy and supporting the areas where business occurs. We can regenerate these areas, which include our downtown and main streets, through policies and tools such as Secondary Plans and Community Improvement Plans. This can be achieved by encouraging sensitive growth and change while allowing for flexibility to a changing business environment. Through these efforts, we will gain an advantage in drawing and retaining entrepreneurs, knowledge-based industries, businesses of all sizes, and investment in general.

“**Plan for and promote strong and consistent growth and a vibrant business environment that offers a wide range of economic opportunities.**”

- London Plan Policy 55_4

Implementing our Goal (Objectives)

Lower the office vacancy rate in downtown and overall; increase employment growth in key sectors

What Changes Are We Seeing?

A key driver of London's economic performance over the reporting years has been the manufacturing sector. The construction industry has also been strong alongside wholesale and retail trade. London's overall employment increased over the reporting period, though it slightly below 2015 levels considering lesser growth in other sectors.

Although vacancy rates declined over 2019, London's downtown office vacancy rate remains high compared to other municipalities, such as Waterloo Region, which saw a downtown vacancy rate of 8.8% over the same period. London's downtown office vacancy rate is also higher than its suburban vacancy rate, at 12.6%.



Areas for Future Focus

The London Plan contains a section on the Smart City, which directs us to use new forms of information and communications technology (ICT) to promote economic development, innovation, and the sharing of data. This includes giving London a competitive advantage as a city that is well known to have the highest quality of ICT infrastructure for those businesses and industries that require it, and using smart cities infrastructure and technology to foster an environment that supports business incubation. The Draft Smart City Strategy is currently being developed, and its completion will help us to achieve our economic development goals.

The future of office employment is very uncertain at the moment due to the unknown long-term impacts of the COVID-19 pandemic. This situation will be monitored over the coming months and years, and may require changes to the planning approach and goals for employment, particularly in offices.

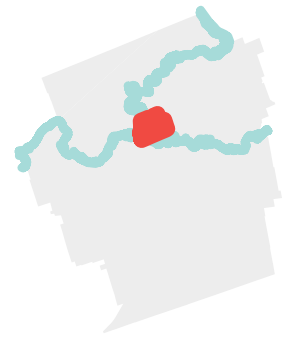
A Tangible Success Story

The Hamilton Road Community Improvement Plan (CIP) was approved by Council in 2018 and is a strategy intended to guide redevelopment and improvements within the Hamilton Road Area. Based on discussions with the public, community organizations, and local business owners, the Plan defines objectives, as well as community improvement needs. In order to achieve its goals, the Plan contains a table of tangible actions as well as six financial incentives.

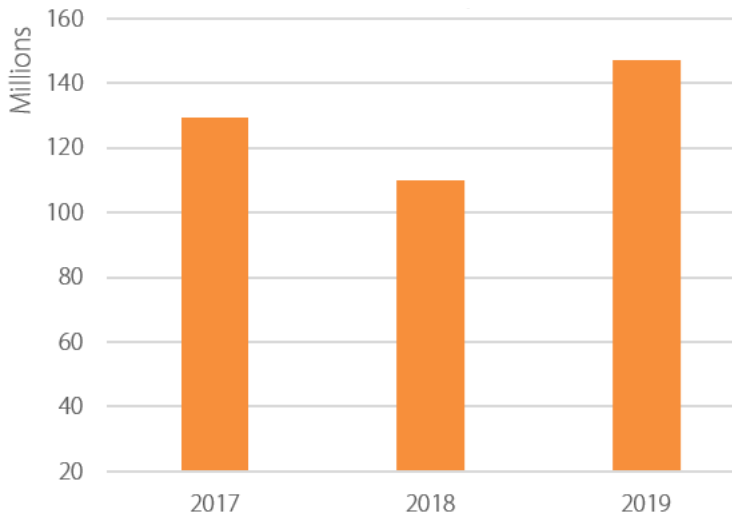
City staff recently undertook a study to reduce parking and building setback requirements, allow for an a broader range of land uses, and make it easier to combine lots in some locations. These recommendations help to implement the CIP and were approved by Council in January 2020.

GOAL 2

CREATE VIBRANCY AND LIVABILITY IN OUR DOWNTOWN AND MAIN STREETS



Total Construction Value Citywide
(millions of dollars)



147

million dollars were spent on commercial and industrial additions and alterations in 2019

1

transformational project completed downtown as per the Downtown Plan

16

downtown streets underwent streetscape improvement projects*

Understanding Our Goal

Public attitudes and expectations are evolving in favour of cities that offer quality urban centres and main streets. These areas are key to our city structure, and prosperity means more than just economic success. Through The London Plan, we seek to create a vibrant Downtown with exceptional connectivity and streetscapes, restaurants, entertainment venues, hotels, and other amenities. By creating a world-class, mid-sized downtown, we can attract new businesses and employees to our city.

Implementing our Goal (Objectives)

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;

What Changes Are We Seeing?

The amount spent on additions and alterations across all land uses held steady and increased slightly from 2017 to 2019. This suggests that Londoners are investing in the long-term vitality of existing buildings and main streets. In addition, Dundas Place was completed and the majority of downtown streets underwent streetscape improvements.

“ **Create a strong civic image by improving the downtown, creating and sustaining great neighbourhoods, and offering quality recreational opportunities** ”

- London Plan Policy 55_3



Areas for Future Focus

Increasing the number of people living downtown will help to make it vibrant. Surface parking lots present ideal conditions for new development, as there is relatively little site work needed before new construction can begin. The construction of a City-owned and operated parking garage could reduce the need for surface parking and act as a catalyst for other projects. Revenues gained can be put back into the downtown and the added parking available can encourage temporary surface parking lots to be developed. This is recommended both in the Downtown Plan and the Downtown Parking Strategy, and should be explored further to implement our goals.

**Note: Streetscape improvement projects include features such as accessibility upgrades, street furniture, cycling and pedestrian infrastructure.*

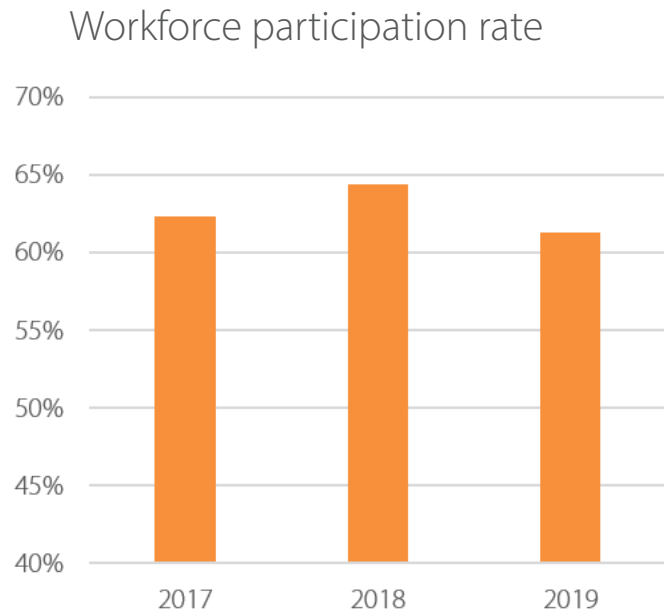
A Tangible Success Story

Over the course of 2018 and 2019, the two-phased Dundas Place flex street was built. Spanning from Ridout Street North to Wellington Street, the flex street incorporates fixed and movable streetscape elements, and is designed to be shared between motorists, pedestrians and cyclists. The flex street allows for easy pedestrian crossings, and can easily be closed to vehicles for events.

The flex street, which will include regular programming, will help to re-establish this section of Dundas Street as a key area of our city and will exude innovation, vibrancy, creativity and entrepreneurialism.

GOAL 3

ENSURE A HEALTHY MIX OF JOBS AND PEOPLE



61.3%

was the London CMA workforce participation rate in 2019*

55.2%

was the London CMA jobs to people ratio in 2019*

jobs increased by

5,400

in the London CMA between 2017 and 2019*

Understanding Our Goal

As our city continues to grow, it's important to ensure that there is a healthy number of jobs available for our residents. This can be achieved by providing a supply of attractive land, office, and commercial space available for new businesses, and ensuring that Londoners have access to these jobs through different transportation options. This will make our city attractive to new businesses and employers.

Implementing our Goal (Objectives)

Increase the workforce participation rate; increase the jobs to people ratio; increase the number of jobs created

What Changes Are We Seeing?

The number of jobs in London grew steadily over the reporting period. London's workforce participation rate, however, is consistently low compared to other mid-sized cities in Ontario. This can partly be attributed to London's large student population as well as London's higher proportion of residents aged 65 or older.

“**Identify and strategically support existing and emerging industrial sectors.**”

- London Plan Policy 55_9

*Note: This data includes the London Census Metropolitan Area (CMA) as defined by Statistics Canada



Areas for Future Focus

London remains to have strong manufacturing, healthcare, and education sectors as staples of the local economy that provide quality jobs. This is in part due to investment in industrial land, attracting businesses such as Dr. Oetker, Maple Leaf Foods, and others in food processing, and advanced manufacturing. Despite this growth in key sectors, the largest growth has been seen in small to medium sized business in sectors such as technology and life sciences. London must plan to diversify the available jobs along with the skills needed for a future workforce. By working with our post-secondary institutions, London can ensure that the proper skills are being developed locally, for local jobs.

