

service throughout the City of London.
(Clause viii) amended by OPA 438 Dec. 17/09)

2.4. CITY STRUCTURE POLICIES

The term "City structure" describes the range of characteristics associated with the nature and distribution of land uses in the City of London. It has both an historic perspective, in relation to the way the City has developed to date, and a strategic perspective, in the sense of shaping how the City will develop in the future.

2.4.1. City Structure Policies The following policies provide the strategic basis for the formulation of more specific land use, servicing and development control policies contained in this Plan:

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| Role of the Downtown | i) The Downtown shall be primary business, office, institutional, entertainment and cultural centre for the City of London. (Clause i) amended by OPA 438 Dec. 17/09) |
| Regional-Scale Shopping Facilities | ii) Regional-scale shopping facilities shall be located in the Downtown and in designated Regional Nodes. Regional Nodes shall be primarily oriented to retail and service commercial uses. Transit and pedestrian connections to these facilities shall be promoted. (Clause ii) amended by OPA 438 Dec. 17/09) |
| Other Shopping Facilities | iii) Shopping needs for goods and services required on a regular basis will be primarily met through a network of commercial nodes and corridors and convenience centres that are located to facilitate access from major transportation routes and to minimize their impact on residential areas and other surrounding land uses. (Clause iii) amended by OPA 438 Dec. 17/09) |
| New Retail Development | iv) New forms of retail development shall be considered as part of the commercial hierarchy as defined by this Plan. Large-scale retail development will be directed to planned commercial centres and corridors. Infill and intensification at appropriate locations as well as redevelopment of existing sites shall be encouraged as the primary means of accommodating additional retail development. (Clause iv) amended by OPA 438 Dec. 17/09) |
| Corridor Commercial Development | v) New Corridor commercial development shall be directed to arterial roads and shall be carefully controlled to discourage the unwarranted extension of strip development, to promote the integration of uses, and to minimize the disruption to traffic and surrounding residential areas. (Clause v) amended by OPA 438 Dec. 17/09) |
| High and Medium Density Residential Development | vi) High and medium density residential development shall be directed to appropriate areas within and adjacent to the Downtown, near the periphery of Regional and Community Shopping Areas, and in selected locations along major roads specifically along transit nodes and corridors as identified in Chapter 18, and near Open Space designations. It is recognized that through infill, intensification and redevelopment, some high and medium density |

residential projects may be permitted in areas which have not been identified as preferred locations. The approval of these developments will be based on the ability of a site to accommodate development in a manner which requires that compatibility concerns and servicing constraints be addressed. It is Council's intent that on large parcels of land within the Multi-Family, High Density Residential designation, a mix of housing types, building heights and densities will be developed.

(Clause vi) amended by OPA 438 Dec. 17/09)

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| Office Development | vii) | The Downtown shall continue to be the dominant office employment area in the City, and large office developments shall be encouraged to locate there. Opportunities will be provided for small and medium-scale office development in locations outside of the Downtown to accommodate uses that have site area, location or accessibility requirements which may not be appropriate for a Downtown location. |
| Industrial Development | viii) | Industrial development will be encouraged to locate in planned industrial areas. The use of older industrial areas as a means of encouraging start-up industries is provided for by the Plan. Economic growth and diversification shall also be encouraged through opportunities for the creation of office business parks at locations outside of traditional industrial areas. |
| Neighbourhood Protection | ix) | While it is recognized that there may be redevelopment, infill, and intensification in some established residential neighbourhoods, higher intensity land uses will be directed to locations where the character of the residential area is enhanced and existing land uses are not adversely affected. |
| Public Open Space | x) | The valley lands of the Thames River and its tributaries shall continue to be regarded as the primary open space resource in the City of London, and programs to increase public ownership, accessibility and use of these lands shall be pursued. |
| Natural Heritage System | xi) | A natural heritage system comprised of areas, features, corridors, habitats, ecological functions and their connecting links that are significant for their contribution to the health and diversity of the City's natural environment will be identified and protected through the Official Plan and in the planning documents, such as environmental impact studies and guideline documents required for implementation of the Official Plan. (Clause xi) amended by OPA 438 Dec. 17/09) |
| Protection from Natural Hazards | xii) | Development on lands identified as floodplain will be restricted. Development on lands subject to erosion and slope or soil stability hazards will be limited to areas where the risk to public safety and of property damage can be avoided. |
| Protection of Aggregate | xiii) | Development on lands which are identified in this Plan as aggregate resource areas will be restricted until such time as the |