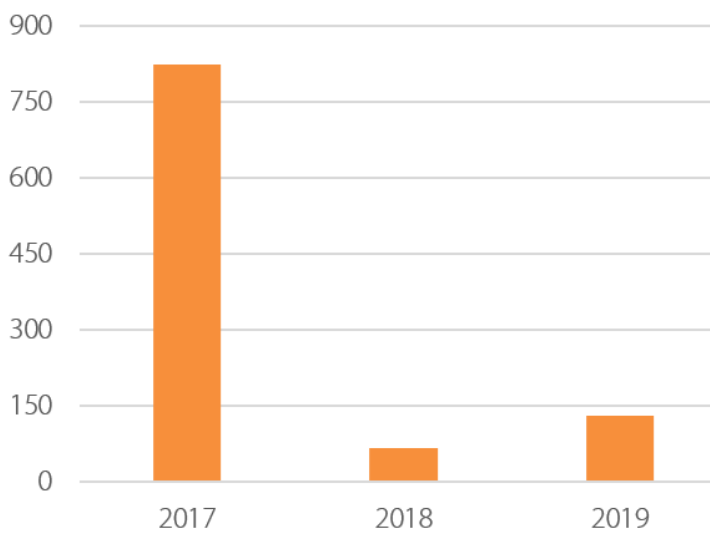
A Tangible Success Story

Since 2015, London has been seeing steady growth in the technology start up sector. London has strengths in information communication technology (ICT), digital media, software as a service (SaaS), game development, eCommerce, and financial technology. 350+ companies employ over 9,000 people in this sector, who are developing products that influence many other industries - from enhancing medical procedures and manufacturing processes to making every day financial transactions easier and secure. As a nationally recognized test market city, London is an ideal place for companies to develop new products and services prior to nationwide launch. Rogers' a-la-carte cable services and Cineplex Digital Media's in-store digital advertising signs were tested here.

GOAL 4

PROMOTE THE GROWTH OF LONDON'S EMPLOYMENT AREAS

Jobs Created in City-Owned Industrial Parks



1,020

jobs created in City-owned industrial parks between 2017-2019

147

acres sold in City-owned industrial parks between 2017 and 2019

Understanding Our Goal

London contains *employment lands**, which include industrial uses, related commercial uses, as well as innovation parks and research facilities. Approximately 30% of all employment occurs on these lands. The City of London created the Industrial Land Development Strategy (ILDS) to purchase, develop, and make available industrial lands to attract economic opportunities to London. Through the promotion of our employment areas, we can bring new jobs and businesses to our city.

**Employment lands are areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.*

Implementing our Goal (Objectives)

Increase the number of jobs created in designated employment areas; increase the number of new businesses locating in designated employment areas

What Changes Are We Seeing?

The majority of the reporting period saw positive net absorption for industrial space in London, meaning that more space was being newly occupied than vacated. The large 2017 spike in the above graph is largely the result of the large land sale to Maple Leaf Foods. While the number of acres sold fluctuates considerably from year to year, London is well positioned in terms of land inventory and pricing and continues to maintain strong competitiveness in Southwestern Ontario.



Areas for Future Focus

Inadequate public transit in our innovation parks and along Veterans Memorial Parkway has been raised consistently by numerous employers for several years. In 2019, consultations were undertaken by the London Transit Commission (LTC) in partnership with London Economic Development Corporation (LEDC) to assess industrial needs, ridership, cost-sharing options and better transit planning for the corridor. The findings will be used to improve transit connectivity in our industrial lands.

“Ensure an adequate supply of employment lands”
- London Plan Policy 55_10

A Tangible Success Story

Based on inputs from industry, a recent city wide industrial zoning change was implemented to allow heights up to 50 metres. This change applies to lands that do not abut residential zones, and provide increased flexibility for industries that require a vertical form of development.

THEME 2

HOW WE MOVE



Goals:

1. Create Options for Transportation Alternatives
2. Create a City Structure that Supports Rapid Transit
3. Make London More Walkable and Bikeable
4. Connect the Region

What is this theme about?

Through the ReThink London process, Londoners told us repeatedly that London is too car-dependent and more opportunities for transit and active transportation are necessary to achieve our vision of being a well connected city. Our most recent Transportation Master Plan showed us that we can't afford to resolve our growing transportation needs by focusing on adding and widening roads. Rather we need to build our city to offer real and attractive alternatives, such as walking, cycling, and transit. These alternatives also play a role in reducing our climate change impacts, and it's important to align them with our affordable housing objectives. How can we best plan for a city that will offer viable, cost-efficient and an attractive options for mobility?

The objectives for this theme look at how we are building our infrastructure to support mobility options, through investments like pathway improvements and bike lanes. The indicators help to determine how successful we've been in offering attractive alternatives to driving through things like ridership numbers.

What are the findings for this theme?

Significant investment has been made in transit and active transportation infrastructure. Dozens of pedestrian crossovers have been approved and constructed across the city in each reporting year. Bike lanes have been constructed to better connect our neighbourhoods with Downtown and the Thames Valley Parkway. Construction on the Downtown Loop, which will add infrastructure and dedicated bus lanes to prepare for rapid transit, will begin in 2021.

Our transportation investments have also resulted in changes in travel patterns. Transit use has increased, and the percentage of Londoners completing their daily activities by bike or by walking has increased as well. Monitoring stations have been set up in areas where we have made cycling infrastructure improvements, and tracking the number of users will be valuable for monitoring over the coming years.

The ongoing COVID-19 emergency has resulted in reduced transit ridership and revenue. It will be important to evaluate how this unfolds over time.

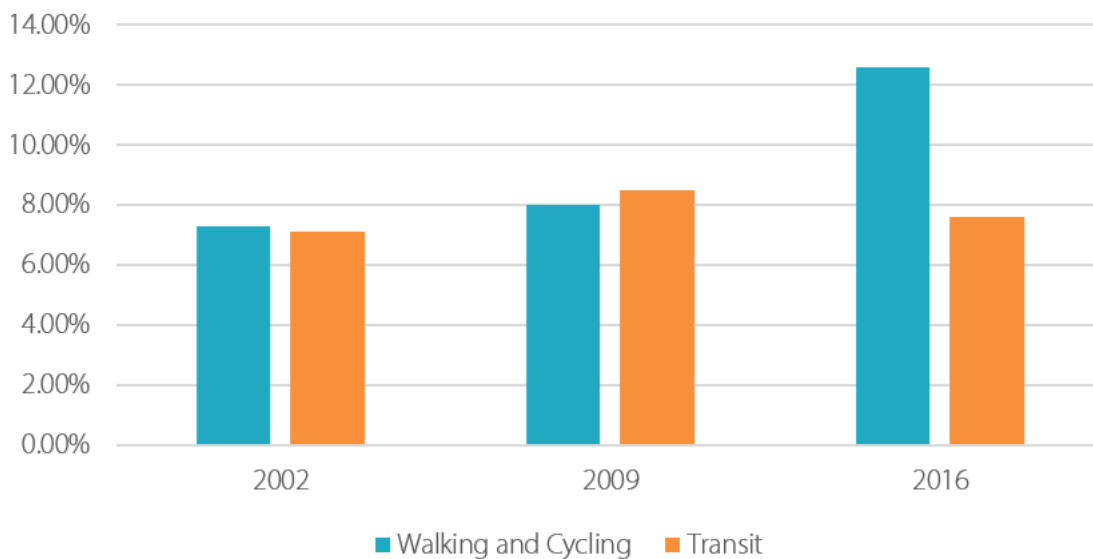


12.7%
of Londoners
bike or walk
for their daily trips.
How can we balance
our transportation
options?

GOAL 5 CREATE OPTIONS FOR TRANSPORTATION ALTERNATIVES



Transportation mode for daily trips



12.6%
of Londoners
biked or walked for
their daily trips in
2019

91,000
cyclists were
counted using four
bike lanes in 2019

Understanding Our Goal

Transit ridership in London has grown by 91% from 12.4 million riders in 1996 to 23.7 million in 2018. We can't afford to resolve our transportation needs solely by widening roads, and so we need to offer attractive alternatives. The London Plan has numerous policies to make transit, walking and active mobility attractive and cost-efficient. It's important to ensure that we have an interconnected mobility network that ensures Londoners can seamlessly switch between transportation modes for each of their trips.

“**Create active mobility choices such as walking, cycling, and transit to support safe, affordable and healthy communities**”

- London Plan Policy 60_1

Implementing our Goal (Objectives)

Increase the percentage of trips made by walking and cycling.

What Changes Are We Seeing?

The number of Londoners using an active transportation mode to travel increased considerably between 2002 and 2016. While this does not show our progress since The London Plan was implemented, a Household Travel Survey is planned for 2021, which will give us an opportunity to measure our progress since the London Plan's approval.



Areas for Future Focus

In 2019, City Council approved a plan to seek bids for a bike share program. In early 2020, this plan was amended to include micromobility options, such as E-scooters. Bike and micromobility sharing systems have been successfully implemented across North America to provide more mobility options for residents and visitors. By implementing a bike or micromobility sharing system in London, we can make active transportation more feasible for Londoners' daily trips.

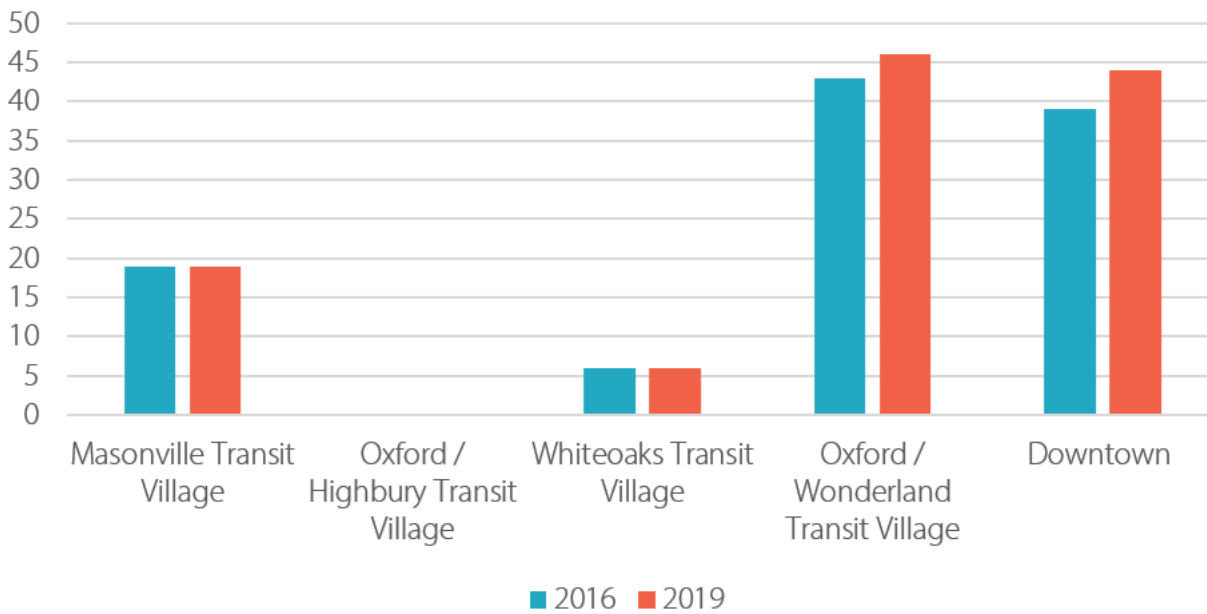
A Tangible Success Story

In 2019 The City of London implemented the King Street cycle tracks from Ridout St N to Colborne St, which includes a separate bike lane with barriers. The cycle tracks, which also include left turn queue boxes, were built following engagement with stakeholders and after receiving feedback that cyclists were concerned about safety biking downtown. The cycle tracks represent a quick solution in implementing 'age-friendly design', where all Londoners can feel safe biking on our streets.

GOAL 6 CREATE A CITY STRUCTURE THAT SUPPORTS RAPID TRANSIT



Population Densities (Units per Hectare)



Downtown population density increased by

5 units per hectare from 2016 to 2019

491 housing units were built Downtown from 2017 to 2019

Understanding Our Goal

Our rapid transit system will be the backbone of our transportation system and key for economic growth. Its corridors will host the greatest levels of development outside downtown. We aim to have a large portion of our population living and working within a 10 minute walk from London’s rapid transit, and this will minimize outward expansion. This growth also presents us with an opportunity to provide affordable housing in well-connected areas. To ensure our success, we must encourage transit-oriented development forms where appropriate.

Implementing Our Goal (Objectives)

Increase the number of *housing units* created in the Downtown, Rapid Transit Corridor and Transit Village *Place Types**. The four Transit Villages are planned to be mixed-use destinations with centrally located rapid transit stations. They will permit the second greatest mix of uses and intensity of development after Downtown. The Rapid Transit Corridors will also allow for greater intensity and a mix of uses, and will connect the Downtown and to the Transit Villages.

*Note - A place type is used to categorize land in The London Plan. All city lands are assigned a place type, and each place type contains policies that regulate permitted uses, allowed intensity of development, and form requirements.



What Changes Are We Seeing?

The London Plan seeks to focus growth in these in the Downtown and *Transit Villages* to reduce car dependency, connect Londoners with jobs, and make our Rapid Transit System viable. The population density increased Downtown and in the Oxford / Wonderland Transit Village, but stayed stagnant in the remaining Transit Villages. Many additional housing units have been approved in the Masonville Transit Village, but construction has not yet been completed.

Areas for Future Focus

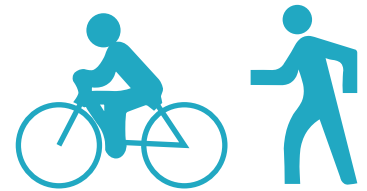
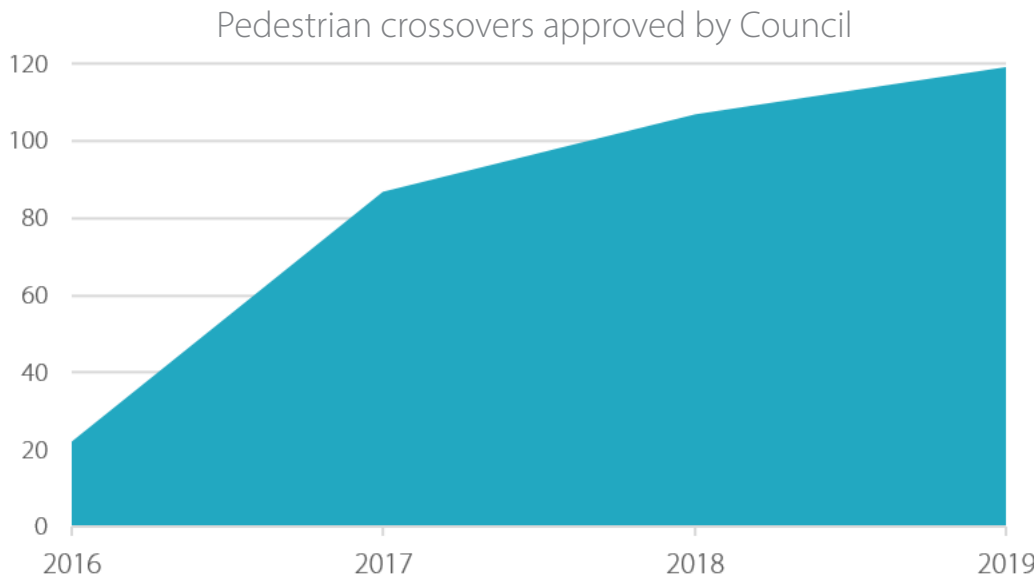
The completion and approval of secondary plans in Transit Villages, such as the Draft Masonville Secondary Plan, will allow for new opportunities for growth in areas anticipated for change. A secondary plan is a land use plan for a particular area of a municipality, and will often provide more detailed policies for the area it covers, such as public spaces, parks and urban design. The secondary plans will help to ensure that new development is feasible and compatible with the existing context.

“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”

- London Plan Policy 59_1

GOAL 7

MAKE LONDON MORE WALKABLE AND BIKEABLE



119

Pedestrian crossovers approved by Council between 2016-2019

London had **1,552** kilometres of sidewalks in 2019

Understanding Our Goal

The Thames Valley Parkway is a great connector for walking and cycling across the city. To ensure that Londoners can take advantage of our walking and cycling destinations, it's important that we identify, promote, and safely connect them with our neighbourhoods. In order to give Londoners more mobility choices including the opportunity to reduce car dependency, it's important that we create more incentives to move within the city by various means.

Implementing our Goal (Objectives)

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.

What Changes Are We Seeing?

The Province of Ontario amended the Highway Traffic Act in 2016 to allow the use of pedestrian crossovers, which allow pedestrians to cross the street at locations away from intersections. Numerous crossovers were approved that year, and a steady number have been approved each year since then.

Areas for Future Focus

The London Plan encourages creating connections between the Thames Valley Parkway and our Downtown and other corridors. As of writing in 2020, construction for the Dundas-Thames Valley Parkway Corridor is underway, and this project will provide better connectivity between Dundas Place and the Thames River Parkway at Riverside Drive via the Kensington Bridge. Projects like these should continued to be explored both to achieve our mobility goals and to create a more vibrant city.

Image Credit: Life of Leisure Media



“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”

- London Plan Policy 348

A Tangible Success Story

In 2016, following engagement with municipalities such as the City of London, the Province updated the Highway Traffic Act to allow for ‘pedestrian crossovers’. These crossovers allow the City to put in marked crossings that give pedestrians the right of way at uncontrolled intersections and midblock locations. Since then, city staff have worked to implement crossovers in key locations, with the goal of making our city more walkable for all Londoners.

GOAL 8

CONNECT THE REGION

2016

Council endorses the City taking a lead role in organizing The Mayors of Southwest Ontario (MOSO), which advocates for the region

2020

Transit service between London and Sarnia begins



2020

Province releases Connecting the Southwest: Draft Transportation Plan for Southwestern Ontario

Understanding Our Goal

London is the core city within a Census Metropolitan Area, where many who live in neighbouring municipalities commute to London for work, visit for services, or vice versa. It's important that we collaborate with neighbouring municipalities to make sure that our visions for the future are aligned. Investing in regional transit and high speed rail will better connect us to neighbouring cities to open up future investment and sharing.

Implementing our Goal (Objectives)

Increase the total level of transportation services that connect London to other Southwestern Ontario communities.

What Changes Are We Seeing?

Through collaboration with the Provincial government and neighbouring municipalities, considerable progress has been made in better connecting the region. This includes the inter-community bus connecting London with Strathroy-Caradoc and Sarnia, and work is currently underway to implement an additional regional service connecting London with St. Thomas.

“**Explore opportunities for collaborating with surrounding municipalities to foster a regional rail and bus service for regular commuters**”

- London Plan Policy 55_14



Areas for Future Focus

The London Plan encourages finding opportunities to use abandoned rail corridors as mobility links for transit, cycling, and walking. This has been used elsewhere in Southwestern Ontario through projects like the G2G, connecting Guelph and Goderich, and should be explored in London to further connect the region as well as advance our other mobility goals.

A Tangible Success Story

As a result of funding administered by the government of Ontario through the Ontario Community Transportation Grant program, a bus service will provide multiple daily trips to connect London and Sarnia via other neighbouring communities; Strathroy, Mount Brydges, and Komoka. The initiative aligns with policy directions of The London Plan, and the success of the program could allow for future inter-municipal transportation to other areas in Southwestern Ontario in the future.

THEME 3

HOW WE LIVE



Goals:

1. Protect and Enhance London's Cultural Heritage
2. Welcome our Newcomers and Enhance Diversity
3. Improve Access to Affordable Housing
4. Support Urban Agriculture Opportunities

What is this theme about?

London is a city of diverse communities and people. London's population is growing, but its makeup is changing as well. About one-in-five Londoners are "new Canadians" and London's population speaks about 100 different languages. We also forecast that 1-in-3 Londoners will be 55 years old or more by 2035. Finally, 2.5% of our population was identified Indigenous (i.e. First Nations, Inuit, or Metis) on the 2016 Census. How can we enhance the quality of life of our diverse population?

How We Live looks at ensuring we're providing opportunities for affordable, safe housing for all Londoners, creating vibrant public spaces where we spend our free time, and preserving the heritage that makes our communities unique.

What are the findings for this theme?

London's cultural heritage and urban agriculture programs have seen positive changes. For heritage, there has been increased awareness, and the number of listed and designated properties continues to grow. Urban agriculture is popular with Londoners and more sites have been made available across the city. Policy changes were also approved by Council to more easily enable urban agriculture.

Indicators for 'Welcome our Newcomers and Enhance Diversity' were recently established, and will be important to monitor moving forward.

Affordable Housing has become an increasing challenge despite significant investment. Construction costs and average rents have outpaced inflation. Vacancy rates are low and housing has become unaffordable for an increasing number of Londoners.

Partnerships have been leveraged and new affordable units have been constructed, however, the challenge is ongoing. Several new toolkits and policies have been approved with new methods for achieving our goals, and their implications will be important to monitor moving forward.

A narrow alleyway between brick buildings. The walls are covered in vibrant, colorful graffiti. String lights hang across the alley. In the foreground, a man in a maroon t-shirt and a woman in a red t-shirt are walking away from the camera. In the background, a person with a backpack is visible near a metal gate. A tall, modern glass skyscraper is visible in the distance through the trees.

London is made
up of over
76
neighbourhoods.
How can we ensure a
high quality of life for
Londoners in all
communities?

GOAL 9 PROTECT AND ENHANCE LONDON'S CULTURAL HERITAGE



127

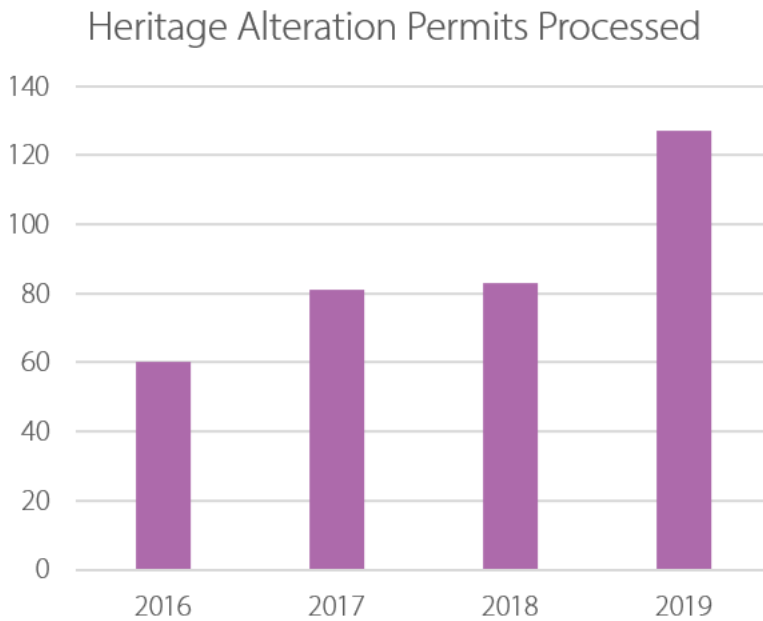
Heritage Alteration Permits* were processed in 2019

3,942

properties were designated as of 2019

2,008

Properties were listed on the Register of Cultural Heritage resources as of 2019



Understanding Our Goal

Cultural heritage is the legacy that our community has inherited from past generations. Our cultural heritage resources include tangible elements such as buildings, landscapes, artifacts and art, and intangible aspects such as folklore, language, and knowledge. Our cultural heritage is important for understanding our past and future, for educating and connecting future generations to our city, for preserving our uniqueness, and for bringing in investment and tourism. It's important to monitor cultural heritage resources as our city grows so that we can protect what we cherish.

Implementing our Goal (Objectives)

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.

What Changes Are We Seeing?

The number of Heritage Alteration Permits processed has increased steadily over the reporting period. This suggests that Londoners are increasingly aware of the cultural heritage status and requirements under the Ontario Heritage Act. The number of heritage listed and heritage designated properties increased as well, suggesting that we are continuing to protect our cultural heritage.

*Note - A Heritage Alteration Permit is required to alter any property designated under the Ontario Heritage Act. This enables a process to consider "how best" to conserve significant cultural heritage resources while allowing change.



Areas for Future Focus

In the future, we should focus on increased designations that reflect the diversity of places significant to our community. Continued and increased financial support is also key to preservation, restoration, and rehabilitation of cultural heritage resources. By increasing education and compliance efforts, we can encourage continued celebration of London's cultural heritage resources.

“ **Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.** ”

- London Plan Policy 61_5

A Tangible Success Story

In 2019, the *Register of Cultural Heritage Resources* was updated and published. The edition of the *Register* includes the 3,096 heritage listed and heritage designated properties that have been added since the *Register* was previously published in 2006. The *Register* supports education and awareness to the public of London's cultural heritage resources by including information such as a property's cultural heritage status, date of construction, and architectural style. The Register also contains a map of each Heritage Conservation District and a description of architectural styles found in London.

GOAL 10

WELCOME OUR NEWCOMERS AND ENHANCE DIVERSITY



2,250

Individuals participated in London & Middlesex Local Immigration Partnership and City Newcomer Events in 2019

Understanding Our Goal

More than one-in-five Londoners are “new Canadians” and this trend will continue over the next 20 years as London continues to attract newcomers. London’s increased diversity will add a new energy to our city and a new sense of international connectivity. It’s important that we provide opportunities to connect new Londoners and ensure they are supported in the way we plan our city.

Implementing our Goal (Objectives)

Increase the number people engaged at events (in-person and online) hosted and promoted that celebrate diversity and foster relationships between newcomers and the receiving community

What Changes Are We Seeing?

Staff began monitoring the objective in 2019, and will report on our progress with future reports.

Areas for Future Focus

Over the course of 2020, City Planning staff will be working on an Outreach and Engagement Strategy. The purpose of the project will be to improve the public engagement process on City Planning projects, and ensure that the purpose of engagement and how feedback will be used is clear. In addition, staff will explore how engagement can be conducted with equity in mind. Through changes to how we engage, we can better connect with newcomers, whether by more mindfully considering the location and time of engagement, changing the way our information is written, or providing more translation services.



“Provide for public facilities, programs, and spaces that foster inclusiveness and appeal to a diverse population within our neighbourhoods”

- London Plan Policy 57_6

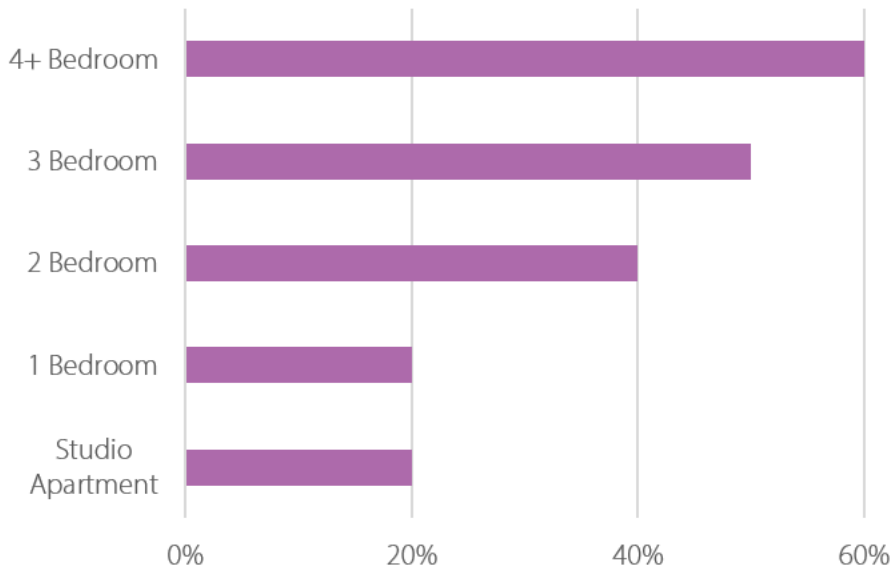
A Tangible Success Story

London held its first Annual Newcomer Day on October 10th 2019, in partnership with the London Public Library. The event featured tours of City Hall, an information fair, a citizenship ceremony for over 100 youth and a human library.

GOAL 11

IMPROVE ACCESS TO AFFORDABLE HOUSING

Percentages of London Households that Cannot Afford an Average Rent (2019)



'Affordable' means monthly housing costs that take up 30% or less of household income. This graph includes both renter and owner incomes.

40%

of London households cannot afford average 2-bedroom rent

1.8%

was the vacancy rate for 2-bedroom apartments (2017-19)

6.34%

was the average rent increase for 2-bedroom apartments from 2017 to 2019

133

affordable units were secured through development between 2017 and 2019

Understanding Our Goal

We heard that housing affordability and availability were foundational challenges during the ReThink London process. Since then, housing affordability and availability challenges have increased. It's important to ensure that Londoners can find housing in their community regardless of their income. The City of London uses policies and innovative tools (such as the Housing Development Corporation), and collaborates with the development industry, other levels of government, and not-for-profit housing providers to improve access to affordable housing.

**Note - Core housing need measures households experiencing problems relating to affordability (affordable is defined as paying less than 30% of income on shelter), suitability (enough bedrooms for the household composition) or adequacy (housing in good repair).*

Implementing Our Goal (Objectives)

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).

What Changes Are We Seeing?

In 2020, Council approved the Housing Stability Action Plan. This responds to many ongoing challenges. In 2016, the percentage of households in core housing need was 13.9%; among the highest of Canadian cities. Among Indigenous households, this number is even higher at 24.1%.



What Changes Are We Seeing? (Cont'd)

While core housing data is only collected every five years, the price and availability of both rental and ownership housing has increased significantly in London since 2016. With these increases, the cost of construction has also made it more difficult to construct more affordable housing. Preliminary data on the COVID-19 emergency shows worsening inequality, where employment and social services have been disrupted while rental and housing prices continue to rise.

Areas for Future Focus

A key area of future focus is looking at how we can work together with our partners and coordinate our programs and the applications process to expedite the delivery of affordable units. This can include reviewing our applications process in ReThink Zoning, as well as reviewing charges for affordable housing through the Development Charges review.

“ Invest in and promote, affordable housing to revitalize neighbourhoods and ensure housing for all Londoners ”

- London Plan Policy 55_13

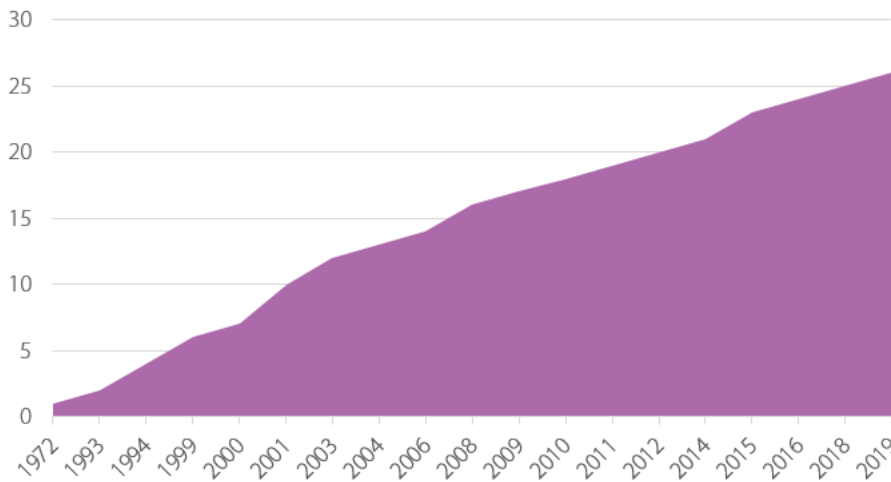
A Tangible Success Story

In January 2020, Council approved the Affordable Housing Community Improvement Plan (CIP) . This tool will provide financial incentives to encourage the development of new affordable housing and act as the City's contribution towards the “co-investment” required to access Federal funding under the National Housing Strategy. The CIP includes a program meant to encourage the creation of new affordable rental housing and off-set the up-front costs of developing new affordable housing, as well as a second program meant to address affordability of ownership and create more long-term, stable rental housing supply to help address low rental vacancy rates.

GOAL 12

SUPPORT URBAN AGRICULTURE

Number of sites



**Note: 5 sites are not included in this chart due to unknown date of completion. The sites include urban farms, food forests, as well as community gardens.*



31

urban agriculture sites
composed of

4.43

hectares can be found in
London as of 2019

Understanding Our Goal

Strengthening our local food system so that we can grow and consume more of our food locally makes us more resilient to escalating transportation costs and reduces our impact on the environment. It also allows us to accomplish health and equity goals by reducing food deserts (areas where nutritious and affordable food is not available).

The London Plan therefore seeks to strengthen our food system through a variety of measures, such as increasing the number and size of community gardens, investing in local food production, and exploring policy changes and partnerships to allow for new ways to grow, process and sell food within the city. In order to implement the London Plan's policies on urban agriculture, The Urban Agriculture Strategy was created and approved in 2017.

Implementing our Goal (Objectives)

Implement the Urban Agriculture Strategy and support urban agriculture through policy and regulatory tools; increase the number and size of urban agriculture sites.

What Changes Are We Seeing?

This reporting period saw many successes for urban agriculture, with the approval of the Urban Agriculture Strategy and the creation of the Urban Agriculture Steering Committee. New urban agriculture sites continue to be added, and uptake for community garden plots is consistently high.

In addition, Council approved two key citywide policy amendments to support urban agriculture; The first to allow urban farms to sell their produce on-site and the second to increase the number of times someone can sell produce grown on their property



Areas for Future Focus

The Urban Agriculture Steering committee is currently working with a team of students from Western University to create a comprehensive Urban Agriculture “How-To” Guide. It is intended to be completed in 2020, and will allow residents to quickly access resources about urban agriculture in London, to learn about the bylaws which may affect their urban agriculture projects, and to highlight successful urban agriculture initiatives in the City of London.

“ **Support neighbourhood scale food production** ”

- London Plan Policy 61_11

A Tangible Success Story

The Urban Agriculture Strategy, approved by Council in 2017, includes actions for the urban agriculture community, agencies involved with urban agriculture and city staff to undertake to improve urban agriculture opportunities in London. One of these is investigating by-law issues relating to enabling urban farms and food sales on private property.

Through a review, staff determined that farm sales were not permitted anywhere within the urban area of London through the zoning by-law. A change was then recommended and approved in 2019 to allow for farm sales in the Urban Reserve zone within urban London. This significantly reduces barriers to farm gate sales, as the previous requirement for apply for a rezoning can be prohibitively expensive for many Londoners.

THEME 4

HOW WE GREEN



Goals:

1. Improve Our Watershed Health
2. Enhance and Maintain our Parkland and Natural Areas
3. Mitigate and Adapt to Climate Change
4. Protect Our Surface Water Quality

What is this theme about?

Climate change is considered by many to be the world's biggest challenge. The evidence is clear that Canada's climate is changing, and adapting to a changing climate requires taking action to protect our environment. How can we plan our city to reduce our impacts and become more resilient to climate change and extreme weather?

In addition to designing our city to mitigate and adapt to climate change, we also aim to create a green city—one that minimizes the consumption of resources, and reduces waste outputs such as air pollution. This also means taking meaningful actions to ensure that our Natural Heritage System, including the Thames River Valley, and the ecosystems it supports, are protected and enhanced for future generations.

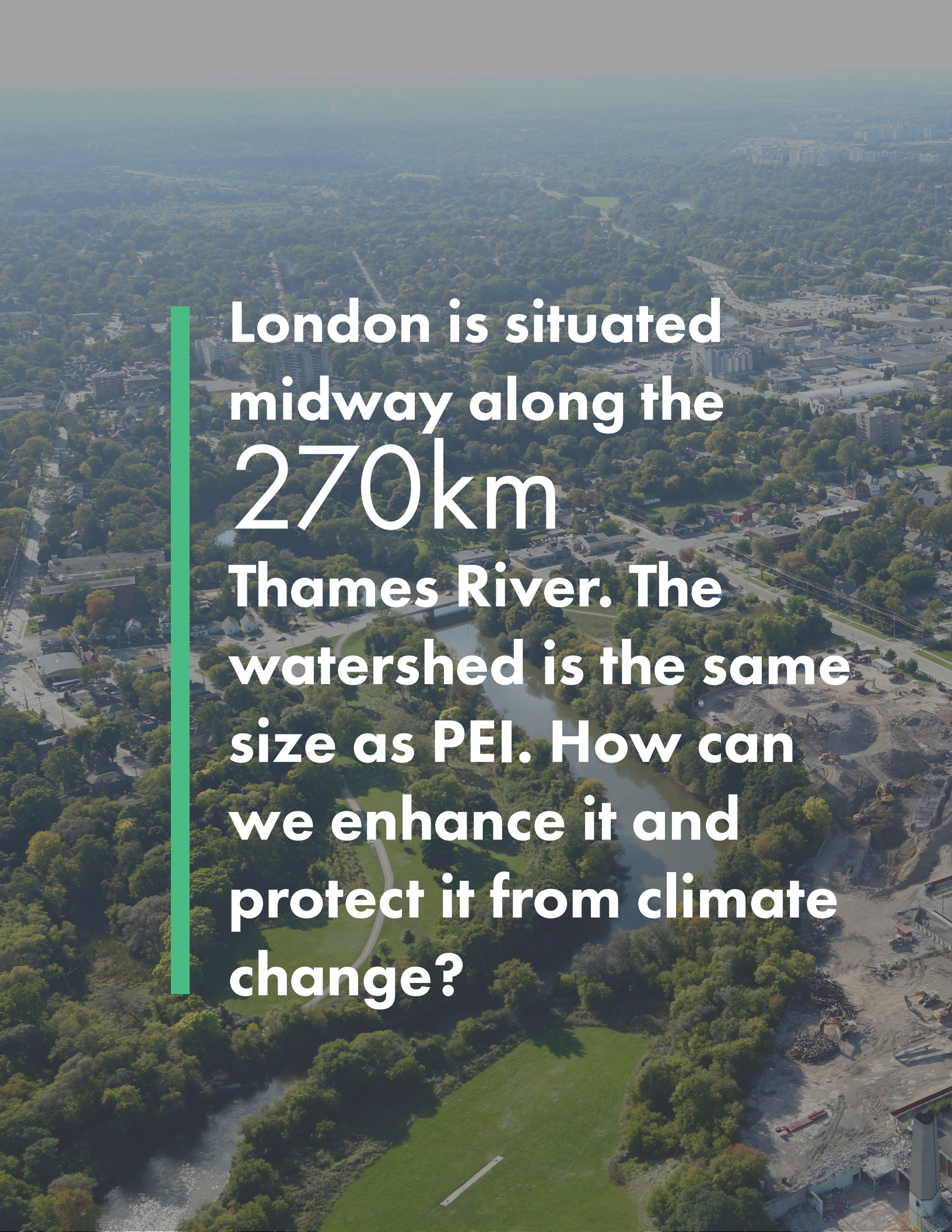
The indicators for this theme therefore focus on protecting our watersheds as well as protecting and enhancing our parks and natural areas. These areas play a key role in the environmental health of our entire city.

What are the findings for this theme?

The reporting period has seen numerous positive changes to our Natural Heritage System. We have been leveraging partnerships to plant more, plant better and protect more than ever. This has resulted in an increase in tree canopy cover from 23.7% in 2015 to 25.6% in 2019. Considerable restoration work has been undertaken in our Environmentally Significant Areas (ESAs), and the number of hectares of naturalized and maintained parkland has risen per-capita.

We have also made progress in protecting our surface water quality, through uptake in the basement flooding grant program, which can help reduce the strain on wastewater treatment plants. Sewers from the 1890's that combined both wastewater and stormwater continue to be replaced. These negatively affect our water quality when they discharge into our waterways during storms.

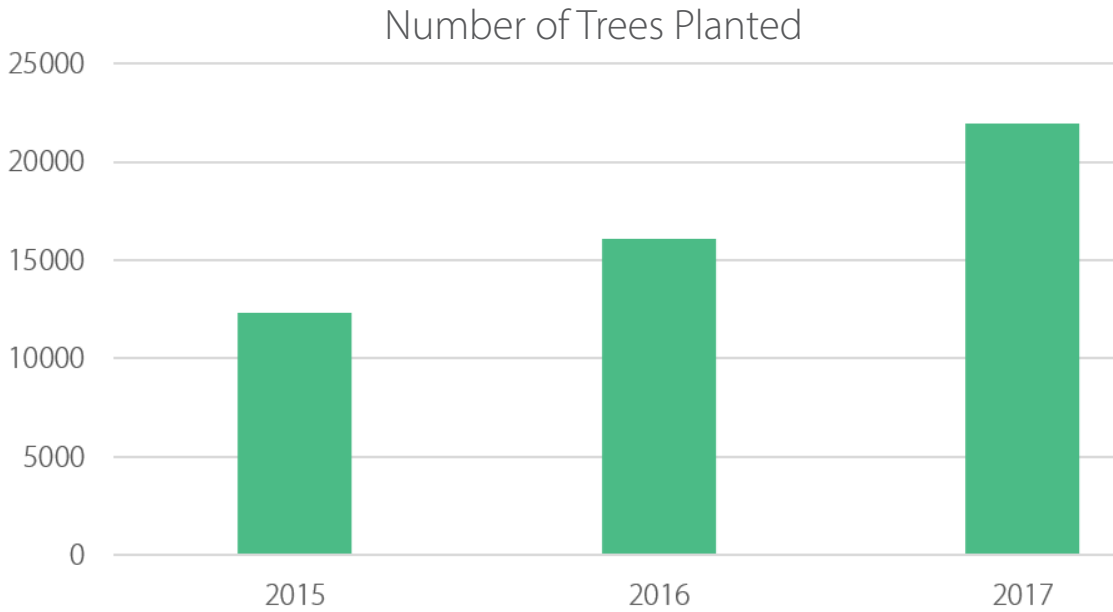
With future reports, it will be important to monitor the implementation of the Climate Emergency Action Plan. In response to Council's climate emergency declaration, this Plan will help us move towards net zero community greenhouse gas emissions by 2050 and improve London's climate resilience.

An aerial photograph of a city, likely London, showing a river winding through a dense urban area with many green spaces and trees. The image is overlaid with a semi-transparent grey box containing white text. A vertical green bar is on the left side of the text.

**London is situated
midway along the
270km
Thames River. The
watershed is the same
size as PEI. How can
we enhance it and
protect it from climate
change?**

GOAL 13

IMPROVE OUR WATERSHED HEALTH



50365 trees were planted by the City of London and community partners between 2015 and 2017

Understanding Our Goal

Watersheds are areas of land that collect water and channel it to a waterway. Our city is split between two watersheds (Thames River and Kettle Creek) and further subdivided into 17 subwatersheds that surround our creeks and streams. Each subwatershed can be understood by looking at how stormwater from homes and businesses drains to the Thames River system. Subwatershed planning is the best way to incorporate an ecosystem approach into land use planning as it considers the human, physical, and living natural environment components.

In addition to protecting surface and groundwater, protecting our watersheds also means considering the ecology of all the natural areas covered by the watershed.

Implementing our Goal (Objectives)

Increase urban tree *canopy cover*; increase the number of trees planted annually in London. Canopy cover refers to the part of the city that is shaded by trees

What Changes Are We Seeing?

The London Plan set an urban tree canopy cover target of 28% by 2035 within the Urban Growth Boundary. The canopy cover in was 23.7% in 2015 and 25.6% in 2019. London's Tree Planting Strategy provides the framework to achieve that target through increased tree planting and better protection of existing trees. Canopy cover is the area of tree canopy as viewed from above. From 2008 to 2015 the emerald ash borer killed about 178,000 trees in London reducing our tree canopy cover, however, we have been leveraging partnerships to plant more, plant better and protect more than ever, as seen in the graph above.



“ Undertake all of our planning, environmental stewardship, and infrastructure development on a watershed basis ”

- London Plan Policy 56_9

Areas for Future Focus

The majority of watersheds that partially fall within London’s boundaries in 2017 received a ‘D’ grade for surface water quality. Data showing our progress since The London Plan’s approval will be available in 2022 when the next Watershed Report Cards are released. The Watershed Report Cards are produced by Upper Thames River Conservation Authority, Lower Thames Valley Conservation Authority, and Kettle Creek Conservation Authority.

A Tangible Success Story

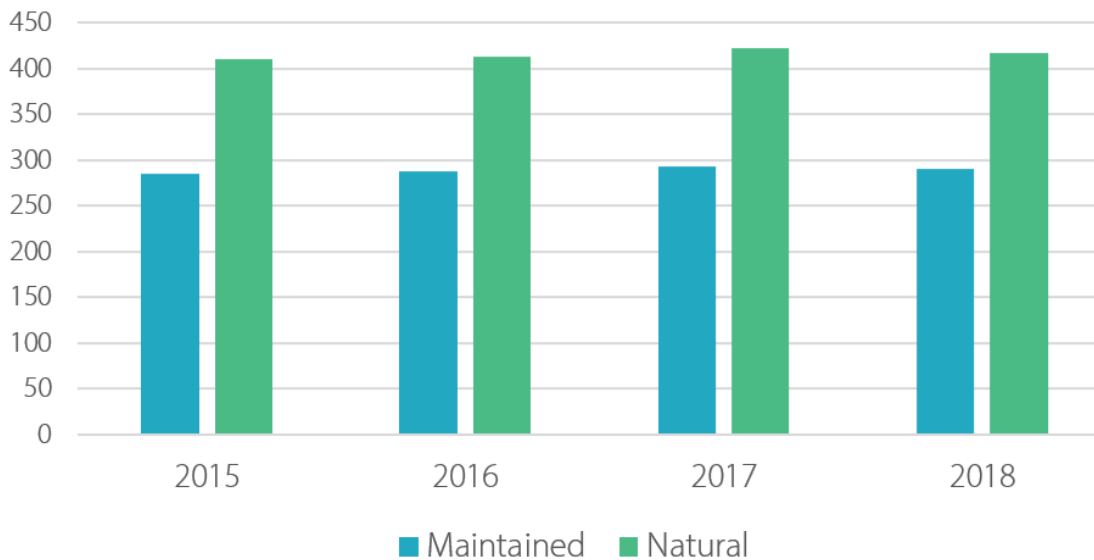
In 2017, Council approved the Tree Planting Strategy, which provides clear direction for the first years of a 50-year plan to achieve The London Plan and Council’s canopy cover goals. The Strategy looks at meaningful actions that can allow us to achieve our goal. Given the number of trees that will need to be planted, the Strategy looks at how we can better work with partners and how we can “Plant Better”, by reducing tree mortality and extending tree life expectancy to minimize the number of trees required to be planted, so that we can achieve our goal sooner and at less cost.

GOAL 14

ENHANCE AND MAINTAIN OUR PARKLAND AND NATURAL AREAS



Hectares of Parkland per 100,000 people



5 hectare increase of maintained parkland and **7 hectare increase** of natural parkland per 100,000 Londoners from 2015-2018

Understanding Our Goal

Parkland and Natural Areas are connected and distributed throughout the city to provide active and passive recreational opportunities for all Londoners. These areas also play a role in improving our watershed health. This goal looks at the parks and natural areas added to the system over time, and how they are protected, conserved and enhanced.

Implementing our Goal (Objectives)

Increase the number of hectares of maintained parks and natural areas in the municipality per 100,000 Londoners

What Changes Are We Seeing?

Between 2015 and 2018, London saw a 13 hectare increase in the area of parkland per 100,000 people. As per MBNCanada, which compares municipalities through a variety of indicators, this puts London ahead of many major cities in Ontario and Canada.

“Continually expand, improve, and connect our parks resources”

- London Plan Policy 58_10



Areas for Future Focus

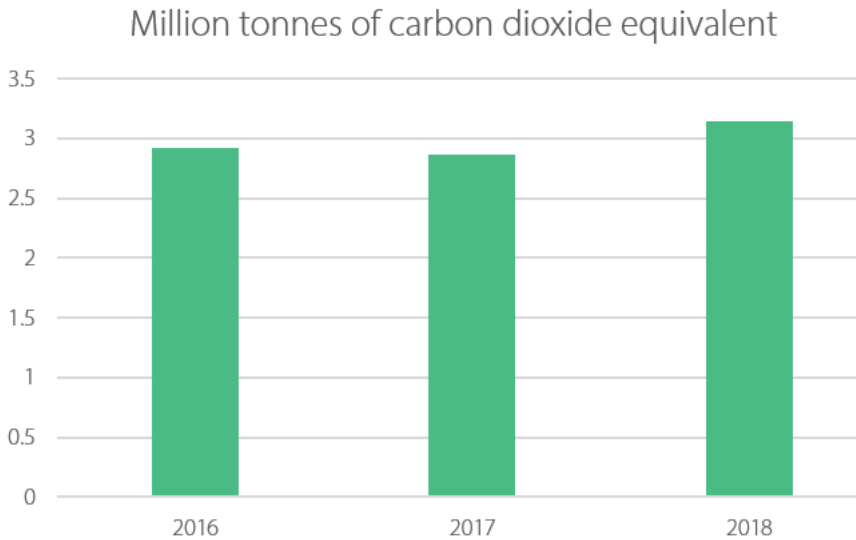
London is an identified leader in invasive species management and we need to continue implementing the London Invasive Plant Management Strategy (LIPMS). Three of the five priority species in the LIPMS including Phragmites, Japanese Knotweed and Giant Hogweed have in large part been addressed in all of our Environmentally Significant Areas (ESA) for example. In some ESAs including Kains Woods and Meadowlily Woods, the majority of the Buckthorn has also been removed, but in other ESAs Buckthorn control is still underway to protect and enhance our natural areas.

A Tangible Success Story

The Silverleaf Park and Mathers Stream restoration project is an innovative example of how we are expanding, improving and connecting our parks and natural areas. The Mathers Stream was restored following a complete-corridor ecosystem approach, creating a naturalized stream channel connection in the Dingman Creek watershed. The restoration design established a healthy riparian ecosystem to create fish habitat, support a diversity of wildlife and includes an accessible pathway system. This project is big a win-win, improving watershed health and quality of life for Londoners.

GOAL 15

MITIGATE AND ADAPT TO CLIMATE CHANGE



3.14 million tonnes of carbon dioxide equivalent (CO₂e) were emitted in 2018

Understanding Our Goal

Climate change is arguably the world’s biggest challenge for the twenty-first century. We can expect to see more frequent severe weather events, such as flooding and extreme temperature changes. City Council declared a climate emergency, and addressing climate change is a key concern for the City of London. It’s important that we coordinate all of our climate strategies, and ensure that we implement plans on climate change mitigation and adaptation.

Implementing our Goal (Objectives)

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

What Changes Are We Seeing?

In 2019 Council declared a climate emergency and directed City staff to undertake a Climate Emergency Action Plan to move towards net zero community greenhouse gas (GHG) emissions by 2050 and improving London’s climate resilience.

“**Develop, implement, and lead plans to take action on climate change mitigation and adaptation.**”

- London Plan Policy 58_1



Areas for Future Focus:

Over the next 30 years, staff will work to implement, revise and review the Climate Emergency Action Plan and create and implement tools such as the Climate Emergency Screening Tool, to evaluate the climate impacts of City projects.

In 2018, total emissions were 2.96 tonnes of carbon dioxide equivalent. This number, which is higher than the two previous years, is the result of increased energy usage due to a comparatively colder winter and hotter summer.

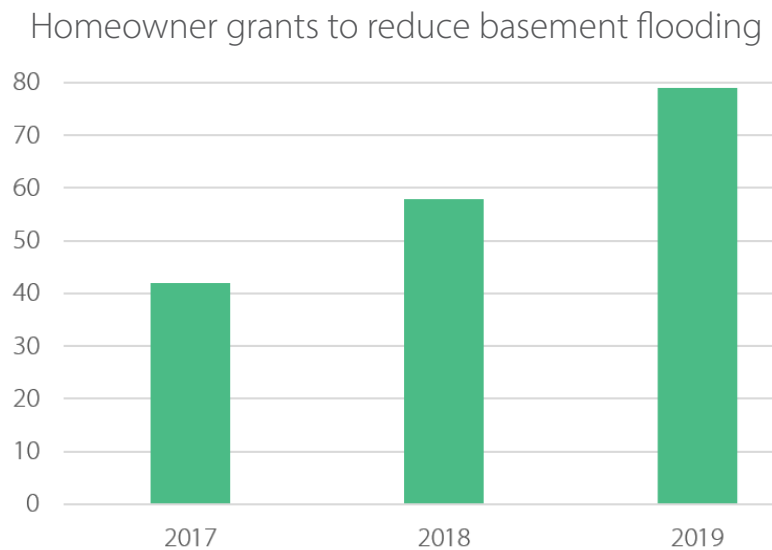
A Tangible Success Story

London's Community Energy Action Plan was approved by Council in 2014. The Plan laid out how we collectively move forward on energy conservation and efficiency, renewable energy, and other solutions that reduce greenhouse gas emissions. The Plan focused on strategies to be taken from 2015-2018 to help support medium-term and longer-term greenhouse gas emission reduction goals for 2020 and 2030.

Over 80 percent of the strategies and City-led actions set out in 2014 were completed by the end of 2018, with significant progress made on the remaining items. Many of the strategies of the Plan were reiterated in The London Plan and will carry forward into the development of London's Climate Emergency Action Plan

GOAL 16

PROTECT OUR SURFACE WATER QUALITY



79

homeowner grants were provided to reduce basement flooding and treatment plant bypasses in 2019

6 km

of sewers were separated between 2016 and 2019 (11 km remain)

Understanding Our Goal

London is a River City. The Thames River in London is 43 km in length within the City. In addition to the river, London has 85 km of open waterways labeled as various creeks and channels (e.g. Medway Creek, The Coves, Powell Drain). By increasing the perviousness of our surfaces (i.e. making it easier for water to pass through the ground) and reducing the volume of poor-quality stormwater that drains into our waterways, we can improve our river water quality substantially. It's therefore important that we continue to design and upgrade our sanitary and stormwater infrastructure using best environmental practices.

Implementing our Goal (Objectives)

Increase the number of homeowner grants provided to reduce basement flooding and treatment plant bypasses, increase the perviousness of land within the Urban Growth Boundary; increase the number of kilometres of combined sewers replaced.

What Changes Are We Seeing?

Over the reporting period, the City has seen a strong uptake in the basement flooding grant program. The grants provide homeowners with funding to install systems that reduce basement flooding. By preventing basement flooding, we can reduce the strain on wastewater treatment plants, which play a significant role in our water quality.

In addition, we aim to reduce treatment plant bypasses by separating our wastewater and stormwater sewers. In 2016, we sought to separate the remaining 11 km by 2025, and we are on track to achieving our objective, having separated 6k m between 2016 and 2019.

“**Implement green infrastructure and low impact development strategies.**”

- London Plan Policy 58_11



Areas for Future Focus

For future reports, staff plan to increase and monitor the number of Low-Impact Development (LID) projects implemented by the City. LID refers to stormwater management practices that mimic natural processes and use green infrastructure to protect water quality. This can include features like pervious pavements, and bioretention swales (vegetated ditches or trenches that can improve water quality by infiltrating and filtering storm water runoff).

In addition staff are currently designing and constructing systems in two locations to increase the amount of sewage treated during large rain storms which will result in a reduction in sewage bypasses to the Thames River during large rain storms.

These are climate adaptation strategies that will help our river water quality.

A Tangible Success Story

Historic sewers from the 1890's that combined both wastewater and stormwater negatively affect our water quality when they discharge into our waterways during storm events. These have been systematically separated and replaced over the past decade in London. There currently remains approximately 11 km of combined sewers (being 1.5% of the total City sewer system) still scheduled for separation. In 2019-2020, the York, Talbot and Richmond Street sewer separation projects were completed as part of the next phase of the Downtown Sewer Separation Project.

THEME 5

HOW WE GROW



Goals:

1. Preserve Our Farmland
2. Improve Access to Suitable Housing and a Mix of Housing Form Options
3. Grow Inward and Upward

What is this theme about?

London's population will increase substantially over the next 20 years. As our city changes, we need to ensure that jobs are available for Londoners and that there are housing options available to suit different lifestyles and family sizes.

While the addition of new Londoners will make our city more vibrant, we also need to rethink the way we grow in order to protect our agricultural land, and to avoid straining our infrastructure. The London Plan places an emphasis on growing "inward and upward" to achieve a compact form of development.

The objectives for this theme look at how we're growing to ensure a high quality of life for existing and new residents. They include examining the ratio of jobs to people and providing a mix of housing options for different lifestyles. The objectives also look at how sustainably we're growing; how big our urban footprint is, how we're preserving farmland, and whether we're growing "inward and upward".

What are the findings for this theme?

Over the reporting period, London saw unprecedented growth and in 2019, London was considered one of the fastest growing cities in Canada.

42% of this growth was accommodated through intensification, which puts us just below our target. Among this intensification, over 70% was in the Primary Transit Area. This is a positive sign as it means the majority of our intensification is being built in transit-supportive areas.

In terms of how this new growth was accommodated by housing type, 71% of new housing was in apartment or other attached forms. This means that we are vastly exceeding our target. Nonetheless, vacancy rates have become low making it more difficult for Londoners to find housing that suits their needs.

The London Plan puts forth a city structure that encourages intensification along nodes and corridors, as well as compatible development within neighbourhoods. The implementation of policy projects like the Old Victoria Secondary Plan can help to ensure that the greatest level of intensification is directed to strategic areas in the future.

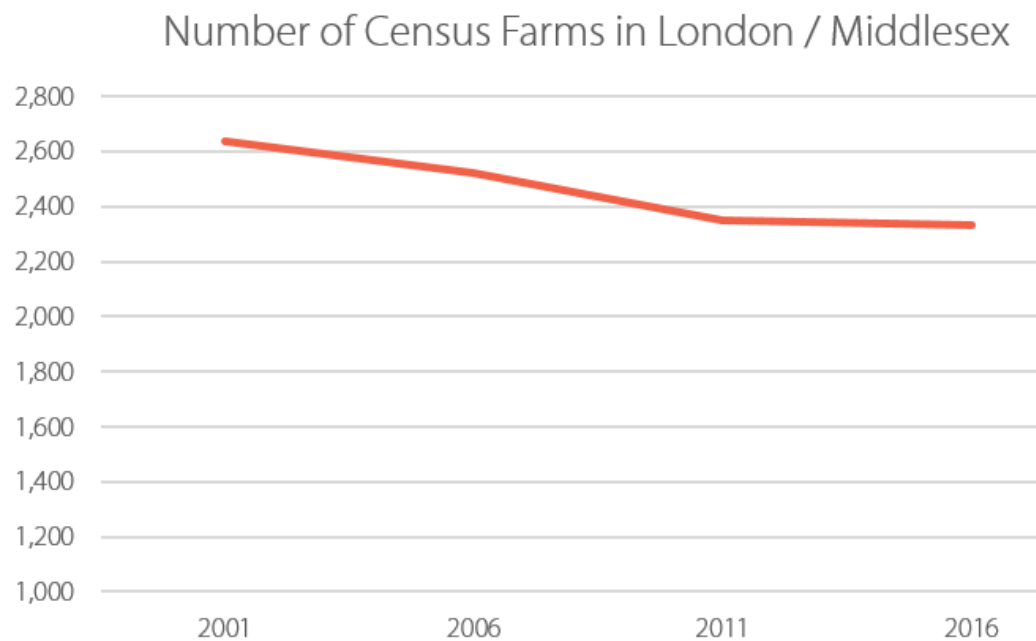


**In 2019
London's population*
grew by
2.3%
- the second greatest
increase in Canada**

*Note: This includes the London Census Metropolitan Area

GOAL 17

PRESERVE OUR FARMLAND



2,335

census farms existed in London and Middlesex County in 2016. These farms constituted

249,000
hectares

Understanding Our Goal

London is surrounded by prime agricultural land, which is a precious commodity in Canada. This land may become even more important if energy prices and the cost of food rise. It's important that we reduce development from encroaching upon our agricultural land, and that we support the agribusiness industry. Local farmers also help to improve food security by providing healthy food, and reduce greenhouse gas emissions by reducing our need to import food from abroad. It is therefore critical that we use planning tools to reduce the loss of farmland over time.

Implementing our Goal (Objectives)

Decrease the loss of farmland; support rural agriculture through policy and regulatory tools.

What Changes Are We Seeing?

Although farmland data is only collected with the census every five years, the loss of acreage has stagnated in recent years, which is a positive sign.



Areas for Future Focus

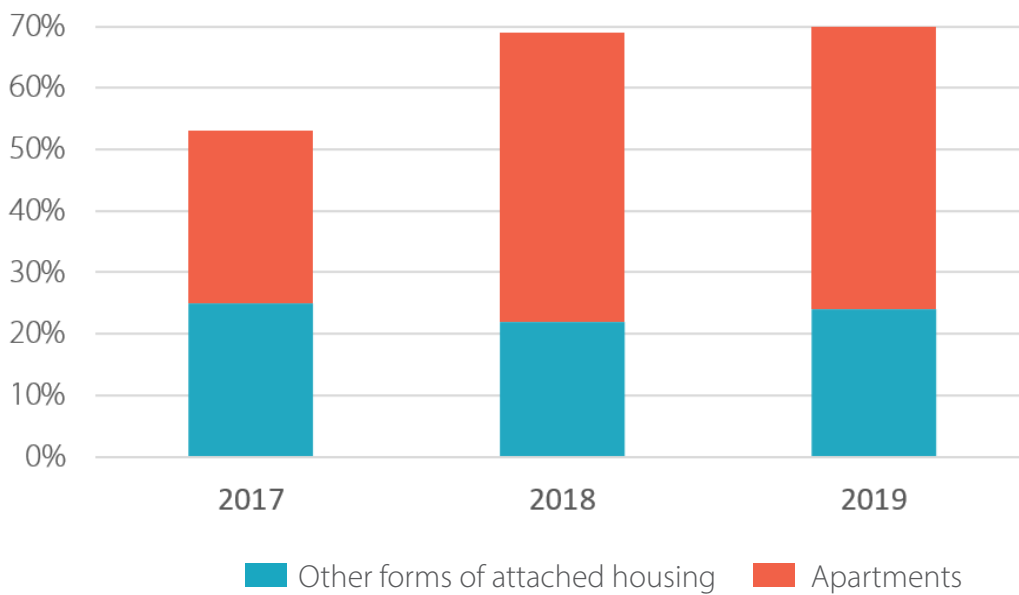
Protecting our farmland is closely connected to our other objectives, such as increasing our intensification rate. The London Plan contains an Urban Growth Boundary, where urban type-uses must be contained. By increasing our intensification rate, we can reduce the need to expand our Urban Growth Boundary. Farmland can also be changed through other planning tools, such as land severance applications. By following Provincial and London Plan policy, we can continue to reduce the loss of farmland.

“**Protect our valuable agricultural land and build upon London’s role as an agri-food industrial hub**”
- London Plan Policy 55_14

GOAL 18

IMPROVE ACCESS TO SUITABLE HOUSING AND A MIX OF HOUSING FORM OPTIONS

Percentage of Attached Units by Type



71%

of new housing was in an attached or multiple unit form in 2019

Understanding Our Goal

In recent years, we have seen changes in household makeup, with more single-person households as well as multi-generational households. It is a goal of the London Plan to provide a variety of housing unit sizes and form types, such as apartments, semi-detached houses, rowhouses, and single-detached houses. Providing a mix of housing helps to create complete communities, and allows Londoners to remain in their community regardless of lifestyle or household makeup. Housing suitability (whether a dwelling has enough bedrooms for its residents) is also a component of core housing need and is closely linked to our goal of providing affordable housing.

Implementing our Goal (Objectives)

Ensure a minimum of 40% of new housing units are provided in an attached housing form; 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.

What Changes Are We Seeing?

In 2019 71% of new housing was in a form other than detached citywide. This means that we are vastly exceeding our target. Nonetheless, record population growth in London has exceeded new housing supply, and vacancy rates have fallen to record lows, making it harder for many Londoners to find suitable housing.



“ **Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place** ”

- London Plan Policy 59_5

Areas for Future Focus

The demolition of rental housing stock makes it harder for Londoners to find housing in our city. The London Plan contemplates using the City’s Demolition Control By-law to address the reduction in the city’s rental housing stock. This tool has not yet been used, but is something that could be explored in the future to help achieve our objectives.

In the future we can also provide greater housing form options, accessible, and affordable housing in areas of greatest need through policies in secondary plans, and by using tools such as bonusing, inclusionary zoning, and alternative development standards, such as reduced parking, to reduce the cost of development where appropriate.

A Tangible Success Story

Density bonusing has been used extensively over the reporting period to secure community benefits and units of suitable and affordable housing through new high-density development. For example, in 2019, the development at 1018-1028 Gainsborough was approved with an agreement for a mix of affordable one bedroom and two bedroom units, as well as for accessible units. These units are critical for the area, which has low availability of affordable housing.

GOAL 19

GROW INWARD AND UPWARD

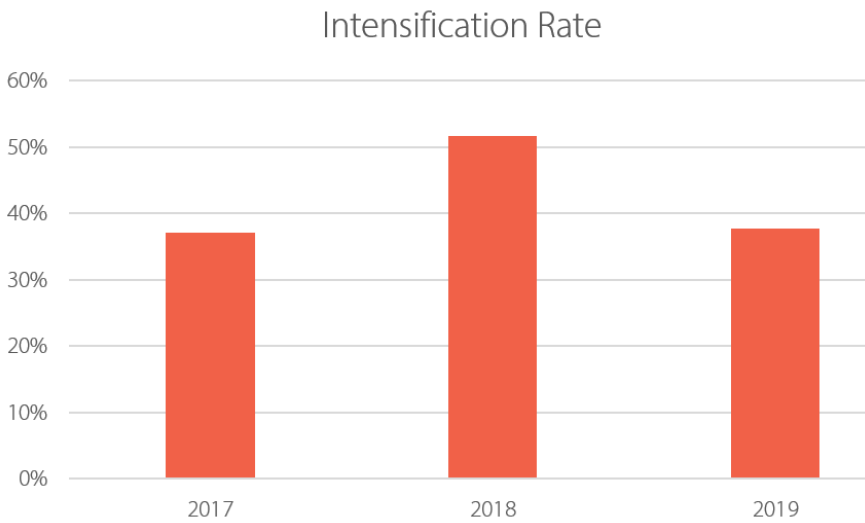


42%

was the average intensification rate from 2017 to 2019*

Of this **47%**

Was in the Primary Transit Area



Understanding Our Goal

The London Plan emphasizes growing “inward and upward” to achieve a compact form of development. The London Plan also aims to have a minimum of 45% of all new residential development within the *Built-Area Boundary* of the city, meaning the lands that were substantively built out as of 2016. Of this development, 75% should be within the *Primary Transit Area*, which is a defined area intended for the focus of residential intensification and transit investment within London

“Achieve a compact, contiguous pattern of growth - looking “inward and upward””

- London Plan Policy 59_2

Implementing our Goal (Objectives)

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%

What Changes Are We Seeing?

Though we are beyond our target for high-density residential, we are considerably below our target for medium-density and low-density residential. This results in us being below our target intensification rate of 45% overall. Among the intensification that is occurring, over 70% was in the Primary Transit Area. This is a positive sign as it means the majority of our intensification is being built in transit-supportive areas.

*Note: This data uses the 2016 Built Area Boundary



Areas for Future Focus

The London Plan puts forth a city structure that encourages intensification along nodes and corridors, as well as compatible development within neighbourhoods. While the London Plan lays the foundation for this, development opportunities need to be solidified in regulation, or zoning. The ReThink Zoning project will explore the aspects of communities most important to Londoners, so that we can plan for new intensification opportunities that implement the vision of The London Plan.

A Tangible Success Story

The Old Victoria Hospital Lands, which are located along the Thames Valley Corridor, between Waterloo and Colborne Street, represent a prominent site within the SoHo community and the city at large. Until recently, it housed one of the city's first medical facilities. The Old Victoria Hospital Secondary Plan was approved in 2014 to guide future development in the area. In 2018, a development proposal for Phase One was approved that allows for the reuse of a heritage building and the development of over 600 housing units. This represents a success through the up-take of our policy decisions.

LONDON PLAN PROGRESS REPORT

KEY FINDINGS FROM 2017-2019

Image Credit: Life of Leisure Media



What are our next steps?

Some of the policies of The London Plan were appealed through the Local Planning and Appeals Tribunal. By 2018, over 80% of the policies were in force and effect, however, there is a lag between when decisions are made using the plan and when changes are implemented on the ground. This report is critical as a template and we should be careful to draw conclusions on how The London Plan is working based on the data.

Nonetheless, the key findings from each theme area show that the city has been moving towards the vision of The London Plan in many cases. It will be important to use this baseline data to examine trends in future years.

Providing feedback

This report is used to inform Council and the public about how we're doing in implementing the vision of The London Plan. Based on feedback, the objectives and indicators may be revised. We will undertake similar monitoring reports every two years throughout the life of the Plan.

If you have any feedback, you're encouraged to reach out at planning@london.ca or 519-661-4980. Be sure to visit get.involved.london.ca for more opportunities to provide input.

POLICIES AND PLANS APPROVED TO IMPLEMENT THE LONDON PLAN

- Bus Rapid Transit Plan
- The Complete Streets Design Manual
- The Dundas Street Flex Street
- Urban Agriculture Strategy
- Affordable Housing Development Strategy and Community Improvement Plan
- Core Area Action Plan
- Old East Village Dundas Corridor Secondary Plan and Community Improvement Plan
- Lambeth Community Improvement Plan
- Hamilton Road Area Community Improvement Plan
- Heritage Places 2.0 – A plan for evaluating future Heritage Conservation Districts in London
- London Invasive Plant Management Strategy
- Music, Entertainment and Culture District Strategy